

**EUREKA TOWNSHIP**  
*Dakota County, State of Minnesota*

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**April 1, 2025 – 7:00 P.M.**

**I. Call to Order and Pledge of Allegiance**

*Thank you to everyone who is attending the Planning Commission meeting tonight in person and on zoom. I would like to remind you that this meeting is open to the public to attend and observe the working of the Planning Commission, but it is not for public comment. However, the Chair does reserve the right to call on residents who are present if they may have information relevant to the topic being discussed.*

**II. Approval of the Agenda**

**III. Permit Requests**

- A. Buermann, Kevin, 24598 Iberia Ave., PIN 13-24660-11-030, \*Accessory Building
- B. Storlie, Alan & Joan, 6987 255<sup>th</sup> St. W., PIN 13-02200-26-022, \*Addition/Remodel
- C. Tousignant, David, 23590 Cedar Ave., PIN 13-01000-56-012, \*AG Exempt Bldg.

**IV. Land Use Requests**

- A. King, David, 22702 Hamburg Ave., PIN 13-00400-75-020  
\*Lot-Split, Housing Right Eligibility, Moving a Building Permit(s)

**V. Unfinished Business**

- A. Interim Use Permit for Applewood Orchard-\*review initial draft by Township Lawyer
- B. Chapter 240 Zoning
  - 1. Article VII. Domestic and Nondomestic Animals, Subsection 240-43.  
\* Review new drafts and make a recommendation
- C. Planning Commission Activity Tracker
  - 1. Home Extended Business draft ordinance- *Town Board/WSB Review*
  - 2. Commercial/Industrial- *WSB Planner & (PC start on zoning map)*
  - 3. Housing Density-Full PC to start research
  - 4. Definition of a front yard-*Commissioner Wheeler*
  - 5. Community Event (July 22<sup>nd</sup>)-*Commissioner Palmquist*
  - 6. Indoor Agriculture-*Chair Melanie Storlie, Commissioner Brian Storlie*
  - 7. Accessory Dwelling Units-*Commissioner Heyda*

**VI. Deputy Clerk Matters**

- A. Resolution 2025-09 Planning Commission Meeting Dates and Times.
- B. Round table/joint meeting with Town Board- date set for May 20<sup>th</sup> at 7:00pm
- C. April 3, 2025, Planning Commission special meeting/public hearing-CUP

**VII. Approval of Meeting Minutes**

- A. March 4, 2025, Planning Commission meeting minutes
- B. March 18, 2025, Planning Commission special meeting/public hearing meeting minutes

**VIII. Adjournment**

*A quorum of the Town Board may be in attendance. No Town Board discussion or action will be taken.*

**You can join the Zoom Meeting one of the following ways:**

- 1. Navigate to <https://zoom.us/j/3134376987?pwd=V3VRRkjKbIUxeUY1eIJBdmVNUmUrdz09>  
Meeting ID: 313 437 69872. One tap mobile: dial 1-312-626-6799, 3134376987#

# Permit Requests



# EUREKA TOWNSHIP

## BUILDING PERMIT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
Phone: (952) 469-3736 / Email: [deputyclerk@eurekatownship-mn.us](mailto:deputyclerk@eurekatownship-mn.us)

<b>SITE INFORMATION   Eureka Township</b>		PIN# <b>13-24660-11-030</b>	Permit#
Site Address: <b>24598 Iberia Ave.</b>		City <b>Lakeville</b>	Zip <b>55044</b>
<b>PROPERTY OWNER INFORMATION</b>			
Name <b>Kevin Buermann</b>		Email <b>kbuerm@gmail.com</b>	Phone <b>952-221-7447</b>
Address <b>24598 Iberia Ave.</b>		City <b>Lakeville</b>	State <b>MN</b> Zip <b>55044</b>
<b>APPLICANT/CONTRACTOR INFORMATION</b>			
Applicant Name <b>Self</b>		License Number	
Contact Person		Email	
Address		City	State Zip
Cell Phone		Day Time Phone	Fax
<b>TOWNSHIP / LOCAL GOVERNMENT</b>			
Permit complies with the Wetland Conservation Act subject to the following conditions:			
<input type="checkbox"/> Dakota County Shoreland/ Letter or Permit		<input checked="" type="checkbox"/> Vermillion River Watershed/ Letter or Permit	Date <b>8/14/24</b>
<b>PLEASE INDICATE PROJECT TYPE</b>		<b>PROVIDE THE FOLLOWING FOR NEW HOME AND AS NEEDED</b>	
<input checked="" type="checkbox"/> Residential or <input type="checkbox"/> Commercial/ Industrial		<input type="checkbox"/> Signature from Township on Building Permit Application	
<input type="checkbox"/> New Home Construction	<input type="checkbox"/> Private Dog Kennel	<input type="checkbox"/> Building Plans (Cross Section, Elevations, Floor Plan) – 2 copies	
<input type="checkbox"/> Deck	<input type="checkbox"/> Public Utility Structure	<input type="checkbox"/> Heat Loss, Combustion Air & Make-up Air Calculations– 2 copies	
<input checked="" type="checkbox"/> Accessory Bldg/Pole Shed	<input type="checkbox"/> Signs*	<input type="checkbox"/> Energy Certificate – 2 copies	
<input type="checkbox"/> Remodel	<input type="checkbox"/> Govt Bldg/Facility*	<input type="checkbox"/> Driveway Permit (Required for access to State, County, Twp. Roads)	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Church/Religious Bldg*	<input type="checkbox"/> Survey / Detailed Site Plans – 2 copies	
<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Solar Energy*	<input type="checkbox"/> Erosion and Sediment Control Plans	
<input type="checkbox"/> Moving a Building	<input type="checkbox"/> Communication Tower*	<input type="checkbox"/> Complete Septic Design	
<input type="checkbox"/> Aircraft Hangar	* CUP also required	<input type="checkbox"/> New Home Checklist	
<input type="checkbox"/> Other:			
Estimated Cost of Labor & Materials: <b>\$28,000</b>			
Project Description: <b>Adding 28' X 35.5' shed to the NE corner of the lot.</b>			

Applicant hereby agrees that, upon issuance of this permit, all work shall be done and all materials used shall be in compliance with all applicable township, city and county ordinances. The applicant agrees to abide by all zoning regulations and to utilize this structure for its permitted use. Signature of this application by the legal property owner or owner's representative is required and authorizes the Township Zoning Administrator or designee and the Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Property Owner:	Date:
Signature of Contractor:	Date:





# SUPPLEMENT TO ACCESSORY STRUCTURES PERMIT APPLICATION

(MUST be included when applying for permit)

1. Size of structure: 28' X 35.5' X 12'
2. Floor structure: Floating Concrete Slab
3. Method of attachment to ground: Red head wedge anchors to concrete
4. Wall construction information: 2 X 6 Stick Frame w/ Vinyl
5. Roof structure information: Truss, 5/12 pitch, asphalt shingles.

6. Total area of all accessory buildings excluding Agricultural buildings: n/a

9. Distance from property lines:

Side 1: North side - 30'      Side 2: South side - >280'

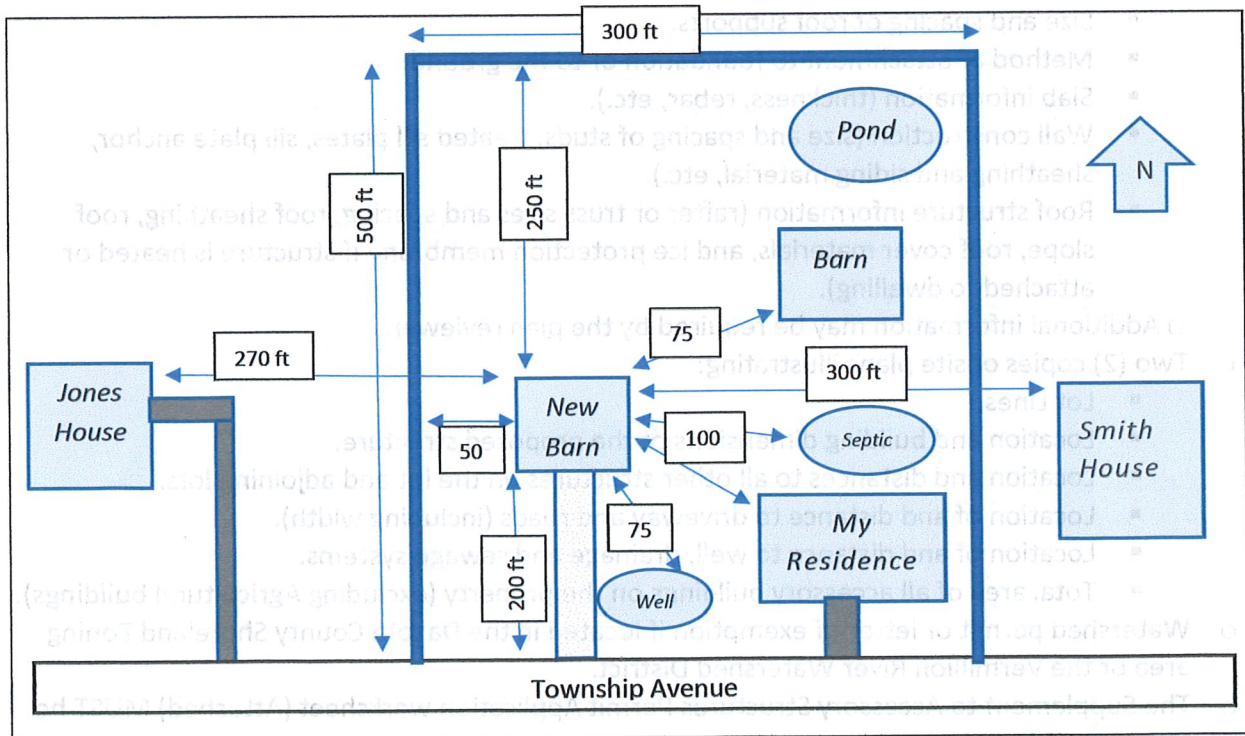
Rear: East side - >80'      Road center line West side - 196'

8. Distance from Primary residence:

Side 1: 20' (See attached drawings)      Side 2: \_\_\_\_\_

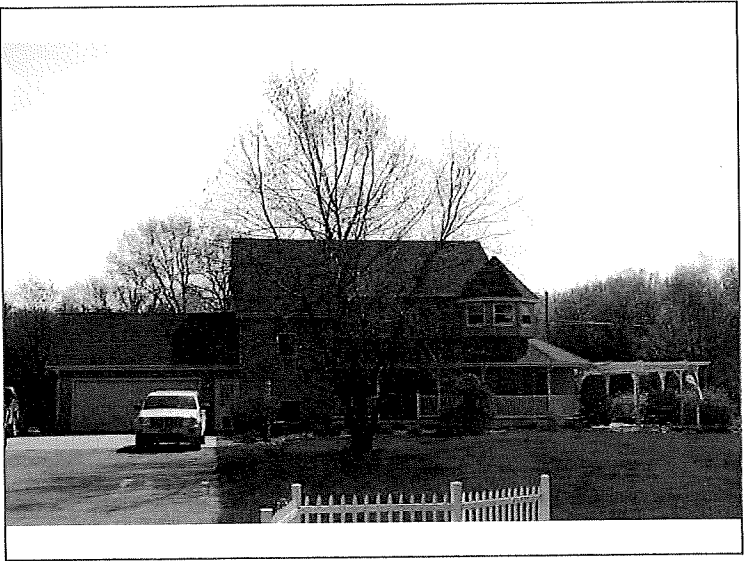
Rear: \_\_\_\_\_      Road center line: \_\_\_\_\_

**SAMPLE SITE PLAN: (NOTE: Distances should be in relation to the proposed building or structure)**



<b>Property Card</b>	Parcel ID Number 13-24660-11-030
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<b>Owner Information</b>
Fee Owner KEVIN & JULIE BUERMANN
Mailing Address 24598 IBERIA AVE  LAKEVILLE MN 55044-7806



<b>Property Address</b>
Address 24598 IBERIA AVE
Municipality EUREKA TWP

Parcel Information	
Sale Date	06/23/1998
Sale Value	\$195,000.00
Uses	RESIDENTIAL
Total Acres	2.28
R/W Acres	
Water Acres	
Plat	EUREKA ESTATES 1ST ADD
Lot and Block	3 11
Tax Description	LOT 3 BLK 11 & COMMON AREA BEING OUTLOT B & OUTLOT C EX PT BETWEEN NE'LY & SW'LY LINES OF LOT 4 BLK 7 & ABAN CMSTP&P RR CONTAINED WITHIN EUREKA ESTATES 1ST ADD EX PT ADJ TO LOT 4 BLK 7

2024 Building Characteristics (payable 2025)*			
Building Type	S.FAM.RES	Year Built	1990
Building Style	TWO STORY	Foundation Sq Ft	1,512
Frame	WOOD	Above Grade Sq Ft	2,196
Multiple Buildings		Finished Sq Ft	2,484
Bedrooms	4	Bathrooms	2.00
Garage Sq Ft	576	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
194	VERMILLION RIVER	FULL HOMESTEAD			

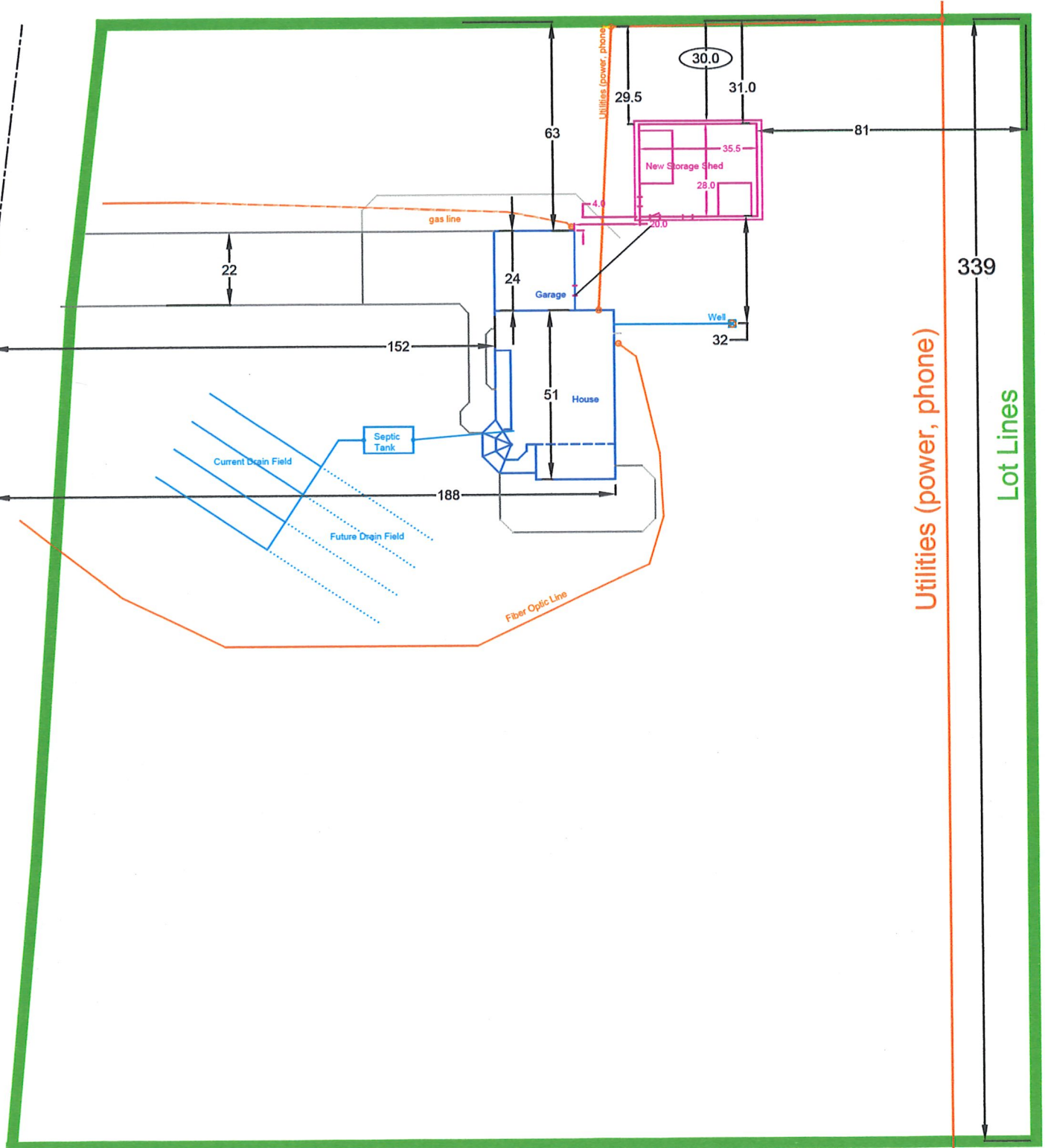
Assessor Valuation		
	Taxable	Estimated
2024 Land Values (payable 2025)	\$105,064.00	\$106,200.00
2024 Building Values (payable 2025)*	\$352,293.00	\$356,100.00
2024 Total Values (payable 2025)*	\$457,357.00	\$462,300.00
2023 Total Values (payable 2024)*	\$465,600.00	\$465,600.00

Property Tax Information		
Net Tax (payable 2024)	Special Assessments (2024)	Total Tax & Assessments (2024)
\$4,414.00	\$0.00	\$4,414.00

\* Manufactured Homes Payable the Same Year as Assessment.



Centerline of road

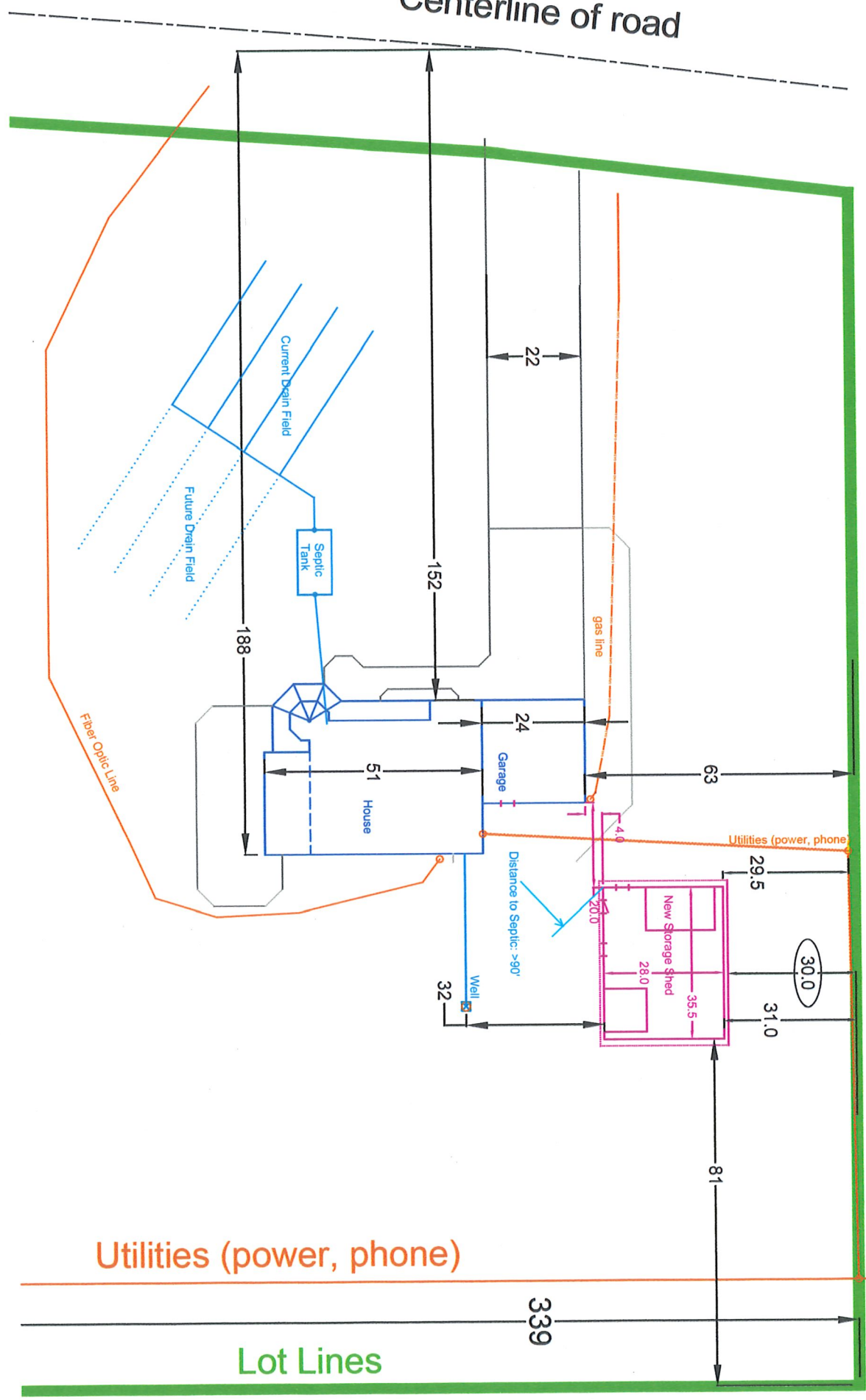


Utilities (power, phone)

Lot Lines



Centerline of road

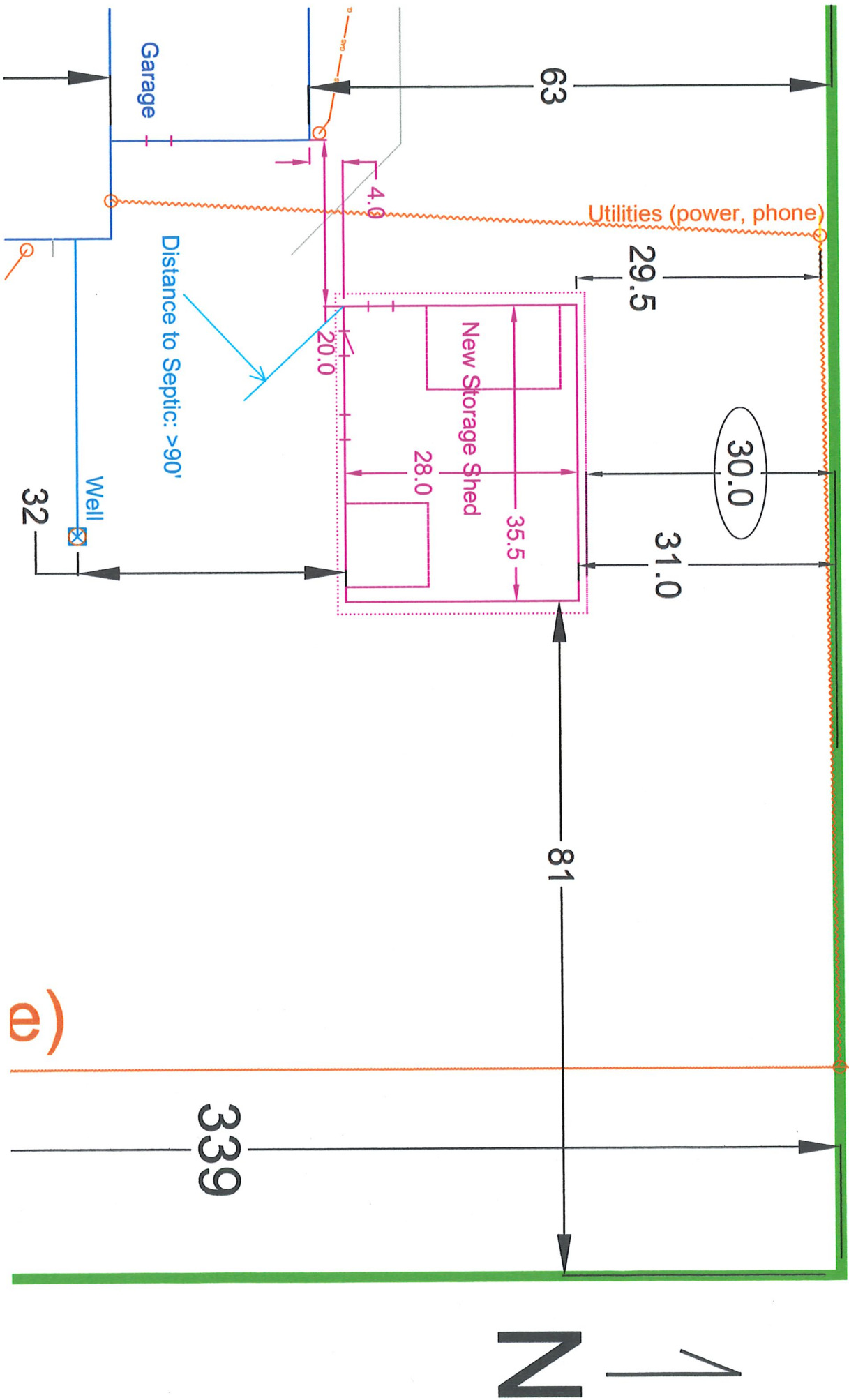


Utilities (power, phone)

Lot Lines

1 N





## Kevin Buermann Pole Shed (24-02)

1 message

Dunn, Jeff <Jeff.Dunn@co.dakota.mn.us>  
To: Kevin Buermann <kbuerm@gmail.com>

Mon, Mar 17, 2025 at 7:14 AM

Thank you, Kevin

The permit is good until August 14, 2025. If you do not start the project before then, I will have to extend your permit for a year which shouldn't be an issue unless you are going to make bigger changes than what you have described below.

Please keep me informed.

Thank you

Jeff

Jeff Dunn, Water Resources Engineer

Vermillion River Watershed Joint Powers Organization

Dakota County Extension & Conservation Center

4100 220th St W, #103, Farmington, MN 55024

952.891.7140 | [jeff.dunn@co.dakota.mn.us](mailto:jeff.dunn@co.dakota.mn.us)

[vermillionriverwatershed.org](http://vermillionriverwatershed.org)



**From:** Kevin Buermann <kbuerm@gmail.com>  
**Sent:** Saturday, March 15, 2025 4:44 PM  
**To:** Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>  
**Subject:** Re: Project Update: Kevin Buermann Pole Shed (24-02)



Date: 11/05/2024 - 2:49 PM

Design ID: 337455558182

Estimated Price: \$21,066.34

*\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

# Design & Buy™ GARAGE

## How to recall and purchase your design at home:



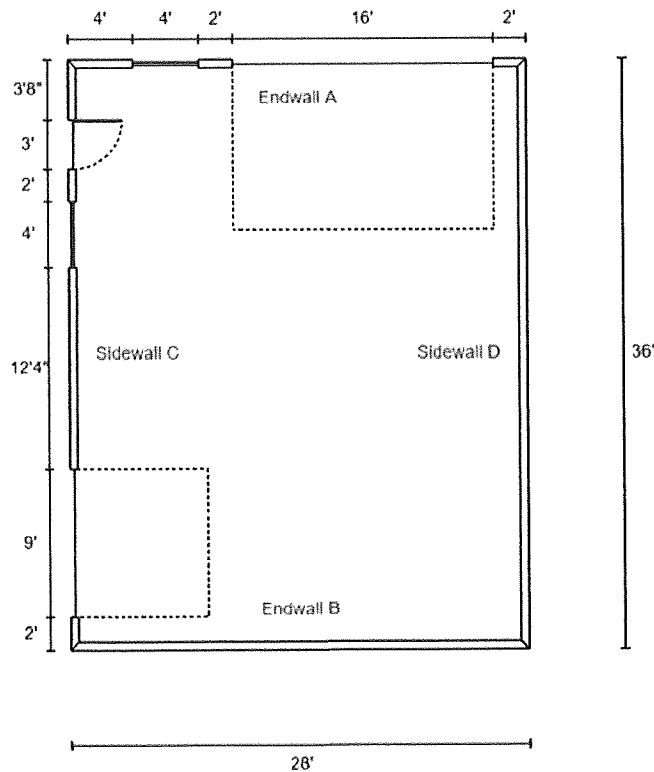
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 337455558182
4. Follow the on-screen purchasing instructions

## How to purchase your design at the store:

1. Enter Design ID: 337455558182 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

## Garage Image

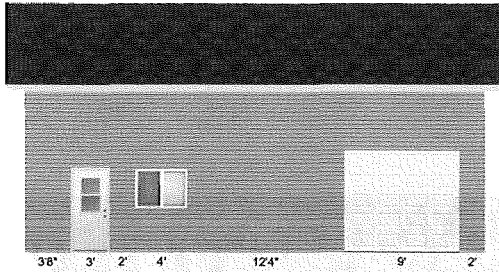


Date: 11/05/2024 - 2:49 PM  
Design ID: 337455558182  
Estimated Price: \$21,066.34

*\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

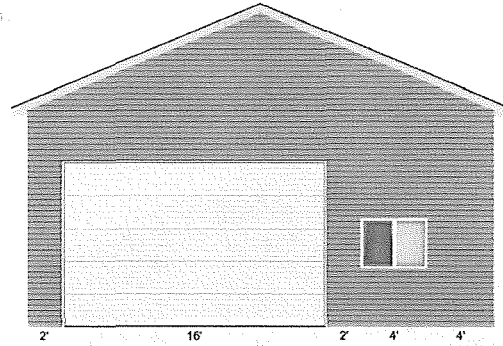
MENARDS

# Design & Buy™ GARAGE



**SIDEWALL C**

Mastercraft® 36W x 80H Primed Steel Venting Half Lite  
9x8 White Raised Panel Plain EZ Set Torsion Spring (R-Value 12.9)  
48"W x 36"H Performax™ Slider Window with Nailing Flange



**ENDWALL A**

16X10 White Ribbed Torsion Spring (R-Value 6.5)  
48"W x 36"H Performax™ Slider Window with Nailing Flange

Date: 11/05/2024 - 2:49 PM  
Design ID: 337455558182  
Estimated Price: \$21,066.34

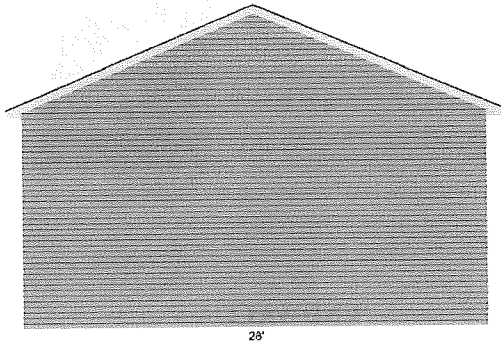
*\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS  
**Design & Buy™**  
GARAGE

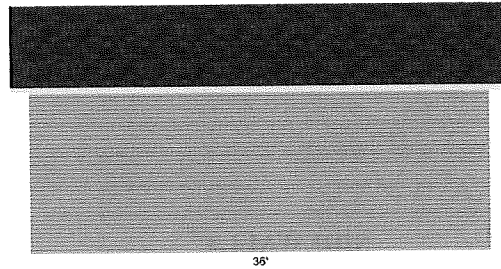
## Dimensions

### Wall Configurations

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.



