



CITY OF ORONO

Street Address:
2750 Kelley Parkway
Orono, MN 55356

Mailing Address:
P.O. Box 66
Crystal Bay, MN 55323

Telephone (952) 249-4600
Fax (952) 249-4616
www.ci.orono.mn.us

21 November 2014

Mike Hahn
521 North Stream Rd
Wayzata, MN 55391

RE: Building Parameters for 531 North Stream Road

Dear Mr. Hahn,

In response to a recent inquiry, the City offers the following comments regarding the buildability of the property located at 531 North Stream Road:

Septic Testing: A soil boring report and site evaluation were submitted by Swedlund Services in November 2005 to the City for review; the report is enclosed. It references the 1985 percolation test information submitted for subdivision and states that the sites originally contemplated for the property are the only potentially viable locations; it also identifies known design or setback issues with the sites as originally proposed. Additionally, as the requirements governed by MN Rule 7080 may have changed since the report was conducted, the information provided should be reevaluated by a septic designer and the City's septic manager. **Please note, if viable septic sites cannot be found, the other parameters listed below to determine buildable area become mute.**

Wetlands: The depiction of the wetland boundary as platted in 1985 varies substantially from that shown on the 2005 survey. While it may be possible that due to physical conditions the wetland itself has changed over time, it seems more likely that the variation is due to revised methods of establishing wetland boundaries as a result of the Minnesota Wetland Conservation Act of 1991 (WCA). Further, the City adopted revised wetland regulations in 2013, eliminating the previously required variable buffer and a 20' setback from the buffer; the 2013 code requires a 35-foot structural and hardcover setback from a delineated wetland edge (City Code Section 78-1605 enclosed). Wetland delineations must be approved by the Minnehaha Creek Watershed District (MCWD) and are valid for a period up to 5 years. The wetlands on the property may need to be re-delineated. Contact the MCWD at 952.471.0590 for more information.

Zoning District Setbacks: Principal structure setbacks of the RR-1B 2-acre rural residential district remain unchanged and are as follows:

- o Spring Hill Road – 50'
- o North Stream Road – 50'
- o Side Yard Setbacks – 30'

Hardcover: The property is located within the Shoreland Overlay District, is classified a Tier 3 property within the City's Stormwater Quality Overlay District and is therefore subject to the hardcover regulations of the Zoning Chapter (enclosed). The Tier 3 classification dictates that the property is limited to 35% hardcover.

In conclusion, the above noted requirements have virtually eliminated any buildable area on the property as defined by the Zoning Ordinance. Reasonable use of the property, as far as footprint size, location, and level of any variance to make the lot buildable, can only be determined by the Planning Commission and City Council by a formal variance process; a variance application is enclosed. In order to apply for a variance your application must include a building plan and a full survey, including footprint location, delineated wetland, proposed grading, etc.. Should you have questions I can be reached at mcurtis@ci.orono.mn.us or by phone at 952.249.4627.

Sincerely,
City of Orono



Melanie Curtis
City Planner

enclosures

copies: John Adams, via email
Street File- 531 North Stream Road
Andrew Mack, Community Development Director