

AGENDA

Greenwood City Council Meeting

Wednesday, April 6, 2016
20225 Cottagewood Road, Deephaven, MN 55331



Worksession

In accordance with open meeting laws, the worksession is open to the public for viewing, but there will be no opportunity for public participation.

- 6:00pm 1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA
- 6:00pm 2. PRE-BOARD WORKSESSION WITH ASSESSORS
- 6:55pm 3. ADJOURNMENT

Regular Meeting *The public is invited to speak when items come up on the agenda (comments are limited to 3 minutes). The public may speak regarding other items during Matters from the Floor (see below).*

- 7:00pm 1. CALL TO ORDER | ROLL CALL | APPROVE MEETING AGENDA
- 7:00pm 2. CONSENT AGENDA
Council members may remove consent agenda items for discussion. Removed items will be put under Other Business.
 - A. Approve: 03-02-16 City Council Meeting Minutes
 - B. Approve: February Cash Summary Report
 - C. Approve: February Certificates of Deposit Report
 - D. Approve: March Verifields, Check Register, Electronic Fund Transfers
 - E. Approve: April Payroll Register
- 7:02pm 3. MATTERS FROM THE FLOOR
This is an opportunity for the public to address the council regarding matters not on the agenda. The council will not engage in discussion or take action on items presented at this time. However, the council may ask for clarification and may include items on a future agenda. Comments are limited to 3 minutes.
- 7:05pm 4. PRESENTATIONS, REPORTS, GUESTS, AND ANNOUNCEMENTS
 - A. Emilee Metcalf & Deb Gatz: Vintage Waste Systems Sale to Randy's Environmental Services
 - Consider Res 15-16 Updating City's Recycling Agreement
 - B. City Engineer Dave Martini: Road Projects, Traffic Calming
 - C. Announcement: Local Board of Appeal & Equalization, Wed 4/13 & Thu 4/28, 6pm
 - D. Announcement: Spring Clean-Up Day, Sat 5/21 (items should be curbside by 7am)
- 7:30pm 5. PUBLIC HEARINGS
 - A. City Stormwater Pollution Prevention Program
- 7:35pm 6. PLANNING & ZONING ITEMS
 - A. Consider: Res 16-16 Grading Conditional Use Permit Findings for 6 Maclynn Road
 - B. Consider: Res 17-16 Grading Conditional Use Permit Findings for 21020 Oak Lane South
 - C. Consider: Res 18-16 Signage Conditional Use Permit Findings for 21000 State Highway 7
 - D. 2nd Reading: Ord 252 Regarding Stormwater Management
 - Res 12-16 Summary of Ord 252 for Publication
 - E. Review: Ordinance Regarding Construction-Related Tree Cutting and Tree Preservation Plans
- 8:15pm 7. UNFINISHED BUSINESS
 - A. 2nd Reading: Ord 253 Regarding Watershed District Permits and Water Management Plans
 - Res 13-16 Summary of Ord 253 for Publication
 - B. 2nd Reading: Ord 254 Amending Ordinance Code Chapter 3 Regarding Sewer Utility Fund, Storm Water Utility Fund, and Illicit Discharge
 - Res 14-16 Summary of Ord 254 for Publication
- 8:25pm 8. NEW BUSINESS
 - A. Consider: Installing Wall Pads at Greenwood Park Basketball Hoops
 - B. Consider: Res 19-16 Supporting Met Council Reform
 - C. Discuss: Potential Ordinance Establishing an Annual License Requirement for Gas Stations
 - D. Discuss: Deephaven Contract Negotiations
 - E. Discuss: Future of Planning Commission
- 9:00pm 9. OTHER BUSINESS
 - A. None
- 9:00pm 10. COUNCIL REPORTS
 - A. Cook: Planning Commission, Parks, Sewer Study, St. Alban's Bay Bridge, Traffic Committee
 - B. Fletcher: Lake Minnetonka Communications Commission, Fire
 - C. Kind: Police, Administration, Mayors' Meetings, Website
 - D. Quam: Roads & Sewers, Minnetonka Community Education, Traffic Committee
 - E. Roy: Lake Minnetonka Conservation District, St. Alban's Bay Lake Improvement District
- 9:20pm 11. ADJOURNMENT



Worksession

Agenda Date: 04-06-16

Prepared by Deb Kind

Agenda Item: Pre-Board Worksession with Assessors

Summary: Hennepin County Assessors Michael Smerdon and Rob Winge will attend the 6pm worksession on 04-06-16 to discuss assessment valuations and answer questions in preparation for the Local Board of Appeal & Equalization meeting on Wednesday, 04-13-16 at 6pm. For the council's reference, the following documents are attached ...

1. Memo and Sales Book from the county
2. Spreadsheets with Off and On Lake Rates from the county
3. On and Off Lake Minnetonka Assessment Growth chart (data from the county, organization by Deb Kind)
4. Lake Minnetonka Assessment Growth History (data from the county, organization by Deb Kind)
5. 2014 to 2015 Greenwood Assessment Roll (data from the county, organization by Deb Kind)

Note: The assessor does not increase property tax revenue by increasing property values. Property taxes are a function of county, school district, city, and other misc budgets / tax levies. The value and classification of properties determine how the tax levies are divided among all property owners in the county, school district, city, etc. The total amount of the tax levies will be collected whether property values increase or decrease from one year to the next. However, an individual property's share of the tax levies may shift if an individual property's value goes up or down more in comparison to other properties in the county, school district, city, etc. This is why it is important to make sure valuations are fair. The following documents that show the relationship between property values and property tax rates are attached ...

1. Tax Capacity Formula & Tax Rate Comparison (data from county website, organization by Deb Kind)
2. Tax Rate History (data from county website, organization by Deb Kind)

Council Action: No council action may be taken at the worksession.



Hennepin County **Memo**

To: Greenwood Mayor and City Council

From: Mike Smerdon, SAMA, Senior Appraiser, Hennepin County Assessor's Office

Date: February 17th, 2016

Re: 2016 Local Board of Appeal and Equalization Meeting

The 2016 LBAE for the City of Greenwood has been scheduled for Wednesday April 13th at 6:00 PM. As a review of the 2016 assessment I have included: market data, open book and LBAE procedures, a map of the revaluation schedule, and property information from a sample of sales used to develop the Estimated Market Values for the 2016 assessment.

Every year the Assessor's office is statutorily required to view 1/5th of the properties within their jurisdiction. Properties on the north side of Saint Albans Bay were viewed for the 2016 assessment. This included properties on Greenwood Circle, Minnetonka Boulevard, Curve Street, West Street, Highview Place, Kings Court and Queens Circle. For the 2017 assessment I will be viewing properties on the East side of St. Albans Bay during the summer of 2016. I also redefined some of the neighborhoods in hopes of creating more homogenous neighborhoods that would result in better analysis of comparable sales. Even though this may not have produced a more accurate assessment, it may result in better understanding of the process from property owners.

Summary of the 2016 Assessment

Every year sales that occur in the city of Greenwood are analyzed, and based on that analysis estimated market values are determined. Adjustments, as appropriate for each type of property, are made. The aggregate results of those adjustments for the 2016 assessment are as follows:

- Residential (on lake) + 7.3 %
- Residential (off lake) + 5.3 %
- Condo + 5.5 %

There are 348 taxable parcels in the city with a total market value of approximately \$328,080,000. The overall market value includes \$7,771,000 of value attributed to new construction. The overall value change for the City of Greenwood was +9.7%.

Prior to the meeting if you have any questions or concerns, please feel free to call me at: 612-802-8761.

Section: Assessment Review and Appeals

Open Book Meetings

This version of appeal is an organized approach to address individual appeals in a less formal manner than the Local Board of Appeal and Equalization. The assessor sets aside a time (generally during the months of April and May) and place to meet with citizens individually to discuss their specific concerns about their properties. These meetings are generally an alternative to the local board meeting but they can be held in addition to local boards. Taxpayers often find them less intimidating than presenting their appeal to the Local Board of Appeal and Equalization. They often appreciate the fact that they can have their questions answered in a more private setting and not have to be apprehensive about making a presentation in front of their friends and neighbors. In a one-on-one setting, property owners may spend more as much time with the appraiser as they need. They can compare the value of their home with the values of similar homes and review similar homes that have sold.

The process is very efficient because concerns and questions are often resolved immediately. Property owners can see that the appraiser collects the same information on all properties, reassuring them that the process is the same for everyone, and they have not been singled out for a value increase.

If the taxpayer and assessor continue to disagree after the open book meeting, the taxpayer may choose to proceed to the Local Board of Appeal and Equalization meeting (if one is held in addition to the open book meeting) or to the County Board of Appeal and Equalization meeting (if there is no local board meeting). Ultimately, the taxpayer may choose to pursue an appeal to Tax Court.

There are several different procedures for open book meetings. Some counties hold countywide open book meetings at one or more locations over a set time period, often during both daytime and evening hours. The dates, times, and locates of all meetings appear on the valuation notices. Taxpayers can attend any of the locations at any time and meet with an appraiser to discuss their valuations and/or classifications. Property records and value information is brought to any offsite meetings or accessed via laptop computers.

Other counties hold open book meetings for specific jurisdictions. Taxpayers in these jurisdictions are notified of the date and time of the meeting on their valuation notices. These meetings may take place at a public facility in that jurisdiction or at the county offices. All of the property information is brought to the meeting or accessed via laptop computers if the meeting is held offsite.

If a county allows for countywide open book meetings but still has some jurisdictions with traditional Local Board of Appeal and Equalization meetings, the taxpayers in those jurisdictions may attend the open book meetings, but it is not required. The taxpayer may choose to appeal directly to the Local Board of Appeal and Equalization. If the taxpayer does attend the open book meeting and the taxpayer and assessor continue to disagree, the taxpayer can appeal to the Local Board of Appeal and Equalization.

If the taxpayer and assessor continue to disagree on the market value or classification after meeting at the open book meeting, the taxpayer is free to attend the County Board of Appeal and Equalization (unless there is a local board, in which case, the taxpayer must appeal there first).

- **Module #8**
- **Assessment Review, Appeals/Equalization, and Correction**
- Minnesota Property Tax Administrator's Manual

Section: Assessment Review and Appeals

Assessor's Role at the Open Book Meeting

The assessor must handle each and every appeal presented at the open book meeting. County assessor offices may choose to show each taxpayer a short presentation about the assessment and property tax process, how the assessor arrives at the estimated market value and how values have changed in the jurisdiction over the past year.

The office should have documentation procedures in place so taxpayer appeals can be recorded and addressed. In cases where changes are made, the assessor will need to document these changes and their rationale, and make sure the changes are reflected for that assessment. The office should also have procedures in place for notifying taxpayers of any changes that result from the open book meeting. This notification is important because any changes to the assessment made during the open book process may be further appealed by the taxpayer to the local or county boards, or to Tax Court.

If a taxpayer comes to the open book meeting to discuss issues and the property has not been recently inspected by someone in the assessor's office, an appointment to view the property, both interior and exterior, should be scheduled. The ultimate role for the assessor at the open book meeting is to be sure all questions are addressed and that clear information is shared with property owners. The open book meeting can be an avenue to improve public relations.

Section: Assessment Review and Appeals

Local Board of Appeal and Equalization

The purpose of the Local Board of Appeal and Equalization (LBAE) is to provide a fair and objective forum for property owners to appeal their valuations and/or classifications. The local board often serves as the first formal step to the appeals process. Effective actions taken by the local board may potentially make a direct contribution to attaining assessment equality. The local board must address property owners' issues efficiently, fairly, and objectively and can only make changes that are substantiated by facts and that meet statutory guidelines. Any changes must be justified because they have the effect of shifting the tax burden to other properties in the jurisdiction.

Assessors should not make changes to property within the 10-day "window" between notices of valuation and classification being sent and the date of Local Board of Appeal and Equalization. If an assessor feels that a change to valuation or classification needs to be made between the time that notices are sent out and the board convenes, the assessor must notify the property owner at least ten days before bringing the issue before the board, thereby to give the property owner a chance to appear before the board as well.

Ordinarily, the LBAE is made up of the city council or township board; it can also be a specially appointed board if a city charter provides for one. Some jurisdictions choose to hold open book meetings in lieu of LBAE meetings and still others choose to transfer their local board duties to the County Board of Appeal and Equalization. The county assessor sets a day and time for each LBAE meeting providing each jurisdiction must be notified in writing on or before February 15 of each year. The clerk is responsible for giving published and posted notice of the meeting at least 10 days before the meeting. The publishing typically occurs in the local newspaper of the jurisdiction, and posting typically occurs in the city or town hall. An example of such notice is included at the end of this section. Meetings shall be held between April 1 and May 31 of each year. These meetings are public and must adhere to open meeting laws.

The LBAE meets at the office of the clerk to review the valuations and classifications of properties within the jurisdiction. The assessor must be present to answer any questions and present evidence supporting their values and/or classifications. The county assessor, or delegate, must also attend. In order to appeal to the County Board of Appeal and Equalization, a property owner must first appeal to the Local Board of Appeal and Equalization, if one is held.

At least one meeting shall be held until 7:00pm. If no meetings are held at that time, one meeting must be held on a Saturday. This is to ensure that taxpayers have ample opportunity to present an appeal before the board.

The meeting may recess from day to day until they finish hearing the cases presented, but must adjourn within 20 days. A longer period may be approved by the Commissioner of Revenue. The board must apply in writing for an extension; and the commissioner's approval is necessary to legalize any proceedings subsequent to the expiration of the 20-day period. The commissioner will not extend the time for LBAEs to convene in June. No action may be taken by the board after May 31. All complaints heard after the initial 20-day period (unless extended by the commissioner) or

any complaints brought forth after May 31 must be appealed to the County Board of Appeal and Equalization.

Board members may not participate in any actions of the board which result in market value adjustments or classification changes to property owned by the board member, the board member's spouse, parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, or niece, or to any property in which the board member has a financial interest. Any relation may be by blood or by marriage. If such conflict arises, the remaining board may elect to hear the appeal, if a quorum and trained member remain. Otherwise, no change shall be made to the property, and the property owner shall be eligible to appear before the County Board of Appeal and Equalization.

Taxpayers may appeal in person, in writing, or by representative. If a taxpayer fails to appeal in person, in writing, or by representative to appeal the valuation and/or classification of property, that person may not appeal to the County Board of Appeal and Equalization. This does not apply if an assessment was made after the local board meeting or if the taxpayer can establish not having received the notice of market value at least five days before the meeting.

Local Board Training Requirements

Beginning with the 2006 LBAEs, Minnesota law required at least one member of each local board must have attended training provided by the Department of Revenue within the last four years. The legislation was enacted in response to complaints taxpayers made after attending local board meetings. For example, some taxpayers complained that local boards held meetings without having a quorum of members present, the felt that appealing to the local board was a confrontational experience, and in response to taxpayer appeals, and some local board members simply claimed that they "didn't know anything about property values." The training was required in an effort to reduce these complaints and improve this step of the appeal process for taxpayers.

The training is offered numerous times statewide each year. Each region of the state is allowed to schedule up to five trainings as they see fit to meet the needs of their local boards. The statewide schedule is posted on the department's website so board members may attend a course that is most convenient. Attendees must pre-register for courses so that proper materials and facilities can be arranged. This also ensures the course is provided in the most effective manner. If attendees do not pre-register, they may be able to attend the course by registering on-site and paying an on-site registration fee, provided there is space available. There are also specially-scheduled "catch up" courses each year which follow local elections for board members who are newly-elected to office.

The handbook and course, developed by the department, explain the role of the board in the assessment process, the legal and policy reasons for fair and impartial appeal and equalization hearings, board meeting procedures that foster fair and impartial assessment reviews and other best practices recommendations, quorum requirements for boards, and explanations of alternate methods of appeal.

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The course is instructed by property tax compliance officers from the department, and is usually about three hours in length. It includes a presentation and a review of the handbook that details the procedures and responsibilities of the board. This material is also available on the department's website. In 2012, this training was combined with the required training for County Board of Appeal and Equalization members.

If a local board intends to hold an LBAE meeting but fails to meet the training or quorum requirement, the assessor should take over the meeting as an open book meeting. Any taxpayer may appeal to the County Board of Appeal and Equalization if not satisfied with the outcome of the open book meeting.

If a local board does not meet this training requirement or did not have a quorum for the year, their powers are also transferred to the county board for the following assessment year. This transfer of authority for failure to meet these requirements must be identified on the following year's Notice of Valuation and Classification and some procedure for the initial review of assessments (such as an open book meeting) must be made available. In order of the local board to be reinstated, it must prove compliance with the requirements and present the county assessor with a resolution by December 1 of the year following the violation to be effective for the next assessment year.

For example, if a local board does not have a trained member present for the 2011 LBAE meetings, the assessor will take over the 2011 meeting as an open book meeting. The jurisdiction will lose their LBAE for the 2011 and 2012 assessments. In order to get it back for the 2013 assessment, the jurisdiction must have someone trained and provide the assessor with a resolution by December 1, 2012.

Primary Statutory Reference: 274.014

Recommendations for Board Members

It is recommended that assessors prepare board members ahead of the LBAE meeting to allow them to become familiar with local market activity for the year. The assessor should also provide sales information in advance of the meeting. Other helpful information may include sales ratio studies by type of property, valuation schedules for land types, valuation information for the district, statutory classification information and corresponding class rates, review of value changes by property type in the district.

Local Board Powers and Duties

Generally, a local board determines whether all taxable property in the city or town has been properly placed on the current assessment rolls and property valued and classified by the assessor.

Specifically, LBAEs have the following duties:

- Establish a quorum - a majority of the voting members must be in attendance at both the initial meeting and any reconvene meetings for any valid actions to be taken;

Section: Assessment Review and Appeals

- Reduce the value of a property if market evidence warrants a reduction. The board may not make an individual market value adjustment that would benefit the property owner if the property owner has refused access to the assessor to inspect the property (both interior and exterior);
- Increase the value of a property if market evidence warrants an increase or if improvements are missing from the property record, provided that the taxpayer is notified of the board's intent to increase to the value so that they may be allowed an opportunity to appeal;
- Correct the classification of a property. The board may not make a classification adjustment that would benefit the property owner if the property owner has refused access to the assessor to inspect the property;
- Add omitted properties to the assessment rolls;
- Personal property assessments are also within the board's jurisdiction. Personal property includes manufactured homes, storage sheds, or similar improvements located in a manufactured home park, and structures on leased public land and railroad operating right-of-way;
- Consider and act upon any complaints or objections by taxpayers. Complaints may be made via letter, in person, or by representative.

No changes in valuation or classification which are intended to correct *errors in judgment* by the county assessor may be made by the county assessor after the board has adjourned.

Any changes which are corrections that are merely *clerical in nature or to extend homestead treatment* may be made after the board adjourns but must be made via abatement. All changes must be made available for public review and must also be reported to the county board by no later than December 31 of that same assessment year. Abatements will be discussed in greater detail later in this module.

There are also several restrictions and limitations placed on LBAEs. A local board:

- Cannot consider any prior year assessments;
- Cannot act on individual tax amounts;
- Cannot order changes to entire classes of property (by a blanket percentage);
- Cannot make individual reductions that would reduce the aggregate assessment of a jurisdiction to decrease by more than one percent. If the total reductions would lower the aggregate assessments made by the assessor by more than one percent, none of the adjustments made by the board are valid. (The assessor shall correct any clerical errors or double assessments discovered by the board without regard to the one percent limitation.);
- Cannot increase a person's market value without duly notifying the person of the intent and allowing the taxpayer an opportunity to appeal;
- Cannot exempt property;
- Cannot make changes benefitting a property owner who refuses entry by the assessor;
- Cannot continue a meeting beyond 20 days from the time it convenes without specific approval from the Commissioner of Revenue;

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- Individual board members cannot participate in changes to property owned by relatives or property in which the member has a financial interest;
- Cannot grant inclusion into special programs such as Green Acres, Open Space, Disabled Veterans Homestead Market Value Exclusion, etc.

Primary Statutory References: 274.01; 274.014; 274.03

Special Board of Appeal and Equalization

The council or governing body of any city may appoint a special board of appeal and equalization to which it may delegate all of the powers and duties of a local board of appeal and equalization. The special board shall serve at the direction and discretion of the appointing body, subject to the rules and restrictions as any other LBAE. The appointing body shall determine the number of members, the compensation and expenses to be paid, and the term of office of each member. At least one member of the special board must be an appraiser, Realtor, or other person familiar with property valuation in the assessment district. At least one member must also have met the training requirements for LBAE members.

Primary Statutory References: 274.01

Duties of the clerk

The town or city clerk has the following duties relating to LBAEs:

- work with the county assessor to establish meeting dates for the board
- coordinate with the board to ensure a quorum and trained member will be present
- publish and post notice of meetings at least ten days prior to the date of the meeting
- have a sign-in sheet for all appellants
- take minutes as part of town or city record
- return all necessary records to the county assessor in a timely manner
- *An example of published/posted notice for local boards of appeal and equalization is such:*
-

Important Notice Regarding Assessment and Classification of Property
This may affect your [#YEAR#] property tax payments.

Notice is hereby given that the Board of Appeal and Equalization of the [City/ Township] shall meet on [date], [time], at [location]. The purpose of this meeting is to determine whether taxable property in the city has been properly valued and classified by the assessor, and also to determine whether corrections need to be made.

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you are still not satisfied with the valuation or classification after conferring with your assessor, you may appear before the local board of appeal and equalization. The board shall review the valuation, classification, or both if necessary, and shall correct it as needed. Generally, an appearance before your local board of appeal and equalization is required by law before an appeal can be taken to your county board of appeal and equalization.

My House is Worth What?

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Property Tax Fact Sheet 14

Fact Sheet

Why doesn't the assessor's value reflect the sale price of my property?**1. There is a lag between the time of the assessment and when the sale takes place.**

An appraisal is an *estimate* of property value based on historical data at a set point in time – January 2 of each year – and the market can change dramatically by the time the property is sold.

For example, consider a property valued at \$180,000 as of January 2, 2007. This assessment is based on home sales that occurred between October 2005 and September 2006. However, the property may sell for \$230,000 in August 2007. Does this mean the estimated value is incorrect? Not necessarily. It could signal an upturn in the housing market between September 2006 and August 2007, raising the sale price of the home.

Just as buyers in rapidly accelerating markets may pay significantly more than the assessor's last valuation, they may also pay less in declining markets. A property valued by the assessor at \$200,000 for the 2007 assessment may sell for \$175,000 in August 2007.

This lag time often results in a dramatic difference between actual sale prices and the estimated market values for the current year.

2. Properties can change over time.

While values can fluctuate on an annual basis due to sales of similar properties, Minnesota law requires that properties only be inspected once every five years, unless new construction or demolition takes place. Between those inspections, properties may be improved without the owner obtaining a building permit – or they may deteriorate if neglected. These changes can be difficult for assessors, who may only see the exterior of the home, to consider in their annual evaluations.

3. There is no "correct" price for real estate – but rather a range of prices.

The ultimate sale price of a particular property depends on its unique characteristics as well as the complex

motivations and preferences of the seller and potential buyers. If that weren't the case, Realtors and sellers would never have to reduce listing prices, offers from multiple buyers would all be identical, and professional appraisals would all arrive at the same value. In reality, list prices often misjudge the market, offers are negotiable and can vary widely, and appraised values may be disputed.

4. No two parcels of property are identical.

Estimating the precise value of a property that is based on dozens, if not hundreds, of characteristics is very difficult. Even nearly identical properties (e.g. adjacent townhomes or condominiums) often sell for different amounts.

5. Real estate markets are highly localized and always changing.

Sale prices of different types of properties can vary widely. Currently, farmland and recreational properties are rising in value and sales are strong, but residential sales are stable or slightly declining in several areas. Some neighborhoods are declining at a much faster rate than other areas, which may be stable or slightly increasing in value.

6. Fewer sales mean more challenges for assessors.

In many markets and for many types of property, there are few sales of comparable properties. This can make accurate market assessments more difficult, but the assessor must still use his/her professional judgment and knowledge to estimate market values on an annual basis. This may mean looking at sales that take place outside the study time frame or in a neighboring city or township.

7. Not all sales are representative of the market.

Some sales, such as foreclosures, sales between relatives, or sales where the seller or buyer are acting under undue duress are not considered open-market, arm's-length transactions and are not used in sales ratio studies, nor are they used as comparables in estimating the market values of similar properties.

If you have additional questions or concerns, please contact your county assessor.

How the Assessor Estimates Your Market Value

12b

Property Tax Fact Sheet 12b

Fact Sheet

This fact sheet is the second in a series of three fact sheets that were designed to assist taxpayers in the understanding of the basic concepts of their annual assessment and property tax administration. Please see Fact Sheets 12a and 12c for additional information.

Property Tax Assessment Process

Minnesota has what is known as an *ad valorem* property tax. This means property tax is divided among taxable properties according to their value. The final amount of property tax the owner of a property pays in any given year is the end result of a process that begins over two years before property tax statements are actually mailed to property owners.

The process begins with the assessor collecting data on sales of properties within the market during a specific time period between October of one year and September of the following year (this period is known as a sales study period). Over the next several months and by using mass appraisal techniques, assessors analyze the data in order to estimate each property's market value for the next assessment (January 2). Pursuant to Minnesota Statutes, section 273.11 assessors must estimate the value of property at a value that would represent what the property would sell for in an open-market arm's length transaction on January 2 of each year. The assessor cannot adopt a higher or lower standard of value because the value will be used for the purposes of taxation.

Assessors also classify property according to its use on January 2. Between April and June, taxpayers have an opportunity to appeal both the estimated market value and the classification of their property. Values and classifications are generally finalized July 1 of each year.

Local units of government then finalize their estimated budgets for the upcoming year. Once the budgets are finalized in December, the market values and classifications are used to divide the overall tax levy among all taxable properties. Tax statements are mailed by the following March 31.

For example, sales of properties that occur between October 1, 2008 and September 30, 2009 are used by assessors to estimate a property's market value for the January 2, 2010 assessment. Following an appeal process that occurs between April 1, 2010 and June 30, 2010, the valuations and classifications generally become final on July 1, 2010.

This lengthy time frame may result in a significant difference between actual sales prices occurring in the current market and assessors' estimated market values for the current year's assessment.

Using the final values and the local jurisdictions' proposed budgets, the auditor then estimates each property's proposed taxes payable for 2011. After public budget meetings are held and final budget numbers are adopted, property tax statements are mailed to taxpayers by March 31, 2011.

In summary, sales taking place from October 2008 to September 2009 are used to estimate a property's market value as of January 2, 2010 which will in turn be used to calculate property taxes payable in 2011.

What is the role of the assessor?

Assessors use historical sales in order to estimate each property's market value as of the assessment date (January 2) of each year. The assessor also classifies the property according to its use on January 2 of each year.

Assessors also review other quantifiable data such as supply/demand, marketing times, sales concessions, vacancy rates, etc. to help in analyzing whether a market is increasing, stable, or decreasing.

During increasing markets, this may benefit some property owners because a buyer may pay a price that is significantly higher than the assessor placed on the property for the last assessment. For example, if a property is valued by the assessor at \$180,000 for the 2009 assessment (based on sales that occurred between October 2007 and September 2008), and it sells for \$230,000 in August 2009, the new property owner is benefiting from the lower market value for the 2009 assessment which will be used to calculate taxes payable in 2010.

The August 2009 sale of the property will be included in the study period of October 2008 to September 2009 which the

assessor will use to value property for the 2010 assessment for taxes payable in 2011.

This same lag time is also present in declining markets. For example, if the assessor places a market value of \$200,000 on a property for the 2009 assessment (again using sales that occurred between October 2007 and September 2008), but the property sells for \$175,000 in August 2009, does it mean the January 2, 2009 assessed value is incorrect? Not necessarily. It could signal a downturn in the housing market just began to occur between September 2008 and August 2009. The assessor will use the August 2009 sale as well as others occurring in the market to estimate 2010 market values.

The assessor does not raise property tax revenues by increasing values. Total property tax revenues are a function of county, school district, and city/town spending as well as state-paid local government aid and other factors. The value and classification of the property are merely a way to divide the total property tax levy among all taxpayers. The total amount of the levy will be collected whether values increase or decrease from one year to the next. An individual's share of the overall tax burden may change from year to year, however.

What are sales ratio studies?

Sales ratios show the relationship between the assessor's estimated market value on a property and the actual sale price of a property.

Each year the assessor performs sales ratio studies on properties that have sold in their jurisdiction. These sales are stratified many different ways including by location and property type (residential, agricultural, commercial, etc.). The sales can also be stratified further such as by home style, subdivision, age of structure, location on or off water frontage, price range, etc.

A single sale may not represent the true market activity. Rather, sales of all properties are reviewed to determine market trends. However, even if there are no sales occurring within the sales ratio study period, assessors are still expected to use their professional judgment and knowledge of the local market to annually value properties in their jurisdiction.

Whenever any real estate is sold for a consideration in excess of \$1,000, a Certificate of Real Estate Value (CRV) is filed. These CRVs are the foundation of all sales ratio studies because they contain important information about each transaction. Assessors then verify the information contained on the CRV in order to determine whether or not the sale represents an open-market arm's length transaction. If the sale does not represent an open-market, arm's length transaction, it may not be used in the sales ratio study.

Simply having an extremely high or low sales ratio is not a valid reason to remove a sale from the sales ratio study. Rather, the extreme ratio indicates a need for additional investigation by the assessor.

Again, sales ratio study periods are generally October 1 of a given year to September 30 of the following year. For example, for the 2010 assessment, assessors use sales that took place between October 1, 2008 and September 30, 2009. This is the reason that assessors' market values may lag a bit behind current market activity.

Assessors will use the median sales ratio as the statistical measure of the overall level of assessment. The median ratio is the middle ratio of all the ratios when they are arranged in order from highest to lowest (or vice versa). The median is used because it is not affected by extreme ratios. Department of Revenue guidelines indicate that the median ratio of a sales ratio study should be between 90 and 105 percent.

Is it possible for the values of some properties to decrease while others increase?

Yes. Each segment of the market is different. Sales prices of certain types of properties can vary widely. Currently, sales of both farmland and recreational properties are strong and show appreciation. However, the sales of residential properties are stable or declining in some areas.

Sometimes it can be difficult to estimate the rate at which a market is increasing or declining. Ideally, a property would sell twice within a certain period of time, such as one year, but all other characteristics of the property would remain the same. That way an appraiser or assessor would be able to isolate a time adjustment to indicate whether the market is increasing or decreasing or simply remaining stable.

Do all areas increase or decline at the same rate?

No. Some areas or neighborhoods are declining at a much faster rate than others that are showing stable values or values that are slightly increasing.

Conclusion

In conclusion, it is essential that taxpayers understand that there may be a legitimate reason for the assessor's annual market value to be different from current market conditions due to the lag time between sales study periods and sales taking place today.

For additional information, please refer to Fact Sheet 12a Understanding Property Taxes and Fact Sheet 12c Understanding Your Assessment and the Appeals Process.

Median Prices – Around the Metro



	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Twin Cities Region	\$150,000	\$167,900	\$192,000	\$205,600	\$220,000	+ 7.0%	+ 46.7%
Afton	\$430,000	\$275,000	\$409,500	\$412,375	\$435,000	+ 5.5%	+ 1.2%
Albertville	\$142,500	\$149,950	\$178,900	\$179,900	\$210,000	+ 16.7%	+ 47.4%
Andover	\$182,000	\$205,000	\$227,491	\$236,700	\$248,200	+ 4.9%	+ 36.4%
Annandale	\$153,170	\$169,500	\$159,000	\$172,221	\$204,450	+ 18.7%	+ 33.5%
Anoka	\$114,000	\$122,900	\$146,950	\$166,000	\$179,900	+ 8.4%	+ 57.8%
Apple Valley	\$149,900	\$175,000	\$195,000	\$213,000	\$224,900	+ 5.6%	+ 50.0%
Arden Hills	\$157,500	\$325,000	\$300,300	\$252,000	\$282,000	+ 11.9%	+ 79.0%
Bayport	\$147,000	\$184,500	\$200,000	\$237,450	\$207,000	- 12.8%	+ 40.8%
Becker	\$131,700	\$149,375	\$155,900	\$169,900	\$183,900	+ 8.2%	+ 39.6%
Belle Plaine	\$136,050	\$144,500	\$159,000	\$187,700	\$193,250	+ 3.0%	+ 42.0%
Bethel	\$100,000	\$115,950	\$135,000	\$115,000	\$158,185	+ 37.6%	+ 58.2%
Big Lake	\$117,500	\$134,900	\$154,500	\$169,900	\$178,000	+ 4.8%	+ 51.5%
Birchwood Village	\$240,500	\$227,900	\$287,375	\$340,000	\$260,000	- 23.5%	+ 8.1%
Blaine	\$154,900	\$175,000	\$199,200	\$218,665	\$220,000	+ 0.6%	+ 42.0%
Bloomington	\$157,000	\$171,000	\$193,100	\$201,000	\$218,000	+ 8.5%	+ 38.9%
Bloomington – East	\$140,000	\$145,300	\$169,000	\$182,000	\$198,000	+ 8.8%	+ 41.4%
Bloomington – West	\$181,725	\$191,000	\$215,000	\$225,000	\$235,000	+ 4.4%	+ 29.3%
Brainerd MSA	\$147,000	\$155,000	\$161,000	\$165,000	\$170,000	+ 3.0%	+ 15.6%
Brooklyn Center	\$82,300	\$95,000	\$122,250	\$139,950	\$154,950	+ 10.7%	+ 88.3%
Brooklyn Park	\$127,000	\$146,000	\$167,000	\$174,900	\$194,000	+ 10.9%	+ 52.8%
Buffalo	\$131,500	\$141,000	\$171,810	\$175,000	\$200,000	+ 14.3%	+ 52.1%
Burnsville	\$147,750	\$165,300	\$185,000	\$209,500	\$222,000	+ 6.0%	+ 50.3%
Cambridge	\$94,000	\$101,300	\$127,000	\$148,250	\$163,500	+ 10.3%	+ 73.9%
Cannon Falls	\$123,500	\$145,000	\$177,500	\$166,100	\$193,000	+ 16.2%	+ 56.3%
Carver	\$225,000	\$245,000	\$282,500	\$270,000	\$277,750	+ 2.9%	+ 23.4%
Centerville	\$154,600	\$180,000	\$189,950	\$197,500	\$223,000	+ 12.9%	+ 44.2%
Champlin	\$148,000	\$159,400	\$182,500	\$193,950	\$205,000	+ 5.7%	+ 38.5%
Chanhassen	\$297,500	\$280,500	\$305,000	\$318,838	\$325,000	+ 1.9%	+ 9.2%
Chaska	\$170,000	\$207,500	\$252,000	\$235,000	\$255,000	+ 8.5%	+ 50.0%
Chisago	\$155,700	\$168,500	\$199,850	\$201,500	\$235,150	+ 16.7%	+ 51.0%
Circle Pines	\$124,150	\$139,450	\$144,150	\$154,000	\$162,550	+ 5.6%	+ 30.9%
Clear Lake	\$146,800	\$152,450	\$160,375	\$154,500	\$184,750	+ 19.6%	+ 25.9%
Clearwater	\$127,750	\$150,000	\$160,000	\$159,500	\$157,500	- 1.3%	+ 23.3%
Coates	\$0	\$0	\$0	\$0	\$161,625	--	--
Cokato	\$107,500	\$105,000	\$129,900	\$123,200	\$132,450	+ 7.5%	+ 23.2%
Cologne	\$189,900	\$182,550	\$181,500	\$262,950	\$250,000	- 4.9%	+ 31.6%
Columbia Heights	\$101,500	\$99,950	\$132,000	\$140,000	\$158,125	+ 12.9%	+ 55.8%
Columbus	\$177,277	\$208,500	\$202,800	\$227,500	\$236,300	+ 3.9%	+ 33.3%
Coon Rapids	\$114,900	\$125,105	\$150,000	\$160,300	\$175,000	+ 9.2%	+ 52.3%
Corcoran	\$246,000	\$230,000	\$300,000	\$312,500	\$330,000	+ 5.6%	+ 34.1%
Cottage Grove	\$160,000	\$174,400	\$194,000	\$209,900	\$222,000	+ 5.8%	+ 38.8%
Crystal	\$105,000	\$127,550	\$149,250	\$157,500	\$172,000	+ 9.2%	+ 63.8%
Dayton	\$142,000	\$191,500	\$274,000	\$218,250	\$328,709	+ 50.6%	+ 131.5%

2015 Annual Housing Market Report – Twin Cities Metro

Median Prices – Around the Metro



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	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Deephaven	\$322,000	\$493,250	\$518,500	\$585,000	\$622,500	+ 6.4%	+ 93.3%
Delano	\$173,150	\$205,500	\$232,870	\$241,250	\$275,600	+ 14.2%	+ 59.2%
Dellwood	\$499,000	\$360,000	\$507,500	\$765,000	\$594,215	- 22.3%	+ 19.1%
Eagan	\$171,000	\$193,990	\$220,000	\$234,700	\$243,050	+ 3.6%	+ 42.1%
East Bethel	\$162,500	\$165,000	\$179,900	\$198,000	\$219,500	+ 10.9%	+ 35.1%
Eden Prairie	\$257,110	\$257,000	\$279,294	\$300,000	\$299,900	- 0.0%	+ 16.6%
Edina	\$339,000	\$344,000	\$350,000	\$380,000	\$396,000	+ 4.2%	+ 16.8%
Elk River	\$132,000	\$157,000	\$172,000	\$195,000	\$215,700	+ 10.6%	+ 63.4%
Elko New Market	\$193,000	\$215,000	\$247,627	\$257,520	\$264,250	+ 2.6%	+ 36.9%
Excelsior	\$350,000	\$291,500	\$409,750	\$452,500	\$502,500	+ 11.0%	+ 43.6%
Falcon Heights	\$207,500	\$228,706	\$238,000	\$257,450	\$257,000	- 0.2%	+ 23.9%
Faribault	\$102,000	\$115,000	\$135,000	\$135,250	\$143,450	+ 6.1%	+ 40.6%
Farmington	\$140,500	\$163,000	\$192,500	\$210,000	\$220,000	+ 4.8%	+ 56.6%
Forest Lake	\$153,750	\$185,000	\$191,500	\$219,900	\$225,500	+ 2.5%	+ 46.7%
Fridley	\$120,000	\$126,500	\$154,250	\$160,000	\$175,000	+ 9.4%	+ 45.8%
Gem Lake	\$240,000	\$352,261	\$169,450	\$563,864	\$411,000	- 27.1%	+ 71.3%
Golden Valley	\$199,450	\$218,500	\$246,000	\$247,500	\$264,900	+ 7.0%	+ 32.8%
Grant	\$422,500	\$367,500	\$415,500	\$445,000	\$399,900	- 10.1%	- 5.3%
Greenfield	\$373,000	\$350,000	\$354,000	\$486,500	\$410,000	- 15.7%	+ 9.9%
Greenwood	\$755,000	\$675,000	\$921,500	\$747,500	\$965,000	+ 29.1%	+ 27.8%
Ham Lake	\$211,500	\$231,000	\$271,600	\$289,900	\$297,500	+ 2.6%	+ 40.7%
Hamburg	\$75,200	\$111,500	\$95,500	\$138,000	\$119,900	- 13.1%	+ 59.4%
Hammond	\$118,000	\$121,900	\$145,000	\$163,000	\$160,950	- 1.3%	+ 36.4%
Hampton	\$172,000	\$138,500	\$204,000	\$200,000	\$233,000	+ 16.5%	+ 35.5%
Hanover	\$214,950	\$211,000	\$239,950	\$254,313	\$266,250	+ 4.7%	+ 23.9%
Hastings	\$128,500	\$142,000	\$169,900	\$182,250	\$196,000	+ 7.5%	+ 52.5%
Hilltop	\$0	\$24,500	\$34,500	\$47,500	\$0	- 100.0%	--
Hopkins	\$125,000	\$159,950	\$180,500	\$182,000	\$214,250	+ 17.7%	+ 71.4%
Hudson	\$184,500	\$195,000	\$228,500	\$233,500	\$261,575	+ 12.0%	+ 41.8%
Hugo	\$137,000	\$164,199	\$195,000	\$180,000	\$204,500	+ 13.6%	+ 49.3%
Hutchinson	\$115,250	\$111,750	\$125,000	\$142,900	\$145,000	+ 1.5%	+ 25.8%
Independence	\$249,900	\$387,500	\$411,500	\$424,950	\$525,000	+ 23.5%	+ 110.1%
Inver Grove Heights	\$155,000	\$160,000	\$194,950	\$180,000	\$193,250	+ 7.4%	+ 24.7%
Isanti	\$91,500	\$117,000	\$125,000	\$149,900	\$158,500	+ 5.7%	+ 73.2%
Jordan	\$178,000	\$177,000	\$215,000	\$209,000	\$247,000	+ 18.2%	+ 38.8%
Lake Elmo	\$374,800	\$367,500	\$374,900	\$428,500	\$401,000	- 6.4%	+ 7.0%
Lake Minnetonka Area	\$329,000	\$340,000	\$369,950	\$380,000	\$395,000	+ 3.9%	+ 20.1%
Lake St. Croix Beach	\$85,250	\$180,000	\$139,000	\$176,250	\$187,250	+ 6.2%	+ 119.6%
Lakeland	\$221,000	\$195,500	\$204,990	\$223,000	\$244,000	+ 9.4%	+ 10.4%
Lakeland Shores	\$178,139	\$270,000	\$265,000	\$1,500,000	\$247,423	- 83.5%	+ 38.9%
Lakeville	\$205,000	\$226,000	\$258,000	\$272,000	\$298,745	+ 9.8%	+ 45.7%
Lauderdale	\$128,150	\$171,450	\$175,000	\$117,750	\$175,000	+ 48.6%	+ 36.6%
Lexington	\$108,563	\$136,950	\$149,900	\$181,920	\$172,862	- 5.0%	+ 59.2%
Lilydale	\$177,500	\$190,000	\$200,250	\$280,000	\$240,000	- 14.3%	+ 35.2%

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	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Lindstrom	\$143,900	\$140,000	\$160,025	\$179,999	\$190,000	+ 5.6%	+ 32.0%
Lino Lakes	\$173,500	\$208,375	\$229,900	\$243,000	\$254,600	+ 4.8%	+ 46.7%
Little Canada	\$140,000	\$175,000	\$185,500	\$192,593	\$206,250	+ 7.1%	+ 47.3%
Long Lake	\$186,500	\$227,500	\$231,500	\$212,250	\$269,950	+ 27.2%	+ 44.7%
Lonsdale	\$137,000	\$145,000	\$171,900	\$183,000	\$211,300	+ 15.5%	+ 54.2%
Loretto	\$217,875	\$130,000	\$199,900	\$156,900	\$256,000	+ 63.2%	+ 17.5%
Mahtomedi	\$257,500	\$249,900	\$245,000	\$301,450	\$325,000	+ 7.8%	+ 26.2%
Maple Grove	\$214,000	\$219,453	\$233,000	\$245,500	\$245,000	- 0.2%	+ 14.5%
Maple Lake	\$112,840	\$134,950	\$145,000	\$167,000	\$170,000	+ 1.8%	+ 50.7%
Maple Plain	\$153,500	\$187,450	\$178,750	\$212,500	\$243,900	+ 14.8%	+ 58.9%
Maplewood	\$139,400	\$145,000	\$165,000	\$182,000	\$187,998	+ 3.3%	+ 34.9%
Marine on St. Croix	\$242,000	\$274,450	\$320,000	\$322,450	\$320,000	- 0.8%	+ 32.2%
Mayer	\$169,900	\$164,405	\$189,900	\$190,000	\$212,000	+ 11.6%	+ 24.8%
Medicine Lake	\$315,000	\$650,000	\$542,000	\$465,000	\$836,250	+ 79.8%	+ 165.5%
Medina	\$485,000	\$457,985	\$521,623	\$527,500	\$555,047	+ 5.2%	+ 14.4%
Mendota	\$80,000	\$154,500	\$287,000	\$78,000	\$0	- 100.0%	- 100.0%
Mendota Heights	\$286,500	\$272,000	\$282,500	\$330,000	\$339,797	+ 3.0%	+ 18.6%
Miesville	\$0	\$140,000	\$231,671	\$205,000	\$0	- 100.0%	--
Minneapolis - (Citywide)	\$140,000	\$165,000	\$189,000	\$205,000	\$220,000	+ 7.3%	+ 57.1%
Minneapolis - Calhoun-Isle	\$267,021	\$300,000	\$327,780	\$318,500	\$360,000	+ 13.0%	+ 34.8%
Minneapolis - Camden	\$45,052	\$59,700	\$77,000	\$101,250	\$122,000	+ 20.5%	+ 170.8%
Minneapolis - Central	\$214,250	\$220,000	\$247,250	\$321,000	\$260,000	- 19.0%	+ 21.4%
Minneapolis - Longfellow	\$147,500	\$169,000	\$185,200	\$196,250	\$207,250	+ 5.6%	+ 40.5%
Minneapolis - Near North	\$43,000	\$60,000	\$80,500	\$101,000	\$125,200	+ 24.0%	+ 191.2%
Minneapolis - Nokomis	\$162,700	\$176,500	\$199,900	\$222,375	\$227,000	+ 2.1%	+ 39.5%
Minneapolis - Northeast	\$125,000	\$140,000	\$168,755	\$179,500	\$199,825	+ 11.3%	+ 59.9%
Minneapolis - Phillips	\$72,500	\$88,000	\$90,225	\$115,000	\$141,500	+ 23.0%	+ 95.2%
Minneapolis - Powderhorn	\$110,000	\$116,400	\$157,250	\$168,000	\$185,050	+ 10.1%	+ 68.2%
Minneapolis - Southwest	\$264,450	\$277,000	\$306,000	\$323,500	\$340,000	+ 5.1%	+ 28.6%
Minneapolis - University	\$207,500	\$221,000	\$232,250	\$226,000	\$230,000	+ 1.8%	+ 10.8%
Minnetonka	\$232,500	\$255,000	\$279,000	\$270,000	\$300,000	+ 11.1%	+ 29.0%
Minnetonka Beach	\$1,130,000	\$675,000	\$670,000	\$1,096,450	\$1,487,500	+ 35.7%	+ 31.6%
Minnetrissa	\$349,950	\$385,000	\$435,000	\$436,000	\$445,500	+ 2.2%	+ 27.3%
Monticello	\$124,000	\$137,095	\$156,045	\$172,000	\$186,000	+ 8.1%	+ 50.0%
Montrose	\$115,000	\$130,357	\$149,000	\$164,550	\$164,450	- 0.1%	+ 43.0%
Mora	\$84,400	\$86,500	\$98,000	\$99,750	\$122,000	+ 22.3%	+ 44.5%
Mound	\$150,000	\$169,000	\$191,000	\$202,000	\$215,950	+ 6.9%	+ 44.0%
Mounds View	\$134,950	\$139,500	\$163,000	\$176,000	\$187,673	+ 6.6%	+ 39.1%
New Brighton	\$157,500	\$165,000	\$171,000	\$197,000	\$219,900	+ 11.6%	+ 39.6%
New Germany	\$110,000	\$100,000	\$142,450	\$165,708	\$153,610	- 7.3%	+ 39.6%
New Hope	\$126,125	\$155,000	\$173,000	\$185,000	\$199,000	+ 7.6%	+ 57.8%
New Prague	\$146,000	\$174,000	\$195,000	\$189,900	\$215,000	+ 13.2%	+ 47.3%
New Richmond	\$110,000	\$124,900	\$137,850	\$155,850	\$178,000	+ 14.2%	+ 61.8%
New Trier	\$0	\$75,000	\$63,700	\$0	\$137,000	--	--

