



CITY OF WEST ST. PAUL
1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118

**COMMITTEE OF ADJUSTMENTS/
PLANNING COMMISSION**

July 19, 2016

7:00 p.m.

MUNICIPAL CENTER COUNCIL CHAMBER

1. COMMITTEE OF ADJUSTMENTS

2. Roll Call

3. Adopt Minutes

3.A. Committee Of Adjustments Minutes - June 21, 2016

Documents:

[COA 6-21-16 MINUTES.PDF](#)

4. Public Hearings

4.A. Case #16-02 – Application For A Variance To Allow A Reduction In Setback To A Residential Property For An Essential Service Structure In An R1 District At 1365 Bidwell St. – St. Paul Regional Water Services (CONT. FROM MAY 17, 2016)

Documents:

[COA REPORT 3.PDF](#)
[RESOLUTION - FINDINGS.PDF](#)
[APPLICATION AND NOISE INFO.PDF](#)
[ELEVATIONS.PDF](#)
[PLANS.PDF](#)
[SURVEY.PDF](#)

5. New Business

6. Old Business

7. Other

8. Adjourn

9. PLANNING COMMISSION

10. Roll Call

11. Adopt Minutes

11.A. Planning Commission Minutes - June 21, 2016

Documents:

[PC 06-21-16 MINUTES.PDF](#)

12. Public Hearings

12.A. CASE #16-05 – Application For A Conditional Use Permit To Allow For The Expansion Of An Essential Service Structure (Building Expansion) At 1365 Bidwell St. – St. Paul Regional Water Services (CONT. FROM MAY 17, 2016)

Documents:

[PC REPORT 3.PDF](#)
[APPLICATION AND NOISE INFO.PDF](#)
[ELEVATIONS.PDF](#)
[PLANS.PDF](#)
[SURVEY.PDF](#)

13. New Business

14. Old Business

15. Other

16. Adjourn

*If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at
651-552-4100, TDD 651-322-2323 at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA*

WEST ST. PAUL COMMITTEE OF ADJUSTMENTS

The regular meeting of the West St. Paul Committee of Adjustments was called to order by Chair Hubert on Tuesday, June 21, 2016, at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota, 55118.

ROLL CALL

Present: Chair Hubert and Commissioners Fernandez, McPhillips, Leuer, Nelson (7:16 p.m.) Kavanaugh, and Ramsay.

Absent: None.

Also Present:

Assistant Community Development Director Boike and Council Liaison Bellows.

APPROVE MINUTES

ON MOTION of Fernandez, seconded by Ramsay, RESOLVED to approve the West St. Paul Committee of Adjustments meeting minutes of Tuesday, May 17, 2016 as written. Ayes: 6 Nays: 0 Abstain: 0

PUBLIC HEARINGS

CASE # 16-02

Application for a Variance to Allow a Reduction in Setback to a Residential Property For an Essential Service Structure in an R1 District at 1365 Bidwell St. – St. Paul Regional Water Services

Assistant Community Development Director Boike advised that the applicant, St. Paul Regional Water, has requested that the application be continued an additional month while they work on the information the Committee of Adjustments requested at their last meeting. He noted that the 60 day deadline has been extended an additional 60 days which requires a decision now be made by August 19, 2016.

ON MOTION by Fernandez, seconded by McPhillips, the Committee of Adjustments continued Case #16-02, Application for a Variance to allow a reduction in Setback to a Residential Property for an Essential Service Structure in an R1 District at 1365 Bidwell St., until the July 19, 2016 meeting upon the request of the applicant.

Ayes: 6 Nays: 0 Abstain: 0

(Commissioner Nelson was absent at the time of voting)

CASE # 16-04

Application for a Variances to Allow a Reduction in Minimum Lot Width for a New Lot at 260 Edgewood – Sylvia Dorsey

Assistant Community Development Director Boike reviewed the staff memo regarding a variance request by Sylvia Dorsey to allow a reduction in minimum lot width for a new lot at 260 Edgewood. Included in the commissioners' packets were a draft resolution memorializing the findings of facts should the committee approve the variances, a copy of the application, a lot sketch, the notice of public hearing, and a letter from Dianne Hopen, 250 Edgewood Lane, detailing concerns regarding the application from the Dorsey's for a variance in creating a new lot. Staff recommended

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approval of the variances subject to the conditions that the applicant apply for an administrative plat review to subdivide the new lot per the submitted plat plan within one year of the approval, and that should application of a building permit be submitted in the future for the construction of a new home on the newly create lot, the applicant shall submit property drainage plans to mitigate any potential impact to neighboring property owners.

Asst. Director Boike advised that staff received a phone call from a neighboring property owner with concerns regarding drainage. Another neighboring property owner emailed stating she was opposed to the variance citing potential loss of tree coverage as an issue. A copy of the email was provided in Commissioners' packets. Asst. Director Boike noted that while tree coverage was desired by neighboring properties, the Code did not prohibit clearing of trees in residential districts. He also noted he received a voicemail stating there may be a few residents wishing to speak at the public hearing.

Commissioner Fernandez confirmed the existing driveway for the subject property was on Edgewood, confirmed driveway access to neighboring properties, and asked whether the variance for minimum lot width would result in future variances for setbacks if a home is constructed. Asst. Director Boike advised that the zoning district has 30 foot front and rear yard setbacks and 10 foot side yard setbacks which would create the building footprint if a house were constructed. He confirmed it may potential minimize the size of the house but potential use as a single family residence would be consistent with the neighborhood.

Commissioner Ramsay requested clarification of photos in the staff memo and topography. Asst. Director Boike explained the slope issues and noted that a future home may have to be built into the hill or include a significant retaining wall.

Commissioner Kavanaugh stated he was opposed to granting a variance for the lot and later receive additional variance requests for setbacks. He asked whether the lot was buildable as it sits. Asst. Director Boike advised that the applicant has not gotten to the planning stage so staff was unsure whether the lot was buildable in its existing condition but noted the lot size would still be 17,000 sq. ft. which is above the minimum lot size required.

Commissioner McPhillips asked whether it was unique to have access to two different roads and whether there would be more subdividing of larger lots in the future. Asst. Director Boike

confirmed it was unique and advised that staff has seen a number of lot splits. He noted that if lot splits meet the minimum lot criteria, a lot split is accomplished administratively and Council approves of the split via Consent Agenda.

Chuck Dorsey, 260 Edgewood, applicant

Mr. Dorsey stated he was in the process of downsizing and would like to keep his options open to either sell as one or two lots. He stated the proposed lot required some site development but builders have indicated it could be a buildable lot.

Commissioner Fernandez confirmed with Mr. Dorsey that no formal blue prints have been prepared and the size of a potential home was not discussed.

Chair Hubert opened the Public Hearing at 7:18 p.m.

Eric Schubert, 280 Edgewood Ln.

Mr. Schubert stated he has talked with neighbors about the proposal and has 22 neighbors on Edgewood and Sherwood that oppose the variances. The issues cited include yard or open space minimum requirements, potential loss of natural buffer and habitat, and existing drainage issues. He stated the difficulty or hardship is the owner's burden and because the code doesn't work for the owner, the code shouldn't be changed for one property. Splitting the lot and sale would cause irreparable harm to Edgewood and Sherwood neighbors. He cited page 56 of the Comprehensive Plan noting natural resources in the city are extremely valuable and a lot split would contradict the Plan if tree clearing occurred. Mr. Schubert added that there is a significant drainage issue coming from the hill and if clearing occurs, the water would need to go somewhere thereby increasing the existing issue. He added that if the variance is granted, it may open up possibilities for other variances and he was opposed to altering the neighborhood as it exists. Mr. Schubert concluded stating that allowing the variance would benefit one property owner and their pocket book but would cause harm to the other 22 neighbors and requested the Committee deny the variance.

Commissioner McPhillips asked how many people live on Sherwood and confirmed that neighbors didn't want to see a new house constructed. He also asked whether a curb cuts exists in that location now. Mr. Schubert responded there were about 12 families so about 30 people and confirmed one aspect of opposition was because he didn't want to see a house built. Asst. Director Boike noted there was not a curb cut already in place.

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Colleen Loney, 273 Sherwood Ct.

Ms. Loney stated her house was adjacent to the subject property. She expressed concern with the drainage issue noting standing water on the street for at least three years and if digging occurred on the property, her home would suffer additional water runoff. She asked the City to find out why the water was there and what the City intends to do about it before any development occurs.

Treece Marso, 270 Edgewood Ln.

Mr. Marso apologized for any inconvenience to the Dorseys and thanked the Schuberts for spearheading a neighborhood concern. She echoed Mr. Schubert's statements and provided a brief introduction to how she came to the City. She stated that neighbors enjoyed the large trees and lot sizes and that property owners are paying a premium in taxes on their lots but they are willing to pay because of the setting. Ms. Marso stated the Dorseys have enjoyed the beauty, acreage, and vegetation for years and it should be more than one person's request to maximize profits and should take the neighborhood's concerns into consideration. She concluded that she would like to maintain the nature and was concerned with the potential trend for the neighborhood.

Mary Werner Schubert, 280 Edgewood Ln.

Mrs. Schubert requested to display various photographs of the area. She presented a PowerPoint presentation with a topic of Square Peg in a Small Round Hole. Various photographs were displayed showing limited space, water runoff, pooling on the entire street, and erosion. Mrs. Schubert stated the variance would alter the essential character of the neighborhood and asked the Committee to think about how the variance would improve the neighborhood. She requested the Committee uphold the current zoning regulations and oppose the variance request noting it was obvious the applicant was only looking to make money.

Commissioner McPhillips noted that both lots on either side are approximately the same width. He asked Mrs. Schubert's opinion if those neighbors also requested a variance. He also noted that even if nothing was built, there would still be a drainage problem. Mrs. Schubert responded that if this variance is granted, where it would stop. She also noted that other neighbors are not requesting variances and so this variance was the only issue to be discussed. She also believed that if a house were built, it would only enhance drainage issues, not mitigate them.

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Charlie Schubert, 280 Edgewood Ln.

Mr. Schubert presented a PowerPoint to the Committee titled Save our Trees. He said he and his friends play in the area and didn't want to see trees cut down because it would destroy beauty, habitats for pollinators, and hurt the wildlife in the area including deer and turkeys. He stated the trees provide shelter, food, recreation, and beauty and he didn't want to see a house built that would set a trend. He then passed out turkey feathers.

Joe Werner, 282 Sherwood Ct.

Mr. Werner reiterated neighbor's concerns already stated. He advised that water was a significant issue. He asked that if a new street on Sherwood is constructed next year, the problem needs to be addressed prior to the road construction. Mr. Werner opposed the variance and asked that the City take care of the water issue.

After calling for final comments during the Public Hearing and seeing no one else in the audience coming forward to speak,

Chair Hubert closed the Public Hearing at 8:45 p.m.

Chair Hubert noted the concerns from the public comments and advised that the questions before the Committee were whether the variance fits within the definition of practical difficulties, under that definition, is the property owner proposing to use the property in a reasonable manner, are the circumstances unique to the property and not created by the property owner, and will the variance itself alter the characteristics of the neighborhood.

Commissioner Ramsay stated the Committee can't negate 22 peoples' concerns and opposition to this variance which should also be considered.

Commissioner Fernandez stated it is someone's right to split a lot if they have that ability but that he will vote no because it would be helpful to have a plan in place to determine reasonable use. He added that when a plan is developed, there may be additional variances requested.

Commissioner Kavanaugh confirmed with staff the cited City Code Section 153.008 and page 56 of the Comprehensive Plan. He stated the proposed use doesn't come into analysis since the Committee is tasked with looking at elements of practical difficulties and not personal preferences. The Committee can only deny the request if one or more elements are not met. Commissioner Kavanaugh asked whether the lot split was creating the issue of circumstances unique to the property. He also asked

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about the essential character of the neighborhood and whether staff looked only at proposed zoning or if staff considered other aspects from the surrounding area.

Asst. Director Boike advised that the Comprehensive Plan was a vague generalization of the City's goals and was not binding. However it does recommend maintaining tree coverage. He also noted that while this is desired, there is not Code provision that prohibits tree clearing on residential properties. Asst. Director Boike also responded that the City Attorney was asked about circumstances unique to the property and it was her opinion that the hardship is in relation to the shape of the existing lot, not the fact that the applicant is requesting to split it. He noted the pie-shaped lot, which was consistent with all cul-de-sac lots, was not created by the owner; they purchased it that way. Thus, the hardship was not created by the owner. Asst. Director Boike also stated that it is the discretion of the Committee to review the essential character of the neighborhood. Staff's view was that it is a single family neighborhood and the lot size is not uncommon to many other lots in the neighborhood, so from the practical standpoint, staff didn't believe that the lot split would have an effect on the neighborhood based on those surrounding parcels. He also responded that every variance is unique and has different variables to consider. In this case, the zoning is single family and there are several other lots in the neighborhood that also don't meet the 100 foot minimum lot width which was considered when determining character.

Commissioner Fernandez confirmed with Asst. Director Boike that if a curb cut on Sherwood was desired, the owner would need to apply for a right of way permit from the City. If the property didn't have the slope issues and Mr. Dorsey wanted access to the rear of his property, staff would review the right of way application and if it met the spacing guidelines, it would be approved. Commissioner Fernandez reiterated his point that without a plan in place, there didn't seem to be a need for a lot split.

Chair Hubert confirmed with Asst. Director Boike that if the property owner decided to demolish all of the trees even without the lot split or variance, that there was nothing in the Code to prohibit the clearing and the owner is within his right to do so. There is not City review process for clearing.

Commissioner Kavanaugh stated that when reviewing variance requests, the Committee typically reviews plans, pictures,

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drawings, etc. to see how the proposed use impacts neighboring properties. He asked whether the Committee has approved lot splits without a plan in place in the past. Asst. Director Boike stated every situation was unique and he could not think of a similar situation noting that it was within the Committees authority to request additional information if desired.

Chair Hubert explained it was worthwhile to consider what has been done in the past but that the Committee is not bound by precedent and each variance is to be considered on a case by case basis given their unique variables. In reviewing the criteria, the homeowner seems to want to use the property in a reasonable manner. If in the future a home is built, it would be reasonable given the current zoning and neighborhood. The shape of the property was not created by the homeowner thus creating a hardship to the owner and it is a circumstance unique to the property. Finally, giving a variance for a lot to be approximately 80 feet in width would not alter the essential character of the neighborhood given the fact that many of the surrounding parcels are also less than 100 feet in width.

Commissioner McPhillips confirmed with Asst. Director Boike that if the variance were approved, the City would not be able to require any future developer to place a structure toward the back of the lot since the setbacks would dictate the building footprint.

Chair Hubert noted that there was a staff condition that if a home is constructed in the future, the applicant shall submit property drainage plans which may address the neighbors' concerns.

Asst. Director Boike advised that if approving, a draft findings of fact are in the Committee's packets but if denying, findings of fact will need to be included in the motion to state which of the criteria are not being met.

ON MOTION by Fernandez, seconded by Ramsay, the Committee of Adjustments denied Case #16-04, Application for a Variance to Allow a Reduction in Minimum Lot Width for a New Lot at 260 Edgewood requested by Sylvia Dorsey due to the property owner not establishing that there are practical difficulties in complying with the zoning ordinance because without a plan in place for a proposed use to deal with tree coverage and drainage issues, the it has not been proven that the proposed use would alter the essential character of the neighborhood

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Ayes: 4 (Fernandez, Ramsay, McPhillips, Kavanaugh)

Nays: 3 (Leuer, Hubert, Nelson)

Abstain: 0

Motion to deny carried by majority vote.

Chair Hubert advised that while the Committee's decision was a final determination, the applicant could appeal the decision to the City Council.

NEW BUSINESS:

None.

OLD BUSINESS:

None.

OTHER:

None.

ADJOURNMENT:

ON MOTION of Leuer, seconded by Fernandez, the Commissioners ADJOURNED the Committee of Adjustments meeting of June 21, 2016, at 8:06 p.m. All Ayes: 7/0.

TO: Committee of Adjustments
FROM: Ben Boike, Assistant Comm. Dev. Dir.
DATE: July 19, 2016
SUBJECT: Case #16-02 (Cont. from May 17, 2016)



REQUEST

St. Paul Regional Water Services is requesting a Variance to reduce the minimum setback of an Essential Service Structure (pump house) from an abutting lot in a Residential District. The requested variance is required in order to construct an addition to the existing building in the proposed location. This request was originally reviewed at the May 17, 2016 Committee of Adjustments meeting. The item was continued as a result of the Committee's request for more information.

