

From: [Melanie Curtis](#)
To: ["Kelsey Thompson"](#)
Cc: [Curt Fretham](#); [Laura Oakden](#); [Natalie Nye](#)
Subject: RE: 3 lot subdivision - 1545 Minne Ave
Date: Wednesday, May 15, 2024 3:38:00 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[#6089-Prelim plat - 2011.pdf](#)
[#6138-CUP-2012.pdf](#)
[Crystal Bay View.tif](#)
[Hickory Hill.tif](#)
[1976.pdf](#)

Kelsey

The 7 lots on Maple Place were originally platted in 1891 as part of the Crystal Bay View plat (attached). One lot had an existing home, and each lot had an existing sanitary sewer tie. They are all within the Shoreland Overlay District and are subject to the MN DNR's Shoreland Regulations. Each lot met the DNR's minimum lot area and width standards to permit the development of the legally nonconforming non-riparian Lots of Record (reference MN [§462.357](#) and [MN Rule 6120](#)). The Statute relating to the development of legally nonconforming Lots of Record (in the Shoreland) was amended in 2009. This change stipulated that individual lots meeting the DNR minimum standards must be allowed to be developed without variances (to the lot size).

The current configuration of the properties was **not** the result of a recent subdivision. The developer received preliminary plat approval to combine 6 of the 50-foot lots into 3, 100-foot lots however the developer opted **not** to proceed with this as approved. After this, the City approved a Conditional Use Permit so the developer could create a common drainage swale on the west side of the properties (the Minne Avenue side) which handled the stormwater for all of the developed lots.

Reference the Hickory Hill plat from 1911 (attached). The property at 1545 Minne Avenue appears to be the result of combining three of the Hickory Hill 50-foot wide lots into one tax parcel at some point in the past. The attached, 1976 survey shows the three 50-foot lots combined as one lot. This is how it exists today.

Melanie

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From: Kelsey Thompson <kelsey@lwestdev.com>
Sent: Wednesday, May 15, 2024 2:43 PM
To: Laura Oakden <loakden@oronmn.gov>
Cc: Melanie Curtis <MCurtis@oronmn.gov>; Curt Fretham <curtf@lwestdev.com>
Subject: RE: 3 lot subdivision - 1545 Minne Ave

Hi Laura,

Sorry to keep bringing this back up. We just want to make sure we understand this because it was our understanding that these lots across the street on Maple were a part of a subdivision 5-7 years ago when the seven new homes were built. However, what I'm hearing you say is that they *did not* go through a subdivision process and instead, remained their original 50ft wide lots from when they were platted in 1891. Can you please confirm this?



Best,
Kelsey



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