

From: Gustafson, Daniel G
To: [Melanie Curtis](#)
Cc: [Christine Mattson](#)
Subject: Re: 230, 240 & 250 Big Island
Date: Monday, May 07, 2018 12:18:48 PM

Thank you Melanie. Have a great day.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Melanie Curtis <MCurtis@ci.orono.mn.us>
Date: 5/7/18 11:35 AM (GMT-06:00)
To: "Gustafson, Daniel G" <dan.gustafson@cbburnet.com>
Cc: Christine Mattson <CMattson@ci.orono.mn.us>
Subject: 230, 240 & 250 Big Island

Mr. Gustafson

Hello, you spoke with Christine Mattson about the above properties recently; she forwarded your question to me.

To follow up from your request about the properties addressed **230, 240 & 250 Big Island** they are all within the [RS Zoning District](#). Below is some of the additional information applying generally to each lot. Once your clients have a better idea of what they'd like to do, please contact us to schedule a meeting.

230 Big Island (PID 23-117-23-23-0033) – 230 Big Island LLC (owner)

- This PID is made up of Lots 19 & 20 Morse Island Park which were combined and given Record Lot status by the City in 1983 – see attached Resolution #1531 for more detail on what this means.
- 1986 this property was granted permission to have a dock on the platted City ROW (see attached minutes and Resolution #2038 for more information).
- [Setbacks](#):
 - Principal structure interior side yard setback – 10'
 - Principal structure side setback (from north platted ROW) – 30'
 - Principal structure front and rear setbacks from platted ROW – 30'
- [Hardcover](#): Tier 2 of the Stormwater Quality Overlay District applies – 30% of the gross area of the lot can be covered in hardcover (Hardcover Information Packet attached)
- [Structural coverage](#) is limited to 20% of the lot area.
- Served by private well.
- Primary and alternate septic sites are required.

240 Big Island (PID 23-117-23-23-0003) Lot 17 – Fred Bruntjen (owner):

240 Big Island (PID 23-117-23-23-0004) Lot 18 – Fred Bruntjen (owner); and

250 Big Island (PID 23-117-23-23-0020) Lot 20 – Fred Bruntjen (owner)

- The properties are substandard in area and width. The three properties are under common ownership will need to be combined into one PID for development. [Cite [Section 78-72](#)].
- Due to the substandard size of the 3 lots combined, lot area and lot width variances will be necessary to develop. [Section 78-72 (c)(2)].
- [Setbacks](#):
 - Principal structure interior side yard setbacks – 10'
 - Principal structure front and rear setbacks from platted ROW – 30'
- [Hardcover](#): Tier 2 of the Stormwater Quality Overlay District applies – 30% of the gross area of the combined lot can be covered in hardcover
- [Structural coverage](#) is limited to 20% of the combined lot area.
- Needs a private well.
- Primary and alternate septic sites are required.

Thank you,
Melanie



Melanie Curtis, Planner

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