Attachments:

- Draft Findings of Fact*
- Application (including requested noise level info)*
- Notice*
- Plans (including requested elevation drawings)*



EXISTING LAND USES

The subject property consists of a pump station (in the form of a single-family home) for St. Paul Regional Water. Adjacent properties to the north, south and west consist of single family homes. The adjacent property to the east consists of an apartment building.

ZONING

The subject property and adjacent properties to the north, south and west are zoned R1, Single Family Residential. Adjacent properties to the east are zoned R4, Multiple Family Residential.

PROPOSAL

The applicant is proposing to expand the existing building in order to add an emergency generator. Per the attached submitted plans, the applicant is proposing an 11.5 ft. addition to the rear (west side) of the existing building. The resulting side yard setback is 5' 5/16" to the west property line. As the attached narrative states, over the past several years, power outages at the station have become more frequent and have the potential to interrupt water service to the community. The proposed generator would allow for water service to continue during future outages. Please see the attached narrative for more information regarding the need for the generator.

PREVIOUS DISCUSSION

At the May 17, 2016 Committee of Adjustments meeting, relatives of the neighboring property owner to the west voiced concerns regarding the proposed expansion to the building, including noise, maintenance, and drainage concerns with the addition, as well as potential impact to property taxes. Based on the concerns raised at the meeting, the Committee continued the item and requested that the applicant explore other options onsite and/or provide additional information for the proposed location regarding sound levels, exhaust, and elevation drawings.

Due to a variety of factors including underground utility lines and existing mature trees, the proposed plan remains optimal for the applicant (see attached narrative). As a result, the applicant has opted to proceed with the current proposal rather than pursue a different option, and has provided the requested information (see attached).

The applicant and Staff held a meeting with the neighbor to review the proposal on June 27, 2016. The applicant presented the attached elevation drawings and discussed some changes to the proposal, including relocating the air intake from the west wall of the addition to the roof (will help minimize any noise associated with the intake) as well as re-routing all drainage from the roof to the south and east of the addition (will help minimize drainage to the neighboring property). In addition, the applicant agreed to the neighbors request to replace the existing chain link fence along the west property line with a new black chain link fence and work with the

neighbor on removing overgrown vegetation along the property line and planting new landscaping. Both requests are included as recommended conditions of approval.

The applicant has also provided noise level information for the proposed generator (see attached spec sheet and email). It is important to note that the noise level provided will be the noise level inside the structure. It is also important to note that any noise will only occur when the generator is operational during testing or power outages.

VARIANCE REQUESTED

Variance to allow reduction in the minimum setback from a Residential lot:

153.051 CONDITIONAL USES.

Within any R-1A One-Family Residential District, no structure or land shall be used for the following uses, except by conditional use permit:

(B) Essential service structures, including, but not limited to, buildings, such as telephone exchange stations, booster or pressure regulating stations, wells and pumping stations, elevated tanks, lift stations and electrical power substation **provided no building shall be located within 50 feet from any lot line of an abutting lot in an R District.** Prior to granting the permit it shall be found that the architectural design of essential service structures is compatible to the neighborhood in which it is to be located and thus will promote the general welfare;

The Zoning Ordinance requires a minimum building setback of 50 ft. from all neighboring residential properties. The applicant is requesting a side yard setback of 5' 5/16" resulting in a Variance of 44' 11/16". It should be noted that the setback of the existing building is legal non-conforming at 17 ft.

ANALYSIS

In reviewing Variance requests, the following section of the Zoning Code, Section 5.3 (1) (b-d), is utilized:

(b) Criteria for Granting a Variance. A Variance may only be granted by the Committee of Adjustments when:

- i. The Variance is in harmony with the general purpose and intent of the Ordinance;
- ii. The terms of the Variance are consistent with the Comprehensive Plan; and
- iii. The applicant for the Variance establishes that there are practical difficulties in complying with the Zoning Ordinance.

(c) Definition of Practical Difficulties. “Practical Difficulties” as used in connection with the granting of a Variance means that:

- i. The property owner proposes to utilize the Property in a reasonable manner;
- ii. The plight of the property owner is due to circumstances unique to the Property that were not created by the property owner; and
- iii. The Variance will not alter the essential character of the neighborhood.

(d) Restrictions on Granting Variances. The following restrictions shall be applied when considering granting a Variance:

- i. Economic considerations alone do not constitute practical difficulties.
- ii. The Committee of Adjustments may not permit as a Variance any Use that is not allowed in the Zoning Ordinance for Property in the district where the affected person’s land is located (i.e. a Use Variance).

REVIEW

The existing structure has been in operation for 65 years, therefore the structure predates the 50-foot setback requirement. As mentioned, the existing structure is currently setback 17 ft. to the west property line (considered the side yard) and 50 ft. to the north property line (considered the rear yard). The proposed addition extends the existing structure 11.5 ft. to the west. As noted in the attached narrative provided by the applicant, the applicant considered a number of other options for locating the generator on-site including the original proposal to locate the generator outdoors in the rear yard (north of the structure). However, a number of factors led the applicant to the proposal currently under review including utility line locations, ground slope, tree coverage and the impact (more noise) of locating a structure outside of the existing structure.

The existing property presents constraints locating the generator elsewhere on the property, including the location of the existing structure in relation to underground utility lines serving the structure, topography, and tree coverage. In addition, the proposed setback is consistent with the side yard setbacks for homes in the R1 District and the proposed addition will mimic a single family home.

Staff is recommending conditions of approval to both the Variance and the Conditional Use Permit to help mitigate any impact that the proposed addition has to neighboring property owners. The recommended conditions include the replacement of the existing chain link fence along the west property line, landscape work along the west property line, limiting monthly testing of the generator to daytime hours, and requiring that the applicant address any noise complaints determined to be a public nuisance.

Staff does not feel that the request is detrimental to the public nor does it present inconsistency with the Comprehensive Plan. Staff believes that the applicant is proposing to utilize the property in a reasonable manner (by mimicking the structure as a single family home and adhering to the single family home setback requirement in the R1 District) and that the practical difficulties are unique to the property. As a result, the proposed request should not alter the essential character of the neighborhood.

STAFF RECOMMENDATION

Based on the above comments, Staff recommends APPROVAL of the VARIANCE to allow 5' 5/16" setback for a building addition to the west property line (variance of 44' 11/16"):

1. The Variance is contingent upon approval of the corresponding Conditional Use Permit Application.
2. The applicant shall apply for applicable building permits. The proposed addition shall be constructed according to the submitted plans.
3. Testing of the proposed generator shall be conducted during daylight hours.
4. Should noise levels resulting from the proposed generator create a public nuisance as determined by the Zoning Administrator, the applicant shall work with Staff to mitigate the noise issues.
5. The applicant shall replace the existing 4-foot chain link fence with a new black vinyl coated 4-foot chain link fence from the southwest corner of the proposed addition west to the west property line and then extending north along the west property line to the northwest corner of the property.
6. The applicant shall work with the neighboring property owner to the west in removing overgrown vegetation and planting new landscaping. Said landscape improvements shall be approved by the Zoning Administrator.

FINDINGS OF FACT

A proposed Resolution adopting findings of fact for the Variance is attached for your consideration.

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 16-02

**RESOLUTION MEMORIALIZING THE
FINDINGS OF FACT AND REASONS FOR APPROVAL
RELATING TO THE VARIANCE APPLICATION OF
ST. PAUL REGIONAL WATER SERVICES FOR THE CONSTRUCTION
OF AN ADDITION AT 1365 BIDWELL ST.**

WHEREAS, St. Paul Regional Water Services is the owner of certain real property located at 1365 Bidwell St. legally described as follows:

LOT 1, BLOCK 1 EMERSON ESTATES

(the "Property");

WHEREAS, St. Paul Regional Water Services has applied for a Variance to allow a reduction in the setback to an abutting residential lot (located west of the property) to construct an 11.5 ft. addition to the existing structure; and

WHEREAS, the location of the existing structure, topography of the lot, tree coverage, and location of existing underground utilities present significant constraints on the property; and

WHEREAS, a public hearing on the application was heard by the Committee of Adjustments on July 19, 2016, at which meeting the Committee of Adjustments voted to approve the Variance request; and

WHEREAS, contemporaneously with the votes on the motions, the Committee of Adjustments members voting to approve the request made the following findings of fact:

FINDINGS OF FACT

1. The Variances are in harmony with the general purpose and intent of the Ordinance;
2. The terms of the Variances are consistent with the Comprehensive Plan; and
3. The property owner has established that there are practical difficulties in complying with the Zoning Ordinance because of the following:

- a. The Property owner proposes to utilize the Property in a reasonable manner;
- b. The plight of the property owner is due to circumstances unique to the Property, specifically due to the location of the existing structure, topography of the lot, tree coverage, and location of existing underground utilities.
- c. The Variances will not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the West St. Paul Committee of Adjustments that the Variance to reduce the setback to the western property line to 5' 5/16" (variance of 44' 11/16") is approved based on the Planner's report, dated July 19, 2016, which is hereby adopted and incorporated herein;

AND BE IT FURTHER RESOLVED that the following conditions are imposed on the applicant:

1. The Variance is contingent upon approval of the corresponding Conditional Use Permit Application.
2. The applicant shall apply for applicable building permits. The proposed addition shall be constructed according to the submitted plans.
3. Testing of the proposed generator shall be conducted during daylight hours.
4. Should noise levels resulting from the proposed generator create a public nuisance as determined by the Zoning Administrator, the applicant shall work with Staff to mitigate the noise issues.
5. The applicant shall replace the existing 4-foot chain link fence with a new black vinyl coated 4-foot chain link fence from the southwest corner of the proposed addition west to the west property line and then extending north along the west property line to the northwest corner of the property.
6. The applicant shall work with the neighboring property owner to the west in removing overgrown vegetation and planting new landscaping. Said landscape improvements shall be approved by the Zoning Administrator.

Passed this 19th day of July, 2016.

Ayes:

Nays:

Attest:

Chris Hubert
Committee of Adjustments Chair

Jennifer Dull,
Recording Secretary



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100
PARKS/RECREATION 651-552-4150
FAX 651-552-4190

POLICE 651-552-4200
FIRE 651-552-4176
TDD 651-552-4222

VARIANCE APPLICATION

Filing Fee: \$100.00 (R-1 & R-2 Zones)
\$200.00 (All other Zones)

(OFFICE USE ONLY)

Escrow Amount: \$400.00 (single var. residential)
\$500.00 (multiple var. residential)
\$600.00 (single var. commercial)
\$700.00 (multiple var. commercial)

CASE NO. 16-02
DATE RECEIVED 4/21/16
RECEIPT # _____
60 DAY DATE 6/20/16

TOTAL FEES \$700.00

1. ADDRESS OF PARCEL 1365 Bidwell Street

2. NAME OF OWNER Saint Paul Regional Water Services Phone # 651-266-6274

3. ADDRESS OF OWNER 1900 Rice Street Email steve.schneider@ci.stpaul.mn.us
St. Paul, MN 55113

4. LEGAL/PID # 42-23700-01-010

5. PRESENT USE water pump/booster station PROPOSED USE same as existing

6. PRESENT ZONING R-1B DATE ACQUIRED station built in 1950

7. VARIANCE SECTION FOR REQUEST Section 7.2.2

8. SECTION REQUIREMENTS IN #7 No essential services building shall be located within 50 feet from any Lot Line or an abutting Lot in an "R" District.

9. DESCRIBE VARIANCE REQUEST Requesting a variance to allow a five foot setback from the west lot line to accommodate a small building addition to house a backup generator.

The Law requires that the conditions set forth in the three items listed below (#10, 11, 12) must be established before a Variance can be granted. Please explain in detail after each statement if your case conforms to the requirements.

10. DIFFICULTIES OR HARDSHIP TO OWNER

Strict application of the provisions of the Zoning Ordinance would result in peculiar and practical difficulties or exceptional or undue hardship upon the owner of the parcel in developing or using such parcel in a manner customary and legally permissible within the zoning district in which said lot is located. Due to proximity to the neighboring parcels, the 50 foot setback requirement does not allow any building modifications on the property. The existing building already lies well with the setback distance.

11. EXCEPTIONAL CONDITIONS OF THE PARCEL

There are special conditions (narrowness, shallowness or shape of a parcel, exceptional topographic or water conditions or other extraordinary and exceptional conditions of such parcel) applying to the structure or land in question that are peculiar to the property involved or immediately adjoining property and do not apply generally to the other land or structures in the district in which said land is located. The building is located on a corner lot in a residential neighborhood. The lot is zoned residential even though it is a commercial building (booster/pump station) and is granted exception as a conditional use under Section 7.2.2. Being a 78 foot wide residential sized lot, there is no way to meet the essential services setback requirement.

12. EFFECT ON NEIGHBORHOOD AND COMPREHENSIVE PLAN

Granting the Variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in the public streets, increase the danger of fire, endanger the public safety, unreasonably diminish or impair established property values in the surrounding area, or in any other way impair health, safety, comfort, morals, or in any other respect be contrary to the intent of the Zoning Ordinance and Comprehensive Plan.

The request is to meet the five foot setback rule that is already in place in Section 7 for residential buildings. The new addition will be single story, small in size, and styled to match the existing residential looking building as much as possible. Having the new generator located in the addition is the best way to minimize noise disturbance, and reduce activity outside of the building. Granting the variance will allow Saint Paul Regional Water Services to better serve the entire City of West St. Paul with an even more reliable source of quality drinking water.

EXHIBITS REQUIRED

- A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded, or as modified by the Zoning Administrator, of a map or plat showing the property on which the Variance is requested, showing the location of the present and proposed structures, parking, driveways, lot dimensions, yard dimensions, and a floor plan showing the space within the building including dimensions.
- B. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies, or as modified by the Zoning Administrator, of a map or plat showing the property on which the Variance is requested and all lands within 150 feet of the boundaries of the property.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the Laws of the State of Minnesota.



Signature of Owner (Required)

651-266-6274

Phone Number

Signature of Applicant (If different)

Phone Number

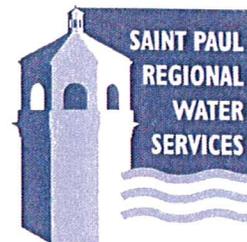
NOTE: All Materials relevant to this Application must be filed on or before the dates listed on Operating Procedures for Applicants page. The Committee of Adjustments holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF VARAINCE: A Variance shall lapse and become null and void six months following the date on which the Variance became effective, unless prior to the expiration of six months the work or improvement described in the Variance is commenced and diligently pursued on the subject site. A Variance maybe renewed by the City Council for good cause.

FEES

- 1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultants, legal, planning, and engineering fees.
- 2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorneys' expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants and Attorneys are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

April 21, 2016



Ben Boike, Assistant Comm. Dev. Dir./City Planner
City of West St. Paul, MN

RE: West St. Paul Pump Station Generator & Electrical
1365 Bidwell Street
West St. Paul, MN 55118

Dear Mr. Boike,

Per the attached applications, Saint Paul Regional Water Services (SPRWS) is requesting a zoning variance for its pump station located at 1365 Bidwell Street.

The pump station is the only facility in the SPRWS distribution network that provides boosted pressure to the City of West St. Paul and is also responsible for filling the water tower located on Marie Ave. It was originally built, owned, and operated by the City of West St. Paul prior to being acquired by SPRWS in 2001. The property is a corner lot zoned residential, R1-B, with other residential lots adjacent to the west and north and an apartment/condo complex across Bidwell Street to the east. According to Dakota County GIS records, the building dates back to 1950 with the surrounding neighborhood not being built up until the late 1960s. To blend with what would be a residential neighborhood, the station was designed with the appearance of a single story, brick residential home. Little has changed with the station since it was first constructed.

Over the last several years, power outages at the station have become more frequent, not just during times of severe weather, and have the potential to interrupt water service to the customers of West St. Paul. An outage on June 19th, 2012 caused pressure loss to some areas, and an emergency notification was issued to the entire City, as required by Minnesota Department of Health. SPRWS has determined the best way to improve power reliability and reduce risk of service interruptions to customers is to install an emergency generator on the station property. It should be noted that the generator must be located on the property in order to power the station.

In February of this year, a consulting firm was hired to create drawings and specifications for the new generator and station electrical equipment. The original idea was to place the generator outside on the north side of the station. However, as the concept progressed and more details were obtained on underground utilities, site features, and design requirements, it became evident that installation in that area would be difficult and result in some significant changes to the property; changes that were not ideal for the neighborhood and SPRWS. As a result, other concepts were considered. They are as follows with key determining factors noted.