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	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Newport	\$72,175	\$98,500	\$140,500	\$167,000	\$157,261	- 5.8%	+ 117.9%
North Branch	\$115,000	\$123,650	\$150,000	\$164,900	\$175,778	+ 6.6%	+ 52.9%
North Oaks	\$480,000	\$510,000	\$625,000	\$632,997	\$692,844	+ 9.5%	+ 44.3%
North Saint Paul	\$120,000	\$139,900	\$150,500	\$168,000	\$174,000	+ 3.6%	+ 45.0%
Northfield	\$145,000	\$157,500	\$183,000	\$183,000	\$199,000	+ 8.7%	+ 37.2%
Norwood Young America	\$122,500	\$128,912	\$144,000	\$158,500	\$166,400	+ 5.0%	+ 35.8%
Nowthen	\$180,000	\$209,500	\$234,500	\$241,000	\$305,000	+ 26.6%	+ 69.4%
Oak Grove	\$175,000	\$200,825	\$228,920	\$243,495	\$265,000	+ 8.8%	+ 51.4%
Oak Park Heights	\$130,000	\$134,799	\$176,200	\$177,000	\$202,000	+ 14.1%	+ 55.4%
Oakdale	\$133,000	\$134,950	\$164,000	\$167,500	\$188,400	+ 12.5%	+ 41.7%
Orono	\$532,500	\$377,223	\$501,000	\$572,000	\$542,500	- 5.2%	+ 1.9%
Osseo	\$115,000	\$153,950	\$141,950	\$175,000	\$174,900	- 0.1%	+ 52.1%
Otsego	\$159,900	\$163,450	\$194,525	\$214,950	\$218,500	+ 1.7%	+ 36.6%
Pine City	\$82,250	\$105,260	\$111,275	\$120,000	\$126,375	+ 5.3%	+ 53.6%
Pine Springs	\$300,000	\$271,500	\$320,000	\$377,500	\$395,000	+ 4.6%	+ 31.7%
Plymouth	\$245,000	\$275,500	\$304,450	\$305,000	\$320,000	+ 4.9%	+ 30.6%
Princeton	\$111,000	\$105,000	\$138,900	\$149,000	\$163,500	+ 9.7%	+ 47.3%
Prior Lake	\$212,000	\$227,500	\$270,100	\$281,250	\$300,000	+ 6.7%	+ 41.5%
Ramsey	\$137,000	\$153,000	\$182,000	\$199,900	\$216,000	+ 8.1%	+ 57.7%
Randolph	\$168,937	\$139,950	\$190,000	\$262,500	\$208,250	- 20.7%	+ 23.3%
Red Wing	\$130,000	\$130,000	\$133,875	\$145,000	\$147,950	+ 2.0%	+ 13.8%
Richfield	\$140,250	\$155,000	\$174,950	\$183,500	\$205,000	+ 11.7%	+ 46.2%
River Falls	\$143,600	\$151,000	\$168,500	\$179,900	\$195,000	+ 8.4%	+ 35.8%
Robbinsdale	\$104,750	\$123,499	\$140,000	\$158,875	\$175,000	+ 10.1%	+ 67.1%
Rockford	\$130,000	\$154,000	\$197,400	\$184,535	\$195,299	+ 5.8%	+ 50.2%
Rogers	\$210,000	\$236,000	\$265,000	\$278,950	\$293,978	+ 5.4%	+ 40.0%
Rosemount	\$170,388	\$181,000	\$215,000	\$228,500	\$239,950	+ 5.0%	+ 40.8%
Roseville	\$158,500	\$187,450	\$197,535	\$205,000	\$215,000	+ 4.9%	+ 35.6%
Rush City	\$113,000	\$92,000	\$122,750	\$149,000	\$129,500	- 13.1%	+ 14.6%
Saint Anthony	\$178,200	\$154,950	\$179,950	\$211,700	\$248,435	+ 17.4%	+ 39.4%
Saint Bonifacius	\$145,000	\$189,500	\$185,500	\$179,000	\$220,000	+ 22.9%	+ 51.7%
Saint Cloud MSA	\$128,000	\$135,000	\$145,000	\$150,000	\$155,900	+ 3.9%	+ 21.8%
Saint Francis	\$122,550	\$130,000	\$149,900	\$159,450	\$180,500	+ 13.2%	+ 47.3%
Saint Louis Park	\$185,000	\$198,450	\$218,900	\$230,000	\$239,000	+ 3.9%	+ 29.2%
Saint Mary's Point	\$1,100,000	\$170,500	\$258,800	\$347,400	\$235,000	- 32.4%	- 78.6%
Saint Michael	\$165,000	\$183,000	\$198,900	\$220,000	\$231,000	+ 5.0%	+ 40.0%
Saint Paul	\$100,000	\$120,000	\$143,450	\$157,250	\$168,000	+ 6.8%	+ 68.0%
Saint Paul - Battle Creek / Highwood	\$89,250	\$112,000	\$135,050	\$146,251	\$157,900	+ 8.0%	+ 76.9%
Saint Paul - Como Park	\$134,900	\$155,000	\$177,500	\$187,080	\$195,000	+ 4.2%	+ 44.6%
Saint Paul - Dayton's Bluff	\$49,500	\$59,000	\$93,950	\$110,463	\$130,000	+ 17.7%	+ 162.6%
Saint Paul - Downtown	\$126,500	\$136,000	\$160,000	\$172,000	\$164,900	- 4.1%	+ 30.4%
Saint Paul - Greater East Side	\$85,000	\$88,900	\$115,500	\$129,900	\$141,600	+ 9.0%	+ 66.6%
Saint Paul - Hamline-Midway	\$104,500	\$126,350	\$149,125	\$155,950	\$168,299	+ 7.9%	+ 61.1%
Saint Paul - Highland Park	\$235,000	\$229,900	\$249,500	\$264,000	\$270,350	+ 2.4%	+ 15.0%

2015 Annual Housing Market Report – Twin Cities Metro

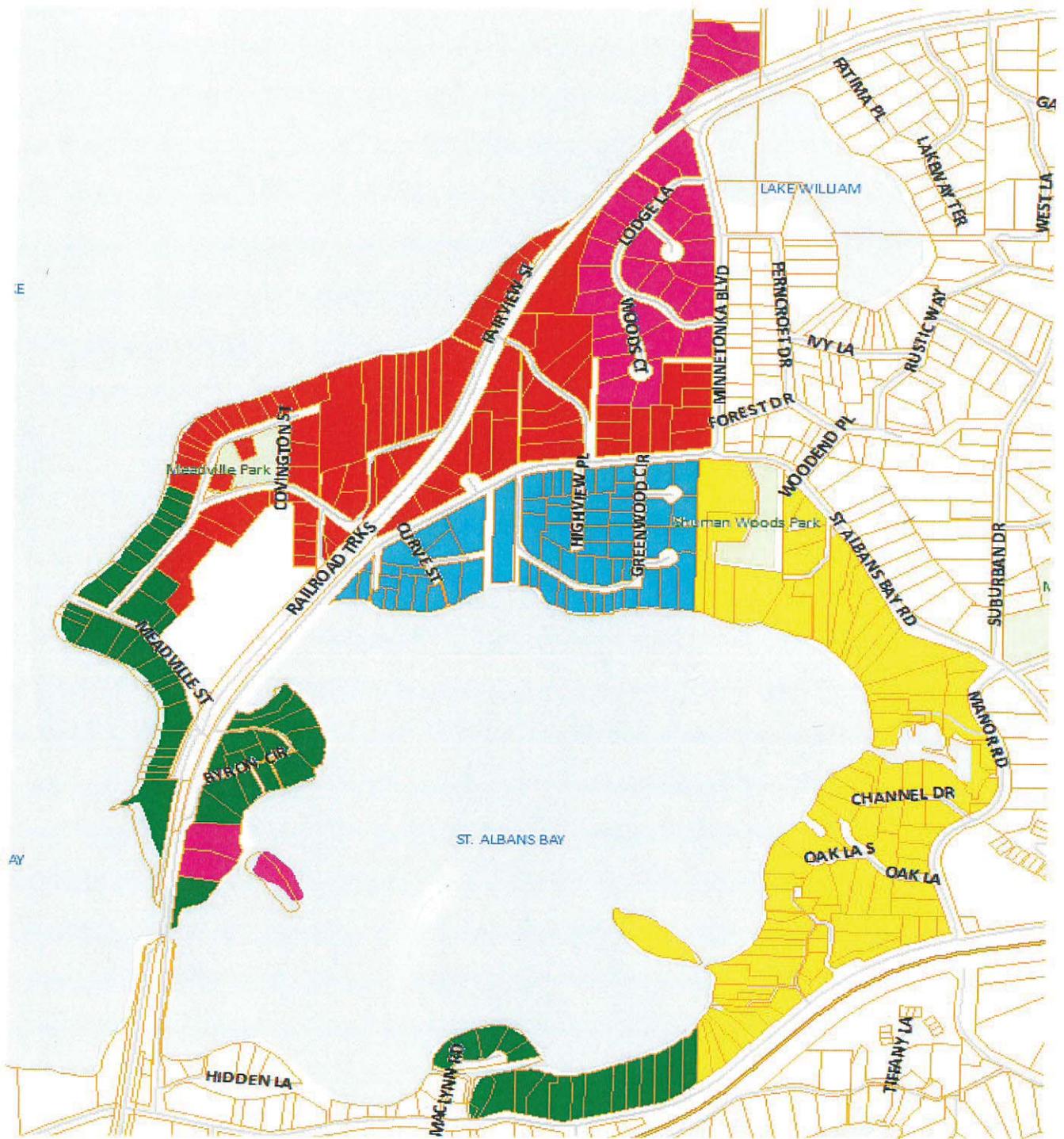
Median Prices – Around the Metro



MINNEAPOLIS AREA Association
of REALTORS®

	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Saint Paul - Merriam Park / Lexington-Hamline	\$210,000	\$240,000	\$228,950	\$249,950	\$256,000	+ 2.4%	+ 21.9%
Saint Paul - Macalester-Groveland	\$228,750	\$235,000	\$263,500	\$277,750	\$292,000	+ 5.1%	+ 27.7%
Saint Paul - North End	\$55,000	\$68,550	\$89,900	\$107,750	\$128,500	+ 19.3%	+ 133.6%
Saint Paul - Payne-Phalen	\$65,000	\$80,500	\$100,000	\$124,900	\$133,500	+ 6.9%	+ 105.4%
Saint Paul - St. Anthony Park	\$180,000	\$192,500	\$259,500	\$239,000	\$227,900	- 4.6%	+ 26.6%
Saint Paul - Summit Hill	\$325,000	\$288,000	\$340,000	\$344,500	\$369,000	+ 7.1%	+ 13.5%
Saint Paul - Summit-University	\$130,000	\$159,900	\$170,000	\$194,280	\$210,000	+ 8.1%	+ 61.5%
Saint Paul - Thomas-Dale (Frogtown)	\$45,000	\$55,000	\$80,900	\$106,500	\$130,000	+ 22.1%	+ 188.9%
Saint Paul - West Seventh	\$103,626	\$121,000	\$145,000	\$148,250	\$169,900	+ 14.6%	+ 64.0%
Saint Paul - West Side	\$82,000	\$90,000	\$122,000	\$137,000	\$150,000	+ 9.5%	+ 82.9%
Saint Paul Park	\$117,000	\$127,750	\$145,200	\$160,000	\$172,200	+ 7.6%	+ 47.2%
Savage	\$187,000	\$208,000	\$235,000	\$255,000	\$254,950	- 0.0%	+ 36.3%
Scandia	\$240,000	\$247,870	\$283,367	\$286,250	\$298,950	+ 4.4%	+ 24.6%
Shakopee	\$154,900	\$166,750	\$194,700	\$205,000	\$209,000	+ 2.0%	+ 34.9%
Shoreview	\$180,000	\$191,000	\$222,750	\$223,000	\$237,000	+ 6.3%	+ 31.7%
Shorewood	\$349,950	\$414,900	\$425,000	\$382,500	\$417,500	+ 9.2%	+ 19.3%
Somerset	\$127,000	\$119,900	\$144,500	\$175,000	\$179,550	+ 2.6%	+ 41.4%
South Haven	\$187,500	\$153,500	\$179,900	\$190,750	\$217,000	+ 13.8%	+ 15.7%
South Saint Paul	\$115,000	\$112,000	\$139,450	\$148,000	\$165,000	+ 11.5%	+ 43.5%
Spring Lake Park	\$92,250	\$118,000	\$141,000	\$164,900	\$169,950	+ 3.1%	+ 84.2%
Spring Park	\$199,900	\$352,500	\$272,500	\$446,050	\$310,000	- 30.5%	+ 55.1%
Stacy	\$139,000	\$108,750	\$181,750	\$201,950	\$200,000	- 1.0%	+ 43.9%
Stillwater	\$208,000	\$216,000	\$233,000	\$265,000	\$256,500	- 3.2%	+ 23.3%
Sunfish Lake	\$550,320	\$685,000	\$819,000	\$1,110,000	\$900,000	- 18.9%	+ 63.5%
Tonka Bay	\$550,000	\$797,500	\$477,500	\$570,000	\$444,012	- 22.1%	- 19.3%
Vadnais Heights	\$165,000	\$149,900	\$167,250	\$194,650	\$191,000	- 1.9%	+ 15.8%
Vermillion	\$153,500	\$187,500	\$157,500	\$220,000	\$0	- 100.0%	- 100.0%
Victoria	\$351,250	\$344,123	\$371,500	\$369,990	\$403,250	+ 9.0%	+ 14.8%
Waconia	\$187,500	\$205,000	\$229,000	\$237,000	\$250,000	+ 5.5%	+ 33.3%
Watertown	\$118,000	\$153,000	\$175,000	\$170,450	\$204,900	+ 20.2%	+ 73.6%
Wayzata	\$426,000	\$427,500	\$359,000	\$627,500	\$528,000	- 15.9%	+ 23.9%
West Saint Paul	\$120,000	\$125,700	\$143,500	\$156,200	\$171,000	+ 9.5%	+ 42.5%
White Bear Lake	\$148,500	\$161,950	\$178,500	\$192,900	\$198,500	+ 2.9%	+ 33.7%
Willernie	\$77,000	\$141,500	\$128,900	\$160,000	\$145,767	- 8.9%	+ 89.3%
Woodbury	\$219,900	\$240,000	\$267,500	\$284,000	\$289,000	+ 1.8%	+ 31.4%
Woodland	\$1,782,500	\$700,000	\$370,000	\$3,275,000	\$850,000	- 74.0%	- 52.3%
Wyoming	\$150,000	\$163,750	\$190,000	\$209,000	\$213,250	+ 2.0%	+ 42.2%
Zimmerman	\$118,000	\$130,000	\$150,500	\$161,900	\$185,000	+ 14.3%	+ 56.8%
Zumbrota	\$120,750	\$168,000	\$126,250	\$161,950	\$167,000	+ 3.1%	+ 38.3%

Greenwood Revaluation Map



2013

2014

2015

2016

2017

OFF

LAKE

PROPERTIES



ADDRESS: 4758 LYMAN CT		PID# (19) 26-117-23-13-0068		
<u>Sale Date:</u> 9/2015	<u>Direct Sale Price:</u> \$699,000	<u>MCAP(annual):</u> 2.36%	<u>MCAP Sale Price:</u> \$704,515	<u>2016 EMV:</u> \$704,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 Story		Age: 1992		
Ground Floor Area: 2580 Sq.Ft.		Above Grade Area 2580 Sq.Ft.		
Basement Area: 100%		Finished Bsmt Area: 70%		
Fireplaces: 1	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 0	3/4: 1	1/2: 1	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 0.00	Deck: 350.00		
	Garage #1: 824	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 24,841 Sq.Ft		0.57 Acres		
Lake/Bay/Rating: 00-00-00		Effective Frontage: 0		
Comments:				



ADDRESS: 5192 ST ALBANS BAY RD		PID# (19) 26-117-23-41-0051		
<u>Sale Date:</u> 10/2014	<u>Direct Sale Price:</u> \$950,000	<u>MCAP(annual):</u> 2.36%	<u>MCAP Sale Price:</u> \$978,414	<u>2016 EMV:</u> \$927,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 Story		Age: 2003		
Ground Floor Area: 2336 Sq.Ft.		Above Grade Area 2336 Sq.Ft.		
Basement Area: 100%		Finished Bsmt Area: 80%		
Fireplaces: 1	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 2	3/4: 0	1/2: 1	
Porches -	Glazed: 0.00	Screened: 92.00		
	Open: 84.00	Deck: 234.00		
	Garage #1: 768	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 17,218 Sq.Ft		0.40 Acres		
Lake/Bay/Rating: 00-00-00		Effective Frontage: 0		
Comments:				

ON

LAKE

PROPERTIES



ADDRESS: 5050 KINGS CT		PID# (19) 26-117-23-42-0047		
<u>Sale Date:</u> 12/2014	<u>Direct Sale Price:</u> \$560,900	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$576,220	<u>2016 EMV:</u> \$546,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 Story		Age: 1976		
Ground Floor Area: 1809 Sq.Ft.		Above Grade Area 1809 Sq.Ft.		
Basement Area: 100%		Finished Bsmt Area: 50%		
Fireplaces: 2	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 0	3/4: 1	1/2: 1	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 0.00	Deck: 327.00		
	Garage #1: 462	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 21,671 Sq.Ft		0.50 Acres		
Lake/Bay/Rating: 01-03-06		Effective Frontage: 0		
Comments: Property has lake access through common area on Queens Circle				



ADDRESS: 5560 MAPLE HEIGHTS RD		PID# (19) 35-117-23-11-0092		
<u>Sale Date:</u> 6/2015	<u>Direct Sale Price:</u> \$755,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$766,035	<u>2016 EMV:</u> \$749,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 Story		Age: 1957		
Ground Floor Area: 944 Sq.Ft.		Above Grade Area 944 Sq.Ft.		
Basement Area: 0%		Finished Bsmt Area: 0%		
Fireplaces: 1	Central Air Conditioning: No			
Baths - Deluxe: 0	Full: 1	3/4: 0	1/2: 0	
Porches -	Glazed: 250.00	Screened: 28.00		
	Open: 0.00	Deck: 24.00		
	Garage #1: 0	Type:		
	Garage #2 0	Type:		
Lot Size: 29,615 Sq.Ft		0.68 Acres		
Lake/Bay/Rating: 01-03-05		Effective Frontage: 120		
Comments:				



ADDRESS: 5260 MEADVILLE ST		PID# (19) 26-117-23-33-0005		
<u>Sale Date:</u> 5/2015	<u>Direct Sale Price:</u> \$965,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$981,136	<u>2016 EMV:</u> \$931,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 Story		Age: 1972		
Ground Floor Area: 1584 Sq.Ft.		Above Grade Area 1584 Sq.Ft.		
Basement Area: 100%		Finished Bsmt Area: 60%		
Fireplaces: 2	Central Air Conditioning: Yes			
Baths - Deluxe: 0	Full: 3	3/4: 0	1/2: 0	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 0.00	Deck: 278.00		
	Garage #1: 616	Type: Tuck Under		
	Garage #2: 320	Type: Detached		
Lot Size: 7,061 Sq.Ft		0.16 Acres		
Lake/Bay/Rating: 01-01-01		Effective Frontage: 50		
Comments:				



ADDRESS: 20940 OAK LA		PID# (19) 26-117-23-44-0059		
<u>Sale Date:</u> 6/2015	<u>Direct Sale Price:</u> \$1,050,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$1,065,347	<u>2016 EMV:</u> \$877,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 2 Story		Age: 1996		
Ground Floor Area: 1605 Sq.Ft.		Above Grade Area 3210 Sq.Ft.		
Basement Area: 100%		Finished Bsmt Area: 70%		
Fireplaces: 2	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 1	3/4: 2	1/2: 1	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 155.00	Deck: 156.00		
	Garage #1: 747	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 26,986 Sq.Ft		0.62 Acres		
Lake/Bay/Rating: 01-03-10		Effective Frontage: 0		
Comments: Property has lake access through parcel owned by HOA				



ADDRESS: 6 MACLYNN RD		PID# (19) 35-117-23-21-0025		
<u>Sale Date:</u> 11/2014	<u>Direct Sale Price:</u> \$1,161,500	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$1,195,700	<u>2016 EMV:</u> \$1,175,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 2 Story		Age: 2015		
Ground Floor Area: 2208 Sq.Ft.		Above Grade Area 3597 Sq.Ft.		
Basement Area: 100%		Finished Bsmt Area: 60%		
Fireplaces: 1	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 1	3/4: 2	1/2: 1	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 60.00	Deck: 192.00		
	Garage #1: 802	Type: Tuck Under		
	Garage #2 0	Type:		
Lot Size: 23,015 Sq.Ft		0.53 Acres		
Lake/Bay/Rating: 01-03-09		Effective Frontage: 160		
Comments:	Building value represents partial value of finished structure. Characteristics are for new home being built			



ADDRESS: 21450 EXCELSIOR BLVD		PID# (19) 35-117-23-12-0033		
<u>Sale Date:</u> 9/2015	<u>Direct Sale Price:</u> \$1,370,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$1,381,406	<u>2016 EMV:</u> \$1,312,000
Previous Sale:		Sale Date:		Sale Price:
Style and Story Height: 1 3/4 Story		Age: 1910		
Ground Floor Area: 2180 Sq.Ft.		Above Grade Area 2955 Sq.Ft.		
Basement Area: 60%		Finished Bsmt Area: 60%		
Fireplaces: 1	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 1	3/4: 1	1/2: 1	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 72.00	Deck: 378.00		
	Garage #1: 952	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 27,983 Sq.Ft		0.64 Acres		
Lake/Bay/Rating: 01-03-07		Effective Frontage: 105		
Comments:				



ADDRESS: 5500 MAPLE HEIGHTS RD		PID# (19) 35-117-23-11-0090		
<u>Sale Date:</u> 8/2015	<u>Direct Sale Price:</u> \$1,530,485	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$1,546,430	<u>2016 EMV:</u> \$1,195,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 1/4 Story		Age: 2002		
Ground Floor Area: 1915 Sq.Ft.		Above Grade Area 2264 Sq.Ft.		
Basement Area: 80%		Finished Bsmt Area: 70%		
Fireplaces: 2	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 1	3/4: 1	1/2: 1	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 0.00	Deck: 556.00		
	Garage #1: 744	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 16,375 Sq.Ft		0.38 Acres		
Lake/Bay/Rating: 01-03-05		Effective Frontage: 55		
Comments:				



ADDRESS: 5155 WEEKS RD		PID# (19) 26-117-23-41-0009		
<u>Sale Date:</u> 7/2015	<u>Direct Sale Price:</u> \$2,216,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$2,243,733	<u>2016 EMV:</u> \$2,130,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 2 Story		Age: 1997		
Ground Floor Area: 3885 Sq.Ft.		Above Grade Area 6009 Sq.Ft.		
Basement Area: 120%		Finished Bsmt Area: 70%		
Fireplaces: 3	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 3	3/4: 1	1/2: 2	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 99.00	Deck: 302.00		
	Garage #1: 882	Type: Attached		
	Garage #2: 882	Type: Tuck Under		
Lot Size: 34,665 Sq.Ft		0.80 Acres		
Lake/Bay/Rating: 01-03-05		Effective Frontage: 100		
Comments:				



ADDRESS: 5120 MEADVILLE ST		PID# (19) 26-117-23-32-0015		
<u>Sale Date:</u> 8/2015	<u>Direct Sale Price:</u> \$2,550,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$2,576,566	<u>2016 EMV:</u> \$2,200,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 1/2 Story		Age: 1964		
Ground Floor Area: 2764 Sq.Ft.		Above Grade Area 3471 Sq.Ft.		
Basement Area: 100%		Finished Bsmt Area: 40%		
Fireplaces: 4	Central Air Conditioning: Yes			
Baths - Deluxe: 0	Full: 1	3/4: 2	1/2: 1	
Porches -	Glazed: 225.00	Screened: 0.00		
	Open: 235.00	Deck: 0.00		
	Garage #1: 750	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 20,725 Sq.Ft		0.48 Acres		
Lake/Bay/Rating: 01-01-03		Effective Frontage: 140		
Comments:				

CONDO

PROPERTIES



ADDRESS: 21957 MINNETONKA BLVD #11		PID# (19) 26-117-23-34-0045		
<u>Sale Date:</u> 10/2014	<u>Direct Sale Price:</u> \$720,000	<u>MCAP(annual):</u> 2.36%	<u>MCAP Sale Price:</u> \$741,535	<u>2016 EMV:</u> \$703,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 Story		Age: 2003		
Ground Floor Area: 1686 Sq.Ft.		Above Grade Area 1686 Sq.Ft.		
Basement Area: 0%		Finished Bsmt Area: 0%		
Fireplaces: 1	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 0	3/4: 1	1/2: 0	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 0.00	Deck: 117.00		
	Garage #1: 500	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 0 Sq.Ft		0.00 Acres		
Lake/Bay/Rating: 00-00-00		Effective Frontage: 0		
Comments:				

SALES
REJECTED
FROM
THE
RATIO
STUDY



ADDRESS: 21200 MINNETONKA BLVD		PID# (19) 26-117-23-13-0017		
<u>Sale Date:</u> 9/2015	<u>Direct Sale Price:</u> \$215,569	<u>MCAP(annual):</u> 2.36%	<u>MCAP Sale Price:</u> \$217,270	<u>2016 EMV:</u> \$250,000
Previous Sale:		Sale Date:		Sale Price:
Style and Story Height: 1 Story		Age: 1915		
Ground Floor Area: 760 Sq.Ft.		Above Grade Area 760 Sq.Ft.		
Basement Area: 80%		Finished Bsmt Area: 0%		
Fireplaces: 0	Central Air Conditioning: No			
Baths - Deluxe: 0	Full: 1	3/4: 0	1/2: 0	
Porches -	Glazed: 118.00	Screened: 0.00		
	Open: 0.00	Deck: 0.00		
	Garage #1: 0	Type:		
	Garage #2 0	Type:		
Lot Size: 40,800 Sq.Ft		0.94 Acres		
Lake/Bay/Rating: 00-00-00		Effective Frontage: 0		
Comments: Foreclosure Sale, relisted for \$319,000				



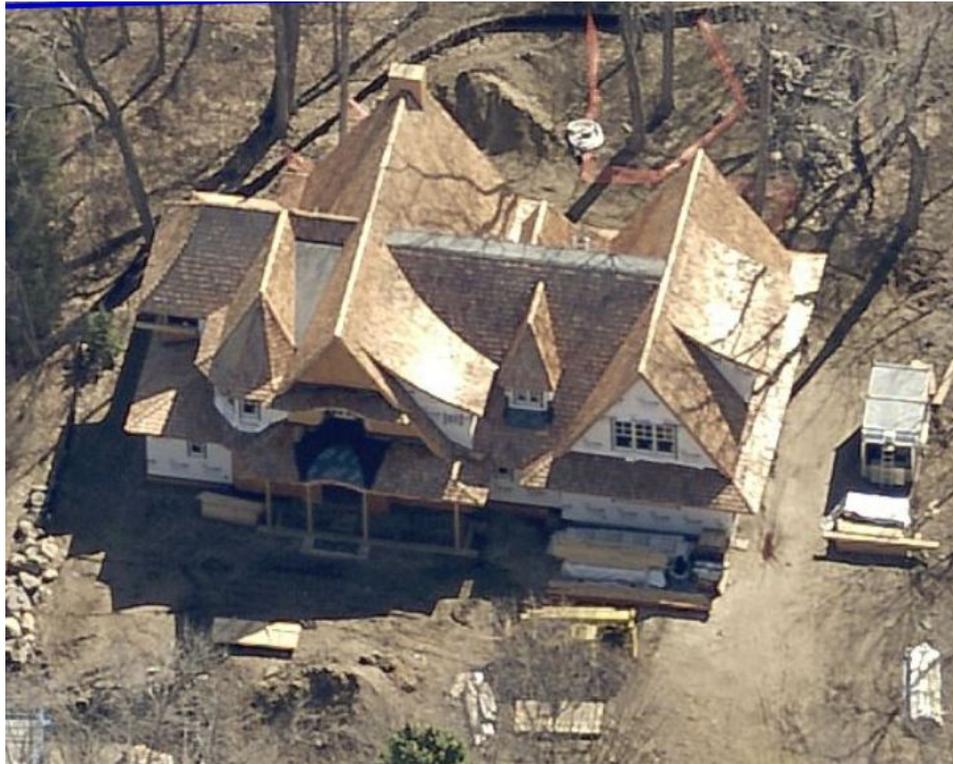
ADDRESS: 5050 HIGHVIEW PL		PID# (19) 26-117-23-42-0025		
<u>Sale Date:</u> 3/2015	<u>Direct Sale Price:</u> \$263,000	<u>MCAP(annual):</u> 2.36%	<u>MCAP Sale Price:</u> \$268,218	<u>2016 EMV:</u> \$348,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 2 Story		Age: 2015		
Ground Floor Area: 1963 Sq.Ft.		Above Grade Area 3273 Sq.Ft.		
Basement Area: 90%		Finished Bsmt Area: 0%		
Fireplaces: 1	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 1	3/4: 0	1/2: 1	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 171.00	Deck: 187.00		
	Garage #1: 1,105	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 12,639 Sq.Ft		0.29 Acres		
Lake/Bay/Rating: 00-00-00		Effective Frontage: 0		
Comments: House was demolished, 2016 EMV is based on partial value of completed home				



ADDRESS: 5435 MAPLE HEIGHTS RD		PID# (19) 26-117-23-44-0045		
<u>Sale Date:</u> 10/2014	<u>Direct Sale Price:</u> \$349,900	<u>MCAP(annual):</u> 2.36%	<u>MCAP Sale Price:</u> \$360,365	<u>2016 EMV:</u> \$308,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 Story		Age: 1920		
Ground Floor Area: 816 Sq.Ft.		Above Grade Area 816 Sq.Ft.		
Basement Area: 100%		Finished Bsmt Area: 0%		
Fireplaces: 1	Central Air Conditioning: No			
Baths - Deluxe: 0	Full: 1	3/4: 0	1/2: 0	
Porches -	Glazed: 0.00	Screened: 280.00		
	Open: 0.00	Deck: 0.00		
	Garage #1: 260	Type: Tuck Under		
	Garage #2 0	Type:		
Lot Size: 10,284 Sq.Ft		0.24 Acres		
Lake/Bay/Rating: 00-00-00		Effective Frontage: 0		
Comments:	Sale included two PIDS one for a dock on SAB total assessed value of both parcels = \$358,000			



ADDRESS: 5085 GREENWOOD CIR		PID# (19) 26-117-23-42-0053		
<u>Sale Date:</u> 12/2014	<u>Direct Sale Price:</u> \$1,245,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$1,279,005	<u>2016 EMV:</u> \$1,316,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 2 Story		Age: 1980		
Ground Floor Area: 2367 Sq.Ft.		Above Grade Area 3696 Sq.Ft.		
Basement Area: 0%		Finished Bsmt Area: 0%		
Fireplaces: 2	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 0	3/4: 1	1/2: 1	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 0.00	Deck: 73.00		
	Garage #1: 817	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 24,879 Sq.Ft		0.57 Acres		
Lake/Bay/Rating: 01-03-04		Effective Frontage: 105		
Comments: Foreclosure sale, relisted at \$1,479,000. Currently rented				



ADDRESS: 5025 COVINGTON ST		PID# (19) 26-117-23-24-0032		
<u>Sale Date:</u> 4/2015	<u>Direct Sale Price:</u> \$1,450,000	<u>MCAP(annual):</u> 2.36%	<u>MCAP Sale Price:</u> \$1,475,868	<u>2016 EMV:</u> \$1,004,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 2 Story		Age: 2014		
Ground Floor Area: 2897 Sq.Ft.		Above Grade Area 4408 Sq.Ft.		
Basement Area: 90%		Finished Bsmt Area: 80%		
Fireplaces: 1	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 0	3/4: 3	1/2: 2	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 257.00	Deck: 166.00		
	Garage #1: 1,008	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 18,571 Sq.Ft		0.43 Acres		
Lake/Bay/Rating: 00-00-00		Effective Frontage: 0		
Comments: 2016 EMV represents partial value of completed structure				

SALES
FROM
AFTER
THE
RATIO
STUDY



ADDRESS: 5055 KINGS CT		PID# (19) 26-117-23-42-0048		
<u>Sale Date:</u> 11/2015	<u>Direct Sale Price:</u> \$389,288	<u>MCAP(annual):</u> 2.36%	<u>MCAP Sale Price:</u> \$390,821	<u>2016 EMV:</u> \$392,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 2 Story		Age: 1976		
Ground Floor Area: 1026 Sq.Ft.		Above Grade Area 1959 Sq.Ft.		
Basement Area: 100%		Finished Bsmt Area: 60%		
Fireplaces: 1	Central Air Conditioning: Yes			
Baths - Deluxe: 1	Full: 1	3/4: 0	1/2: 2	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 0.00	Deck: 742.00		
	Garage #1: 462	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 19,878 Sq.Ft		0.46 Acres		
Lake/Bay/Rating: 00-00-00		Effective Frontage: 0		
Comments: Sale after end of ratio study				



ADDRESS: 21795 MINNETONKA BLVD		PID# (19) 26-117-23-34-0026		
<u>Sale Date:</u> 10/2015	<u>Direct Sale Price:</u> \$900,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$905,614	<u>2016 EMV:</u> \$860,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 2 Story		Age: 1977		
Ground Floor Area: 1897 Sq.Ft.		Above Grade Area 2912 Sq.Ft.		
Basement Area: 0%		Finished Bsmt Area: 0%		
Fireplaces: 2	Central Air Conditioning: Yes			
Baths - Deluxe: 2	Full: 0	3/4: 0	1/2: 1	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 0.00	Deck: 776.00		
	Garage #1: 621	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 26,646 Sq.Ft		0.61 Acres		
Lake/Bay/Rating: 01-03-03		Effective Frontage: 75		
Comments: Sale after end of ratio study				



ADDRESS: 21793 MINNETONKA BLVD		PID# (19) 26-117-23-34-0022		
<u>Sale Date:</u> 12/2015	<u>Direct Sale Price:</u> \$1,190,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$1,192,469	<u>2016 EMV:</u> \$1,019,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 3/4 Story		Age: 1978		
Ground Floor Area: 1743 Sq.Ft.		Above Grade Area 2554 Sq.Ft.		
Basement Area: 0%		Finished Bsmt Area: 0%		
Fireplaces: 2	Central Air Conditioning: Yes			
Baths - Deluxe: 0	Full: 2	3/4: 1	1/2: 0	
Porches -	Glazed: 0.00	Screened: 0.00		
	Open: 0.00	Deck: 945.00		
	Garage #1: 881	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 24,702 Sq.Ft		0.57 Acres		
Lake/Bay/Rating: 01-03-03		Effective Frontage: 95		
Comments: Sale after end of ratio study				



ADDRESS: 10 MACLYNN RD		PID# (19) 35-117-23-12-0030		
<u>Sale Date:</u> 1/2016	<u>Direct Sale Price:</u> \$1,670,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$1,670,000	<u>2016 EMV:</u> \$1,349,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 Story		Age: 1960		
Ground Floor Area: 2274 Sq.Ft.		Above Grade Area 2274 Sq.Ft.		
Basement Area: 90%		Finished Bsmt Area: 70%		
Fireplaces: 2	Central Air Conditioning: Yes			
Baths - Deluxe: 0	Full: 1	3/4: 2	1/2: 1	
Porches -	Glazed: 0.00	Screened: 176.00		
	Open: 68.00	Deck: 192.00		
	Garage #1: 968	Type: Attached		
	Garage #2 0	Type:		
Lot Size: 21,024 Sq.Ft		0.48 Acres		
Lake/Bay/Rating: 01-03-09		Effective Frontage: 140		
Comments: Sale after end of ratio study				



ADDRESS: 5145 WEEKS RD		PID# (19) 26-117-23-41-0028		
<u>Sale Date:</u> 1/2016	<u>Direct Sale Price:</u> \$2,000,000	<u>MCAP(annual):</u> 2.49%	<u>MCAP Sale Price:</u> \$2,000,000	<u>2016 EMV:</u> \$1,622,000
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: 1 1/2 Story		Age: 1915		
Ground Floor Area: 1596 Sq.Ft.		Above Grade Area 2349 Sq.Ft.		
Basement Area: 90%		Finished Bsmt Area: 40%		
Fireplaces: 2	Central Air Conditioning: Yes			
Baths - Deluxe: 0	Full: 1	3/4: 0	1/2: 1	
Porches -	Glazed: 770.00	Screened: 0.00		
	Open: 0.00	Deck: 66.00		
	Garage #1: 372	Type: Detached		
	Garage #2: 360	Type: Detached		
Lot Size: 60,215 Sq.Ft		1.38 Acres		
Lake/Bay/Rating: 01-03-05		Effective Frontage: 185		
Comments: Sale after end of ratio study				

NEIGH DESCRIPTION

0 - 29 PLATTED RESIDENTIAL
 30 - 39 ACREAGE: SINGLE/MULTIPLE
 40 - 49 PLATTED RESIDENTIAL

NEIGH DESCRIPTION

50 - 54 SPLIT CLASS
 55 - 59 DB / TP / RZ
 60 - 77 CONDOS

NEIGH DESCRIPTION

78 UNBUILDABLE LR
 79 UNBUILDABLE LL
 80 - 99 TOWNHOMES

(USE SITE ADJ.
 FOR GARAGE)

(19) GREENWOOD NEIGHBORHOOD RATES for 2016

Run Date: 2/17/2016

NEIGHBORHOOD		2015 Base Rate	2016 Base Rate	Land Change	Building Adj %	Comments
01	Greenwoods	\$300,000	\$242,000	-19.33%	0.00	
02	MtkaBlvd-Pineview-Curve	\$161,000	\$161,000	0.00%	0.00	
03	Fairview-Meadville-Covington	\$135,000	\$270,000	100.00%	0.00	
04	Sleepy Hollow	\$290,000	\$294,000	1.38%	0.00	
05	North SAB - Off Lake	\$180,000	\$200,000	11.11%	0.00	
07	South SAB - Off Lake	\$130,000	\$166,000	27.69%	0.00	
70	SAB Villas - Condo	\$412,000	\$407,000	-1.21%	0.35	35% Building Adjustment for 2016
78	Unbuildable Off Lake	\$10,000	\$10,000	0.00%	0.00	
79	Unbuildable On Lake	\$50,000	\$50,000	0.00%	0.00	

RATINGS DESCRIPTION

0 - 19 PRIVATE LAKESHORE
20 - 39 LAKESHORE COMMONS

RATINGS DESCRIPTION

50 - 59 PRIVATE CHANNEL
60 - 69 CHANNEL COMMONS

RATINGS DESCRIPTION

70 - 89 PARCEL WITH DEEDED ACCESS

(19) GREENWOOD NEIGHBORHOOD RATES for 2016

Run Date: 3/8/2016

Neighborhood		Base Rate	Frontage Rates		Building Adj %	COMMENTS	
01-01-01	Main Lake Small Sites		1st	50FT @ \$18,100 = \$905,000	\$905,000	0.00%	50 feet or Less
			2nd	0FT @ \$0 = \$0	\$905,000		
			3rd	0FT @ \$0 = \$0	\$905,000		
			Balance @ \$0				
01-01-02	Main Lake Medium Sites		1st	70FT @ \$19,000 = \$1,330,000	\$1,330,000	0.00%	51-99 feet
			2nd	1FT @ \$15,000 = \$15,000	\$1,345,000		
			3rd	1FT @ \$15,000 = \$15,000	\$1,360,000		
			Balance @ \$15,000				
01-01-03	Main Lake Large Sites		1st	100FT @ \$19,000 = \$1,900,000	\$1,900,000	0.00%	100 feet or more
			2nd	1FT @ \$7,000 = \$7,000	\$1,907,000		
			3rd	1FT @ \$7,000 = \$7,000	\$1,914,000		
			Balance @ \$7,000				
01-02-02	Vacant		1st	0FT @ \$0 = \$0	\$0	0.00%	Was Excelsior Bay Properties
			2nd	0FT @ \$0 = \$0	\$0		
			3rd	0FT @ \$0 = \$0	\$0		
			Balance @ \$0				
01-03-03	West St. Alban's Bay		1st	75FT @ \$8,300 = \$622,500	\$622,500	0.00%	
			2nd	1FT @ \$6,000 = \$6,000	\$628,500		
			3rd	1FT @ \$6,000 = \$6,000	\$634,500		
			Balance @ \$6,000				
01-03-04	North St. Alban's Bay		1st	50FT @ \$9,900 = \$495,000	\$495,000	0.00%	
			2nd	50FT @ \$6,200 = \$310,000	\$805,000		
			3rd	1FT @ \$5,000 = \$5,000	\$810,000		
			Balance @ \$5,000				

RATINGS DESCRIPTION

0 - 19 PRIVATE LAKESHORE
20 - 39 LAKESHORE COMMONS

RATINGS DESCRIPTION

50 - 59 PRIVATE CHANNEL
60 - 69 CHANNEL COMMONS

RATINGS DESCRIPTION

70 - 89 PARCEL WITH DEEDED ACCESS

(19) GREENWOOD NEIGHBORHOOD RATES for 2016

Run Date: 3/8/2016

Neighborhood		Base Rate	Frontage Rates		Building Adj %	COMMENTS	
01-03-05	East St. Alban's Bay		1st	50FT @ \$13,000 = \$650,000	\$650,000	0.00%	
			2nd	50FT @ \$5,600 = \$280,000	\$930,000		
			3rd	1FT @ \$5,600 = \$5,600	\$935,600		
			Balance @ \$5,600				
01-03-06	The Royal Court	\$297,000			0.00%		
01-03-07	South St. Albans Bay		1st	50FT @ \$13,500 = \$675,000	\$675,000	0.00%	
			2nd	50FT @ \$6,600 = \$330,000	\$1,005,000		
			3rd	1FT @ \$5,000 = \$5,000	\$1,010,000		
			Balance @ \$5,000				
01-03-08	Vacant		1st	0FT @ \$0 = \$0	\$0	0.00%	Was the Isle of Windemere
			2nd	0FT @ \$0 = \$0	\$0		
			3rd	0FT @ \$0 = \$0	\$0		
			Balance @ \$0				
01-03-09	St. Alban's Bay Islands	\$1,032,000			0.00%		
01-03-10	Knapp Cool Oaks	\$310,000			0.00%		

Greenwood Sales Study for the 2016 Assessment for Taxes Payable 2017

"SALES STUDY" INCLUDES GREENWOOD SALES FROM OCTOBER 1, 2014 TO SEPTEMBER 30, 2015

PID	PT	ADDRESS	NEIGH	STY	AGE	GBA	DATE	LAND	BLDG	EMV	SALEPRICE	MCAP	RATIO	MCAP RATIO
OFF-LAKE SALES														
26-117-23-13-0017	R	21200 MINNETONKA BLVD	2	100	1915	760	9/21/2015	\$225,000	\$20,000	\$245,000	\$215,569	\$217,270	113.65%	112.76%
26-117-23-13-0068	R	4758 LYMAN CT	1	100	1992	2,580	9/15/2015	\$242,000	\$462,000	\$704,000	\$699,000	\$704,515	100.72%	99.93%
26-117-23-24-0032	R	5025 COVINGTON ST	3	200	2014	4,408	4/1/2015	\$270,000	\$1,004,000	\$1,274,000	\$1,450,000	\$1,475,868	87.86%	86.32%
26-117-23-41-0051	R	5192 ST ALBANS BAY RD	5	100	2003	2,336	10/3/2014	\$210,000	\$717,000	\$927,000	\$950,000	\$978,414	97.58%	94.75%
26-117-23-42-0025	R	5050 HIGHVIEW PL	5	200	2015	3,273	3/1/2015	\$220,000	\$128,000	\$348,000	\$263,000	\$268,218	132.32%	129.75%
26-117-23-42-0048	R	5055 KINGS CT	5	200	1976	1,959	11/12/2015	\$230,000	\$162,000	\$392,000	\$389,288	\$390,821	100.70%	100.30%
26-117-23-44-0045	R	5435 MAPLE HEIGHTS RD	7	100	1920	816	10/1/2014	\$208,000	\$100,000	\$308,000	\$349,900	\$360,365	88.03%	85.47%
												MEDIAN	100.70%	99.93%
												Minus 95%	-5.70%	-4.93%

A
B
C

CONDOMINIUM SALES														
26-117-23-34-0045	X	21957 MINNETONKA BLVD #11	80	100	2003	1,686	10/1/2014	\$285,000	\$418,000	\$703,000	\$720,000	\$741,535	97.64%	94.80%

ON-LAKE SALES														
26-117-23-32-0015	RL	5120 MEADVILLE ST	01-01-03	150	1964	3,471	8/5/2015	\$2,180,000	\$20,000	\$2,200,000	\$2,550,000	\$2,576,459	86.27%	85.39%
26-117-23-33-0005	RL	5260 MEADVILLE ST	01-01-01	100	1972	1,584	5/11/2015	\$724,000	\$207,000	\$931,000	\$965,000	\$981,071	96.48%	94.90%
26-117-23-34-0022	RL	21793 MINNETONKA BLVD	01-03-03	175	1978	2,554	12/3/2015	\$743,000	\$276,000	\$1,019,000	\$1,190,000	\$1,192,459	85.63%	85.45%
26-117-23-34-0026	RL	21795 MINNETONKA BLVD	01-03-03	200	1977	2,912	10/2/2015	\$623,000	\$237,000	\$860,000	\$900,000	\$905,592	95.56%	94.97%
26-117-23-41-0009	RL	5155 WEEKS RD	01-03-05	200	1997	6,009	7/15/2015	\$1,023,000	\$1,107,000	\$2,130,000	\$2,216,000	\$2,243,621	96.12%	94.94%
26-117-23-41-0028	RL	5145 WEEKS RD	01-03-05	150	1915	2,349	1/4/2016	\$1,547,000	\$75,000	\$1,622,000	\$2,000,000	\$2,000,000	81.10%	81.10%
26-117-23-42-0047	RL	5050 KINGS CT	01-03-06	100	1976	1,809	12/1/2014	\$312,000	\$234,000	\$546,000	\$560,900	\$576,158	97.34%	94.77%
26-117-23-42-0053	RL	5085 GREENWOOD CIR	01-03-04	200	1980	3,696	12/1/2014	\$913,000	\$403,000	\$1,316,000	\$1,245,000	\$1,278,867	105.70%	102.90%
26-117-23-44-0059	RL	20940 OAK LA	01-03-10	200	1996	3,210	6/2/2015	\$310,000	\$567,000	\$877,000	\$1,050,000	\$1,065,284	83.52%	82.33%
35-117-23-11-0090	RL	5500 MAPLE HEIGHTS RD	01-03-05	125	2002	2,264	8/6/2015	\$712,000	\$464,000	\$1,176,000	\$1,530,485	\$1,546,366	76.84%	76.05%
35-117-23-11-0092	RL	5560 MAPLE HEIGHTS RD	01-03-05	100	1957	944	6/8/2015	\$729,000	\$20,000	\$749,000	\$755,000	\$765,990	99.21%	97.78%
35-117-23-12-0030	RL	10 MACLYNN RD	01-03-09	100	1960	2,274	1/29/2016	\$1,032,000	\$317,000	\$1,349,000	\$1,670,000	\$1,670,000	80.78%	80.78%
35-117-23-12-0033	RL	21450 EXCELSIOR BLVD	01-03-07	175	1910	2,955	9/28/2015	\$927,000	\$385,000	\$1,312,000	\$1,370,000	\$1,381,360	95.77%	94.98%
35-117-23-21-0025	RL	6 MACLYNN RD	01-03-09	200	2015	3,597	11/1/2014	\$1,135,000	\$40,000	\$1,175,000	\$1,161,500	\$1,195,561	101.16%	98.28%
												MEDIAN of On-Lake IN Sales Study	95.94%	94.90%
												Minus 95%	-0.94%	0.10%
												MEDIAN of On-Lake REJECTED from Sales Study	105.70%	102.90%
												Minus 95%	-10.70%	-7.90%
												MEDIAN of On-Lake AFTER Sales Study	83.37%	83.28%
												Minus 95%	11.63%	11.72%
												MEDIAN of Main Lake IN Sales Study	86.27%	85.39%
												Minus 95%	8.73%	9.61%
												MEDIAN of St. Alban's Bay IN Sales Study	96.12%	94.94%
												Minus 95%	-1.12%	0.06%

D
E

Sales that were included in the Sales Ratio Study
 Sales that were rejected from the Sales Ratio Study
 Sales that occurred after the official end of the Sales Ratio Study period

- A - Foreclosure Sale
- B - House was torn down, 2016 EMV is based on partial value of completed home
- C - Sale included two PIDS, one for a dock on SAB total assessed value of both parcels = \$358,000
- D - Foreclosure sale was re-listed at \$1,479,000, currently rented
- E - Building value represents partial value of finished structure

To ensure equalization, the assessor's goal is to keep each city's MEDIAN (middle) sales ratio percentage at 95% for each property type. There must be at least 6 sales to have a meaningful sales study. There is a lag with the market because the timing of the sales study is 15-plus months before the EMVs go into effect for the year taxes are payable. This lag occurs in up and down markets.