**ENDWALL B**



**SIDEWALL D**



## Eureka Township Deputy Clerk

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**From:** Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>  
**Sent:** Wednesday, August 14, 2024 7:59 AM  
**To:** Eureka Township Deputy Clerk  
**Cc:** Kevin Buermann  
**Subject:** VRWJPO Approval: Pole Shed-224598 Iberia Avenue, Lakeville, MN 55044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning, Amy

This email serves as notification that Kevin Buermann has been approved for a Watershed and Land Disturbance Permit for the construction of a 30' x 40' pole shed at 24598 Iberia Avenue. Please let me know when the Building Permit has been approved so that I can make arrangements with the owner for installation of sediment and erosion control practices prior to any work being done.

Thank you,  
Jeff

**Jeff Dunn, Water Resources Engineer**  
**Vermillion River Watershed Joint Powers Organization**  
Dakota County Extension & Conservation Center  
4100 220th St W, #103, Farmington, MN 55024  
952.891.7140 | [jeff.dunn@co.dakota.mn.us](mailto:jeff.dunn@co.dakota.mn.us)  
[vermillionriverwatershed.org](http://vermillionriverwatershed.org)



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Vermillion River Watershed Joint Powers Organization

4100 220<sup>th</sup> Street West, Suite 103, Farmington, MN 55024, 952.891.7000, Fax 952.891.7588

## Vermillion River Watershed Joint Powers Organization (VRWJPO) Watershed and Land Disturbance Permit Application

<b>Project Name:</b> Kevin Buermann Pole Shed		<b>Application/Permit # (to be assigned):</b>	
		<b>Date of Receipt:</b>	
<b>Owner Name:</b> Kevin Buermann		<b>Owner Mailing Address:</b> 24598 Iberia Ave Lakeville, MN 55044	
<b>Owner Contact Phone Numbers/Email</b>		<b>Project Location</b>	
Home:		Address: <input checked="" type="checkbox"/> (Check if same as above)	
Cell: 1-952-221-7447			
Alt. #, if preferred (Work/Fax):			
Email Address: kbuerm@gmail.com		Parcel ID Number (if known):	
<b>Project size/area of land disturbed (Acres or Sq. Feet):</b> 6000 SF		Township, Range, Section (if known):	
<b>Type of Project: (check all that apply)</b>			
Land Disturbance for building or other activity <input checked="" type="checkbox"/>		Drainage Alteration <input type="checkbox"/>	
Site Creates 1 or more acre of new impervious surfaces (i.e., roofs, gravel, pavement, etc.) <input type="checkbox"/>		Floodplain Alteration <input type="checkbox"/>	
A lot will be split or created <input type="checkbox"/>		Wetland Alteration <input type="checkbox"/>	
<b>Project Description (include land or building use like "New Home Construction"):</b> Build new 30' x 40' Pole Shed			
<b>Owner's Authorized Agent, Engineer, or Developer (if applicable):</b>			
<b>Name and Firm:</b> Not Applicable		<b>Mailing Address:</b>	
<b>Office Phone:</b>		<b>Email:</b>	
<b>Cell Phone:</b>		<b>Fax Number:</b>	



**Applicable VRWJPO Rules and Standards**

The VRWJPO Rules and Standards are available on the VRWJPO website at the following location:  
<http://www.vermillionriverwatershed.org/get-involved/regulations-policies/>

**Permit Application Review Timeframes**

VRWJPO staff will attempt to review applications within 7 business days. However, projects involving the following activities require approval by the VRWJPO Board and will require longer review timeframes:

- Projects with variance requests
- Land disturbances greater than 40 acres in area
- Projects/sites with greater than 1 acre of new impervious surfaces created
- Sites where grading constitutes a drainage alteration

Board meetings are typically held on the fourth Thursday of each month (except Nov/Dec.). If Board approval is required, complete applications are needed ten (10) days prior to the meeting to allow for staff review. The VRWJPO Calendar is located at: <http://www.vermillionriverwatershed.org/news-events/calendar/>

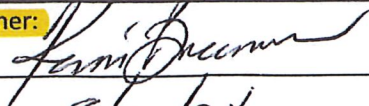
**VRWJPO Escrow Agreement:**

1. By signing the application form, the applicant enters into an Escrow Agreement with the VRWJPO.
2. The Escrow Account will be used to pay the actual costs incurred by the VRWJPO for field inspection, corrective actions implementation, and other activities related to the review and oversight of permitted activities. The VRWJPO may also use escrow dollars for costs it incurred for site review and engineering services during the development of permitted activities. Actual costs include all VRWJPO staff time and any outside consultant costs and printing, copying and mailing costs. VRWJPO staff time shall be charged at a rate of \$90 per hour.
3. If at any time the actual costs should exceed the escrowed amount, the applicant shall remit additional funds into the escrow fund when requested by the VRWJPO. If the applicant fails to replenish the escrow as requested, the VRWJPO may revoke the permit or withhold the Certificate of Completion.
4. Any remaining funds in the escrow at the conclusion of the project shall be refundable to the applicant when all actual costs are paid, and the administration of the escrow has been completed.

**General Conditions:**

1. The Permittee grants to the VRWJPO, and its agents, officers and contractors, a license to enter the Project to perform any inspections or work authorized by the Permit or any applicable law. This license shall expire after acceptance of the work by the VRWJPO and issuance of a Certificate of Completion.
2. The Permittee shall indemnify, defend and hold the VRWJPO and its agents, employees and officers harmless for all claims made by itself and third parties for damages or loss sustained or costs incurred, including engineering and attorneys' fees, as a result of Permit issuance or construction of the Project.
3. By acceptance of the Permit, the Permittee acknowledges and agrees to perform and be bound by all general and special terms and conditions of the Permit.
4. Deviations by the Permittee from an approved VRWJPO Project permit require the applicant to resubmit materials for review and approval.

I hereby certify that I understand and accept the terms of the escrow agreement and general conditions described above and that the information provided in this permit application and with all materials and documents required for submission with the permit per the Rules are correct to the best of my knowledge. I understand that submission of this application and fees does not constitute a valid permit until final approval has been granted by the VRWJPO.

Signature of Owner: 	Signature of Owner's Authorized Agent:
Date Signed: 8/12/24	Date Signed:
Name (please print): Kevin Buermann	Name (please print):



**Permit Application Fee and Escrow Amount – to be paid with your application:**

Consult with VRWJPO staff to determine the required escrow amount from the rows below. Add the Permit Fee amount with your application. **Checks payable to the Vermillion River Watershed Joint Powers Organization or VRWJPO.**

Permit Application Fee (one-time, non-refundable payment):	Fee	Fill in Amount
A. Permit application processing fee	\$10	\$10
<b>Escrow Amount for Review and Inspections:</b>		
B. Tier One <sup>a</sup>		
1) Site < 1 acre with lower potential to impact WQ	\$450	\$450
2) Site < 1 acre with higher potential to impact WQ	\$675	
3) Site between 1 and 5 acres that meets Tier One criteria	\$900	
C. Tier Two <sup>b</sup>		
1) Sites between 1 and 5 acres not meeting Tier One criteria	\$1,800	
2) Sites with >1 acre of land disturbance that <ul style="list-style-type: none"> <li>a. Create 1 acre or more of new impervious surface</li> <li>b. Constitute/create a drainage alteration<sup>c</sup></li> <li>c. Include a floodplain alteration<sup>d</sup></li> </ul>	\$2,700	
<b>TOTAL PERMIT FEE AND ESCROW AMOUNT</b>	<b>\$</b>	<b>\$460</b>

<sup>a</sup>Tier One as described in the "Permit Program Fee and Security Schedule." In determining escrow amounts, "lower" and "higher" potential to impact to be determined at the discretion of the VRWJPO.

<sup>b</sup>Tier Two as described in the "Permit Program Fee and Security Schedule."

<sup>c</sup>A drainage alteration involves draining a surface water or diverting or obstructing the natural flow of runoff. Wetland alterations are generally covered by the Wetland Conservation Act (WCA) administered by the Local Governmental Unit (LGU) that is the City/Township (possibly with assistance from the Dakota Soil and Water Conservation District). The VRWJPO may review proposed wetland alterations and require a permit under this item.

<sup>d</sup>Shoreland and Floodplain alterations in townships are administered by Dakota County and require a separate permit  
**Note:** VRWJPO staff will also review all projects for watercourse/wetland buffer requirements as applicable.

**Security Required (Tier Two Sites only) – to be provided as cash or irrevocable, renewable letter of credit:**

Site Description	Drains to Non-Trout Reach*	Drains to Trout Reach*
Disturbs less than 5 acres of land AND creates less than 1 acre of new impervious surfaces	\$500 per acre	\$1,000 per acre
Disturbs more than 5 acres of land AND/OR creates more than 1 acre of new impervious surfaces	\$2,500 per acre (Max. \$100,000)	\$4,000 per acre (Max. \$160,000)

**Required Security = \$ \_\_\_\_\_ /acre x \_\_\_\_\_ acres = \$ \_\_\_\_\_ (rounded down to nearest "0")**

Example: Required Security for 2.5 acre site creating 0.5 acres of new impervious along a trout stream reach:  
 Required Security = \$1,000/acre x 2.5 acres = \$2,500 security deposit

\*Refer to the MN DNR's website link below for a map of DNR designated trout streams within the VRWJPO.  
[http://files.dnr.state.mn.us/maps/trout\\_streams/south/map\\_15.pdf](http://files.dnr.state.mn.us/maps/trout_streams/south/map_15.pdf)



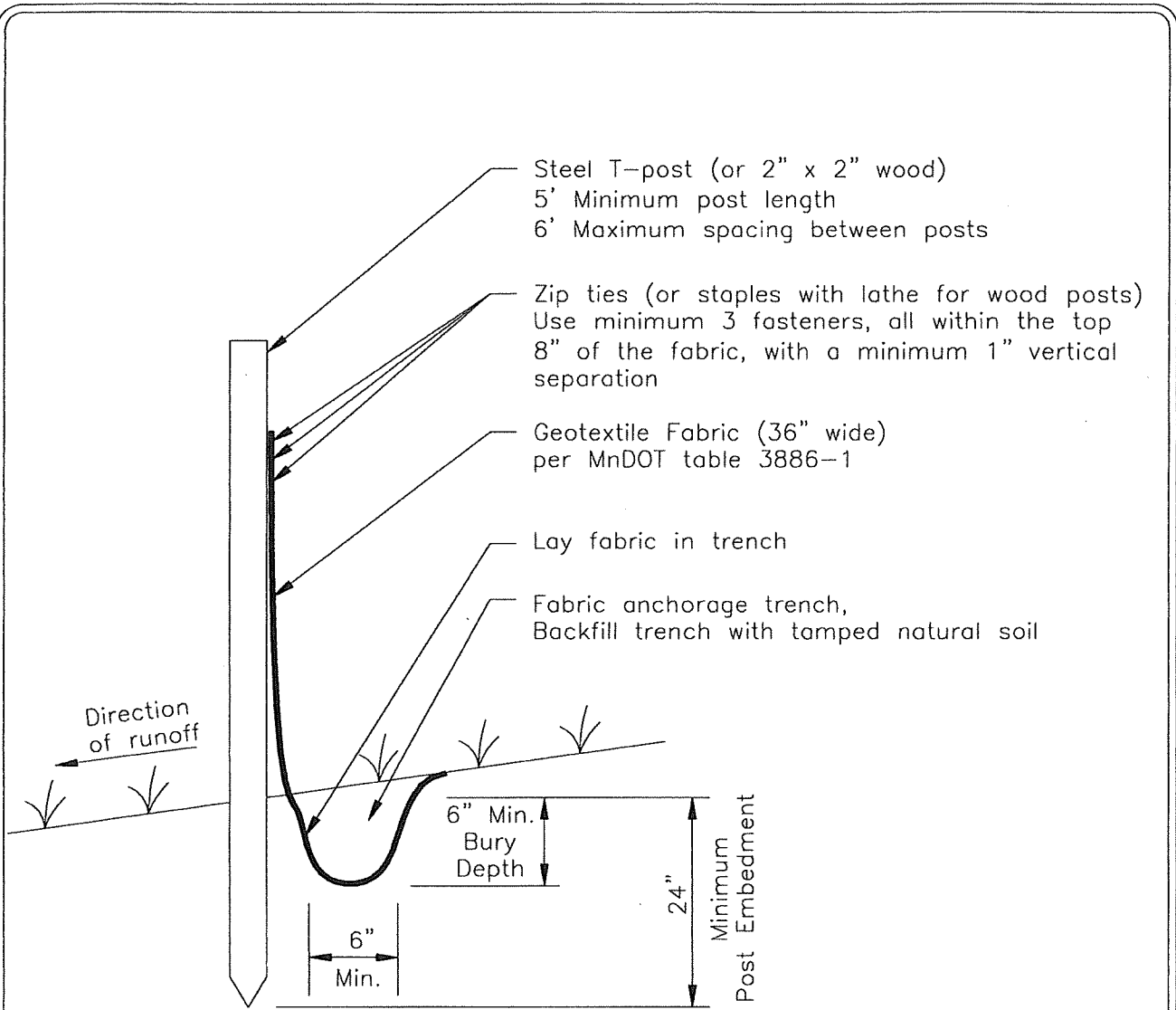
**Buermann Pole Barn, 24598 Iberia Avenue**



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 50 feet  
7/30/2024





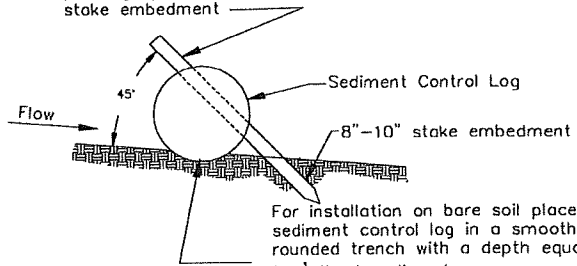
**NOTE:**

1. Following geotextile installation but prior to post installation, compact soil with light equipment.

STANDARD DETAILS  
 SILT FENCE



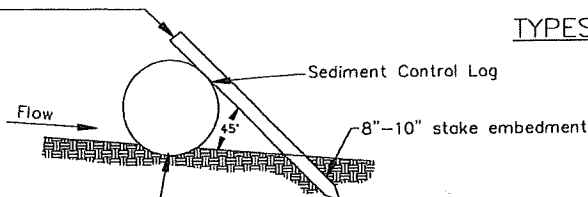
1" X 2" X 24" long wood stakes (no rebar) at 3' maximum spacing. Stakes shall be driven through back half of sediment control log at a 45° angle with top of stake pointing upstream. Provide 8" to 10" of stake embedment



For installation on bare soil place sediment control log in a smooth, rounded trench with a depth equal to 1/4 the log diameter. Sediment control log must be in full contact with existing ground.

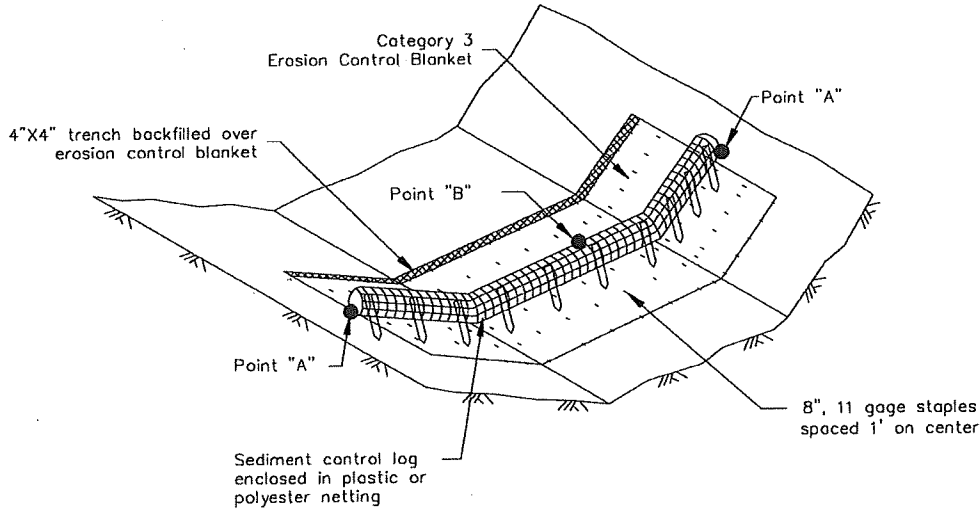
TYPES: STRAW, WOOD FIBER, OR COIR

1" X 2" X 24" long wood stakes (no rebar) at 3' maximum spacing. Stakes shall be driven over sediment control log at a 45° angle with top of stake pointing upstream. Provide 8" to 10" of stake embedment



For installation on bare soil place sediment control log in a smooth, rounded trench with a depth equal to 1/4 the log diameter. Sediment control log must be in full contact with existing ground.

TYPES: WOOD CHIP, COMPOST, OR ROCK



- Point 'A' shall higher than point 'B' by at least a distance equal to the diameter of the sediment control log to ensure water flows over the bioroll and does not flank the edges and cause erosion.
- Ditch check spacing shall be determined from the following formula:  

$$\text{Approximate Spacing of Ditch Checks (feet)} = \frac{\text{Sediment Control Log Diameter (feet)}}{\text{Channel Slope (\%)}} \times 100$$

STANDARD DETAILS  
SEDIMENT CONTROL LOG





# EUREKA TOWNSHIP

## BUILDING PERMIT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
 Phone: (952) 469-3736 / Email: [deputyclerk@eurekatownship-mn.us](mailto:deputyclerk@eurekatownship-mn.us)

<b>SITE INFORMATION  </b> Eureka Township		PIN# <b>13-02200-26-022</b>		Permit#
Site Address: <b>6987 255th St. West</b>		City <b>Farmington</b>		Zip <b>55024</b>
<b>PROPERTY OWNER INFORMATION</b>				
Name <b>Alan R. and Joan Storlie</b>		Email <b>joanmstorlie@gmail.com</b>		Phone <b>612.221.6668</b>
Address <b>6987 255th St. West</b>		City <b>Farmington</b>	State <b>MN</b>	Zip <b>55024</b>
<b>APPLICANT/CONTRACTOR INFORMATION</b>				
Applicant Name <b>Adelmann Homes, L.L.C.</b>			License Number <b>BC#691907</b>	
Contact Person <b>Char Adelmann</b>		Email <b>AdelmannHomesLLC@gmail.com</b>		
Address <b>23733 Hamburg Avenue</b>		City <b>Lakeville</b>	State <b>MN</b>	Zip <b>55044</b>
Cell Phone <b>612.227.5787</b>		Day Time Phone <b>612.227.5787</b>		Fax
<b>TOWNSHIP / LOCAL GOVERNMENT</b>				
Permit complies with the Wetland Conservation Act subject to the following conditions:				
<input type="checkbox"/> Dakota County Shoreland/ Letter or Permit		<input type="checkbox"/> Vermillion River Watershed/ Letter or Permit		Date
<b>PLEASE INDICATE PROJECT TYPE</b>		<b>PROVIDE THE FOLLOWING FOR NEW HOME AND AS NEEDED</b>		
<input checked="" type="checkbox"/> Residential or <input type="checkbox"/> Commercial/ Industrial		<input type="checkbox"/> Signature from Township on Building Permit Application		
<input type="checkbox"/> New Home Construction	<input type="checkbox"/> Private Dog Kennel	<input type="checkbox"/> Building Plans (Cross Section, Elevations, Floor Plan) – 2 copies		
<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Public Utility Structure	<input type="checkbox"/> Heat Loss, Combustion Air & Make-up Air Calculations– 2 copies		
<input type="checkbox"/> Accessory Bldg/Pole Shed	<input type="checkbox"/> Signs*	<input type="checkbox"/> Energy Certificate – 2 copies		
<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Govt Bldg/Facility*	<input type="checkbox"/> Driveway Permit (Required for access to State, County, Twp. Roads)		
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Church/Religious Bldg*	<input type="checkbox"/> Survey / Detailed Site Plans – 2 copies		
<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Solar Energy*	<input type="checkbox"/> Erosion and Sediment Control Plans		
<input type="checkbox"/> Moving a Building	<input type="checkbox"/> Communication Tower*	<input type="checkbox"/> Complete Septic Design		
<input type="checkbox"/> Aircraft Hangar	* CUP also required	<input type="checkbox"/> New Home Checklist		
<input type="checkbox"/> Other:				
Estimated Cost of Labor & Materials: <b>\$250,000.00</b>				
Project Description: <b>Demo existing porch , remodel existing interior bedroom &amp; bathroom, replace siding, demo &amp; install new decks, add foundation with crawl space, add on new addition, windows &amp; soffits</b>				

Applicant hereby agrees that, upon issuance of this permit, all work shall be done and all materials used shall be in compliance with all applicable township, city and county ordinances. The applicant agrees to abide by all zoning regulations and to utilize this structure for its permitted use. Signature of this application by the legal property owner or owner's representative is required and authorizes the Township Zoning Administrator or designee and the Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Property Owner: <i>Joan M. Storlie</i>	Date: <i>3/12/25</i>
Signature of Contractor: <i>Daniel R. Adelmann</i>	Date: <i>03/12/25</i>





# PROOF OF OWNERSHIP



## Property Card

Parcel ID Number 13-02200-26-022

### Owner Information

Fee Owner  
ALAN R & JOAN M STORLIE

Mailing Address  
6987 255TH ST W

FARMINGTON MN 55024-9656



### Property Address

Address  
6987 255TH ST W  
Municipality  
EUREKA TWP

### Parcel Information

Sale Date		Total Acres	3.90
Sale Value	\$0.00	R/W Acres	0.26
Uses	AG-AG PRESERVE	Water Acres	
		Plat	SECTION 22 TWN 113 RANGE 20
		Lot and Block	22 113 20
		Tax Description	S 500.19 FT OF E 340 FT OF NW 1/4 SUBJ TO 255TH ST W

### 2024 Building Characteristics (payable 2025)\*

Building Type	S.FAM.RES	Year Built	1965	Bedrooms	3
Building Style	ONE STORY	Foundation Sq Ft	1,588	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	1,588	Garage Sq Ft	484
Multiple Buildings		Finished Sq Ft	2,420	Other Garage	

### Miscellaneous Information

School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
192	VERMILLION RIVER	FULL HOMESTEAD		Y	

### Assessor Valuation

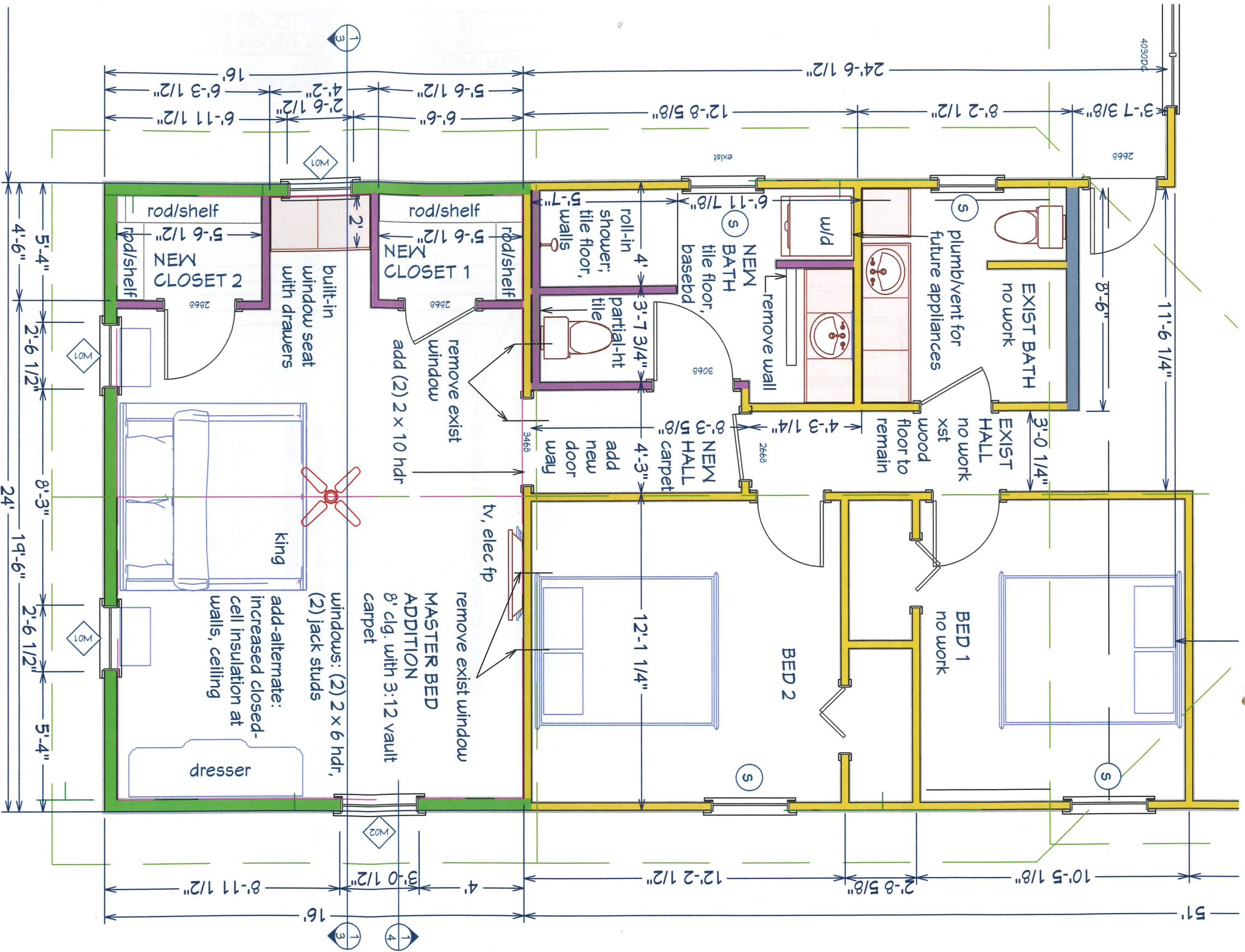
	Taxable	Estimated
2024 Land Values (payable 2025)	\$94,237.00	\$95,900.00
2024 Building Values (payable 2025)*	\$411,842.00	\$420,000.00
2024 Total Values (payable 2025)*	\$506,079.00	\$515,900.00
2023 Total Values (payable 2024)*	\$522,200.00	\$522,200.00

### Property Tax Information

Net Tax (payable 2024)	Special Assessments (2024)	Total Tax & Assessments (2024)
\$3,846.00	\$0.00	\$3,846.00

\* Manufactured Homes Payable the Same Year as Assessment.