Exterior mounted generator or addition on the north side of the property:

- Requires a concrete pad approximately 24'x14' and has screen walls on at least three sides to blend with existing station. Not as aesthetically pleasing as a building addition.
- Requires constructing over top of buried water main if adding to the station.
- Requires removal of some, if not all, of the 24" and 31" oak trees.
- Offset from the west property line by five feet to comply with residential zoning ordinance.
- Results in significant regrading of north yard to modify drainage patterns.
- Generator may create slightly more noise than if it were housed inside.

Exterior mounted generator or addition on the east side of the station:

- Requires a concrete pad approximately 24'x14' and has screen walls on at least three sides to blend with existing station; or is a large addition to the front garage end of the station. Not aesthetically pleasing from Bidwell Street or Myrman Avenue.
- Significantly encroaches on the street setback ordinance for the current zoning district.
- Blocks part of the front of the station if generator is exterior mounted.
- Requires removal of the 17" maple tree if exterior mounted.
- Generator may create slightly more noise than if it were housed inside.

Exterior mounted generator or addition on the south side of the station:

- Requires removal of the 18" locust tree.
- Unable to build a structure on this side of the building without constructing over buried water main and the sanitary sewer.
- Significantly encroaches on the street setback ordinance for the current zoning district.
- Generator may create slightly more noise than if it were housed inside.

Addition on the west side of the station:

- Set back from the west property line by five feet based on current residential zoning ordinance.
- Does not require removal of the oak, locust, or maple trees.
- Minimizes visual impact from both Bidwell Street and Myrman Avenue.
- Generator would be inside the building, minimizing outdoor noise.
- Addition would blend with existing station design.

Of the options detailed above, the addition on the west side of the station, while not the most economical, provides an indoor facility for the generator and electrical equipment, will continue to blend well with the existing residential appearance of the station and has the least visual impact from Bidwell Street and Myrman Avenue. It doesn't require removal of the oaks, locust, or maple trees and can be done while still meeting the standard setback requirements for the residential district.

The reason for the variance request results from zoning ordinance Section 7.2, Paragraph 2. The facility is listed as an essential service structure, and therefore, not allowed to have any building located within 50 feet of a lot line that abuts a property zoned residential. As the station sits currently, it is only 16.4 feet from the residential property line to the west and 50.5 feet from the residential property line to the north. Since the station is already well within the 50 foot setback on the west side of the property, SPRWS is requesting the variance be granted to build to within five feet of the property line and believes this to be in keeping with the intent of the minimum setback for districts zoned R-1 as stated in Section 7.4, Paragraph 2, Item c (ii).

As referred to in the beginning of this letter, this sole station has been serving the City of West St. Paul for approximately 65 years and predates the neighborhood by quite a few years. Based on the property and how the building was situated, it may be reasonable to assume that the essential service structures requirements were not considered or a part of the residential zoning ordinance at the time. Contingent upon variance approval, SPRWS believes the west building addition concept is best suited for their needs, the neighborhood, and all customers of West St. Paul that will be served by an even more reliable drinking water system.

If there are any questions with the requested zoning variance, please feel free to give me a call.

Regards,

Benjamin Feldman, P.E.

A handwritten signature in cursive script that reads "Ben J Feldman".

Project Engineer
Saint Paul Regional Water Services
Benjamin.feldman@ci.stpaul.mn.us

Enclosed:

- Variance Application
- Concept Site Plan
- Property Survey

**NOTICE OF PUBLIC HEARINGS
CITY OF WEST ST. PAUL**

The listed items below will be public hearings at the City of West St. Paul Committee of Adjustments meeting on May 17th, 2016 at 7:00 p.m.:

- Case #16-02 – Application for a Variance to allow a reduction in setback to a residential property for an Essential Service Structure in an R1 District at 1365 Bidwell St. – St. Paul Regional Water Services

Interested persons will be heard at these meetings. If you have any questions, please contact City Planner Ben Boike at 651-552-4134. If you need any type of accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4102 at least 5 (five) business days prior to the meeting.



Chantal M. Doriott
City Clerk, City of West St. Paul
Published: May 8, 2016

Ben,

I received the attached spec. sheet from our electrical consultant showing what would be typical sound levels for the outdoor unit we were originally considering. We were going to go with the enclosure that resulted in the lowest sound level. In this case it was around 72 dBA. I looked online for an idea of how loud that is. Here are some examples I found:

Normal conversation at 3' – 60-65 dBA

Washing machine – 50 -75 dBA

Electric shaver – 50 -80 dBA

Telephone dial tone – 80 dBA

City traffic (inside car), noisy restaurant – 85 dBA

Electric drill – 95 dBA

Lawn mower at 3' – 107 dBA

Thanks,

Ben



Benjamin Feldman, P.E.

Project Engineer

1900 Rice Street

Saint Paul, MN 55113

Ph: 651-266-6324

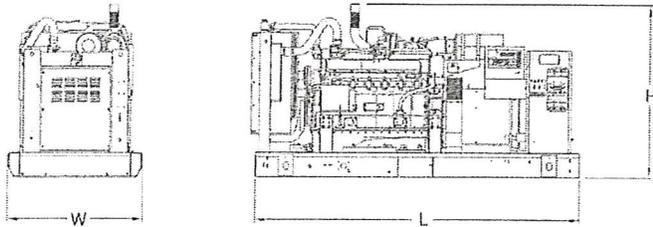
Cell: 651-283-0390

benjamin.feldman@ci.stpaul.mn.us

OLYMPIAN™

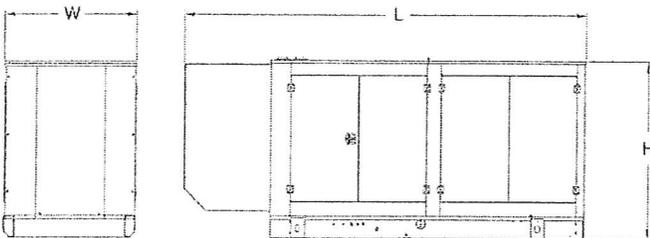
LG Series

dimensions, weights, and sound levels



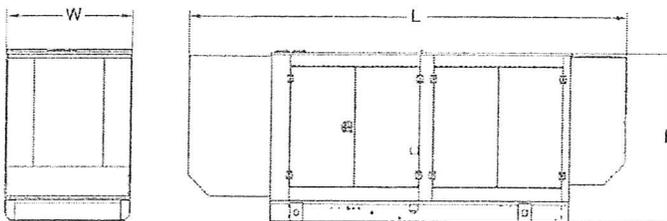
OPEN SET (Includes Exhaust Flex)

L x W x H (in (mm))	138.74 (3524.1) x 57.6 (1463.1) x 68.04 (1728.3)
Weight lbs (kg)	6364 (2887)
Sound Level (dBA*)	84.1



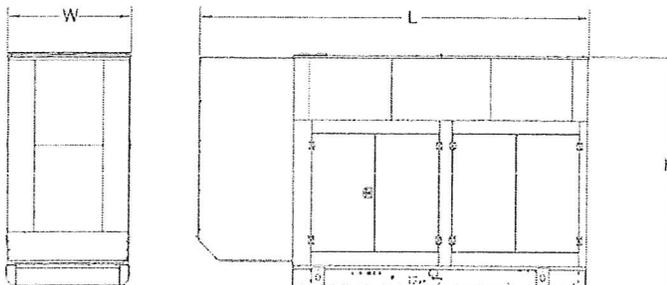
STANDARD ENCLOSURE

L x W x H (in (mm))	174.7 (4437.4) x 52.98 (1345.7) x 77.8 (1976.1)
Weight lbs (kg)	Steel: 7538 (3420) Aluminum: 6765 (3069)
Sound Level (dBA*)	81.3



LEVEL 1 ACOUSTIC ENCLOSURE

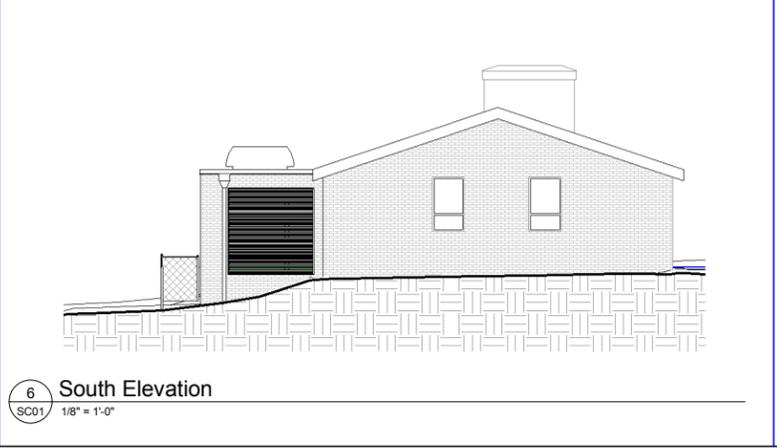
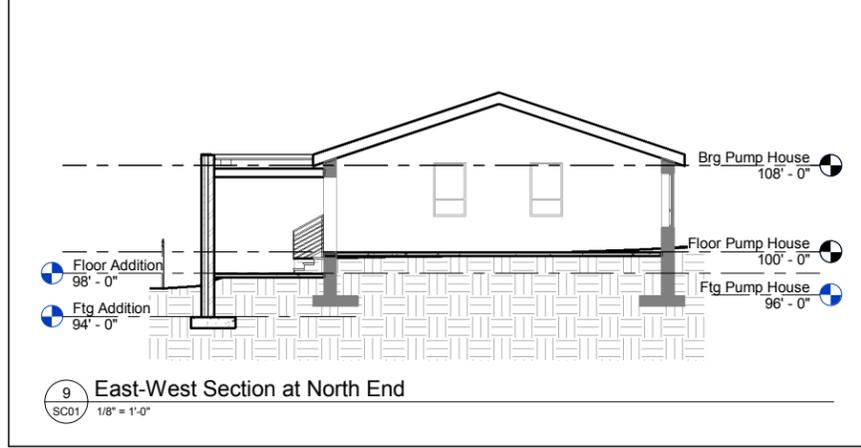
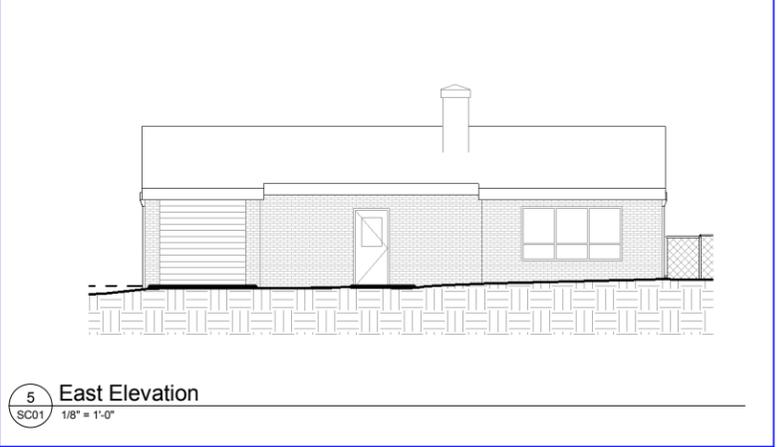
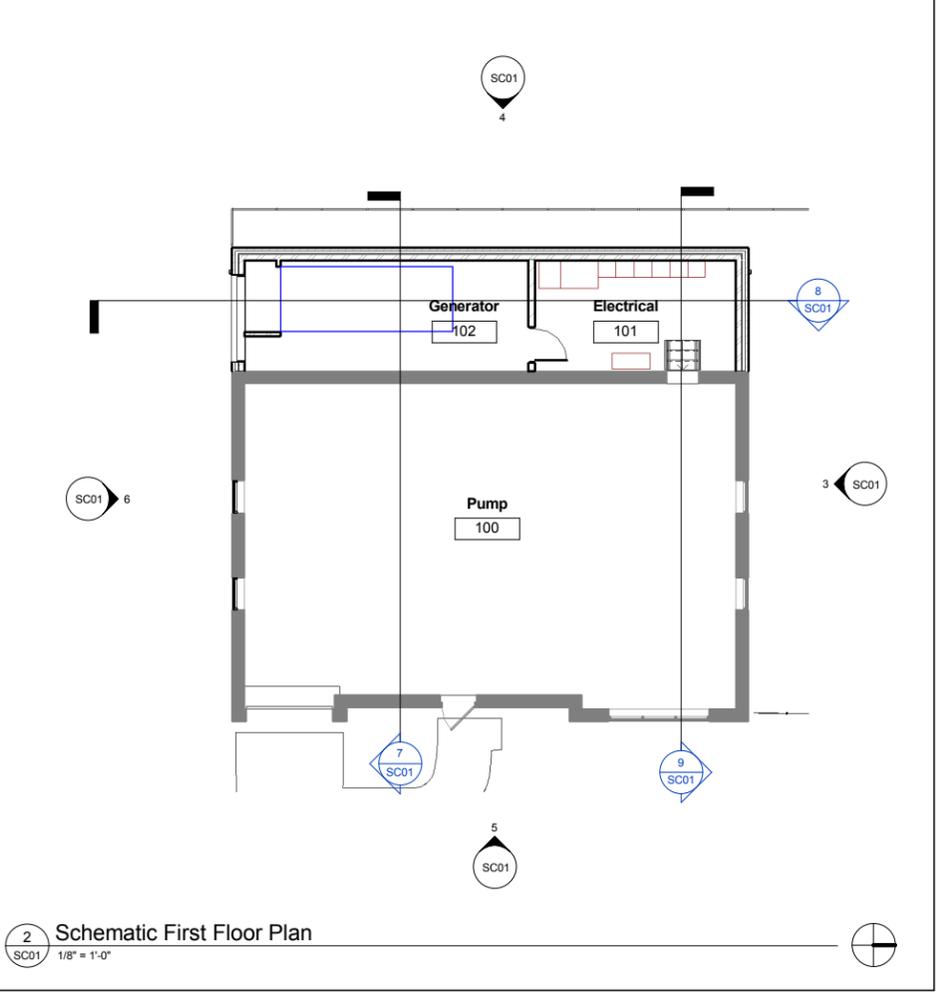
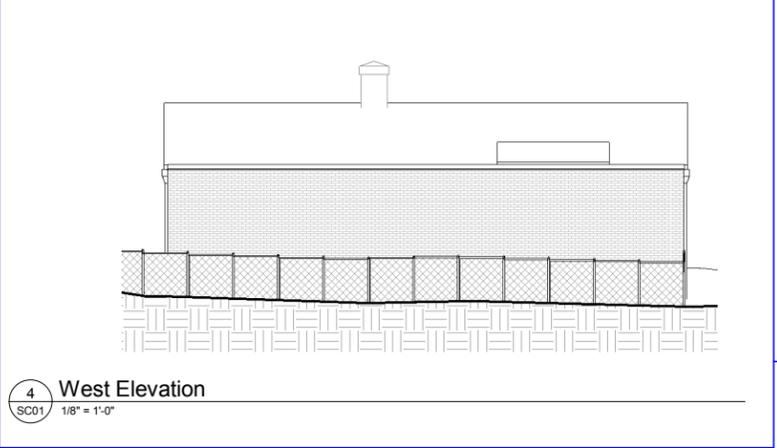
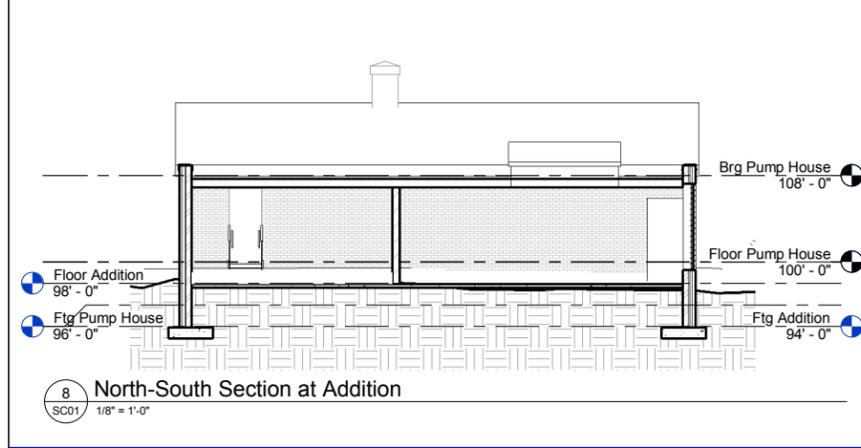
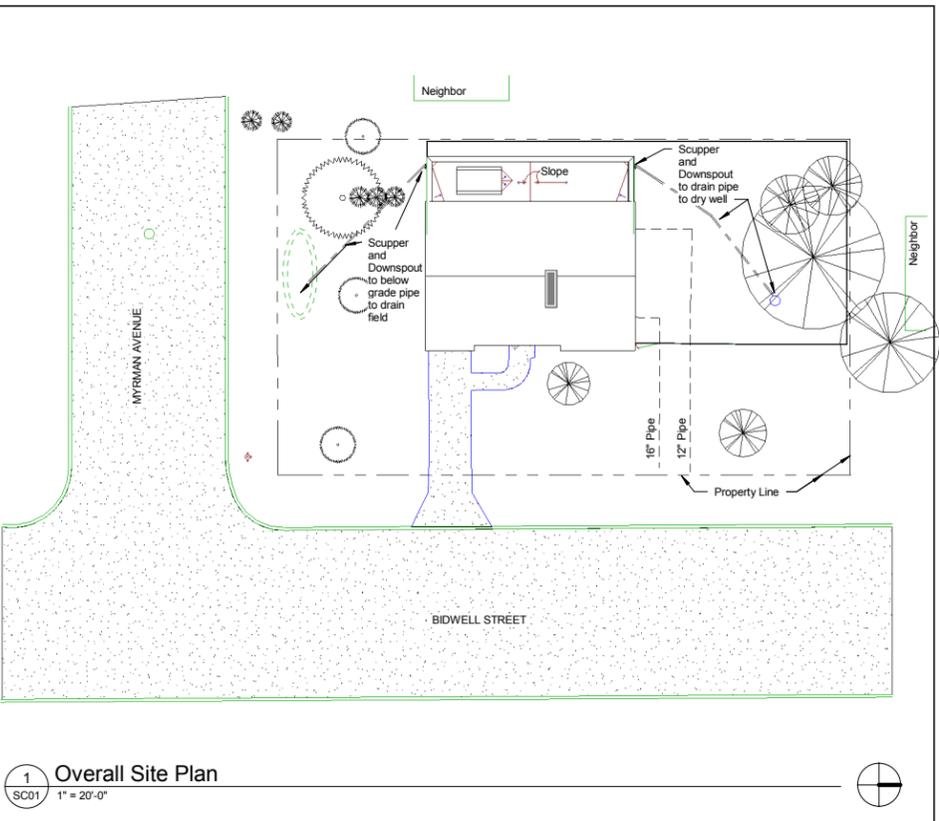
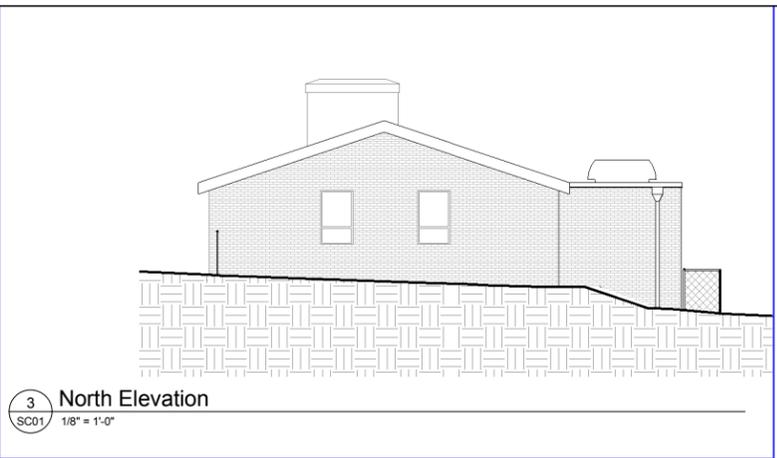
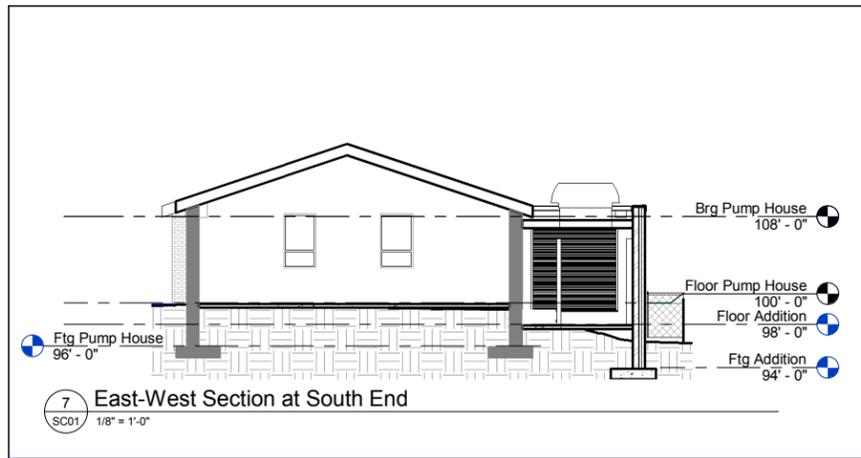
L x W x H (in (mm))	200.19 (5084.7) x 57.49 (1460.4) x 77.80 (1976.1)
Weight lbs (kg)	Steel: 8094 (3672) Aluminum: 6955 (3155)
Sound Level (dBA*)	76.4