PROPERTY TYPE: R = RESIDENTIAL, RL = RESIDENTIAL LAKESHORE, X = CONDO, LR = RESIDENTIAL LAND, LL = RESIDENTIAL LAKESHORE LAND, RM = RESIDENTIAL MISC.
 SALE CODE: W = IN STUDY, R = REMOVED FROM STUDY, O = OTHER, IN STUDY, L = LAND SALE (NOT IN STUDY BUT LOOKED AT), M = MULTIPLE PIDS INVOLVED

The Market Conditions Adjusted Prices (MCAP) ratios are a measure by which sale prices are adjusted for differences in the market conditions at the time of the sale and the market conditions of at the time of the assessment date. Since this measure is essentially comparing the value of a sale property at two unique points in time, it is often referred to as a "time adjustment," even though other factors may be influencing the market, such as changes in interest rates, supply and demand, employment rates, or the availability of financing. Beginning in 2012, the Dept of Revenue instituted the market conditions adjusted sales ratio methodology (MCAP ratios) for calculating State Board sales ratios for a number of reasons:

- M.S. 278.05, (4), states that sales must be adjusted to reflect the difference in the date of sale compared to the assessment date;
- Tax Court ratios are adjusted for market conditions;
- 21-month state aid ratios already are adjusted for market conditions;
- Generally accepted appraisal principals indicate that, in the sales comparison approach, one of the first adjustments considered is for market conditions;
- International Association of Assessing Officers (IAAO) standards identify that time adjustments are necessary for accurate ratio studies;
- The DOR, by statute, must follow IAAO guidelines.

Data provided by county assessor. Organization by Deb Kind 03-26-16.

2015 to 2016 Greenwood Assessment Roll

PID	Owner	House #	Street	Property Type	2015 Land	2015 Bldg	2015 Total	Improvement	2016 Land	2016 Bldg	2016 Total	LAND Change	BLDG Change	TOTAL Change	Sale Price	2015 Ratio	2016 Ratio	LAND Street Avg	BLDG Street Avg	TOTAL Street Avg
RESIDENTIAL																				
2611723340018	R P TAYLOR ETAL	21860	BYRON CIR	R	162000	167000	329000	0	180000	186000	366000	11.11%	11.38%	11.25%						
2611723340032	SEAN C LANAHAN ET AL	21892	BYRON CIR	R	252000	425000	677000	0	280000	458000	738000	11.11%	7.76%	9.01%				11.11%	9.57%	10.13%
2611723310032	SUSAN C LEACH	5060	COVINGTON ST	R	135000	125000	260000	0	135000	138000	273000	0.00%	10.40%	5.00%						
2611723310043	A R HANSON & L ALLAR	5070	COVINGTON ST	R	135000	114000	249000	0	135000	121000	256000	0.00%	6.14%	2.81%						
2611723310044	T & P STOLZ	5090	COVINGTON ST	R	135000	122000	257000	0	135000	133000	268000	0.00%	9.02%	4.28%						
2611723310024	JOHN F STOLZ	5095	COVINGTON ST	R	101000	10000	111000	0	95000	20000	115000	-5.94%	100.00%	3.60%						
2611723310035	B T ERICKSON & M L ERICKSON	5100	COVINGTON ST	R	108000	90000	198000	0	108000	98000	206000	0.00%	8.89%	4.04%				-1.19%	26.89%	3.95%
3511723110054	CATHERINE WIELINSKI	5505	CRESTSIDE AVE	R	160000	138000	298000	0	183000	157000	340000	14.38%	13.77%	14.09%						
3511723110055	D R & C K PAEPER	5525	CRESTSIDE AVE	R	160000	134000	294000	0	183000	149000	332000	14.38%	11.19%	12.93%				14.38%	12.48%	13.51%
2611723310018	M L BROST & S R BROST	5110	CURVE ST	R	126000	146000	272000	0	129000	147000	276000	2.38%	0.68%	1.47%						
2611723310050	CHARLES A LAROSE	5115	CURVE ST	R	182000	219000	401000	0	177000	265000	442000	-2.75%	21.00%	10.22%				-0.18%	10.84%	5.85%
3511723110056	ROBERT DVORAK	20860	EXCELSIOR BLVD	R	77000	106000	183000	0	91000	114000	205000	18.18%	7.55%	12.02%						
3511723110018	GREGORY M SULLWOLD	20880	EXCELSIOR BLVD	R	115000	67000	182000	0	141000	76000	217000	22.61%	13.43%	19.23%						
3511723110087	R A & J Y CREAMER	21020	EXCELSIOR BLVD	R	102000	74000	176000	0	149000	83000	232000	46.08%	12.16%	31.82%						
3511723110038	MICHAEL E QUACKENBOSS ET AL	21030	EXCELSIOR BLVD	R	102000	116000	218000	0	149000	123000	272000	46.08%	6.03%	24.77%						
3511723110024	MORTON LENT	21080	EXCELSIOR BLVD	S	365000	160000	525000	0	365000	174000	539000	0.00%	8.75%	2.67%				26.59%	9.59%	18.10%
2611723310053	VALERIE NEWMAN & ERIC BISHOP	21760	FAIRVIEW ST	R	250000	193000	443000	0	243000	208000	451000	-2.80%	7.77%	1.81%						
2611723310052	PETER R & ELIZABETH JOHNSON	21770	FAIRVIEW ST	R	263000	224000	487000	0	257000	237000	494000	-2.28%	5.80%	1.44%						
2611723310023	M J GALLAGHER & J GALLAGHER	21775	FAIRVIEW ST	R	169000	327000	496000	0	176000	368000	544000	4.14%	12.54%	9.68%						
2611723310025	SEAN CONRAD	21780	FAIRVIEW ST	R	257000	397000	654000	0	257000	428000	685000	0.00%	7.81%	4.74%						
2611723310008	E D STAFFORD & S K STAFFORD	21880	FAIRVIEW ST	R	270000	529000	799000	0	270000	550000	820000	0.00%	3.97%	2.63%						
2611723310002	D C RUBENSTEIN LIVING TRUST	21885	FAIRVIEW ST	R	122000	253000	375000	0	122000	276000	398000	0.00%	9.09%	6.13%						
2611723310048	S R & J A PETERSON	21895	FAIRVIEW ST	R	189000	154000	343000	0	189000	170000	359000	0.00%	10.39%	4.66%						
2611723310047	MARILYN G THACKER	21915	FAIRVIEW ST	R	270000	25000	295000	0	275000	20000	295000	1.85%	-20.00%	0.00%				0.11%	4.67%	3.89%
2611723420073	A P HARNELL & K L HARNELL	5030	GREENWOOD CIR	R	126000	217000	343000	0	140000	210000	350000	11.11%	-3.23%	2.04%						
2611723420074	B G WRIGHT/W D WRIGHT	5040	GREENWOOD CIR	R	144000	229000	373000	0	160000	232000	392000	11.11%	1.31%	5.09%						
2611723420075	S D ROGERS & J A ROGERS	5050	GREENWOOD CIR	R	135000	235000	370000	0	150000	249000	399000	11.11%	5.96%	7.84%						
2611723420008	RICHARD C TIMM	5060	GREENWOOD CIR	R	126000	95000	221000	0	140000	105000	245000	11.11%	10.53%	10.86%						
2611723420009	B W & D A MALO	5070	GREENWOOD CIR	R	144000	199000	343000	0	160000	237000	397000	11.11%	19.10%	15.74%						
2611723420010	C A THISS & C A THISS	5090	GREENWOOD CIR	R	153000	240000	393000	0	170000	255000	425000	11.11%	6.25%	8.14%						
2611723420082	BROOKS D MYHRAN TRUSTEE	5130	GREENWOOD CIR	R	324000	566000	890000	0	260000	671000	931000	-19.75%	18.55%	4.61%						
2611723420081	W G SCHULTZ & D J SCHULTZ	5140	GREENWOOD CIR	R	324000	383000	707000	0	260000	545000	805000	-19.75%	42.30%	13.86%						
2611723420029	M LINDBERG & A LINDBERG	5160	GREENWOOD CIR	R	324000	469000	793000	0	260000	584000	844000	-19.75%	24.52%	6.43%						
2611723420030	DAVID L KICKHAFFER	5170	GREENWOOD CIR	R	180000	183000	363000	0	200000	208000	408000	11.11%	13.66%	12.40%						
2611723420031	P LUCKING & E BRAGG	5180	GREENWOOD CIR	R	225000	252000	477000	0	250000	280000	530000	11.11%	11.11%	11.11%						
2611723420032	REBECCA J ROBINSON	5190	GREENWOOD CIR	R	153000	123000	276000	0	170000	125000	295000	11.11%	1.63%	6.88%				3.40%	12.64%	8.75%
2611723420024	DOUBLE JK FARMS LLC	5040	HIGHVIEW PL	R	162000	50000	212000	0	180000	52000	232000	11.11%	4.00%	9.43%						
2611723420083	CHRISTOPHER BLANCHARD	5055	HIGHVIEW PL	R	270000	462000	732000	0	220000	594000	814000	-18.52%	28.57%	11.20%						
2611723420072	E J THOMES & C B THOMES	5070	HIGHVIEW PL	R	495000	899000	1394000	0	350000	1200000	1550000	-29.29%	33.48%	11.19%						
2611723420084	C J FIELD & B ABDUL-RASOOL	5075	HIGHVIEW PL	R	288000	442000	730000	0	220000	548000	768000	-23.61%	23.98%	5.21%						
2611723420080	MAUREEN A HOGAN TRUSTEE	5095	HIGHVIEW PL	R	324000	417000	741000	0	260000	564000	824000	-19.75%	35.25%	11.20%				-16.01%	25.06%	9.65%
2611723420046	M E JONES & T J FAUNDEEN	5045	KINGS CT	R	234000	218000	452000	0	230000	228000	458000	-1.71%	4.59%	1.33%						
2611723420048	KELSEY NELSON/BRADLEY NELSON	5055	KINGS CT	R	225000	156000	381000	0	230000	162000	392000	2.22%	3.85%	2.89%	389288	97.87%	100.70%	0.26%	4.22%	2.11%
2611723120016	S E RUSING & K L B RUSING	4725	LODGE LA	R	270000	282000	552000	0	230000	326000	556000	-14.81%	15.60%	0.72%						
2611723120012	L F POLK III & K L POLK	4740	LODGE LA	R	360000	794000	1154000	0	290000	898000	1188000	-19.44%	13.10%	2.95%						
2611723120013	T L GREINER & J P GREINER	4760	LODGE LA	R	360000	524000	884000	0	290000	602000	892000	-19.44%	14.89%	0.90%						
2611723120014	B S MARK & S E MARK	4780	LODGE LA	R	360000	830000	1190000	0	290000	999000	1289000	-19.44%	20.36%	8.32%						
2611723120015	DAWN MARIE LECUYER FELT	4800	LODGE LA	R	360000	1033000	1393000	0	290000	1157000	1447000	-19.44%	12.00%	3.88%						
2611723130055	R E GOLDEN & P J GOLDEN	4820	LODGE LA	R	300000	472000	772000	0	242000	536000	778000	-19.33%	13.56%	0.78%						

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2611723130069	J R HALL & J K HALL	4825	LODGE LA	R	300000	394000	694000	0	242000	470000	712000	-19.33%	19.29%	2.59%						
2611723130056	D L PEARSON & A H PEARSON	4840	LODGE LA	R	300000	355000	655000	0	242000	421000	663000	-19.33%	18.59%	1.22%						
2611723130057	N C OLSON JR & S A OLSON	4860	LODGE LA	R	300000	461000	761000	0	242000	530000	772000	-19.33%	14.97%	1.45%						
2611723130064	PAUL E FORST/JENIFER L FORST	4880	LODGE LA	R	300000	483000	783000	0	242000	569000	811000	-19.33%	17.81%	3.58%						
2611723130071	W O MCGOWAN & P A MCGOWAN	4895	LODGE LA	R	300000	404000	704000	0	242000	483000	725000	-19.33%	19.55%	2.98%						
2611723130065	G M BROWN & M A PYZDROWSKI	4920	LODGE LA	R	270000	310000	580000	0	230000	353000	583000	-14.81%	13.87%	0.52%						
2611723130072	ANDREW B EICHELMAN ET AL	4925	LODGE LA	R	270000	516000	786000	0	230000	598000	828000	-14.81%	15.89%	5.34%				-18.32%	16.11%	2.71%
2611723120017	G M GETCHELL & J K GETCHELL	4755	LYMAN CT	R	300000	366000	666000	0	242000	424000	666000	-19.33%	15.85%	0.00%						
2611723120018	SCOTT S & SUSAN J JOHNSON	4757	LYMAN CT	R	270000	362000	632000	0	230000	425000	655000	-14.81%	17.40%	3.64%						
2611723130068	M M MARTI & C F MARTI	4758	LYMAN CT	R	300000	403000	703000	0	242000	462000	704000	-19.33%	14.64%	0.14%	699000	100.57%	100.72%			
2611723130066	J BRANDEL & E DEVNEY-BRANDEL	4763	LYMAN CT	R	270000	387000	657000	0	230000	442000	672000	-14.81%	14.21%	2.28%						
2611723130067	J CICIPRELLI & E CICIPRELLI	4777	LYMAN CT	R	270000	359000	629000	0	230000	428000	658000	-14.81%	19.22%	4.61%				-16.62%	16.26%	2.14%
3511723110017	CYNTHIA L LEHMAN	5410	MANOR RD	R	64000	101000	165000	0	75000	108000	183000	17.19%	6.93%	10.91%				17.19%	6.93%	10.91%
2611723440045	JULIE CHRISTENSEN	5435	MAPLE HEIGHTS RD	R	141000	92000	233000	0	208000	100000	308000	47.52%	8.70%	32.19%	349900	66.59%	88.03%			
2611723440009	MICHAEL DINNDORF	5475	MAPLE HEIGHTS RD	R	141000	109000	250000	0	208000	117000	325000	47.52%	7.34%	30.00%						
3511723110095	NICHOLAS T WALKER	5525	MAPLE HEIGHTS RD	R	134000	114000	248000	0	166000	120000	286000	23.88%	5.26%	15.32%				39.64%	7.10%	25.84%
2611723310003	DANA R & ELLEN S NELSON TRST	5025	MEADVILLE ST	R	189000	246000	435000	0	189000	255000	444000	0.00%	3.66%	2.07%						
2611723310051	THELMA HEIDEL BAKER	5085	MEADVILLE ST	R	176000	33000	209000	0	176000	36000	212000	0.00%	9.09%	1.44%						
2611723310036	EXCELSIOR ENTERTAINMENT LLC	5095	MEADVILLE ST	R	270000	46000	316000	0	270000	51000	321000	0.00%	10.87%	1.58%						
2611723320019	JAMES M WOLFE TRUSTEE	5115	MEADVILLE ST	R	270000	375000	645000	0	270000	410000	680000	0.00%	9.33%	5.43%						
2611723320007	J R EKELUND & J L EKELUND	5135	MEADVILLE ST	R	270000	393000	663000	0	270000	463000	733000	0.00%	17.81%	10.56%						
2611723320018	5165 MEADVILLE LLC	5165	MEADVILLE ST	R	135000	145000	280000	0	135000	166000	301000	0.00%	14.48%	7.50%				0.00%	10.87%	4.76%
2611723130017	TRADING POST PROPERTIES LLC	21200	MINNETONKA BLVD	R	221000	25000	246000	0	230000	20000	250000	4.07%	-20.00%	1.63%	215569	114.12%	115.97%			
2611723130018	BRITTA R LARSON	21220	MINNETONKA BLVD	R	158000	94000	252000	0	161000	103000	264000	1.90%	9.57%	4.76%						
2611723130046	J S LEWIS & K M LEWIS	21240	MINNETONKA BLVD	R	205000	534000	739000	0	209000	577000	786000	1.95%	8.05%	6.36%						
2611723130047	K D WILCOCK ET AL CO-TRUSTEE	21260	MINNETONKA BLVD	S	158000	145000	303000	0	161000	155000	316000	1.90%	6.90%	4.29%						
2611723130021	JUDITH W GREGG	21280	MINNETONKA BLVD	R	158000	136000	294000	0	161000	153000	314000	1.90%	12.50%	6.80%						
2611723130048	M L LUND & T S PETERSON	21310	MINNETONKA BLVD	R	158000	95000	253000	0	161000	106000	267000	1.90%	11.58%	5.53%						
2611723420006	FRED J PARDUHN	21355	MINNETONKA BLVD	R	144000	82000	226000	0	160000	92000	252000	11.11%	12.20%	11.50%						
2611723130045	K J HANNIGAN & C M HANNIGAN	21380	MINNETONKA BLVD	R	158000	194000	352000	0	161000	203000	364000	1.90%	4.64%	3.41%						
2611723420020	MARK A WESTON	21493	MINNETONKA BLVD	R	108000	135000	243000	0	120000	136000	256000	11.11%	0.74%	5.35%						
2611723420004	VALDIS MUCENIEKS ETAL	21555	MINNETONKA BLVD	R	205000	177000	382000	0	209000	181000	390000	1.95%	2.26%	2.09%						
2611723310049	ROGER W CHAMPAGNE	21595	MINNETONKA BLVD	R	174000	98000	272000	0	177000	110000	287000	1.72%	12.24%	5.51%						
2611723310039	M D BURNS & C J BURNS	21620	MINNETONKA BLVD	R	158000	210000	368000	0	161000	219000	380000	1.90%	4.29%	3.26%						
2611723310020	L M BECHTELL & E G NICKELS	21685	MINNETONKA BLVD	R	174000	126000	300000	0	177000	128000	305000	1.72%	1.59%	1.67%				3.46%	5.12%	4.78%
2611723130051	V J LECKAS & J O LECKAS	21520	PINEVIEW CT	R	158000	165000	323000	0	177000	182000	359000	12.03%	10.30%	11.15%						
2611723130079	J S DOTY & AA JAMAR-DOTY	21540	PINEVIEW CT	R	174000	170000	344000	0	177000	179000	356000	1.72%	5.29%	3.49%						
2611723130030	ROBERT C SCHMITT JR	21560	PINEVIEW CT	R	174000	191000	365000	0	177000	209000	386000	1.72%	9.42%	5.75%						
2611723310041	K S & M L ANDERSON	21580	PINEVIEW CT	R	174000	153000	327000	0	177000	171000	348000	1.72%	11.76%	6.42%						
2611723310040	P H ROBERTS & P J ROBERTS	21600	PINEVIEW CT	R	174000	157000	331000	0	177000	175000	352000	1.72%	11.46%	6.34%				3.78%	9.65%	6.63%
2611723130035	PATRICK LENIHAN MCCARTHY	4900	SLEEPY HOLLOW RD	R	290000	229000	519000	0	294000	237000	531000	1.38%	3.49%	2.31%						
2611723130040	D R HILL & C C HILL	4925	SLEEPY HOLLOW RD	R	334000	275000	609000	0	338000	292000	630000	1.20%	6.18%	3.45%						
2611723130013	H & L WUDLICK	4930	SLEEPY HOLLOW RD	R	305000	20000	325000	0	309000	20000	329000	1.31%	0.00%	1.23%						
2611723130041	P & B GRIFFIN	4935	SLEEPY HOLLOW RD	R	348000	138000	486000	0	353000	150000	503000	1.44%	8.70%	3.50%						
2611723130042	K L & L M PARSONS	4945	SLEEPY HOLLOW RD	R	319000	265000	584000	0	323000	291000	614000	1.25%	9.81%	5.14%						
2611723130036	J R & R E DAHL	4960	SLEEPY HOLLOW RD	R	305000	244000	549000	0	309000	250000	559000	1.31%	2.46%	1.82%						
2611723130037	K K RILEY & K THACKER	4970	SLEEPY HOLLOW RD	R	319000	169000	488000	0	323000	184000	507000	1.25%	8.88%	3.89%						
2611723130054	C LEISING & E LEISING	4975	SLEEPY HOLLOW RD	R	290000	374000	664000	0	294000	410000	704000	1.38%	9.63%	6.02%						
2611723130038	BARBARA J DUNLAY	4980	SLEEPY HOLLOW RD	R	319000	212000	531000	0	323000	234000	557000	1.25%	10.38%	4.90%						
2611723130039	W & C LYNCH	4990	SLEEPY HOLLOW RD	R	305000	281000	586000	0	309000	288000	597000	1.31%	2.49%	1.88%				1.31%	6.20%	3.41%
2611723410041	K D SJOBERG & S A SJOBERG	4960	ST ALBANS BAY RD	R	189000	206000	395000	0	210000	224000	434000	11.11%	8.74%	9.87%						
2611723410042	T & S J REISNER	4970	ST ALBANS BAY RD	R	198000	248000	446000	0	220000	255000	475000	11.11%	2.82%	6.50%						

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3511723120034	R J AHMANN III/J R AHMANN	21470	EXCELSIOR BLVD	RL	959000	317000	1276000	0	972000	329000	1301000	1.36%	3.79%	1.96%						
3511723120013	G COLVIN & J COLVIN TRUSTEES	21500	EXCELSIOR BLVD	RL	439000	358000	797000	0	452000	381000	833000	2.96%	6.42%	4.52%				3.02%	14.27%	4.67%
2611723420053	EQUITY BANK	5085	GREENWOOD CIR	RL	844000	418000	1262000	0	913000	403000	1316000	8.18%	-3.59%	4.28%	1245000	101.37%	105.70%			
2611723420002	COLLEEN RUEGEMER LIVING TRST	5105	GREENWOOD CIR	RL	656000	304000	960000	0	681000	309000	990000	3.81%	1.64%	3.13%						
2611723420076	D P REGNIER & P A REGNIER TR	5115	GREENWOOD CIR	RL	540000	288000	828000	0	546000	288000	834000	1.11%	0.00%	0.72%						
2611723420034	M GUSTAFSON & D GUSTAFSON TR	5125	GREENWOOD CIR	RL	495000	244000	739000	0	475000	264000	739000	-4.04%	8.20%	0.00%						
2611723420035	SANDRA A STROMMEN	5135	GREENWOOD CIR	RL	473000	180000	653000	0	475000	200000	675000	0.42%	11.11%	3.37%						
2611723420036	MARK W ELIAS	5145	GREENWOOD CIR	RL	450000	166000	616000	0	475000	189000	664000	5.56%	13.86%	7.79%						
2611723420037	K J CHAPMAN & J A CHAPMAN	5155	GREENWOOD CIR	RL	734000	38000	772000	0	774000	30000	804000	5.45%	-21.05%	4.15%						
2611723420038	MARCY J WICKA TRUSTEE	5165	GREENWOOD CIR	RL	450000	219000	669000	0	475000	240000	715000	5.56%	9.59%	6.88%						
2611723420039	CHRISTINE M BIBLE TRUSTEE	5175	GREENWOOD CIR	S	734000	477000	1211000	0	774000	469000	1243000	5.45%	-1.68%	2.64%						
2611723420040	K D FISHER REVOCABLE TRUST	5185	GREENWOOD CIR	RL	500000	295000	795000	0	475000	336000	811000	-5.00%	13.90%	2.01%						
2611723420041	W B COOK & L A COOK	5195	GREENWOOD CIR	RL	450000	208000	658000	0	428000	232000	660000	-4.89%	11.54%	0.30%						
2611723420054	ANDREW ALTHAUSER	5200	GREENWOOD CIR	S	144000	161000	305000	0	160000	178000	338000	11.11%	10.56%	10.82%				2.73%	4.51%	3.84%
2611723420045	L S LEVINE & M R LEVINE	5040	KINGS CT	RL	275000	258000	533000	0	297000	267000	564000	8.00%	3.49%	5.82%						
2611723420047	R FOWLER & B FOWLER	5050	KINGS CT	RL	289000	210000	499000	0	312000	234000	546000	7.96%	11.43%	9.42%	560900	88.96%	97.34%	7.98%	7.46%	7.62%
3511723120031	J P & C L MCMULLIN REV TRSTS	8	MACLYNN RD	RL	990000	348000	1338000	0	1032000	389000	1421000	4.24%	11.78%	6.20%						
3511723120030	J HOCKERT & J HOCKERT	10	MACLYNN RD	RL	990000	276000	1266000	0	1032000	317000	1349000	4.24%	14.86%	6.56%	1670000	75.81%	80.78%			
3511723120026	ELLEN R TIMPE	12	MACLYNN RD	RL	885000	193000	1078000	0	929000	213000	1142000	4.97%	10.36%	5.94%						
3511723120025	KAY M JASPER	14	MACLYNN RD	RL	850000	230000	1080000	0	877000	255000	1132000	3.18%	10.87%	4.81%				4.16%	11.97%	5.88%
2611723410055	L S & S L NELSON TRUSTEES	5110	MANOR RD	RL	1110000	950000	2060000	0	1177000	1098000	2275000	6.04%	15.58%	10.44%						
2611723440024	J & W SCHULTZ	5330	MANOR RD	RL	237000	219000	456000	0	279000	211000	490000	17.72%	-3.65%	7.46%						
2611723440021	J L SCHEURICH ETAL	5350	MANOR RD	RL	237000	143000	380000	0	279000	149000	428000	17.72%	4.20%	12.63%						
2611723440020	JPN PROPERTIES LLC	5370	MANOR RD	RL	237000	55000	292000	0	279000	55000	334000	17.72%	0.00%	14.38%						
2611723440046	JULIANNE G SCHULTZ	5470	MANOR RD	RL	237000	247000	484000	0	279000	255000	534000	17.72%	3.24%	10.33%						
2611723440066	G L WESTRUM & K J WESTRUM	5490	MANOR RD	RL	237000	441000	678000	0	279000	508000	787000	17.72%	15.19%	16.08%				15.77%	5.76%	11.89%
2611723440053	JOHN & GAYLE BEAL	5470	MAPLE HEIGHTS RD	RL	727000	50000	777000	0	874000	20000	894000	20.22%	-60.00%	15.06%						
2611723440007	DAYNA M BERGQUIST	5480	MAPLE HEIGHTS RD	RL	867000	947000	1814000	0	1070000	1040000	2110000	23.41%	9.82%	16.32%						
3511723110090	LAURA L NESS & LLOYD W NESS	5500	MAPLE HEIGHTS RD	RL	725000	415000	1140000	0	712000	483000	1195000	-1.79%	16.39%	4.82%	1530485	74.49%	78.08%			
3511723110061	MARK L & DONNA KNIGHT	5510	MAPLE HEIGHTS RD	RL	629000	59000	688000	0	650000	51000	701000	3.34%	-13.56%	1.89%						
3511723110028	FRANK J PRECOPIO TRUSTEE	5520	MAPLE HEIGHTS RD	RL	483000	258000	741000	0	494000	277000	771000	2.28%	7.36%	4.05%						
3511723110029	MARIETTA J JACOBSEN	5530	MAPLE HEIGHTS RD	RL	656000	25000	681000	0	706000	20000	726000	7.62%	-20.00%	6.61%						
3511723110093	JOHN LAWRENCE FLOOD	5540	MAPLE HEIGHTS RD	RL	933000	674000	1607000	0	1146000	740000	1886000	22.83%	9.79%	17.36%						
3511723110092	THOMAS R SCHAUERMAN ETAL	5560	MAPLE HEIGHTS RD	RL	695000	10000	705000	0	729000	20000	749000	4.89%	100.00%	6.24%	755000	93.38%	99.21%			
3511723110037	JASON & MOLLY JOHNSON	5600	MAPLE HEIGHTS RD	RL	540000	284000	824000	0	594000	316000	910000	10.00%	11.27%	10.44%						
3511723110089	RONALD C WHEELER	5490	MAPLE HEIGHTS RD	S	445000	95000	540000	0	488000	108000	596000	9.66%	13.68%	10.37%						
3511723110094	RONALD C WHEELER	5535	MAPLE HEIGHTS RD	S	134000	111000	245000	0	166000	118000	284000	23.88%	6.31%	15.92%						
3511723110088	B WHEELER BYRNE/R C WHEELER	5545	MAPLE HEIGHTS RD	S	134000	153000	287000	0	166000	158000	324000	23.88%	3.27%	12.89%				12.52%	7.03%	10.16%
2611723340022	D J YASMINEH & A C YASMINEH	21793	MINNETONKA BLVD	RL	595000	74000	669000	0	743000	276000	1019000	24.87%	272.97%	52.32%	1190000	56.22%	85.63%			
2611723340026	J H DAVIS/H GARIBALDI-DAVIS	21795	MINNETONKA BLVD	RL	502000	165000	667000	0	623000	237000	860000	24.10%	43.64%	28.94%	900000	74.11%	95.56%			
2611723340013	LINDA L BEAN	21945	MINNETONKA BLVD	RL	229000	208000	437000	0	251000	208000	459000	9.61%	0.00%	5.03%						
2611723340008	H T KRESLINS & J E KRESLINS	21965	MINNETONKA BLVD	RL	953000	292000	1245000	0	1019000	318000	1337000	6.93%	8.90%	7.39%				16.38%	81.38%	23.42%
2611723440061	T L BAUMGARD & C S BAUMGARD	20920	OAK LA	RL	263000	429000	692000	0	310000	448000	758000	17.87%	4.43%	9.54%						
2611723440064	JANET E GRIFFING TRUSTEE	20925	OAK LA	RL	263000	461000	724000	0	310000	488000	798000	17.87%	5.86%	10.22%						
2611723440059	MICHAEL WILCOX/JULIA WILCOX	20940	OAK LA	RL	263000	416000	679000	0	310000	567000	877000	17.87%	36.30%	29.16%	1050000	64.67%	83.52%			
2611723440003	R A HOFF & S M HOFF	20960	OAK LA	S	855000	369000	1224000	0	874000	414000	1288000	2.22%	12.20%	5.23%						
2611723440063	D S SAARI & L A SAARI	21035	OAK LA	RL	263000	416000	679000	0	310000	470000	780000	17.87%	12.98%	14.87%						
2611723440048	CARL & ELIZABETH BERGQUIST	21050	OAK LA	RL	1323000	718000	2041000	0	1294000	859000	2153000	-2.19%	19.64%	5.49%						
2611723440051	CHARLES M & E J FELDBAUM	21020	OAK LA S	S	1446000	673000	2119000	0	1359000	769000	2128000	-6.02%	14.26%	0.42%				9.36%	15.09%	10.70%
2611723420049	GARY STOKVIS & JOY PECCHIA	5160	QUEENS CIR	RL	330000	381000	711000	0	356000	405000	761000	7.88%	6.30%	7.03%						
2611723420050	RONALD WESEMAN/MARY WESEMAN	5165	QUEENS CIR	RL	330000	233000	563000	0	356000	252000	608000	7.88%	8.15%	7.99%						
2611723420052	B N BOGEN & M BOGEN TRUSTEES	5175	QUEENS CIR	RL	784000	455000	1239000	0	819000	447000	1266000	4.46%	-1.76%	2.18%				6.74%	4.23%	5.73%

PID	Owner	House #	Street	Property Type	2015 Land	2015 Bldg	2015 Total	Improvement	2016 Land	2016 Bldg	2016 Total	LAND Change	BLDG Change	TOTAL Change	Sale Price	2015 Ratio	2016 Ratio	LAND Street Avg	BLDG Street Avg	TOTAL Street Avg
2611723420011	J T PASTOR & E M PASTOR	5100	GREENWOOD CIR	R	144000	209000	353000	15000	160000	276000	436000	11.11%	32.06%	23.51%						
2611723420025	DAVID H EGGERT & A R EGGERT	5050	HIGHVIEW PL	R	198000	25000	223000	103000	220000	128000	348000	11.11%	412.00%	56.05%	263000					
2611723420085	P W JOHNSON & K F JOHNSON	5085	HIGHVIEW PL	R	270000	25000	295000	404000	220000	429000	649000	-18.52%	1616.00%	120.00%						
2611723130070	W K CRWAFORD & C K CRAWFORD	4855	LODGE LA	R	300000	395000	695000	2000	242000	459000	701000	-19.33%	16.20%	0.86%						
2611723130063	LAURI A ROBERTS	4900	LODGE LA	R	300000	340000	640000	20000	242000	422000	664000	-19.33%	24.12%	3.75%						
3511723210025	CHAD R KERLIN/KELLY R KERLIN	6	MACLYNN RD	RL	1060000	111000	1171000	40000	1135000	40000	1175000	7.08%	-63.96%	0.34%	1161500					
2611723410052	MICHAEL T HOPFENSPIRGER ETAL	5100	MANOR RD	R	243000	542000	785000	164000	200000	764000	964000	-17.70%	40.96%	22.80%						
3511723120001	KAMRAN M TALEBI ET AL	5570	MAPLE HEIGHTS RD	RL	1550000	1017000	2567000	1759000	1600000	2776000	4376000	3.23%	172.96%	70.47%						
3511723110096	M J BENDIX & N E BENDIX	5580	MAPLE HEIGHTS RD	RL	910000	404000	1314000	174000	931000	610000	1541000	2.31%	50.99%	17.28%						
2611723240002	M P JONIKAS & D M JONIKAS	4930	MEADVILLE ST	RL	1340000	135000	1475000	442000	1330000	677000	2007000	-0.75%	401.48%	36.07%						
2611723330012	GREENWOOD MARINA LLC	21900	MINNETONKA BLVD	C	643000	2421000	3064000	200000	643000	4257000	4900000	0.00%	75.84%	59.92%						
2611723440065	E C ATTEMA & G W ATTEMA	20915	OAK LA	RL	263000	449000	712000	17000	310000	655000	965000	17.87%	45.88%	35.53%						
2611723130052	BRIAN H BURDICK	4950	SLEEPY HOLLOW RD	R	290000	409000	699000	34000	294000	484000	778000	1.38%	18.34%	11.30%						
2611723410048	JOHN E & BRIDGETTE E DUNN	4940	ST ALBANS BAY RD	RL	540000	164000	704000	25000	553000	207000	760000	2.41%	26.22%	7.95%						
2611723410004	STEPHEN PINT & HEATHER PINT	5140	ST ALBANS BAY RD	S	963000	55000	1018000	1546000	961000	1601000	2562000	-0.21%	2810.91%	151.67%						
2611723410058	M D ANDERSON & D H ANDERSON	5105	WEEKS RD	RL	1609000	928000	2537000	706000	1617000	1634000	3251000	0.50%	76.08%	28.14%						
2611723310013	RICHARD SUNDBERG	5125	WEST ST	RL	552000	33000	585000	162000	557000	195000	752000	0.91%	490.91%	28.55%						
APARTMENTS																				
2611723420003	J A KLINKNER & K A KLINKNER	5205	GREENWOOD CIR	A	663000	727000	1390000	0	663000	823000	1486000	0.00%	13.20%	6.91%						
COMMERCIAL																				
2611723310028	EXCELSIOR ENTERTAINMENT LLC	5185	MEADVILLE ST	C	1180000	20000	1200000	0	1330000	20000	1350000	12.71%	0.00%	12.50%						
2611723340013	LINDA L BEAN	21945	MINNETONKA BLVD	C	158000	35000	193000	0	174000	35000	209000	10.13%	0.00%	8.29%						
2611723340008	H T KRESLINS & J E KRESLINS	21965	MINNETONKA BLVD	C	132000	25000	157000	0	175000	25000	200000	32.58%	0.00%	27.39%						
3511723120016	5TH STREET VENTURES LLC	21000	STATE HWY NO 7	C	80000	208000	288000	0	80000	352000	432000	0.00%	69.23%	50.00%						
3511723120017	MORGAN V LLC	21380	STATE HWY NO 7	C	121000	126000	247000	0	123000	141000	264000	1.65%	11.90%	6.88%						
3511723120028	WOLFIE MANAGEMENT LLC	21450	STATE HWY NO 7	C	160000	245000	405000	0	160000	250000	410000	0.00%	2.04%	1.23%						
3511723120029	BRIDGEWATER PROP GRENWD LLC	21500	STATE HWY NO 7	C	139000	1011000	1150000	0	139000	1059000	1198000	0.00%	4.75%	4.17%						
3511723120015	GREENWOOD 59 LLC	21550	STATE HWY NO 7	C	267000	3000	270000	0	275000	3000	278000	3.00%	0.00%	2.96%						
MISC																				
2611723120019	GREEN WOODS ASSOCIATION INC	19	ADDRESS UNASSIGNED	K	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!						
2611723440068	KNAPP COOL OAKS CORP	19	ADDRESS UNASSIGNED	K	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!						
2611723440069	KNAPP COOL OAKS CORP	19	ADDRESS UNASSIGNED	K	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!						
3511723120024	MAC LYNN ROAD INC	19	ADDRESS UNASSIGNED	K	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!						
3511723120027	CLARENCE K BROS INC	19	ADDRESS UNASSIGNED	K	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!						
2611723440067	KNAPP COOL OAKS CORP	21000	OAK LA	K	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!						
2611723420051	R FOWLER & B FOWLER ET AL	5170	QUEENS CIR	K	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!						
LOT COMMERCIAL																				
3511723110019	NAEGELE OUTDOOR ADV CO	20900	EXCELSIOR BLVD	LC	94000	0	94000	0	94000	0	94000	0.00%	#DIV/0!	0.00%						
2611723340001	EXCELSIOR ENTERTAINMENT LLC	5185	MEADVILLE ST	LC	9000	0	9000	0	9000	0	9000	0.00%	#DIV/0!	0.00%						
3511723120015	GREENWOOD 59 LLC	21550	STATE HWY NO 7	LC	34000	0	34000	0	38000	0	38000	11.76%	#DIV/0!	11.76%						
LOT LAKESHORE																				
2611723120022	B S & S E MARK	19	ADDRESS UNASSIGNED	LL	318000	0	318000	0	75000	0	75000	-76.42%	#DIV/0!	-76.42%						
2611723130011	JEANNIE W BOWERS	19	ADDRESS UNASSIGNED	LL	50000	0	50000	0	50000	0	50000	0.00%	#DIV/0!	0.00%						
2611723340017	R P TAYLOR ETAL	19	ADDRESS UNASSIGNED	LL	50000	0	50000	0	50000	0	50000	0.00%	#DIV/0!	0.00%						
2611723440058	MICHAEL DINNDORF ET AL	19	ADDRESS UNASSIGNED	LL	50000	0	50000	0	50000	0	50000	0.00%	#DIV/0!	0.00%						
2611723120005	C M & C M HENGEL TRUSTEES	4690	LINWOOD CIR	LL	1135000	0	1135000	0	1125000	0	1125000	-0.88%	#DIV/0!	-0.88%						
2611723440062	CARL R BERGQUIST JR ET AL	21045	OAK LA	LL	197000	0	197000	0	310000	0	310000	57.36%	#DIV/0!	57.36%						
LOT RESIDENTIAL																				
2511723330018	CITY OF GREENWOOD	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!						
2511723330019	TIMOTHY M BERG	19	ADDRESS UNASSIGNED	LR	1000	0	1000	0	1000	0	1000	0.00%	#DIV/0!	0.00%						
2611723120001	HENN CTY REGIONAL RR AUTH	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!						
2611723130043	BRIAN H BURDICK	19	ADDRESS UNASSIGNED	LR	29000	0	29000	0	29000	0	29000	0.00%	#DIV/0!	0.00%						

PID	Owner	House #	Street	Property Type	2015 Land	2015 Bldg	2015 Total	Improvement	2016 Land	2016 Bldg	2016 Total	LAND Change	BLDG Change	TOTAL Change	Sale Price	2015 Ratio	2016 Ratio	LAND Street Avg	BLDG Street Avg	TOTAL Street Avg		
2611723130073	CITY OF GREENWOOD	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
2611723240022	JILL N & REID F TRAUTZ TRUST	19	ADDRESS UNASSIGNED	LR	21000	0	21000	0	21000	0	21000	0.00%	#DIV/0!	0.00%								
2611723310004	CITY OF GREENWOOD	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
2611723310005	MARILYN G THACKER	19	ADDRESS UNASSIGNED	LR	1000	0	1000	0	1000	0	1000	0.00%	#DIV/0!	0.00%								
2611723310006	CITY OF GREENWOOD	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
2611723310009	THOMAS L WARNER ETAL	19	ADDRESS UNASSIGNED	LR	24000	0	24000	0	24000	0	24000	0.00%	#DIV/0!	0.00%								
2611723310038	VILLAGE OF GREENWOOD	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
2611723440019	D K & K S PLOWMAN	19	ADDRESS UNASSIGNED	LR	1000	0	1000	0	1000	0	1000	0.00%	#DIV/0!	0.00%								
3511723110057	CITY OF GREENWOOD	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
3511723120002	VIL OF EXCELSIOR	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
3511723120014	CITY OF EXCELSIOR	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
3511723120022	LAVERNE E ZIGNEIGO	19	ADDRESS UNASSIGNED	LR	8000	0	8000	0	8000	0	8000	0.00%	#DIV/0!	0.00%								
2611723240030	NORA LYNN SCALLEN	21695	FAIRVIEW ST	LR	54000	0	54000	0	270000	0	270000	400.00%	#DIV/0!	400.00%								
2611723120011	L F POLK III & K L POLK	4720	LODGE LA	LR	270000	0	270000	0	230000	0	230000	-14.81%	#DIV/0!	-14.81%								
2511723330017	TIMOTHY M BERG	5230	MANOR RD	LR	1000	0	1000	0	1000	0	1000	0.00%	#DIV/0!	0.00%								
2511723330020	TIMOTHY M BERG	5270	MANOR RD	LR	1000	0	1000	0	1000	0	1000	0.00%	#DIV/0!	0.00%								
2511723330008	METRO WASTE CONTROL COMM	5290	MANOR RD	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
2611723310001	CITY OF GREENWOOD	5015	MEADVILLE ST	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
2611723130016	MARY JEAN MCGREGOR	21170	MINNETONKA BLVD	LR	63000	0	63000	0	64000	0	64000	1.59%	#DIV/0!	1.59%								
2611723420007	JEFFREY R VOORHEES ET AL	21385	MINNETONKA BLVD	LR	90000	0	90000	0	100000	0	100000	11.11%	#DIV/0!	11.11%								
2611723420019	DOUBLE JK FAMRS LLC	21491	MINNETONKA BLVD	LR	90000	0	90000	0	100000	0	100000	11.11%	#DIV/0!	11.11%								
2611723420021	CITY OF GREENWOOD	21495	MINNETONKA BLVD	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
2611723130028	TONKA SHORE LLC	4965	SLEEPY HOLLOW RD	LR	290000	0	290000	0	294000	0	294000	1.38%	#DIV/0!	1.38%								
2611723410050	CITY OF GREENWOOD	4956	ST ALBANS BAY RD	LR	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!								
Sales that were included in the Sales Ratio Study																						
Sales that were rejected from the Sales Ratio Study																						
Sales that occurred after the official end of the Sales Ratio Study period																						
Data provided by county assessor. Organization done by Deb Kind 03-26-16.																						