*Disclaimer:* Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



**KEY**

- exist 2 x 4 wall
- exist 2 x 6 wall
- new 2 x 6 wall
- new 2 x 4 wall
- exist foundation wall
- new foundation wall
- hvac supply

**MAIN FLOOR PLAN**  
1/4" = 1' - 0"

file: STORL2201  
by: MS  
chk: MS  
date: 12.22.2022

**a1 of 5**  
Pricing Drawings  
Joan and Ritchie Storie  
6987 25th Street West  
Farmington, MN 55024

**ADDITION**

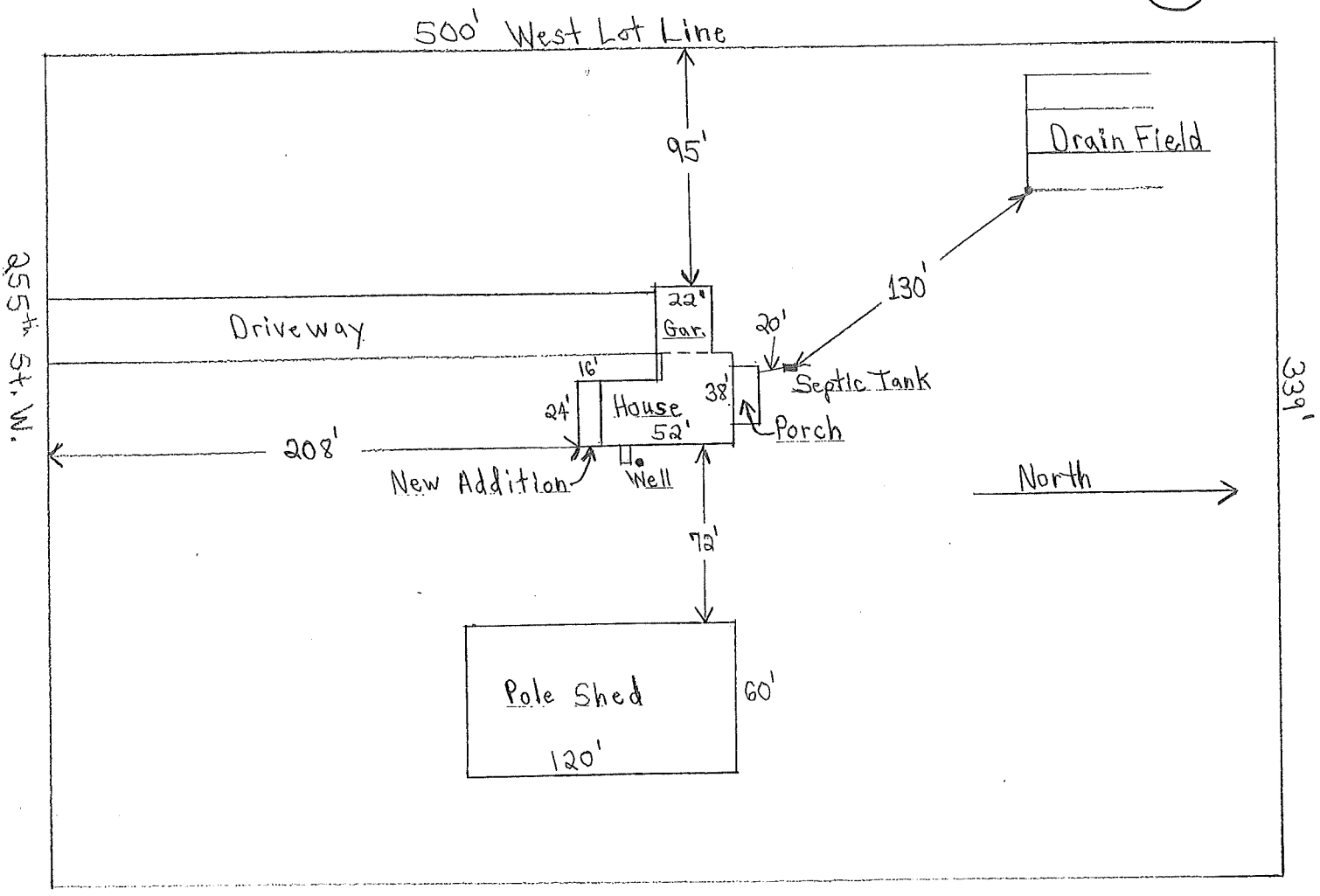
**PRELIMINARY - NOT FOR CONSTRUCTION**

Copyright VIVUS 2022. All rights reserved. The design, concepts and documents remain the property of VIVUS and shall not be copied or used in conjunction with any other work (in whole or in part) without the written permission of VIVUS.

**+ design**  
**VIVUS**

301 plum street north  
northfield, minnesota 55057  
tel 507.649.1689  
www.vivusdesign.com





Scale 1" = 50'  
Site Plan

**LEGAL DESCRIPTION OF LAND:**

**PID#13-02200-26-022**

**6987 255TH ST W, FARMINGTON, MN 55024**

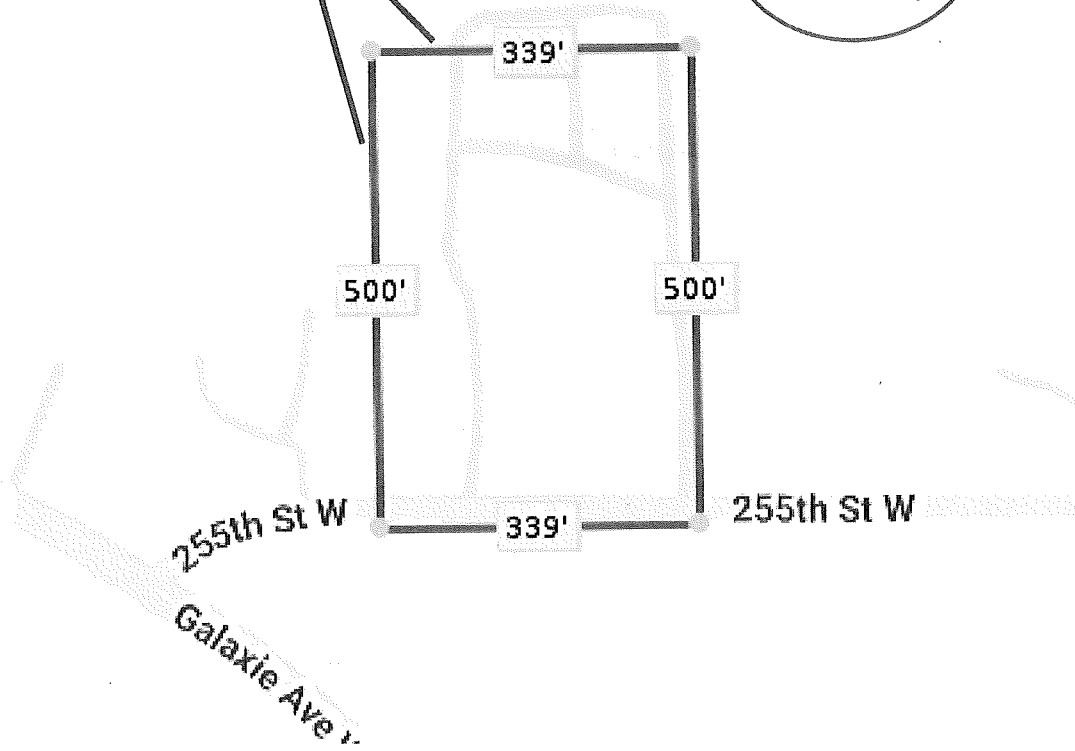
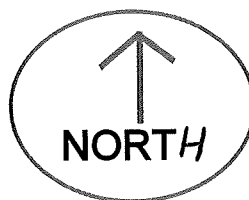
**PLAT - SECTION 22 TWN 113 RANGE 20**

**LOT AND BLOCK - 22 113 20**

**TAX DESCRIPTION - S 500.19 FT OF E 340 FT OF NW 1/4**

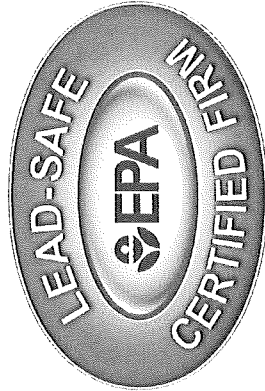
**SUBJ TO 255TH ST W**

LOT LINES



# United States Environmental Protection Agency

This is to certify that



Adelmann Homes, LLC

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

## In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires August 27, 2029

NAT-F205754-2

Certification #

August 13, 2024

Issued On



Marc Edmonds, Chief

Risk Assessment Management Branch 2.



## SEPTIC COMPLIANCE EMAIL



Charlene Adelmann <adelmannhomesllc@gmail.com>

---

### 6987 255th St. W., Fgtn. - Eureka Twp

---

Steve Kleist <SKleist@inspectroninc.com>  
To: Charlene Adelmann <adelmannhomesllc@gmail.com>

Thu, Feb 6, 2025 at 5:14 PM

Char, for the type of work that you've stated, no, a compliance inspection is not required. Adding a bedroom or an egress window would trigger the need for a compliance inspection.

Steve Kleist

Certified Building Official BO806766

Certified Septic Inspector C1641

Inspectron Inc

15120 Chippendale Ave

Suite 202

Rosemount, MN. 55068

651-322-6626 office

952-484-0587 cell

## Eureka Township Deputy Clerk

---

**From:** Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>  
**Sent:** Monday, March 24, 2025 3:01 PM  
**To:** Eureka Township Deputy Clerk  
**Subject:** VRWJPO Review: Addition on existing home in Eureka Township, 6987 255th St. W.  
**Attachments:** Storlie applicaton.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Amy,

Based on the information that you have provided (attached), the proposed building addition as shown on the attached will not require a Watershed and Land Disturbance permit from the VRWJPO as described in the following standards:

- Land disturbing activities on slopes greater than six percent. **N/A**
- Greater than 100 cubic yards of imported or stockpiled material. **N/A**
- New public or private roads or driveways greater than 125 feet in length. **N/A**
- Land disturbing activities greater than 10,000 square feet of land if commercial, industrial, or recreational use development. **N/A**
- Filling, draining, or altering of natural or artificial stormwater storage, retention, or watercourses. **N/A**
- Land disturbing activities located within 150 feet of wetlands identified on or adjacent to the land disturbing activities. **N/A**
- Land disturbing activities that could reasonably be expected to deliver sediment to adjacent properties, wetlands, or water resources. **Not anticipated**

If you have any questions regarding this exemption for a Watershed and Land Disturbance Permit, please let me know.

Thank you.

Jeff

**Jeff Dunn, Water Resources Engineer**  
**Vermillion River Watershed Joint Powers Organization**  
Dakota County Extension & Conservation Center  
4100 220th St W, #103, Farmington, MN 55024  
952.891.7140 | [jeff.dunn@co.dakota.mn.us](mailto:jeff.dunn@co.dakota.mn.us)  
[vermillionriverwatershed.org](http://vermillionriverwatershed.org)



9:57

LTE

G



**McDaniel...**  
to me v

8:03 AM



**Char:**

The parcel located at 6987 255<sup>th</sup> ST W is not in the County Shoreland Overlay District.

Let me know if you need additional information.

Dee McDaniels  
Environmental Specialist, Water Resources



Physical Development Division

☎ 952-891-7024  
📧 [Dee.McDaniels@dakotacounty.gov](mailto:Dee.McDaniels@dakotacounty.gov)  
📍 14955 Galaxie Avenue, Apple Valley, MN 55124



**From: Charlene Adelman**  
<[adelmannhomesllc@gmail.com](mailto:adelmannhomesllc@gmail.com)>







# EUREKA TOWNSHIP

## EXEMPT AGRICULTURE ZONING APPROVAL

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
Office: (952) 469-3736

PARCEL ID #	13-01000-56-012			PERMIT #	
<b>SITE INFORMATION</b>					
Owner Name	David R Tausignant		Email		Phone 952-469-2754
Site Address	23590 Cedar Ave	City	Farmington	State	Mn Zip 55024
<b>TYPE OF WORK (Check only one)</b>					
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Addition/Expansion <input type="checkbox"/> Permit renewal <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Other: _____					
<b>TYPE OF STRUCTURE (Check all that apply)</b>					
<input checked="" type="checkbox"/> Agriculture/Farm Building <input type="checkbox"/> Agriculture Fence (> 6 ft) <input type="checkbox"/> Feed Lot <input type="checkbox"/> Lean-to <input type="checkbox"/> Other: _____ Sq. ft.: 30x60    Wall height: 16'					
<b>PROJECT DETAILS</b>					
Start Date:	Soon	End Date:	2	Estimated Value (Excluding land):	40,000
Project Description: 30'x60' Pole shed					

**UNDER THE MINNESOTA STATE BUILDING CODE § 16B.52, SUBD. 1, "AGRICULTURAL BUILDINGS" ARE EXEMPT FROM THE BUILDING CODE, EXCEPT WITH RESPECT TO STATE INSPECTIONS REQUIRED BY § 103F.141 (FLOOD PLAIN MANAGEMENT) AND § 326.244 (ELECTRICAL INSTALLATIONS). THE PURPOSE OF THE FOLLOWING QUESTIONS IS TO CERTIFY THAT THE PROPOSED BUILDING QUALIFIES AS AN "AGRICULTURAL BUILDING" UNDER THE STATE BUILDING CODE AND APPLICABLE MINNESOTA STATE STATUTES. FAILURE TO ANSWER ANY OF THE QUESTIONS BELOW MAY DISQUALIFY APPLICANT FOR ELIGIBILITY FOR AN AGRICULTURAL BUILDING PERMIT.**

- Describe the intended use of the building for which you are requesting exemption (Be specific):  
Tractors, skid loader, farm trucks vans - 1-2 grain bins, grain drying  
not a shop, still have old barn
- Per MN § 273.13, Subd. 23(b), will the building for which you are requesting exemption be located on contiguous acreage ten (10) acres or more, excluding the house, garage and immediately surrounding one acre of land?  
 YES     NO
- Per MN State Building Code § 16B.60, Subd. 5, will the building for which you are requesting exemption be designed, constructed and used to house: (check all that apply)  
 Farm Implements  
 Livestock (excluding horses and the commercial boarding of animals where permitted)  
 Agricultural produce/products (see MN § 273.13, Subd. 23(e)(3) for a list of qualifying produce/products)  
 None of the above
- Will the items you checked in question 3 above be used by the owner, lessee and sublessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural produce or products?  
 YES     NO

# EUREKA TOWNSHIP

## EXEMPT AGRICULTURE ZONING APPROVAL

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
Office: (952) 469-3736

Per MN § 273.13, Subd. 23(b), will the building for which you are requesting exemption be located on land that was used during the preceding year for one of the following agricultural purposes? (Check all that apply)

- Raising or cultivation of agricultural products
- Enrollment in the Reinvest in Minnesota program (provide documentation)
- Enrollment in the federal Conservation Reserve Program (provide documentation)
- Pasture
- Timber
- Waste or unusable wild land
- Enrollment in other State or Federal farm programs (provide documentation)

6. What is the proposed maximum number of people who will be present in the building at any one time? 1-3

7. Will the building for which you are requesting exemption be for use by the public, such as for retail sales, mini-storage, vehicle storage, riding lessons, livestock shows, etc.?  YES  NO

SITE PLAN ATTACHED:  YES  NO / I have received a handout with site map requirements:  YES  NO

Applicant hereby agrees that, upon issuance of this permit, all work shall be done, and all materials used shall be in compliance with all applicable township, city and county ordinances. The applicant agrees to abide by all zoning regulations and to utilize this structure for its permitted use. Signature of this application by the legal property owner or owner's representative is required and authorizes the Township Zoning Administrator or designee and the Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice.

Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant:

*Dave Tousignant*

Date:

*3/20/25*

Printed Name of Applicant:

*Dave Tousignant*

### Township Use Only

Ag-exempt: completed on 3/25/25  
*pd 4500 ash receipt #154625*

Shoreland Letter: completed on \_\_\_\_\_

Shoreland Permit: completed on \_\_\_\_\_

NCRWMO OR **VRWJPO**: completed on 3/25/25

Zoning Administrator: \_\_\_\_\_

Setbacks Confirmed on: \_\_\_\_\_

Complete Date: \_\_\_\_\_

Inspector: \_\_\_\_\_

Incomplete Notification sent: \_\_\_\_\_

Approved  Denied

Planning Commission Recommendation:

Town Board:

Approved  Denied

Approved  Denied

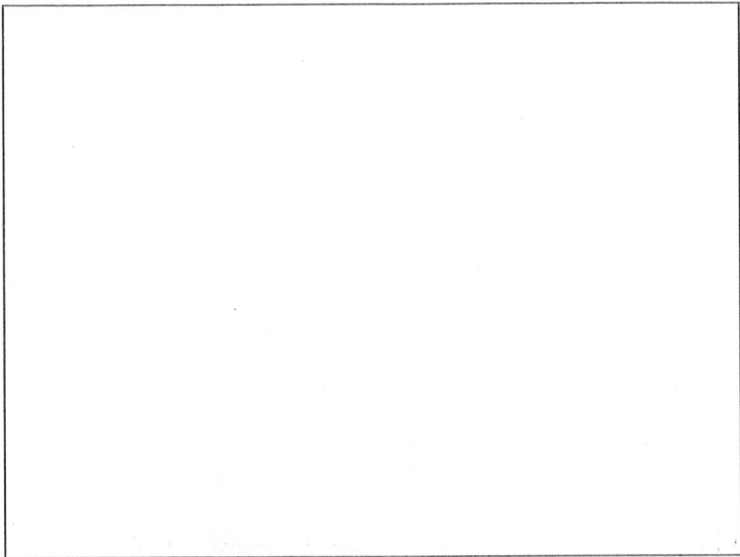
Chair: \_\_\_\_\_

Chair: \_\_\_\_\_



<b>Property Card</b>	Parcel ID Number 13-01000-56-012
----------------------	----------------------------------

<b>Owner Information</b>
Fee Owner DAVID RAYMOND TOUSIGNANT
Mailing Address 23590 CEDAR AVE  FARMINGTON MN 55024-9551



<b>Property Address</b>
Address
Municipality EUREKA TWP

Parcel Information	
Sale Date	Total Acres 26.66
Sale Value \$0.00	R/W Acres 2.50
Uses RESIDENTIAL AG AG	Water Acres
	Plat SECTION 10 TWN 113 RANGE 20
	Lot and Block 10 113 20
	Tax Description N 3/4 OF NW 1/4 OF SW 1/4 INCLUDING ABANDONED RR R/W EX S 342.59 FT OF W 468.60 FT THEREOF SUBJ TO PARCEL 5 DAKOTA CO R/W MAP 213

2025 Building Characteristics (payable 2026)*			
Building Type	S.FAM.RES	Year Built	1908
Building Style	ONE STORY	Foundation Sq Ft	936
Frame	WOOD	Above Grade Sq Ft	936
Multiple Buildings		Finished Sq Ft	936
		Bedrooms	1
		Bathrooms	0.00
		Garage Sq Ft	624
		Other Garage	

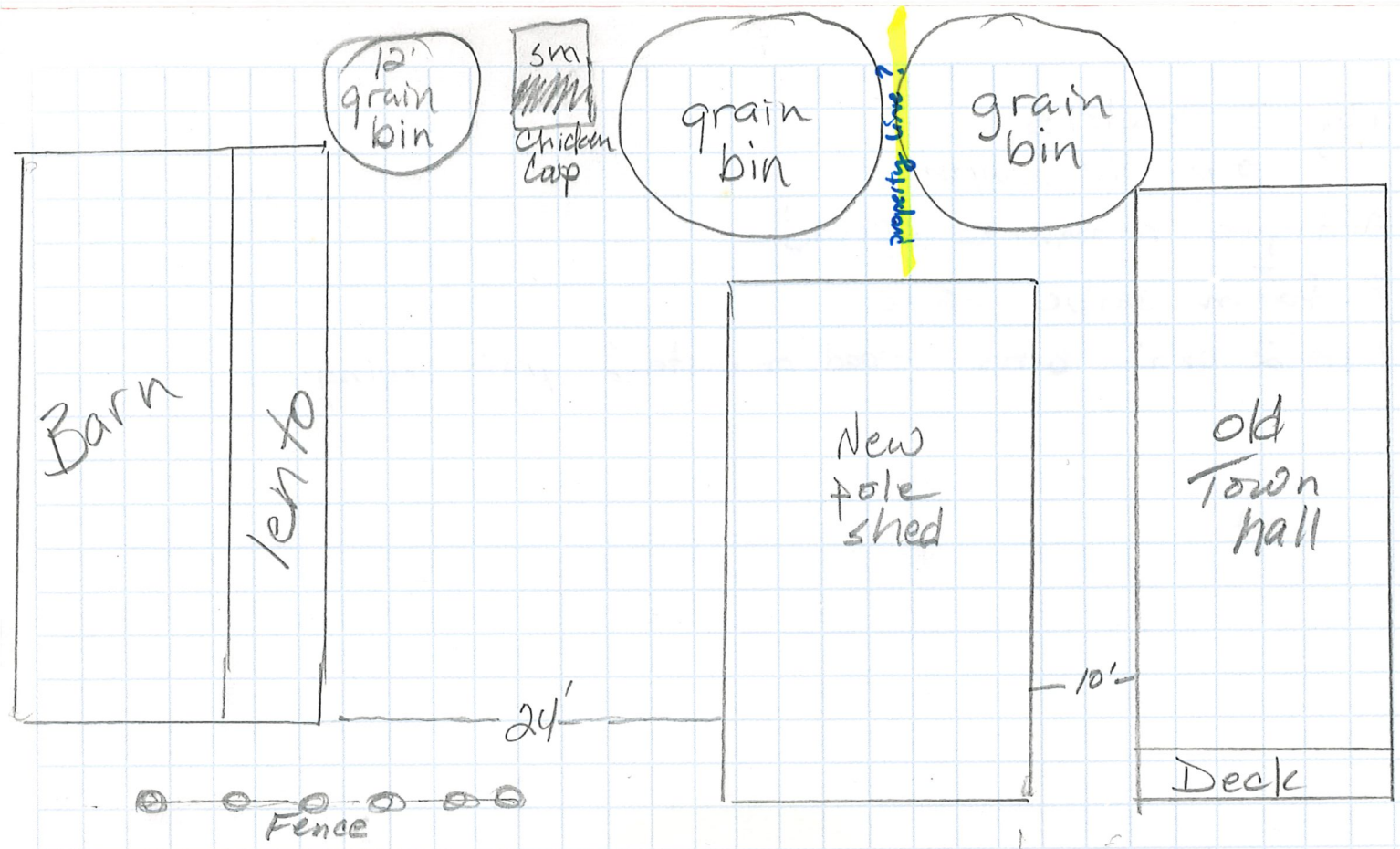
Miscellaneous Information				
School District	Watershed District	Homestead	Green Acres	Ag Preserve
192	VERMILLION RIVER	NON HOMESTEAD		Open Space

Assessor Valuation		
	Taxable	Estimated
2025 Land Values (payable 2026)	\$240,700.00	\$240,700.00
2025 Building Values (payable 2026)*	\$184,100.00	\$184,100.00
2025 Total Values (payable 2026)*	\$424,800.00	\$424,800.00
2024 Total Values (payable 2025)*	\$425,000.00	\$425,000.00

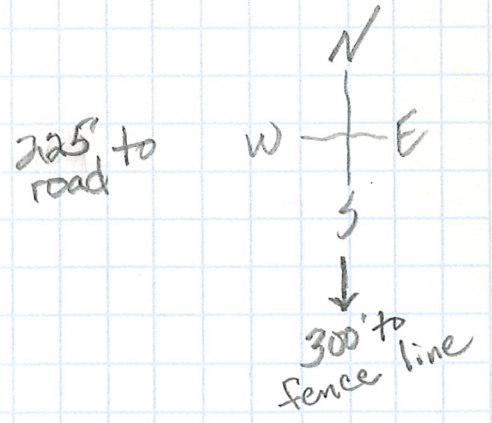
Property Tax Information		
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$3,334.00	\$0.00	\$3,334.00

\* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal



scened porch



95'

200' to well & septic House

Not to scale



West Dispatch 425-2191  
East Dispatch 777-7465  
Office 777-8321



2300 McKnight Road, N. St. Paul, Minnesota

sewer drainfield



Dakota County, MN



Nearmap, Inc. Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.  
This is not a legal document and should not be substituted for a title search, appraisal, survey, or  
for zoning verification.

Map Scale  
1 inch = 300 feet  
3/25/2025



Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 200 feet  
3/25/2025

owns two parcels

13-0100-56-013 3.69 acres

13-0100-56-012 26.66 acres

Buildings 30 ft from property line??

§ 240-12 Setbacks; Lot dimensions



## Eureka Township Deputy Clerk

---

**From:** Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>  
**Sent:** Tuesday, March 25, 2025 2:55 PM  
**To:** Eureka Township Deputy Clerk  
**Subject:** VRWJPO Review: Outbuilding addition in Eureka Township, 23590 Cedar Avenue  
**Attachments:** 23590 Cedar Ave. AG Exempt.pdf

Hi Amy,

Based on the information that you have provided (attached), the proposed building as shown on the attached will not require a Watershed and Land Disturbance permit from the VRWJPO as described in the following standards:

- Land disturbing activities on slopes greater than six percent. N/A
- Greater than 100 cubic yards of imported or stockpiled material. N/A
- New public or private roads or driveways greater than 125 feet in length. N/A
- Land disturbing activities greater than 10,000 square feet of land if commercial, industrial, or recreational use development. N/A
- Filling, draining, or altering of natural or artificial stormwater storage, retention, or watercourses. N/A
- Land disturbing activities located within 150 feet of wetlands identified on or adjacent to the land disturbing activities. N/A (160')
- Land disturbing activities that could reasonably be expected to deliver sediment to adjacent properties, wetlands, or water resources. Not anticipated

If you have any questions regarding this exemption for a Watershed and Land Disturbance Permit, please let me know.

Thank you.

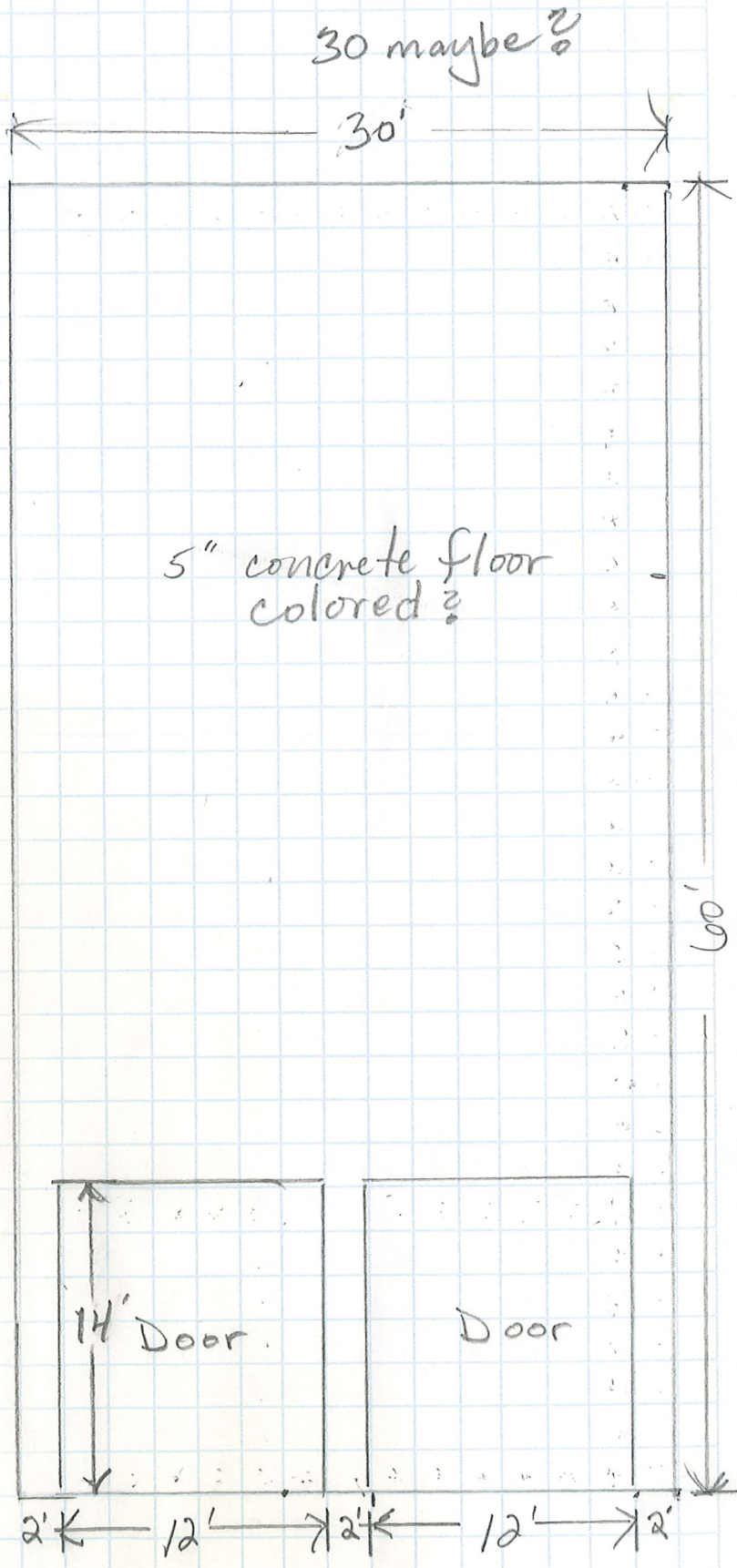
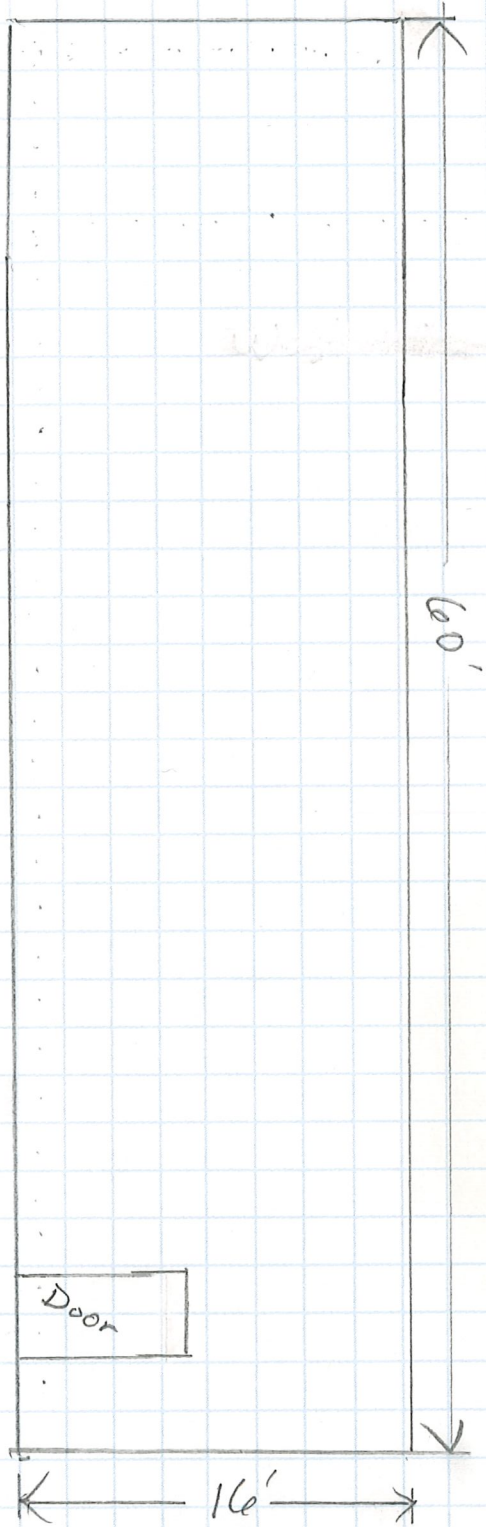
Jeff