LEVEL 2 ACOUSTIC ENCLOSURE

L x W x H (in (mm))	180.65 (4588.4) x 57.49 (1460.4) x 107.3 (2725.4)
Weight lbs (kg)	Steel: 8656 (3927) Aluminum: 7156 (3246)
Sound Level (dBA*)	71.6

* All measurements are approximate and for estimation purposes only. Sound levels measured at 23 ft (7 m) and does not account for ambient site conditions.



CNH NO.: 16049
DATE: 6/23/16
REVISIONS:

West St. Paul Pump Station
1365 Bidwell Street, West St. Paul, MN 55118
Schematic Design

SC01

NOT FOR CONSTRUCTION



3 Bird's Eye View
SC02 12" = 1'-0"



1 View at Intersection
SC02 12" = 1'-0"



2 North-East View
SC02 12" = 1'-0"



4 West View
SC02 12" = 1'-0"

CNH NO.: 16049
DATE: 6/23/16
REVISIONS:

West St. Paul Pump Station
1365 Bidwell Street, West St. Paul, MN 55118

Images

SC02

SAINT PAUL REGIONAL WATER SERVICES WEST ST. PAUL PUMP STATION GENERATOR AND ELECTRICAL IMPROVEMENTS

WEST ST. PAUL, MN

ELECTRICAL DRAWINGS

SYMBOL	WIRING SYSTEMS
	#10 INDICATES WIRE SIZE. IF NOT NOTED #12 AWG CONDUCTORS SHALL BE USED HOME RUN
	L101 PANEL NUMBER 3.5 CIRCUIT NUMBER
	NOTE: ANY CIRCUITS WITHOUT FURTHER DESIGNATION IS A TWO WIRE CIRCUIT. A GREATER NUMBER OF WIRES ARE INDICATED BY CROSS MARKS
	LP-1/3 PANELBOARD/CIRCUIT NUMBER
	FIXTURE TYPE SWITCH DESIGNATION PANEL NAME CIRCUIT NUMBER
	GROUNDING CONDUCTOR
	HOT CONDUCTOR
	NEUTRAL CONDUCTOR
	CONDUIT CAPPED OR BUSHED
	CONDUIT CONTINUATION
	BRANCH CIRCUIT (UNDER FLOOR OR UNDER GROUND)
	GROUND

SYMBOL	EQUIPMENT SYSTEMS
	TERMINAL CABINETS
	ANNUNCIATORS
	FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUNCIATOR
	BRANCH CIRCUIT PANELS (250V OR LESS)
	BRANCH CIRCUIT PANELS (277/480V)
	DISTRIBUTION PANEL OR SWITCHBOARD
	SWITCHBOARD MAIN
	DRY TYPE TRANSFORMER - SIZE AS NOTED ON DRAWING
	DISCONNECT SWITCH
	MAGNETIC MOTOR STARTER
	DISCONNECT SWITCH & MAGNETIC MOTOR STARTER IN SAME LOCATION
	MANUAL MOTOR STARTING SWITCH (W/OVERLOADS)
	MOTOR RATED SWITCH
	MANUAL MOTOR CONTROL SWITCH
	CONTROL TRANSFORMER
	RELAY
	CONTRACTOR
	THERMOSTAT
	AUXILIARY EQUIPMENT (AS NOTED)
	JUNCTION BOX
	MANHOLE
	HAND HOLE
	GROUNDING SYSTEM BUS BAR

SYMBOL	MISC. DEVICES
	CABLE TRAY - SIZE AS NOTED
	WIREMOLD
	PLUG STRIP - OUTLET SPACING AS SHOWN OR SPECIFIED
	INDICATES NOTE ON PLAN
	EQUIPMENT OR APPLIANCE (NO. REFERS TO SCHEDULE)
	FEEDER NUMBER
	MECHANICAL EQUIPMENT CROSS REFERENCE (NO. REFERS TO SCHEDULE).

GENERAL NOTES	
<ol style="list-style-type: none"> BRANCH CIRCUIT DESIGNATIONS AS INDICATED ON THESE DRAWINGS ARE FOR CLARIFICATION ONLY AND DO NOT REPRESENT EXACT CIRCUIT DESIGNATIONS IN THE PANELS SERVING THE AREAS. EXACT LOCATIONS AND/OR DESIGNATIONS SHALL BE ADJUSTED AS REQUIRED TO PROVIDE BALANCED LOADING OF ALL THE PHASES IN THE PANEL. WHERE AN ELECTRICAL OR COMMUNICATION SYSTEM IS CALLED OUT TO BE INTERCONNECTED WITH AN EXISTING SYSTEM THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE POINT OF THE INTERCONNECTION AS WELL AS THE MEANS OF INTERCONNECTION WITH THE EXISTING SYSTEM. INSTALLATION OF ALL FIXTURES SHALL COMPLY WITH ALL INTERNATIONAL BUILDING CODE REQUIREMENTS. INTERRUPTING RATINGS NOTED IN SCHEDULES SHALL APPLY TO THE ENTIRE PANELBOARD AND/OR SWITCHBOARD. ALL EQUIPMENT SHALL BE FULLY RATED FOR SHORT CIRCUIT CURRENT NOTED. LABEL ALL TERMINAL CABINETS TO INDICATE THEIR FUNCTION. ALL ELECTRICAL BOXES THAT ARE ABANDONED DURING THE COURSE OF THE PROJECT SHALL HAVE A BLANK COVERPLATE. ADJUST MOUNTING HEIGHTS OF ELECTRICAL DEVICES IF REQUIRED SO AS NOT TO INTERFERE WITH RADIATION. WHEREVER THE INSTALLATION OF ELECTRICAL EQUIPMENT CONFLICTS WITH EXISTING CONDITIONS NOT SHOWN ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL DETERMINE A SATISFACTORY ALTERNATIVE MEANS FOR INSTALLATION AND VERIFY IT WITH THE ENGINEER PRIOR TO INSTALLATION. DEVICE LOCATIONS SHOWN ON THESE PLANS AND NOTED EXISTING HAVE BEEN DERIVED FROM EXISTING PLANS AND MAY NOT BE INSTALLED AS SHOWN. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ROUTING PATHS. WHERE ELECTRICAL DEVICES ARE LOCATED ADJACENT TO LIGHT SWITCHES, MOUNT ALL DEVICES AT THE SAME ELEVATION. OR LINE OF PLUMB. PROVIDE ALL ELECTRICAL DEMOLITION WORK AS REQUIRED TO FACILITATE THE NEW WORK. DEMOLITION DRAWINGS INDICATE DESIGN INTENT AND MAY NOT BE INCLUSIVE OF ALL MISCELLANEOUS AND INCIDENTAL ITEMS. NO ALLOWANCE 	<p>WILL BE MADE FOR THE CONTRACTORS FAILURE TO FAMILIARIZE THEMSELV WITH THE EXISTING BUILDING CONDITIONS AND THE AMOUNT OF EFFORT TO COMPLETE THE NEW ELECTRICAL WORK AS SHOWN ON THE DRAWINGS.</p> <ol style="list-style-type: none"> PROVIDE ALL ELECTRICAL DEMOLITION WORK IN AREAS WHERE NOTED. PROVIDE DISCONNECTION AND REMOVAL OF ALL ELECTRICAL EQUIPMENT, LIGHT FIXTURES, DEVICES, PANELBOARDS, CONDUIT AND CABLE IN THESE AREAS. TURN OVER EQUIPMENT TO OWNER THAT WHICH THEY DESIRE TO RETAIN. ALL OTHER EQUIPMENT SHALL BE DISPOSED OF BY THE ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF LAMPS AND BALLASTS AND MUST COMPLY WITH ALL STATE AND FEDERAL REGULATIONS GOVERNING THEIR DISPOSAL. INFORMATION ABOUT PROPER LAMP AND BALLAST DISPOSAL IS AVAILABLE FROM THE "MINNESOTA POLLUTION CONTROL AGENCY" AT 1-800-657-3724. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK. FINAL CONNECTIONS TO EQUIPMENT SHALL BE PER MANUFACTURERS APPROVED WIRING DIAGRAMS, DETAILS AND INSTRUCTIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.

INDEX TO ELECTRICAL SHEETS	
E1.0	ELECTRICAL TITLE SHEET
E1.1	SITE PLAN
E1.2	EXISTING PARTIAL LAYOUT PLAN
E1.3	NEW PARTIAL LAYOUT PLAN
E2.1	PARTIAL ONE LINE DIAGRAM - NOT ISSUED
E2.2	NEW ONE LINE DIAGRAM - NOT ISSUED
E3.1	ELECTRICAL SCHEDULE AND DETAILS - NOT ISSUED

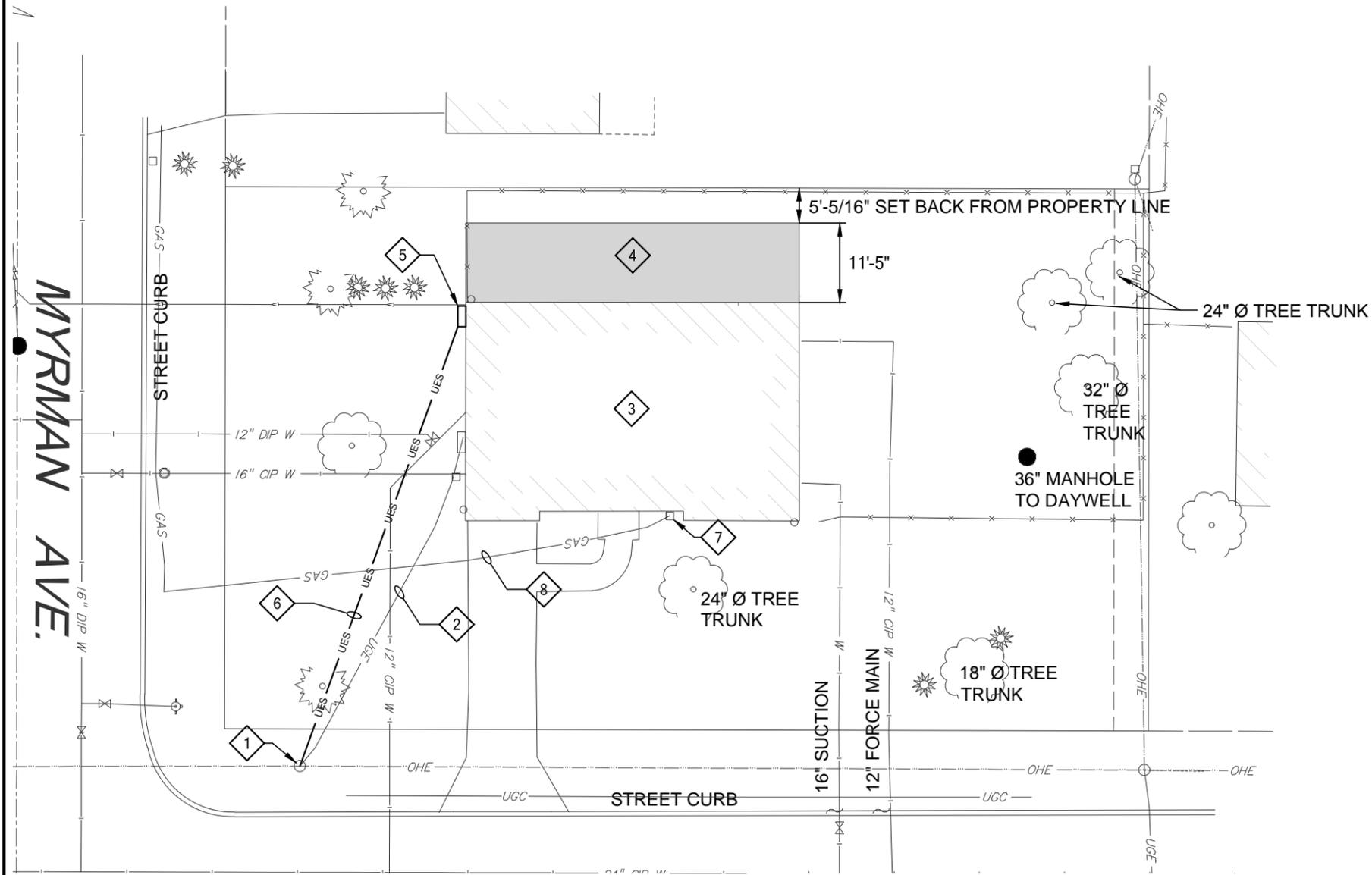
LINETYPE LEGEND	
	NEW FIXTURE
	EXISTING FIXTURE TO BE REMOVED
	EXISTING FIXTURE TO REMAIN OR BE REUSED
	NEW DEVICE
	EXISTING DEVICE TO BE REMOVED
	EXISTING DEVICE TO REMAIN OR BE REUSED
	NEW DEVICE
	EXISTING DEVICE TO BE REMOVED
	EXISTING DEVICE TO REMAIN OR BE REUSED