Tax Capacity Formula & Tax Rate Comparison for Taxes Payable in 2016

A property with an assessed EMV of:	\$750,000			
First \$500,000 is multiplied by 1%	\$500,000	x	1%	= \$5,000
Balance is multiplied by 1.25%	\$250,000	x	1.25%	= \$3,125
Equals the "tax capacity" for the property:				\$8,125

The above tax capacity formula is determined by the state and the multipliers are the same for every property in the state. To calculate your property's **tax capacity**, simply replace the **bold** number on the first line of the above formula with your property's **2015 estimated market value (EMV)**. The tax capacity number in yellow then is automatically inserted into the below spreadsheet and multiplied times the county, school, city, and misc **tax rates** to calculate the total **2016 taxes** for your property (Greenwood line if you live in Greenwood) and compares your taxes to the taxes paid by properties with the same EMV in other cities. **The tax rate is the same for every property in a jurisdiction.** The tax rate is determined by taking the total budgeted levy and dividing it by the total tax capacity for all properties in a jurisdiction. In other words, **when property values decline, tax rates will increase** so the total amount collected matches the budgeted levy amounts. Conversely, **when property values increase, tax rates decrease or do not increase as much** to match the budgeted levy amounts. The tax rates for **2017** will not be known until budgets / levies are set in the fall. Since property values increased county wide, it is likely that the tax rates will decrease for taxes collected in **2017, so this sheet will NOT work for calculating your 2017 taxes.**

	HENNEPIN COUNTY TAXES			MTKA SCHOOL DISTRICT TAXES						CITY TAXES			MISC TAXES: Hennepin Parks, Met Council, Watershed, etc.			TOTAL	
	COUNTY Tax Rate	Tax Capacity	Total COUNTY Taxes	SCHOOL Tax Rate	Tax Capacity	Subtotal SCHOOL Taxes	SCHOOL Referendum Tax Rate*	EMV	Subtotal SCHOOL Ref Taxes	Total SCHOOL Taxes	CITY Tax Rate	Tax Capacity	Total CITY Taxes	MISC Tax Rate	Tax Capacity	Total MISC Taxes	Total PROPERTY Taxes
Minnetonka	45.356%	\$8,125	\$3,685	22.88700%	\$8,125	\$1,860	0.30072%	\$750,000	\$2,255	\$4,115	35.863%	\$8,125	\$2,914	11.254%	\$8,125	\$914	\$11,628
Eden Prairie	45.356%	\$8,125	\$3,685	22.88700%	\$8,125	\$1,860	0.30072%	\$750,000	\$2,255	\$4,115	32.327%	\$8,125	\$2,627	11.254%	\$8,125	\$914	\$11,341
Excelsior	45.356%	\$8,125	\$3,685	22.88700%	\$8,125	\$1,860	0.30072%	\$750,000	\$2,255	\$4,115	30.253%	\$8,125	\$2,458	11.254%	\$8,125	\$914	\$11,173
Shorewood	45.356%	\$8,125	\$3,685	22.88700%	\$8,125	\$1,860	0.30072%	\$750,000	\$2,255	\$4,115	30.227%	\$8,125	\$2,456	11.254%	\$8,125	\$914	\$11,170
Greenwood	45.356%	\$8,125	\$3,685	22.88700%	\$8,125	\$1,860	0.30072%	\$750,000	\$2,255	\$4,115	18.963%	\$8,125	\$1,541	11.254%	\$8,125	\$914	\$10,255
Tonka Bay	45.356%	\$8,125	\$3,685	22.88700%	\$8,125	\$1,860	0.30072%	\$750,000	\$2,255	\$4,115	18.117%	\$8,125	\$1,472	11.254%	\$8,125	\$914	\$10,187
Deephaven	45.356%	\$8,125	\$3,685	22.88700%	\$8,125	\$1,860	0.30072%	\$750,000	\$2,255	\$4,115	16.338%	\$8,125	\$1,327	11.254%	\$8,125	\$914	\$10,042
Woodland	45.356%	\$8,125	\$3,685	22.88700%	\$8,125	\$1,860	0.30072%	\$750,000	\$2,255	\$4,115	10.692%	\$8,125	\$869	11.254%	\$8,125	\$914	\$9,583

Greenwood Percent of \$1

35.9%

40.1%

15.0%

8.9% 100.0%

The above spreadsheet shows how a Hennepin County / Minnetonka School District property with the same EMV will pay more or less taxes depending on the **city** it is located in.

* School referendum tax rates are multiplied times the total EMV, not the tax capacity number.

Source: www.hennepin.us, Taxing District Information, 2016 Final Tax Rate Cards.

Sheet updated 03-26-16

TAX RATE HISTORY

Tax rates are calculated by taking the total budgeted levy and dividing it by the total tax capacity derived from assessed estimated market values (EMVs) for all properties in a jurisdiction from the previous year. For instance, Greenwood's budgeted levy has had ZERO increases since 2010. So when Greenwood's EMVs decreased from 2009 to 2013, the city's tax rate increased from 2010 to 2014 in order to collect the same budgeted levy amount. Conversely, when Greenwood's EMVs increased in 2014, the city's 2015 tax rate decreased to collect the same budgeted levy amount. Note: Even though the county increased their budgeted levy for 2015 & 2016, their 2015 & 2016 tax rates decreased, because the countywide EMVs increased more than the budgeted levy increases.

	2010 Tax Rate Based on 2009 EMVs	2011 Tax Rate Based on 2010 EMVs	2012 Tax Rate Based on 2011 EMVs	2013 Tax Rate Based on 2012 EMVs	2014 Tax Rate Based on 2013 EMVs	2015 Tax Rate Based on 2014 EMVs	2016 Tax Rate Based on 2015 EMVs
Hennepin County	41.945%	45.840%	48.231%	49.461%	49.959%	46.398%	45.356%
Mtka School Dist	18.657%	21.274%	23.015%	24.487%	24.374%	25.093%	22.887%
Greenwood	17.936%	19.107%	20.336%	20.897%	22.246%	19.819%	18.963%

Source: www.hennepin.us, Taxing District Information, Final Tax Rate Cards

The above chart does not include school district referendum tax rates and misc tax rates.

Updated 03-26-16



Agenda Item: Consent Agenda

Summary: The consent agenda typically includes the most recent council minutes, cash summary report, verified report, electronic fund transfers, and check registers. The consent agenda also may include the 2nd reading of ordinances that were approved unanimously by the council at the 1st reading. Council members may remove consent agenda items for further discussion. Removed items will be placed under Other Business on the agenda.

Council Action: Required. Possible motion ...

1. I move the council approves the consent agenda items as presented.

MINUTES

Greenwood City Council Meeting

Wednesday, March 2, 2016
20225 Cottagewood Road, Deephaven, MN 55331



1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Kind called the meeting to order at 7pm.

Members Present: Mayor Kind; Councilmembers Bill Cook, Tom Fletcher, Rob Roy

Members Absent: Councilman Quam

Staff Members Present: City Zoning Administrator Dale Cooney, City Attorney Mark Kelly,
Acting City Attorney Bob Vose

Motion by Kind to approve the agenda. Second by Roy. Motion passed 4-0.

2. CONSENT AGENDA

A. Approve: 02-03-16 City Council Meeting Minutes

B. Approve: January Cash Summary Report

C. Approve: January Certificates of Deposit Report

D. Approve: February Verifies, Check Register, Electronic Fund Transfers

E. Approve: March Payroll Register

Motion by Kind to approve the consent agenda. Second by Cook. Motion passed 4-0.

3. MATTERS FROM THE FLOOR

John Rauth, 4910 Woods Court, spoke regarding corrections he would like made to his comments in the draft of the February 17, 2016 planning commission minutes. He also suggested the city adopt a code of conduct.

View full comments at LMCC-TV.org.

4. PRESENTATIONS, REPORTS, GUESTS, AND ANNOUNCEMENTS

A. Presentation: Res 09-16 Certificate of Appreciation for Planning Commissioner David Paeper

Motion by Roy to approve resolution 09-16, a certificate of appreciation recognizing the contributions of Planning Commissioner David Paeper. Second by Cook. Motion passed 4-0.

Mayor Kind presented a framed certificate to David Paeper and thanked him for his service to the city.

View the presentation at LMCC-TV.org.

B. Report: CliftonLarsonAllen, 2015 Audit Report

Motion by Fletcher to approve the 2015 audit report as presented by CliftonLarsonAllen. Second by Cook. Motion passed 4-0.

View the audit presentation at LMCC-TV.org.

5. PUBLIC HEARINGS

A. None

6. PLANNING & ZONING ITEMS

A. Consider: Res 11-16 Simple Subdivision Findings, Dan Heiland, 21200 Minnetonka Blvd

Note: For this agenda item Acting Attorney Bob Vose advised the city council due to City Attorney Mark Kelly's conflict of interest because he has an ongoing attorney-client relationship with Dan Heiland.

Marietta Jacobson, 5530 Maple Heights Road, read a letter on behalf of the applicant Dan Heiland.

View at LMCC-TV.org.

Motion by Fletcher to (1) approve resolution 11-16 findings for denial regarding the simple subdivision request of Dan Heiland, doing business as Trading Post Properties, LLC, to subdivide 21200 Minnetonka Boulevard into two separate parcels (2) authorize the refund of application fee to Dan Heiland, doing business as Trading Post Properties, LLC. Second by Cook. Motion passed 4-0.

- B. 1st Reading: Ord 252 Adding Stormwater Management Section 1140.17 to Zoning Code Res 12-16 Summary of Ord 252 for Publication

Motion by Fletcher to (1) approve the first reading of ordinance 252, an ordinance of the amending Greenwood ordinance code chapter 11 regarding stormwater management, with the revisions as discussed by the council; and (2) direct that the ordinance be placed on the next city council agenda for a second reading. Second by Cook. Motion passed 4-0.

- C. Consider: Res 10-16 Planning Commission Appointments

Motion by Cook to approve resolution 10-16 updating the city's planning commission appointments and direct that the oath of office be administered to the newly-appointed planning commissioners at the next planning commission meeting. Second by Roy. Motion passed 4-0.

7. UNFINISHED BUSINESS

- A. 1st Reading: Ord 253 Amending Ordinance Code Chapter 3 Regarding Watershed District Permits and Water Management Plans
Res 13-16 Summary of Ord 253 for Publication

Motion by Fletcher to (1) approve the first reading of ordinance 253, regarding watershed district permits and water management plans, as written; and (2) direct that the ordinance be placed on the next city council agenda for a second reading. Second by Cook. Motion passed 4-0.

8. NEW BUSINESS

- A. Consider: Request for No-Parking Signs Near 21770, 21720, 21710, and 21700 Fairview Street

Pete Johnson, 21770 Fairview Street, spoke about his desire to install permanent no-parking signs along the inside of the curve on Fairview Street between his driveway and the driveway at 21700. *View at LMCC-TV.org.*

Motion by Kind to direct the traffic committee to review permanent no-parking signs on Fairview Street between Covington Street and Sleepy Hollow Road and come back to the city council with a recommendation. Second by Fletcher. Motion passed 4-0.

Motion by Kind to authorize Councilman Cook to post temporary no-parking signs on Fairview Street between Covington Street and Sleepy Hollow Road in locations he deems appropriate with the intention to ensure driveway access, mailbox access, and to protect plantings. Second by Fletcher. Motion passed 4-0.

- B. Consider: 2016 St. Alban's Bay Lake Improvement District Contribution

Motion by Cook to (1) approve the disbursement of \$5000 from the marina fund for 2016 St. Alban's Bay aquatic invasive species treatment; (2) plan to budget \$2500 for 2017 treatment; and (3) direct the city treasurer to send the 2016 funds to the St. Alban's Bay Lake Improvement District, managers of the treatment program. Second by Kind. Motion passed 4-0.

- C. 1st Reading: Ord 254 Amending Ordinance Code Chapter 10 Regarding Illicit Discharge
Res 14-16 Summary of Ord 254 for Publication

Motion by Fletcher to (1) approve the first reading of ordinance 254, regarding illicit discharge standards, as written; and (2) directs that the ordinance be placed on the next city council agenda for a second reading. Second by Cook. Motion passed 4-0.

- D. Consider: Approval of Updated 2016 LMCC Budget

Motion by Fletcher to approve the updated Lake Minnetonka Communications Commission 2016 Budget labeled "rev 216" and direct that a copy of this motion be sent to LMCC Operations Manager Jim Lundberg. Second by Roy. Motion passed 4-0.

9. OTHER BUSINESS

- A. None

10. COUNCIL REPORTS

- A. Cook: Planning Commission, Parks, Sewer Study, St. Alban's Bay Bridge, Traffic Committee

No council action taken.

B. Fletcher: Lake Minnetonka Communications Commission, Fire

No council action taken.

C. Kind: Police, Administration, Mayors' Meetings, Website

Motion by Roy to authorize the installation of the "No Cars or Trucks" sign on the center bollard at the Meadville boat launch. Second by Cook. Motion passed 4-0.

D. Quam: Roads & Sewers, Minnetonka Community Education, Traffic Committee

No council action taken.

E. Roy: Lake Minnetonka Conservation District, St. Alban's Bay Lake Improvement District

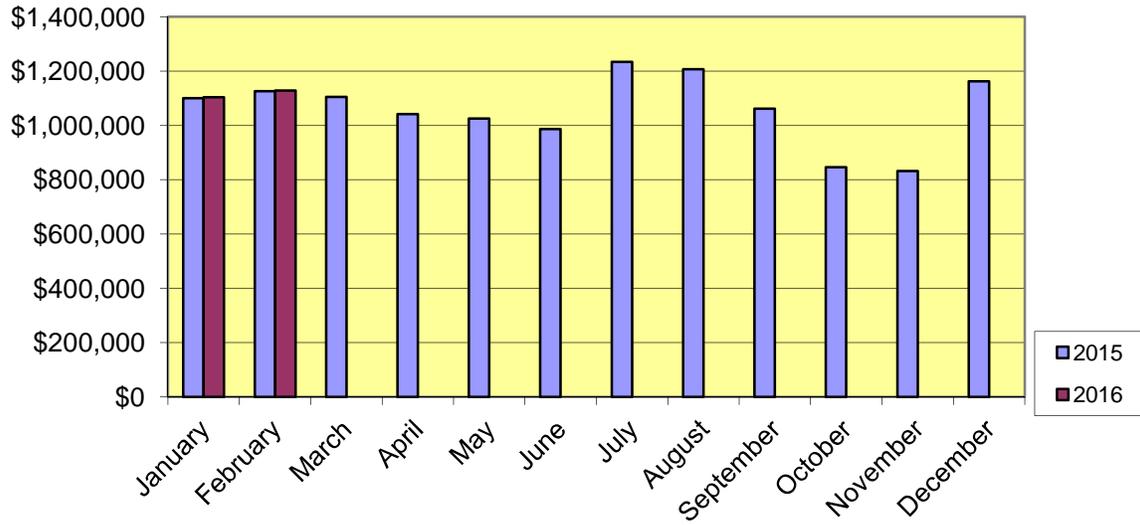
No council action taken.

11. ADJOURNMENT

Motion by Roy to adjourn the meeting at 9:05pm. Second by Cook. Motion passed 4-0.

This document is intended to meet statutory requirements for city council meeting minutes. A video recording was made of the meeting, which provides a verbatim account of what transpired. The video recording is available for viewing on LMCC TV channel 8 for 1 month, at www.lmcc-tv.org for 1 year, and on DVD at the city office (permanent archive).

City of Greenwood Monthly Cash Summary



Month	2015	2016	Variance with Prior Month	Variance with Prior Year
January	\$1,100,038	\$1,103,197	-\$59,352	\$3,159
February	\$1,125,995	\$1,128,257	\$25,060	\$2,262
March	\$1,105,199	\$0	-\$1,128,257	-\$1,105,199
April	\$1,041,296	\$0	\$0	-\$1,041,296
May	\$1,025,022	\$0	\$0	-\$1,025,022
June	\$986,189	\$0	\$0	-\$986,189
July	\$1,234,400	\$0	\$0	-\$1,234,400
August	\$1,207,294	\$0	\$0	-\$1,207,294
September	\$1,061,011	\$0	\$0	-\$1,061,011
October	\$845,408	\$0	\$0	-\$845,408
November	\$831,317	\$0	\$0	-\$831,317
December	\$1,162,549	\$0	\$0	-\$1,162,549

Bridgewater Bank Money Market	\$374,713
Bridgewater Bank Checking	\$28,408
Beacon Bank CD	\$407,884
Beacon Bank Money Market	\$312,176
Beacon Bank Checking	\$5,076
	\$1,128,257

ALLOCATION BY FUND

General Fund	\$476,567
Special Project Fund	\$0
General Fund Designated for Parks	\$22,685
Bridge Capital Project Fund	\$147,173
Road Improvement Fund	\$50,000
Stormwater Fund	\$34
Sewer Enterprise Fund	\$366,828
Marina Enterprise Fund	\$64,970
	\$1,128,257

GREENWOOD CERTIFICATES OF DEPOSIT

Report Date: 2/29/2016

Acct #	Bank	Date	Term	Maturity	Rate	Amount
101-10410	Beacon Bank	12/06/15	13 month	01/06/17	0.60%	\$ 61,479.27
101-10407	Beacon Bank	01/04/15	13 month	03/04/17	0.70%	\$ 62,029.05
101-10408	Beacon Bank	04/05/15	13 month	05/05/16	0.60%	\$ 61,559.26
101-10411	Beacon Bank	06/22/15	13 month	07/22/16	0.60%	\$ 80,540.92
101-10409	Beacon Bank	08/05/15	13 month	09/05/16	0.60%	\$ 61,545.47
101-10412	Beacon Bank	10/22/15	13 month	11/22/16	0.60%	\$ 80,730.24
					TOTAL	\$ 407,884.21

CITY COUNCIL POLICY: 09-03-14 Motion by Roy to authorize the administrative committee to open CDs with a maximum initial maturity of 25 months with a combined maximum total CD balance of \$500,000 at Beacon Bank or Bridgewater Bank. Second by Cook. Motion passed 5-0.

Check Issue Date(s): 03/01/2016 - 03/31/2016

Per	Date	Check No	Vendor No	Payee	Check GL Acct	Amount
03/16	03/01/2016	12234	808	ADVANTAGE SIGNS & GRAPHICS INC	101-20100	80.15
03/16	03/01/2016	12235	10	AMERICAN SOLUTIONS FOR BUSINES	101-20100	338.04
03/16	03/01/2016	12236	51	BOLTON & MENK, INC.	502-20100	610.50
03/16	03/01/2016	12237	9	CITY OF DEEPHAVEN	101-20100	7,413.03
03/16	03/01/2016	12238	761	DEBRA KIND	101-20100	10.14
03/16	03/01/2016	12239	861	HOFF, BARRY & KOZAR, P.A.	101-20100	2,136.15
03/16	03/01/2016	12240	816	LABEL PRODUCTS	101-20100	413.58
03/16	03/01/2016	12241	99	LAKE MTKA CONSERVATION DISTRIC	101-20100	1,502.25
03/16	03/01/2016	12242	864	MICHAEL DVORACEK	101-20100	400.00
03/16	03/01/2016	12243	38	SO LAKE MINNETONKA POLICE DEPT	101-20100	43,129.16
03/16	03/01/2016	12244	745	Vintage Waste Systems	101-20100	1,628.25
03/16	03/02/2016	12245	3	KELLY LAW OFFICES	101-20100	2,225.00
03/16	03/22/2016	12246	51	BOLTON & MENK, INC.	502-20100	726.00
03/16	03/22/2016	12247	9	CITY OF DEEPHAVEN	101-20100	1,356.08
03/16	03/22/2016	12248	68	GOPHER STATE ONE CALL	602-20100	26.10
03/16	03/22/2016	12249	3	KELLY LAW OFFICES	101-20100	712.50
03/16	03/22/2016	12250	105	METRO COUNCIL ENVIRO SERVICES	602-20100	3,203.41
03/16	03/22/2016	12501	808	ADVANTAGE SIGNS & GRAPHICS INC	101-20100	213.75
03/16	03/22/2016	12502	762	CATALYST GRAPHICS INC	101-20100	155.79
03/16	03/22/2016	12503	757	CliftonLarsonAllen, LLP	101-20100	9,000.00
03/16	03/22/2016	12504	865	DAN HEILAND	101-20100	150.00
03/16	03/22/2016	12505	822	ECM PUBLISHERS INC	101-20100	161.00
03/16	03/22/2016	12506	199	ELECTRIC PUMP	602-20100	898.45
03/16	03/22/2016	12507	841	LAW OFFICE GREGORY E KELLER PA	101-20100	391.00
03/16	03/22/2016	12508	145	XCEL ENERGY	101-20100	572.78
Totals:						<u>77,453.11</u>

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
ADVANTAGE SIGNS & GRAPHICS INC					
808	ADVANTAGE SIGNS & GRAPHIC	00026747	"NO CARS OR TRUCKS" SIGN	02/24/2016	80.15
		00026832	SIGNS	03/21/2016	213.75
Total ADVANTAGE SIGNS & GRAPHICS INC					293.90
AMERICAN SOLUTIONS FOR BUSINES					
10	AMERICAN SOLUTIONS FOR BU	INV02477119	RECEIPT BOOKS - 1 UP	02/18/2016	160.67
		INV02480577	RECEIPT BOOKS - 3 UP	02/23/2016	177.37
Total AMERICAN SOLUTIONS FOR BUSINES					338.04
BOLTON & MENK, INC.					
51	BOLTON & MENK, INC.	0187029	2015 MISC ENGINEERING	01/31/2016	30.00
		0187030	2016 DEVELOPMENT REVIEW	01/31/2016	256.50
		0187031	2016 SEWER IMPROVEMENTS	01/31/2016	324.00
		0187900	2016 MISC ENGINEERING	02/29/2016	56.00
			2016 MISC ENGINEERING		146.00
		0187901	2016 SEWER IMPROVEMENTS	02/29/2016	448.00
		0187903	2016 STREET IMPROVEMENTS	02/29/2016	76.00
Total BOLTON & MENK, INC.					1,336.50
CATALYST GRAPHICS INC					
762	CATALYST GRAPHICS INC	14537	CITY NEWSLETTER	03/16/2016	88.00
		14538	CITY MAP	03/16/2016	67.79
Total CATALYST GRAPHICS INC					155.79
CITY OF DEEPHAVEN					
9	CITY OF DEEPHAVEN	030316	OFFICE SUPPLIES	03/03/2016	26.70
			SIGNS		280.00
			ZONING - FEB		1,049.38
		FEB 2016	RENT & EQUIPMENT	02/28/2016	487.45
			Postage		66.19
			COPIES		196.60
			SEWER		378.20
			SNOW PLOWING/SANDING/SALT		2,698.59
			BIKE PATH		283.65
			PARK MAINTENANCE		472.75
			Clerk Services		2,829.60
Total CITY OF DEEPHAVEN					8,769.11
CliftonLarsonAllen, LLP					
757	CliftonLarsonAllen, LLP	1192610	2015 AUDIT	02/26/2016	9,000.00
Total CliftonLarsonAllen, LLP					9,000.00
DAN HEILAND					
865	DAN HEILAND	030716	SUBDIVISION REQUEST REFUND	03/07/2016	150.00
Total DAN HEILAND					150.00
DEBRA KIND					
761	DEBRA KIND	022816	APPRECIATION CERTIFICATE FRAME	02/28/2016	10.14

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
Total DEBRA KIND					10.14
ECM PUBLISHERS INC					
822	ECM PUBLISHERS INC	317112	LEGAL NOTICE	03/03/2016	57.50
		317113	LEGAL NOTICE	03/03/2016	46.00
		317114	LEGAL NOTICE	03/03/2016	57.50
Total ECM PUBLISHERS INC					161.00
ELECTRIC PUMP					
199	ELECTRIC PUMP	0057378	LIFT STATION REPAIR	03/08/2016	578.45
		0057386-IN	LIFT STATION REPAIR	03/08/2016	320.00
Total ELECTRIC PUMP					898.45
GOPHER STATE ONE CALL					
68	GOPHER STATE ONE CALL	6020406	Gopher State calls	02/29/2016	26.10
Total GOPHER STATE ONE CALL					26.10
HOFF, BARRY & KOZAR, P.A.					
861	HOFF, BARRY & KOZAR, P.A.	12832	SO SHORE COMM CNTR	02/18/2016	2,136.15
Total HOFF, BARRY & KOZAR, P.A.					2,136.15
KELLY LAW OFFICES					
3	KELLY LAW OFFICES	6396	GENERAL LEGAL	01/28/2016	2,225.00
		X411	GENERAL LEGAL	03/04/2016	712.50
Total KELLY LAW OFFICES					2,937.50
LABEL PRODUCTS					
816	LABEL PRODUCTS	78306	PARKING STICKERS	02/09/2016	413.58
Total LABEL PRODUCTS					413.58
LAKE MTKA CONSERVATION DISTRIC					
99	LAKE MTKA CONSERVATION DI	1ST QTR 2016	1st Qtr. LMCD Levy	03/01/2016	1,502.25
Total LAKE MTKA CONSERVATION DISTRIC					1,502.25
LAW OFFICE GREGORY E KELLER PA					
841	LAW OFFICE GREGORY E KELL	030216	PROSECUTION BILL	03/02/2016	391.00
Total LAW OFFICE GREGORY E KELLER PA					391.00
METRO COUNCIL ENVIRO SERVICES					
105	METRO COUNCIL ENVIRO SERV	0001052985	Monthly wastewater Charge	03/01/2016	3,203.41
Total METRO COUNCIL ENVIRO SERVICES					3,203.41
MICHAEL DVORACEK					
864	MICHAEL DVORACEK	022616	VARIANCE APPL REFUND	02/26/2016	400.00
Total MICHAEL DVORACEK					400.00
SO LAKE MINNETONKA POLICE DEPT					
38	SO LAKE MINNETONKA POLICE	1ST QTR 2016	1ST QTR LEASE PMT	03/01/2016	10,980.00

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
		FEB 2016	2016 OPERATING BUDGET EXP	02/01/2016	16,074.58
		MAR 2016	2016 OPERATING BUDGET EXP	03/01/2016	16,074.58
	Total SO LAKE MINNETONKA POLICE DEPT				<u>43,129.16</u>
Vintage Waste Systems					
745	Vintage Waste Systems	022216	City Recycling Contract	02/22/2016	1,628.25
	Total Vintage Waste Systems				<u>1,628.25</u>
XCEL ENERGY					
145	XCEL ENERGY	022516	4925 MEADVILLE STREET *	02/25/2016	8.95
			SIREN		4.09
			LIFT STATION #1		45.74
			LIFT STATION #2		31.18
			LIFT STATION #3		37.95
			LIFT STATION #4		46.07
		022916	Sleepy Hollow Road *	02/29/2016	8.94
		030316	Street Lights *	03/03/2016	389.86
	Total XCEL ENERGY				<u>572.78</u>

Total Paid: 77,453.11

Total Unpaid: -Grand Total: 77,453.11

Pay Per Date	Jrnl	Check Date	Check Number	Payee	Emp No	Description	GL Account	Amount
04/01/16	PC	04/01/16	4011601	COOK, WILLIAM B.	37		001-10100	184.70
04/01/16	PC	04/01/16	4011602	Fletcher, Thomas M	33		001-10100	84.70
04/01/16	PC	04/01/16	4011603	Kind, Debra J.	34		001-10100	277.05
04/01/16	PC	04/01/16	4011604	Quam, Robert	32		001-10100	184.70
04/01/16	PC	04/01/16	4011605	ROY, ROBERT J.	38		001-10100	184.70
Grand Totals:								<u>915.85</u>



Agenda Number: 4A

Agenda Date: 04-06-16

Prepared by Deb Kind

Agenda Item: Emilee Metcalf & Deb Gatz, Vintage Waste Systems Sale to Randy's Environmental Services, Consider Res 15-16 Updating City's Recycling Agreement

Summary: Randy's Environmental Services recently purchased Vintage Waste Systems (Greenwood's recycling hauler). The city's agreement with Vintage expires in 2018. Randy's desires to take over the agreement in their name. The revised resolution is attached.

City Council Action: Council action is required. Potential motion ...

1. I move that the city council approves resolution 15-16, an updated recycling agreement with Randy's Environmental Services, as written / with the following revisions _____.
2. Other motion ???

City of Greenwood Resolution 15-16



A resolution establishing a recycling service agreement between the city of Greenwood and Randy's Environmental Services

WHEREAS, the city of Greenwood desires to provide citywide residential recycling services to comply with Hennepin county requirements.

WHEREAS, the city released a request for proposals to provide recycling services beginning September 1, 2015.

WHEREAS, Vintage Waste Systems was the lowest qualified proposer.

WHEREAS, Vintage Waste Systems was purchased by Randy's Environmental Services in March 2016.

WHEREAS, Randy's Environmental Services desires to continue the agreement between the city of Greenwood and Vintage Waste Systems and thereby agrees to the following:

- A. Collection operations shall be weekly (weekly for the 17-unit apartment complex) on Thursdays (except for normal holiday adjustments), beginning no earlier than 7am and end by 6pm.
- B. Curbside service shall be provided for approximately 290 single-family homes and one 17-unit apartment complex (commercial properties arrange for private recycling).
- C. The maximum total load weight of trucks will be 11 gross tons. Trucks with one wheel per side of the rear axle can weight up to 5 tons per axle. Trucks with two wheels per side of the rear axle can weigh up to 7 tons per axle.
- D. The monthly cost per unit shall be: \$5.25 weekly.
- E. The monthly cost for door-side residential recycling service for approximately 10 homes: \$90
- F. Per Hennepin county requirements, a breakout of the following expenses shall be provided:
 - a. Containers
 - b. Collection Service
 - c. Processing Cost Per Ton
 - d. Revenue Sharing
- G. Collection method must be by "single sort system" – all materials are combined into one container.
- H. Provide 35-gallon containers (64-gallon or 96-gallon upon request of the homeowner) for single-family homes, and provide three 96-gallon containers for the 17-unit apartment complex.
- I. Will collect all materials as required by the county.
- J. Will meet the city's application requirements for the annual trash haulers license.
- K. At the end of each year, will provide the city with a written report detailing types of recycling and tonnage as required by the Hennepin County Residential Recycling Program.
- L. The agreement will expire on August 31, 2018.

NOW THEREFORE, BE IT RESOLVED by the city council of the city of Greenwood, Minnesota that the above outlined recycling agreement with Randy's Environmental Services is hereby adopted and city officials are authorized and directed to take necessary actions to implement the service.

ADOPTED by the city council of Greenwood, Minnesota this ___ day of ____, 2016.

___ AYES ___ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk

RANDY'S ENVIRONMENTAL SERVICES

By: _____
Deb Gatz, Operations Administrator



Agenda Number: **4B**

Agenda Date: **04-06-16**

Prepared by Deb Kind

Agenda Item: Road Projects and Traffic Calming

Summary: See the attached cover letter and documents from City Engineer Dave Martini.

The 2016 budget includes a General Fund transfer of **\$134,000** to the Road Improvement Fund. This amount combined with the 12-31-15 Road Improvement Fund balance of **\$50,000** equals **\$184,000** total available for road projects. In addition, there is **\$536,488** in General Fund Reserves as of 12-31-15. The state auditor's recommendation is to have a reserve fund balance of 35%-50% of expenses. 2016 budgeted expenses are **\$782,015**. So the council could transfer additional money from the General Fund Reserves to the Road Improvement Fund if desired.

Traffic control signs cost approximately **\$200** per sign for materials and installation.

Council Action: No action required. Potential motions ...

1. I move the city council (1) directs the city engineer to secure bids for the following road projects: _____; (2) directs that the bids be placed on the 05-04-16 city council agenda for approval; (3) authorizes the city treasurer to transfer **\$134,000** from General Fund to the Road Improvement Fund; (4) authorizes the city treasurer to transfer \$_____ from the General Fund Reserves to the Road Improvement Fund.
2. I move the city council authorizes up to \$_____ for the purchase of materials for ____ (qty) Old Log Theatre directional signs to be installed at locations flagged by Councilman Cook.
3. Do nothing or other motion.



BOLTON & MENK, INC.[®]

Consulting Engineers & Surveyors

2638 Shadow Lane, Suite 200 • Chaska, MN 55318-1172

Phone (952) 448-8838 • Fax (952) 448-8805

www.bolton-menk.com

March 29, 2016

City of Greenwood
Attn: Mayor and City Council
20225 Cottagewood Rd.
Deephaven, MN 55331

RE: 2016 Street Improvements

Mayor and City Council:

Based on the condition of the City's streets as observed on my spring road tour on March 21st with Council Members Quam and Cook, the following street segments are proposed for improvements in 2016:

- **Minnetonka Boulevard** varies in condition from location to location. The portion that was in the poorest condition was improved last year. The next segment of road that is need of repair is the portion between Meadville Street and West Street. To improve this portion of the road it is proposed that a reclamation project similar to last year's project be completed. This work would consists of full depth reclamation and paving 5" of new bituminous surface. The estimated cost of the recommended improvements is **\$120,560**. This equates to an average cost of approximately \$26/SY

The remaining portions of the road are in generally good condition. It is recommended that these portions of road be considered for a mill and overlay project(s) in the future to preserve the road structure and to improve the ride quality. The estimated cost of this work is \$196,000, which equates to an average cost of approximately \$15/SY.

- **Covington Street** is in poor condition north of Fairview Street. This portion of road is adjacent to a significant home construction project on the east side of the road and the City Park on the west side of the road. In conjunction with the home construction project, improvements are being considered within the City Park to improve the overall drainage in the area. To facilitate those improvements it is recommended that the pavement on Covington Street be removed and replaced with 3.5" of new bituminous. In addition, it is recommended that concrete curb and gutter be constructed on the west side of the street to facilitate positive drainage. This work should not be completed until the home construction project is substantially completed. The estimated cost of the recommended improvements is **\$46,540**.
- **Traffic Calming** is needed at the intersection of Fairview Street and the south leg of Covington Street. The recommended improvements include removing some bituminous pavement to square up the intersection and installation of a bituminous curb. It is also recommended that directional signs pointing people to the Old Log Theatre be installed on Fairview Street and on Minnetonka Boulevard to limit traffic on Sleepy Hollow Road and Covington Street.



2016 Street Improvements

March 29, 2016

Page 2

Traffic calming is also needed on the west leg of Greenwood Circle at the bottom of the hill. The recommended improvement is to add a centerline stripe around the corner and paint "SLOW" on the pavement on the southbound side of the road. The same improvement is recommended for the 90 degree turn on Meadville Street. The estimated cost of the improvements is **\$1,800**.

All cost estimates include contingency and soft costs. I will be at the City Council meeting on April 6th to answer questions you may have regarding this information, however, please give me a call if you have any questions or need additional information before the meeting.

Sincerely,
BOLTON & MENK, INC.

A handwritten signature in cursive script that reads "David P. Martini".

David P. Martini, P.E.
Principal Engineer

ENGINEER'S COST ESTIMATE

2016 Street Improvements

City of Greenwood

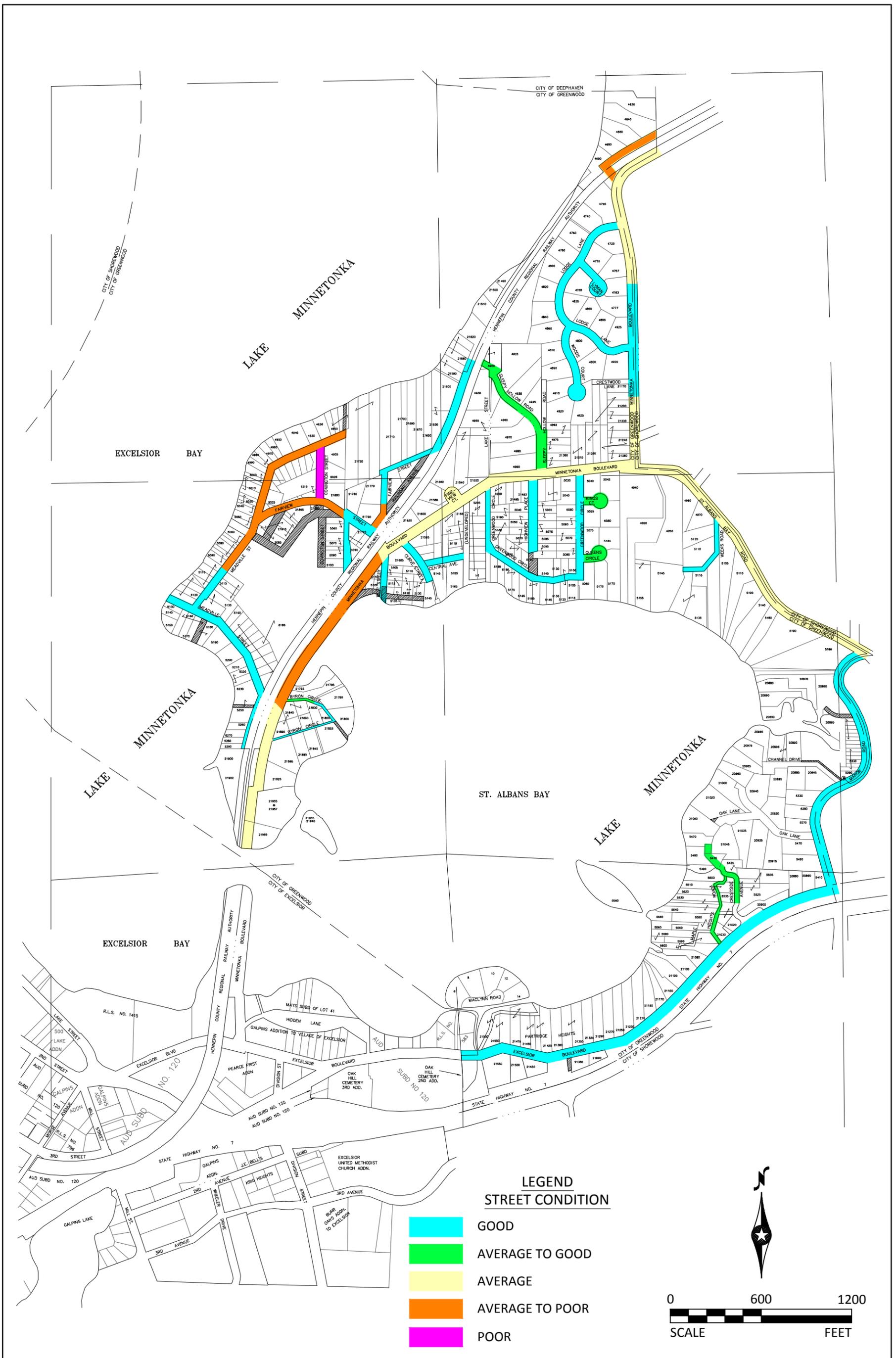
BMI Project No. C13.111224

BIDDER agrees to perform all of the work described in the CONTRACT DOCUMENTS for the following unit prices:

NOTE: Bids shall include sales tax and applicable taxes and fees.

BIDDER must fill in unit prices in numerals, make extension for each item and total.