**Jeff Dunn, Water Resources Engineer**  
**Vermillion River Watershed Joint Powers Organization**  
Dakota County Extension & Conservation Center  
4100 220th St W, #103, Farmington, MN 55024  
952.891.7140 | [jeff.dunn@co.dakota.mn.us](mailto:jeff.dunn@co.dakota.mn.us)  
[vermillionriverwatershed.org](http://vermillionriverwatershed.org)



---

**From:** Eureka Township Deputy Clerk <deputyclerk@eurekamn.gov>  
**Sent:** Tuesday, March 25, 2025 12:07 PM  
**To:** Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>  
**Subject:** AG Exempt Building-Vermillion Watershed



2300 McKnight Road, N. St. Paul, Minnesota

West Dispatch 425-2191  
 East Dispatch 777-7465  
 Office 777-8321

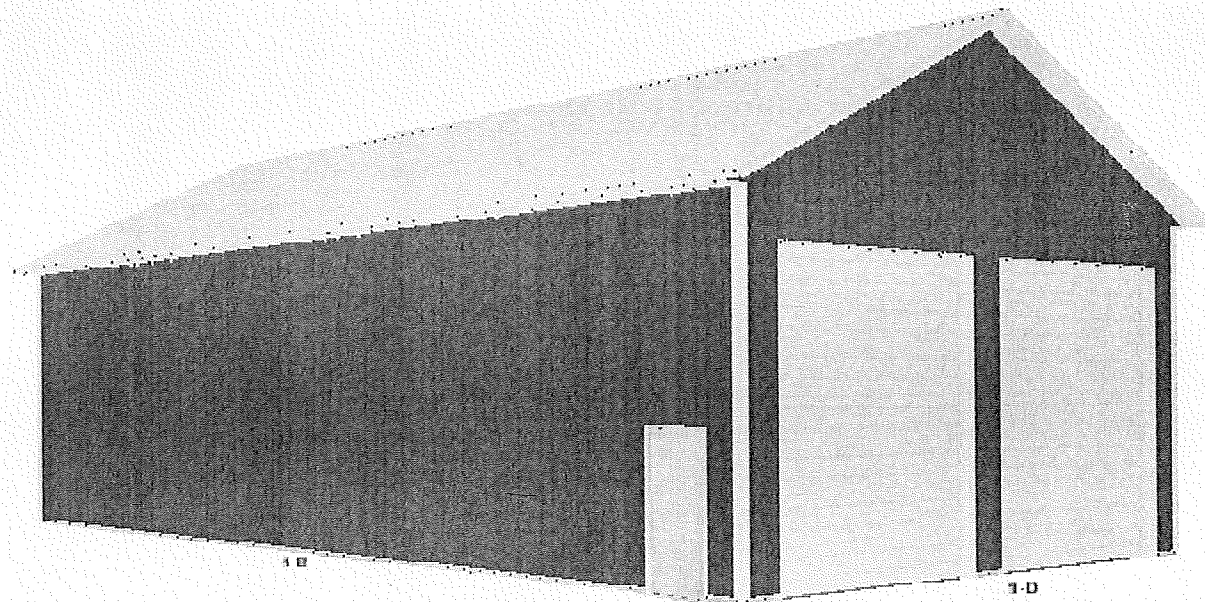
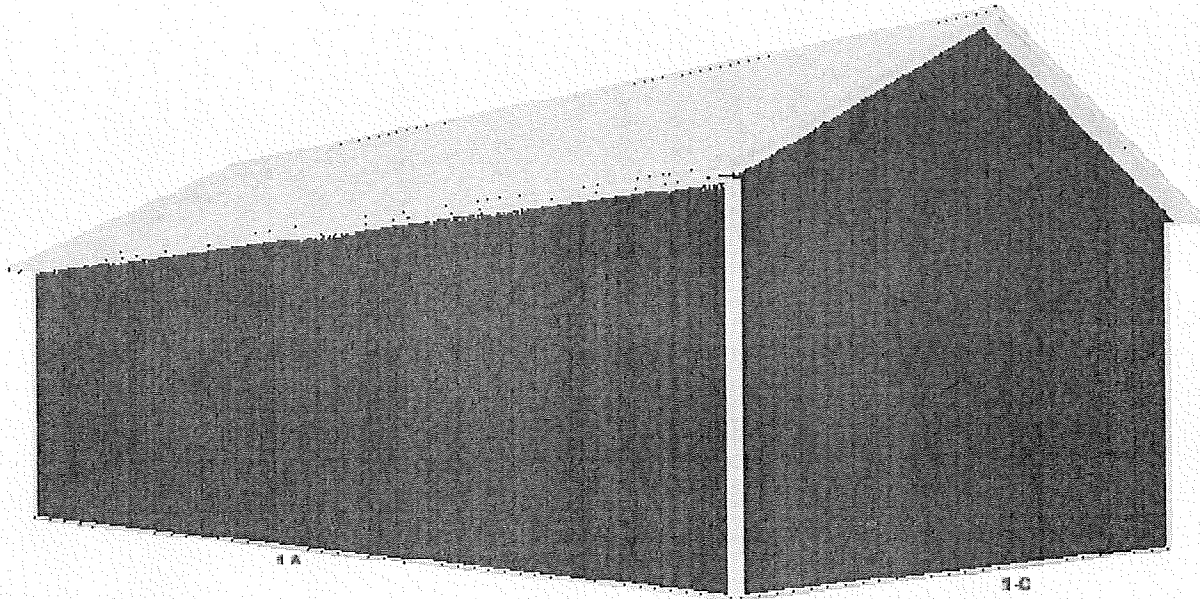


Design #: 337457139777  
Estimate #: 71944  
Store: APPLE VALLEY



Post Frame Building Estimate  
Date: Mar 19, 2025, 11:50:13 AM

Elevation Views



Date: 03/19/2025 - 11:50 AM

Design Name: Post Frame Design

Design ID: 337457139777

System V Estimate ID: 71944

Estimated price: \$23,166.58\*

\*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

# Design & Buy™ POST FRAME

## How to recall and purchase a saved design at home



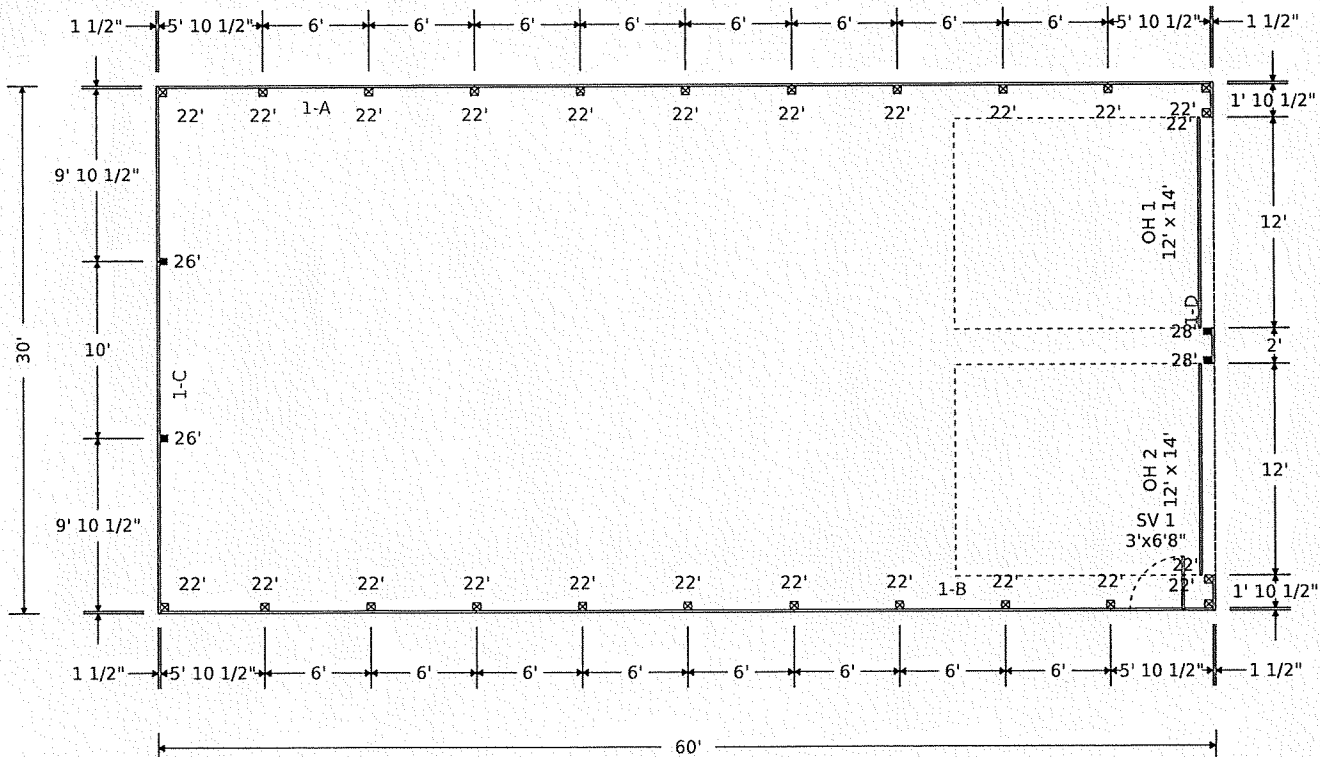
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 337457139777
4. Follow the on-screen purchasing instructions

## How to purchase at the store

1. Enter Design ID: 337457139777 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN





# Land Use



# EUREKA TOWNSHIP

## Splitting and Combining Tax Parcels LOT SPLIT Application

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
Phone: (952) 469-3736 / Email: [deputyclerk@eurekatownship-mn.us](mailto:deputyclerk@eurekatownship-mn.us)

SITE INFORMATION   Eureka Township		PIN# 13-00400-75-020	Permit#
Site Address: 22702 Hamburg Ave		City Lakeville	Zip 55044
PROPERTY OWNER INFORMATION			
Name David King		Email kingpin1966@hotmail.com	Phone 612-382-9715
Address 22702 Hamburg Ave		City Lakeville	State MN Zip 55044
Cell Phone 612-382-9715		Day Time Phone	Fax

### AGREEMENT:

The owners of the above stated property identification number, request that the Eureka Town Board approve the lot line adjustment for the following parcels, located in Section 4, Township 113, Range 20, Dakota County, Minnesota described in an attached legal survey:

Original Parcel(s): PIN 13-00400-75-020 containing 61.63 acres  
 PIN \_\_\_\_\_ containing \_\_\_\_\_ acres

New Parcels: Parcel A containing 59.63 acres  
 Parcel B containing 2.0 acres  
 Parcel C containing \_\_\_\_\_ acres

NE 1/4 - SE 1/4

HR? <u>shaded</u> CUP/IUP/non-conforming?
HR? _____ CUP/IUP/non-conforming?
By Zoning Administrator

\*Specify the final location of any nonconforming use permit, conditional use permit, business-related permit, or registration, and/or housing right: Parcel A pending IUP approval

\*Legal descriptions must be an excerpt from the Certificate of Survey (not handwritten)

- Legal description of Parcel A attached
- Legal description of Parcel B attached
- Legal description of Parcel C attached

All splitting and combining tax parcels must be recorded with the county.  
 Receipt of the recording must be provided to the Town Clerk.

Refer To Eureka Township Ordinance 216-7 Lot split/combination abbreviated review process.

Property Owner's Signature

Date

# EUREKA TOWNSHIP

## Splitting and Combining Tax Parcels LOT SPLIT Application

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
Phone: (952) 469-3736 / Email: [deputyclerk@eurekatownship-mn.us](mailto:deputyclerk@eurekatownship-mn.us)

### Township Use Only

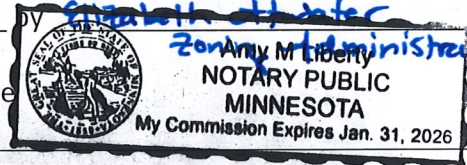
The property has an existing:  CUP  IUP <sup>pending</sup>  Nonconforming registration  Housing right

Zoning Administrator: *E. [Signature]* Date: 3/25/25  
 Complete Date: 3/25/25  Incomplete Notification sent:  
 Original Parcel property card attached

Application Fee \$ 45.00 Paid on 3/20/25 Receipt # 154623 Check # 5748

This instrument was acknowledged before me on 3/20/25

*Stacy M. Liberty* Notary Public Signature



Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation to Town Board:  Approve  Deny

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

Notary Public Signature

Town Board: \_\_\_\_\_ Date: \_\_\_\_\_

Approved  Denied

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

Notary Public Signature

#### CONDITIONS OF ISSUANCE

- \* Please note definition of shared right - this is not in 1/4-1/4 in the split as presented.
- \* Original parcel is seeking an IUP



<b>Property Card</b>	Parcel ID Number 13-00400-75-020
----------------------	----------------------------------

<b>Owner Information</b>
Fee Owner GINA M GIACHERIO KING DAVID M KING
Mailing Address 22702 HAMBURG AVE  LAKEVILLE MN 55044



<b>Property Address</b>
Address 22702 HAMBURG AVE
Municipality EUREKA TWP

Parcel Information	
Sale Date	Total Acres 61.64
Sale Value \$0.00	R/W Acres 2.50
Uses AG RESIDENTIAL	Water Acres
	Plat SECTION 4 TWN 113 RANGE 20
	Lot and Block 4 113 20
	Tax Description N 1/2 OF SE 1/4 EX N 295.16 FT OF W 295.16 FT OF NE 1/4 OF SE 1/4 & EX COM NW COR NE 1/4 OF SE 1/4 E ON N LINE 295.16 FT TO BEG S 295.16FT SE'LY TO PT ON E LINE 900 FT S OF NE COR N TO NE COR W TO BEG & EX BEG SE COR NE 1/4 OF SE 1/4 N 80.00 FT W 62.19 FT N 77D38M56S W 509.68 FT S 76D 49M25S W 464.53 FT S 51D48M 39S W 137.83 FT TO S LINE NE 1/4 OF SE 1/4 E ON S LINE 1120.00 FT TO BEG

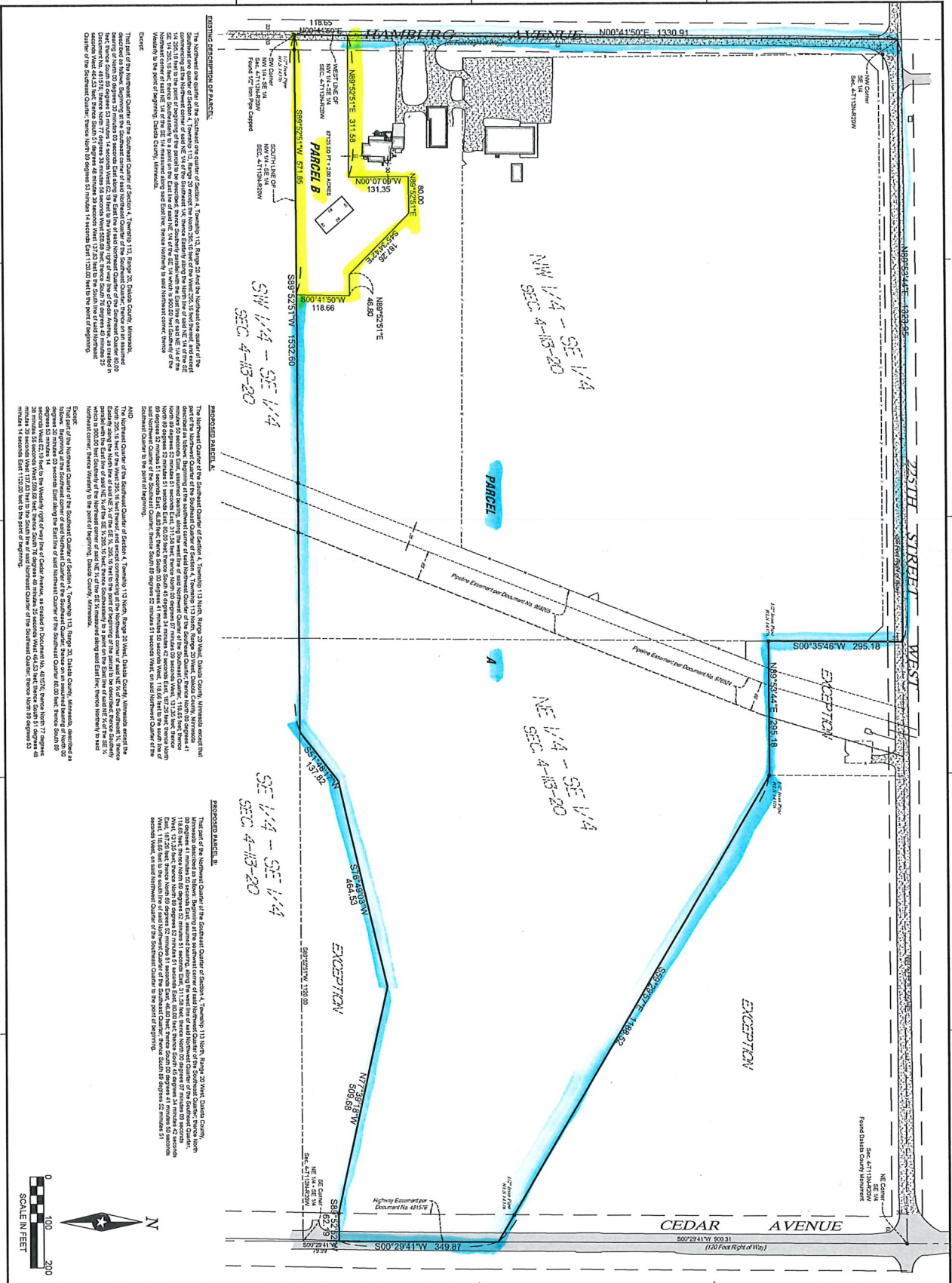
2025 Building Characteristics (payable 2026)*					
Building Type	S.FAM.RES	Year Built	1997	Bedrooms	3
Building Style	1-3/4 STRY	Foundation Sq Ft	2,280	Bathrooms	3.00
Frame	WOOD	Above Grade Sq Ft	2,739	Garage Sq Ft	676
Multiple Buildings		Finished Sq Ft	2,739	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
192	VERMILLION RIVER	NON HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2025 Land Values (payable 2026)	\$670,100.00	\$670,100.00
2025 Building Values (payable 2026)*	\$613,300.00	\$613,300.00
2025 Total Values (payable 2026)*	\$1,283,400.00	\$1,283,400.00
2024 Total Values (payable 2025)*	\$1,289,700.00	\$1,289,700.00

Property Tax Information		
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)





**DAVID KING**  
**22702 HAMBURG AVENUE**  
**LANEVILLE MN**

**MARK A. SCHWANZ**  
*Mark A. Schwanz*  
 LIC. NO. 45817

DATE: 3-24-2025

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF I & S GROUP, INC.

REVISION	DATE	BY
1		

FILE NAME	PROJ. NO.
3180.LOT.SHA1	

**CERTIFICATE OF SURVEY**

SHEET 1 OF 1

**EXISTING DESCRIPTION OF PARCEL:**

The Northwest one quarter of the Southeast one quarter of Section 4, Township 113, Range 20 And the Northeast one quarter of the Southeast one quarter of Section 4, Township 113, Range 20 except the North 295.16 feet of the West 295.16 feet thereof, and except commencing at the Northwest corner of said NE 1/4 of the Southeast 1/4; thence Easterly along the North line of said NE 1/4 of the SE 1/4 295.16 feet to the point of beginning of the parcel to be described; thence Southerly parallel with the East line of said NE 1/4 of the SE 1/4 295.16 feet; thence Southeasterly to a point on the East line of said NE 1/4 of the SE 1/4 which is 900.00 feet Southerly of the Northeast corner of said NE 1/4 of the SE 1/4 measured along said East line; thence Northerly to said Northeast corner; thence Westerly to the point of beginning, Dakota County, Minnesota.

Except:

That part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 113, Range 20, Dakota County, Minnesota, described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of North 00 degrees 30 minutes 03 seconds East along the East line of said Northeast Quarter of the Southeast Quarter 80.00 feet; thence South 89 degrees 53 minutes 14 seconds West 62.19 feet to the Westerly right of way line of Cedar Avenue, as created in Document No. 481576; thence North 77 degrees 38 minutes 56 seconds West 509.68 feet; thence South 76 degrees 49 minutes 25 seconds West 464.53 feet; thence South 51 degrees 48 minutes 39 seconds West 137.83 feet to the South line of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 53 minutes 14 seconds East 1120.00 feet to the point of beginning.

**PROPOSED PARCEL A:**

The Northwest Quarter of the Southeast Quarter of Section 4, Township 113 North, Range 20 West, Dakota County, Minnesota except that part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 113 North, Range 20 West, Dakota County, Minnesota described as follows: Beginning at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 41 minutes 50 seconds East, assumed bearing, along the west line of said Northwest Quarter of the Southeast Quarter, 118.65 feet; thence North 89 degrees 52 minutes 51 seconds East, 311.58 feet; thence North 00 degrees 07 minutes 09 seconds West, 131.35 feet; thence North 89 degrees 52 minutes 51 seconds East, 80.00 feet; thence South 45 degrees 34 minutes 42 seconds East, 187.26 feet; thence North 89 degrees 52 minutes 51 seconds East, 46.80 feet; thence South 00 degrees 41 minutes 50 seconds West, 118.66 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 52 minutes 51 seconds West, on said Northwest Quarter of the Southeast Quarter to the point of beginning.

AND

The Northeast Quarter of the Southeast Quarter of Section 4, Township 113 North, Range 20 West, Dakota County, Minnesota except the North 295.16 feet of the West 295.16 feet thereof, and except commencing at the Northwest corner of said NE ¼ of the Southeast ¼; thence Easterly along the North line of said NE ¼ of the SE ¼, 295.16 feet to the point of beginning of the parcel to be described; thence Southerly parallel with the East line of said NE ¼ of the SE ¼ 295.16 feet; thence Southeasterly to a point on the East line of said NE ¼ of the SE ¼ which is 900.00 feet Southerly of the Northeast corner of said NE ¼ of the SE ¼ measured along said East line; thence Northerly to said Northeast corner; thence Westerly to the point of beginning, Dakota County, Minnesota.

Except:

That part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 113, Range 20, Dakota County, Minnesota, described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of North 00 degrees 30 minutes 03 seconds East along the East line of said Northeast Quarter of the Southeast Quarter 80.00 feet; thence South 89 degrees 53 minutes 14 seconds West 62.19 feet to the Westerly right of way line of Cedar Avenue, as created in Document No. 481576; thence North 77 degrees 38 minutes 56 seconds West 509.68 feet; thence South 76 degrees 49 minutes 25 seconds West 464.53 feet; thence South 51 degrees 48 minutes 39 seconds West 137.83 feet to the South line of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 53 minutes 14 seconds East 1120.00 feet to the point of beginning.



**PROPOSED PARCEL B:**

That part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 113 North, Range 20 West, Dakota County, Minnesota described as follows: Beginning at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 41 minutes 50 seconds East, assumed bearing, along the west line of said Northwest Quarter of the Southeast Quarter, 118.65 feet; thence North 89 degrees 52 minutes 51 seconds East, 311.58 feet; thence North 00 degrees 07 minutes 09 seconds West, 131.35 feet; thence North 89 degrees 52 minutes 51 seconds East, 80.00 feet; thence South 45 degrees 34 minutes 42 seconds East, 187.26 feet; thence North 89 degrees 52 minutes 51 seconds East, 46.80 feet; thence South 00 degrees 41 minutes 50 seconds West, 118.66 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 52 minutes 51 seconds West, on said Northwest Quarter of the Southeast Quarter to the point of beginning.



# EUREKA TOWNSHIP

## HOUSING RIGHT ELIGIBILITY PERMIT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
Phone: (952) 469-3736 / Email: [deputyclerk@eurekamn.gov](mailto:deputyclerk@eurekamn.gov)

SITE INFORMATION   Eureka Township 113, Range 20, Dakota County, Minnesota			PIN# <u>NOT ASSIGNED</u>	Permit#
Address # (if known) and/or Public Street <u>HAMBURG STREET</u>			Located in the <u>NW</u> Quarter of the <u>SW</u> Quarter of Section <u>4</u> <input checked="" type="checkbox"/> Attach Legal Description of Property	
City <u>LAKEVILLE</u>	State <u>MN</u>	ZIP <u>55044</u>	<input checked="" type="checkbox"/> Residential Dwelling      ___ Agricultural Building ___ Exempt (church, school, public utility)	
<b>PROPERTY OWNER INFORMATION</b>				
Name <u>DAVID KING</u>			Email <u>DAVID.M.KING@XCELENERGY.COM</u>	
Address <u>22702 HAMBURG AVE.</u>			Cell Phone <u>KINGPIN1966@HOTMAIL</u> <u>(612) 382-9715</u>	
City <u>LAKEVILLE</u>	State <u>MN</u>	ZIP <u>55044</u>	Day Phone <u>(612) 382-9715</u>	
<b>HOUSING RIGHT STATUS</b>				
<input type="checkbox"/> Native right (by zoning) <input checked="" type="checkbox"/> *Shared right (being claimed by applicant subject to actual start of construction per Ordinance) <input type="checkbox"/> Grandfathered right (attach Title Opinion with Dakota County certified document with survey description) <input type="checkbox"/> Transfer Right (attach copy of approved Transfer Agreement) <p>*Please note that if this is a shared right, a building permit must be submitted along with this application. If construction is not started within 180 days of issuance of a Building Permit, this Housing Right Eligibility permit shall become invalid unless an extension is requested and granted. See Ordinance §240-22 for reference.</p>				
<b>SETBACKS, LOT DIMENSIONS, DRIVEWAY ACCESS</b>				
Attach copy of property survey showing plan for public road access, structure positions, setback dimensions, and well and septic positioning:				
Lot Size: <u>2.0</u> acres		<input checked="" type="checkbox"/> Minimum 250-foot Lot Width at house placement		
<input type="checkbox"/> Lot supports two septic systems <u>TBD</u>		<input type="checkbox"/> Plan meets well setback requirements <u>TBD</u>		
<input checked="" type="checkbox"/> Minimum 30-foot side and rear setbacks		<input type="checkbox"/> Minimum 250 ft. to nearest Ag building not this owner's		
<input checked="" type="checkbox"/> Minimum 100-foot Township road setback or 110-foot County road setback				
<input checked="" type="checkbox"/> Plan meets Wetland Determination requirements (Attach certification)				
Access to Public Road:				
<input checked="" type="checkbox"/> Own 33-foot frontage		<input type="checkbox"/> Servient easement agreement (Copy attached)		
<input checked="" type="checkbox"/> Access point minimum 100-feet from public road intersections				

Signature of Applicant: <u>David King</u>	Date: <u>3/25/2025</u>
Printed name of Applicant: <u>DAVID KING</u>	



### Township Use Only

PERMIT # \_\_\_\_\_

Deputy Clerk: Angela M. Liberty Date: 3/25/25  
 Complete Date: \_\_\_\_\_  Incomplete Notification sent: \_\_\_\_\_

Application Fee \$ 45.00 Paid on 3/25/25 Receipt # \_\_\_\_\_ Check # \_\_\_\_\_

\*Escrow Fee \$ \_\_\_\_\_ Paid on \_\_\_\_\_ Receipt # \_\_\_\_\_ Check # \_\_\_\_\_

\*Refunded \$ \_\_\_\_\_ Paid on \_\_\_\_\_ Receipt # \_\_\_\_\_ Check # \_\_\_\_\_  
\*if applicable

Notes:

Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation to Town Board:  Approve  Deny

Notes:

Town Board: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_

Approved  Denied

Notes:

#### CONDITIONS OF ISSUANCE

\*Please note that if this is a shared right, a building permit must be submitted along with this application. If construction is not started within 180 days of issuance of a Building Permit, this Housing Right Eligibility permit shall become invalid unless an extension is requested and granted. See Ordinance §240-22 for reference.