Project Number:
16-005
Date:
04/21/2016
Drawing No.
E1.0

CUP SUBMITTAL
NOT FOR CONSTRUCTION
APRIL 21, 2016

Project:
Saint Paul Regional Water Services
Title:
Electrical Title Sheet
West St. Paul Pump Station Generator and Electrical Improvements
1365 Bidwell Street, West St. Paul, MN 55118

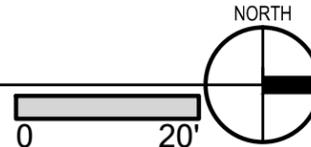
engineering design initiative
1112 north 5th street.
minneapolis, mn 55411
(612) 343-8865 ph (612) 343-8882 fax
www.edimilest.com



PLAN NOTES:

1. EXISTING UTILITY POLE MOUNTED TRANSFORMERS FOR 240 VOLT DELTA HIGH LEG ELECTRICAL SERVICE.
2. EXISTING UNDERGROUND ELECTRICAL SERVICE TO FACILITY. DISCONNECT AND REMOVE AFTER NEW SERVICE INSTALLED. COORDINATE WITH UTILITY.
3. EXISTING BUILDING.
4. NEW BUILDING ADDITION.
5. NEW WALL MOUNTED METER CABINET.
6. NEW UNDERGROUND ELECTRICAL SERVICE TO BE FURNISHED AND INSTALLED UP THE UTILITY POLE BY THE CONTRACTOR FROM THE NEW METER CABINET. ARRANGE WITH THE UTILITY FOR THE INSTALLATION OF A NEW 480/277 VOLT 3 PHASE 4 WIRE SERVICE TO THE FACILITY. UTILIZE TWO (2) 3-1/2" CONDUITS EACH WITH FOUR (4) 350 KEMIL CONDUCTORS PLUS ONE (1) 2/0 AWG GROUND.
7. EXISTING GAS METER.
8. APPROXIMATE ROUTE OF EXISTING GAS SERVICE LINE. CONTRACTOR SHALL ARRANGE WITH XCEL ENERGY TO UPGRADE SERVICE TO REQUIREMENTS NEEDED TO FEED THE NEW GENERATOR ALONG WITH OTHER BUILDING LOADS. SEE MECHANICAL FOR MORE DETAILS.

1 West St. Paul Pump Station - Site Plan
 SCALE: 1" = 20'-0"



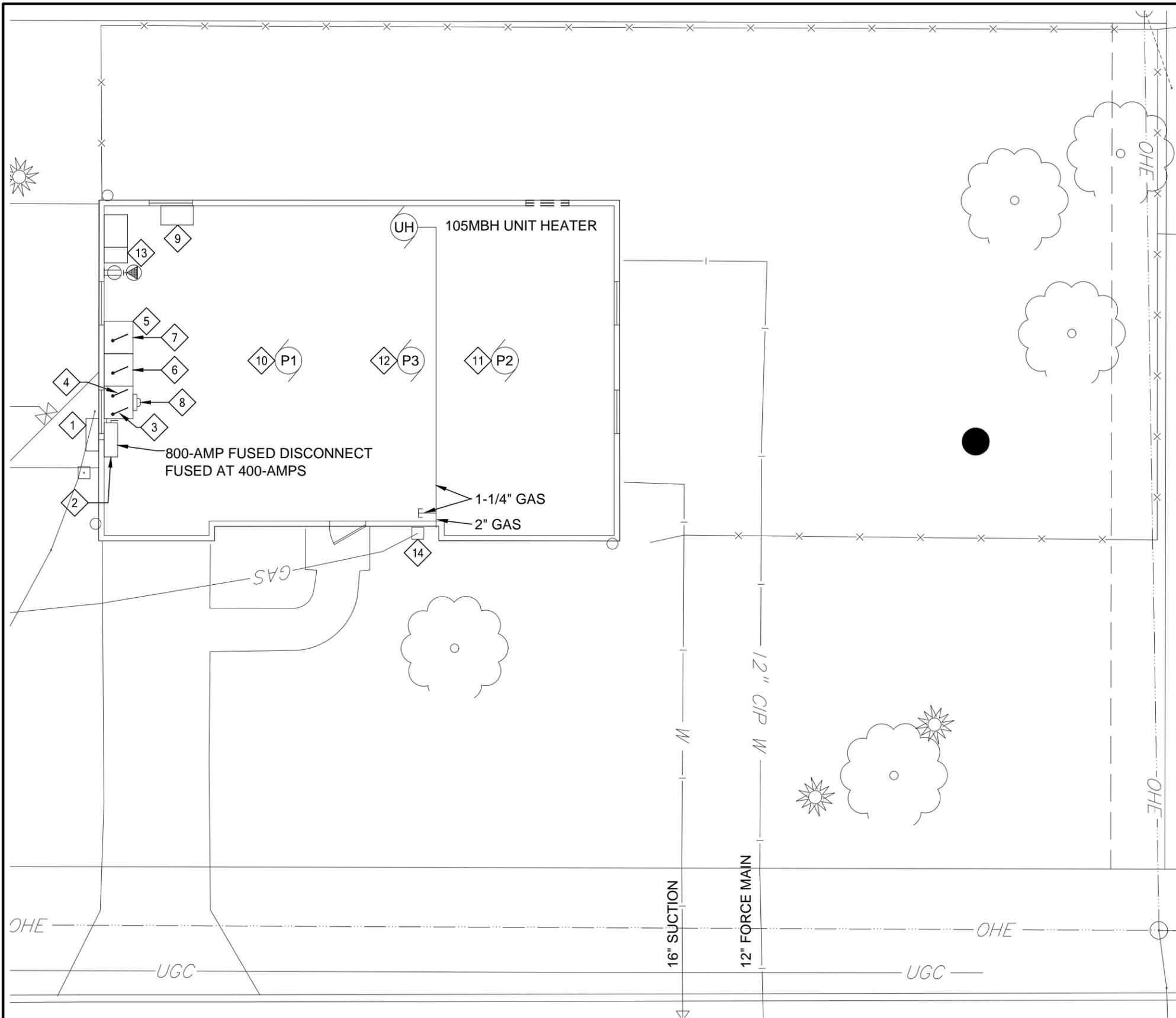
Project Number:
16-005
 Date:
04/21/2016
 Drawing No.
E1.1

CUP SUBMITTAL
 NOT FOR CONSTRUCTION
 APRIL 21, 2016

Project:
Saint Paul Regional Water Services
 Title:
Site Plan
 West St. Paul Pump Station Generator and Electrical Improvements
 1365 Bidwell Street, West St. Paul, MN 55118

engineering design initiative
 1112 north 5th street.
 minneapolis, mn 55411
 (612) 343-3655 ph (612) 343-5882 fax
 www.edimilest.com





PLAN NOTES:

1. EXISTING GENERATOR CONNECTION BOX.
2. EXISTING 800-AMP FUSED DISCONNECT SWITCH FOR GENERATOR CONNECTION.
3. EXISTING AUXILLARY POWER MANUAL SWITCH LOCATED IN FIRST SECTION OF SWITCHGEAR.
4. EXISTING 800-AMP, 240-VOLT, 3-PHASE MAIN UTILITY DISCONNECT SWITCH LOCATED IN FIRST SECTION OF SWITCHGEAR.
5. EXISTING WESTINGHOUSE THREE SECTION 800-AMP, 120/240-VOLT, 3-PHASE ELECTRICAL GEAR.
6. SECOND SECTION OF GEAR WITH CONTROLLER FOR PUMP #1.
7. THIRD SECTION OF GEAR WITH CONTROLLER FOR PUMP #2 AND PUMP #3.
8. EXISTING UTILITY METER
9. EXISTING RTU-30.
10. EXISTING 30 HP, 230-VOLT, 74-AMP, 1770 RPM, 3-PHASE, MOTOR FOR PUMP P1.
11. EXISTING 50 HP, 230-VOLT, 125-AMP, 1780 RPM, 3-PHASE, MOTOR FOR PUMP P2.
12. EXISTING 50 HP, 230-VOLT, 119-AMP, 3-PHASE, MOTOR FOR PUMP P3.
13. EXISTING PANEL BOARD.
14. EXISTING GAS METER.

1 West St. Paul Pump Station - Existing Partial Layout Plan
 SCALE: 1" = 10'-0"
 NORTH

Project Number: 16-005	Date: 04/21/2016	Drawing No. E1.2
CUP SUBMITTAL NOT FOR CONSTRUCTION APRIL 21, 2016		
Project: Saint Paul Regional Water Services Title: Existing Partial Layout Plan West St. Paul Pump Station Generator and Electrical Improvements 1365 Bidwell Street, West St. Paul, MN 55118		

engineering design initiative
 1112 north 5th street.
 minneapolis, mn 55411
 (612) 343-3655 ph (612) 343-5882 fax
 www.edimined.com

PLAN NOTES:



1. FURNISH AND INSTALL NEW 600 AMP, 600V, 3 PHASE 4 WIRE WALL MOUNTED METER CABINET. COORDINATE WITH ELECTRICAL UTILITY FOR REQUIREMENTS.
2. FURNISH AND INSTALL NEW GENERATOR ON CONTRACTOR FURNISHED PAD. SEE DETAILS AND SPECIFICATIONS FOR FURTHER INFORMATION.
3. FURNISH AND INSTALL TWO (2) 3-1/2" CONDUITS UNDERGROUND FOR SERVICE FEED TO MSB FROM METERING CABINET. SEE SHEET E2.2 FOR WIRING DETAILS.
4. FURNISH AND INSTALL NEW MAIN SWITCH BOARD MSB WITH 600 AMP MAIN BREAKER. SEE SHEET E2.2 AND SPECIFICATIONS FOR MORE DETAILS. MAXIMUM HEIGHT OF UNIT TO BE 72"
5. FURNISH AND INSTALL AUTOMATIC TRANSFER SWITCH ATSI. SEE SHEET E2.2 AND SPECIFICATIONS FOR MORE DETAILS. MAXIMUM HEIGHT OF UNIT TO BE 72".
6. FURNISH AND INSTALL NEW MCC. SEE SHEET E2.2 AND SPECIFICATIONS FOR DETAILS. MAXIMUM HEIGHT OF UNIT SHALL BE 72".
7. FURNISH AND INSTALL NEW MANUAL TRANSFER UNIT MTSI. SEE SHEET E2.2 FOR MORE DETAILS.
8. FURNISH AND INSTALL NEW GENERATOR DOCKING STATION TO REPLACE EXISTING. SEE SHEET E2.2 FOR MORE DETAILS.
9. FURNISH AND INSTALL NEW WALL MOUNTED TRANSFORMER T1. SEE SHEET E2.2 AND SPECIFICATIONS FOR MORE DETAILS.
10. FURNISH AND INSTALL NEW 200 AMP PANEL BOARD. SEE SHEET E2.2 AND SPECIFICATIONS FOR MORE DETAILS.
11. RELOCATE EXISTING CONVENIENCE AND WELDING RECEPTACLE TO ADJACENT WALL. WIRE TO NEW PANEL L1.
12. DISCONNECT AND REMOVE EXISTING 240 VOLT SERVICE AND DISTRIBUTION SWITCH GEAR AFTER NEW SERVICE AND DISTRIBUTION SWITCH INSTALLED AND TESTED. COORDINATE WITH OWNER, UTILITY, AND ENGINEER TO KEEP DOWNTIME TO A MINIMUM OF SIX (6) HOURS.
13. REWIRE EXISTING PUMPS FOR OPERATION AT 480 VOLTS SEE SHEET E2.2 FOR FURTHER DETAILS.
14. NOT USED.
15. FURNISH AND INSTALL ONE (1) HANDHOLE FOR ROUTING OF CABLES FROM METERING CABINET TO MSB. UTILIZE QUAZITE #PG2436BA36 OR APPROVED EQUAL.

Project Number:
16-005

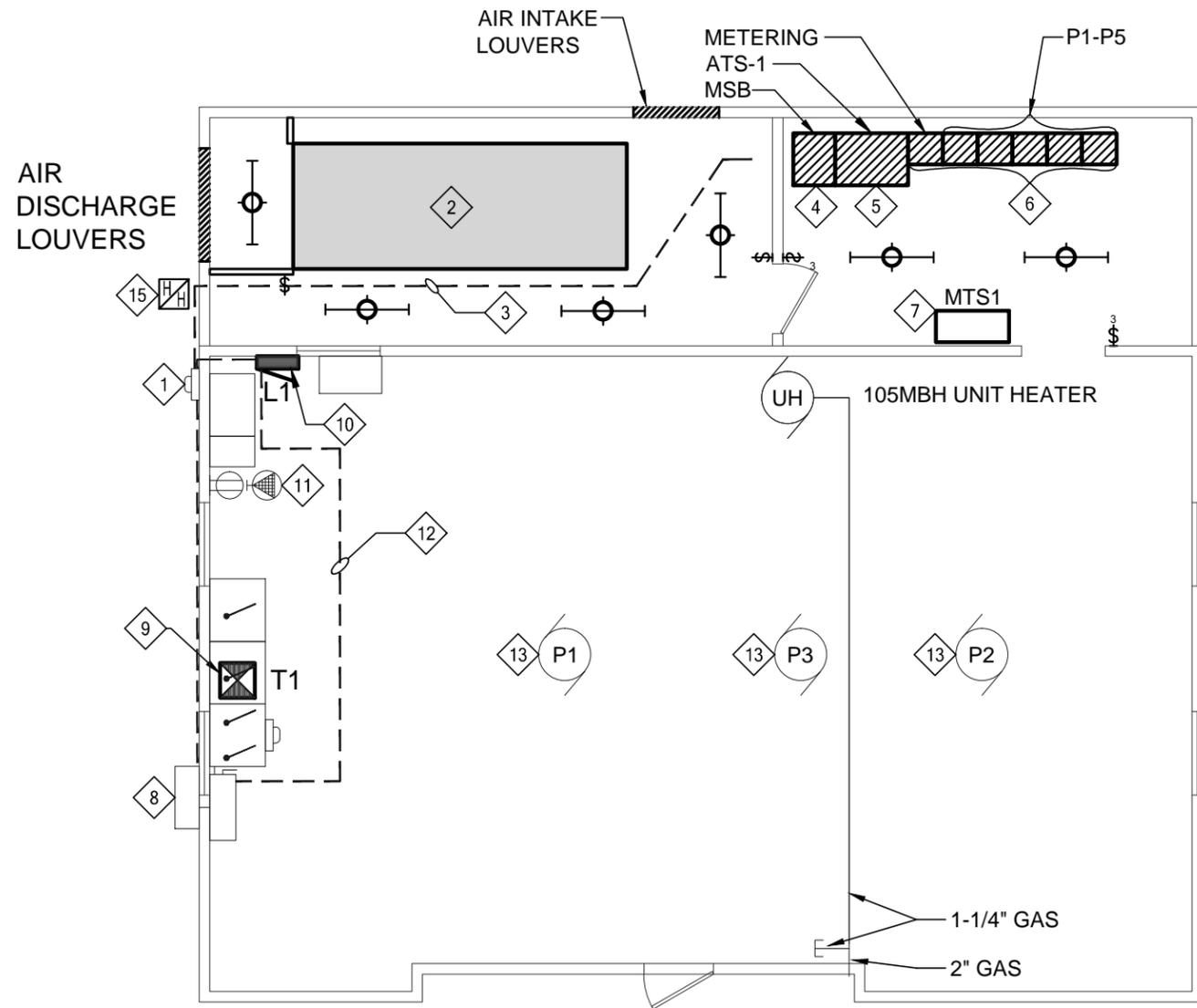
Date:
04/21/2016

Drawing No.
E1.3

CUP SUBMITTAL
NOT FOR CONSTRUCTION
APRIL 21, 2016

Project:
Saint Paul Regional Water Services
Title:
New Partial Layout Plan
West St. Paul Pump Station Generator and Electrical Improvements
1365 Bidwell Street, West St. Paul, MN 55118