ITEM NO.	BID ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
PART A: MINNETONKA BOULEVARD					
1	MOBILIZATION	1	LUMP SUM	\$4,500.00	\$4,500.00
2	TRAFFIC CONTROL	1	LUMP SUM	\$2,500.00	\$2,500.00
3	PAVEMENT RECLAMATION, FULL DEPTH (P)	3,485	SY	\$2.00	\$6,970.00
4	SAWCUT BITUMINOUS	120	LF	\$2.50	\$300.00
5	BUTT MILL BITUMINOUS	60	LF	\$10.00	\$600.00
6	SALVAGE AND PLACE RECLAIMED AGGREGATE ON SHOULDER (LV)	50	CY	\$12.00	\$600.00
7	SALVAGE AND HAUL RECLAIMED AGGREGATE TO COVINGTON (LV)	75	CY	\$15.00	\$1,125.00
8	REGRADE AND COMPACT RECLAIMED AGGREGATE	3,485	SY	\$1.00	\$3,485.00
9	TYPE SP 12.5 NON-WEARING COURSE MIX (2,B) 3.0" THICK	605	TON	\$62.00	\$37,510.00
10	TYPE SP 9.5 WEARING COURSE MIX (2,B) 2.0" THICK	4,510	SY	\$7.00	\$31,570.00
11	BITUMINOUS CURB	100	LF	\$10.00	\$1,000.00
12	3" BITUMINOUS DRIVEWAY MIX TYPE SP 9.5 WEARING COURSE (SPWEA240B)	30	SY	\$28.00	\$840.00
13	4" DOUBLE SOLID LINE YELLOW - EPOXY	1,450	LF	\$0.60	\$870.00
14	4" SOLID LINE WHITE - EPOXY	2,900	LF	\$0.30	\$870.00
SUBTOTAL					\$92,740.00
CONTINGENCY AND SOFT COST - 30%					\$27,822.00
TOTAL ESTIMATED COST					\$120,562.00
PART B: COVINGTON STREET					
1	MOBILIZATION	1	LUMP SUM	\$1,750.00	\$1,750.00
2	TRAFFIC CONTROL	1	LUMP SUM	\$500.00	\$500.00
3	REMOVE BITUMINOUS PAVEMENT	825	SY	\$2.00	\$1,650.00
4	SAW CUT BITUMINOUS	110	LF	\$2.50	\$275.00
5	SUBGRADE PREPARATION	875	SY	\$1.00	\$875.00
6	PLACE, SHAPE, AND COMPACT RECLAIMED AGGREGATE BASE	50	CY	\$15.00	\$750.00
7	D612 CONCRETE CURB AND GUTTER	375	LF	\$35.00	\$13,125.00
8	2" BITUMINOUS BASE COURSE	100	TON	\$62.00	\$6,200.00
9	1-1/2" BITUMINOUS WEAR	825	SY	\$7.00	\$5,775.00
10	DITCH CLEANING / GRADING	1	LUMP SUM	\$2,500.00	\$2,500.00
11	TOPSOIL BORROW	30	CY	\$40.00	\$1,200.00
12	HYDROMULCH WITH 25-151 SEED MIX	300	SY	\$4.00	\$1,200.00
SUBTOTAL					\$35,800.00
CONTINGENCY AND SOFT COST - 30%					\$10,740.00
TOTAL ESTIMATED COST					\$46,540.00
TOTAL ESTIMATE PROJECT COST, PARTS A AND B					\$167,102.00



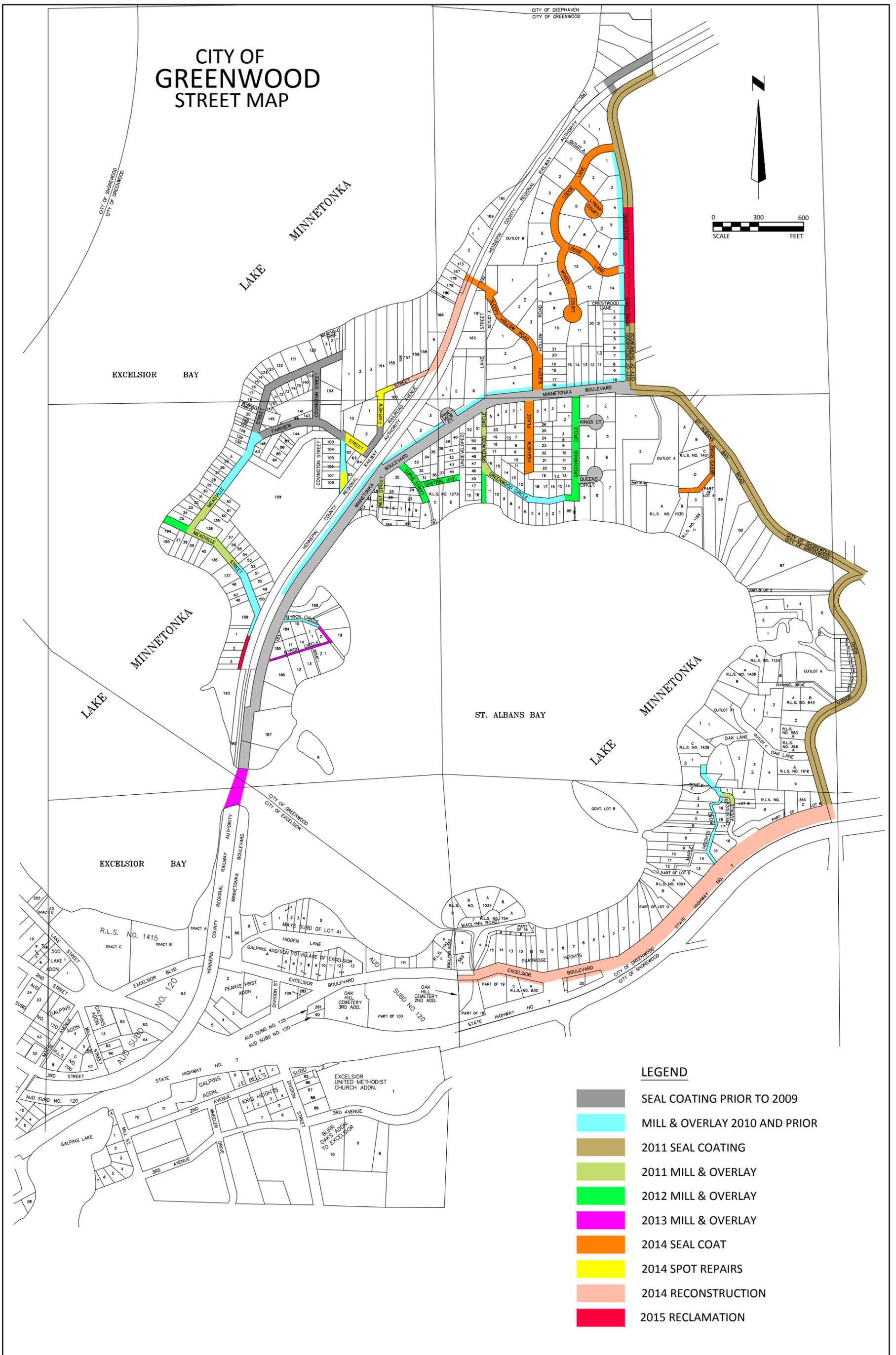
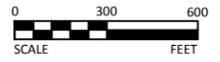
BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN
 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

CITY OF GREENWOOD, MINNESOTA
2016 STREET CONDITIONS

MARCH, 2016

FIGURE NO. 1

CITY OF GREENWOOD STREET MAP



LEGEND

- SEAL COATING PRIOR TO 2009
- MILL & OVERLAY 2010 AND PRIOR
- 2011 SEAL COATING
- 2011 MILL & OVERLAY
- 2012 MILL & OVERLAY
- 2013 MILL & OVERLAY
- 2014 SEAL COAT
- 2014 SPOT REPAIRS
- 2014 RECONSTRUCTION
- 2015 RECLAMATION



BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN
 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

CITY OF GREENWOOD, MINNESOTA 2016 STREET CONSTRUCTION

MARCH, 2016

FIGURE NO. 1



Agenda Number: 5A

Agenda Date: 04-06-16

Prepared by Deb Kind

Agenda Item: Stormwater Pollution Prevention Program Annual Public Hearing

Summary: In 2003, all cities in the metropolitan area were required to submit a Stormwater Pollution Prevention Plan (SWPPP) outlining the steps they would take to limit runoff into protected water bodies. This is done through the adoption of Best Management Practices (BMP's) in six categories: (1) Public Education and Outreach on Stormwater Impacts, (2) Public Participation / Involvement, (3) Illicit Discharge Detection and Elimination, (4) Construction Site Stormwater Runoff Control, (5) Post-Construction Stormwater Management in New Development, and (6) Redevelopment and Pollution Prevention / Good Housekeeping for Municipal Operations.

The Minnesota Pollution Control Agency (MPCA) reissues Municipal Separate Storm Sewer Systems (MS4) General Permits every 5 years. These federal rules identified an iterative process for improved stormwater management where MS4 programs are strengthened with each 5-year permit cycle.

The city contracted with Bolton & Menk to submit the city's individual application for reauthorization of its permit in 2014. The application was accepted by the MPCA, passed the 30-day public comment period and has been reauthorized.

As part of the program the city must hold annual public hearings to collect public input on the program and document suggestions. The previous hearings have yielded no public comment.

Council Action: A motion is required to open and close the public hearing. Suggested motions ...

1. I move the city council **opens** the Stormwater Pollution Prevention Program Annual Public Hearing.
2. I move the city council **closes** the Stormwater Pollution Prevention Program Annual Public Hearing.



Agenda Number: 6A

Agenda Date: 04-06-16

Prepared by Dale Cooney, Zoning Administrator

Agenda Item: Consider the conditional use permit request of Landscapes Unlimited for a grading project at 6 Maclynn Road.

Summary: The applicant is proposing a grading project to regrade the area near the front entry to the property. The project will impact 490 square feet of surface area, and the total soil volume to be impacted will be 125 cubic yards.

6 Maclynn Road came before the city council last fall for a variance request to construct a new house within a non-conforming footprint. At the time, the builder was not ready to address the front yard grading issues. However, the entrance to the old house was steeply graded, and some grading modifications for the new home were expected. The project will elevate a portion of the yard, via retaining walls, to come up closer to the finished floor level. The existing drainage pattern of the property will remain the same.

Section 1140:19(2) of the Zoning Ordinance requires a conditional use permit for grading impacting more than 200 square feet of surface area, and more than 20 cubic yards of soil volume.

The proposal was reviewed by the city engineer and complies with the maximum grade alteration permitted in Section 1140.19(5).

Section 1140:19(4) states that in considering the issuance of a conditional use permit application for grading or site/lot alteration, the city may impose reasonable restrictions to protect property, both public and private, from concentrated or redirected stormwater flow, inundation, flooding, erosion, water hazard, ponding, or damage. The city may impose stormwater management and drainage controls, including but not limited to, holding ponds or other water management methods recommended by the city engineer, and such other requirements as are deemed necessary to protect the public health safety and welfare against actual or potential, harm or other damage related to the proposed grading or site/lot alteration.

Staff Recommendation: Staff recommends **approval** of the conditional use permit request of Landscapes Unlimited for the grading project at 6 Maclynn Road, as presented. The proposal meets the criteria outlined in Section 1150.20 of the ordinance in that:

- a) the proposed grading complies with the specified regulations of the district in which it is located;
- b) the use is a permitted use in the R-1A zoning district;
- c) the use would not be detrimental to or endanger the general welfare of the neighborhood or city;
- d) the use is harmonious with the objective of the comprehensive plan since it is a residential use;
- e) the use will not be hazardous or disturbing to existing or future neighboring uses;
- f) the use will be adequately served by essential public facilities and services;
- g) there will be no excessive additional costs for public facilities or service and will not be detrimental to the economic welfare of the community;
- h) the proposed use will not include uses that would be detrimental to any persons due to traffic, noise, smoke fumes, glare or odors;
- i) the use will not create traffic congestion;
- j) there will be no loss or damage of any natural, scenic or historic features; and
- k) the use will not depreciate surrounding property values.

And conditioned that:

- a) The project must be completed according to the specifications and design requirements in the submitted plans.
- b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.

Planning Commission Action: The planning commission held a public hearing to review the CUP at their March 16 meeting. On a 4-0 vote, the planning commission recommended that the city council approve the CUP request of Landscapes Unlimited for the grading project at 6 Maclynn Road based on the recommendations and findings of staff.

Key Dates:

~~Application complete: February 19, 2016~~
~~Notice of Public Hearing published: March 3, 2016~~
~~Planning Commission Public Hearing: March 16, 2016~~
City Council Consideration: April 6, 2016
60-Day Deadline: April 19, 2016
120-Day Deadline (if necessary): June 18, 2016

Council Action: The city council must take action by April 19, 2016. Suggested motions ...

1. I move the city council approves resolution 16-16, findings for approval of the CUP request of Landscapes Unlimited for the grading project at 6 Maclynn Road as written / with the following revisions: _____.
2. I move the city council directs the city staff to draft “findings for **denial**” for the council’s consideration at the May 4, 2016 city council meeting. I further move the council directs the city zoning administrator to provide written notice to the applicant to extend the 60-day time limit by 30 days, so the council may consider findings **approving** and **denying** the request.
3. Other motions ...

Note: MN statue 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60-day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).

Conditional Use Permit Application



Person completing form: Property Owner Builder / Architect
 If you prefer to complete this form electronically, it is available at www.greenwoodmn.com

Date application submitted	2-17-16
Date application complete (office use only)	
Property address	6 MacLynn Rd, Greenwood, MN 55331
Property identification number (PID)	35-117-23-21-0025
Property owner's current mailing address	9848 TRAILS END ROAD, CHANHASSEN, MN 55317
Names of all property owners	CHAD R AND KELLY R. KERLIN
Cell phone and email of property owner(s)	(612) 859-4693 chad.kerlin@gemills.com
Name of builder / architect (if any)	MIKE KLING
Company name of builder / architect	Landscapes Unlimited
Cell phone and email of builder / architect	612-508-1045
Company address	301 Broadway Ave, Saint Paul, MN, 55345
Present use of property	New Construction Residence
Property acreage	13,775 sq ft - .316 acres
Existing variances or conditional use permits	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - please attach a copy
Request is for	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Replace <input type="checkbox"/> Other:
The CUP is being requested to (e.g. install a swimming pool)	

Making your case for the grant of a conditional use permit: The planning commission shall make findings and recommendations to the city council. The council may then authorize a conditional use by resolution provided the evidence presented complies with the city conditional use permits ordinance section 1150 (view at city hall or at www.greenwoodmn.com). The council may impose such conditions and safeguards upon the premises benefited by a conditional use permit as may be necessary to maintain compatibility with other properties in the neighborhood. Examples of conditions include, but are not limited to: controlling size and location of use, regulating ingress and egress, controlling traffic flow, regulating off-street parking and loading areas, location of utilities, berming, fencing, screening, landscaping, restricting hours of operation, controlling noise, controlling lighting, controlling odors, and compatibility of appearance. Violation of such conditions and safeguards, when made part of the terms under which the conditional use permit is granted, shall be deemed a violation of this ordinance and punishable under section 1180 et seq

Please answer each of the below questions:

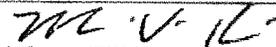
Will the proposed use comply with the regulations specified in the ordinance for the district in which the proposed use is to be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Is the proposed use one of the conditional uses permitted for the district in which it is to be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or city?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use be harmonious with the objectives of the comp plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use be hazardous or disturbing to existing or future neighboring uses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:

Will the proposed use be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use create excessive additional requirements at public cost for public facilities and services or be detrimental to the economic welfare of the community?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use involve activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use unreasonably depreciate surrounding property values?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:

The applicant(s) contacted the following regulatory bodies and will seek approvals if required:

- (1) Lake Minnetonka Conservation District 952.745.0789 (2) Minnehaha Creek Watershed District 952.471.0590

Applicant's acknowledgement and signature(s): The undersigned hereby submits this application for the described action by the city and is responsible for complying with all city requirements with regard to this request. This application should be processed in my name, and I am the party whom the city should contact about this application. The applicant certifies that the information supplied is true and correct to the best of their knowledge. The undersigned also acknowledges that before this request can be considered and / or approved, all required information and fees must be paid to the city, and if additional fees are required to cover costs incurred by the city, the city has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. An incomplete application will delay processing and may necessitate rescheduling the review timeframe. The application timeline commences once an application is considered complete when all required information and fees are submitted to the city. The applicant recognizes that they are solely responsible for submitting a complete application and that upon failure to do so, recognizes city staff has no alternative but to reject the application until it is complete or to recommend denial regardless of its potential merit. A determination of completeness of the application shall be made within 10 business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant within 10 business days of application. I am the authorized person to make this application and the fee owner has also signed this application.

Signature:  Date: 2-12-16

Property owner's acknowledgement and signature: The undersigned is the fee title owner of the page 1 described property. I acknowledge and agree to this application and further authorize reasonable entry onto the property by city staff, consultants, agents, planning commission members, and city council members for purposes of investigation and verification of this request.

Signature:  Kelly R. Kuehri Date: 2/12/16

Note: If the property owner is different than the applicant, signatures from both the applicant and the property owner are required.

Variance Fee (nonrefundable)	\$400
Shoreland Management Review Fee (nonrefundable)	\$200
Total Amount Due (make check payable to the City of Greenwood)	\$600

For Office Use Only Fee Paid: Cash Check #: Amount \$

Permit #	FORM #8 Return this document to City Hall
Receipt #	



Grading Permit Application

This form becomes a "permit" when city staff issues a permit number. If you prefer to complete this form electronically, it is available at www.greenwoodmn.com.

Property Owner(s)	Chad & Kelly Kerlin
Property Address	6 Maclynn Rd, Greenwood, MN 55331

Person completing this form: Grading Contractor Property Owner Builder / Architect
 This sheet is accompanied by a Building Permit Application (Form #1): Yes (skip to section 2) No (complete section 1)

SECTION 1

Date Application Submitted	
Property Owner's Mailing Address	9848 TRAILS END ROAD CHANHASSEN, MN 55317
Property Owner's Phone Number	(612) 859-4693
Property Owner's Email	ched.kerlin@genmills.com
Contractor or Builder / Architect Name	Mike Kling
Contractor or Builder / Architect Address	321 Broadway Ave, Saint Paul, MN 55345
Contractor or Builder / Architect Phone	612-508-1045
Contractor or Builder / Architect Email	mike@landscapesunlimitedmn.com

SECTION 2

Total surface area to be moved, disturbed, cut, or filled (square feet)	490 sf
Total volume of soil or earth to be moved, disturbed, cut, or filled (cubic feet)	125 yards
Estimated start date	May 2016

Work is required for: Remodeling of an existing structure Construction of a new structure Other:

Work is due to circumstances not related to the land or existing drainage issues, but due to an election by the property owner to make an addition to a principal or accessory structure: Yes No

The average elevation of the land will increase / decrease by: Less than 1ft
 1ft or more in a 100+ sq ft area (city engineer approval required) 2ft or more in a 300+ sq ft area (variance required)

Per code section 1140.19 subd 3, the following items must be submitted with this application:
 (1) Survey (2) Stormwater Management Plan prepared by a civil engineer

The undersigned hereby submits this application (including a survey and Stormwater Management Plan) for a grading permit and certifies the information provided on this permit application is true and correct to the best of my knowledge. The property owner(s) listed above are the sole fee title owner(s) of the described property; information provided on this application and submitted documents is true, complete and accurate; if the application is approved, the work will be in accordance with the application and city code section 1140.19 (view at www.greenwoodmn.com or at city hall).

Signature	<i>Michael V. Kling</i>	Date: 2-12-16
Print Name	Michael V. Kling	

This section completed if grading is NOT in conjunction with a building permit:

For Office Use Only	Fee Amount \$	Fee Paid: <input type="checkbox"/> Cash <input type="checkbox"/> Check #	Date Prnt Received
---------------------	---------------	--	--------------------

Form Updated 10-27-14



Permit #	FORM #12 Return this document to City Hall
Receipt #	

Shoreland Management Worksheet

If you prefer to complete this form electronically, it is available at www.greenwoodmn.com.

Property Owner(s)	Chad & Kelly Kevlin
Property Address	6 Maclyn Rd, Greenwood, MN 55331

Person completing this form: Property Owner Builder / Architect

Per the Construction Site Management ordinance (section 305.00 subd 2b) a Shoreland Management Worksheet is required for building projects \$10,000+. Per section 1176.03, subd. 3 & 10, a Shoreland Compliance Review is required for all properties within 1,000 feet of the Ordinary High Water Level of Lake Minnetonka (all properties in the city). **Fee: \$200. Collected on Form #1.**

The proposed project includes the following (check all that apply):

- Repair
- Improve
- Change or alter use of land
- Change size or shape of lot
- Erect a structure
- Expand impervious surface
- Install or maintain water line
- Install or maintain sewer line
- Grade or fill
- Remove vegetation
- Trim vegetation

Current lot size (square feet)	18,843 sq ft
Proposed lot size (square feet)	18,843 sq ft
Dimensions of proposed structure(s)	60' x 43'
Total square footage of proposed structure(s)	2,221
Percent of existing hardcover	22.5
Total hardcover including proposed hardcover	4,318 sf - 25.6%
Amount of fill to be added (cubic yards)	125
Amount of soil to be removed (cubic yards)	
Type and area of vegetation to be removed	

The undersigned hereby certifies that the above information is true and correct to the best of his / her knowledge.

Signature		Date: 2-17-16
Print Name	Michael V. Kling	

Form Updated 10-27-14

Dale Cooney

From: Robert Bean [<mailto:bobbe@bolton-menk.com>]

Sent: Wednesday, February 17, 2016 7:16 AM

To: 'Dale Cooney'

Cc: Mike@landscapesunlimitedmn.com

Subject: RE: 6 Maclynn Road

Dale,

I have reviewed the information submitted, and the proposed revision will not result in a grade change of more than 2' over an area greater than 300 square feet. If you have any other questions or comments, please contact me to discuss.

Thanks,

Robert E. Bean, Jr, P.E.

LEED Green Assoc.

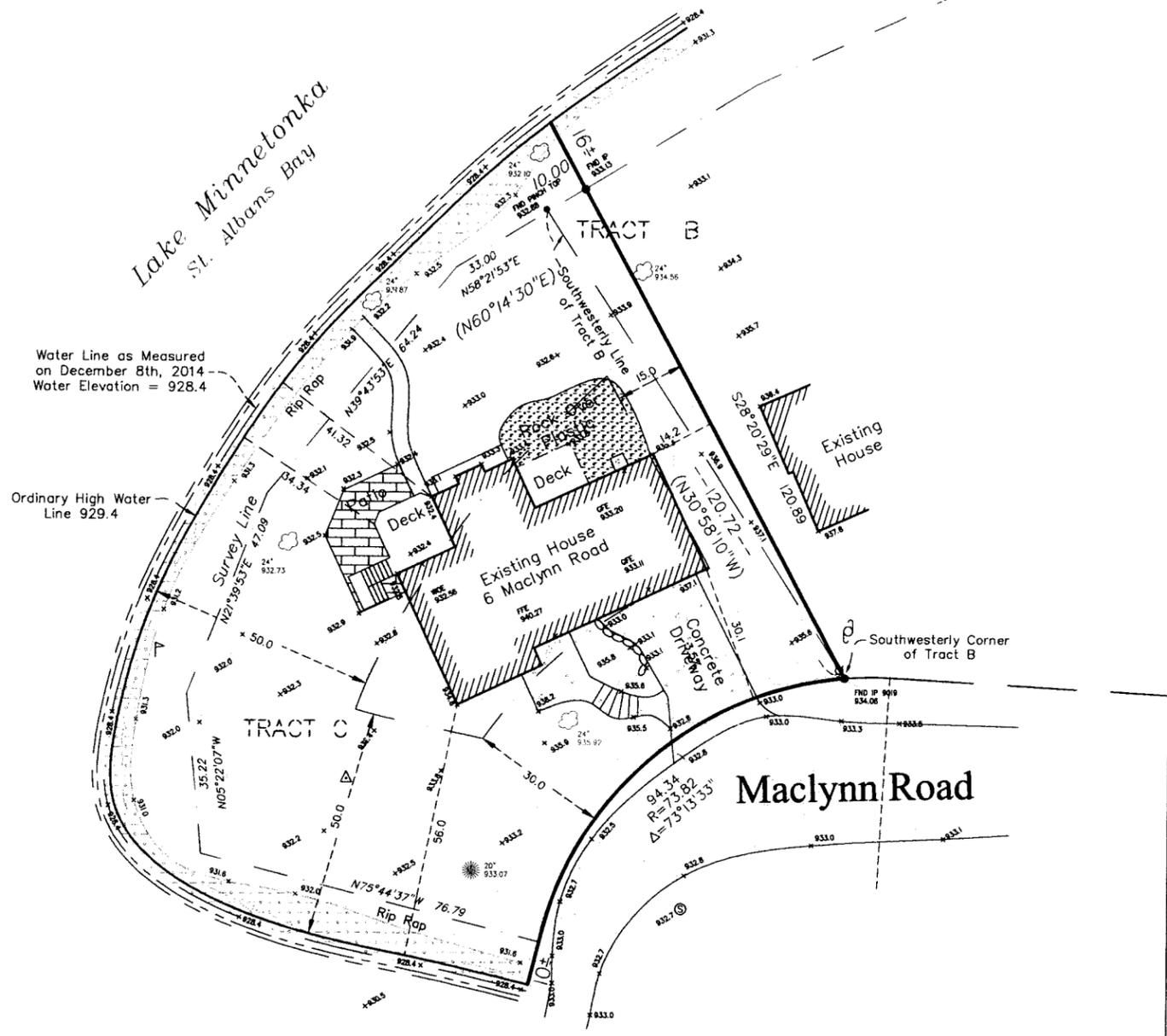
Bolton & Menk, Inc.

P:(952) 448-8838, ext 2892

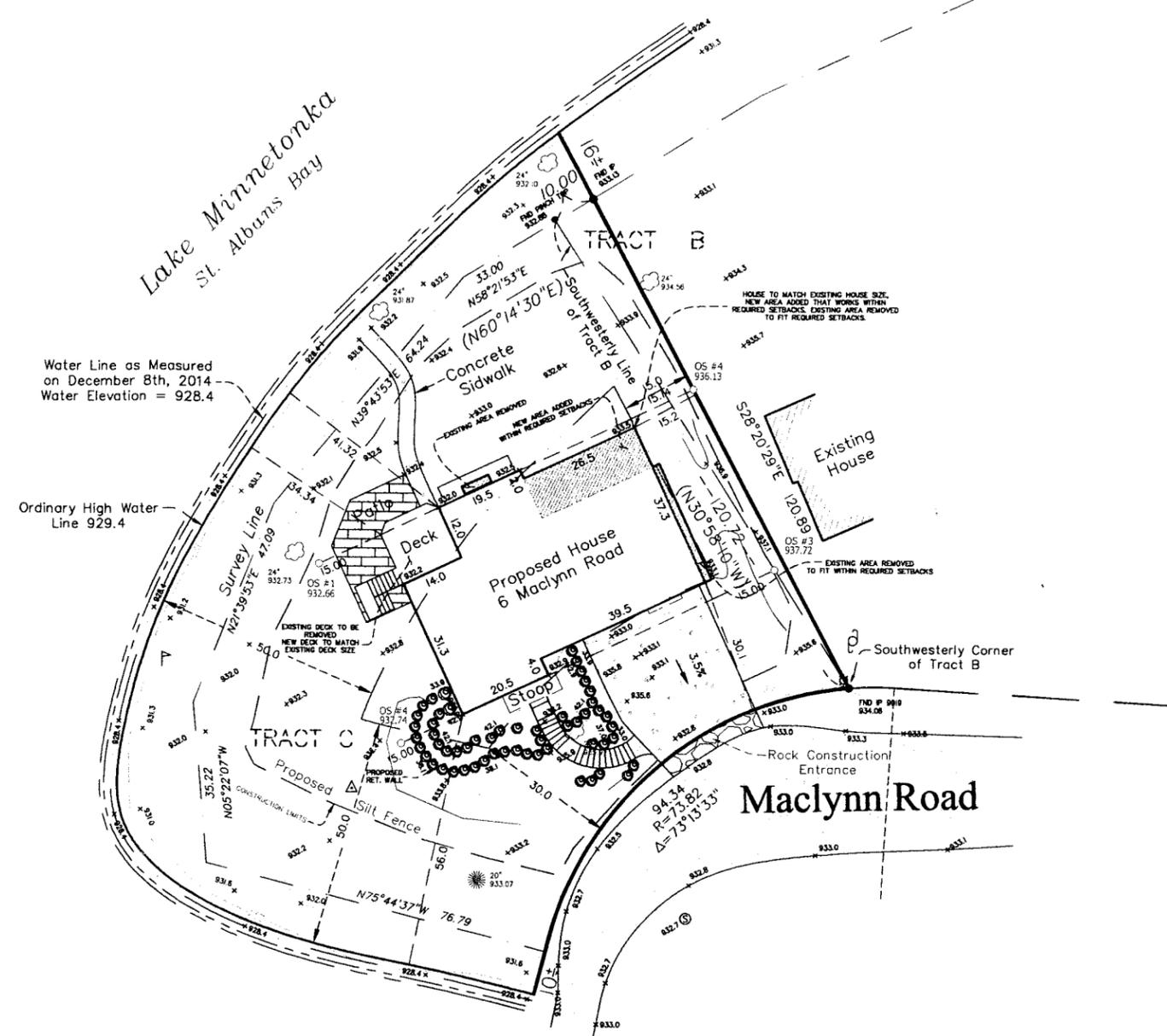
F:(952) 448-8805

email: bobbe@bolton-menk.com

Existing Conditions



Proposed Conditions



NOTES:

- Existing utilities shown are shown in an approximate way only. The contractor shall determine the exact location of any and all existing utilities before commencing work. He agrees to be fully responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.
- Must maintain a minimum 2% slope gradient to accommodate positive drainage.
- All offset irons are measured to hundredths of a foot and can be used as benchmarks.
- The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
- A title opinion was not furnished to the surveyor.
- Proposed grades shown adjacent to building foundation refers to top of black dirt.

Proposed Elevations
 Proposed Garage Floor Elevation = 934.1
 Proposed Top of Foundation Elevation = 943.1
 Proposed Basement Floor Elevation = 934.4

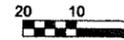
Setbacks
 Min. Front Yard Setback = 30'
 Min. Side Yard Setback = 15'
 Min. Rear Yard Setback = 35'
 Min. Lake Shore Setback = 50'

Existing Hardcover
 Lot Area = 16,843 Sq.Ft.
 House Area = 2,033 Sq.Ft.
 Concrete Area = 1,041 Sq.Ft.
 Deck Area = 256 Sq.Ft.
 Patio Area = 270 Sq.Ft.
 Rock Over Plastic Area = 718 Sq.Ft.
 Total Impervious Surface = 4,318 Sq.Ft.
 Coverage = 25.6%

Proposed Hardcover (30% Max)
 Lot Area = 16,843 Sq.Ft.
 House Area = 2,221 Sq.Ft.
 Concrete Area = 1,000 Sq.Ft.
 Deck Area = 256 Sq.Ft.
 Patio Area = 270 Sq.Ft.
 Stoop Area = 50 Sq.Ft.
 Total Impervious Surface = 3,797 Sq.Ft.
 Coverage = 22.5%

SURVEY LEGEND

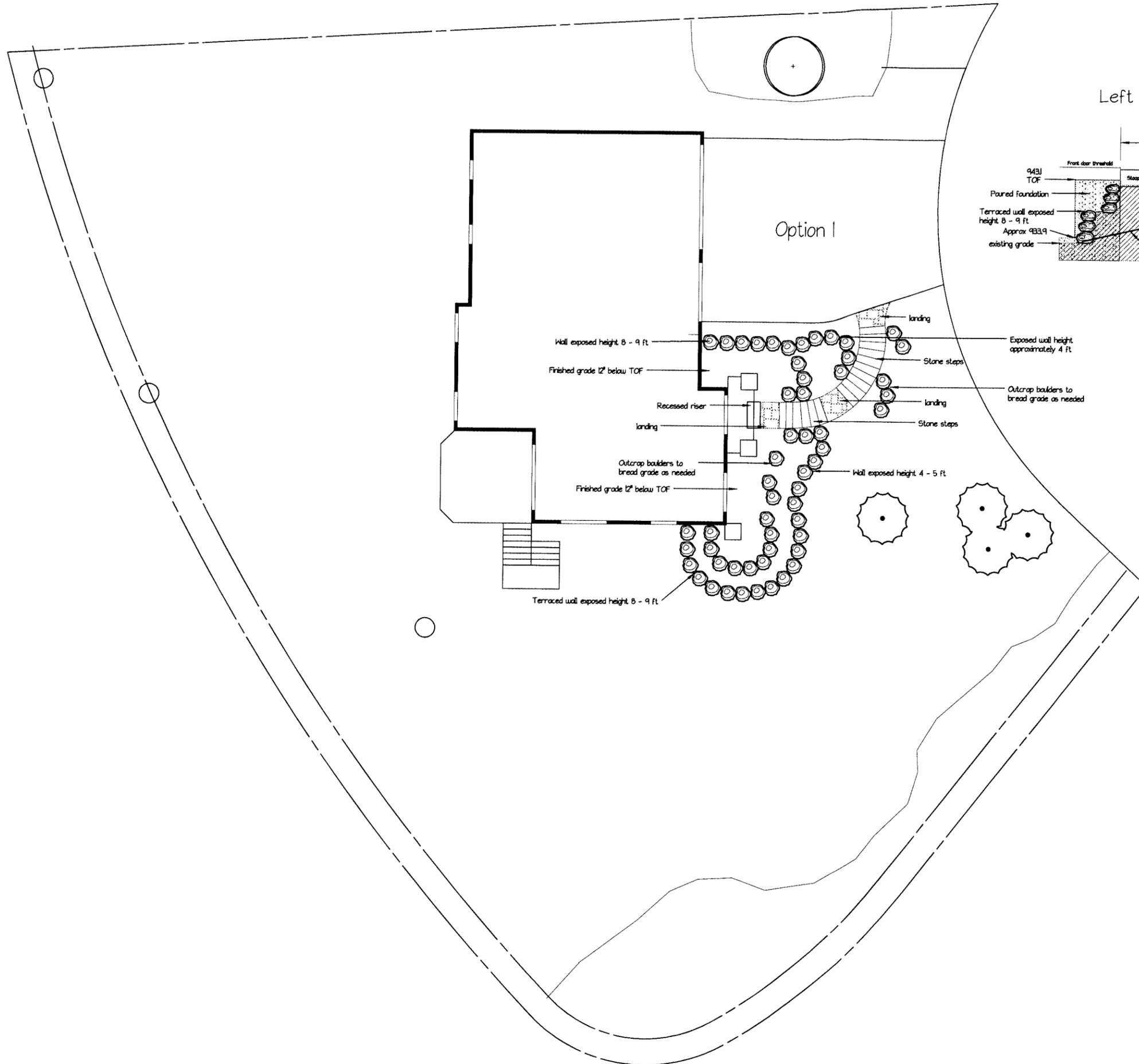
● CAST IRON MONUMENT	⊠ A/C UNIT	▬ BITUMINOUS
⊠ CATCH BASIN	⊠ CABLE TV PEDESTAL	▬ CTV
◁ FLARED END SECTION	⊠ ELECTRIC TRANSFORMER	▬ CONCRETE CURB
⊠ GATE VALVE	⊠ ELECTRIC MANHOLE	▬ CONCRETE
< GUY WIRE	⊠ ELECTRIC METER	▬ CONTOUR EXISTING
⊠ HYDRANT	⊠ GAS METER	▬ CONTOUR PROPOSED
⊠ IRON PIPE SET	⊠ GAS VALVE	▬ DT
⊠ IRON PIPE FOUND	▬ GUARD RAIL	▬ ELC
⊠ LIGHT POLE	⊠ HAND HOLE	▬ ELECTRIC UNDERGROUND
⊠ POWER POLE	⊠ SOIL BORING	▬ FENCE
⊠ SANITARY MANHOLE	⊠ TREE CONIFEROUS	▬ Fd
⊠ SANITARY CLEANOUT	⊠ TREE DECIDUOUS	▬ GAS
⊠ SIGN	⊠ TELEPHONE MANHOLE	▬ OHU
⊠ GROUND ELEVATION	⊠ TELEPHONE PEDESTAL	▬ OVERHEAD UTILITY
▬ STORM DRAIN	⊠ TRAFFIC SIGNAL	▬ RAILROAD TRACKS
⊠ STORM MANHOLE	⊠ UTILITY MANHOLE	▬ >
⊠ YARD LIGHT	⊠ UTILITY PEDESTAL	▬ SANITARY SEWER
		▬ >>
		▬ TEL
		▬ UTL
		▬ WATERMAIN



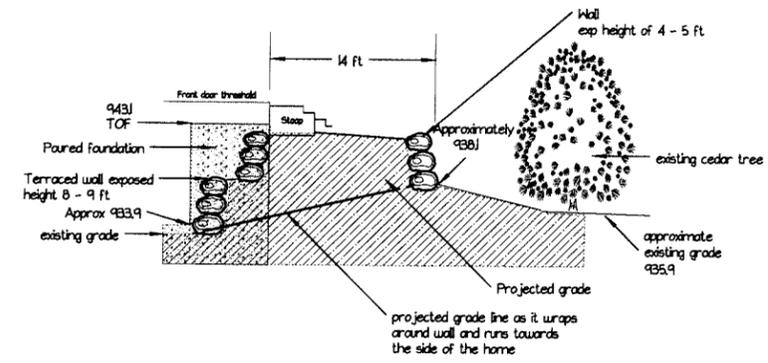
I hereby certify that this is a boundaries of:

That part of Tract B Lying from the Southwesterly corner passing through a point dis bearing North 60 degrees Southwesterly line of said Southwesterly corner of sa bearing of North 30 degree

Tract C:
Registered Land Survey N



Left side section



RESOLUTION NO 16-16

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA
ACTING AS THE BOARD OF APPEALS & ADJUSTMENTS

APPROVING

In Re: Application of Landscapes Unlimited, representing Chad and Kelly Kerlin of 6 Maclynn Road, for a conditional use permit under Greenwood ordinance code section 1140.19, Subd. 2 and 1150.20 to permit grading or site / lot topography alterations involving more than 200 square feet of surface area, and involving more than 20 cubic yards of material.

WHEREAS, Chad and Kelly Kerlin are the owners of property commonly known as 6 Maclynn Road, Greenwood, Minnesota 55331 (PID No. 35-117-23-21-0025) being real property in Hennepin County Minnesota and legally described as follows:

TRACT C AND THAT PART OF TRACT B LYING SWLY OF A LINE DRAWN THROUGH SAID TRACT B FROM SWLY COR THOF TO SHORE OF LAKE MTKA SAID LINE PASSING THROUGH A PT 10 FT NELY MEAS ALONG A LINE BEARING N 60 DEG 14 MIN 30 SEC E FROM A PT ON SWLY LINE OF TRACT B DIS 120.72 FT NWLY OF SWLY COR THOF SAID SWLY LINE HAVING A BEARING OF N 30 DEG 58 MIN 10 SEC W

; and

WHEREAS, application was made for a conditional use permit (CUP) in conformance with Greenwood ordinance code sections 1140.19, Subd. 2 and 1150.20; and

WHEREAS, the applicant proposes to regrade a portion of the front and west side yards; and

WHEREAS, notice of a public hearing was published, notice given to neighboring property owners, and a public hearing was held before the planning commission to consider the application; and

WHEREAS, public comment was taken at the public hearing before the planning commission on March 16, 2016; and

WHEREAS, the city council of the city of Greenwood has received the staff report, the recommendation of the planning commission, and considered the application, the comments of the applicant, and the comments of the public.

NOW, THEREFORE, the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments does hereby make the following:

FINDINGS OF FACT

1. That the real property located at 6 Maclynn Road, Greenwood, Minnesota 55331 (PID No. 35-117-23-21-0025) is a single-family lot of record located within the R-1A district.
2. Pursuant to Greenwood ordinance code 1140.19, Subd. 2, the property owner proposes to regrade a portion of the front and west side yards which would require grading or altering site / lot topography involving more than 200 square feet of surface area, and involving more than 20 cubic yards of material, which requires the property owner to apply for a CUP.
3. Pursuant to Greenwood ordinance code section 1150.20, Subd. 3, Conditional Use Permits (general regulations), the city council may impose such conditions and safeguards upon the property benefitted by a CUP as may be necessary to maintain compatibility with other properties in the neighborhood.
4. Greenwood ordinance section 1150.20, Subd. 1 states:
"Subd. 1. The planning commission shall make findings and recommendations to the city council. The council may then authorize a conditional use by resolution provided the evidence presented is such as to establish:
 - (a) The proposed use will comply with the regulations specified in this ordinance for the district in which the proposed use is to be located.
 - (b) The use is one of the conditional uses permitted for the district in which it is to be located.
 - (c) The use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or city.
 - (d) The use will be harmonious with the objectives of the comp plan.

- (e) The use will not be hazardous or disturbing to existing or future neighboring uses.
 - (f) The use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools, or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.
 - (g) The use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
 - (h) The use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
 - (i) The use will have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
 - (j) The use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
 - (k) The use will not depreciate surrounding property values.”
6. The applicant asserts that the proposed CUP request complies with CUP standards in Greenwood ordinance section 1150.20, subd 1.
7. The planning commission discussed the CUP request and on a 4-0 vote recommended approval because the proposed CUP request complies with the CUP standards in Greenwood ordinance section 1150.20, subd 1, if the following reasonable and necessary conditions relating to the present request are made a condition of approval:
- (a) The project must be completed according to the specifications and design requirements in the submitted plans.
 - (b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.
8. Based on the foregoing, the city council determined that the proposed CUP request complies with the CUP standards in Greenwood ordinance section 1150.20, Subd. 1 if the following reasonable and necessary conditions relating to the present request are made a condition of approval:
- (a) The project must be completed according to the specifications and design requirements in the submitted plans.
 - (b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.

CONCLUSIONS OF LAW

Based upon the foregoing findings of fact, the city council acting as the Board of Appeals & Adjustments makes the following conclusions of law:

- 1. The applicant has made an adequate demonstration of facts meeting the standards of sections 1140.19(2) and 1150.20 necessary for the granting of a CUP.
- 2. The CUP requested is reasonable and should be granted on the following conditions:
 - (c) The project must be completed according to the specifications and design requirements in the submitted plans.
 - (d) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.

NOW, THEREFORE, BE IT RESOLVED by the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments that the city of Greenwood does hereby **approve** a Conditional Use Permit to the applicant for the subject property to regrade the property in order to regrade a portion of the front and west side yards which would require grading or altering site / lot topography involving more than 200 square feet of surface area, and involving more than 20 cubic yards of material.

PASSED this 6th day of April, 2016 by the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments for the city of Greenwood, Minnesota.

__AYES __NAYS

CITY OF GREENWOOD

By: _____

Debra J. Kind, Mayor

Attest: _____

Dana H. Young, City Clerk



Agenda Number: 6B

Agenda Date: 04-06-16

Prepared by Dale Cooney, Zoning Administrator

Agenda Item: Consider the conditional use permit request of Kyle Hunt & Partners for a grading project at 21020 Oak Lane South.

Summary: The applicant is proposing a grading project to regrade the area near a proposed garage and driveway expansion. The project will impact 1600 square feet of surface area, and the total soil volume to be impacted will be 58.9 cubic yards.

Section 1140:19(2) of the Zoning Ordinance requires a conditional use permit for grading impacting more than 200 square feet of surface area, and more than 20 cubic yards of soil volume.

The proposal was reviewed by the city engineer and complies with the maximum grade alteration permitted in Section 1140.19(5).

Section 1140:19(4) states that in considering the issuance of a conditional use permit application for grading or site/lot alteration, the city may impose reasonable restrictions to protect property, both public and private, from concentrated or redirected stormwater flow, inundation, flooding, erosion, water hazard, ponding, or damage. The city may impose stormwater management and drainage controls, including but not limited to, holding ponds or other water management methods recommended by the city engineer, and such other requirements as are deemed necessary to protect the public health safety and welfare against actual or potential, harm or other damage related to the proposed grading or site/lot alteration.

The proposed grade changes would allow for the creation of an expanded driveway area, and the creation of a retaining wall near the garage expansion that would allow access to the back yard. The current grading drains toward the applicant's property and the revised grading would not increase the runoff onto the adjoining property at 21050 Oak Lane South. A catch basin would direct water from the driveway area to an outlet in the back yard towards the lake.

Staff Recommendation: Staff recommends **approval** of the conditional use permit request of Kyle Hunt & Partners for a grading project at 21020 Oak Lane South, as presented. The proposal meets the criteria outlined in Section 1150.20 of the ordinance in that; a) the proposed grading complies with the specified regulations of the district in which it is located; b) the use is a permitted use in the R-1B zoning district; c) the use would not be detrimental to or endanger the general welfare of the neighborhood or city; d) the use is harmonious with the objective of the comprehensive plan since it is a residential use; e) the use will not be hazardous or disturbing to existing or future neighboring uses; f) the use will be adequately served by essential public facilities and services; g) there will be no excessive additional costs for public facilities or service and will not be detrimental to the economic welfare of the community; h) the proposed use will not include uses that would be detrimental to any persons due to traffic, noise, smoke fumes, glare or odors; i) the use will not create traffic congestion; j) there will be no loss or damage of any natural, scenic or historic features; and k) the use will not depreciate surrounding property values.

And conditioned that:

- a) The project must be completed according to the specifications and design requirements in the submitted plans.
- b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.

Planning Commission Action: The planning commission held a public hearing to review the CUP at their March 16 meeting. On a 4-0 vote, the planning commission recommended that the city council approve the CUP request of Kyle Hunt & Partners for the grading project at 21020 Oak Lane South based on the recommendations and findings of staff.

Key Dates:

Application complete:	February 17, 2016
Notice of Public Hearing published:	March 3, 2016
Planning Commission Public Hearing:	March 16, 2016
City Council Consideration:	April 6, 2016
60-Day Deadline:	April 17, 2016
120-Day Deadline (if necessary):	June 16, 2016

Council Action: The city council must take action by April 17, 2016. Suggested motions ...

1. I move the city council approves resolution 17-16, findings for approval of the CUP request of Kyle Hunt & Partners for a grading project at 21020 Oak Lane South as written / with the following revisions: _____.
2. I move the city council directs the city staff to draft “findings for **denial**” for the council’s consideration at the May 4, 2016 city council meeting. I further move the council directs the city zoning administrator to provide written notice to the applicant to extend the 60-day time limit by 30 days, so the council may consider findings **approving** and **denying** the request.
3. Other motions ...

Note: MN statute 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60-day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).

Conditional Use Permit Application



Person completing form: Property Owner Builder / Architect

If you prefer to complete this form electronically, it is available at www.greenwoodmn.com.

Date application submitted	2/19/2016
Date application complete (office use only)	
Property address	21020 Oak Lane South
Property identification number (PID)	26-117-23-44-0051
Property owner's current mailing address	21020 Oak Lane South
Names of all property owners	Charles & Elizabeth Feldbaum
Cell phone and email of property owner(s)	612-868-3874
Name of builder / architect (if any)	Al Musech
Company name of builder / architect	Kyle Hunt & Partners, Inc
Cell phone and email of builder / architect	952-476-5999
Company address	18324 Minnetonka Blvd., Deephaven, MN 55391
Present use of property	Residence
Property acreage	.896
Existing variances or conditional use permits	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – please attach a copy
Request is for	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Replace <input type="checkbox"/> Other:
The CUP is being requested to (e.g. install a swimming pool)	To change the finished grade topography more than 20 C.Y. for the driveway of the addition of the 3 rd garage stall. The net change in finished grade topography is proposed to be 44.3 cubic yards.