## **HOUSING RIGHT**

The prerequisite eligibility to apply for a building permit to build or place a single-family residential dwelling on a qualifying lot as described and under the conditions of this article. There are four types of housing rights:

**(1) GRANDFATHERED RIGHT** A housing right recognized as existing on a verified grandfathered lot. Building a house on a grandfathered lot is not subject to the cap of four density limit of its quarter-quarter section. Once a house is constructed, the right becomes permanent and is no longer subject to boundary change effects. If a house is not in place, the right may be transferred to another lot in Eureka Township under provisions of this chapter.

**(2) NATIVE RIGHT** A housing right created by Agricultural Zoning as a permitted use prescribing one housing right per quarter-quarter section of the public land survey. A native right is fully controlled by its owner (excluding any property owned by railroad and easements of record) and if no house is present, it is eligible to be transferred to another property eligible to receive it under provisions of this chapter. Where more than one house existed in a quarter-quarter section as of May 1, 2022, the house with the earliest date of construction shall be deemed to possess the native right of that quarter-quarter section. If a quarter-quarter section has had its native right transferred away prior to May 1, 2022, the lot with the oldest house shall be deemed to have a permanent grandfathered right unless it is known that it received a transferred right.

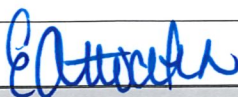
**(3) SHARED RIGHT** The interim status of a native right in an undeveloped quarter-quarter section with two or more properties under different owners. A shared right is not eligible to be transferred out of the quarter-quarter section because it is not yet fully controlled by one owner. The first owner to claim the shared right, apply for a building permit and start construction within the time limits specified in this chapter has permanent use of the native right. The right is no longer a shared right.

**(4) TRANSFERRED RIGHT** A fully controlled housing right that has been moved to another property or legally conveyed to another property owner's property. The transfer of a native right or a grandfathered right converts it to a transferred right. Transferred rights are also eligible to be transferred.

# EUREKA TOWNSHIP

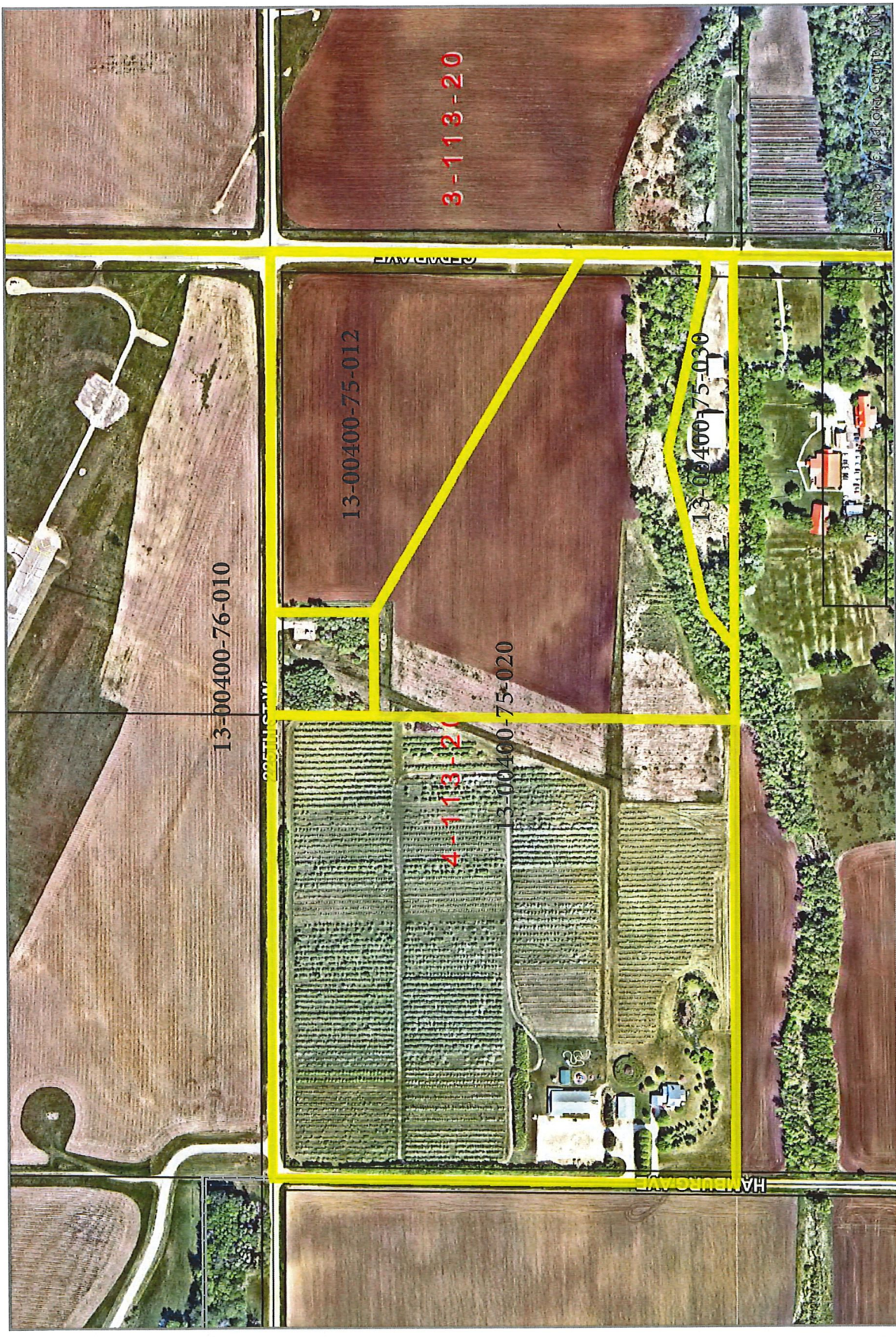
## HOUSING RIGHT ELIGIBILITY ZONING RESEARCH

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
Phone: (952) 469-3736 / Email: [deputyclerk@eurekamn.gov](mailto:deputyclerk@eurekamn.gov)

<b>SITE INFORMATION</b>   Eureka Township 113, <b>4</b> Range 20, Dakota County, Minnesota		PIN#	Permit#
Address # (if known) and/or Public Street		Located in the ____ Quarter of the ____ Quarter of Section ____ ____ Attach Legal Description of Property	
City	State	ZIP	____ Residential Dwelling      ____ Agricultural Building ____ Exempt (church, school, public utility)
<b>PROPERTY OWNER INFORMATION</b>			
Name David King		Email	
Address 22702 Hamburg Ave		Cell Phone	
City	State	ZIP	Day Phone
Lakeville, MN		55044	
<b>HOUSING RIGHT STATUS</b>			
<input type="checkbox"/> Native right (by zoning) <input checked="" type="checkbox"/> *Shared right (being claimed by applicant subject to actual start of construction per Ordinance) <input type="checkbox"/> Grandfathered right (attach Title Opinion with Dakota County certified document with survey description) <input type="checkbox"/> Transfer Right (attach copy of approved Transfer Agreement)			
<b>RESEARCH</b>			
<p>Properties in the Quarter Quarter</p> <ul style="list-style-type: none"> <li>• 13-00400-76-010- Magellan Pipeline</li> <li>• 13-00400-75-012- Metropolitan Airports</li> <li>• 13-00400-75-030- Streiff</li> <li>• 13-00400-75-020- King</li> </ul> <p>13-00400-75-011 built 2 accessory buildings on property near Cedar in April 2004. Property 13-00400-75-011 was split into 13-00400-75-020 and 13-0040-75-030 on 12/19/2005. This split allowed these accessory buildings to be on a parcel without a primary residence.</p> <p>No documentation was found during the search to show a housing right had been used or transferred.</p> <ul style="list-style-type: none"> <li>• Documentation is attached.</li> </ul> <p>Based on the research, I have concluded this is a Shared Housing Right.</p>			
Based on the research and documentation I recommend to: <input checked="" type="checkbox"/> Approve or ____ Deny the Housing Right Permit			
Zoning Administrator: 		Date: 3/25/25	



Dakota County, MN

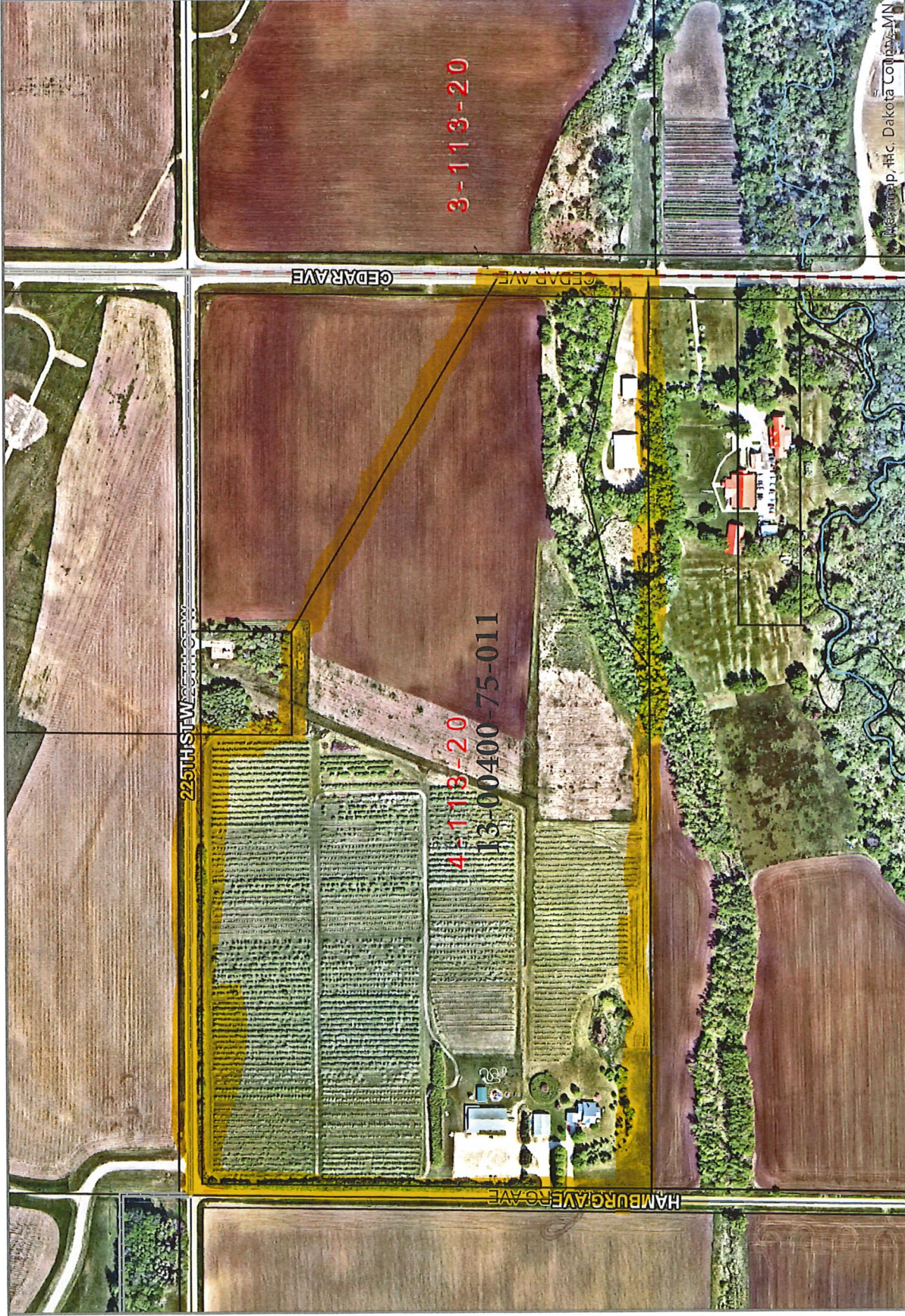


Section	0411320	Quarter-Quarter	NESE
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Map Scale  
 1 inch = 400 feet  
 3/24/2025

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.





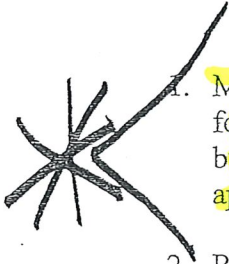
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale

1 inch = 400 feet

3/24/2025





1. Mark Parranto- 22702 Hamburg Ave. Lakeville requested a zoning permit for 2 pole sheds for agricultural use. 40'x 52' and 44'x100'. Property ID# 13-00400-011-75. Shoreland building permit EK095 had been issued. A Motion by Supervisor Connie Anderson: To approve. The motion was seconded by Supervisor Mark Malecha. Motion Carried.

Permit # 000980 issued for \$50.00 and Permit #000981 for \$50.00

*where?  
Cedar ave*

2. Ray Kadlec- 6945 247<sup>th</sup> St W Farmington requested a permit for a manufactured home and a detached garage. (This permit was granted as a conditional use on September 8, 2003) A Motion by Supervisor Mark Malecha: To approve the house and detached garage (pole type structure) subject to inspection. The motion was seconded by Chair Don Pflaum. Motion Carried.

Permit #04-006 issued for \$1,490.53

The driveway permit was issued and Road Contractor, Chris Nielsen has inspected the driveway.

3. Laverne Marschall- 7429 280th St W. Farmington requested a permit for a garage 24'x30'. Property ID# 13-03400-012-53. The garage was started without a building permit. A motion by Supervisor Mark Malecha: To approve the permit upon doubling the building permit fee. Motion seconded by Supervisor Connie Anderson. Motion carried.

Permit # 04-007 issued for \$660.71

4. Jeff Allgren-26446 Ipava Ave. Lakeville MN 55044 requested a building permit for a 30'x50' pole building. Property Id# 13-02900-014-32.

A motion by Supervisor Mark Malecha: To approve the permit. Motion seconded by Supervisor Connie Anderson. Motion carried.

Permit # 04-008 issued for \$565.06

*CUP's*

1. Centurytel Fiber Optic Regeneration Station 240<sup>th</sup> St & Hamburg Ave.

The planning commission held the public hearing for the review of the Conditional Use permit for the Centurytel Fiber Optic station. The planning commissions recommend that the town board seek legal council to have the structure removed from the sight, because it is in total violation of all conditions set. The planning commission is not recommending renewal of the CUP. The town board will follow-up with the attorney on this issue. It will be left on the agenda for the May meeting.

2. Terri Petter- Spirit Ranch 1 and Spirit Ranch 2, Dog Kennel.

Terri explained that there had been no changes to the operation. The bushes that were planted in front of the kennel, need replacement. There is not enough room for trucks to pass through the area. She will be replacing the bushes with vines on the fence.

Chair Don Pflaum opened the floor for public comment. Hearing none, he closed the review. A motion by Supervisor Mark Malecha: To accept the review of Spirit Ranch 1 and Spirit Ranch 2 and the Dog Kennel. Motion seconded by Supervisor Connie Anderson. Motion carried. A review fee of \$15 was charged for Spirit Ranch 1 and Spirit Ranch 2. The dog kennel review was \$100.00. A total of \$130.00.

3. Mark Nelson was not present at this time; his CUP will be addressed upon arrival.

*Other Business*

*Air Lake Airport*



**Eureka Township**  
Dakota County  
State of Minnesota

Lot-Split  
Research  
Pg. 1

**SPLIT APPROVAL**

Date: 12/19/05

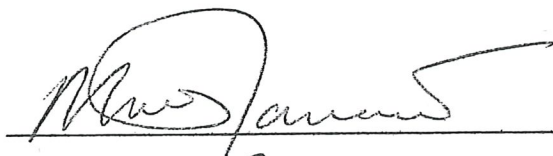
To Whom it may Concern:

The owners of the pt of NE 1/4 & NW 1/4 of SE 1/4 Sec 4, request that Eureka Town Board approve a split of the following parcels described in the attached survey.

Parcel B, consisting of 3.18 acres, to be split from Parcel A, consisting of 65 acres, located in SECTION 4 TWN 113 RANGE 20.

Legal Description Parcel A: see attached  
13-00406-011-75

Legal Description Parcel B: see attached



Signature of Land Owner

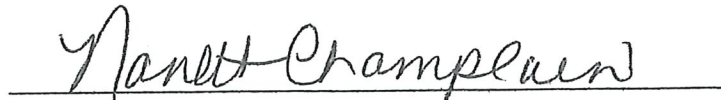
Mark Parranto

Name of Land Owner

22702 Hamburg Ave

Address of Land Owner

Lakeville MN 55044

  
Nanett Leine, Clerk/Treasurer  
Champlain

Approved  
Jan 9, 2006  
Nanett  
Champlain  
Clerk

Parcel A

The Northwest one quarter of the Southeast one quarter of Section 4, Township 113, Range 20

AND

The Northeast one quarter of the Southeast one quarter of Section 4, Township 113, Range 20 except the North 295.16 feet of the West 295.16 feet thereof, and except commencing at the Northwest corner of said NE 1/4 of the SE 1/4; thence Easterly along the North line of said NE 1/4 of the SE 1/4, 295.16 feet to the point of beginning of the parcel to be described; thence Southerly parallel with the East line of said NE 1/4 of the SE 1/4 295.16 feet; thence Southeasterly to a point on the East line of said NE 1/4 of the SE 1/4 which is 900.00 feet Southerly of the Northeast corner of said NE 1/4 of the SE 1/4 measured along said East line; thence Northerly to said Northeast corner; thence Westerly to the point of beginning; according to the United States Government Survey thereof and situate in Dakota County, Minnesota.

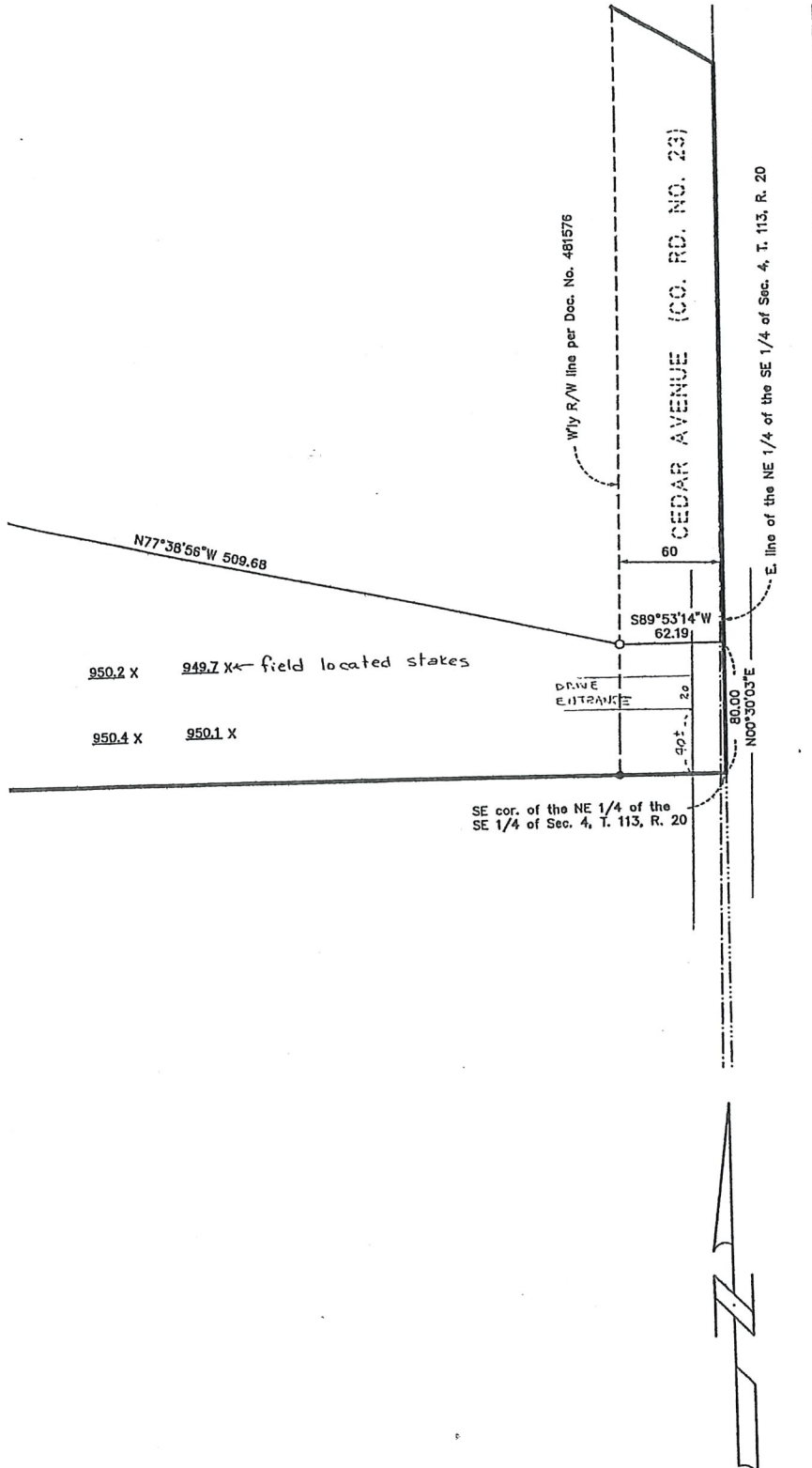
Approved  
Jan 9, 2006  
Nanett Champagne  
Clerk



# CERTIFICATE

pg 3

JOB NO. 04R-265



## LEGAL DESCRIPTION

That part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 113, Range 20, Dakota County, Minnesota, described as follows: Beginning at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of North 00 degrees 30 minutes 03 seconds East along the east line of said Northeast Quarter of the Southeast Quarter 80.00 feet; thence South 89 degrees 53 minutes 14 seconds West 62.19 feet to the westerly right of way line of Cedar Avenue, as created in Document No. 481576; thence North 77 degrees 38 minutes 56 seconds West 509.68 feet; thence South 76 degrees 49 minutes 25 seconds West 464.53 feet; thence South 51 degrees 48 minutes 39 seconds West 137.83 feet to the south line of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 53 minutes 14 seconds East 1120.00 feet to the point of beginning.

*Approved*  
*Jan 9 2005*  
*Nanett Champlain*  
*Clerk*

PREPARED FOR:  
**MARK PARANTO**

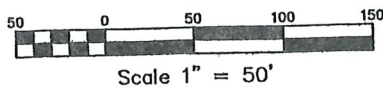
22707 Hamburg Ave.  
 Lakeville, MN 55044  
 Phone: (651) 454-1600

PREPARED BY:  
**HEDLUND PLANNING  
 ENGINEERING SURVEYING**

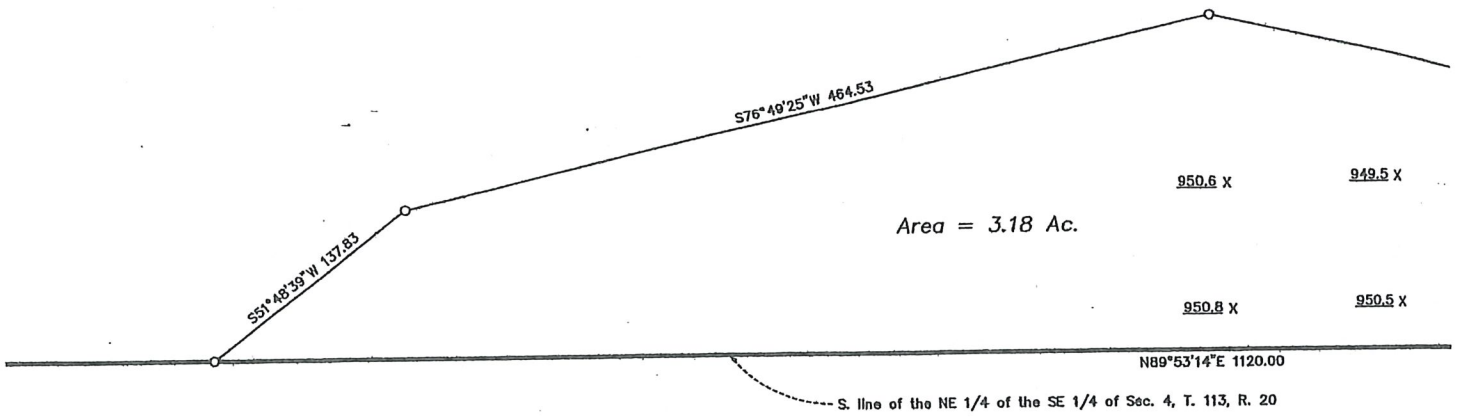
2005 Pin Oak Drive  
 Eagan, MN 55122  
 Phone: (651) 405-6600

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.  
 Date: 5/5/04

*Jeffrey D. Lindgren*  
 Jeffrey D. Lindgren, Minn. No. 14376



**HEDLUND**  
 PLANNING ENGINEERING SURVEYING





Research  
Bld. Permits  
Pg. 1

# BUILDING PERMIT

## Eureka Township

112 000980

Eureka, Minnesota, April 12, 2004 19

Permit is granted to Mark Parron to  
to build a 44' x 100' pole building 14' walls

At: 22702 Hamburg Ave Lakeville  
13-00400-011-75

upon the property described as Lot \_\_\_\_\_ Addition \_\_\_\_\_  
Block \_\_\_\_\_  
Work to be done in conformity with the Ordinances of the Town of Eureka and the Laws of the State of Minnesota pertaining thereto.

Manottseine  
clerk  
BUILDING INSPECTOR

# BUILDING PERMIT

112 000980

Eureka, Minn., April 12, 2004 19

Owner Mark Parron to

Address 22702 Hamburg Ave

Contractor Producers

Kind of Building Pole Building

Location, Lot 44 x 100  
13-00400-011-75

Blk. \_\_\_\_\_ Addition \_\_\_\_\_

Cost \_\_\_\_\_

Fee charged \$ 50.00

Surcharge \$ \_\_\_\_\_

Permit issued by Manottseine

Received Permit clerk  
4/12/04

BUILDING INSPECTOR

Research

Bldg. permits  
Pg. 2

# BUILDING PERMIT

## Eureka Township

NR 000981

Eureka, Minn., April 12 2004 1904  
 Owner Mark Parranto  
 Address 40x52 polished  
 Contractor Andrusken  
 Kind of Building Polished  
40x52  
 Location, Lot 13-00400-011-75  
 Blk. 450 Addition  
 Cost 450  
 Fee charged \$ \_\_\_\_\_  
 Surcharge \$ \_\_\_\_\_  
 Permit issued by Mark Parranto  
BUILDING INSPECTOR  
Clark  
 Received Permit 4/12/04

Eureka, Minnesota, April 12, 2004 1904  
 Permit is granted to Mark Parranto  
 to build a 40x52 polished 14' walls  
 At: 22702 Hamburg Ave. Lakeville  
 upon the property described as Lot 13-00400-011-75  
 Block \_\_\_\_\_ Addition \_\_\_\_\_  
 Work to be done in conformity with the Ordinances of the Town of Eureka and the Laws of the State of Minnesota pertaining thereto.

Mark Parranto  
BUILDING INSPECTOR



# EUREKA TOWNSHIP

## BUILDING PERMIT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
 Phone: (952) 469-3736 / Email: [deputyclerk@eurekatownship-mn.us](mailto:deputyclerk@eurekatownship-mn.us)

*current location of home to be moved*

SITE INFORMATION   Eureka Township		PIN#	TO BE DETERMINED.		Permit#
Site Address: 7820 200TH STREET WEST <i>LOT SPLIT.</i>		City	LAKEVILLE, MN		Zip 55044
PROPERTY OWNER INFORMATION					
Name DAVID KING.		Email	KINGPIN1966@HOTMAIL		Phone (612) 382-9715
Address 22702 HAMBURG AVE		City	LAKEVILLE	State MN	Zip 55044
APPLICANT/CONTRACTOR INFORMATION					
Applicant Name DAVID KING.				License Number	
Contact Person DAVID KING		Email KINGPIN1966@HOTMAIL.COM			
Address 7820 200TH STREET WEST		City	LAKEVILLE	State MN	Zip 55044
Cell Phone (612)-382-9715		Day Time Phone		Fax	
TOWNSHIP / LOCAL GOVERNMENT					
Permit complies with the Wetland Conservation Act subject to the following conditions:					
<input type="checkbox"/> Dakota County Shoreland/Letter or Permit		<input type="checkbox"/> Vermillion River Watershed/Letter or Permit		Date 3/12/2025	
PLEASE INDICATE PROJECT TYPE			PROVIDE THE FOLLOWING FOR NEW HOME AND AS NEEDED		
<input type="checkbox"/> Residential or <input type="checkbox"/> Commercial/Industrial			<input type="checkbox"/> Signature from Township on Building Permit Application		
<input type="checkbox"/> New Home Construction	<input type="checkbox"/> Private Dog Kennel	<input type="checkbox"/> Building Plans (Cross Section, Elevations, Floor Plan) – 2 copies			
<input type="checkbox"/> Deck	<input type="checkbox"/> Public Utility Structure	<input type="checkbox"/> Heat Loss, Combustion Air & Make-up Air Calculations – 2 copies			
<input type="checkbox"/> Accessory Bldg/Pole Shed	<input type="checkbox"/> Signs*	<input type="checkbox"/> Energy Certificate – 2 copies			
<input type="checkbox"/> Remodel	<input type="checkbox"/> Govt Bldg/Facility*	<input type="checkbox"/> Driveway Permit (Required for access to State, County, Twp. Roads)			
<input type="checkbox"/> Demolition	<input type="checkbox"/> Church/Religious Bldg*	<input type="checkbox"/> Survey/ Detailed Site Plans – 2 copies			
<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Solar Energy*	<input type="checkbox"/> Erosion and Sediment Control Plans			
<input checked="" type="checkbox"/> Moving a Building	<input type="checkbox"/> Communication Tower*	<input type="checkbox"/> Complete Septic Design			
<input type="checkbox"/> Aircraft Hangar	* COP also required	<input type="checkbox"/> New Home Checklist			
<input type="checkbox"/> Other:					
Estimated Cost of Labor & Materials:					
Project Description: MOVE A HOUSE TO NEW LOCATION, NEAR 22702 LAKEVILLE, MN.					