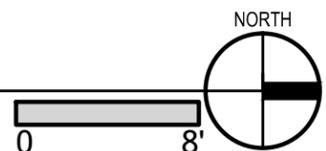
engineering design initiative
1112 north 5th street.
minneapolis, mn 55411
(612) 343-3655 ph
(612) 343-5882 fax
www.edimilest.com



1

West St. Paul Pump Station - New Plan

SCALE: 1/8" = 1'-0"



BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY FOR: SAINT PAUL REGIONAL WATER SERVICES

DESCRIPTION OF PROPERTY SURVEYED

(Per Certificate of Title No. 142911)

Lot One (1) in Block One (1), Emerson Estates, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Dakota County, Minnesota.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 161033234.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

LEGEND

AGP	Denotes above ground pipe(s)
BE	Denotes building entrance
BM	Denotes benchmark
BTL	Denotes beaver tail curb
CB	Denotes catch basin
CBX	Denotes communication box
CIP	Denotes cast iron pipe
DIP	Denotes ductile iron pipe
EB	Denotes electric box
G	Denotes gutter
GM	Denotes gas meter
GW	Denotes guy wire
HYD	Denotes fire hydrant
INV	Denotes structure invert
MB	Denotes mailbox
MH	Denotes manhole
OHE	Denotes overhead electric line
PP	Denotes power pole
PPU	Denotes power pole with underground utility
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN S	Denotes sanitary sewer
ST S	Denotes storm sewer
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
UGC	Denotes underground communication line
UGE	Denotes underground electric line
W	Denotes water line
WMH	Denotes water manhole
WV	Denotes water valve
CE	Denotes Cedar tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
SHB	Denotes shrub
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

AREA:

10,387 sq. ft. or 0.238 acres

BENCH MARKS (BM)

(NAVD 88)

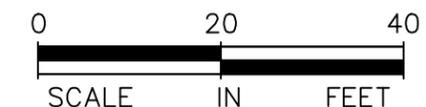
- Top of top nut of fire hydrant in the northwest quadrant of Myrman Ave. and Bidwell St.
Elevation = 1025.07 feet
- Top of R.R. spike in south face of power pole near northeast property corner.
Elevation = 1032.76 feet

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 19th day of April, 2016

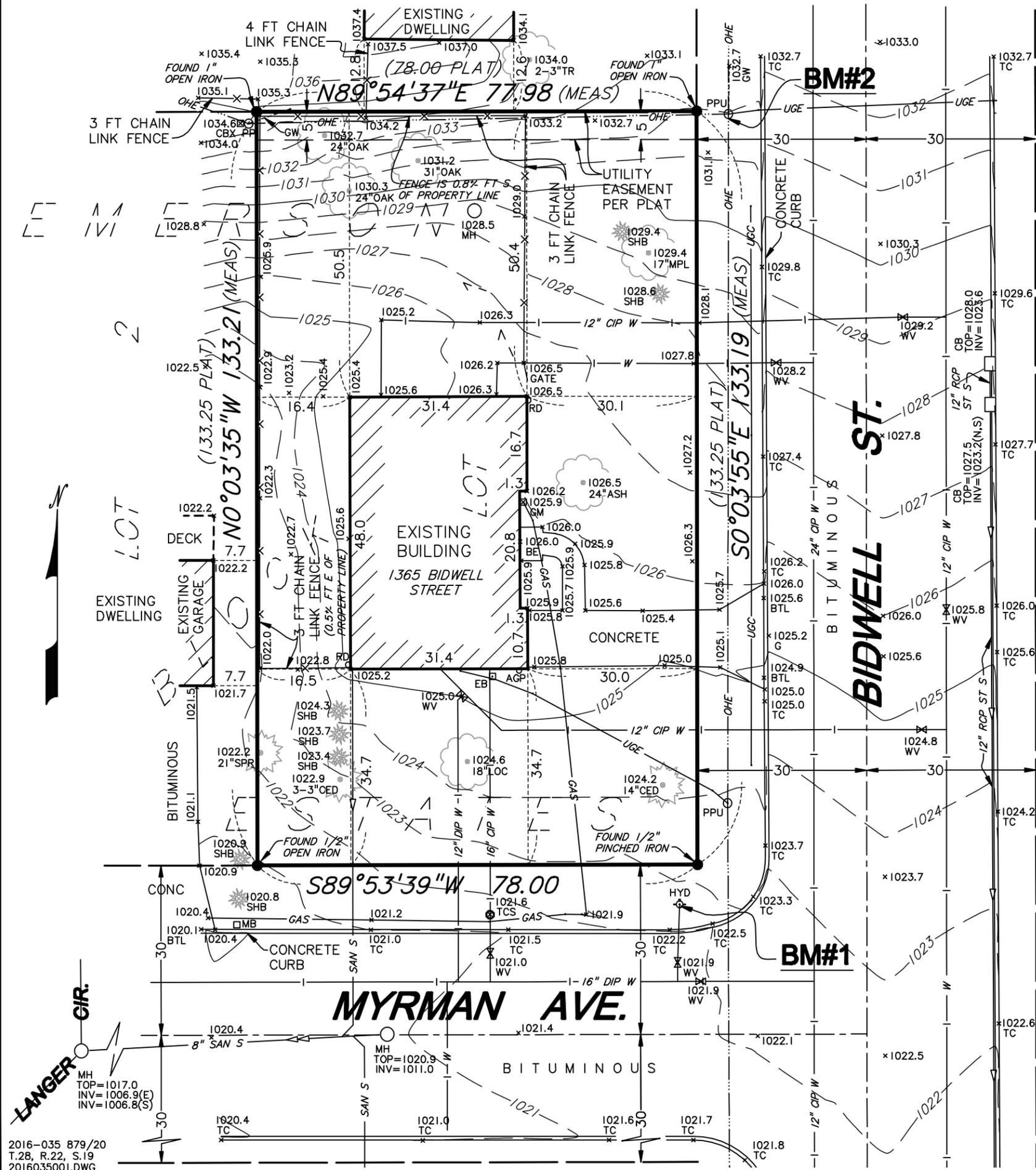
SUNDE LAND SURVEYING, LLC.

By: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900



Survey Coordinate Basis: Dakota County
Coordinate System, NAD-83 (1986 adjustment)

SUNDE LAND SURVEYING
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com



WEST ST. PAUL PLANNING COMMISSION

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Hubert on Tuesday, June 21, 2016, at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota, 55118.

ROLL CALL

Commissioners present: Chair Hubert and Commissioners Fernandez, McPhillips, Leuer, Nelson, Kavanaugh, and Ramsay.

Absent:

None.

Also Present:

Assistant Community Development Director Boike and Council Liaison Bellows.

APPROVE MINUTES

ON MOTION of Ramsay, seconded by McPhillips, RESOLVED to approve the West St. Paul Planning Commission meeting minutes of May 17, 2016 as written.

Ayes: 7 Nays: 0 Abstain: 0

PUBLIC HEARINGS

CASE # 16-05

Application for a Conditional Use Permit to Allow for the Expansion of an Essential Service Structure (Building Expansion) at 1365 Bidwell St. – St. Paul Regional Water Services (CONT. FROM 5/17/16)

Assistant Community Development Director Boike advised that the applicant has requested that this item be continued to the July 19, 2016 meeting to allow additional time to provide the requested information and meet with the neighboring property owner.

ON MOTION by Leuer, seconded by Kavanaugh, the Planning Commission continued Case #16-05, to the July 19, 2016 meeting. Ayes: 7 Nays: 0 Abstain: 0

CASE # 16-07

Application for a Conditional Use Permit to Allow a Two-Family Home in an R4 District at 217 W. Bernard – Donovan Tegg

Assistant Community Development Director Boike reviewed the staff memo regarding a conditional use permit request by Donovan Tegg to allow a two-family dwelling in an R-4, Multi-family Residential District at 217 Bernard St. W. Included in the commissioners' packets were the application, letter from the applicant providing an overview of the plans for the property and scope of project, notice of public hearing, and existing and proposed plans. Staff recommended approval of the conditional use permit subject to the four conditions detailed in the memo.

Commissioner McPhillips requested clarification of I&I inspection for the property given the new standards enacted by Council and the applicant's plan to replace water main. Council Liaison Bellows reviewed triggering events and confirmed with Asst. Director Boike that an I&I inspection would be required

either at point of sale or within a certain time period after application for rental licensing. He suggested that if Commissioners desired, it could be added as a condition of approval and request to the Council to consider timing of the inspection.

Commissioner Fernandez asked how long the home had been vacant, whether it was used as a single family home prior to vacancy and asked how many total square feet there were. Asst. Director Boike advised the home has been vacant for about a year and confirm single family occupancy prior to vacancy.

Donovan Tegg, 11 Alice Ct., St. Paul

Mr. Tegg responded to question clarifying the house currently sits at approximately 1700 finished square feet and would contain approximately 2400 square feet when finished. He also noted that the water main, from curb to house, was scheduled for replacement on June 23, 2016 and that he fully expected the I&I inspection to be a condition of approval and completed at the time of replacement.

Chair Hubert opened the Public Hearing at 8:22 p.m. and seeing no one in the audience and therefore, no one wishing to speak for or against the application, **Chair Hubert closed the Public Hearing at 8:22 p.m.**

ON MOTION by Leuer, seconded by Kavanaugh, the Planning Commission approved Case #16-07, Conditional Use Permit to allow a Two-family Dwelling in an R-4 District at 217 Bernard St. W. subject to the four conditions and adding condition five to request the Council review timing of the I&I inspection due to already scheduled replacement of the water main at the property. Ayes: 7 Nays: 0 Abstain: 0

NEW BUSINESS:

None.

OLD BUSINESS:

None.

OTHER:

None.

ADJOURNMENT:

ON MOTION of Fernandez, seconded by McPhillips, Commissioners RESOLVED to ADJOURN the June 21, 2016 regular meeting of the Planning Commission at 8:24 p.m.

All Ayes: 7/0

TO: Planning Commission
FROM: Ben Boike, Assistant Comm. Dev. Dir.
DATE: July 19, 2016
SUBJECT: Case #16-05 (Cont. from May 17, 2016)



REQUEST

St. Paul Regional Water Services is requesting a Conditional Use Permit to allow for an expansion of an Essential Service Structure (water pump house) at 1365 Bidwell St. This request was originally reviewed at the May 17, 2016 Committee of Adjustments meeting. The item was continued as a result of the Committee's request for more information.

Attachments:
Application Package
Notice
Plans



EXISTING LAND USES

The subject property consists of a pump station (in the form of a single-family home) for St. Paul Regional Water. Adjacent properties to the north, south and west consist

of single family homes. The adjacent property to the east consists of an apartment building.

ZONING

The subject property and adjacent properties to the north, south and west are zoned R1, Single Family Residential. Adjacent properties to the east are zoned R4, Multiple Family Residential.

ANALYSIS

Zoning Ordinance

Section 153.051 of the Zoning Ordinance requires a Conditional Use Permit to allow Essential Service Structures in an R1 District:

153.051 CONDITIONAL USES.

Within any R-1A One-Family Residential District, no structure or land shall be used for the following uses, except by conditional use permit:

(B) Essential service structures, including, but not limited to, buildings, such as telephone exchange stations, booster or pressure regulating stations, wells and pumping stations, elevated tanks, lift stations and electrical power substation provided no building shall be located within 50 feet from any lot line of an abutting lot in an R District. Prior to granting the permit it shall be found that the architectural design of essential service structures is compatible to the neighborhood in which it is to be located and thus will promote the general welfare;

Proposal

The applicant is proposing to expand the building in order to add an emergency generator. As the attached narrative states, over the past several years, power outages at the station have become more frequent and have the potential to interrupt water service to the community. The proposed generator would allow for water service to continue during future outages. Please see the attached narrative for more information regarding the need for the generator.

Review

Per the attached submitted plans, the applicant is proposing an 11' 5" addition to the rear (west side) of the existing building. The resulting side yard setback is 5' 5/16" to the west property line. The applicant is also requesting a variance to allow for a reduction in the required setback to the neighboring residential property. Staff is recommending a condition of approval requiring that the Conditional Use Permit is contingent upon approval of the corresponding variance request.

The proposed setback is consistent with the side yard minimum setback for homes in the R1 District. Since the proposed addition will mimic an addition to a home, Staff is comfortable with the proposed setback. The proposed generator will only run during power outages and monthly testing in the afternoon. In addition, the applicant is including sound proofing for the generator. As a result, noise levels should be minimal outside of the building.

In regard to noise levels, the applicant has provided noise level information for the proposed generator (see attached spec sheet and email). It is important to note that the noise levels provided will be the noise level inside the structure. It is also important to note that any noise will only occur when the generator is operational during testing or power outages.

As recommended with the corresponding variance request, Staff is recommending conditions of approval to help mitigate any impact that the proposed addition has to neighboring property owners. The recommended conditions include the replacement of the existing chain link fence along the west property line, landscape work along the west property line, limiting monthly testing of the generator to daytime hours, and requiring that the applicant address any noise complaints determined to be a public nuisance.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the CONDITIONAL USE PERMIT for an expansion of an ESSENTIAL SERVICE STRUCTURE in an R1 District at 1365 Bidwell St. subject to the following conditions:

1. The Conditional Use Permit is contingent upon approval of the corresponding Variance Application.
2. The applicant shall apply for applicable building permits. The proposed addition shall be constructed according to the submitted plans.
3. Testing of the proposed generator shall be conducted during daylight hours.
4. Should noise levels resulting from the proposed generator create a public nuisance as determined by the Zoning Administrator, the applicant shall work with Staff to mitigate the noise issues.
5. The applicant shall replace the existing 4-foot chain link fence with a new black vinyl coated 4-foot chain link fence from the southwest corner of the proposed addition west to the west property line and then extending north along the west property line to the northwest corner of the property.
6. The applicant shall work with the neighboring property owner to the west in removing overgrown vegetation and planting new landscaping. Said landscape improvements shall be approved by the Zoning Administrator.



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100
PARKS/RECREATION 651-552-4150
FAX 651-552-4190

POLICE 651-552-4200
FIRE 651-552-4176
TDD 651-552-4222

CONDITIONAL USE PERMIT APPLICATION

Filing Fee: \$275.00

(OFFICE USE ONLY)

Escrow Amount: \$400.00 (residential)
\$800.00 (commercial)

CASE NO. 16-05
DATE RECEIVED 4/21/16
RECEIPT # _____
60 DAY DATE 6/20/16

TOTAL FEES \$1075

1. STREET ADDRESS OF PARCEL 1365 Bidwell Street
2. NAME OF APPLICANT Saint Paul Regional Water Services Phone # 651-266-6324
3. ADDRESS OF APPLICANT 1900 Rice Street Email benjamin.feldman@ci.stpaul.mn.us
St. Paul, MN 55113
4. NAME OF OWNER Saint Paul Regional Water Services Phone # 651-266-6274
5. ADDRESS OF OWNER 1900 Rice Street Email steve.schneider@ci.stpaul.mn.us
St. Paul, MN 55113
6. LEGAL/PID # 42-23700-01-010
7. PRESENT ZONING R-1B
8. PROPOSED USE OF PARCEL existing pump station for City water supply. Proposed addition will house a backup power generator and room for new electrical equipment.
9. ZONING SECTION AUTHORIZING CUP Section 8.2
10. WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE HEALTH, SAFETY, & WELFARE OF THE OCCUPANTS IN THE SURROUNDING PARCELS? No change to surrounding parcels. Addition will indirectly improve water service to the entire City of West Saint Paul.
11. WHAT WILL BE THE EFFECT ON EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES ON ADJACENT STREETS? No change to affect traffic, parking, or streets.
12. WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE COMPREHENSIVE PLAN? No change, as the property already functions as a water supply pump station.