BUILDING PERMIT ISSUED 1/28/2016

Making your case for the grant of a conditional use permit: The planning commission shall make findings and recommendations to the city council. The council may then authorize a conditional use by resolution provided the evidence presented complies with the city conditional use permits ordinance section 1150 (view at city hall or at www.greenwoodmn.com). The council may impose such conditions and safeguards upon the premises benefited by a conditional use permit as may be necessary to maintain compatibility with other properties in the neighborhood. Examples of conditions include, but are not limited to: controlling size and location of use, regulating ingress and egress, controlling traffic flow, regulating off-street parking and loading areas, location of utilities, berming, fencing, screening, landscaping, restricting hours of operation, controlling noise, controlling lighting, controlling odors, and compatibility of appearance. Violation of such conditions and safeguards, when made part of the terms under which the conditional use permit is granted, shall be deemed a violation of this ordinance and punishable under section 1180 et seq.

Please answer each of the below questions:

Will the proposed use comply with the regulations specified in the ordinance for the district in which the proposed use is to be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain: Addition to existing home. Use to remain R-1B (single family).
Is the proposed use one of the conditional uses permitted for the district in which it is to be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain: Not one of the conditioned uses. Use to remain R-1B (single family).
Will the proposed use be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or city?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use be harmonious with the objectives of the comp plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use be hazardous or disturbing to existing or future neighboring uses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:

Will the proposed use be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use create excessive additional requirements at public cost for public facilities and services or be detrimental to the economic welfare of the community?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use involve activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain: Change in vehicular approaches.
Will the proposed use result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use unreasonably depreciate surrounding property values?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:

The applicant(s) contacted the following regulatory bodies and will seek approvals if required:

(1) Lake Minnetonka Conservation District 952.745.0789 (2) Minnehaha Creek Watershed District 952.471.0590

Applicant's acknowledgement and signature(s): The undersigned hereby submits this application for the described action by the city and is responsible for complying with all city requirements with regard to this request. This application should be processed in my name, and I am the party whom the city should contact about this application. The applicant certifies that the information supplied is true and correct to the best of their knowledge. The undersigned also acknowledges that before this request can be considered and / or approved, all required information and fees must be paid to the city, and if additional fees are required to cover costs incurred by the city, the city has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. An incomplete application will delay processing and may necessitate rescheduling the review timeframe. The application timeline commences once an application is considered complete when all required information and fees are submitted to the city. The applicant recognizes that they are solely responsible for submitting a complete application and that upon failure to do so, recognizes city staff has no alternative but to reject the application until it is complete or to recommend denial regardless of its potential merit. A determination of completeness of the application shall be made within 10 business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant within 10 business days of application. I am the authorized person to make this application and the fee owner has also signed this application.

Signature: KYLE HUNT + PARTNERS, INC. <i>KJ Hunt</i>	Date: 2/19/2018
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Property owner's acknowledgement and signature: The undersigned is the fee title owner of the page 1 described property. I acknowledge and agree to this application and further authorize reasonable entry onto the property by city staff, consultants, agents, planning commission members, and city council members for purposes of investigation and verification of this request.

Signature: SEE ATTACHED	Date:
--------------------------------	-------

Note: If the property owner is different than the applicant, signatures from both the applicant and the property owner are required.

Variance Fee (nonrefundable)	\$400
Shoreland Management Review Fee (nonrefundable) PAID WITH BUILDING PERMIT	\$200
Total Amount Due (make check payable to the City of Greenwood)	\$400 \$600

For Office Use Only	Fee Paid: <input type="checkbox"/> Cash <input type="checkbox"/> Check #:	Amount \$
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Will the proposed use be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use create excessive additional requirements at public cost for public facilities and services or be detrimental to the economic welfare of the community?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use involve activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain: Change in vehicular approaches.
Will the proposed use result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use unreasonably depreciate surrounding property values?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:

The applicant(s) contacted the following regulatory bodies and will seek approvals if required:

- (1) Lake Minnetonka Conservation District 952.745.0789 (2) Minnehaha Creek Watershed District 952.471.0590

Applicant's acknowledgement and signature(s): The undersigned hereby submits this application for the described action by the city and is responsible for complying with all city requirements with regard to this request. This application should be processed in my name, and I am the party whom the city should contact about this application. The applicant certifies that the information supplied is true and correct to the best of their knowledge. The undersigned also acknowledges that before this request can be considered and / or approved, all required information and fees must be paid to the city, and if additional fees are required to cover costs incurred by the city, the city has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. An incomplete application will delay processing and may necessitate rescheduling the review timeframe. The application timeline commences once an application is considered complete when all required information and fees are submitted to the city. The applicant recognizes that they are solely responsible for submitting a complete application and that upon failure to do so, recognizes city staff has no alternative but to reject the application until it is complete or to recommend denial regardless of its potential merit. A determination of completeness of the application shall be made within 10 business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant within 10 business days of application. I am the authorized person to make this application and the fee owner has also signed this application.

Signature:	Date:
------------	-------

Property owner's acknowledgement and signature: The undersigned is the fee title owner of the page 1 described property. I acknowledge and agree to this application and further authorize reasonable entry onto the property by city staff, consultants, agents, planning commission members, and city council members for purposes of investigation and verification of this request.

Signature: <i>Charles F. ...</i>	Date: <i>2/11/16</i>
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Note: If the property owner is different than the applicant, signatures from both the applicant and the property owner are required.

Variance Fee (nonrefundable)	\$400
Shoreland Management Review Fee (nonrefundable)	\$200
Total Amount Due (make check payable to the City of Greenwood)	\$600

For Office Use Only	Fee Paid: <input type="checkbox"/> Cash <input type="checkbox"/> Check #:	Amount \$
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Permit #	FORM #8 Return this document to City Hall
Receipt #	

Grading Permit Application

This form becomes a "permit" when city staff issues a permit number. If you prefer to complete this form electronically, it is available at www.greenwoodmn.com.

Property Owner(s)	CHARLES + ELIZABETH FELDBAUM
Property Address	21020 OAK LANE SOUTH

Person completing this form: Grading Contractor Property Owner Builder / Architect
 This sheet is accompanied by a Building Permit Application (Form #1): Yes (skip to section 2) No (complete section 1)

SECTION 1

Date Application Submitted	2/19/2016
Property Owner's Mailing Address	21020 OAK LANE S., GREENWOOD
Property Owner's Phone Number	612-868-3874
Property Owner's Email	info@qpresparty.com
Contractor or Builder / Architect Name	KYLE HUNT + PARTNERS, INC 55311
Contractor or Builder / Architect Address	18324 MINNETONKA BLVD, DEEPHAVEN, MN
Contractor or Builder / Architect Phone	952-476-5999
Contractor or Builder / Architect Email	al.musech@kylehuntpartners.com

SECTION 2

Total surface area to be moved, disturbed, cut, or filled (square feet)	1600 S.F.
Total volume of soil or earth to be moved, disturbed, cut, or filled (cubic feet)	SEE SURVEY: 44.3 C.Y
Estimated start date	GRADING WORK BY CUP! 4/11/2016

NET TOPOGRAPHICAL FINISH GRADE CHANGE
 Work is required for: Remodeling of an existing structure Construction of a new structure Other: GARAGE ADD'N.

Work is due to circumstances not related to the land or existing drainage issues, but due to an election by the property owner to make an addition to a principal or accessory structure: Yes No

The average elevation of the land will increase / decrease by: Less than 1ft
 1ft or more in a 100+ sq ft area (city engineer approval required) 2ft or more in a 300+ sq ft area (variance required)

Per code section 1140.19 subd 3, the following items must be submitted with this application: X 2FT OR MORE IN 296 S.F.

(1) Survey (2) Stormwater Management Plan prepared by a civil engineer - SEE SURVEY

The undersigned hereby submits this application (including a survey and Stormwater Management Plan) for a grading permit and certifies the information provided on this permit application is true and correct to the best of my knowledge. The property owner(s) listed above are the sole fee title owner(s) of the described property; information provided on this application and submitted documents is true, complete and accurate; if the application is approved, the work will be in accordance with the application and city code section 1140.19 (view at www.greenwoodmn.com or at city hall).

Signature	KYLE HUNT + PARTNERS, INC. AL MUSECH	Date:	3/1/2016
Print Name	AL MUSECH		

This section completed if grading is NOT in conjunction with a building permit:

For Office Use Only	Fee Amount \$	Fee Paid: <input type="checkbox"/> Cash <input type="checkbox"/> Check #	Date Pmt Received:
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Form Updated 10-27-14



Permit #	FORM #12 Return this document to City Hall
Receipt #	

Shoreland Management Worksheet

If you prefer to complete this form electronically, it is available at www.greenwoodmn.com.

Property Owner(s)	CHARLES + ELIZABETH FELDBAUM
Property Address	21020 OAK LANE S.

Person completing this form: Property Owner Builder / Architect

Per the Construction Site Management ordinance (section 305.00 subd 2b) a Shoreland Management Worksheet is required for building projects \$10,000+. Per section 1176.03, subd. 3 & 10, a Shoreland Compliance Review is required for all properties within 1,000 feet of the Ordinary High Water Level of Lake Minnetonka (all properties in the city). **Fee: \$200. Collected on Form #1.**

The proposed project includes the following (check all that apply):

- Repair
- Improve
- Change or alter use of land GRADING
- Change size or shape of lot
- Erect a structure
- Expand impervious surface
- Install or maintain water line
- Install or maintain sewer line
- Grade or fill
- Remove vegetation
- Trim vegetation

SEE HARDCOVER CALCULATIONS ON SURVEY

Current lot size (square feet)	39,033 S.F.
Proposed lot size (square feet)	39,033 S.F.
Dimensions of proposed structure(s)	13'-8" X 34'-6" GARAGE ADDITION
Total square footage of proposed structure(s)	472 S.F. GARAGE + 285 S.F. OVER = 757 S.F.
Percent of existing hardcover	20.7%
Total hardcover including proposed hardcover	9295 S.F. 23.8%
Amount of fill to be added (cubic yards)	0
Amount of soil to be removed (cubic yards)	44.3 C.Y.
Type and area of vegetation to be removed	NO ADDITIONAL TREES TO BE REMOVED

SEE TREE PRESERVATION PLAN FOR BUILDING PERMIT

The undersigned hereby certifies that the above information is true and correct to the best of his / her knowledge.

Signature	KYLE HUNT + PARTNERS, INC. AL MUSECH	Date: 3/2/2016
Print Name	AL MUSECH	

Form Updated 10-27-14

FROM SURVEY SUBMITTED DATED 2-19-2016

Existing Hardcover

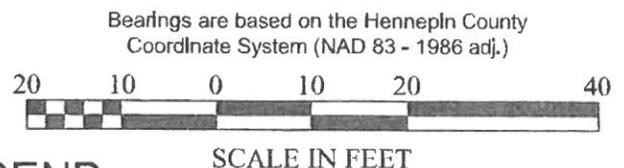
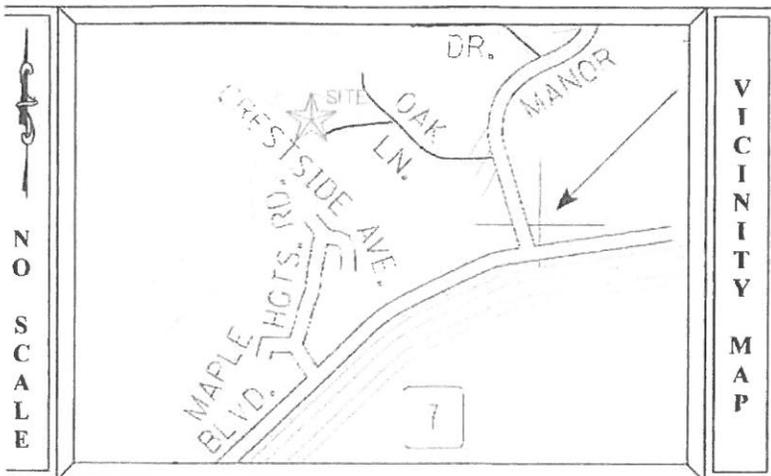
Letter	Description	Area in Sq. Ft.
A	House	2,618
B	Boat House	330
C	Porch	160
D	Deck	277
E	Concrete	449
F	Bituminous	1,292
G	Pavers	392
H	Bituminous	1,472
I	Flagstone (front walk)	172
J	Flagstone (side/rear)	702
K	Stairs	33
L	Stairs	23
M	Stairs	33
N	Stairs	18
O	Flagstone (path to lake)	117
Total Hardcover		8,088

Parcel Area	39,033
Existing Hardcover	20.7%
Hardcover Allowed	30.0%

Proposed Hardcover

Letter	Description	Area in Sq. Ft.
A	House	2,618
B	Boat House	330
C	Porch	160
D	Deck	277
E	Concrete	449
F	Bituminous	1,292
G	Pavers	392
H	Bituminous	1,472
I	Flagstone (front walk)	172
J	Flagstone (side/rear)	702
K	Stairs	33
L	Stairs	23
M	Stairs	33
N	Stairs	18
O	Flagstone (path to lake)	117
Total Hardcover		8,088

R	Proposed Garage	472
V	Proposed Driveway	538
W	Proposed Stoop	9
X	Proposed Retaining Walls	188
Total Proposed Hardcover		9,295
Parcel Area		39,033
Proposed Hardcover		23.81%



SURVEY LEGEND

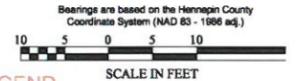






DESCRIPTION OF PROPERTY SURVEYED
(Per Hennepin County Tax Records)
Lot 1, Block 1, KNAPP COOL OAKS, according to the recorded plat thereof, Hennepin County, Minnesota.

GENERAL SURVEY NOTES
1) Site Address: 21020 Oak Lane South, Greenwood, Minnesota 55331.



- SURVEY LEGEND**
- CAST IRON MONUMENT
 - CATCH BASIN
 - FLARED END SECTION
 - GATE VALVE
 - GUY WIRE
 - HYDRANT
 - SURVEY MONUMENT SET
 - SURVEY MONUMENT FOUND
 - SURVEY CONTROL POINT
 - LIGHT POLE
 - POWER POLE
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - SIGN
 - GROUND ELEVATION
 - STORM DRAIN
 - STORM MANHOLE
 - YARD LIGHT
 - A/C UNIT
 - CABLE TV PEDESTAL
 - ELECTRIC TRANSFORMER
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC OUTLET
 - GAS METER
 - GAS VALVE
 - HAND HOLE
 - SOIL BORING
 - TREE CONIFEROUS
 - TREE DECIDUOUS
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - UTILITY MANHOLE
 - UTILITY PEDESTAL
 - WELL
 - BITUMINOUS
 - BUILDING SETBACK LINE
 - ACCESSORY SETBACK LINE
 - CONCRETE CURB
 - CONCRETE
 - CONTOUR EXISTING
 - CONTOUR PROPOSED
 - DRAIN TILE
 - ELECTRIC UNDERGROUND
 - FENCE
 - FIBER OPTIC UNDERGROUND
 - GAS UNDERGROUND
 - OVERHEAD UTILITY
 - RETAINING WALL
 - SANITARY SEWER
 - STORM SEWER
 - TELEPHONE UNDERGROUND
 - UTILITY UNDERGROUND
 - WATERMAIN

- CUT - FILL LEGEND**
- CUT - 4.5 - 2.0 FT
 - CUT - -2.0 - 0.0 FT
 - FILL - 0.0 - 1.0 FT
 - FILL - 1.0 - 2.0 FT
 - GARAGE
- Volume Calculations**
- Cut Volume: 51.6± Cu. Yd.
 Fill Volume: 7.3± Cu. Yd.
 Net Volume: 44.3± Cu. Yd. Cut
- Area of more than 2ft of cut = 296 Square Feet

FIELD CREW	NO.	BY	DATE	REVISION
C.E., SDR	1	EMW	12/3/2015	Added Proposed Addition
DRAWN	2	EMW	12/9/2015	Client Revisions
J.M.L.	3	EMW	12/10/2015	Revised garage top of foundation
CHECKED	4	DBP	12/16/2015	TREES - STORM PIPE
DBP	5	DZB	1/21/2016	Client Revisions
DATE	6	SIW	2/2/2016	Client Revisions
06-11-15				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Charles A. Wiemerslage
 Charles Wiemerslage, P.E.
 Date: 02/19/16 Lic. No. 49180

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

Greenwood, Minnesota

TWP.117 - RGE.23 - SEC.26
 Hennepin County
 Project Location

CUT - FILL EXHIBIT
 Prepared For:
 Charles and Elizabeth Feldbaum

FILE NO.
 4930-019
 1
 1

SURVEY LINE
N

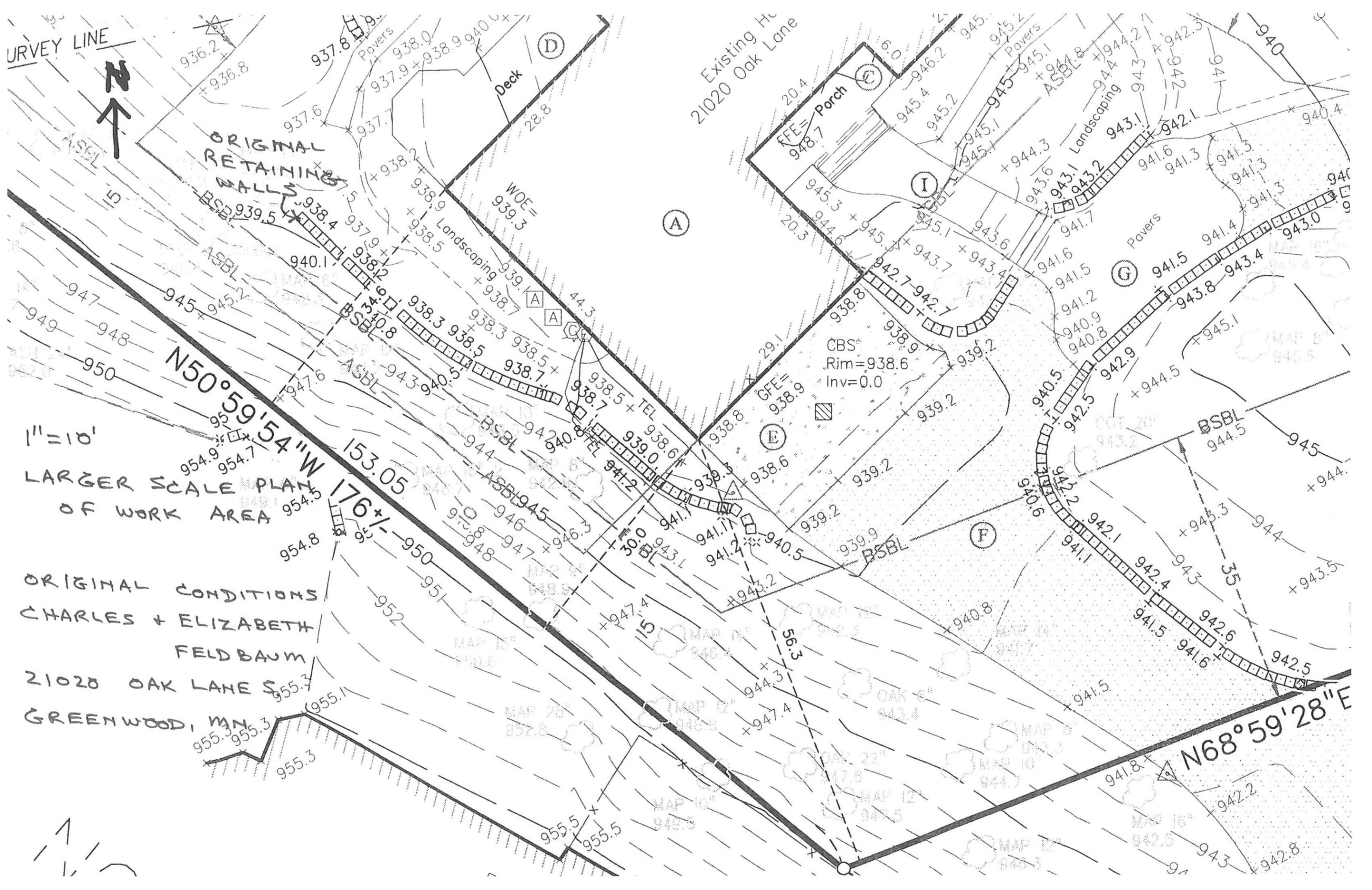
1"=10'
LARGER SCALE PLAN
OF WORK AREA

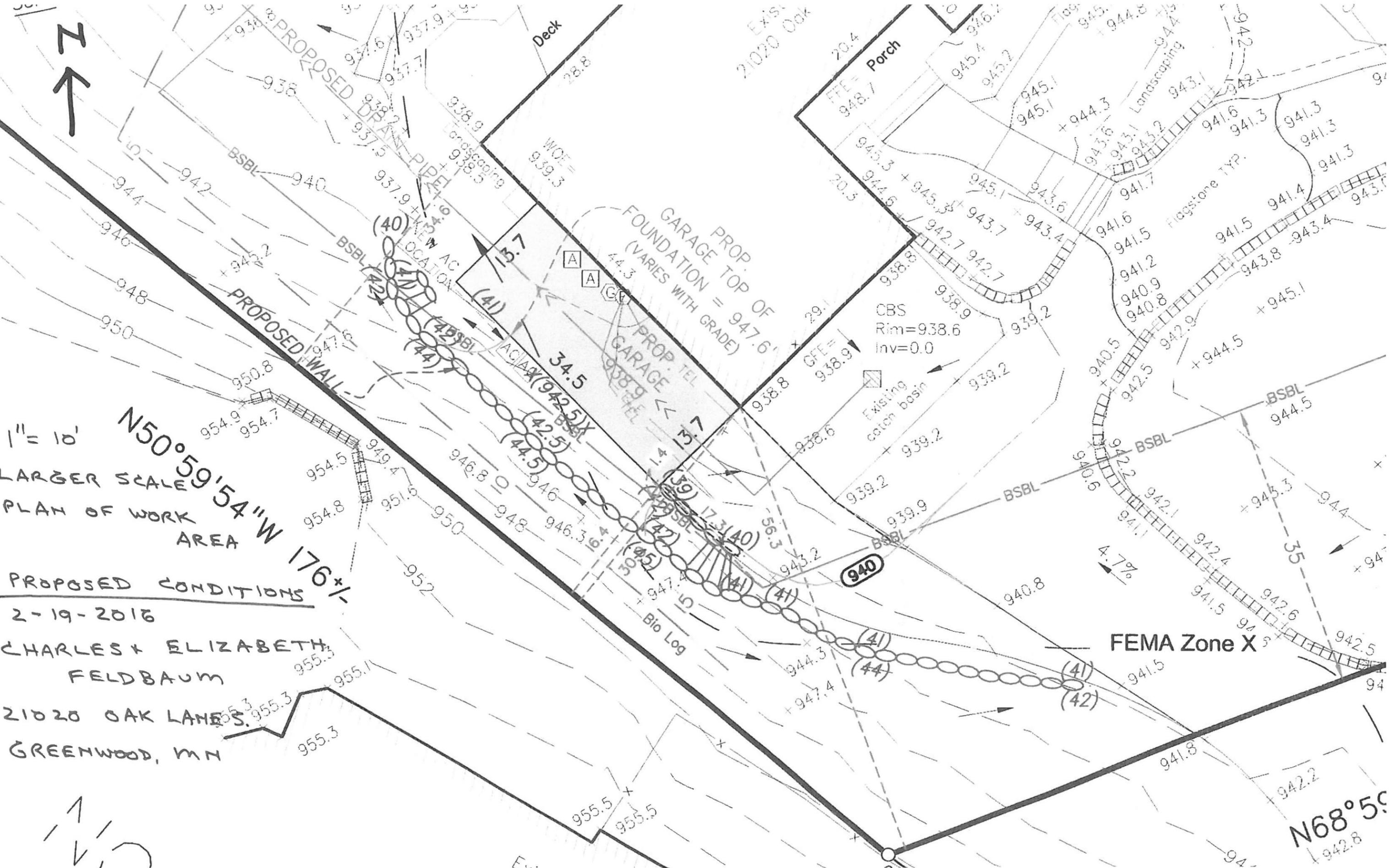
ORIGINAL CONDITIONS
CHARLES + ELIZABETH
FELDBAUM
21020 OAK LANE S
GREENWOOD, MN

N50°59'54"W
153.05

176°

N68°59'28"E





1" = 10'
 N50°59'54"W 176' +/-
 LARGER SCALE
 PLAN OF WORK
 AREA

PROPOSED CONDITIONS
 2-19-2016

CHARLES + ELIZABETH
 FELDBAUM
 21020 OAK LANE S.
 GREENWOOD, MN

FEMA Zone X

N68°59'
 +/- 942.8'

SHEET INDEX

- A1 SITE PLAN, GENERAL NOTES
- PROPOSED SURVEY
- EXISTING SURVEY
- A2 FL. PL.: L.L. DEMO/NEW
- A3 FL. PL.: M. L. DEMO/NEW
- A4 FL. PL.: M. L. DEMO/NEW
- A5 EXT. ELEV.-EAST/SOUTH
- A6 EXT. ELEV.-WEST/NORTH
- A7 BLD'G. SECTIONS
- S1 FT'G./FDTN. PLAN
- S2 MAIN LEVEL FRAMING PLAN
- S3 UPPER LEVEL/ROOF FRAM'G.
- S4 DETAILS
- S5 NOTES

PROJECT TEAM

- ARCHITECT**
SHARRATT DESIGN & CO. LLC
CONTACT: MIKE SHARRATT/CO
- STRUCTURAL ENGINEER**
AM STRUCTURAL
CONTACT: DAVE WAGNER, P.E.
112 EAST MAPLE STREET
RIVER FALLS, WISCONSIN 54022
715-426-4930 (OFFICE PHONE)
GENERAL CONTRACTOR
KYLE HUNT & PARTNERS, INC.
CONTACT: KYLE HUNT
18324 MINNETONKA BOULEVARD
DEERHAVEN, MINNESOTA 55391
PHONE: 952.416.5999

SUED FOR

ISSUE DATE	CHECK SET	CLIENT REVIEW	MEETING SET	ESTIMATE SET	VARIANCE	PERMIT SET	BID SET	REVISION	FOUNDATION SET	CONSTRUCTION SET
11/07/2015		X								
11/09/2015	X									
11/12/2015	X									
11/25/2015								X		
11/30/2015									X	
12/04/2015	X									
12/08/2015					X	X				

PROPOSED ADDITION & REMODELING OF THE:

FELDBAUM HOME

21020 OAK LANE SOUTH
GREENWOOD, MINNESOTA 55331

SHEET
A5

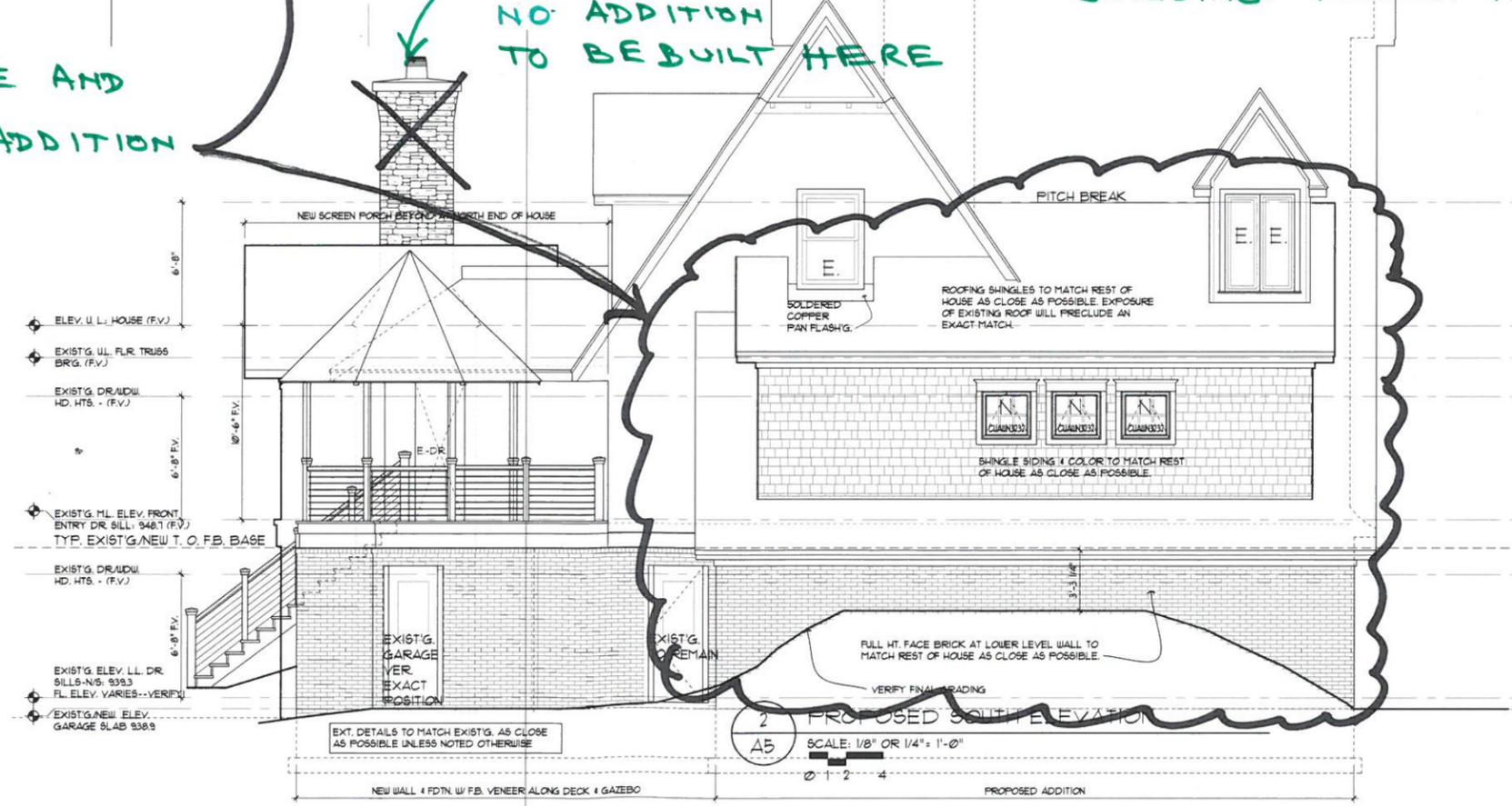


1 EAST ELEVATION
SCALE: 1/8" OR 1/4" = 1'-0"
0 1 2 4

EXISTING PORCH STRUCTURE TO REMAIN. NOT INCLUDED IN REVISED BUILDING PERMIT APPLICATIONS SUED FOR

NO NEW CHIMNEY. NO ADDITION TO BE BUILT HERE

PROPOSED GARAGE AND SECOND FLOOR ADDITION



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" OR 1/4" = 1'-0"
0 1 2 4

- ELEV. U. L. HOUSE (F.V.)
- EXIST'G. UL. FLR. TRUSS BRG. (F.V.)
- EXIST'G. DR./DW. HD. HTS. (F.V.)
- EXIST'G. M.L. ELEV. FRONT ENTRY DR. SILL: 948.1 (F.V.) TYP. EXIST'G./NEW T. O. FB. BASE
- EXIST'G. DR./DW. HD. HTS. (F.V.)
- EXIST'G. ELEV. LL. DR. SILL-N/S: 939.3 FL. ELEV. VARIES--VERIFY
- EXIST'G./NEW ELEV. GARAGE SLAB 938.9

EXT. DETAILS TO MATCH EXIST'G. AS CLOSE AS POSSIBLE UNLESS NOTED OTHERWISE

FULL HT. FACE BRICK AT LOWER LEVEL WALL TO MATCH REST OF HOUSE AS CLOSE AS POSSIBLE.

ROOFING SHINGLES TO MATCH REST OF HOUSE AS CLOSE AS POSSIBLE. EXPOSURE OF EXISTING ROOF WILL PRECLUDE AN EXACT MATCH.

SHINGLE SIDING & COLOR TO MATCH REST OF HOUSE AS CLOSE AS POSSIBLE.

NEW WALL & FDTN. W/ FB. VENEER ALONG DECK & GAZEBO

PROPOSED ADDITION

RESOLUTION NO 17-16

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA
ACTING AS THE BOARD OF APPEALS & ADJUSTMENTS**

APPROVING

In Re: Application of Kyle Hunt & Associates, representing Charles and Elizabeth Feldbaum of 21020 Oak Lane South, for a conditional use permit under Greenwood ordinance code section 1140.19, Subd. 2 and 1150.20 to permit grading or site / lot topography alterations involving more than 200 square feet of surface area, and involving more than 20 cubic yards of material.

WHEREAS, Charles and Elizabeth Feldbaum are the owners of property commonly known as 21020 Oak Lane South, Greenwood, Minnesota 55331 (PID No. 26-117-23-44-0051) being real property in Hennepin County Minnesota and legally described as follows: See Exhibit A Attached; and

WHEREAS, application was made for a conditional use permit (CUP) in conformance with Greenwood ordinance code sections 1140.19, Subd. 2 and 1150.20; and

WHEREAS, the applicant proposes to regrade a portion of the front and west side yards to regrade a driveway and to accommodate a garage addition; and

WHEREAS, notice of a public hearing was published, notice given to neighboring property owners, and a public hearing was held before the planning commission to consider the application; and

WHEREAS, public comment was taken at the public hearing before the planning commission on March 16, 2016; and

WHEREAS, the city council of the city of Greenwood has received the staff report, the recommendation of the planning commission, and considered the application, the comments of the applicant, and the comments of the public.

NOW, THEREFORE, the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments does hereby make the following:

FINDINGS OF FACT

1. That the real property located at 21020 Oak Lane South, Greenwood, Minnesota 55331 (PID No. 26-117-23-44-0051) is a single-family lot of record located within the R-1B district.
2. Pursuant to Greenwood ordinance code 1140.19, Subd. 2, the property owner proposes to regrade a portion of the front and west side yards to regrade a driveway and to accommodate a garage addition requiring grading or altering site / lot topography involving more than 200 square feet of surface area, and involving more than 20 cubic yards of material, which requires the property owner to apply for a CUP.
3. Pursuant to Greenwood ordinance code section 1150.20, Subd. 3, Conditional Use Permits (general regulations), the city council may impose such conditions and safeguards upon the property benefitted by a CUP as may be necessary to maintain compatibility with other properties in the neighborhood.
4. Greenwood ordinance section 1150.20, Subd. 1 states:

“Subd. 1. The planning commission shall make findings and recommendations to the city council. The council may then authorize a conditional use by resolution provided the evidence presented is such as to establish:

 - (a) That the proposed use will comply with the regulations specified in this ordinance for the district in which the proposed use is to be located.
 - (b) That the use is one of the conditional uses permitted for the district in which it is to be located.
 - (c) The use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or city.
 - (d) The use will be harmonious with the objectives of the comp plan.

- (e) The use will not be hazardous or disturbing to existing or future neighboring uses.
 - (f) The use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools, or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.
 - (g) The use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
 - (h) The use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
 - (i) The use will have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
 - (j) The use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
 - (k) The use will not depreciate surrounding property values.”
6. The applicant asserts that the proposed CUP request complies with CUP standards in Greenwood ordinance section 1150.20, subd 1.
7. The planning commission discussed the CUP request and on a 4-0 vote recommended approval because the proposed CUP request complies with the CUP standards in Greenwood ordinance section 1150.20, subd 1, if the following reasonable and necessary conditions relating to the present request are made a condition of approval:
- (a) The project must be completed according to the specifications and design requirements in the submitted plans.
 - (b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.
8. Based on the foregoing, the city council determined that the proposed CUP request complies with the CUP standards in Greenwood ordinance section 1150.20, subd 1, because:
- (a) That the proposed use will comply with the regulations specified in this ordinance for the district in which the proposed use is to be located.
 - (b) That the use is one of the conditional uses permitted for the district in which it is to be located.
 - (c) The use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or city.
 - (d) The use will be harmonious with the objectives of the comp plan.
 - (e) The use will not be hazardous or disturbing to existing or future neighboring uses.
 - (f) The use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools, or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.
 - (g) The use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
 - (h) The use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
 - (i) The use will have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
 - (j) The use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
 - (k) The use will not depreciate surrounding property values.
9. The city council determined that the following reasonable and necessary conditions relating to the present request are made a condition of approval:
- (a) The project must be completed according to the specifications and design requirements in the submitted plans.
 - (b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.

CONCLUSIONS OF LAW

Based upon the foregoing findings of fact, the city council acting as the Board of Appeals & Adjustments makes the following conclusions of law:

1. The applicant has made an adequate demonstration of facts meeting the standards of sections 1140.19(2) and 1150.20 necessary for the granting of a CUP.
2. The CUP requested is reasonable and should be granted on the following conditions:
 - (a) The project must be completed according to the specifications and design requirements in the submitted plans.
 - (b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.

NOW, THEREFORE, BE IT RESOLVED by the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments that the city of Greenwood does hereby **approve** a Conditional Use Permit to the applicant for the subject property to regrade the front and west side yards to regrade a driveway and to accommodate a garage addition which would require grading or altering site / lot topography involving more than 200 square feet of surface area, and involving more than 20 cubic yards of material.

PASSED this 6th day of April, 2016 by the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments for the city of Greenwood, Minnesota.

__AYES __NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana Young, City Clerk



Agenda Number: **6C**

Agenda Date: 4-6-16

Prepared by Dale Cooney, Zoning Administrator

Agenda Item: Consider the request of Michael Dvoracek of Signs Unlimited of Plymouth on behalf of Joel Buppenhoff, 21000 State Highway 7 for a conditional use permit to install commercial signage.

Summary: Signs Unlimited of Plymouth is requesting a conditional use permit to install new signage to identify ICS (Innovative Control Systems), a new commercial tenant at 21000 State Highway 7. The sign ordinance does not regulate the number of signs that can be placed on a property; rather it limits the amount of sign square footage permitted to be on the property.

Section 1140.40(3)(2) of the Zoning Ordinance requires a Conditional Use Permit to erect, alter, reconstruct, maintain or move signage.

Section 1140.40(3)(3)(c) of the Zoning Ordinance requires that illuminated signs be shielded to prevent lights from being directed at oncoming traffic. Signs cannot interfere with or obscure an official traffic sign or signal. This includes indoor signs that are visible from public streets.

Section 1140.40(8)(a) of the Zoning Ordinance requires that a sign may not exceed 15% of the wall area of the front façade of the structure in which it is located and in no case exceed 75 square feet for all types of signs.

Section 1140.40(8)(b) of the Zoning Ordinance states that for wall signs, the area including the frame shall be used to calculate the square footage.

Items for Planning Consideration: The property has two rentable office spaces. Currently, Allstate is leasing the other space and a conditional use permit for signage was approved by the city council in August of 2015. Based on the current city code, the Allstate business utilizes 30.17 square feet of signage. This includes an illuminated business sign and door graphics.

ICS, the new tenant requesting the conditional use permit, currently has 3.36 square feet of window graphics. The proposed illuminated sign would be 24.56 square feet, which includes the black background for the sign. The signage proposed for the property, including all existing signs, would total 58.09 square feet. The wall area percentage for the ICS illuminated sign is 2.4%.

Regarding illumination, only the letters on the sign will be illuminated. Thus the area of illumination will be significantly less than the 24.56 square foot sign dimension. The red "ICS" letters will be halo lit, meaning the lights are placed within the letters with white lights reflecting around the letters a halo effect. The triangle graphic is internally lit with led lights behind plexiglass. A spec sheet for the LED lights is enclosed. The total light output for the triangle is equal to 480 lumens—the approximate equivalent of a 40 watt lightbulb. The tag line will also be internally lit with the same LED lights. While there is some uncertainty to the overall brightness, and ambient light will also play a role, the sign will not be aggressively lit. The overall impact should be less than that of the illuminated Allstate sign on the property.

Staff Recommendation: Staff recommends **approval** of the application of Michael Dvoracek of Signs Unlimited of Plymouth for the Conditional Use Permit to install new signage at the property located at 21000 State Highway 7, as presented. The proposal meets the requirements outlined in Section 1140.40 Regulation of Signs, and the criteria for Section 1150.20 of the ordinance in that:

- a) the proposed use complies with the specified regulations of the district in which it is located;
- b) the use is a permitted accessory use in the C-1 zoning district;
- c) the use would not be detrimental to or endanger the general welfare of the neighborhood or city;
- d) the use is harmonious with the objective of the comprehensive plan since it is a residential use;
- e) the use will not be hazardous or disturbing to existing or future neighboring uses;
- f) the use will be adequately served by essential public facilities and services;
- g) there will be no excessive additional costs for public facilities or service and will not be detrimental to the economic welfare of the community;

- h) the proposed use will not include uses that would be detrimental to any persons due to traffic, noise, smoke fumes, glare or odors;
- i) the use will not create traffic congestion;
- j) there will be no loss or damage of any natural, scenic or historic features; and
- k) the use will not depreciate surrounding property values.

And subject to the following conditions:

- (a) The project must be completed according to the specifications and design requirements in the submitted plans.
- (b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.

Planning Commission Action: The planning commission held a public hearing to review the CUP at their March 16 meeting. On a 4-0 vote, the planning commission recommended that the city council approve a Conditional Use Permit based on the recommendations and findings of staff for the installation of new commercial signage at 21000 State Highway 7 in accordance with Greenwood Ordinance Section 1140.40.

Key Dates:

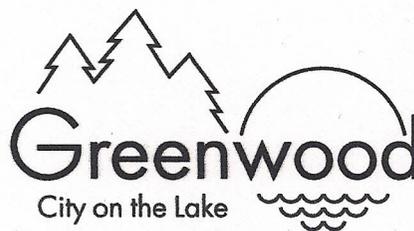
Application complete:	February 8, 2016
Notice of Public Hearing published:	March 3, 2016
Planning Commission Public Hearing:	March 16, 2016
City Council Consideration:	April 6, 2016
60-Day Deadline:	April 8, 2016
120-Day Deadline (if necessary):	June 7, 2016

Council Action: The city council must take action by April 8, 2016. Suggested motions ...

1. I move the city council approves resolution 18-16, findings for approval of the conditional use permit request of Michael Dvoracek of Signs Unlimited of Plymouth on behalf of Joel Buttenhoff, to install commercial signage at 21000 State Highway 7 as written / with the following revisions: _____.
2. I move the city council directs the city staff to draft “findings for **denial**” for the council’s consideration at the May 4, 2016 city council meeting. I further move the council directs the city zoning administrator to provide written notice to the applicant to extend the 60-day time limit by 30 days, so the council may consider findings **approving** and **denying** the request.
3. Other motions...

Note: MN statute 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60-day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).

Conditional Use Permit Application



Person completing form: Property Owner Builder / Architect

If you prefer to complete this form electronically, it is available at www.greenwoodmn.com.

Date application submitted	2/5/16
Date application complete (office use only)	
Property address	21000 HWY 7
Property identification number (PID)	3511723120016
Property owner's current mailing address	102 Jonathan Blvd N. #200 Chaska, MN 55318
Names of all property owners	Joel Buttenhoff
Cell phone and email of property owner(s)	
Name of builder / architect (if any)	SIGNS UNLIMITED OF PLYMOUTH / Michael Dvoracek
Company name of builder / architect	SIGNS UNLIMITED OF PLYMOUTH
Cell phone and email of builder / architect	Cell - 612-396-7636
Company address	22400 HWY 55 Hamel, MN 55340
Present use of property	
Property acreage	
Existing variances or conditional use permits	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - please attach a copy Allstate
Request is for	<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Replace <input type="checkbox"/> Other:
The CUP is being requested to (e.g. install a swimming pool)	Install a sign

Making your case for the grant of a conditional use permit: The planning commission shall make findings and recommendations to the city council. The council may then authorize a conditional use by resolution provided the evidence presented complies with the city conditional use permits ordinance section 1150 (view at city hall or at www.greenwoodmn.com). The council may impose such conditions and safeguards upon the premises benefited by a conditional use permit as may be necessary to maintain compatibility with other properties in the neighborhood. Examples of conditions include, but are not limited to: controlling size and location of use, regulating ingress and egress, controlling traffic flow, regulating off-street parking and loading areas, location of utilities, berming, fencing, screening, landscaping, restricting hours of operation, controlling noise, controlling lighting, controlling odors, and compatibility of appearance. Violation of such conditions and safeguards, when made part of the terms under which the conditional use permit is granted, shall be deemed a violation of this ordinance and punishable under section 1180 et seq.