Applicant hereby agrees that, upon issuance of this permit, all work shall be done and all materials used shall be in compliance with all applicable township, city and county ordinances. The applicant agrees to abide by all zoning regulations and to utilize this structure for its permitted use. Signature of this application by the legal property owner or owner's representative is required and authorizes the Township Zoning Administrator or designee and the Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Property Owner:	<i>David King</i>	Date:	3/20/2025
Signature of Contractor:	<i>David King</i>	Date:	3/20/2025



# INSPECTRON, INC.

## CODE COMPLIANCE INSPECTIONS

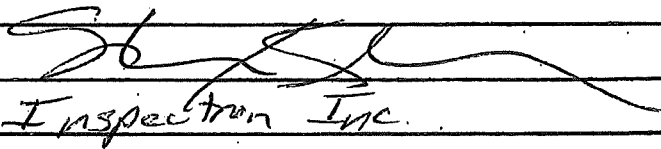
15120 Chippendale Ave., Suite 202 Rosemount, MN 55068  
Phone 651-322-6626 • Fax 651-322-7580

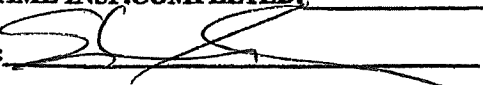
### INSPECTION REPORT

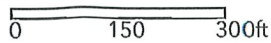
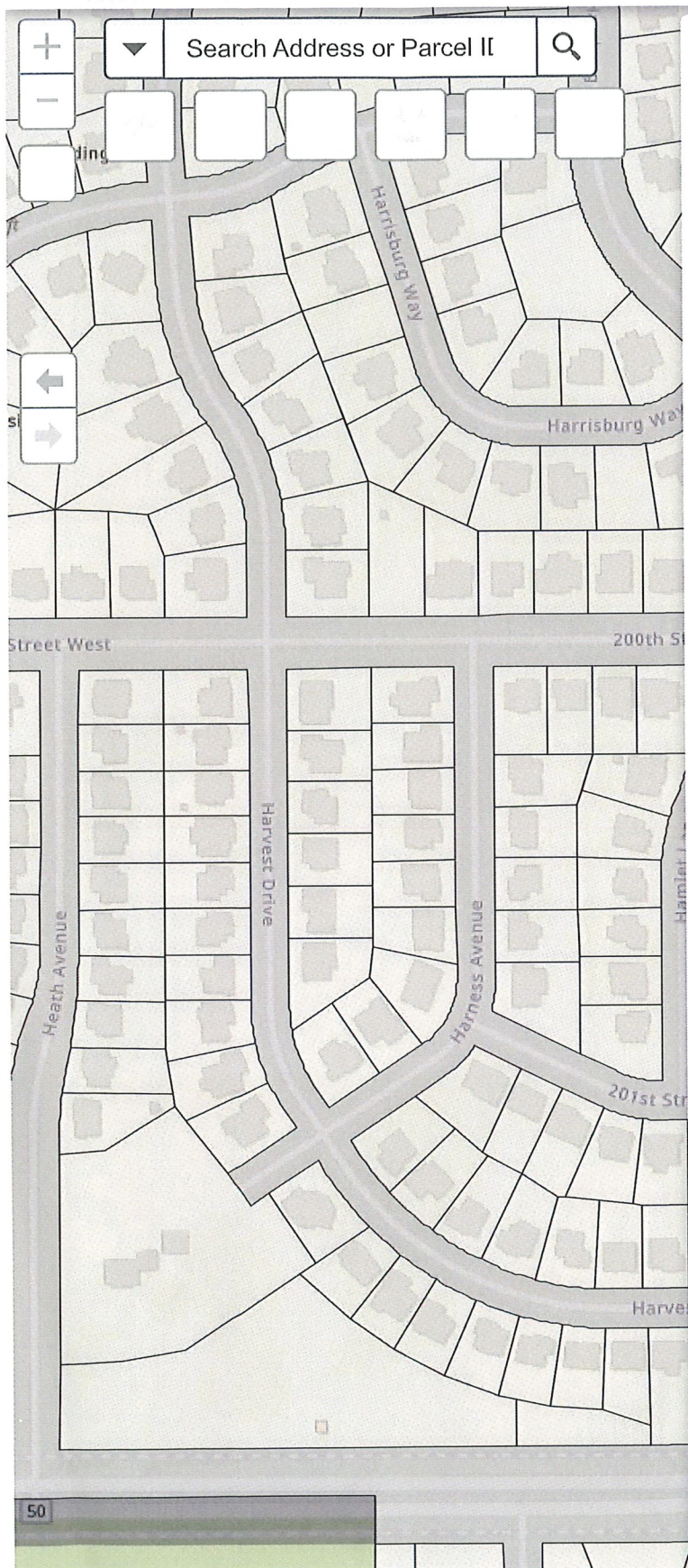
PROJECT TITLE House and Pole Building PERMIT NO. NA  
PROJECT LOCATION/ADDRESS \_\_\_\_\_ JURISDICTION Eureka  
OWNER Dave King CONTRACTOR King/otting  
SCHEDULED FOR: DAY Wed DATE 3/26/25 TIME 9:30 am

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> RE-INSP./FOLLOW-UP  | <input type="checkbox"/> INSULATION            | <input type="checkbox"/> PLUMBING FINAL                        |
| <input type="checkbox"/> FOOTINGS            | <input type="checkbox"/> FIRE RATED WALL BOARD | <input type="checkbox"/> MECHANICAL FINAL                      |
| <input type="checkbox"/> POURED WALL         | <input type="checkbox"/> FIRE ALARM SYSTEM     | <input type="checkbox"/> FIREPLACE FINAL                       |
| <input type="checkbox"/> FOUNDATION          | <input type="checkbox"/> FIRE SUPPRESSION R.I. | <input type="checkbox"/> GAS PRESSURE TEST                     |
| <input type="checkbox"/> SITE UTILITY        | <input type="checkbox"/> FIRESTOPPING          | <input type="checkbox"/> FIRE SUPPRESSION FINAL                |
| <input type="checkbox"/> FIREPLACE ROUGH-IN  | <input type="checkbox"/> FIRE/SMOKE DAMPER     | <input type="checkbox"/> BUILDING FINAL                        |
| <input type="checkbox"/> PLUMBING ROUGH-IN   | <input type="checkbox"/> FIRE CODE INSPECTION  | <input type="checkbox"/> PROGRESS                              |
| <input type="checkbox"/> MECHANICAL ROUGH-IN | <input type="checkbox"/> ISTS STANDARD         | <input type="checkbox"/> COMPLAINT                             |
| <input type="checkbox"/> FRAMING             | <input type="checkbox"/> ISTS OTHERSYSTEM      | <input checked="" type="checkbox"/> <u>Pre-move inspection</u> |

- WORK IS SATISFACTORY. OK TO PROCEED
- CORRECT WORK, THEN OK TO PROCEED
- CORRECT WORK. CALL FOR REINSPECT BEFORE COVERING.
- STOP WORK IMMEDIATELY! CALL INSPECTOR.
- INSPECTION REQUIRED. CALL AND ARRANGE FOR ACCESS.

Comments: Met with Dave King at address where  
the House and post frame building ~~are~~ located.  
Both buildings are APPROVED TO Move.  
Gave Mr. King a checklist to follow in this  
whole process.  
  
Inspection Inc.

INSPECTED BY (PRINT) Steve Kleist TELEPHONE NO. \_\_\_\_\_  
DATE INSPECTED: 3/26/25 TIME ARRIVED ON SITE: \_\_\_\_\_ TIME INSP. COMPLETED: \_\_\_\_\_  
TOTAL INSPECTION TIME: \_\_\_\_\_ INSPECTOR SIGNATURE: 



### Property Information

(1 of 1)

[Clear](#)

Parcel ID: 22-02800-01-022

7820 200TH ST W  
LAKEVILLE MN 55044

- [Property Details](#)
- [Property Sketch](#)
- [Recently Sold Properties](#)
- [Subdivision Plat](#)
- [Tax Statement](#)
- [Tax Statement History](#)
- [Tax Payment Stub](#)
- [Pay Online Now](#)
- [Tax Facts](#)
- [Valuation Notice](#)

Parcel data is current as of: 3/19/2025

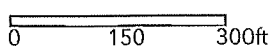
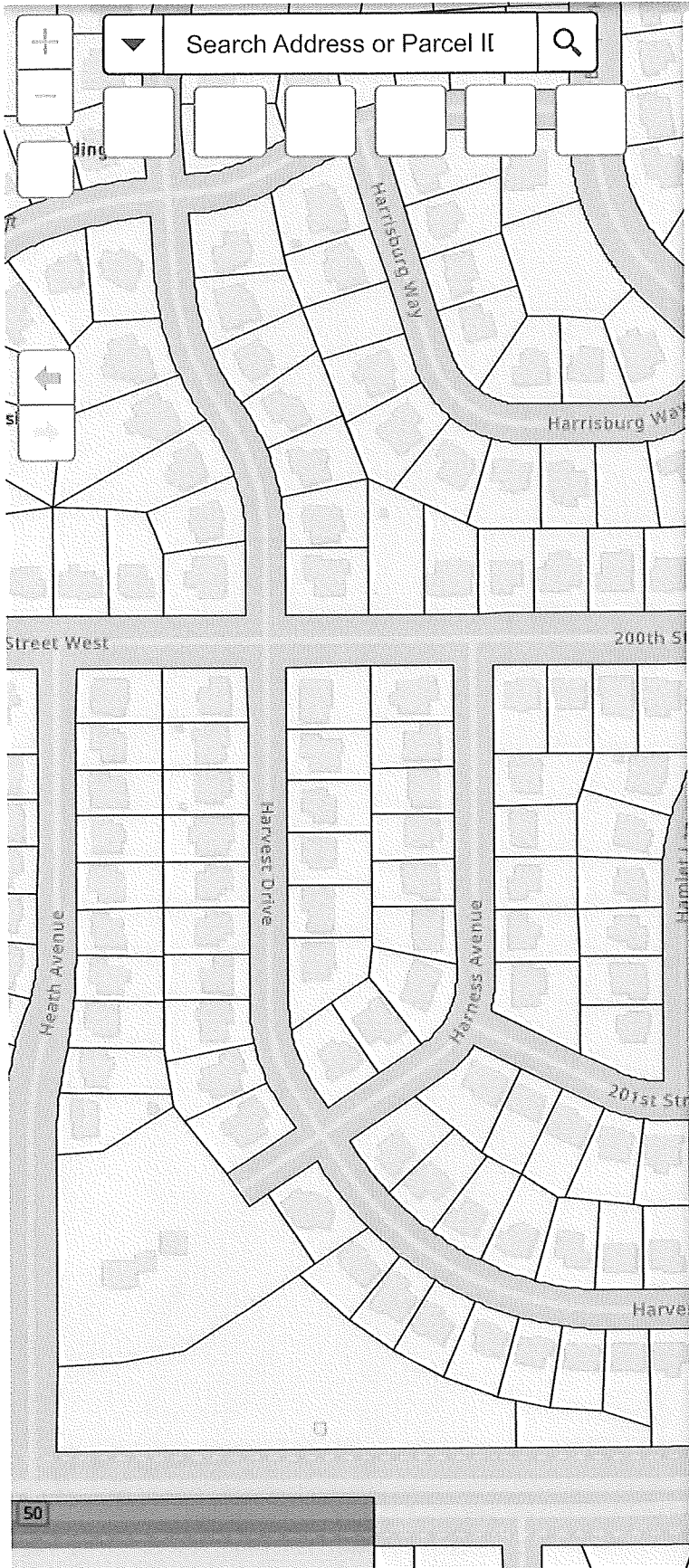


### Property Information

Owner	GINA M GIACHERIO KING
Joint Owner	DAVID M KING
Owner Address	7820 200TH ST W LAKEVILLE MN 55044
Municipality	LAKEVILLE
Primary Use	RESIDENTIAL
Acres	10.01
R/W Acres	0.50
Square Feet	436,009
R/W Sq Ft	21,794
Date of Sale (Improved)	6/11/1998
Sale Value (Improved)	320,000
Date of Sale (Vacant)	
Sale Value (Vacant)	

SECTION 28 TWN 114





Property Information

Date of Sale (Vacant)	
Sale Value (Vacant)	
Plat Name	SECTION 28 TWN 114 RANGE 20 W 660 FT OF E 1980 FT OF N 660 FT OF N 1/2 OF NE 1/4
Tax Description	28 114 20
Lot and Block	NW1/4 NE1/4 SECTION 28-114-20
PLS Location	194
School District	VERMILLION RIVER
Watershed District	

Tax Information

2025 Estimated Land Value (Payable 2026)	250,900
2025 Estimated Building Value (Payable 2026)	446,700
2025 Total Estimated Value (Payable 2026)	697,600
2025 Taxable Land Value (Payable 2026)	250,900
2025 Taxable Building Value (Payable 2026)	446,700
2025 Total Taxable Value (Payable 2026)	697,600
2024 Total Estimated Value (Payable 2025)	664,100
2024 Total Taxable Value (Payable 2025)	664,100
Net Tax (Payable 2025)	7,682.00
Special Assessments (Payable 2025)	0.00
Total Tax & Assmts (Payable 2025)	7682
Homestead Status	FULL HOMESTEAD

Building Information

Year Built	1991
Building Type	S.FAM.RES
Building Style	TWO STORY
Foundation Sq Ft	1,679
Above Grade Finished Sq Ft	2,483
Finished Sq Ft	3,047
Bedrooms	4
Bathrooms	3.00
Garage Sq Ft	779

[Zoom to](#)





**PROPOSED PARCEL B:**

That part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 113 North, Range 20 West, Dakota County, Minnesota described as follows: Beginning at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 41 minutes 50 seconds East, assumed bearing, along the west line of said Northwest Quarter of the Southeast Quarter, 118.65 feet; thence North 89 degrees 52 minutes 51 seconds East, 311.58 feet; thence North 00 degrees 07 minutes 09 seconds West, 131.35 feet; thence North 89 degrees 52 minutes 51 seconds East, 80.00 feet; thence South 45 degrees 34 minutes 42 seconds East, 187.26 feet; thence North 89 degrees 52 minutes 51 seconds East, 46.80 feet; thence South 00 degrees 41 minutes 50 seconds West, 118.66 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 52 minutes 51 seconds West, on said Northwest Quarter of the Southeast Quarter to the point of beginning.

## Eureka Township Deputy Clerk

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**From:** Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>  
**Sent:** Wednesday, March 12, 2025 3:34 PM  
**To:** Eureka Township Deputy Clerk  
**Cc:** david.m.king@xcelenergy.com  
**Subject:** VRWJPO Permit for VRW 25-02, King Property Improvements  
**Attachments:** Executed Permit Application and Plans for Eureka TWP.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Amy,  
Please find attached executed permit and approved plans for the grading work associated with the construction activities at the above address. This would include coverage for both **the house** and auxiliary shed building (relocation?) permits.

Please let me know if you have any questions. Thank you

Jeff

**Jeff Dunn, Water Resources Engineer**  
**Vermillion River Watershed Joint Powers Organization**  
Dakota County Extension & Conservation Center  
4100 220th St W, #103, Farmington, MN 55024  
952.891.7140 | [jeff.dunn@co.dakota.mn.us](mailto:jeff.dunn@co.dakota.mn.us)  
[vermillionriverwatershed.org](http://vermillionriverwatershed.org)



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*Note: This email and its attachments may contain information protected by state or federal law or that may not otherwise be disclosed. If you received this in error, please notify the sender immediately and delete this email and its attachments from all devices.*





Vermillion River Watershed Joint Powers Organization  
 4100 220<sup>th</sup> Street West, Suite 103, Farmington, MN 55024, 952.891.7000, Fax 952.891.7588

## Vermillion River Watershed Joint Powers Organization (VRWJPO) Watershed and Land Disturbance Permit Application

<b>Project Name:</b> King Property Improvements VRW 25-02	<b>Application/Permit # (to be assigned):</b>  <b>Date of Receipt:</b>
<b>Owner Name:</b> David King	<b>Owner Mailing Address:</b> 22702 Hamburg Avenue Lakeville, MN 55044
<b>Owner Contact Phone Numbers/Email</b>	<b>Project Location</b>
Home:  Cell: 612-382-9715  Alt. #, if preferred (Work/Fax):	Address: <input checked="" type="checkbox"/> (Check if same as above)
Email Address: david.m.king@xcelenergy.com	Parcel ID Number (if known):
<b>Project size/area of land disturbed (Acres or Sq. Feet):</b>  47,800 SF	Township, Range, Section (if known):
<b>Type of Project: (check all that apply)</b>	
Land Disturbance for building or other activity <input checked="" type="checkbox"/>	Drainage Alteration <input type="checkbox"/>
Site Creates 1 or more acre of new impervious surfaces (i.e., roofs, gravel, pavement, etc.) <input type="checkbox"/>	Floodplain Alteration <input type="checkbox"/>
A lot will be split or created <input type="checkbox"/>	Wetland Alteration <input type="checkbox"/>
<b>Project Description (include land or building use like "New Home Construction"):</b> Relocate existing home and shed (from elsewhere) to property as shown. Construct septic drain tile system	
<b>Owner's Authorized Agent, Engineer, or Developer (if applicable):</b>	
Name and Firm: David King/Owner	Mailing Address:
Office Phone:	Email:
Cell Phone:	Fax Number:

**Applicable VRWJPO Rules and Standards**

The VRWJPO Rules and Standards are available on the VRWJPO website at the following location:  
<http://www.vermillionriverwatershed.org/get-involved/regulations-policies/>

**Permit Application Review Timeframes**

VRWJPO staff will attempt to review applications within 7 business days. However, projects involving the following activities require approval by the VRWJPO Board and will require longer review timeframes:

- Projects with variance requests
- Land disturbances greater than 40 acres in area
- Projects/sites with greater than 1 acre of new impervious surfaces created
- Sites where grading constitutes a drainage alteration

Board meetings are typically held on the fourth Thursday of each month (except Nov/Dec.). If Board approval is required, complete applications are needed ten (10) days prior to the meeting to allow for staff review. The VRWJPO Calendar is located at: <http://www.vermillionriverwatershed.org/news-events/calendar/>

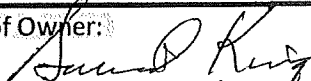
**VRWJPO Escrow Agreement:**

1. By signing the application form, the applicant enters into an Escrow Agreement with the VRWJPO.
2. The Escrow Account will be used to pay the actual costs incurred by the VRWJPO for field inspection, corrective actions implementation, and other activities related to the review and oversight of permitted activities. The VRWJPO may also use escrow dollars for costs it incurred for site review and engineering services during the development of permitted activities. Actual costs include all VRWJPO staff time and any outside consultant costs and printing, copying and mailing costs. VRWJPO staff time shall be charged at a rate of \$90 per hour.
3. If at any time the actual costs should exceed the escrowed amount, the applicant shall remit additional funds into the escrow fund when requested by the VRWJPO. If the applicant fails to replenish the escrow as requested, the VRWJPO may revoke the permit or withhold the Certificate of Completion.
4. Any remaining funds in the escrow at the conclusion of the project shall be refundable to the applicant when all actual costs are paid, and the administration of the escrow has been completed.

**General Conditions:**

1. The Permittee grants to the VRWJPO, and its agents, officers and contractors, a license to enter the Project to perform any inspections or work authorized by the Permit or any applicable law. This license shall expire after acceptance of the work by the VRWJPO and issuance of a Certificate of Completion.
2. The Permittee shall indemnify, defend and hold the VRWJPO and its agents, employees and officers harmless for all claims made by itself and third parties for damages or loss sustained or costs incurred, including engineering and attorneys' fees, as a result of Permit issuance or construction of the Project.
3. By acceptance of the Permit, the Permittee acknowledges and agrees to perform and be bound by all general and special terms and conditions of the Permit.
4. Deviations by the Permittee from an approved VRWJPO Project permit require the applicant to resubmit materials for review and approval.

I hereby certify that I understand and accept the terms of the escrow agreement and general conditions described above and that the information provided in this permit application and with all materials and documents required for submission with the permit per the Rules are correct to the best of my knowledge. I understand that submission of this application and fees does not constitute a valid permit until final approval has been granted by the VRWJPO.

Signature of Owner: 	Signature of Owner's Authorized Agent:
Date Signed: 3/12/2025	Date Signed:
Name (please print): DAVID KING	Name (please print):



**Permit Application Fee and Escrow Amount – to be paid with your application:**

Consult with VRWJPO staff to determine the required escrow amount from the rows below. Add the Permit Fee amount with your application. Checks payable to the Vermillion River Watershed Joint Powers Organization or VRWJPO.

Permit Application Fee (one-time, non-refundable payment):	Fee	Fill in Amount
A. Permit application processing fee	\$10	\$10
<b>Escrow Amount for Review and Inspections:</b>		
B. Tier One <sup>a</sup>		
1) Site < 1 acre with lower potential to impact WQ	\$450	
2) Site < 1 acre with higher potential to impact WQ	\$675	
3) Site between 1 and 5 acres that meets Tier One criteria	\$900	\$900
C. Tier Two <sup>b</sup>		
1) Sites between 1 and 5 acres not meeting Tier One criteria	\$1,800	
2) Sites with >1 acre of land disturbance that		
a. Create 1 acre or more of new impervious surface	\$2,700	
b. Constitute/create a drainage alteration <sup>c</sup>		
c. Include a floodplain alteration <sup>d</sup>		
<b>TOTAL PERMIT FEE AND ESCROW AMOUNT</b>	<b>\$</b>	<b>910.00</b>

<sup>a</sup> Tier One as described in the "Permit Program Fee and Security Schedule." In determining escrow amounts, "lower" and "higher" potential to impact to be determined at the discretion of the VRWJPO.

<sup>b</sup> Tier Two as described in the "Permit Program Fee and Security Schedule."

<sup>c</sup> A drainage alteration involves draining a surface water or diverting or obstructing the natural flow of runoff. Wetland alterations are generally covered by the Wetland Conservation Act (WCA) administered by the Local Governmental Unit (LGU) that is the City/Township (possibly with assistance from the Dakota Soil and Water Conservation District). The VRWJPO may review proposed wetland alterations and require a permit under this item.

<sup>d</sup> Shoreland and Floodplain alterations in townships are administered by Dakota County and require a separate permit  
**Note:** VRWJPO staff will also review all projects for watercourse/wetland buffer requirements as applicable.

**Security Required (Tier Two Sites only) – to be provided as cash or irrevocable, renewable letter of credit:**

Site Description	Drains to Non-Trout Reach*	Drains to Trout Reach*
Disturbs less than 5 acres of land AND creates less than 1 acre of new impervious surfaces	\$500 per acre	\$1,000 per acre
Disturbs more than 5 acres of land AND/OR creates more than 1 acre of new impervious surfaces	\$2,500 per acre (Max. \$100,000)	\$4,000 per acre (Max. \$160,000)

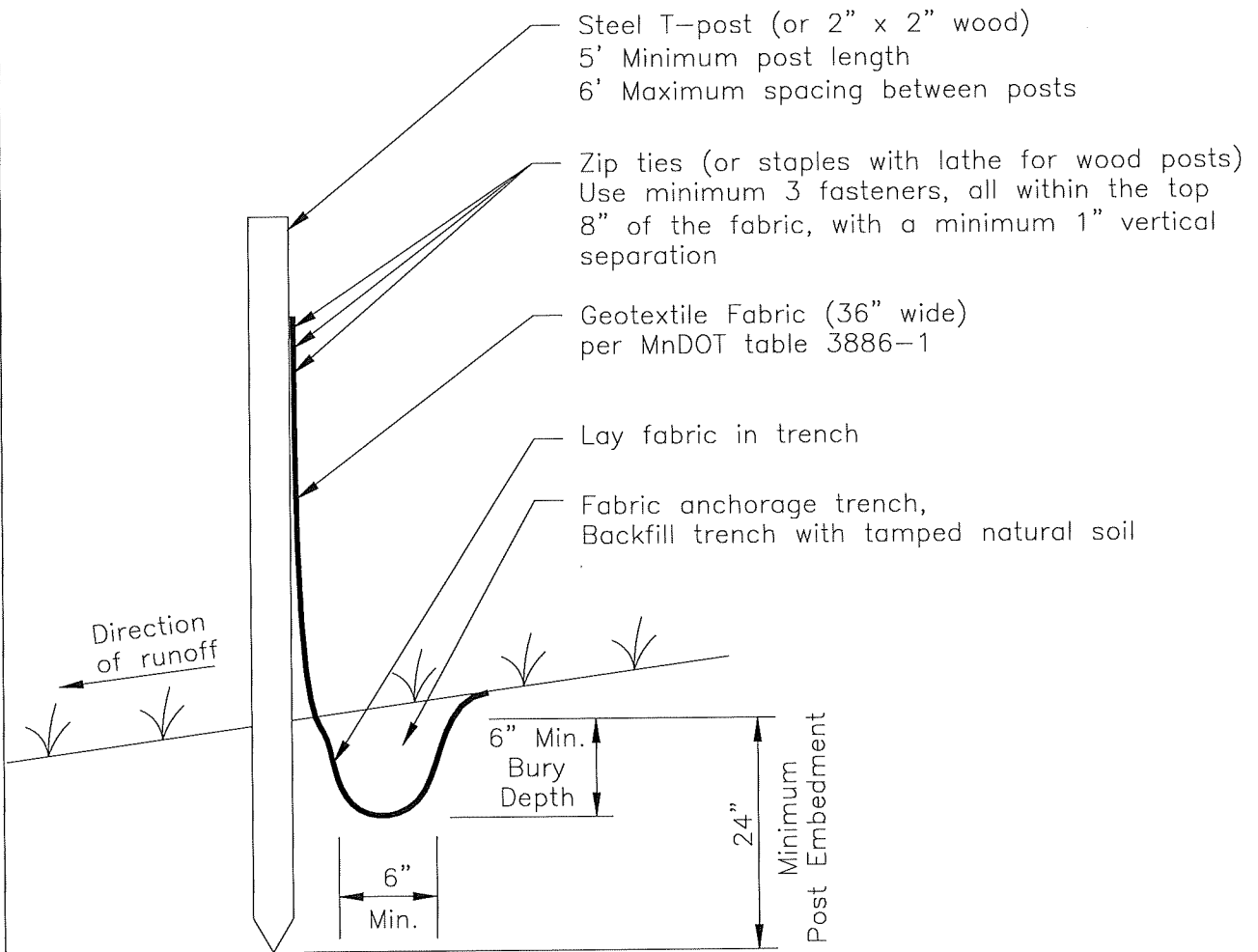
**Required Security = \$ \_\_\_\_\_ /acre x \_\_\_\_\_ acres = \$ \_\_\_\_\_ (rounded down to nearest "0")**

Example: Required Security for 2.5 acre site creating 0.5 acres of new impervious along a trout stream reach:  
 Required Security = \$1,000/acre x 2.5 acres = \$2,500 security deposit

\*Refer to the MN DNR's website link below for a map of DNR designated trout streams within the VRWJPO.  
 ([http://files.dnr.state.mn.us/maps/trout\\_streams/south/map\\_15.pdf](http://files.dnr.state.mn.us/maps/trout_streams/south/map_15.pdf))







NOTE:

1. Following geotextile installation but prior to post installation, compact soil with light equipment.

STANDARD DETAILS  
 SILT FENCE







# EUREKA TOWNSHIP

## BUILDING PERMIT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
 Phone: (952) 469-3736 / Email: [deputyclerk@eurekatownship-mn.us](mailto:deputyclerk@eurekatownship-mn.us)

LOCATION OF BUILDING.