EXHIBITS REQUIRED

- A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies, of a map or plat showing the property on which the Conditional Use Permit is requested, and all parcel within 150 feet of the boundaries of the subject parcel.
- B. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded plans, showing application information as follows:
 - a. Proposed and existing topography and drainage.
 - b. A complete plan prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:
 - i. The parking layout, access provisions, structure locations, landscaping, drainage, trees and shrubbery including types and locations, and sizes.
 - ii. Any fences, walls, or other screening, including height and type of material.
 - iii. All lighting provisions, including type, location, and lumens affecting the surrounding parcels and streets.
 - iv. Curb type and location on site.
 - v. Proposed plans for sidewalk to service, parking, recreation and service areas within the site.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.



Signature of Owner (Required)

651-266-6274

Phone Number

Signature of Applicant (If different)

Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF CONDITIONAL USE PERMIT:

An approved Conditional Use Permit shall lapse and become null and void six months following the date on which the Conditional Use Permit was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site, or a Certificate of Occupancy is issued by the Building Official. A Conditional Use Permit may be renewed once for a period of one year by the City Council.

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

**NOTICE OF PUBLIC HEARINGS
CITY OF WEST ST. PAUL**

The listed items below will be public hearing at the City of West St. Paul Planning Commission meeting on May 17th, 2016 at 7:00 p.m. and a public hearing at the Council meeting on May 23rd, 2016 at 6:30 p.m.:

- CASE #16-05 – Application for a Conditional Use Permit to allow for the expansion of an Essential Service Structure (building expansion) at 1365 Bidwell St. – St. Paul Regional Water Services.

Interested persons will be heard at these meetings. If you have any questions, please contact City Planner Ben Boike at 651-552-4134. If you need any type of accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4102 at least 5 (five) business days prior to the meeting.



Chantal M. Doriott
City Clerk, City of West St. Paul
Published: May 8, 2016

Ben,

I received the attached spec. sheet from our electrical consultant showing what would be typical sound levels for the outdoor unit we were originally considering. We were going to go with the enclosure that resulted in the lowest sound level. In this case it was around 72 dBA. I looked online for an idea of how loud that is. Here are some examples I found:

Normal conversation at 3' – 60-65 dBA
Washing machine – 50 -75 dBA
Electric shaver – 50 -80 dBA
Telephone dial tone – 80 dBA
City traffic (inside car), noisy restaurant – 85 dBA
Electric drill – 95 dBA
Lawn mower at 3' – 107 dBA

Thanks,
Ben



Benjamin Feldman, P.E.

Project Engineer

1900 Rice Street

Saint Paul, MN 55113

Ph: 651-266-6324

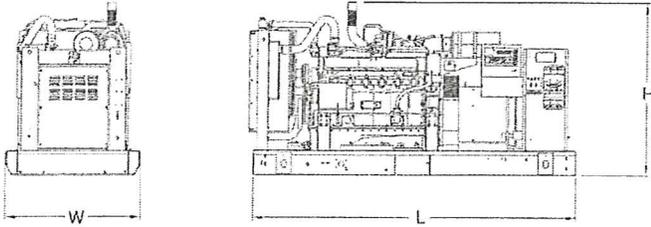
Cell: 651-283-0390

benjamin.feldman@ci.stpaul.mn.us

OLYMPIAN™

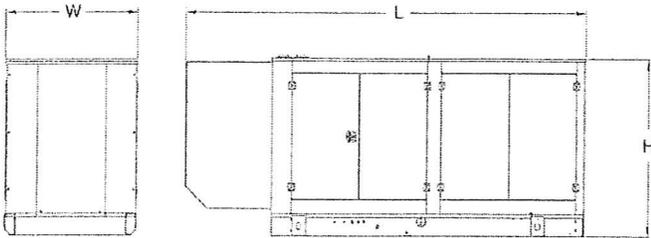
LG Series

dimensions, weights, and sound levels



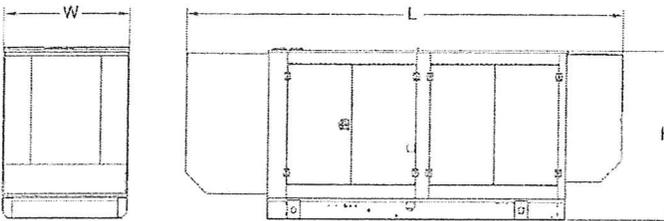
OPEN SET (Includes Exhaust Flex)

L x W x H (in (mm))	138.74 (3524.1) x 57.6 (1463.1) x 68.04 (1728.3)
Weight lbs (kg)	6364 (2887)
Sound Level (dBA*)	84.1



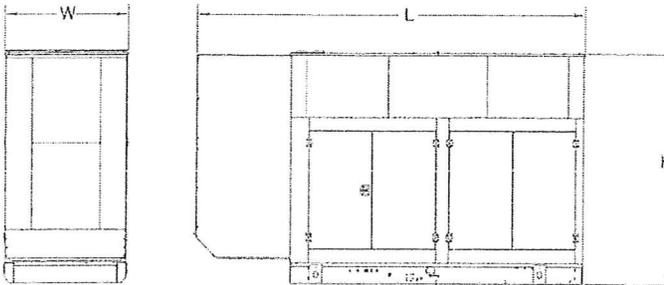
STANDARD ENCLOSURE

L x W x H (in (mm))	174.7 (4437.4) x 52.98 (1345.7) x 77.8 (1976.1)
Weight lbs (kg)	Steel: 7538 (3420) Aluminum: 6765 (3069)
Sound Level (dBA*)	81.3



LEVEL 1 ACOUSTIC ENCLOSURE

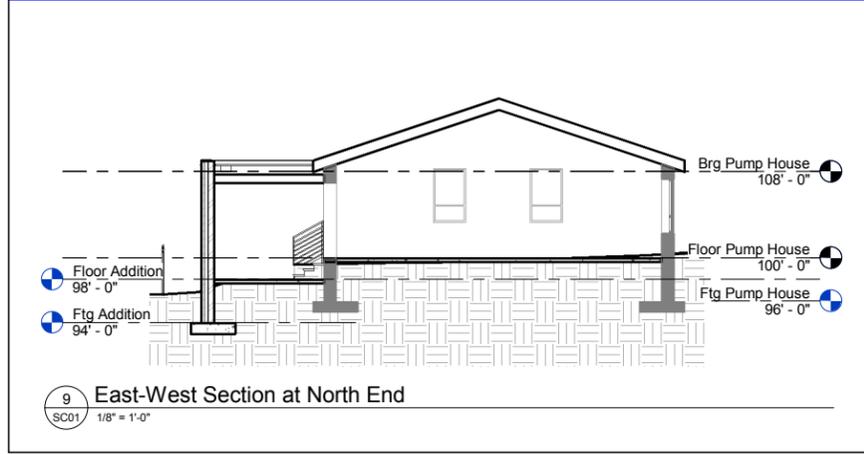
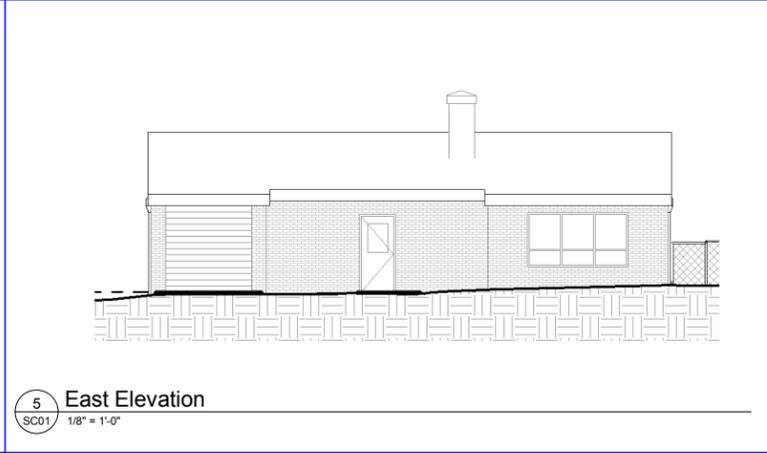
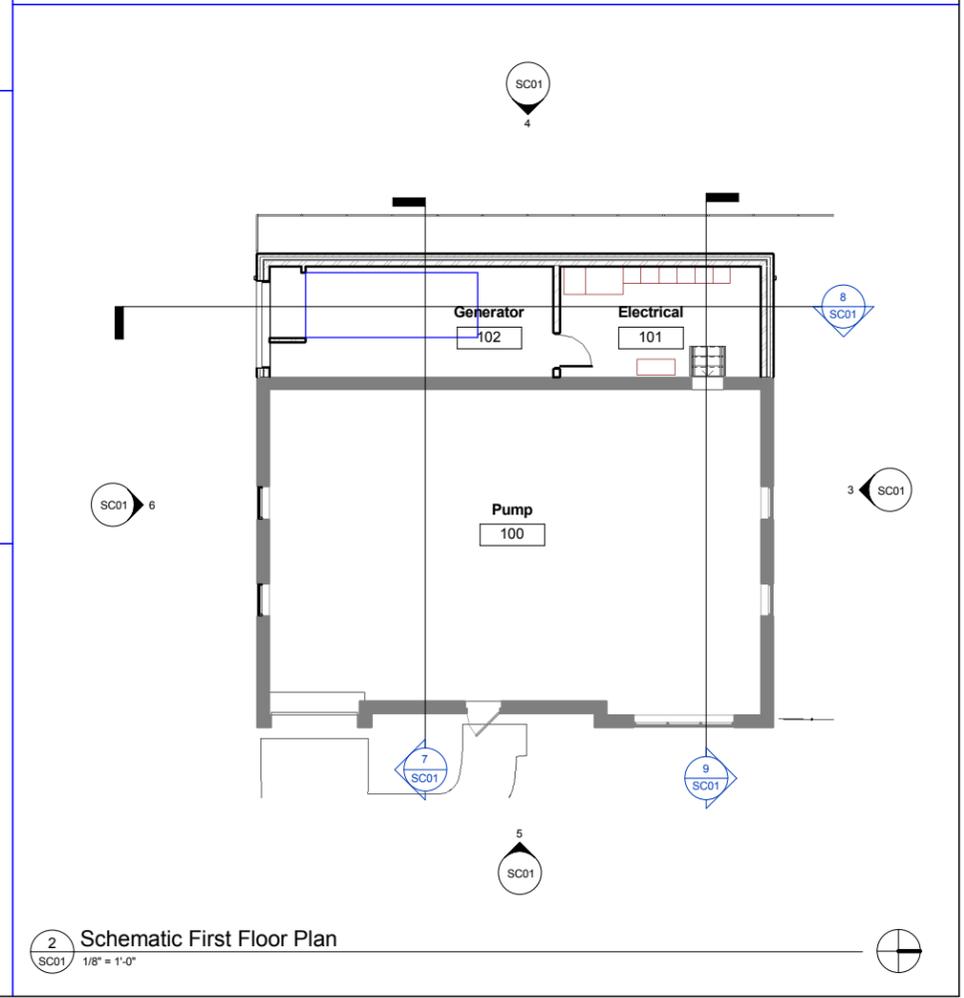
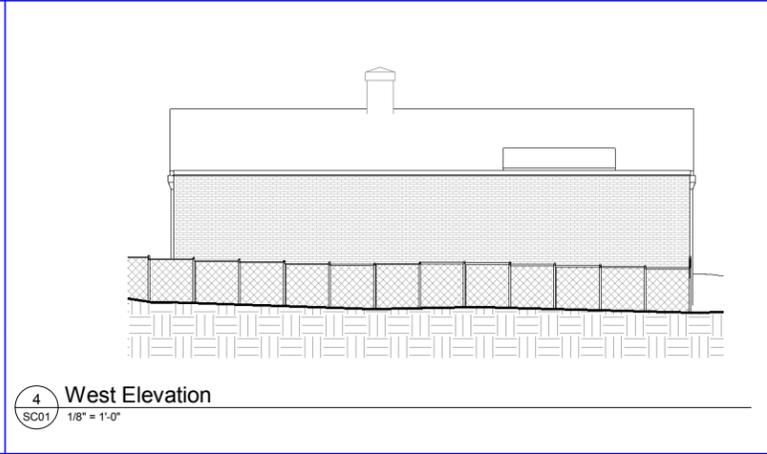
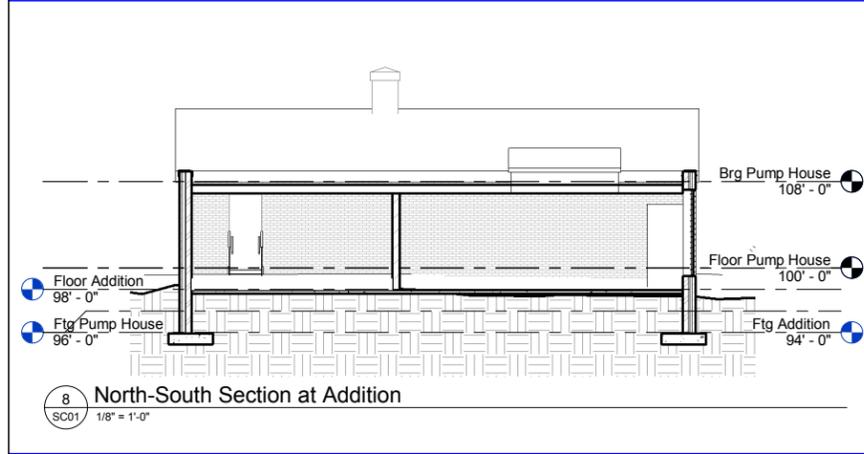
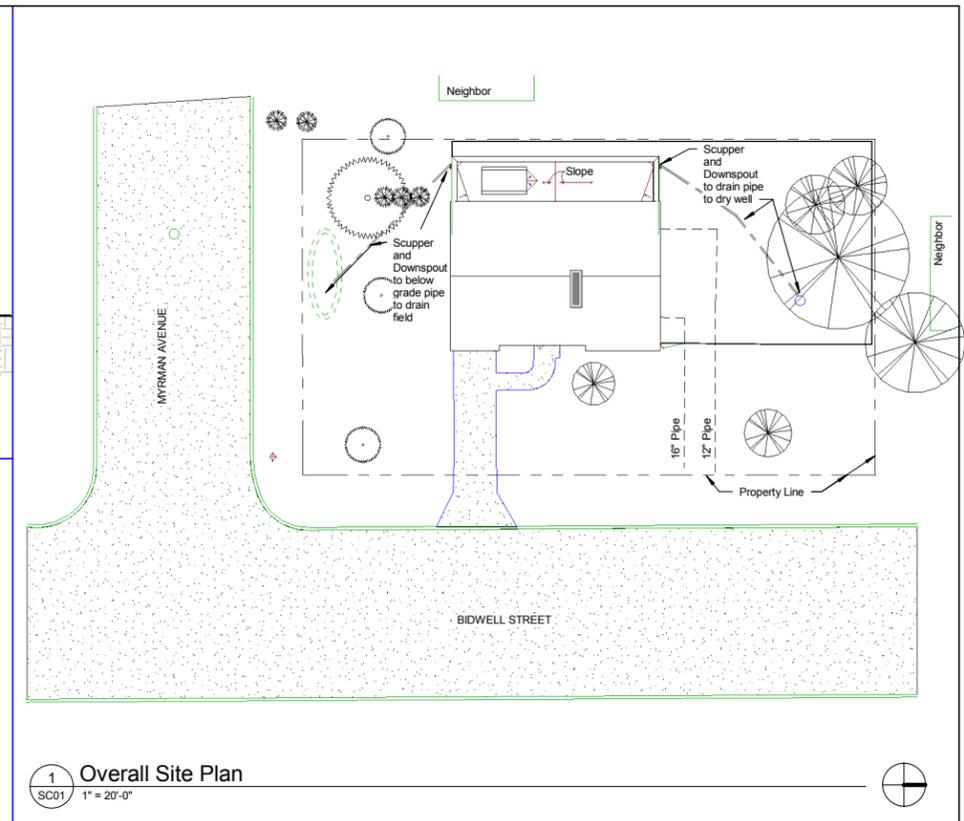
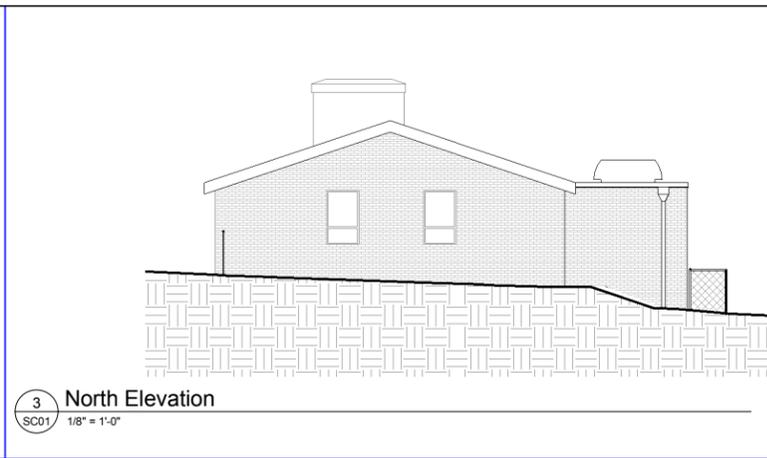
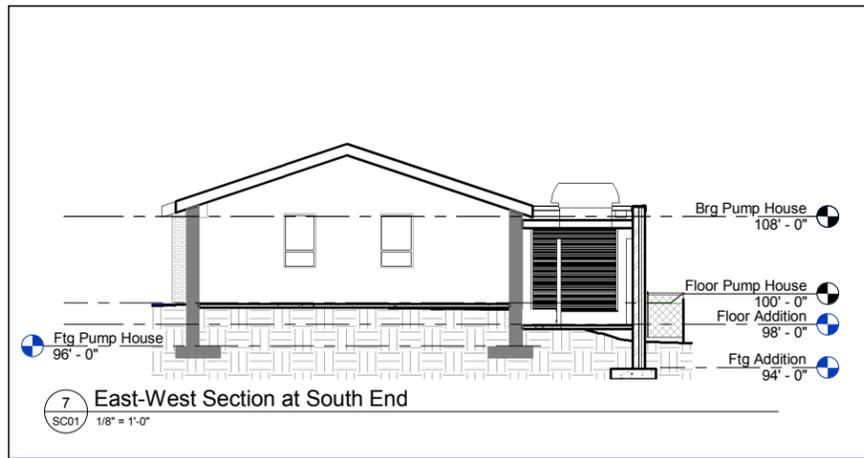
L x W x H (in (mm))	200.19 (5084.7) x 57.49 (1460.4) x 77.80 (1976.1)
Weight lbs (kg)	Steel: 8094 (3672) Aluminum: 6955 (3155)
Sound Level (dBA*)	76.4