Please answer each of the below questions:

Will the proposed use comply with the regulations specified in the ordinance for the district in which the proposed use is to be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Is the proposed use one of the conditional uses permitted for the district in which it is to be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or city?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use be harmonious with the objectives of the comp plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use be hazardous or disturbing to existing or future neighboring uses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:

CUP APPLICATION - Page 1 of 2

Will the proposed use be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:
Will the proposed use create excessive additional requirements at public cost for public facilities and services or be detrimental to the economic welfare of the community?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use involve activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:
Will the proposed use unreasonably depreciate surrounding property values?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:

The applicant(s) contacted the following regulatory bodies and will seek approvals if required:

(1) Lake Minnetonka Conservation District 952.745.0789 (2) Minnehaha Creek Watershed District 952.471.0590

Applicant's acknowledgement and signature(s): The undersigned hereby submits this application for the described action by the city and is responsible for complying with all city requirements with regard to this request. This application should be processed in my name, and I am the party whom the city should contact about this application. The applicant certifies that the information supplied is true and correct to the best of their knowledge. The undersigned also acknowledges that before this request can be considered and / or approved, all required information and fees must be paid to the city, and if additional fees are required to cover costs incurred by the city, the city has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. An incomplete application will delay processing and may necessitate rescheduling the review timeframe. The application timeline commences once an application is considered complete when all required information and fees are submitted to the city. The applicant recognizes that they are solely responsible for submitting a complete application and that upon failure to do so, recognizes city staff has no alternative but to reject the application until it is complete or to recommend denial regardless of its potential merit. A determination of completeness of the application shall be made within 10 business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant within 10 business days of application. I am the authorized person to make this application and the fee owner has also signed this application.

Signature: Date: 2/5/16

Property owner's acknowledgement and signature: The undersigned is the fee title owner of the page 1 described property. I acknowledge and agree to this application and further authorize reasonable entry onto the property by city staff, consultants, agents, planning commission members, and city council members for purposes of investigation and verification of this request.

→ Signature: Date: 2-5-16 ←

Note: If the property owner is different than the applicant, signatures from both the applicant and the property owner are required.

Variance Fee (nonrefundable)	\$400
Shoreland Management Review Fee (nonrefundable)	\$200
Total Amount Due (make check payable to the City of Greenwood)	\$600

For Office Use Only Fee Paid: Cash Check #: Amount \$

U.L. FABRICATED & LABELED REVERSE CHANNEL LETTERS 18" HIGH ICS, 12" HIGH LIGHT, ALSO INTERNALLY LIT WITH #7328 WHITE PLEX FACE, RETURNS & TRIM, MOUNTED TO BLACK ALUMINUM PAN BACKGROUND, APPROX. 6' WIDE X 44" HIGH X 2" DEEP, TAG LINE SIGN MOUNTED ON TOP OF BLACK BACKGROUND OF HALO LETTERS, BLACK BACKGROUND, TRIM & RETURNS, WHITE COPY.



*SQUARE FOOTAGE

CALCULATION:

LETTERS & LIGHT =

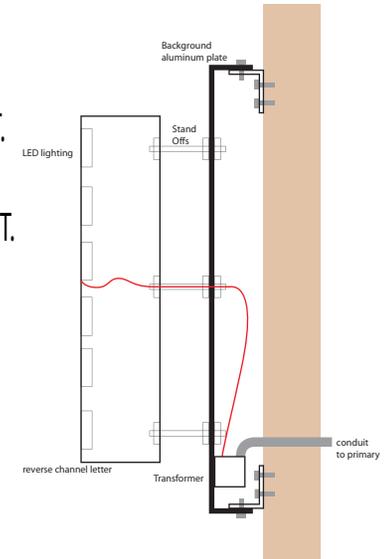
29" H X 51" W = 10.27 SQ. FT.

TAG LINE =

4.36" H X 75.8" W = 2.3 SQ. FT.

*TOTAL = 12.57 SQ. FT.

SIDE VIEW OF HALO L.E.D. LIT LETTERS



SET OF HALO LIGHTED REVERSE CHANNEL LETTERS & TAG LINE SIGN

ICS LETTER FACES = RED

ICS RETURNS(SIDES) = RED

LIGHT FACE = #7328 WHITE PLEX

LIGHT TRIM = WHITE

LIGHT RETURNS = WHITE

L.E.D. COLOR = WHITE FOR ALL

BACKGROUND ALUMINUM PAN = BLACK

TAG LINE SIGN = BLACK FACE, TRIM,

RETURN, & WHITE COPY, L.E.D. LIT

*U.L. FABRICATED & LABELED

LANDLORD APPROVAL: _____

DATE: _____

CLIENT APPROVAL: _____

DATE: _____

SIGNS UNLIMITED 22400 HWY 55 HAMEL, MN 55340 OFFICE-763/478-9460 FAX-763/478-2034	ICS 21000 HWY 7 EXCELSIOR, MN 55331	SCALE:	DATE: 1-27-16
	CONTENT IS PROPERTY OF SIGNS UNLIMITED, NO USE IS PERMITTED WITHOUT APPROVAL	DRAWN BY MICHAEL	REVISED
		FILE:	DRAWING NUMBER

RESOLUTION NO 18-16

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA
ACTING AS THE BOARD OF APPEALS & ADJUSTMENTS**

In Re: Application of Michael Dvoracek of Signs Unlimited of Plymouth on behalf of Joel Butenhoff, 21000 State Highway 7 for a conditional use permit under Greenwood ordinance code section 1140.40 and 1150.20 to install new signage at the property.

WHEREAS, Michael Dvoracek of Signs Unlimited of Plymouth, on behalf of Joel Butenhoff, the owner of property commonly known as 21000 State Highway 7, Greenwood, Minnesota 55331 (PID No. 35-117-23-12-0016) being real property in Hennepin County Minnesota and legally described as follows:

THAT PART OF LOT 20 LYING ELY OF A LINE DESC AS COM AT A PT IN NLY LINE THOF DIS 275 FT W FROM ELY COR THOF TH DEF LEFT 89 DEG 01 MIN 35 SEC TO SLY LINE THOF AND THERE TERMINATING EX HWY

; and

WHEREAS, application was made for a conditional use permit (CUP) in conformance with Greenwood ordinance code sections 1140.19(2) and 1150.20; and

WHEREAS, the applicant proposes install new signage at the property; and

WHEREAS, notice of a public hearing was published, notice given to neighboring property owners, and a public hearing was held before the planning commission to consider the application; and

WHEREAS, public comment was taken at the public hearing before the planning commission on March 16, 2016; and

WHEREAS, the city council of the city of Greenwood has received the staff report, the recommendation of the planning commission, and considered the application, the comments of the applicant, and the comments of the public.

NOW, THEREFORE, the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments does hereby make the following:

FINDINGS OF FACT

1. That the real property located at 21000 State Highway 7, Greenwood, Minnesota 55331 (PID No. 35-117-23-12-0016), is a commercial lot of record located within the C-1 district.
2. Pursuant to Greenwood ordinance code section 1140.40, Subd. 3, erecting, altering, reconstructing, maintaining or moving signs in the city requires the property owner to apply for a CUP.
3. Pursuant to Greenwood ordinance code section 1150.20, subd. 3, Conditional Use Permits (general regulations), the city council may impose such conditions and safeguards upon the property benefitted by a CUP as may be necessary to maintain compatibility with other properties in the neighborhood.
4. Greenwood ordinance section 1150.20, subd 1 states:

“Subd. 1. The planning commission shall make findings and recommendations to the city council. The council may then authorize a conditional use by resolution provided the evidence presented is such as to establish:

- (a) The proposed use will comply with the regulations specified in this ordinance for the district in which the proposed use is to be located.
- (b) The use is one of the conditional uses permitted for the district in which it is to be located.
- (c) The use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or city.
- (d) The use will be harmonious with the objectives of the comp plan.
- (e) The use will not be hazardous or disturbing to existing or future neighboring uses.
- (f) The use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, sewer, schools, or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.
- (g) The use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- (h) The use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.

- (i) The use will have vehicular approaches to the property that do not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
 - (j) The use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
 - (k) The use will not depreciate surrounding property values.”
6. The applicant asserts that the proposed CUP request complies with CUP standards in Greenwood ordinance section 1150.20, subd 1.
7. The planning commission discussed the CUP request and on a 4-0 vote recommended approval because the proposed CUP request complies with the CUP standards in Greenwood ordinance section 1150.20, subd 1, if the following reasonable and necessary conditions relating to the present request are made a condition of approval:
- (a) The project must be completed according to the specifications and design requirements in the submitted plans.
 - (b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.
8. Based on the foregoing, the city council determined that the proposed CUP request complies with the CUP standards in Greenwood ordinance section 1150.20 subd 1, if the following reasonable and necessary conditions relating to the present request are made a condition of approval:
- (a) The project must be completed according to the specifications and design requirements in the submitted plans.
 - (b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.

CONCLUSIONS OF LAW

Based upon the foregoing findings of fact, the city council acting as the Board of Appeals & Adjustments makes the following conclusions of law:

- 1. The applicant has made an adequate demonstration of facts meeting the standards of sections 1140.40 and 1150.20 necessary for the grant of a CUP.
- 2. The CUP requested is reasonable and should be granted on the following conditions:
 - (a) The project must be completed according to the specifications and design requirements in the submitted plans.
 - (b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.

NOW, THEREFORE, BE IT RESOLVED by the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments that the city of Greenwood does hereby grant and issue a Conditional Use Permit to the applicant for the subject property to install commercial signage at the property with the following conditions:

- (a) The project must be completed according to the specifications and design requirements in the submitted plans.
- (b) A certified copy of this resolution shall be filed by the applicants with the Hennepin County Register of Titles and proof of filing provided to the city of Greenwood before any permits may issue or the project commence.

PASSED this 6th day of April 2016 by the city council of the city of Greenwood, Minnesota acting as the Board of Appeals & Adjustments for the city of Greenwood, Minnesota.

___ AYES ___ NAYS

CITY OF GREENWOOD

By: _____

Debra J. Kind, Mayor

Attest: _____

Dana H. Young, City Clerk



Agenda Number: 6D

Agenda Date: 04-06-16

Prepared by Deb Kind

Agenda Item: 2nd Reading, Ordinance 252, An Ordinance Regarding Storm Water Management

Summary: The city council approved the first reading of this ordinance last month knowing that it would be revised to include language about ensuring maintenance of storm water systems. The revised ordinance is attached. Note: The revision in blue was not reviewed by the city attorney prior to inclusion in the council packet.

The Bob Bean from Bolton & Menk advises that he can create some simple plans for a French drain and a rain garden, including a volume calculation for each, as a handout for people who are doing projects that trigger the storm water management ordinance. It would take a couple of hours to create the handouts. Would the city council like Bob to move ahead with this project?

Timeline:

- ~~02-04-16 Public hearing notice published in the Sun-Sailor.~~
- ~~02-17-16 Planning commission holds public hearing and makes a recommendation to the city council.~~
- ~~03-02-16 City council considers 1st reading of the ordinance (may make revisions/may waive 2nd reading).~~
- 04-06-16 City council considers 2nd reading of the ordinance (may make revisions).
- 04-07-16 The ordinance is submitted to the Sun-Sailor for publication.
- 04-14-16 The ordinance is published in the Sun-Sailor (goes into effect on this date).

City Council Action: No council action is required. Potential motions ...

1. I move that the city council (1) approves the 2nd reading of ordinance 252, an ordinance of the amending Greenwood ordinance code chapter 11 regarding storm water management, as written / with the following revisions _____; and (2) approves resolution 12-16 for publication in the city's official newspaper.
2. I move that the city council authorizes Bolton & Menk to create some simple plans for a French drain and a rain garden, including a volume calculation for each, as a handout for people who are doing projects that trigger the storm water management ordinance.
3. Do nothing or other motion.

Greenwood code section 1215 requires 2 readings of all ordinances prior to adoption. The 2nd reading shall be within 3 months of the 1st reading. There may be changes between the 1st and 2nd readings. The 2nd reading may be waived by a unanimous vote of city council members present at the meeting. Ordinances go into effect once they are published in the city's official newspaper. The planning commission must review and make a recommendation to the city council regarding any changes to the zoning code chapter 11. A public hearing, typically held by the planning commission, also is required for changes to chapter 11.

AN ORDINANCE OF THE CITY OF GREENWOOD, MINNESOTA AMENDING GREENWOOD ORDINANCE ZONING CODE CHAPTER 11 REGARDING STORM WATER MANAGEMENT

THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA DOES ORDAIN:

SECTION 1.

Greenwood ordinance code section 1140 is amended to add the following section:

“Section 1140.17. Storm Water Management.

Subd. 1. *Purpose.* The purpose of this ordinance is to protect and safeguard the health, safety, and welfare of the public by regulating stormwater runoff rates and volumes that can lead to flooding, flood damage, and erosion.

This ordinance seeks to meet this purpose by:

- (a) Reducing flooding, erosion, and water quality degradation;
- (b) Minimizing the total annual volume of surface water runoff that flows from any specific site to the maximum extent practicable; and
- (c) Ensuring that these management controls are properly maintained and pose no threat to public safety.

Subd. 2. *Applicability.* This ordinance shall apply to any construction, alteration, or improvement which results in increased impervious surface coverage of 200 square feet or more over existing conditions.

Subd. 3. *Performance Criteria.* ~~Unless determined by the city to be exempt, A~~ all applicable activities subject to subd 2 of this ordinance shall establish permanent stormwater management practices that convey, store, or retain stormwater runoff before discharge onto adjacent properties and public rights-of-way according to the following standards:

- (a) Manage volume of runoff for the equivalent of at least a 2-inch / 24-hour rainfall event for the proposed impervious surface expansion; or
- (b) Manage the rate of runoff for the equivalent of at least a 2-inch per hour rainfall event for the proposed impervious surface expansion.
- (c) Demonstrate through topographic features that water will be conveyed towards naturally occurring water features such as lakes, wetlands, creeks, or channels without impacting neighboring properties.

Subd. 4. *Approval Required Prior to Permit.* No landowner or land operator shall receive a building permit, grading permit, or approval for any property construction, alteration, or improvement subject to this ordinance until first meeting the requirements of this ordinance.

Subd. 5. *Application Requirements.* Unless otherwise exempted by this ordinance, an application shall be submitted to meet the required performance criteria under subd 3. The application shall include the following as a condition of its consideration:

- (a) A certified site survey is required for those impervious surface expansions that:
 - i) propose to expand impervious surfaces by an area of 200 square feet or more over existing conditions; or
 - ii) is otherwise required by city ordinance.
- (b) For those activities not subject to the survey requirements of the city code, the following shall be provided:
 - i.) an impervious surface calculation worksheet with existing and proposed impervious surface conditions;
 - ii.) a site plan or drawing showing the location of proposed activities.
 - iii.) compliance with section 1140.17 subd 3.
- (c) Plans, specifications, and calculations for all required stormwater management practices.

Subd. 6. *Application Review Procedure.* Applications meeting the requirements of subd 5 of this ordinance shall be submitted to the city zoning administrator and city engineer for review to determine whether the performance criteria of this ordinance will be met. ~~The city zoning administrator shall approve, approve with conditions, or deny the application. The application may be approved subject to compliance with conditions reasonable and necessary to ensure that the requirements contained in this section 1140.17 are met.~~ may:

- (a) Approve,
- (b) Approve with conditions,
- (c) Reject for resubmission meeting zoning administrator requirements,
- (d) Recommend approval by the city council subject to issuance of a conditional use permit containing conditions, reasonable and necessary to ensure that the performance criteria of this section 1140.17 are met,
- (e) Deny, or

(f) Otherwise refer the matter to the city council.

Subd. 7. Conditional Use Permits. In the event the city zoning administrator recommends approval subject to the issuance of a conditionals use permit per subd. 7 (d) above or the application includes construction of a storm water management system that requires continuing physical maintenance, the applicant shall apply for and obtain a conditional use permit prior to the issuance of a building permit, grading permit, or approval for any construction, alteration, or improvement. All such conditional use permits may impose conditions deemed reasonably necessary to assure the performance criteria hereof are met and the continuing maintenance and serviceability of all proposed stormwater improvements. Conditional use permits shall be recorded with the county as required by law. At the time of the sale or transfer of the property, the conditional use permit must be disclosed, an inspection shall be completed by the city, and any reconstruction necessary to maintain the effectiveness of the storm water system must be completed.

SECTION 2.

Effective Date. This ordinance shall be effective upon publication according to law.

Enacted by the city council of Greenwood, Minnesota this ___ day of _____, 2016.

___ AYES ___ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk

First reading: March 3, 2016
Second reading: _____, 2016
Publication by summary resolution 12-16: _____, 2016

RESOLUTION 12-16

**A RESOLUTION APPROVING PUBLICATION
OF ORDINANCE NUMBER 252 BY TITLE AND SUMMARY**

WHEREAS, on _____, 2016 the city council of the city of Greenwood adopted "Ordinance 252 Amending Greenwood Ordinance Code Chapter 11 Regarding Storm Water Management."

WHEREAS, the city council has prepared a summary of ordinance 252 as follows:

1. The purpose of this ordinance is to protect and safeguard the health, safety, and welfare of the public by regulating storm water runoff rates and volumes that can lead to flooding, flood damage, and erosion.
2. The ordinance applies to any construction, alteration, or improvement which results in increased impervious surface coverage of 200 square feet or more over existing conditions.
3. The ordinance establishes permanent storm water management practices that convey, store, or retain storm water runoff before discharge onto adjacent properties and public rights-of-way.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENWOOD:

1. The city council finds that the above title and summary of ordinance 252 clearly informs the public of intent and effect of the ordinance.
2. The city clerk is directed to publish ordinance 252 by title and summary, pursuant to Minnesota statutes, section 412.191, subdivision 4.
3. A full copy of the ordinance is available at the Greenwood city office, 20225 Cottagewood Road, Deephaven, MN 55331.

ADOPTED by the city council of the city of Greenwood, Minnesota this ____ day of _____, 2016.

____ AYES ____ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk

First reading: March 2, 2016
Second reading: _____, 2016
Publication: _____, 2016



Agenda Number: **6E**

Agenda Date: **04-06-16**

Prepared by Dale Cooney

Agenda Item: Review Draft Ordinance Regarding Construction-Related Tree Cutting and Tree Preservation Plan Requirements

Summary: The revisions to this ordinance were proposed by Planning Commission Chairman Pat Lucking. The existing tree preservation plan requirements allow applicants to get credit for noxious trees, and non-significant trees (outside of the shore impact zone or bluff impact zone), both of which can be removed without limitation by the property owner. Thus, an applicant for construction-related tree removal permit can receive credit for trees which could ultimately be removed anyways.

Staff has revised the ordinance to reflect only those trees currently regulated by the city. Thus, only significant, non-noxious trees, and all non-noxious trees within the shore impact zone and bluff impact zone would be counted in a tree preservation plan.

Additionally, staff is proposing to remove the language requiring that subdivision applications include a tree preservation plan as part of the application materials. In the opinion of staff, a viable subdivision application is unlikely to be denied based upon the outcome of a tree inventory. Preservation of the existing tree canopy is important, but an otherwise zoning code compliant lot would need to address a number of other, more impactful factors (including setbacks, access, grading and drainage) that typically take precedent over trees. If concerns about trees exist for a subdivision application, a tree preservation plan could be required as a condition of approval.

Planning Commission Action: The planning commission reviewed the draft ordinance at their March 16 meeting. The planning commission did not request any changes, and recommended to pass the draft ordinance along to the city council as written. The proposed change related to subdivision applications having to include a tree preservation plan was not reviewed by the planning commission, since it was suggested by staff after the planning commission meeting. The planning commission will have the opportunity to weigh in on the new language if the city council directs the ordinance be referred to the planning commission for a public hearing.

Timeline:

- ~~03-16-16~~ Review of draft ordinance by city council.
- 04-06-16 Review of draft ordinance by city council.
- 04-07-16 Public hearing notice published in the Sun-Sailor.
- 04-20-16 Planning commission holds public hearing and makes a recommendation to the city council.
- 05-04-16 City council considers 1st reading of the ordinance (may make revisions/may waive 2nd reading).
- 05-05-16 If 2nd reading is waived, the ordinance is submitted to the Sun-Sailor for publication.
- 05-12-16 If 2nd reading is waived, the ordinance is published in the Sun-Sailor (goes into effect on this date).
- 06-01-16 City council considers 2nd reading of the ordinance (may make revisions).
- 06-02-16 The ordinance is submitted to the Sun-Sailor for publication.
- 06-09-16 The ordinance is published in the Sun-Sailor (goes into effect on this date).

City Council Action: No action required. Potential motions ...

1. I move the city council (1) approves the draft of the updated tree ordinance as written / with the following revisions: _____; and (2) directs the ordinance be referred to the planning commission for a public hearing, review, and recommendation to the city council.
2. Do nothing or other motion.

Greenwood code section 1215 requires 2 readings of all ordinances prior to adoption. The 2nd reading shall be within 3 months of the 1st reading. There may be changes between the 1st and 2nd readings. The 2nd reading may be waived by a unanimous vote of city council members present at the meeting. Ordinances go into effect once they are published in the city's official newspaper. The planning commission must review and make a recommendation to the city council regarding any changes to the zoning code chapter 11. A public hearing, typically held by the planning commission, also is required for changes to chapter 11.

ORDINANCE NO. XXX

AN ORDINANCE OF THE CITY OF GREENWOOD, MINNESOTA AMENDING GREENWOOD ORDINANCE CODE CHAPTER 11 REGARDING LIMITATIONS ON CONSTRUCTION-RELATED TREE CUTTING AND TREE PRESERVATION PLAN REQUIREMENTS

THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA DOES ORDAIN:

SECTION 1.

Greenwood ordinance code section 1140.80, Subd. 5. is amended to read as follows:

"Subd. 5. Construction-Related Tree Cutting Permits. If the improvement of property necessitates the removal of trees for construction purposes, property owners and / or developers subsequent to issuance of a valid building permit may cut trees from a specific property in accordance with the following provisions and limitations and conditions attached to such building permit:

- A. The property owner / developer shall be limited to the property owner's annual permitted tree harvest of 2 significant trees in any given calendar year for construction related tree cutting / harvesting, unless a permit under this subdivision is issued based upon a tree preservation plan prepared by the applicant and submitted to the attention of the building official in conjunction with a building permit application. The building permit application or a zoning code review shall not be considered complete unless and until a tree preservation plan has been submitted by the property owner, developer, or its agent.
- B. *Limitations on Construction-Related Tree Cutting.*
 - (1) The city building official and / or the zoning administrator may impose restrictions on construction-related tree trimming or cutting:
 - (a) On a given property so as to preserve trees that would not otherwise need to be cut or harvested to permit access, grading, and construction-related activities;
 - (b) Of "significant trees" so as to preserve and protect same in the course of construction; and
 - (c) Significant trees lost in the course of access, grading, and construction-related activities be replaced in accordance with the tree replacement schedule per subdivision 8.
- C. *Construction-Related Tree Cutting / Trimming Permit Types.* The following construction-related tree cutting / trimming permits may be issued by the city:
 - (1) *Home Addition / Accessory Structure Construction.* In conjunction with an approved building permit to accommodate the expansion of an existing residence and / or the construction of an otherwise code permitted accessory structure, a property owner / developer may cut or remove up to 10% of the ~~total~~ trees on a property previously identified on a submitted tree preservation plan.
 - (2) *New Home Construction / General Property Development.* In conjunction with an approved building permit for a new home construction and / or the razing of an existing home and the construction of a new home thereat, a property owner / developer may cut or remove up to 20% of the ~~total~~ trees on a property identified on a submitted tree preservation plan.
- D. *Variance.* In the event planned construction activity would necessitate the cutting of more than 10% of ~~existing~~ identified tree stock in conjunction with a home addition or accessory structure construction, or more than 20% of ~~existing~~ identified tree stock in conjunction with a new home development or general development, a variance pursuant to section 1155 must be first obtained. The variance, if approved, shall be conditioned upon the planting of replacement trees in accordance with the tree replacement schedules of this code."

SECTION 2.

Greenwood ordinance code section 1140.80, Subd. 6. is amended to read as follows:

"Subd. 6. New Construction / Redevelopment Tree Preservation Plan Requirements. A property owner desiring to build a new home, or redevelop existing property for residential or commercial purposes, shall prepare and submit to the city a tree preservation plan in conjunction with a ~~subdivision application or~~ building permit application. Such tree preservation plan shall include the following:

- A. A map (scale not less than 1" to 30') designating all existing structures, roads, utilities, driveways, and illustrating by species:

- (1) All deciduous trees, excluding noxious trees, on the property greater than (a) 3 inches in diameter for hardwood trees, and (b) 4 inches in diameter for softwood trees, (measured at 48" above grade) within the shore impact zone and within a bluff impact zone; and
- (2) All coniferous trees greater than 6 feet in height within the shore impact zone and within a bluff impact zone; and
- (3) All significant trees, excluding noxious trees.

- B. A written narrative describing specific activities proposed for the property and the trees that will be affected by the proposed development.
- C. A written inventory of all trees by type, size, and species that would be at risk or will be lost to grading and construction activities.
- D. A separate inventory and description of "significant trees."

The tree preservation plan shall be prepared by a licensed land surveyor, civil engineer, arborist, landscape architect, or other person whose credentials are deemed acceptable by the city zoning administrator."

SECTION 3.

Effective Date. This ordinance shall be effective upon publication according to law.

Enacted by the city council of Greenwood, Minnesota this ___ day of _____, 2016.

___ AYES ___ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk

First reading: _____, 2016
Second reading: _____, 2016
Publication: _____, 2016



Agenda Number: 7A

Agenda Date: 04-06-16

Prepared by Dale Cooney

Updated by Deb Kind

Agenda Item: 2nd reading of Ordinance 253, Regarding Watershed District Permits and Water Management Plans and Res 13-16 Summary of Ord 253 for Publication

Summary: The amendment to section 305 subd 1 was requested by the city engineer as a compliance requirement for the city's MS4 permit. The amendment requires compliance with the new stormwater management requirements of section 1140.17 (amended by ordinance 252). The attached draft includes redlined revisions suggested by Councilman Cook.

Timeline:

- ~~03-02-16 City council considers 1st reading of the ordinance.~~
- 04-06-16 City council considers 2nd reading of the ordinance (may make revisions).
- 04-07-16 The ordinance is submitted to the Sun-Sailor for publication.
- 04-14-16 The ordinance is published in the Sun-Sailor (goes into effect on this date).

City Council Action: None required. Potential motions ...

1. I move that the city council (1) approves the 2nd reading of ordinance 253, regarding watershed district permits and water management plans, as written / with the following revisions _____; and (2) approves resolution 13-16 for publication.
2. Do nothing or other motion.

Greenwood code section 1215 requires 2 readings of all ordinances prior to adoption. The 2nd reading shall be within 3 months of the 1st reading. There may be changes between the 1st and 2nd readings. The 2nd reading may be waived by a unanimous vote of city council members present at the meeting. Ordinances go into effect once they are published in the city's official newspaper. The planning commission must review and make a recommendation to the city council regarding any changes to the zoning code chapter 11. A public hearing, typically held by the planning commission, also is required for changes to chapter 11.

AN ORDINANCE OF THE CITY OF GREENWOOD, MINNESOTA AMENDING GREENWOOD ORDINANCE CODE CHAPTER 3 REGARDING WATERSHED DISTRICT PERMITS AND WATER MANAGEMENT PLANS

THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA DOES ORDAIN:

SECTION 1.

Greenwood ordinance code section 305, Subd. 1. is amended to read as follows:

“Subd. 1. *General Regulations*. All residential and commercial construction sites for projects shall comply with the following if the project cost is \$10,000 or more:

- (a) Prior to issuance of a building permit, the applicant will be required to attest that they have notified all adjacent property owners within 200 feet of the applicant’s property by U.S. mail to make them familiar with the proposed construction and to provide them with contact information for the applicant and their contractor.
- (b) Work at construction sites shall be limited to 7am to 9pm Monday through Friday and 8am to 7pm on weekends and holidays.
- (c) The applicant shall submit a construction site management plan as outlined in subdivision 2 of this section.
- (d) ~~Onsite~~ Off-street parking of construction vehicles and equipment will be provided. If on-street parking is demonstrated to be necessary, it may be done only by a parking permit first obtained from the city. The city may impose such conditions on said parking permit as the city zoning administrator or city clerk deems necessary. Any street parking will be limited to one side of the street, preferably adjacent to the construction site. The permit fee shall be determined by the city council and set forth in chapter 5 of this code book.
- (e) All equipment shall be stored within the confines of the construction site. If necessary, a property line fence will be required to ~~ensure that no~~ prevent construction vehicles, materials, or other debris ~~enereaches from encroaching~~ onto adjacent properties.
- (f) A functioning enclosed toilet and a minimum of one dumpster are required on the site prior to commencement of construction activity. These are to be considerably placed in relation to adjacent properties.
- (g) Daily site clean up of debris and garbage is required.
- (h) Weekly street cleaning is required to remove all dirt, mud and debris from public streets caused by the construction project. City staff will monitor the condition of public streets and may require more frequent street cleaning.
- (i) For activities disturbing an area of 5,000 square feet or greater or involving the grading, excavating, filling, or storing on site of 50 cubic yards of soil or more, applicants shall provide evidence that the proper permits have been issued by Minnehaha Creek Watershed District.

SECTION 2.

Greenwood ordinance code section 305, Subd. 2. is amended to read as follows:

“Subd. 2. *Construction Site Management Plan*. The construction site management plan is a stand-alone document and shall include the following:

- A) A site plan showing:
 - 1) Site address.
 - 2) Names, addresses and telephone numbers of construction manager responsible for preparing the construction site management plan.
 - 3) Site property lines.
 - 4) Location of proposed buildings and structures on site.
 - 5) Identification and location of all significant natural boundaries/buffers to neighboring properties.
 - 6) All property line fencing and erosion control fencing.
 - 7) Location of soil stockpiling.
 - 8) Locations of the temporary toilet, if required, and dumpster.
 - 9) Site entrance and on-site parking areas, and/or proposed street parking plan.
 - 10) A completed tree preservation plan as required by section 1140.80, subdivision 6 of the zoning code.
- B) A completed shoreland management worksheet.

C) Water management plan. Prior to commencing construction, the applicant shall prepare and submit a water management plan. The plan shall a) illustrate silt fencing and describe plans to implement watershed regulatory requirements, (all applicable regulations shall be itemized in an addendum); b) illustrate before and after construction grades, water drainage patterns, and estimated volume and direction/path of water emanating from the property during typical heavy seasonal rains; c) describe and illustrate engineering necessary to manage, contain, or redirect water to prevent water from being concentrated, increased or accelerated onto neighboring properties, both during and after the conclusion of the planned construction; d) adhere to the requirements of *Section 1140.17. Stormwater Management*, when applicable. The city engineer may require of the applicant a) additional engineering or survey data, b) water plan management revisions, c) temporary or final grade changes, d) drainage control structures, and e) such other requirements as the city engineer, in their sole discretion, may deem necessary. No construction activity or grading which in the opinion of the city engineer will significantly increase, concentrate, or accelerate water onto neighboring properties, either during or after construction, shall be permitted.

SECTION 3.

Effective Date. This ordinance shall be effective upon publication according to law.

Enacted by the city council of Greenwood, Minnesota this ____ day of _____, 2016.

____ AYES ____ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk

First reading: March 3, 2016
Second reading: _____, 2016
Publication by summary resolution 13-16: _____, 2016

RESOLUTION 13-16

**A RESOLUTION APPROVING PUBLICATION
OF ORDINANCE NUMBER 253 BY TITLE AND SUMMARY**

WHEREAS, on _____, 2016 the city council of the city of Greenwood adopted "Ordinance 253 Amending Greenwood Ordinance Code Chapter 3 Regarding Watershed District Permits and Water Management Plans."

WHEREAS, the city council has prepared a summary of ordinance 253 as follows:

1. This ordinance amends section 305, subd. 1 to add the following paragraph to comply with the requirement for the city's MS4 permit: "For activities disturbing an area of 5,000 square feet or greater or involving the grading, excavating, filling, or storing on site of 50 cubic yards of soil or more, applicants shall provide evidence that the proper permits have been issued by Minnehaha Creek Watershed District."
2. The ordinance amends section 305, subd. 2 to require compliance with the new stormwater management requirements of section 1140.17.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENWOOD:

1. The city council finds that the above title and summary of ordinance 253 clearly informs the public of intent and effect of the ordinance.
2. The city clerk is directed to publish ordinance 253 by title and summary, pursuant to Minnesota statutes, section 412.191, subdivision 4.
3. A full copy of the ordinance is available at the Greenwood city office, 20225 Cottagewood Road, Deephaven, MN 55331.

ADOPTED by the city council of the city of Greenwood, Minnesota this ____ day of _____, 2016.

____ AYES ____ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk

First reading: March 2, 2016
Second reading: _____, 2016
Publication: _____, 2016



Agenda Number: **7B**

Agenda Date: **04-06-16**

Prepared by *Deb Kind*

Agenda Item: 2nd Reading Ord 254 Amending Ordinance Code Regarding Sewer Utility Fund, Storm Water Utility Fund, and Illicit Discharge

Summary: Bolton & Menk engineer Bob Bean provided an ordinance for the city council's consideration at the 03-02-16 city council meeting. The ordinance deals with illicit discharge standards that are required under MS4 Permitting requirements. At the 03-02-16 meeting, the city council approved the 1st reading of the ordinance knowing that Councilman Cook planned to review the ordinance and make recommendations for revisions. Councilman Cook's revised ordinance is attached. His revisions include ...

1. The chlorine residual for dechlorinated water to be actually dechlorinated
2. Changed discharge of sump pumps to public rights of way to be okay with a permit
3. Changed all of the MS4 references to Municipal Separate Storm Sewer System
4. Moved Sewer Utility Fund and Storm Water Utility Fund sections from chapter 5 to chapter 3, so all the utility information is together.

Timeline:

- ~~03-02-16 City council considers 1st reading of the ordinance.~~
04-06-16 City council considers 2nd reading of the ordinance (may make revisions).
04-07-16 The ordinance is submitted to the Sun-Sailor for publication.
04-14-16 The ordinance is published in the Sun-Sailor (goes into effect on this date).

City Council Action: None required. Potential motions ...

1. I move that the city council approves the 2nd reading of ordinance 254, regarding Sewer Utility Fund, Storm Water Utility Fund, and Illicit Discharge, as written / with the following revisions _____; and (2) approves resolution 14-16 for publication.
2. Do nothing or other motion.

Greenwood code section 1215 requires 2 readings of all ordinances prior to adoption. The 2nd reading shall be within 3 months of the 1st reading. There may be changes between the 1st and 2nd readings. The 2nd reading may be waived by a unanimous vote of city council members present at the meeting. Ordinances go into effect once they are published in the city's official newspaper. The planning commission must review and make a recommendation to the city council regarding any changes to the zoning code chapter 11. A public hearing, typically held by the planning commission, also is required for changes to chapter 11.

**AN ORDINANCE OF THE CITY OF GREENWOOD, MINNESOTA
AMENDING GREENWOOD ORDINANCE CODE CHAPTER 3 REGARDING SEWER UTILITY FUND,
STORM WATER UTILITY FUND, AND ILLICIT DISCHARGE**

THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA DOES ORDAIN:

SECTION 1.

Greenwood ordinance code section 1102 Definitions is amended to add the following definitions:

"Storm Water means any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation. (STORM WATER 311, SITE RUN-OFF 1177, THIS DEFINITION APPEARS IN CHAPTERS 11 & 12)

Storm Water Pollution Prevention Plan (SWPPP) means a document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to Storm water, Storm water Conveyance Systems, and / or Receiving Waters to the maximum extent practicable. (STORM WATER 311, SITE RUN-OFF 1177, THIS DEFINITION APPEARS IN CHAPTERS 11 & 12)

Waters of the State means all streams, lakes, ponds, marshes, watercourses, waterways, wells, springs, reservoirs, aquifers, irrigation systems, drainage systems, and all other bodies or accumulations of water, surface or underground, natural or artificial, public or private, which are contained within, flow through, or border upon the state of Minnesota or any portion thereof. (STORM WATER 311, SITE RUN-OFF 1177, THIS DEFINITION APPEARS IN CHAPTERS 11 & 12)"

SECTION 2.

Greenwood ordinance code section 1205 Definitions is amended to add the following definitions:

"Authorized Enforcement Agency means employees or designees of the city of Greenwood or the Minnesota Pollution Control Agency as designated to enforce this ordinance. (STORM WATER 311)

Best Management Practices (BMPs) - Illicit Discharge means schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly into storm water, receiving waters, or storm water conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage. (ILLICIT DISCHARGE 0350)

Clean Water Act means the federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto. (STORM WATER 311)

Construction Activity - Illicit Discharge means activities subject to NPDES construction permits. These include construction projects resulting in land disturbance of 1 acre or more and projects that disturb less than 1 acre if they are part of a larger common plan of development. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition. (STORM WATER 311)

Hazardous Materials means any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment, when improperly treated, stored, transported, disposed of, or otherwise managed. (STORM WATER 311)

Illegal Discharge means any direct or indirect non-storm water discharge to the storm drain system, except as exempted in Section 0350.2007 of this ordinance. (STORM WATER 311)

Illicit Connections means any drain or conveyance, whether on the surface or subsurface, which allows an illegal discharge to enter the storm drain system including, but not limited to, any conveyances which allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by the city or, any drain or conveyance connected from a commercial or industrial land

use to the storm drain system which has not been documented in plans, maps, or equivalent records and approved by the city. (STORM WATER 311)

Industrial Activity means activities subject to NPDES Industrial Permits as defined in 40 CFR, Section 122.26 (b)(14). (STORM WATER 311)

MPCA means Minnesota Pollution Control Agency. (ILLICIT DISCHARGE 0350)

National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permit means a permit issued by EPA (or by the State of Minnesota under authority delegated pursuant to 33 USC § 1342(b)) that authorizes the discharge of pollutants to Waters of the State, whether the permit is applicable on an individual, group, or general area-wide basis. (STORM WATER 311)

Non-Storm Water Discharge means any discharge to the storm drain system that is not composed entirely of storm water. (STORM WATER 311)

Pollutant means anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquids, solid wastes, and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind. (STORM WATER 311)

Storm Drainage System means publicly-owned facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, infiltration, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures. (STORM WATER 311)

Storm water means any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation. (STORM WATER 311, SITE RUN-OFF 1177, THIS DEFINITION APPEARS IN CHAPTERS 11 & 12)

Storm Water Pollution Prevention Plan (SWPPP) means a document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to Storm water, Storm water Conveyance Systems, and / or Receiving Waters to the maximum extent practicable. (STORM WATER 311, SITE RUN-OFF 1177, THIS DEFINITION APPEARS IN CHAPTERS 11 & 12)

Wastewater means any water or other liquid, other than uncontaminated storm water, discharged from a facility or property. (STORM WATER 311)

Waters of the State means all streams, lakes, ponds, marshes, watercourses, waterways, wells, springs, reservoirs, aquifers, irrigation systems, drainage systems, and all other bodies or accumulations of water, surface or underground, natural or artificial, public or private, which are contained within, flow through, or border upon the state of Minnesota or any portion thereof. (STORM WATER 311, SITE RUN-OFF 1177, THIS DEFINITION APPEARS IN CHAPTERS 11 & 12)"

SECTION 3.

Greenwood ordinance code chapter 3 title and section headings are amended to read as follows:

"CHAPTER 3: UTILITIES, BUILDING & CONSTRUCTION

SECTION 300. BUILDING CODES.

SECTION 305. CONSTRUCTION SITE MANAGEMENT.

SECTION 310. SEWERS.

SECTION 311. STORM WATER.

SECTION 312. MUNICIPAL WATER SERVICE.

SECTION 315. FIRE CODE.

**SECTION 320. RENTAL PROPERTIES.
SECTION 335. TENNIS COURTS.
SECTION 340. CABLE TELEVISION.
SECTION 345. CONDOMINIUMS.”**

SECTION 4.

Greenwood ordinance code section 520 Sanitary Sewer Utility Fund is hereby moved to a new section 310.56 and the subsections renumbered accordingly.

SECTION 5.

Greenwood ordinance code section 311 is hereby amended to add the following section:

“311.00. Reserved.”

SECTION 6.

Greenwood ordinance code section 525 Storm Water Management Utility Fund is hereby moved to a new section 311.10 and the subsections renumbered accordingly.

SECTION 7.

Greenwood ordinance code section 311 is hereby amended to add the following section and subsections:

“Section 311.20. Illicit Discharge Detection and Elimination.

Section 311.20.01. Purpose and Objectives.

The purpose of this ordinance is to provide for the health, safety, and general welfare of the citizens of the city of Greenwood through the regulation of non-storm water discharges to the storm drainage system to the maximum extent practicable as required by state and federal law. This ordinance establishes methods for controlling the introduction of pollutants into the City of Greenwood’s municipal separate storm sewer system (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water System permit process. The objectives of this ordinance are:

- A. To regulate the contribution of pollutants to the municipal separate storm sewer system by storm water discharges by any user.
- B. To prohibit Illicit Connections and Discharges to the municipal separate storm sewer system.
- C. To establish legal authority to carry out all inspection, surveillance, and monitoring procedures necessary to ensure compliance with this ordinance.

Section 311.20.02. Applicability.

This ordinance shall apply to all water entering the storm drain system generated on any developed or undeveloped lands unless explicitly exempted by an authorized enforcement agency.

Section 311.20.03. Responsibility for Administration.

The city of Greenwood shall administer, implement, and enforce the provisions of this ordinance. Any powers granted or duties imposed upon the MPCA may be delegated in writing by the city engineer of Greenwood to persons or entities acting in the beneficial interest of or in the employ of the city.

Section 311.20.04. Severability.

The provisions of this ordinance are hereby declared to be severable. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this ordinance.

Section 311.20.05. Ultimate Responsibility.

The standards set forth herein and promulgated pursuant to this ordinance are minimum standards; therefore this ordinance does not intend nor imply that compliance by any person will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants.

Section 311.20.06. Discharge Prohibitions.

Subd. 1. Prohibition of Illegal Discharges. No person shall discharge or cause to be discharged into the municipal storm drain system or Waters of the State any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than storm water. The commencement, conduct or continuance of any illegal discharge to the storm drain system is prohibited except as described as follows:

- (a) The following discharges are exempt from discharge prohibitions established by this ordinance: water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising groundwater, groundwater infiltration to storm drains, uncontaminated pumped groundwater, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, non-commercial washing of vehicles, natural riparian habitat or wetland flows, swimming pools (if de-chlorinated - typically less than 0.1 PPM free chlorine), firefighting activities, and any other water source not containing Pollutants.
- (b) Discharges specified in writing by the MPCA as being necessary to protect public health and safety.
- (c) Dye testing is an allowable discharge, but requires a verbal notification to the city engineer 48-hours prior to the start of the test.
- (d) The prohibition shall not apply to any non-storm water discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the MPCA or Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

Subd. 2. Prohibition of Illicit Connections.

- (a) The construction, use, maintenance or continued existence of illicit connections to the storm drain system is prohibited.
- (b) This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
- (c) A person is considered to be in violation of this ordinance if the person connects a line conveying sewage to the Municipal Storm Water System, or allows such a connection to continue.

Subd. 3. Sump Pump and Drain Tile Discharges.

- (a) The construction, use, maintenance or continued existence of piping of private sump pump and/or drain tile discharges to a surface outlet that directs flow to the city right of way is prohibited unless a permit is obtained from the city engineer and the conditions of said permit are met.
- (b) Connection of private sump pump and/or drain tile lines to public storm sewers is prohibited unless a permit is obtained from the city engineer and the conditions of said permit are met.

Section 311.20.07. Suspension of Municipal Storm Water System Access.

Subd. 1. Suspension Due to Illicit Discharges in Emergency Situations. The city of Greenwood may, without prior notice, suspend Municipal Storm Water System discharge access to a person when such suspension is necessary to stop an actual or threatened discharge which presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the Municipal Storm Water System or Waters of the State. If the violator fails to comply with a suspension order issued in an emergency, the city may take such steps as deemed necessary to prevent or minimize damage to the Municipal Storm Water System or Waters of the State, or to minimize danger to persons.

Subd. 2. Suspension Due to the Detection of Illicit Discharge. Any person discharging to the Municipal Storm Water System in violation of this ordinance may have their Municipal Storm Water System access terminated if such termination would abate or reduce an illicit discharge. The city will notify a violator of the proposed termination of its Municipal Storm Water System access.

Subd. 3. Offense. A person commits an offense if the person reinstates Municipal Storm Water System access to premises terminated pursuant to this section, without the prior approval of the city.

Section 311.20.08. Industrial or Construction Activity Discharges.

Any person subject to an Industrial or Construction Activity NPDES storm water discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to city prior to the allowing of discharges to the Municipal Storm Water System.

Section 311.20.09. Monitoring of Discharges.

Subd. 1. Applicability. This section applies to all facilities that have storm water discharges associated with industrial activity, including construction activity.

Subd. 2. Access to Facilities.