Parcel of where the building is moving

SITE INFORMATION   Eureka Township		PIN# 13-00400-75-020	Permit#
Site Address: 7820 200 <sup>th</sup> STREET WEST		City LAKEVILLE	Zip 55044
PROPERTY OWNER INFORMATION			
Name DAVID KING		Email KINGPIN1966@HOTMAIL	Phone (612) 382-9715
Address 22702 HAMBURG AVE.		City LAKEVILLE, MN	Zip 55044
APPLICANT/CONTRACTOR INFORMATION			
Applicant Name DAVID KING		License Number	
Contact Person DAVID KING		Email KINGPIN1966@HOTMAIL.COM.	
Address 7820 200 <sup>th</sup> STREET WEST		City LAKEVILLE	State MN Zip 55044
Cell Phone (612) 382-9715		Day Time Phone	Fax
TOWNSHIP / LOCAL GOVERNMENT			
Permit complies with the Wetland Conservation Act subject to the following conditions:			
<input type="checkbox"/> Dakota County Shoreland/ Letter or Permit		<input checked="" type="checkbox"/> Vermillion River Watershed/ Letter or Permit	Date 3/12/2025
PLEASE INDICATE PROJECT TYPE		PROVIDE THE FOLLOWING FOR NEW HOME AND AS NEEDED	
<input type="checkbox"/> Residential or <input type="checkbox"/> Commercial/Industrial		<input type="checkbox"/> Signature from Township on Building Permit Application	
<input type="checkbox"/> New Home Construction	<input type="checkbox"/> Private Dog Kennel	<input type="checkbox"/> Building Plans (Cross Section, Elevations, Floor Plan) – 2 copies	
<input type="checkbox"/> Deck	<input type="checkbox"/> Public Utility Structure	<input type="checkbox"/> Heat Loss, Combustion Air & Make-up Air Calculations– 2 copies	
<input type="checkbox"/> Accessory Bldg/Pole Shed	<input type="checkbox"/> Signs*	<input type="checkbox"/> Energy Certificate – 2 copies	
<input type="checkbox"/> Remodel	<input type="checkbox"/> Govt Bldg/Facility*	<input type="checkbox"/> Driveway Permit (Required for access to State, County, Twp. Roads)	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Church/Religious Bldg*	<input type="checkbox"/> Survey / Detailed Site Plans – 2 copies	
<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Solar Energy*	<input type="checkbox"/> Erosion and Sediment Control Plans	
<input checked="" type="checkbox"/> Moving a Building	<input type="checkbox"/> Communication Tower*	<input type="checkbox"/> Complete Septic Design	
<input type="checkbox"/> Aircraft Hangar	* CUP also required		<input type="checkbox"/> New Home Checklist
<input type="checkbox"/> Other:			
Estimated Cost of Labor & Materials:			
Project Description: AGRICULTURE BUILDING TO APPLEWOOD ORCHARD.			

LOCATION OF NEWSITE

Applicant hereby agrees that, upon issuance of this permit, all work shall be done and all materials used shall be in compliance with all applicable township, city and county ordinances. The applicant agrees to abide by all zoning regulations and to utilize this structure for its permitted use. Signature of this application by the legal property owner or owner's representative is required and authorizes the Township Zoning Administrator or designee and the Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Property Owner: <i>David King</i>	Date: 3/20/2025
Signature of Contractor: <i>David King</i>	Date: 3/20/2025

<b>Property Card</b>	Parcel ID Number 13-00400-75-020
----------------------	----------------------------------

**Owner Information**

Fee Owner  
 GINA M GIACHERIO KING  
 DAVID M KING

Mailing Address  
 22702 HAMBURG AVE  
 LAKEVILLE MN 55044



**Property Address**

Address  
 22702 HAMBURG AVE

Municipality  
 EUREKA TWP

**Parcel Information**

Sale Date		Total Acres	61.64
Sale Value	\$0.00	R/W Acres	2.50
Uses	AG RESIDENTIAL	Water Acres	
		Plat	SECTION 4 TWN 113 RANGE 20
		Lot and Block	4 113 20
		Tax Description	N 1/2 OF SE 1/4 EX N 295.16 FT OF W 295.16 FT OF NE 1/4 OF SE 1/4 & EX COM NW COR NE 1/4 OF SE 1/4 E ON N LINE 295.16 FT TO BEG S 295.16FT SE'LY TO PT ON E LINE 900 FT S OF NE COR N TO NE COR W TO BEG & EX BEG SE COR NE 1/4 OF SE 1/4 N 80.00 FT W 62.19 FT N 77D38M56S W 509.68 FT S 76D 49M25S W 464.53 FT S 51D48M 39S W 137.83 FT TO S LINE NE 1/4 OF SE 1/4 E ON S LINE 1120.00 FT TO BEG

**2025 Building Characteristics (payable 2026)\***

Building Type	S.FAM.RES	Year Built	1997	Bedrooms	3
Building Style	1-3/4 STRY	Foundation Sq Ft	2,280	Bathrooms	3.00
Frame	WOOD	Above Grade Sq Ft	2,739	Garage Sq Ft	676
Multiple Buildings		Finished Sq Ft	2,739	Other Garage	

**Miscellaneous Information**

School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
192	VERMILLION RIVER	NON HOMESTEAD			

**Assessor Valuation**

	Taxable	Estimated
2025 Land Values (payable 2026)	\$670,100.00	\$670,100.00
2025 Building Values (payable 2026)*	\$613,300.00	\$613,300.00
2025 Total Values (payable 2026)*	\$1,283,400.00	\$1,283,400.00
2024 Total Values (payable 2025)*	\$1,289,700.00	\$1,289,700.00

**Property Tax Information**

Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
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# INSPECTRON, INC.

## CODE COMPLIANCE INSPECTIONS

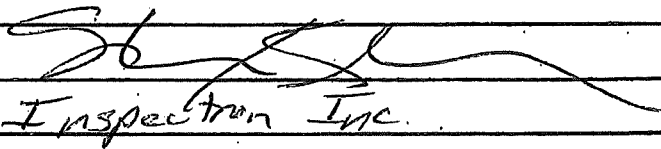
15120 Chippendale Ave., Suite 202 Rosemount, MN 55068  
Phone 651-322-6626 • Fax 651-322-7580

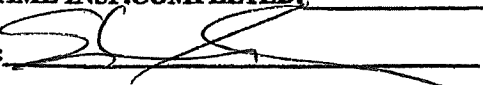
### INSPECTION REPORT

PROJECT TITLE House and Pole Building PERMIT NO. NA  
PROJECT LOCATION/ADDRESS \_\_\_\_\_ JURISDICTION Eureka  
OWNER Dave King CONTRACTOR King/otting  
SCHEDULED FOR: DAY Wed DATE 3/26/25 TIME 9:30 am

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> RE-INSP./FOLLOW-UP  | <input type="checkbox"/> INSULATION            | <input type="checkbox"/> PLUMBING FINAL                        |
| <input type="checkbox"/> FOOTINGS            | <input type="checkbox"/> FIRE RATED WALL BOARD | <input type="checkbox"/> MECHANICAL FINAL                      |
| <input type="checkbox"/> POURED WALL         | <input type="checkbox"/> FIRE ALARM SYSTEM     | <input type="checkbox"/> FIREPLACE FINAL                       |
| <input type="checkbox"/> FOUNDATION          | <input type="checkbox"/> FIRE SUPPRESSION R.I. | <input type="checkbox"/> GAS PRESSURE TEST                     |
| <input type="checkbox"/> SITE UTILITY        | <input type="checkbox"/> FIRESTOPPING          | <input type="checkbox"/> FIRE SUPPRESSION FINAL                |
| <input type="checkbox"/> FIREPLACE ROUGH-IN  | <input type="checkbox"/> FIRE/SMOKE DAMPER     | <input type="checkbox"/> BUILDING FINAL                        |
| <input type="checkbox"/> PLUMBING ROUGH-IN   | <input type="checkbox"/> FIRE CODE INSPECTION  | <input type="checkbox"/> PROGRESS                              |
| <input type="checkbox"/> MECHANICAL ROUGH-IN | <input type="checkbox"/> ISTS STANDARD         | <input type="checkbox"/> COMPLAINT                             |
| <input type="checkbox"/> FRAMING             | <input type="checkbox"/> ISTS OTHERSYSTEM      | <input checked="" type="checkbox"/> <u>Pre-move inspection</u> |

- WORK IS SATISFACTORY. OK TO PROCEED
- CORRECT WORK, THEN OK TO PROCEED
- CORRECT WORK. CALL FOR REINSPECT BEFORE COVERING.
- STOP WORK IMMEDIATELY! CALL INSPECTOR.
- INSPECTION REQUIRED. CALL AND ARRANGE FOR ACCESS.

Comments: Met with Dave King at address where  
the House and post frame building ~~are~~ located.  
Both buildings are APPROVED TO Move.  
Gave Mr. King a checklist to follow in this  
whole process.  
  
Inspection Inc.

INSPECTED BY (PRINT) Steve Kleist TELEPHONE NO. \_\_\_\_\_  
DATE INSPECTED: 3/26/25 TIME ARRIVED ON SITE: \_\_\_\_\_ TIME INSP. COMPLETED: \_\_\_\_\_  
TOTAL INSPECTION TIME: \_\_\_\_\_ INSPECTOR SIGNATURE: 



## Eureka Township Deputy Clerk

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**From:** Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>  
**Sent:** Wednesday, March 12, 2025 3:34 PM  
**To:** Eureka Township Deputy Clerk  
**Cc:** david.m.king@xcelenergy.com  
**Subject:** VRWJPO Permit for VRW 25-02, King Property Improvements  
**Attachments:** Executed Permit Application and Plans for Eureka TWP.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Amy,  
Please find attached executed permit and approved plans for the grading work associated with the construction activities at the above address. This would include coverage for both the house and **auxiliary shed building** (relocation?) permits.

Please let me know if you have any questions. Thank you

Jeff

**Jeff Dunn, Water Resources Engineer**  
**Vermillion River Watershed Joint Powers Organization**  
Dakota County Extension & Conservation Center  
4100 220th St W, #103, Farmington, MN 55024  
952.891.7140 | [jeff.dunn@co.dakota.mn.us](mailto:jeff.dunn@co.dakota.mn.us)  
[vermillionriverwatershed.org](http://vermillionriverwatershed.org)



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*Note: This email and its attachments may contain information protected by state or federal law or that may not otherwise be disclosed. If you received this in error, please notify the sender immediately and delete this email and its attachments from all devices.*



Vermillion River Watershed Joint Powers Organization  
 4100 220<sup>th</sup> Street West, Suite 103, Farmington, MN 55024, 952.891.7000, Fax 952.891.7588

## Vermillion River Watershed Joint Powers Organization (VRWJPO) Watershed and Land Disturbance Permit Application

<b>Project Name:</b> King Property Improvements VRW 25-02	<b>Application/Permit # (to be assigned):</b> <b>Date of Receipt:</b>
<b>Owner Name:</b> David King	<b>Owner Mailing Address:</b> 22702 Hamburg Avenue Lakeville, MN 55044
<b>Owner Contact Phone Numbers/Email</b>	<b>Project Location</b>
Home:  Cell: 612-382-9715  Alt. #, if preferred (Work/Fax):	Address: <input checked="" type="checkbox"/> (Check if same as above)
Email Address: david.m.king@xcelenergy.com	Parcel ID Number (if known):
<b>Project size/area of land disturbed (Acres or Sq. Feet):</b>  47,800 SF	Township, Range, Section (if known):
<b>Type of Project: (check all that apply)</b>	
Land Disturbance for building or other activity <input checked="" type="checkbox"/>	Drainage Alteration <input type="checkbox"/>
Site Creates 1 or more acre of new impervious surfaces (i.e., roofs, gravel, pavement, etc.) <input type="checkbox"/>	Floodplain Alteration <input type="checkbox"/>
A lot will be split or created <input type="checkbox"/>	Wetland Alteration <input type="checkbox"/>
<b>Project Description (include land or building use like "New Home Construction"):</b> Relocate existing home and shed (from elsewhere) to property as shown. Construct septic draintile system	
<b>Owner's Authorized Agent, Engineer, or Developer (if applicable):</b>	
Name and Firm: David King/Owner	Mailing Address:
Office Phone:	Email:
Cell Phone:	Fax Number:

**Applicable VRWJPO Rules and Standards**

The VRWJPO Rules and Standards are available on the VRWJPO website at the following location:  
<http://www.vermillionriverwatershed.org/get-involved/regulations-policies/>

**Permit Application Review Timeframes**

VRWJPO staff will attempt to review applications within 7 business days. However, projects involving the following activities require approval by the VRWJPO Board and will require longer review timeframes:

- Projects with variance requests
- Land disturbances greater than 40 acres in area
- Projects/sites with greater than 1 acre of new impervious surfaces created
- Sites where grading constitutes a drainage alteration

Board meetings are typically held on the fourth Thursday of each month (except Nov/Dec.). If Board approval is required, complete applications are needed ten (10) days prior to the meeting to allow for staff review. The VRWJPO Calendar is located at: <http://www.vermillionriverwatershed.org/news-events/calendar/>

**VRWJPO Escrow Agreement:**

1. By signing the application form, the applicant enters into an Escrow Agreement with the VRWJPO.
2. The Escrow Account will be used to pay the actual costs incurred by the VRWJPO for field inspection, corrective actions implementation, and other activities related to the review and oversight of permitted activities. The VRWJPO may also use escrow dollars for costs it incurred for site review and engineering services during the development of permitted activities. Actual costs include all VRWJPO staff time and any outside consultant costs and printing, copying and mailing costs. VRWJPO staff time shall be charged at a rate of \$90 per hour.
3. If at any time the actual costs should exceed the escrowed amount, the applicant shall remit additional funds into the escrow fund when requested by the VRWJPO. If the applicant fails to replenish the escrow as requested, the VRWJPO may revoke the permit or withhold the Certificate of Completion.
4. Any remaining funds in the escrow at the conclusion of the project shall be refundable to the applicant when all actual costs are paid, and the administration of the escrow has been completed.

**General Conditions:**

1. The Permittee grants to the VRWJPO, and its agents, officers and contractors, a license to enter the Project to perform any inspections or work authorized by the Permit or any applicable law. This license shall expire after acceptance of the work by the VRWJPO and issuance of a Certificate of Completion.
2. The Permittee shall indemnify, defend and hold the VRWJPO and its agents, employees and officers harmless for all claims made by itself and third parties for damages or loss sustained or costs incurred, including engineering and attorneys' fees, as a result of Permit issuance or construction of the Project.
3. By acceptance of the Permit, the Permittee acknowledges and agrees to perform and be bound by all general and special terms and conditions of the Permit.
4. Deviations by the Permittee from an approved VRWJPO Project permit require the applicant to resubmit materials for review and approval.

I hereby certify that I understand and accept the terms of the escrow agreement and general conditions described above and that the information provided in this permit application and with all materials and documents required for submission with the permit per the Rules are correct to the best of my knowledge. I understand that submission of this application and fees does not constitute a valid permit until final approval has been granted by the VRWJPO.

Signature of Owner: <i>David King</i>	Signature of Owner's Authorized Agent:
Date Signed: <i>3/12/2025</i>	Date Signed:
Name (please print): <i>DAVID KING</i>	Name (please print):



**Permit Application Fee and Escrow Amount – to be paid with your application:**

Consult with VRWJPO staff to determine the required escrow amount from the rows below. Add the Permit Fee amount with your application. Checks payable to the Vermillion River Watershed Joint Powers Organization or VRWJPO.

Permit Application Fee (one-time, non-refundable payment):	Fee	Fill in Amount
A. Permit application processing fee	\$10	\$10
<b>Escrow Amount for Review and Inspections:</b>		
B. Tier One <sup>a</sup>		
1) Site < 1 acre with lower potential to impact WQ	\$450	
2) Site < 1 acre with higher potential to impact WQ	\$675	
3) Site between 1 and 5 acres that meets Tier One criteria	\$900	\$900
C. Tier Two <sup>b</sup>		
1) Sites between 1 and 5 acres not meeting Tier One criteria	\$1,800	
2) Sites with >1 acre of land disturbance that		
a. Create 1 acre or more of new impervious surface	\$2,700	
b. Constitute/create a drainage alteration <sup>c</sup>		
c. Include a floodplain alteration <sup>d</sup>		
<b>TOTAL PERMIT FEE AND ESCROW AMOUNT</b>	<b>\$</b>	<b>910.00</b>

<sup>a</sup> Tier One as described in the "Permit Program Fee and Security Schedule." In determining escrow amounts, "lower" and "higher" potential to impact to be determined at the discretion of the VRWJPO.

<sup>b</sup> Tier Two as described in the "Permit Program Fee and Security Schedule."

<sup>c</sup> A drainage alteration involves draining a surface water or diverting or obstructing the natural flow of runoff. Wetland alterations are generally covered by the Wetland Conservation Act (WCA) administered by the Local Governmental Unit (LGU) that is the City/Township (possibly with assistance from the Dakota Soil and Water Conservation District). The VRWJPO may review proposed wetland alterations and require a permit under this item.

<sup>d</sup> Shoreland and Floodplain alterations in townships are administered by Dakota County and require a separate permit  
 Note: VRWJPO staff will also review all projects for watercourse/wetland buffer requirements as applicable.

**Security Required (Tier Two Sites only) – to be provided as cash or irrevocable, renewable letter of credit:**

Site Description	Drains to Non-Trout Reach*	Drains to Trout Reach*
Disturbs less than 5 acres of land AND creates less than 1 acre of new impervious surfaces	\$500 per acre	\$1,000 per acre
Disturbs more than 5 acres of land AND/OR creates more than 1 acre of new impervious surfaces	\$2,500 per acre (Max. \$100,000)	\$4,000 per acre (Max. \$160,000)

Required Security = \$ \_\_\_\_\_ /acre x \_\_\_\_\_ acres = \$ \_\_\_\_\_ (rounded down to nearest "0")

Example: Required Security for 2.5 acre site creating 0.5 acres of new impervious along a trout stream reach:  
 Required Security = \$1,000/acre x 2.5 acres = \$2,500 security deposit

\*Refer to the MN DNR's website link below for a map of DNR designated trout streams within the VRWJPO.  
 ([http://files.dnr.state.mn.us/maps/trout\\_streams/south/map\\_15.pdf](http://files.dnr.state.mn.us/maps/trout_streams/south/map_15.pdf))



# King Property Improvements



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.  
This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 100 feet  
3/12/2025



# **Old Business**



**EUREKA TOWNSHIP**  
**DAKOTA COUNTY, MINNESOTA**  
Resolution No. \_\_\_\_\_

**RESOLUTION APPROVING AN INTERIM USE PERMIT FOR THE PROPERTY  
LOCATED AT \_\_\_\_\_**

**WHEREAS**, David M. King (“**Applicant**”) of Applewood Orchard submitted an application (“**Application**”) to Eureka Township (“**Town**”) requesting an interim use permit (“**IUP**”) to continue operating an agritourism activity on the property (PID No. 130040075020) located at 22702 Hamburg Avenue (“**Property**”);

**WHEREAS**, the Applicant operates an apple orchard on the Property and desires to obtain the IUP to specifically identify and allow certain agritourism activities on the Property under the Eureka Township (collectively, the “**Agritourism Business**”);

**WHEREAS**, the Planning Commission held a public hearing, after due notice having been provided, on the Application on March 18, 2025 and heard from the Applicant and the members of the public who wished to speak to this matter;

**WHEREAS**, the Planning Commission acted to direct the Town Attorney to prepare a resolution approving the Application for review and action on a formal recommendation at its April 3, 2025 meeting;

**WHEREAS**, the Planning Commission reviewed the proposed resolution approving the IUP at its April 3, 2025 meeting and acted to forward the Application to the Town Board with a recommendation that the IUP be approved with the conditions identified in the proposed resolution;

**WHEREAS**, the Town Board considered the Application and finds and determines as follows:

- a. The Property contains approximately 61.64 and is the Town’s Agricultural District.
- b. Under Section 240-7(D)(3) of the Eureka Township Zoning Ordinance (“**Zoning Ordinance**”), Agritourism activities classified as an interim use and are allowed with the issuance of an IUP and compliance with the performance standards set out in Section 240-19.5.
- c. The Property is bordered on the west by Hamburg Avenue, the north by 225<sup>th</sup> Street West, and the east by Cedar Avenue.
- d. The Property contains a single-family dwelling, a detached equipment shed, a retail shop (“**Store**”), a pavilion building, and a fire pit area adjacent to the pavilion (“**Fire Pit**”), all of which are located on the western end of the Property and are accessed from Hamburg

Ave. The Applicant has also erected a portable 40' x 100' tent to provide shade for visitors. The Applicant proposes to erect a 21' x 60' portable greenhouse to grow plants and to sell them to visitors.

- e. An orchard has operated on the Property for years and that type of agricultural use is an allowed use in the Agricultural District. However, retail sales of products not grown on the Property and the other activities associated with inviting the public onto the Property were not clearly allowed under the Zoning Ordinance until the Town Board amended the Zoning Ordinance to allow agritourism activities.
- f. Section 240-64 of the Zoning Ordinance defines agritourism activities as follows:

“An activity carried out on a farm or ranch that allows organizations or members of the general public, for recreational, entertainment, charitable, or educational purposes, to view, enjoy, or participate in rural activities, including, but not limited to: farming; viticulture; wine making; ranching; farm markets; freshly made and packaged food and beverage; and historical, cultural, recreational, farm stay, gleaning, harvest-your-own, or natural activities and attractions, including but not limited to: site-related and agritourism-related seasonal retail; educational programs; fire pits; hay pyramids; corn mazes; games; nonmechanical and farm equipment rides; and arts and crafts. An activity is an agritourism activity whether or not the participant pays to participate in the activity.”

- g. The Applicant proposes to undertake or offer to the public a variety of activities on the Property as part of its Agritourism Business. Under the Zoning Ordinance, only those agritourism activities expressly allowed in the IUP may occur on the Property as part of the Agritourism Business.
- h. The Applicant has obtained a conditional permit from Dakota County to access the eastern side of the Property from Cedar Avenue. The Applicant proposes to construct a parking area for those utilizing that access to the Property.
- i. The criteria for issuing an IUP are set out in Section 240-32 of the Zoning Ordinance.

- (1) The interim use is identified as a permitted interim use in the zoning district where the property is located.

*Agritourism activities is allowed under Section 240-7(D)(3) as an interim use in the Agricultural District.*

- (2) The interim use will meet or exceed the performance standards set forth in this chapter and other applicable Township ordinances.

*The Agritourism Business satisfies the performance standards for commercial operations in Section 240-20 as it has more than sufficient area to accommodate parking for employees and visitors and will utilize existing buildings, except for a*

*40' x 100' seasonal tent that was previously used, and a new 21' x 60' seasonal greenhouse.*

- (3) The interim use complies with the specific standards for the use identified in the ordinances allowing the interim use.

*The proposed Agritourism Business satisfies the performance standards in Section 240-19.5 because the Property is located in the Town's Agricultural District, it contains more than 20 acres, it is accessory to the apple orchard agricultural use, has sufficient on-site parking, and the conditions imposed on this IUP will ensure the other performance standards are satisfied.*

- (4) The date or event that will terminate the use can be identified with certainty.

*A terminating event and date are set out in this IUP.*

- (5) Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.

*This is a statutory requirement, and the Town Board determines the proposed Agritourism Business will likely not be impacted by any significant takings in the future beyond perhaps right-of-way improvement projects. The costs of such takings will not be impacted in any significant way by issuing this IUP.*

- (6) The applicant agrees to any conditions that the Town Board deems appropriate for permission of the use.

*A requirement to operate the Agritourism Business is Applicant's agreement to comply with the conditions imposed on this IUP.*

- (7) The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

*There are no anticipated impacts on parks, schools, or other public facilities other than the streets that provide access to the Property. The Applicant indicated that they counted 44,000 vehicles accessed the Property in a two month period in 2024. The expansion of the use allowed by this IUP will likely expand the number of vehicle accessing the Property in the future and so the Town Board does have concerns regarding the impacts on Hamburg Ave. and 225<sup>th</sup> St. W., both of which are unpaved Town roads. Cedar Ave. is a paved county highway and should be able to handle the additional traffic generated by the use. The Town Board is not able to identify in any particular detail the additional traffic the expanded Agritourism Business will generate, but the Town needs to provide a mechanism for addressing the additional traffic if it results in significantly greater maintenance costs for the Town. The condition imposed on this IUP about entering into a road agreement is intended to address those concerns.*



- (8) The use will be sufficiently compatible with or separated by adequate distance or screening from adjacent agriculturally or residentially zoned or used land so that existing property will not be depreciated in value and there will be no deterrence to development of vacant land.

*The Property is located in an agricultural area with very few homes in the immediate area. A regional airport is located adjacent to the Property, which makes the Applicant subject to certain FAA rules that limit the activities that may occur on the Property.*

- (9) The structure and site shall have an appearance that will not have an adverse effect upon adjacent properties.

*The existing structures on the Property have a good appearance and are well maintained. The additional structures proposed by the Applicant are limited to temporary structures that will be taken down at the end of each season.*

- (10) The use will not cause traffic hazards or congestion.

*The Applicant will be responsible for operating the Agritourism Business in a way that does not create traffic congestion. The size of the Property should allow for vehicles to, in an orderly fashion, drive off the accessing public roads and to park on the Property.*

**NOW, THEREFORE, BE IT RESOLVED**, that, based on the record of this matter, the Application, the record of this matter, and the findings and determinations contained herein, the Town Board of Eureka Township hereby approves and issues an interim use permit to operate an Agritourism Business on the Property, conditioned on the Applicant remaining in compliance with all of the following conditions and limitations:

1. Scope of Agritourism Business. The agritourism activities authorized by this IUP, and which constitute the Agritourism Business, are limited to the activities identified in this section. If the Applicant has any questions regarding whether a particular activity is included in the following, it may seek an interpretation from the Town Board during the required annual review as discussed below.
  - (a) Portable Greenhouse/Flower Stand. Erect a 21' x 60' portable greenhouse building to grow and sell flowers and similar plants to visitors. The greenhouse will be taken down at the end of the apple season and then erected again each spring.
  - (b) Retail Sales. Utilize the existing Store on the Property to sell small items that may be of interest to those visiting an orchard. Items for sale may only be displayed and sold within the Store.

- (c) Food Sales. In addition to the sale of apples and apple products as part of the orchard, the Applicant may have up to three food-trucks on the Property to sell food to visitors. The Applicant may also operate its own food stand to sell food produced on the Property.
- (d) Liquor Sales. If all the required licenses are obtained, the Applicant may provide for the sale of hard cider and other alcoholic products on the Property, but only to the extent such alcoholic products were produced with apples from the Property. The Applicant is not authorized to sell any products containing alcohol that were not produced from the Applicant's own apples.
- (e) Hayrides. Hayrides and similar activities on the Property.
- (f) Bounce Houses. Bounce houses and similar blow up amusement devices.
- (g) Nonmechanical Games and Structures. Nonmechanical games and structures to entertain or amuse visitors such as yard games, corn maze, basketball, and slides. No structure shall be erected that is more than 25 feet in height.
- (h) Prohibited Activities. The above list of activities are the only activities allowed to be part of the Agritourism Business under this IUP. To help provide clarity to the scope of the allowed activities, and without attempting to expand the interpretation of the allowed activities, the following activities are expressly prohibited from occurring as part of the Agritourism Business: amplified music or voices; bumper cars; any activity that occurs outside of the indicated hours of operation; car shows; sale of liquor not produced from apples grown on the Property; and wedding receptions.

2. Hours of Operation.

- (a) Regular Hours. Except for the extended hours allowed for campfire gatherings, the Agritourism Business shall only be operated during the following hours:

Monday - Thursday	10:00 a.m. to 7:00 p.m.
Friday - Sunday	9:00 a.m. to 7:30 p.m.

- (b) Campfire Gathering Events. The following extended hours of operation apply to campfire gathering events as described in this IUP:

Wednesday – Saturday	Until 10:00 p.m.
----------------------	------------------

- (c) Extended Hours for an Event. The Applicant may request an extension of the hours of operation to up to 10:00 p.m. for up to two special events in a calendar year. A written request detailing the event and the requested extended hours must be submitted to the Town. The Town Board will consider and act the request at a regular meeting. The hours of operation approved by the Town Board shall apply to that

- particular event in that year only. Request for extended hours must be approved each year, even if it is for the same event as conducted in prior years.
3. Campfire Gathering Events. The Applicant may utilize the existing fire pit area of the Property during the regular business hours as it determines appropriate and may also host scheduled campfire gathering activities for groups of up to 75 people during the extended hours established in this IUP for such events. Live music may be provided during the event, provided that there are no more than two musicians and there is no amplified music, voices, or other sounds associated with the performance.
  4. Wedding Ceremonies. Host wedding ceremonies on the Property, but not wedding receptions.
  5. Music. The Applicant may have musical performers play live music during the business hours. The music and voices must not be amplified.
  6. Sanitation Facilities. The Applicant must have bathroom facilities and washing stations available to visitors to the Property during all hours of operation. At least one portable bathroom shall be available for every 40 visitors.
  7. Parking.
    - (a) On-Site Only. The Applicant must provide on-site parking for all guests of the orchard and the Agritourism Business. No parking on any of the adjacent public roads is allowed. The Applicant will utilize parking attendants when large numbers of visitors are anticipated to facilitate vehicles moving off of the public roads and to park in order to avoid traffic backing up on the roads.
    - (b) No Parking Signs. The Applicant may place temporary no parking signs along the town roads during weekends or special events to discourage visitors from parking along the roads. The Applicant is responsible for removing the signs by the end of operating hours on Sunday each week or at the end of the special event.
  8. Noise. The Agritourism Business shall not generate noise that violates any applicable state or local standards, or that creates an unreasonable nuisance for neighboring owners.
  9. Lighting. All lighting associated with the Agritourism Business shall be downcast so they do not shine off of the Property. No search lights or other similar types of lighting that shine above or outside of the Property is allowed.
  10. Road Agreement. If the Town Board determines the traffic generated by the Agritourism Business results in the Town having to spend more funds to maintain the Town's roads leading to the Property, the Applicant shall work in good faith with the Town Board to work out a road agreement to reimburse the Town for the additional maintenance (grading and graveling) costs incurred.