- (a) The city shall be permitted to enter and inspect facilities subject to regulation under this ordinance as often as may be necessary to determine compliance with this ordinance. If a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make the necessary arrangements to allow access to representatives of the authorized enforcement agency.
- (b) Facility operators shall allow the city ready access to all parts of the premises for the purposes of inspection, sampling, examination and copying of records that must be kept under the conditions of the NPDES permit to discharge storm water, and the performance of any additional duties as defined by state and federal law.
- (c) The city shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the city to conduct monitoring and/or sampling of the facility's storm water discharge.
- (d) The city has the right to require the discharger to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure storm water flow and quality shall be calibrated to ensure their accuracy per manufacturer's recommendations.
- (e) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the operator at the written or oral request of the city and shall not be replaced. The costs of clearing such access shall be borne by the operator.
- (f) Unreasonable delays in allowing the city access to a permitted facility is a violation of the storm water discharge permit and of this ordinance. A person who is the operator of a facility with a NPDES permit to discharge storm water associated with industrial activity commits an offense if the person denies the city reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this ordinance.
- (g) If the city has been refused access to any part of the premises from which storm water is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation of this ordinance, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this ordinance or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the city may seek issuance of a search warrant from any court of competent jurisdiction.

Section 311.20.10. Requirement to Prevent, Control, and Reduce Storm Water Pollutants By the Use of Best Management Practices.

The city of Greenwood has adopted requirements identifying Best Management Practices for any activity, operation, or facility which may cause or contribute to pollution or contamination of storm water, the storm drain system, or Waters of the State. The owner or operator of a commercial or industrial establishment shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drain system or Waters of the State through the use of these structural and non-structural BMPs. Further, any person responsible for a property or premise, which is, or may be, the source of an illicit discharge, may be required to implement, at said person's expense, additional structural and non-structural BMPs to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of storm water associated with industrial activity, to the extent practicable, shall be deemed compliant with the provisions of this section. These BMPs shall be part of a storm water pollution prevention plan (SWPPP) as necessary for compliance with requirements of the NPDES permit.

Section 311.20.11. Watercourse Protection.

Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

Section 311.20.12. Notification of Spills.

Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into storm water, the storm drain system, or Waters of the State, said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such a release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the city in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the city of Greenwood within three business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years.

Section 311.20.13. Enforcement.

Whenever the city of Greenwood finds that a person has violated a prohibition or failed to meet a requirement of this ordinance, the city may order compliance by written notice of violation to the responsible person. Such notice may require without limitation:

- (a) The performance of monitoring, analyses, and reporting;
- (b) The elimination of illicit connections or discharges;
- (c) The violating discharges, practices, or operations shall cease and desist;
- (d) The abatement or remediation of storm water pollution or contamination hazards and the restoration of any affected property; and
- (e) Payment of a fine to cover administrative and remediation costs; and
- (f) The implementation of source control or treatment BMPs; and
- (g) The deadline within which to remedy the violation.

If abatement of a violation and/or restoration of affected property is required, the notice shall set forth a deadline within which such remediation or restoration must be completed. Said notice shall further advise that, should the violator fail to remediate or restore within the established deadline, the work will be done by a designated governmental agency or a contractor and the expense thereof shall be charged to the violator.

Section 311.20.14. Appeal of Notice of Violation.

Any person receiving a notice of violation may appeal the determination of the city. The notice of appeal must be received by the city within 15 days from the date of the notice of violation. The appeal shall be heard by the city council within 30 days from the date of receipt of the notice of appeal. The decision of the city council shall be final.

Section 311.20.15. Enforcement Measures After Appeal.

If the violation has not been corrected pursuant to the requirements set forth in the Notice of Violation, or, in the event of an appeal, within the deadline extended by the decision of the city council, then representatives of the city shall enter upon the subject private property and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent, or person in possession of any premises to refuse to allow the city or designated contractor to enter upon the premises for the purposes set forth above.

Section 311.20.16. Cost of Abatement of the Violation.

Within 30 days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs and the deadline to pay the abatement costs. The property owner may file a written protest objecting to the costs and payment terms of the abatement within 15 days. The appeal shall be heard by the city council within 30 days from the date of receipt of the notice of appeal. If the amount due is not paid within a timely manner as determined by the decision of the city council after hearing the appeal, the charges be filed with Hennepin County and shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment.

Section 311.20.17. Injunctive Relief.

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this ordinance. If a person has violated or continues to violate the provisions of this ordinance, the authorized enforcement agency may petition for a preliminary or permanent injunction restraining the person from activities which would create further violations or compelling the person to perform abatement or remediation of the violation.

Section 311.20.18. Compensatory Action.

In lieu of enforcement proceedings, penalties, and remedies authorized by this ordinance, the authorized enforcement agency may impose upon a violator alternative compensatory actions, such as storm drain stenciling, attendance at compliance workshops, creek cleanup, etc.

Section 311.20.19. Violations Deemed a Public Nuisance.

In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this ordinance is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the violator's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.

Section 311.20.20. Criminal Prosecution.

Any person that violates this ordinance shall be shall be deemed guilty of a misdemeanor and upon conviction thereof, may be subject to the maximum fine and imprisonment allowed by State law. Each such violation shall constitute a separate offense punishable to the maximum extent of the law. The authorized enforcement agency may recover all attorney's fees court costs and other expenses associated with enforcement of this ordinance, including sampling and monitoring expenses.

Section 311.20.21. Remedies Not Exclusive.

The remedies listed in this ordinance are not exclusive of any other remedies available under any applicable federal, state or local law and it is within the discretion of the authorized enforcement agency to seek cumulative remedies.”

SECTION 8.

Effective Date. This ordinance shall be effective upon publication according to law.

Enacted by the city council of Greenwood, Minnesota this ___ day of _____, 2016.

___ AYES ___ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk

First reading: March 2, 2016

Second reading: _____, 2016

Publication by summary resolution 14-16: _____, 2016

RESOLUTION 14-16

**A RESOLUTION APPROVING PUBLICATION
OF ORDINANCE NUMBER 254 BY TITLE AND SUMMARY**

WHEREAS, On _____, 2016 the city council of the city of Greenwood adopted “Ordinance 254 Amending Greenwood Ordinance Code Chapter 3 Regarding Sewer Utility Fund, Storm Water Utility Fund, and Illicit Discharge ”

WHEREAS, the city council has prepared a summary of ordinance 254 as follows:

1. The purpose of this ordinance is to provide for the health, safety, and general welfare of the citizens of the city of Greenwood through the regulation of non-storm water discharges to the storm drainage system to the maximum extent practicable as required by state and federal law.
2. This ordinance establishes methods for controlling the introduction of pollutants into the municipal separate storm sewer system (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 permit process.
3. This ordinance applies to all water entering the storm drain system generated on any developed or undeveloped lands unless explicitly exempted by an authorized enforcement agency.
4. The ordinance also moves Sewer Utility Fund and Storm Water Utility Fund sections from chapter 5 to chapter 3, so all the utility information is together.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENWOOD:

1. The city council finds that the above title and summary of ordinance 254 clearly informs the public of intent and effect of the ordinance.
2. The city clerk is directed to publish ordinance 254 by title and summary, pursuant to Minnesota statutes, section 412.191, subdivision 4.
3. A full copy of the ordinance is available at the Greenwood city office, 20225 Cottagewood Road, Deephaven, MN 55331.

ADOPTED by the city council of the city of Greenwood, Minnesota this ____ day of _____, 2016.

____ AYES ____ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk

First reading: March 2, 2016
Second reading: _____, 2016
Publication: _____, 2016



Agenda Number: 8A

Agenda Date: 04-06-16

Prepared by Deb Kind

Agenda Item: Consider Installing Wall Pads at Greenwood Park Basketball Hoops

Summary: Greenwood Park neighbor Kristi Conrad is requesting that the city install wall pads on the chain link fence under the basketball hoops at the park because the hoops are installed through the fence and there is limited room for people doing layups. She is concerned about potential injuries.

4' wide by 8' high and 2" thick outdoor wall padding for chain link fencing costs \$384.65 per pad x 2 pads under each basketball hoop = a total cost of \$1,538.60 (see the attached example). The cost for public works to install the pads is approximately \$200. The total cost for pads and installation would be approximately \$1,800.

City Council Action: None required. Potential motions ...

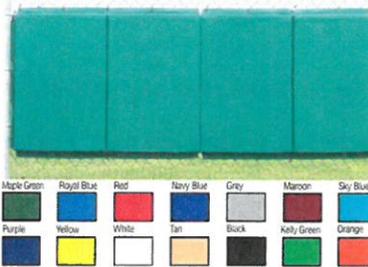
1. I move that the city council authorizes the installation of wall pads at the Greenwood Park basketball court in an amount not to exceed \$1,800.
2. Do nothing or other motion.



Write a review Q&A By: Olympia



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Hartz: Large Bird Diet
Food, 8 Lb

39



\$9.14

Hartz: Medium Bird Diet
Food, 10 Lb

34



\$3.06

Universal Blend: Premi
Medium & Large Birds.

16



Agenda Number: 8B

Agenda Date: 04-06-16

Prepared by Deb Kind

Agenda Item: Consider Resolution 19-16 Supporting Met Council Reform

Summary: Representatives from the Anoka, Carver, Dakota, and Scott County Commissions are asking that each county and city in the metropolitan area adopt a resolution calling for substantive change to the Metropolitan Council to increase local participation and collaboration to help guide orderly growth and economic development in our region. For the city council's reference, attached are copies of the cover letter, the resolution, and a list of cities / counties that have adopted the resolution so far.

City Council Action: No council action is required. Potential motions ...

1. I move that the city council approves resolution 19-16 supporting Metropolitan Council reform.
2. Do nothing or other motion.

March 22, 2016

Dear Councilmember,

We are part of a coalition of County and City leaders from the suburban metropolitan area who have become increasingly concerned with a lack of accountability from the Metropolitan Council, especially as its scope of authority and involvement in regional issues continue to expand. It is our belief that an updated Metropolitan Council governance structure, one that makes the Council accountable to the regional constituency of those impacted by its decisions, would benefit this region greatly.

On February 8 of this year we sent out the attached principles for Metropolitan Council reform to every city and county in the metropolitan area, asking them to adopt the principles in the form of the attached template resolution (a list of adoptees is attached). We are sending them again today to ensure that every interested local elected official has an opportunity to participate in this initiative.

We ask that you adopt the attached resolution calling for substantive change to the Council to increase local participation and collaboration to help guide orderly growth and economic development in our region.

Structure Limits Local Representation

Metropolitan Council members are non-elected individuals answerable only to the Governor, an office that has often been elected without majority support from metropolitan-area voters. Thus, non-elected individuals preside over a budget of more than \$1.5 billion per year (more than the budget of the City of Minneapolis), and collect over \$80 million in property taxes. We believe an organization with this kind of taxing and spending authority should be answerable to the citizens and taxpayers of the area it represents rather than a single officeholder and should feature strong city and county representation. This call for reform echoes the 2011 conclusion of the nonpartisan Office of the Legislative Auditor. In the evaluation report [Governance of Transit in the Twin Cities Region](#), Legislative Auditor Nobles recommended a Council with a mix of gubernatorial appointees and elected officials from the region.

Substantial Changes In Role of Council Since 1967

The Metropolitan Council was established in 1967 to provide regional planning services for the Twin Cities area. However, at the same time the Council's management of growth, in particular its coordination of regional services, has changed dramatically. The Council's scope has increased, but not its level of accountability to the local governments and citizens of the metropolitan area. Without the authority to appoint Council members, many citizens and local government officials feel disconnected from the present Metropolitan Council, undermining its credibility and preventing it from functioning as an effective regional governance body.

In closing, we hope you will join us in our call for reform by adopting the attached resolution with principles to strengthen regional planning and development. We welcome the opportunity to meet with you and your colleagues to present this and discuss further. Please contact Claire Pritchard at 651.438.4540 (or at Claire.Pritchard@co.dakota.mn.us) for more information or to schedule a presentation by an elected official to your Council or Board. We look forward to working with you in this effort to unite the region for continued growth and prosperity.

Please make every effort to return the adopted resolution to Claire.Pritchard@co.dakota.mn.us as early as possible given your approval process.

Regards,

Sincerely,



Rhonda Sivarajah
Anoka County Board of Commissioners



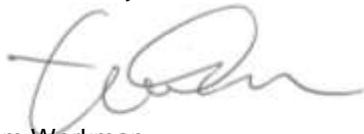
Matt Look
Anoka County Board of Commissioners



Scott Schulte
Anoka County Board of Commissioners



Randy Matuchnik
Carver County Board of Commissioners



Tom Workman
Carver County Board of Commissioners



Nancy Schouweiler
Dakota County Board of Commissioners



Liz Workman
Dakota County Board of Commissioners



Chris Gerlach
Dakota County Board of Commissioners



Mike Beard
Scott County Board of Commissioners



Jon Ulrich
Scott County Board of Commissioners

Principles on Metropolitan Council Reform: List of Adoptees

(as of March 22, 2016)

Cities

Blaine	Lino Lakes
Bethel	Loretto
Centerville	Mayer
Chanhassen	New Germany
Chaska	New Prague
Cologne	Norwood Young America
Columbus	Oak Grove
Elko New Market	Prior Lake
Farmington	St. Francis
Forest Lake	Shakopee
Hamburg	Victoria
Hampton	Watertown
Jordan	

Counties

Anoka	Dakota
Carver	Scott

**City of Greenwood
Resolution 19-16**



A Resolution Supporting Principles for Reform of the Metropolitan Council

WHEREAS, regional planning and local government cooperation is vital to the continued success of the Minneapolis-St. Paul Metropolitan Area; and

WHEREAS, the Metropolitan Council is, by statute, the regional planning agency for the Minneapolis-St. Paul Metropolitan Area, with broad authority, including the ability to levy taxes, charge fees and set regional policy; and

WHEREAS, cities and counties are the entities most directly affected by policies and financial decisions of the Metropolitan Council, making them the primary constituents of the Metropolitan Council; and

WHEREAS, the Metropolitan Council's scope of authority and involvement in regional issues has expanded significantly over the years; and

WHEREAS, a governmental entity, particularly one with taxing authority, to be effective, must be credible, and responsive and accountable to those it represents; and

WHEREAS, the appointment of Metropolitan Council members resides solely with the Governor, effectively making the Governor the primary constituent of the Metropolitan Council; and

WHEREAS, many cities and counties believe that the Metropolitan Council lacks accountability and responsiveness to them as direct constituents; and

WHEREAS, many cities and counties believe that the authority to impose taxes and set regional policy should be the responsibility of local government elected officials; and

WHEREAS, reform is necessary to ensure that the Metropolitan Council is an effective, responsive, and accountable partner for regional development and progress.

NOW, THEREFORE, BE IT RESOLVED, that the Metropolitan Council, due to its taxing and policy authority, should be accountable to a regional constituency of those impacted by its decisions; and

BE IT FURTHER RESOLVED, that the Metropolitan Council should not operate as a state agency answerable to only one person, the Governor, as it does in its current form; and

BE IT FURTHER RESOLVED, that the city of Greenwood, Minnesota supports reform of the Metropolitan Council that adheres to the following principles:

1. A majority of the members of the Metropolitan Council shall be elected officials, appointed from cities and counties within the region;
2. Metropolitan cities shall directly control the appointment process for city representatives to the Metropolitan Council;
3. Metropolitan counties shall directly appoint their own representatives to the Metropolitan Council;
4. The terms of office for any Metropolitan Council members appointed by the Governor shall be staggered and not coterminous with the Governor;
5. Membership on the Metropolitan Council shall include representation from every metropolitan county government;
6. The Metropolitan Council shall represent the entire region, therefore voting shall be structured based on population and incorporate a system of checks and balances.

ADOPTED by the City Council of Greenwood, Minnesota this ___ day of _____, 2016.

___ AYES ___ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk



Agenda Number: **8C**

Agenda Date: **04-06-16**

Prepared by Deb Kind

Agenda Item: Potential Ordinance Establishing an Annual License Requirement for Gas Stations

Summary: Councilman Fletcher would like the city council to discuss the unsightly garbage situation at Greenwood Market gas station. The garbage is supposed to be in a closed container located in enclosure with the gate closed. Frequently the lid of the container is open and the garbage hauler positions the container in a way that makes it impossible to close the gate. For the council's reference, related ordinances are ...

Section 910.60. Public Nuisances Affecting Health and / or Property. Subd. 1. The following are hereby declared to be nuisances affecting health and / or property: (g) Privy vaults and garbage cans which are not rodent-free or fly-tight, or which are so maintained as to constitute a health hazard or to emit foul and disagreeable odors.

Section 1130.25. C-1 General Regulations. Subd.6. *Trash Handling.* Dumpsters, trash, trash handling equipment and recycling equipment shall be stored within the principal structure or within an accessory structure of the same materials as the principal structure which is completely enclosed with closed doors and a roof. Trash handling and the operation of trash handling or hauling equipment is prohibited between the hours of 9 P.M. and 7 A.M.

At the 04-06-16 council meeting, the city attorney will explain options to address the situation, including the possibility of establishing an annual license requirement for gas stations.

If the council decides to move forward with an ordinance, the ordinance would go into chapter 4 (Permits & Licenses) and follow the below timeline ...

Timeline:

- 05-04-16 City council considers 1st reading of the ordinance (may make revisions / may waive 2nd reading).
- 05-05-16 If the 2nd reading is waived, the ordinance is submitted to the Sun-Sailor for publication.
- 05-12-16 If the 2nd reading is waived, the ordinance is published in the Sun-Sailor (goes into effect on this date).
- 06-01-16 City council considers 2nd reading of the ordinance (may make revisions).
- 06-02-16 The ordinance is submitted to the Sun-Sailor for publication.
- 06-09-16 The ordinance is published in the Sun-Sailor (goes into effect on this date).

City Council Action: No council action is required. Potential motions ...

1. I move the city council directs the city attorney to draft an ordinance establishing an annual license requirement for gas stations for a 1st reading at the 05-04-16 city council meeting.
2. I move the city council directs staff to write a letter to the Greenwood Market property owner and manager stating the city would appreciate him keeping the trash container closed, the gate shut, and the enclosure in reasonable repair as well as picking up the litter and maintaining the grounds of the property. The letter also is to state that if the property owner and manager do not respond to these requests, that staff is authorized to have the city attorney draft an ordinance establishing an annual license requirement for gas stations.
3. Do nothing or other motion.

Greenwood code section 1215 requires 2 readings of all ordinances prior to adoption. The 2nd reading shall be within 3 months of the 1st reading. There may be changes between the 1st and 2nd readings. The 2nd reading may be waived by a unanimous vote of city council members present at the meeting. Ordinances go into effect once they are published in the city's official newspaper. The planning commission must review and make a recommendation to the city council regarding any changes to the zoning code chapter 11. A public hearing, typically held by the planning commission, also is required for changes to chapter 11.



Agenda Number: 8D

Agenda Date: 04-06-16

Prepared by Deb Kind

Agenda Item: Discuss Deephaven Contract

Summary: Greenwood's current contract with Deephaven expires at the end of 2016. The contract includes city hall / equipment rental, clerk services, zoning coordinator services, public works services, and building permit processing. Last month, the administrative committee (Councilman Fletcher and Mayor Kind) met with Deephaven City Administrator Dana Young to discuss a new contract. The attached fee schedule outlines the basics of the contract. Once the basics are ironed out, the full contract with narrative will be on the May or June council agenda for approval. The following is a list of proposed changes:

1. Change from a 3-year contract to a 4-year contract to correspond with the new mayoral term.
2. Change the clerk fees from a set dollar amount with a 3% annual increases to "actual" to match the other hourly fees on the schedule. This change could mean a \$9,000 to \$10,000 increase in 2017.
3. Initially the clerk hours were set to continue at 20 hours per week (same as in the past). After some discussion, the proposed fee schedule was changed to 18 hours per week to acknowledge the "clerk" work that Mayor Kind does. This change would result in a \$4500 to \$5000 savings and soften the impact of the above clerk fee increase. The contract narrative will include language stating that the contract will need to be revisited if Mayor Kind is not re-elected. Dana believes that the Deephaven council will be supportive of this change.
4. One sticking point needing council input is regarding the Vehicle Cost Per Hour. The past fee schedule and proposed fee schedule sets a 3% annual increase. The administrative committee asked for consideration to change to a 2.5% annual increase based on the following rationale:

Deephaven is getting a big dollar increase in the staff area even with 18 hours. (B) Inflation has been much lower than the 3% built-in increases for the past few years. The Bureau of Labor Statistics February 2016 price index for heavy truck manufacturing (industry code 33612) was 144.3 as compared to 135.8 in February 2013 or slightly less than a 2.1% compounded annual increase. The price of diesel fuel commodity (code 0573-0302) went from 427.1 in February 2013 to 135.9 in February 2016 according to the same BLS publications. Based on these two numbers we could make a case for 0% - 2%, so 2.5% seems more than fair.

Dana does not believe that the Deephaven council will be supportive of changing the 3% annual increase for Vehicle Cost Per Hour because the annual increase is needed to help offset Deephaven's 2015 purchase of a Freightliner Plow Truck in the amount of \$158,482, which is used principally to plow Greenwood streets. Based on prior vehicle usage, the cost difference between an annual 2.5% increase and an annual 3% increase is about \$283 per year (total of approximately \$1132 at the end of the end of the 4-year contract).

Another area for possible cost savings would be to change how Greenwood processes building permits and / or variance, conditional use permit, and subdivision requests. Councilman Fletcher and Mayor Kind will explain alternative concepts at the 04-06-16 city council meeting.

For the council's reference, attached is the proposed fee schedule for the 2017-2020 Greenwood / Deephaven contract and a spreadsheet showing the 2016 city levy per person and how Greenwood compares to Deephaven and other Lake Minnetonka cities.

City Council Action: Councilman Fletcher and Mayor Kind are interested in getting general direction from the city council. No official action is needed at this time.

EXHIBIT A

City of Greenwood 2017 - 2020 Schedule of Fees

Services	2011 Actual Rates	2012 Actual Rates	2013 Actual Rates	2014 Actual Rates	2015 Actual Rates	2016 Actual Rates	Annual % Increase 2017-2020	2017 Actual Rates	2018 Actual Rates	2019 Actual Rates	2020 Actual Rates
Public Works											
Labor Cost per Hour	\$31.46	\$32.40	\$33.37	\$34.96	\$35.72	\$39.03	Actual 3.0%	Actual \$57.19	Actual \$58.90	Actual \$60.67	Actual \$62.49
Vehicle Cost per Hour	\$46.98	\$48.86	\$50.81	\$52.33	\$53.90	\$55.52					
Zoning Coordinator											
Labor Cost per Hour	\$33.85	\$34.87	\$35.91	\$39.82	\$41.23	\$36.50	Actual	Actual	Actual	Actual	Actual
City Hall Rental Fee											
Monthly Cost	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	0.00%	\$425.00	\$425.00	\$425.00	\$425.00
Equipment Rental Charge											
Monthly Cost	\$88.44	\$88.44	\$67.95	\$62.45	\$62.45	\$62.45	0.00%	\$62.45	\$62.45	\$62.45	\$62.45
Building Permit Fees											
Deephaven %	69.00%	69.00%	69.00%	69.00%	69.00%	69.00%	0.00%	69.00%	69.00%	69.00%	69.00%
Greenwood %	31.00%	31.00%	31.00%	31.00%	31.00%	31.00%					
Clerical Service Fees											
Labor Hourly Rate	\$30.52	\$31.43	\$32.37	\$33.34	\$34.34	\$35.37	Actual	Actual 18	Actual 18	Actual 18	Actual 18
Weekly Hours	20	20	20	20	20	20					
Total Weekly Fee	\$610.40	\$628.60	\$647.40	\$666.80	\$686.80	\$707.40					

Actual = Actual hourly wage & benefits (PERA, FICA, Medicare & Health Insurance)

Public Works = Actual averaged hourly wage & benefits (PERA, FICA, Medicare & Health Insurance) for four public works employees

Zoning Coordinator = Actual hourly wage & benefits (PERA, FICA, Medicare & Health Insurance) for Zoning Coordinator

Clerical = Actual averaged hourly wage & benefits (PERA, FICA, Medicare & Health Insurance) for Clerk, Utility Clerk & Finance Clerk

2016 CERTIFIED CITY LEVY PER PERSON

Hennepin County Lake Minnetonka Cities

	2016 Certified Levy	2014 Population	2016 Certified Levy Per Person
Minnetonka Beach	\$919,930	555	\$1,658
Wayzata	\$4,514,345	4136	\$1,091
Greenwood	\$642,490	693	\$927
Woodland	\$356,775	451	\$791
Tonka Bay	\$1,065,752	1492	\$714
Shorewood	\$5,079,408	7524	\$675
Minnetonka	\$34,114,440	50841	\$671
Orono	\$4,954,480	7611	\$651
Excelsior	\$1,406,426	2284	\$616
Minnetrista	\$4,157,599	6796	\$612
Spring Park	\$1,007,992	1676	\$601
Mound	\$5,649,172	9421	\$600
Deephaven	\$2,111,731	3677	\$574

Certified Levy Source: www.co.hennepin.mn.us, Taxing District Information

Population Source: www.metrocouncil.org, Data & Maps, Download Data, Population and Household Estimates

Updated 03-26-16



Agenda Number: **8E**

Agenda Date: **04-06-16**

Prepared by *Deb Kind*

Agenda Item: Discuss Future of Planning Commission

Summary: At the 02-03-16 city council meeting, Councilman Fletcher requested that the city council discuss the possibility of discontinuing the planning commission for the following reasons ...

1. To save money. The city's costs are increasing in other essential areas, so we need to look at ways to save money to avoid raising taxes. See the attached overview of what the planning commission costs and a spreadsheet showing the city's levy cost per person compared to other Lake Minnetonka cities.
2. To streamline the process for applicants and neighbors. It is more user friendly for applicants and neighbors to go directly to the city council vs having to prepare for and attend two meetings.
3. The timing is right. With the recent retirements of planning commissioners Beal and Paeper, the planning commission has lost a lot of experience. While Chairman Lucking has 15 years experience, the other 4 commission members are relatively new and the 2 alternate seats are vacant.

The city council will discuss this topic at the 04-06-16 meeting.

Per MN statute 462.354, a two-thirds vote of all of the voting members of the city council is required to discontinue the planning commission. Therefore, a minimum of 4 votes would be required. If the council decides to discontinue the planning commission, the city ordinance code chapter 2 must be revised. Since the code change does not affect the zoning code (chapter 11), the ordinance would not go to the planning commission for a public hearing and review. Below is the timeline that would be followed.

Timeline:

- 05-04-16 City council considers 1st reading of the ordinance (may make revisions / may waive 2nd reading).
- 05-05-16 If the 2nd reading is waived, the ordinance is submitted to the Sun-Sailor for publication.
- 05-12-16 If the 2nd reading is waived, the ordinance is published in the Sun-Sailor (goes into effect on this date).
- 06-01-16 City council considers 2nd reading of the ordinance (may make revisions).
- 06-02-16 The ordinance is submitted to the Sun-Sailor for publication.
- 06-09-16 The ordinance is published in the Sun-Sailor (goes into effect on this date).

City Council Action: Potential motions ...

1. I move that the city council directs that a draft of an ordinance discontinuing the planning commission be placed on the 05-04-16 city council agenda for a 1st reading.
2. Do nothing or other motion.

Greenwood code section 1215 requires 2 readings of all ordinances prior to adoption. The 2nd reading shall be within 3 months of the 1st reading. There may be changes between the 1st and 2nd readings. Ordinances go into effect once they are published in the city's official newspaper. The planning commission must review and make a recommendation to the city council regarding any changes to the zoning code chapter 11. A public hearing, typically held by the planning commission, also is required for changes to chapter 11.

GREENWOOD PLANNING COMMISSION ANNUAL COST

	Avg Per Month	Rate	Avg Cost Per Month
Photocopies for PC Packets	545	\$0.10	\$55
Zoning Administrator's Hours Printing and Delivering PC Packets	2.5	\$40	\$100
Zoning Administrator's Hours Attending PC Meetings	1.75	\$40	\$70
Zoning Administrator's Hours Writing PC Minutes	2.75	\$40	\$110
Zoning Administrator's Hours Preparing Documents for 2nd Packet *	3.125	\$40	\$125
Zoning Administrator's Hours Responding to 2nd Round of Public / Applicant Correspondance	2	\$40	\$80
City Attorney's Hours Attending PC Meetings	1.75	\$125	\$219
TOTAL AVERAGE COST PER MONTH			\$758
TOTAL ANNUAL COST IF THERE ARE 8 PC MEETINGS PER YEAR			\$6,062.40
TOTAL ANNUAL COST IF THERE ARE 10 PC MEETINGS PER YEAR			\$7,578.00
TOTAL ANNUAL COST IF THERE ARE 12 PC MEETINGS PER YEAR			\$9,093.60

** It is presumed that the time preparing documents for the city council packet would be similar to the time to prepare for the PC packet, but there would be cost savings by not having to prepare additional documents for a 2nd packet.*

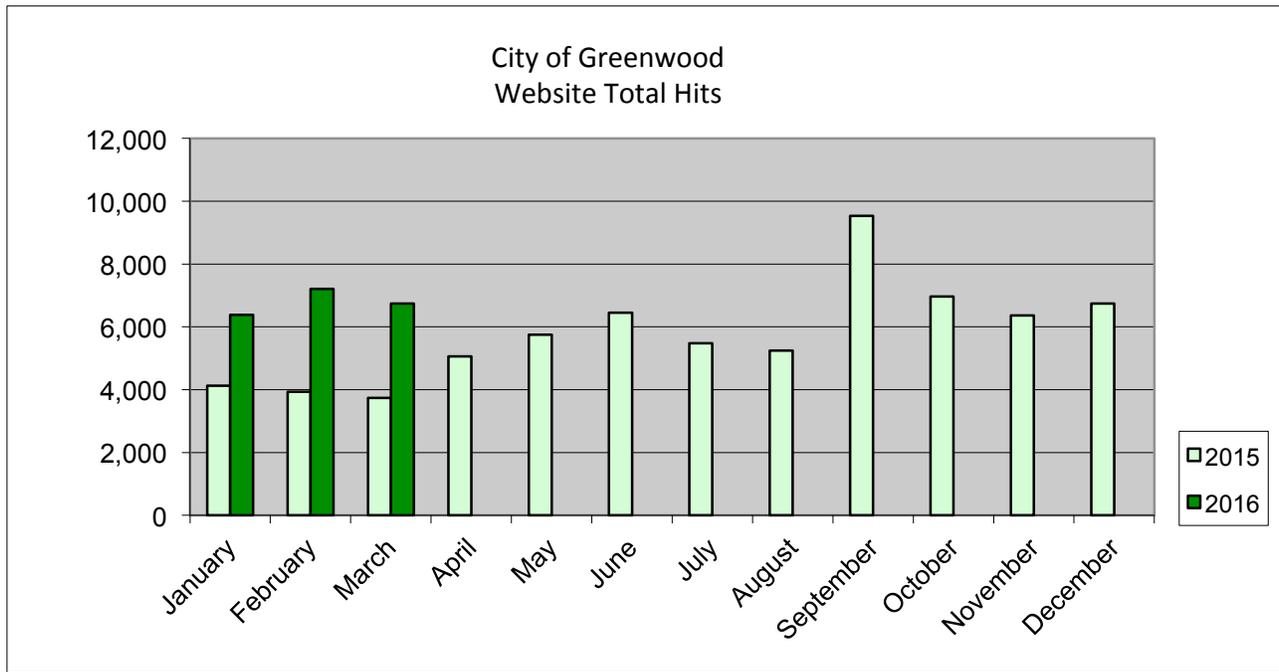


Agenda Number: **10A-E**

Agenda Item: Council Reports

Summary: This is an opportunity for each council member to present updates and get input regarding various council assignments and projects. Related documents may be attached to this cover memo.

Council Action: None required.



Month	2015	2016	Variance with Prior Month	Variance with Prior Year	Bulk Email List
January	4,123	6,382	-360	2,259	156
February	3,928	7,209	827	3,282	156
March	3,732	6,741	-468	3,009	156
April	5,058		-6,741	-5,058	
May	5,753		0	-5,753	
June	6,448		0	-6,448	
July	5,481		0	-5,481	
August	5,249		0	-5,249	
September	9,532		0	-9,532	
October	6,969		0	-6,969	
November	6,362		0	-6,362	
December	6,742		0	-6,742	
AVERAGE	5,781	6,777			

Gray indicates estimated numbers (average of month prior and month after)

POPULATION: 693
EMAIL ADDRESSES % OF POPULATION: 22.51%

Population source: www.metrocouncil.org, Data & Maps, Download Data, Population and Household Estimates
 Population figure updated: 04.23.15

Site Statistics

Use this reporting tool to see your site statistics for your public site for this month or the previous month. Statistics for the Administration (or "admin") side of your site are not included in this report. Additionally, visits you make to your own site while administering it are not included in these statistics. All data collected before the previous month has been purged from our system and is not available for use; therefore, we recommend printing this report each month for your records.

The first report - Page Views by Section - shows total page views for each section. The second report - Unique Visitors by Section - shows the total page views for each section without the return visitors (showing only views from unique IP addresses). For example, if you browse to a page today, and then browse to that same page tomorrow, your viewing of that page would only be counted once in the unique (second) report.

Each report lists sections in page view order (highest number of page views first) and only lists sections that have had traffic within the reporting period. It does not list those sections without traffic.

Begin Date	<input type="text" value="2/15/2016"/>
End Date	<input type="text" value="3/15/2016"/>
Report Name	<input type="text" value="Page Views (Default)"/>
<input type="button" value="Get Report"/>	

Page Views by Section

Section	Page Views	Percent of Total
Default Home Page	3013	44.7%
Agendas, Etc.	504	7.48%
RFPs & Bids	346	5.13%
Planning Commission	320	4.75%
City Departments	273	4.05%
Mayor & City Council	206	3.06%
Forms & Permits	169	2.51%
Code Book	147	2.18%
Garbage & Recycling	137	2.03%
Assessments & Taxes	128	1.9%
Photo Gallery	123	1.82%
Welcome to Greenwood	120	1.78%
Spring Clean-Up Day	108	1.6%
Budget & Finances	92	1.36%
Lake Minnetonka	78	1.16%
What's New?	73	1.08%
Comp Plan & Maps	68	1.01%
Meetings on TV	65	0.96%
Elections	62	0.92%
Links	58	0.86%
Crime Alerts	58	0.86%
St. Alban's Bay Lake Improvement District	55	0.82%
Public Safety	52	0.77%
Watercraft Spaces	49	0.73%
Search Results	45	0.67%

Quick Tips

The reports offered in your Site Statistics tool only track activity on the public side of your site.

In each report, a section named "Default" and a section named "Home" may appear.

A page view gets attributed to "Default" when a visitor to your site types your URL into his or her Web browser. In most cases, the "Default" section is your Home Page.

A page view gets attributed to "Home" each time a visitor clicks the "Home" button on your Web site.

In the Page View (Default) report, only sections with Web traffic are reported and they are listed in page view order.

In the Page View by Section report, sections are listed in the order they appear in the navigation menu and are reported regardless of their traffic level.

In the Referrers report, it is important to remember that your own site acts like a referrer. So, don't be surprised if you see your own Web address(es) listed -- this tracks the number of times people went from one part of your site to another.

Meetings	45	0.67%
Old Log Events	44	0.65%
Parks & Trails	40	0.59%
Animal Services	37	0.55%
Community Surveys	34	0.5%
Email List	34	0.5%
Southshore Center	31	0.46%
Swiffers NOT Flushable	28	0.42%
Trees	27	0.4%
Well Water	25	0.37%
Smoke Testing	24	0.36%
Events	15	0.22%
---	7	0.1%
Unsubscribe	1	0.01%
TOTAL	6741	100%

Unique IPs by Section

Section	Unique IPs	Percent of Total IPs
Default Home Page	880	32.25%
Agendas, Etc.	164	6.01%
City Departments	128	4.69%
Planning Commission	118	4.32%
Mayor & City Council	95	3.48%
Welcome to Greenwood	84	3.08%
Forms & Permits	79	2.89%
Code Book	72	2.64%
Assessments & Taxes	67	2.46%
Spring Clean-Up Day	63	2.31%
Photo Gallery	61	2.24%
What's New?	59	2.16%
Garbage & Recycling	55	2.02%
Budget & Finances	51	1.87%
Comp Plan & Maps	49	1.8%
Elections	48	1.76%
Lake Minnetonka	47	1.72%
Links	44	1.61%
Crime Alerts	43	1.58%
St. Alban's Bay Lake Improvement District	42	1.54%
Meetings on TV	34	1.25%
RFPs & Bids	33	1.21%
Public Safety	33	1.21%
Parks & Trails	33	1.21%
Meetings	31	1.14%
Watercraft Spaces	31	1.14%
Old Log Events	31	1.14%
Animal Services	30	1.1%
Search Results	30	1.1%
Community Surveys	29	1.06%
Email List	28	1.03%
Southshore Center	27	0.99%
Swiffers NOT Flushable	23	0.84%
Well Water	23	0.84%
Trees	22	0.81%
Smoke Testing	22	0.81%
Events	12	0.44%
---	7	0.26%
Unsubscribe	1	0.04%
TOTAL	2729	100%



Agenda Number: **FYI**

Agenda Item: FYI Items in Council Packet

Summary: The attached items are included in the council packet for the council's information (FYI) only. FYI items typically include planning commission minutes and other items of interest to the council. When the agenda is approved at the beginning of the meeting, any council member may request to move an FYI item to the regular agenda for further discussion. Moved items will be placed under Other Business on the agenda.

Council Action: No council action is needed for FYI items.

**GREENWOOD PLANNING COMMISSION
WEDNESDAY, MARCH 16, 2016
7:00 P.M.**

1. CALL TO ORDER/ROLL CALL

Chairman Lucking called the meeting to order at 7:00 p.m.

Members Present: Chairman Pat Lucking, Commissioners Lake Bechtell, Kristi Conrad, and Fiona Sayer.

Absent: Commissioner Douglas Reeder and Council Liaison Bill Cook

Others Present: City Attorney Mark Kelly, and Zoning Administrator Dale Cooney.

2. ADMINISTER OATH OF OFFICE

City Attorney Mark Kelly administered the oath of office to Lake Bechtell and Fiona Sayer.

3. MINUTES – February 17, 2016

Commissioner Conrad moved to approve the minutes of February 17, 2016 as presented. Commissioner Bechtell seconded the motion. Motion carried 4-0.

4. PUBLIC HEARINGS

4a. Consider the conditional use permit request of Landscapes Unlimited for a grading project at 6 Maclynn Road

Chairman Lucking introduced the agenda item. He said the applicant is proposing a grading project to regrade the area near the front entry to the property. Lucking said the project will impact 490 square feet of surface area, and the total soil volume to be impacted will be 125 cubic yards. He said that Section 1140:19(2) of the Zoning Ordinance requires a Conditional Use Permit for grading impacting more than 200 square feet of surface area, and more than 20 cubic yards of soil volume.

Chairman Lucking opened the public hearing.

Carol McMullin of 8 Maclynn Road said that they were the neighbors and that they had received the mailing and wanted to know what was being proposed. Lucking showed them the survey and the plans and summarized the project. McMullin said that the previous owners had gotten water in the basement at 6 Maclynn Road and she was wondering if they were addressing that. Bechtell said that those issues were not addressed in this request. McMullin said that she and her husband were not opposed to the request and that they just wanted to see what was being proposed.

Chairman Lucking closed the public hearing.

Motion by Bechtell to recommend approval the request of Landscapes Unlimited for a conditional use permit for a grading project at 6 Maclynn Road. Motion was seconded by Conrad. Motion carried 4-0.

4b. Consider the conditional use permit request of Kyle Hunt & Partners for a grading project at 21020 Oak Lane South

Chairman Lucking introduced the agenda item. He said the project will impact 1600 square feet of surface area, and the total soil volume to be impacted will be 58.9 cubic yards. Lucking said that Section 1140:19(2) of the Zoning Ordinance requires a Conditional Use Permit for grading

**GREENWOOD PLANNING COMMISSION
WEDNESDAY, MARCH 16, 2016
7:00 P.M.**

impacting more than 200 square feet of surface area, and more than 20 cubic yards of soil volume.

Chairman Lucking opened the public hearing.

Al Musech of Kyle Hunt & Partners, the applicant, said that the owners originally wanted to avoid the conditional use permit request, but that they decided to pursue it since it would make the garage addition more functional for future buyers. He said the size of the addition is relatively small. Musech said the grading request is required to dig into the hillside a bit so that the driveway approach to the new garage stall is adequate.

Commissioner Conrad asked if there was a retaining wall previously and where the new retaining wall would be. Musech said that there was a previous retaining wall, and that the new retaining wall would be about 10 feet off of the property line.

Commissioner Conrad asked about the drainage. Musech said that the drainage would not drain differently than it did before. Conrad said that the applicant is well under on hardcover.

Chairman Lucking opened the public hearing.

Commissioner Sayer made a motion to recommend approval the conditional use permit request of Kyle Hunt & Partners for a grading project at 21020 Oak Lane South as presented. Motion seconded by Bechtell. Motion carried 4-0.

4c. Conditional Use Permit Request, Michael Dvoracek of Signs Unlimited of Plymouth on behalf of Joel Buttenhoff, 21000 State Highway 7

Chairman Lucking introduced the agenda item. Lucking said that Michael Dvoracek of Signs Unlimited of Plymouth is requesting a CUP to install new signage to identify a commercial tenant at 21000 State Highway. He said that Section 1140.40(3)(2) of the Zoning Ordinance requires a Conditional Use Permit to erect, alter, reconstruct, maintain or move signage.

Chairman Lucking opened the public hearing. Hearing no public comments, Lucking closed the public hearing.

Commissioner Conrad asked how much square footage of signage the Allstate portion of the building had. Zoning administrator Cooney said that the Allstate tenant currently has 30.17 square feet of signage. Conrad said that the building would be under the 75 square feet requirement. Cooney said that with the new signage, the building would have 58.09. Conrad asked if there was space for another business at the building. Cooney said that there were only two units at the property.

Conrad asked about the brightness of the sign. Bechtell said that he was in the sign business and that there is no way to tell how bright a sign will be. Cooney said that he talked with the applicant about brightness. He said the applicant said that there are a lot of factors that go into how bright the perception of the sign will be, including existing ambient light. Cooney said that the applicant told him the sign was not aggressively lit, and it would not be as bright as the Allstate sign. Cooney said that the city has a lighting restriction that would restrict the brightness at the property line, but that he did not expect brightness to be an issue.

Attorney Kelly said that, for future signs that might face a residential area, we should request something more specific from the sign company.

Commissioner Bechtell made a motion to recommend approval the conditional use permit request of Michael Dvoracek of Signs Unlimited of Plymouth for commercial signage at 21000 State Highway 7, as presented. Motion seconded by Sayer. Motion carried 4-0.

5. NEW BUSINESS

5a. Review Draft Ordinance Regarding Construction-Related Tree Cutting and Tree Preservation Plan Requirements

Chairman Lucking introduced the agenda item. He said that he had requested that the zoning administrator revise the tree ordinance so that an applicant could not get credit for noxious trees, but also be able to cut them down as well.

Conrad asked about penalties for illegally removing a tree. Cooney said that the penalty was \$1000 per tree. Conrad asked if it could be more. Attorney Kelly said that the offense is a misdemeanor and that \$1000 is the maximum fine for a misdemeanor.

Conrad asked about the tree removal limit and said that someone could remove two significant trees per year, and that in a few years they could have removed nearly all of the trees on their property. Cooney said that that was a change that was outside of the scope of this draft ordinance amendment.

Motion by Bechtell to approve the draft ordinance as written for city council review. Motion was seconded by Sayer. Motion carried 4-0.

6. LIAISON REPORT

Council Liaison Cook was not in attendance at the meeting. Lucking asked Cooney if any report was left by Cook. Cooney said that Cook did not leave a report. Conrad asked Cooney to give an update on the planning items that were heard at the City Council meeting.

Cooney said that the subdivision proposal at 21200 Minnetonka Boulevard was denied since it was not allowed under the current simple subdivision ordinance. Cooney said that the city council voted to refund the applicant's fee.

Cooney said that the city council requested some changes to the stormwater ordinance. He said that he could not remember the specific changes requested.

7. ADJOURN

Motion by Commissioner Bechtell to adjourn the meeting. Commissioner Sayer seconded the motion. Motion carried 4-0. The meeting was adjourned at 7:43 p.m.

Respectively Submitted,
Dale Cooney - Zoning Administrator



March 24, 2016

Kyle Colvin, Assistant Manager Engineering Planning
Metropolitan Council Environmental Services
390 Robert Street North
St. Paul, MN 55101

SENT VIA EMAIL
kyle.colvin@metc.state.mn.us

Re: Greenwood Flow Allocation Process

Dear Kyle,

We were surprised to find that Greenwood's calculated flows for 2015 had increased a total of 67% when all of the metered flow in the City showed little or no increase. The calculated flow increases must have been the result of a flow allocation process that does not seem to be reflective of actual conditions.

The City of Greenwood would like to understand the flow allocation process and work toward a reasonable allocation process and calculation that are more reflective of actual conditions.

Please schedule a meeting with our City Administrator Dana Young (952.358.9939 danayoung@mchsi.com) and City Engineer Dave Martini (952.448.8838 davidma@bolton-menk.com) to discuss the flow allocation process and possible changes to make it more reasonable.

Sincerely,

A handwritten signature in black ink that reads "Debra J. Kind".

Mayor Debra J. Kind
and the Greenwood City Council

CC: Greenwood City Councilmembers, City Administrator Dana Young, City Engineer Dave Martini