11. Annual Review. The Applicant shall pay the associated fee and participate in an annual review of the Agritourism Business with the Town Board during a regular Town Board meeting. The annual review provides an opportunity for the Town Board to discuss with the Applicant any complaints, issues, or concerns that have arisen regarding the use, as well as any additional activities or events the Applicant would like to undertake as part of the Agritourism Business.
12. Termination. This IUP shall terminate on May 1, 2030, or upon the sale or transfer of the Property to another person, whichever occurs first.
13. Inspections. The Town, its officers, and consultants may enter the Property, after providing reasonable notice to the Applicant, at all reasonable times to conduct inspections for the purpose of ensuring compliance with this IUP. Prior notice to inspect the Property is not required in the event of an emergency.
14. Permits and Licenses. The Applicant is solely responsible for obtaining all required permits, licenses, and permissions as may be required to undertake the Agritourism Business activities allowed by this IUP before undertaking the particular activity.
15. Legal Compliance. This IUP is subject to the requirements of the Town Code and the Applicant is required to comply with all applicable federal, state and local laws, rules, and ordinances.
16. Amended Permit. Any alteration of the use of the Property including, but not limited to, expansion of the use beyond what is allowed by this IUP, shall not be permitted unless an amended interim use permit is obtained from the Town.
17. Acceptance of Conditions. Utilization of the Property for any of the uses allowed by this permit shall automatically be deemed acceptance of, and agreement to, the terms and conditions of the permit without qualification, reservation, or exception.
18. No Waiver. A failure by the Town to take action with respect to any violation of any condition, covenant, or term of this IUP shall not be deemed to be a waiver of such condition, covenant, or term or any subsequent violation of the same or any other condition, covenant, or term.
19. Revocation. The violation of any terms or conditions of this IUP including, but not limited to, any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of this IUP. The Applicant shall be given written notice of any violation and reasonable time (not less than 30 days) to cure the violation before a revocation of the permit may occur. The Town will provide the Applicant an opportunity to be heard before acting on a proposed revocation.

Adopted this \_\_\_ day of April 2025.

**BY THE TOWN BOARD**

\_\_\_\_\_  
Pete Storlie, Chairperson

Attest: \_\_\_\_\_  
Liz Atwater, Clerk-Treasurer

## Eureka Township Deputy Clerk

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**From:** Pierce, Cynthia <Cynthia.Pierce@oneok.com>  
**Sent:** Monday, March 24, 2025 5:24 PM  
**To:** Dave King; Eureka Township Clerk; Eureka Township Deputy Clerk  
**Cc:** Linderbaum, Logan  
**Subject:** Interim Use Permit for 22702 Hamburg Avenue, Lakeville, MN - Applewood Orchard  
**Attachments:** 31695 LOT SPLIT.pdf; 25-565.pdf; 7.05-STD-035 - General Encroachment Requirements.pdf

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Dave,

Thank you for taking the time to call and visit with me today. You addressed Magellan's concerns that no structures or activities will occur across the **Magellan Pipeline 100-foot-wide easement and 12-inch high-pressured petroleum products pipeline**. You were also kind enough to provide me with the attached survey map. As I advised, we maintain a 100-foot wide easement corridor – 65 feet easterly and 35 feet westerly of the Magellan pipeline. I have attached a GIS map showing the approximate location of the easement. I have also attached for your information Magellan's "*General Encroachment Requirements*".

My contact information is cited below. Please do not hesitate to contact me with any future questions or concerns. I have also included Magellan's local representative – Logan Linderbaum in this e-mail.

Finally, thank you Liz Atwater for your very responsive assistance in this matter.

~Cynthia

H. Cynthia Pierce

Real Estate Services

100 West Fifth Street, 5<sup>th</sup> Floor, Tulsa, OK 74103

[cynthia.pierce@oneok.com](mailto:cynthia.pierce@oneok.com)

(918) 595-1748- Office; (918) 344-7472- Cell/Text

Magellan Pipeline Company L.P. is a wholly owned subsidiary of ONEOK Inc.

**Confidentiality Notice:** The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Thank you

**From:** Dave King <kingpin1966@hotmail.com>

**Sent:** Monday, March 24, 2025 2:07 PM



# DAKOTA COUNTY, MINNESOTA



Know what's below.  
Call before you dig.



### Legend

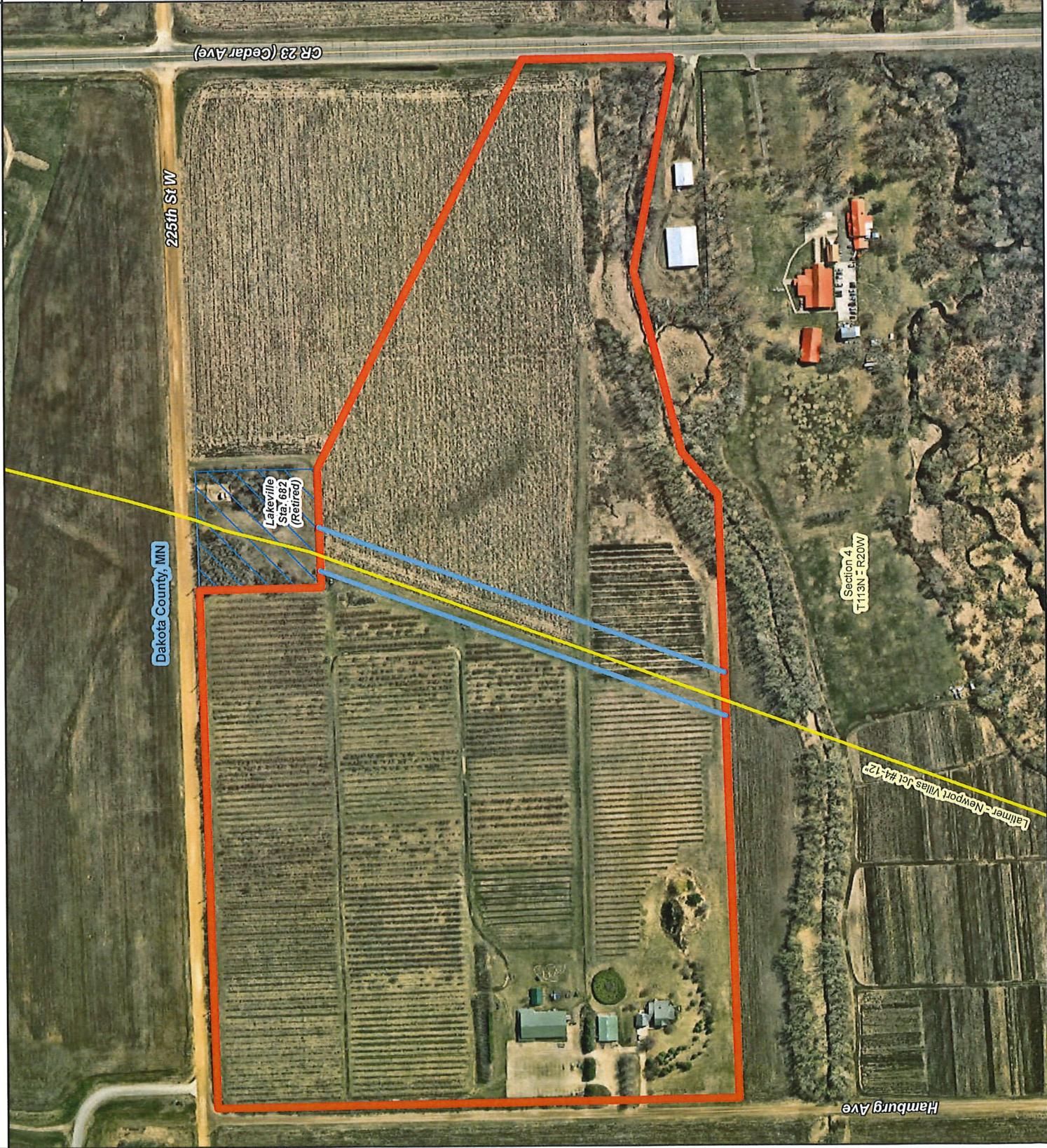
- Magellan Pipeline (Approx. Location)
- MPL 100' ROW
- 22702 Hamburg Ave
- ▨ Magellan Property
- ▨ County
- Section

**For Actual Pipeline Location  
Contact Local Field Rep.**



This copy is not a survey and has been furnished by Magellan Pipeline Company, L.P. (Magellan) for information as to approximate locations only of any pipelines or other facilities shown thereon. Magellan disclaims any representations as to accuracy or completeness of the information depicted on this copy and makes no warranties regarding accuracy or completeness of such information depicted hereon. Actual locations of pipelines and facilities must be determined on-site through timely contact with the appropriate One Call agency - Call 811 - and coordination with Magellan. Excavation, grading, construction and/or vehicle traffic in the vicinity of the pipeline(s) and facilities shown on this copy are prohibited without written permission from Magellan or other owners of pipelines or facilities depicted hereon.

Drawn By:	Adam Kilgore
Real Estate Rep:	Cynthia Pierce (918) 595-1748
Local Field Rep:	Logan Lindenbaum (612) 946-1786
MPL Project #:	25-565
Date:	03-20-2025





## Eureka Township Deputy Clerk

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**From:** Eureka Township Clerk  
**Sent:** Tuesday, March 18, 2025 4:03 PM  
**To:** Eureka Township Deputy Clerk  
**Subject:** Fw: 22702 Hamburg Permit

*Liz Atwater*  
Clerk/Treasurer

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**From:** Howard, Todd <Todd.Howard@CO.DAKOTA.MN.US>  
**Sent:** Tuesday, March 18, 2025 3:27 PM  
**To:** Mark Ceminsky <MCeminsky@eurekamn.gov>  
**Cc:** Eureka Township Clerk <clerk@eurekamn.gov>; Bentley, Todd <Todd.Bentley@CO.DAKOTA.MN.US>  
**Subject:** 22702 Hamburg Permit

Chair Ceminsky,

Dakota County has issued a permit for the improvement of a field access. This is for an agricultural use and it is my understanding that it will be used for accessing a produce stand. The "commercial" mentioned in the permit is meant for the width of the access.

The county does have concerns regarding this location due to the high speeds on CSAH 23 and the close proximity to the 225<sup>th</sup> Street Intersection. The property also abuts lower volume roads the could serve as access. Should the use of this driveway become problematic, Dakota County will revoke the permit for access at this location. Note the permit language as follows: *"the Permit, as issued does not in any way imply an easement on public or private property. The Permit does not convey any property rights within the right of way to the permittee. If the road right of way covered by this Permit needs to be used or changed, the County or its assigns may remove, change, or destroy the improvements described in this permit without any obligation to the permittee or its assigns to restore the improvement or pay any damages."*

Sincerely,

Todd Howard  
Assistant County Engineer



Transportation Department

**P** 952-891-7906  
**W** [www.dakotacounty.us](http://www.dakotacounty.us)  
**A** 2800 160<sup>th</sup> Street West, Rosemount, MN 55068  
**C** 651-315-5973







**Clerk's recommended changes as of 3.24.2025**

**§ 240-43 Performance standards.**

The following performance standards shall apply to the keeping of animals within the Township:

**A.** One animal unit shall be allowed for the first two contiguous contained acres, and one additional animal unit for each additional contiguous acre.

**B.** No more than five animal units may be kept at any time.

[Amended 10-9-2012 by Ord. No. 2012-02]

**C.** ~~Animal unit density may be increased through the issuance of an Interim Use Permit, subject to §240-32 and the following:~~

~~a. For determining additional animal units requested, only suitable area of the property shall be considered. Right-of-way, wetlands, wooded/treed areas, and other areas unusable for animals shall be deducted from the total acreage of the property to determine suitable area.~~

~~b. Animal unit density may be increased by no more than one additional animal unit for each suitable acre.~~

**D.** ~~Subsections **A**, **B**, and **C**~~ shall only apply to parcels of land containing less than 40 contiguous acres.

~~**E. D.**~~ Animals may not be confined in a pen or building within 175 feet of any residential dwelling not owned or leased by the owner of the animals. A site plan shall be filed with the Town Clerk showing the location of all pens or buildings used to confine animals.

~~**F. E.**~~ Minnesota Rules regarding feedlots shall apply.

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**Town Board changes discussed at 3.12.2025 Meeting**

**§ 240-43 Performance standards.**

The following performance standards shall apply to the keeping of animals within the Township:

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**B.** No more than five animal units may be kept at any time.

[Amended 10-9-2012 by Ord. No. 2012-02]

**C.** ~~Animal unit density may be increased through the issuance of an Interim Use Permit, subject to §240-32.~~

**D.** ~~Subsections **A, B** and **C, B** shall only apply to parcels of land containing less than 40 contiguous acres.~~

**E. ~~D.~~** Animals may not be confined in a pen or building within 175 feet of any residential dwelling not owned or leased by the owner of the animals. A site plan shall be filed with the Town Clerk showing the location of all pens or buildings used to confine animals.

**F. ~~E.~~** Minnesota Rules regarding feedlots shall apply.

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ANIMAL PERFORMANCE STANDARDS	Citizen-led concern with limitations	Dec 2024	PC Members	Looking at animal units and what would benefit the whole Township	Y	Y	YES	Chapter 240 Article VII.	Review the Planner's draft ordinance	Finalize draft and send it to Town Board	

## Eureka Township Memorandum

To: Eureka Township Planning Commission

From: Hannah Rybak, WSB  
Nate Sparks, WSB

Date: 3/25/2025

Re: April 1, 2025, Planning Commission Meeting – Commercial/Industrial Zoning

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### Overview

The Eureka Township Board has directed WSB to begin the process of implementing Commercial/Industrial zoning within Eureka Township. WSB is in the process of reviewing historical documentation related to this topic, and has had an initial conversation with the Met Council regarding this endeavor.

### Process

1. Review areas for commercial/industrial zoning & review draft ordinance language
  - WSB is currently reviewing documentation from when commercial/industrial zoning was evaluated in the past, and draft ordinance language that was drafted at that time.
  - The Planning Commission should plan to evaluate and recommend parcels for commercial/industrial zoning and ordinance language at their May meeting.
2. WSB prepares a Comprehensive Plan amendment to be reviewed by the Planning Commission and Town Board
3. Planning Commission holds the public hearing on the Comprehensive Plan Amendment
4. Town Board adopts the Comprehensive Plan Amendment (this is a conditional adoption, pending Met Council approval)
5. Submit the Comprehensive Plan Amendment to the Met Council
  - The Met Council has the sole authority to approve or deny a Comprehensive Plan Amendment.
  - Following submission of the Comprehensive Plan Amendment, the Township does not have any control over the amendment.
  - The Met Council's review process can take more than six months to work through, depending on whether the amendment is classified as "major" or "minor". The Met Council makes the determination on this classification.



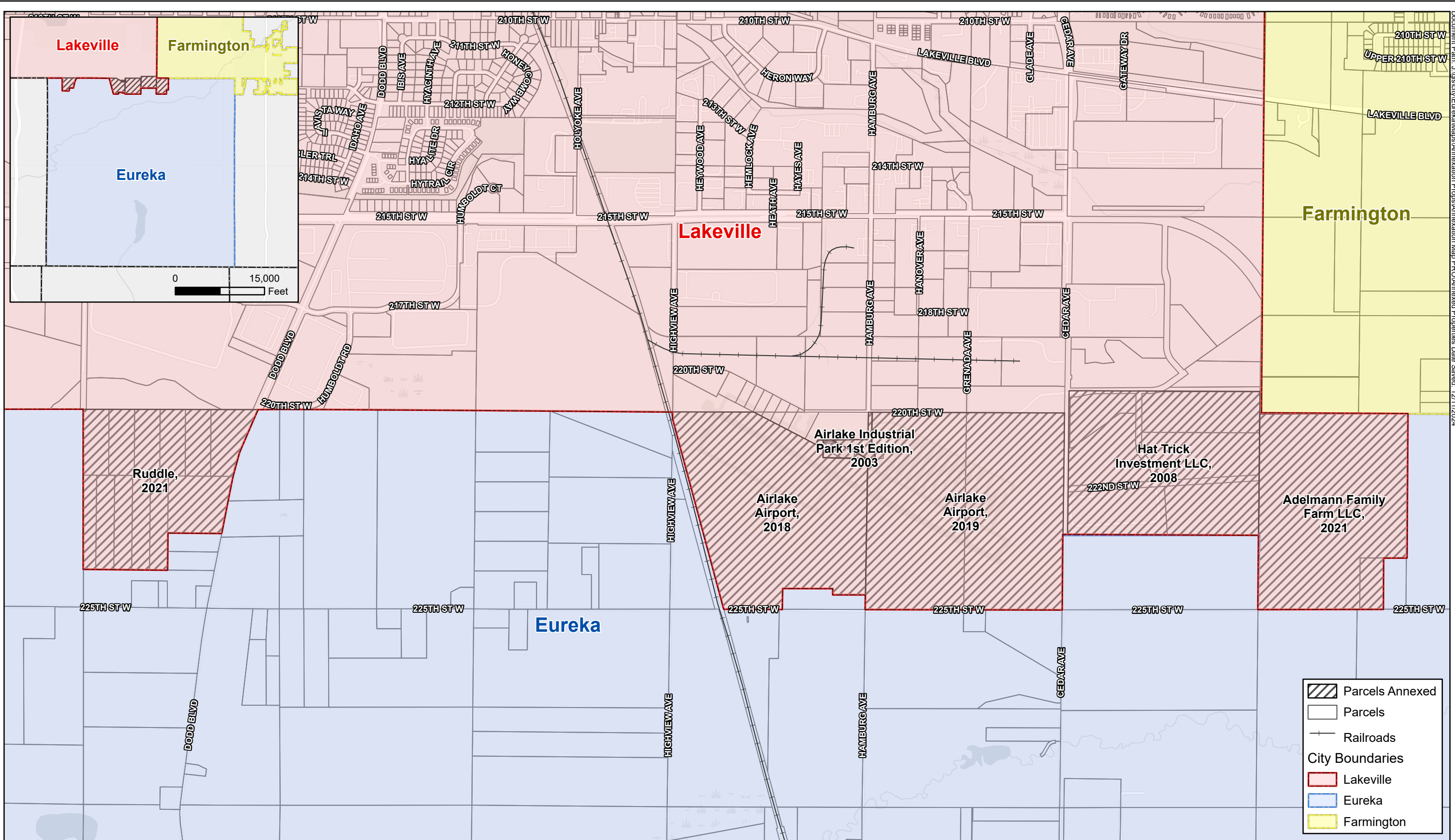
6. Finalization of draft Zoning Ordinance Amendments
7. Planning Commission holds the public hearing on the Zoning Ordinance Amendments
8. Town Board adopts the Zoning Ordinance Amendments

### **WSB Recommendation Related to Step #1**

The Comprehensive Plan Amendment to guide parcels for commercial/industrial land use should be very concise and limited in scope. It is recommended that the parcels to be guided for commercial/industrial land use be specific down to the parcel level, rather than a vast area. The more extensive the amendment, the more likely it is to draw scrutiny.

The decisions on which parcels to guide for commercial/industrial land use should be based on some principles that are easily defensible. These principles could include things like: proximity to higher traffic corridors, parcels that are isolated from more residential areas, parcels that are isolated from natural resource areas, etc.

The Planning Commission and Town Board should consider the types of commercial/industrial uses that they intend to allow on the commercial/industrial parcels. If there is to be a distinction between types of uses, that needs to be established in the Comprehensive Plan Amendment, followed by the amendments to the Zoning Ordinance.



	Parcels Annexed
	Parcels
	Railroads
City Boundaries	
	Lakeville
	Eureka
	Farmington

### Annexed Parcels

Eureka Township, MN



N

0 1,200 Feet

1 inch = 1,200 feet







# **Deputy Clerk Matters**

**Eureka Township**

Dakota County

State of Minnesota

RESOLUTION NO. 2025- 09

**RESOLUTION SETTING AND ADOPTING REGULAR SCHEDULED  
PLANNING COMMISSION MEETING DATES AND TIMES**

**WHEREAS**, Township Ordinance Part I: Administrative provisions, Chapter 62 Planning Commission, 62-5 Time and Place of meetings states: The Planning Commission shall have monthly regular sessions at the times and on the days shown by the schedule of regular meetings. The schedule shall be adopted by resolution of the Board of Supervisors at the reorganizational meeting and shall be kept on file at the Town Hall.

**NOW, THEREFORE, BE IT RESOLVED**, The Town Board set the following Dates and Time for all Regular Scheduled Planning Commission meetings:

May 6, 2025

June 3, 2025

July 1, 2025

August 5, 2025

September 2, 2025

October 7, 2025

November 5, 2025 (\*Wednesday)

December 2, 2025

January 6, 2026

February 3, 2026


March 3, 2026

April 7, 2026

All Regular Scheduled Planning Commission Meetings shall commence at 7:00 p.m.

Whereupon the Chairperson declared the Resolution to be duly passed and adopted on March 25, 2025 by the Eureka Town Board.

  
Town Board Chair

  
Liz Atwater, Clerk/Treasurer



**Minutes**  
**for**  
**Approval**



**EUREKA TOWNSHIP**  
*Dakota County, State of Minnesota*

**PLANNING COMMISSION MEETING MINUTES**  
**March 4, 2025**

**Call to Order**

Chair Melanie Storlie called the Planning Commission meeting to order at 7:01pm and the Pledge of Allegiance was given.

Commissioners Present: Melanie Storlie (Chair),  
Dan Heyda (Vice Chair)  
Dave Wheeler (Commissioner)  
Brian Storlie (Commissioner)

Others present: Amy Liberty (Deputy Clerk), Rick Puelston, Ashley Schultze

Zoom participants: Ralph Fredlund, Liza Engna, Jackie, Tim, Deb Burkhardt, Julie Larson, Theresa Larson, \*9520, Donovan Palmquist

**Approval of the Agenda**

*Motion:* Chair Melanie Storlie moved to accept the agenda as written. Vice Chair Heyda seconded the motion. *Motion carried 4-0.*

**Unfinished Business**

Chapter 240 Zoning, Article VII. Domestic and Nondomestic Animals, Subsection 240-43  
The Planning Commissioners reviewed the updated draft that WSB implemented based on the discussion and direction that took place at the February Planning Commission meeting.

*Motion:* Vice Chair Heyda moved to recommend to the Town Board approval of the revised ordinance §240-43. Commissioner Wheeler seconded the motion. Motion carried 4-0.

Planning Commission Activity Tracker

An assessment of the activities that were assigned to the Planning Commission took place, with primary contacts assigned and columns updated. The following actions took place:

1. Accessory Buildings/Attached Garages-Review all aspects building size, including height, square footage, etc.

*Motion:* Vice Chair Heyda moved to recommend to the Town Board that we leave the non-AG Accessory Building square footages and heights the same. Commissioner Wheeler seconded the motion. Motion carried 4-0.

*Motion:* Chair Melanie Storlie moved to recommend to the Town Board that at this time we do not look further into changing the square footage to an attached garage. Commissioner Brian Storlie seconded. Motion carried 4-0.

2. Community Event

The Planning Commission would like to hold an event on **Tuesday, July 22<sup>nd</sup>**. Commissioner Palmquist will be the lead; however, all Commissioners, Clerks and Town Board Supervisors should be involved. Commissioner Brian Storlie, the meeting liaison for the March 12<sup>th</sup> Town Board meeting, will recommend this date to the Supervisors.

**New Business**

Ordinances/Comp Plan Review

Chair Melanie Storlie asked all the Commissioners to start reviewing the ordinance book and comp plan. Items of concern may be brought forward to future meetings for discussion. A full understanding of the comprehensive plan for Eureka Township will be helpful when working with the WSB planners.

ADU's (Accessory Dwelling Units)

Vice Chair Dan Heyda volunteered to be the lead and will start research.

**Approval of Meeting Minutes**

*Motion:* Chair Melanie Storlie moved to approve the Planning Commission meeting minutes from the February 4th meeting, 2025. Vice Chair Heyda seconded. *Motion carried 4-0.*

**Adjournment**

*Motion:* Vice Chair Heyda motioned to adjourn. Chair Melanie Storlie seconded. *Motion carried 4-0.* The meeting ended at 8:46PM.

Respectfully submitted,

\_\_\_\_\_  
Amy Liberty, Deputy Clerk

Minutes Officially Approved by: \_\_\_\_\_ on: \_\_\_\_\_  
Planning Commission Chair Date

**EUREKA TOWNSHIP**  
*Dakota County, State of Minnesota*

**PLANNING COMMISSION SPECIAL MEETING/PUBLIC HEARING**  
**March 18, 2025-7:00 PM**

**Call to Order**

The Planning Commission Public Hearing was called to order at 7:00pm by Chair Melanie Storlie and the Pledge of Allegiance was given.

Commissioners Present:   Melanie Storlie (Chair)  
                                  Dave Wheeler (Commissioner)  
                                  Donovan Palmquist (Commissioner)  
                                  Brian Storlie (Commissioner)

Others Present: Amy Liberty (Deputy Clerk), David and Gina King, Riley King, Mark Ceminsky, Jeff and Linda Otto, Ken Olstad, Susan Bachman West

Zoom Attendees: Deb Burkhardt, Julie Larson, Cynthia Pierce, 1612\*\*\*\*796

**Opening Statement**

Chair Melanie Storlie opened the meeting at 7:00pm, shared the procedures and the expected conduct of this public hearing and stated the following:

The purpose of this meeting is to consider an application for an Interim Use Permit requested by property owner David King to conduct agritourism activities on the property 22702 Hamburg Ave., Lakeville MN 55044. PID 13-00400-75-020.

**Applicant Presentation of the Request**

David and Gina King, the owners of Applewood Orchard, shared their plans for expanding their agritourism business, which included various activities and events. They emphasized that their intention is to create a family-friendly environment and work within regulations.

**Public Comment**

Chair Melanie Storlie opened the public comment period, directing the Deputy Clerk to call on citizens who have signed up on the Speakers List in the order listed.

**Speakers List**

Jeff Otto, 25580 Dodd Blvd.

Mr. Otto started off by welcoming Mr. King and his family to the Township. He stated that he personally did not have a problem with the King's obtaining a permit, but he did have serious concerns about how the procedure was being handled by the Planning Commission. He asked where the draft of the proposed permit conditions for public consideration and comment was. Mr. Otto felt the lack of preparation by the Planning Commission was a disservice both to the applicant and to the residents of Eureka Township.



Ken Olstad, 8000 257th West

Mr. Olstad agreed with Jeff Otto and wanted to know why there was not a draft of a permit with conditions available for the public to digest beforehand. Ken stated that he felt the Planning Commission was not breaking any rules, however it really was not the best way to go, especially if the Commissioners were concerned of transparency. He raised an additional point about implementing a secondary use on the property.

Chair Melanie Storlie asked Troy Gilchrist, the Township lawyer, to respond to the concerns that the speakers had with the procedure. Mr. Gilchrist stated that he is not aware of any of the communities he represents that have come to a planning commission with a permit draft already written. This would give the impression that items were already decided. He clarified a draft is typically composed after a public hearing, based on input received. Mr. Gilchrist went on to say that larger cities do have a planner who would provide a report with findings and conditions. From a legal standpoint, the detailed application and meeting packet was sufficient and there was no need to hold another public hearing.

Jeff Otto and Ken Olstad were able to continue to express their concerns and questioned items that were listed on the application. No other citizens asked to speak, and no citizens provided the Deputy Clerk with written statements.

After Chair Melanie Storlie asked three times if there were any other comments, the public comment portion of the Public Hearing was closed at 7:38pm.

The Commissioners discussed items that were listed by the applicant and what activities would be appropriate. They engaged with the lawyer to determine specifics of the IUP and answered the ten general requirements listed in the current ordinance book regarding Interim Use Permits.

A concern arose with one requirement:

*10. The Use will not cause traffic hazards or congestion.*

Dakota County issued a permit off Cedar Ave, for the improvement of a field access only, unaware the applicant wanted an approach to a parking lot. This will need to be resolved.

The Planning Commission continued to discuss permit conditions related to operating hours, parking, noise, and special events, and spoke of citizen concerns. It was mentioned that it is important to balance the business needs with community impacts. The Planning Commission decided to have a draft approval recommendation prepared with the discussed conditions for review at their next meeting before passing it to the Town Board.

*Motion:* Chair Melanie Storlie moved to recommend for Troy to write up our discussion this evening with the recommendations that we had suggested, present it back to the Planning Commission for our next meeting on April 1<sup>st</sup> for our review before passing it on to the Town Board. Commissioner Wheeler seconded the motion. *Motion carried 4-0.*

Commissioner Wheeler motioned to adjourn. Commissioner Palmquist seconded.  
*Motion carried 4-0.* The Public Hearing ended at 9:56pm

Respectfully submitted,

\_\_\_\_\_  
Amy Liberty, Deputy Clerk

Minutes Officially Approved by: \_\_\_\_\_ on: \_\_\_\_\_  
Planning Commission Chair Date

DRAFT