LEVEL 2 ACOUSTIC ENCLOSURE

L x W x H (in (mm))	180.65 (4588.4) x 57.49 (1460.4) x 107.3 (2725.4)
Weight lbs (kg)	Steel: 8656 (3927) Aluminum: 7156 (3246)
Sound Level (dBA*)	71.6

* All measurements are approximate and for estimation purposes only. Sound levels measured at 23 ft (7 m) and does not account for ambient site conditions.



CNH NO.: 16049
DATE: 6/23/16
REVISIONS:

West St. Paul Pump Station
1365 Bidwell Street, West St. Paul, MN 55118
Schematic Design

SC01

NOT FOR CONSTRUCTION



3 Bird's Eye View
SC02 12" = 1'-0"



1 View at Intersection
SC02 12" = 1'-0"



2 North-East View
SC02 12" = 1'-0"



4 West View
SC02 12" = 1'-0"

CNH NO.: 16049
DATE: 6/23/16
REVISIONS:

West St. Paul Pump Station
1365 Bidwell Street, West St. Paul, MN 55118

Images

SC02

SAINT PAUL REGIONAL WATER SERVICES WEST ST. PAUL PUMP STATION GENERATOR AND ELECTRICAL IMPROVEMENTS

WEST ST. PAUL, MN

ELECTRICAL DRAWINGS

SYMBOL	WIRING SYSTEMS
	#10 INDICATES WIRE SIZE. IF NOT NOTED #12 AWG CONDUCTORS SHALL BE USED HOME RUN
	L101 PANEL NUMBER 3.5 CIRCUIT NUMBER
	NOTE: ANY CIRCUITS WITHOUT FURTHER DESIGNATION IS A TWO WIRE CIRCUIT. A GREATER NUMBER OF WIRES ARE INDICATED BY CROSS MARKS
	LP-1/3 PANELBOARD/CIRCUIT NUMBER
	FIXTURE TYPE SWITCH DESIGNATION PANEL NAME CIRCUIT NUMBER
	GROUNDING CONDUCTOR
	HOT CONDUCTOR
	NEUTRAL CONDUCTOR
	CONDUIT CAPPED OR BUSHED
	CONDUIT CONTINUATION
	BRANCH CIRCUIT (UNDER FLOOR OR UNDER GROUND)
	GROUND

SYMBOL	EQUIPMENT SYSTEMS
	TERMINAL CABINETS
	ANNUNCIATORS
	FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUNCIATOR
	BRANCH CIRCUIT PANELS (250V OR LESS)
	BRANCH CIRCUIT PANELS (277/480V)
	DISTRIBUTION PANEL OR SWITCHBOARD
	SWITCHBOARD MAIN
	DRY TYPE TRANSFORMER - SIZE AS NOTED ON DRAWING
	DISCONNECT SWITCH
	MAGNETIC MOTOR STARTER
	DISCONNECT SWITCH & MAGNETIC MOTOR STARTER IN SAME LOCATION
	MANUAL MOTOR STARTING SWITCH (W/OVERLOADS)
	MOTOR RATED SWITCH
	MANUAL MOTOR CONTROL SWITCH
	CONTROL TRANSFORMER
	RELAY
	CONTRACTOR
	THERMOSTAT
	AUXILIARY EQUIPMENT (AS NOTED)
	JUNCTION BOX
	MANHOLE
	HAND HOLE
	GROUNDING SYSTEM BUS BAR

SYMBOL	MISC. DEVICES
	CABLE TRAY - SIZE AS NOTED
	WIREMOLD
	PLUG STRIP - OUTLET SPACING AS SHOWN OR SPECIFIED
	INDICATES NOTE ON PLAN
	EQUIPMENT OR APPLIANCE (NO. REFERS TO SCHEDULE)
	FEEDER NUMBER
	MECHANICAL EQUIPMENT CROSS REFERENCE (NO. REFERS TO SCHEDULE).

GENERAL NOTES	
<ol style="list-style-type: none"> BRANCH CIRCUIT DESIGNATIONS AS INDICATED ON THESE DRAWINGS ARE FOR CLARIFICATION ONLY AND DO NOT REPRESENT EXACT CIRCUIT DESIGNATIONS IN THE PANELS SERVING THE AREAS. EXACT LOCATIONS AND/OR DESIGNATIONS SHALL BE ADJUSTED AS REQUIRED TO PROVIDE BALANCED LOADING OF ALL THE PHASES IN THE PANEL. WHERE AN ELECTRICAL OR COMMUNICATION SYSTEM IS CALLED OUT TO BE INTERCONNECTED WITH AN EXISTING SYSTEM THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE POINT OF THE INTERCONNECTION AS WELL AS THE MEANS OF INTERCONNECTION WITH THE EXISTING SYSTEM. INSTALLATION OF ALL FIXTURES SHALL COMPLY WITH ALL INTERNATIONAL BUILDING CODE REQUIREMENTS. INTERRUPTING RATINGS NOTED IN SCHEDULES SHALL APPLY TO THE ENTIRE PANELBOARD AND/OR SWITCHBOARD. ALL EQUIPMENT SHALL BE FULLY RATED FOR SHORT CIRCUIT CURRENT NOTED. LABEL ALL TERMINAL CABINETS TO INDICATE THEIR FUNCTION. ALL ELECTRICAL BOXES THAT ARE ABANDONED DURING THE COURSE OF THE PROJECT SHALL HAVE A BLANK COVERPLATE. ADJUST MOUNTING HEIGHTS OF ELECTRICAL DEVICES IF REQUIRED SO AS NOT TO INTERFERE WITH RADIATION. WHEREVER THE INSTALLATION OF ELECTRICAL EQUIPMENT CONFLICTS WITH EXISTING CONDITIONS NOT SHOWN ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL DETERMINE A SATISFACTORY ALTERNATIVE MEANS FOR INSTALLATION AND VERIFY IT WITH THE ENGINEER PRIOR TO INSTALLATION. DEVICE LOCATIONS SHOWN ON THESE PLANS AND NOTED EXISTING HAVE BEEN DERIVED FROM EXISTING PLANS AND MAY NOT BE INSTALLED AS SHOWN. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ROUTING PATHS. WHERE ELECTRICAL DEVICES ARE LOCATED ADJACENT TO LIGHT SWITCHES, MOUNT ALL DEVICES AT THE SAME ELEVATION. OR LINE OF PLUMB. PROVIDE ALL ELECTRICAL DEMOLITION WORK AS REQUIRED TO FACILITATE THE NEW WORK. DEMOLITION DRAWINGS INDICATE DESIGN INTENT AND MAY NOT BE INCLUSIVE OF ALL MISCELLANEOUS AND INCIDENTAL ITEMS. NO ALLOWANCE 	<p>WILL BE MADE FOR THE CONTRACTORS FAILURE TO FAMILIARIZE THEMSELV WITH THE EXISTING BUILDING CONDITIONS AND THE AMOUNT OF EFFORT TO COMPLETE THE NEW ELECTRICAL WORK AS SHOWN ON THE DRAWINGS.</p> <ol style="list-style-type: none"> PROVIDE ALL ELECTRICAL DEMOLITION WORK IN AREAS WHERE NOTED. PROVIDE DISCONNECTION AND REMOVAL OF ALL ELECTRICAL EQUIPMENT, LIGHT FIXTURES, DEVICES, PANELBOARDS, CONDUIT AND CABLE IN THESE AREAS. TURN OVER EQUIPMENT TO OWNER THAT WHICH THEY DESIRE TO RETAIN. ALL OTHER EQUIPMENT SHALL BE DISPOSED OF BY THE ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF LAMPS AND BALLASTS AND MUST COMPLY WITH ALL STATE AND FEDERAL REGULATIONS GOVERNING THEIR DISPOSAL. INFORMATION ABOUT PROPER LAMP AND BALLAST DISPOSAL IS AVAILABLE FROM THE "MINNESOTA POLLUTION CONTROL AGENCY" AT 1-800-657-3724. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK. FINAL CONNECTIONS TO EQUIPMENT SHALL BE PER MANUFACTURERS APPROVED WIRING DIAGRAMS, DETAILS AND INSTRUCTIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.

INDEX TO ELECTRICAL SHEETS
E1.0 ELECTRICAL TITLE SHEET
E1.1 SITE PLAN
E1.2 EXISTING PARTIAL LAYOUT PLAN
E1.3 NEW PARTIAL LAYOUT PLAN
E2.1 PARTIAL ONE LINE DIAGRAM - NOT ISSUED
E2.2 NEW ONE LINE DIAGRAM - NOT ISSUED
E3.1 ELECTRICAL SCHEDULE AND DETAILS - NOT ISSUED

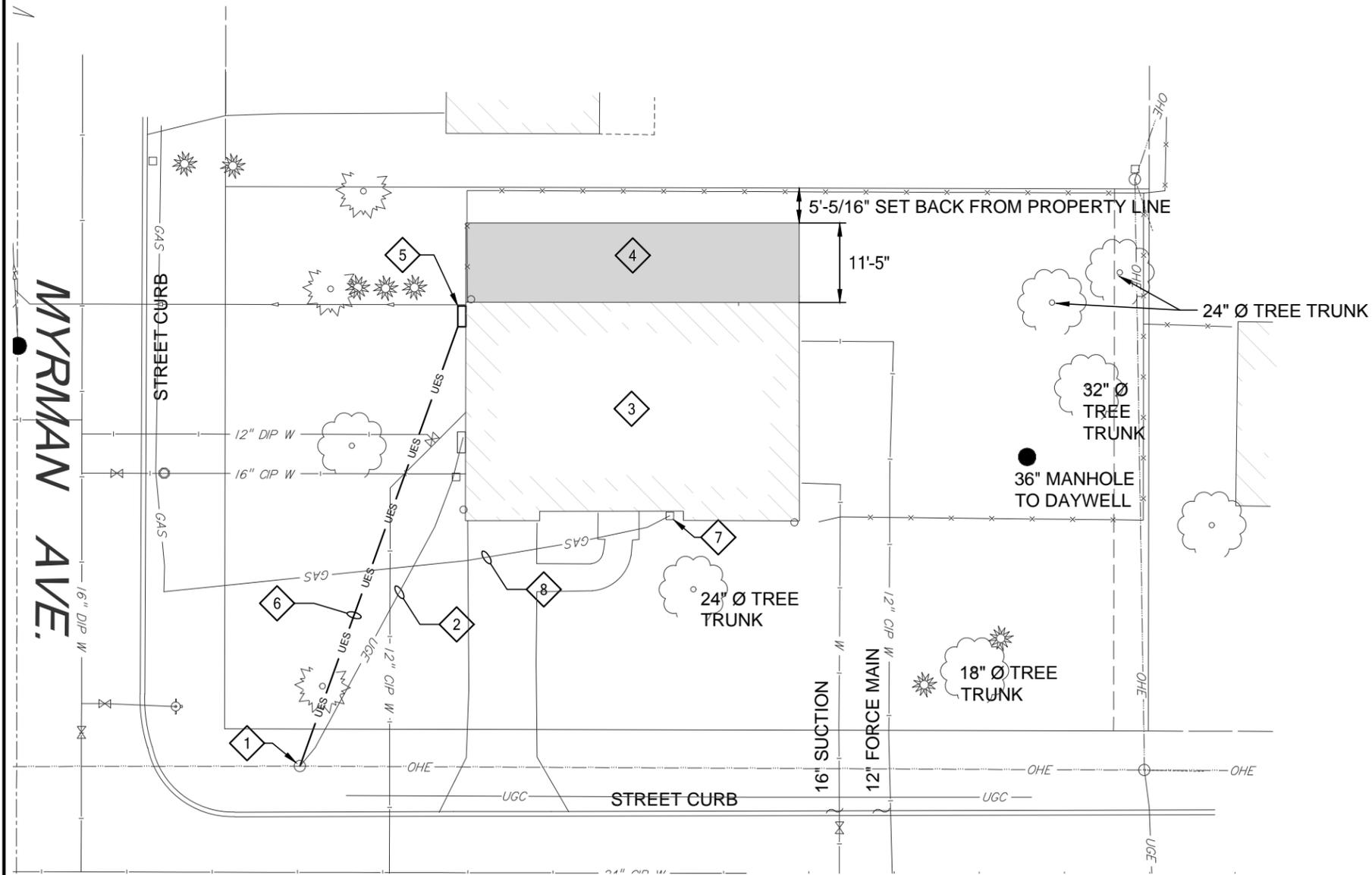
LINETYPE LEGEND	
	NEW FIXTURE
	EXISTING FIXTURE TO BE REMOVED
	EXISTING FIXTURE TO REMAIN OR BE REUSED
	NEW DEVICE
	EXISTING DEVICE TO BE REMOVED
	EXISTING DEVICE TO REMAIN OR BE REUSED
	NEW DEVICE
	EXISTING DEVICE TO BE REMOVED
	EXISTING DEVICE TO REMAIN OR BE REUSED

Project Number:
16-005
Date:
04/21/2016
Drawing No.
E1.0

CUP SUBMITTAL
NOT FOR CONSTRUCTION
APRIL 21, 2016

Project:
Saint Paul Regional Water Services
Title:
Electrical Title Sheet
West St. Paul Pump Station Generator and Electrical Improvements
1365 Bidwell Street, West St. Paul, MN 55118

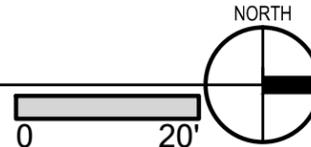
engineering design initiative
1112 north 5th street.
minneapolis, mn 55411
(612) 343-8865 ph (612) 343-8882 fax
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PLAN NOTES:

1. EXISTING UTILITY POLE MOUNTED TRANSFORMERS FOR 240 VOLT DELTA HIGH LEG ELECTRICAL SERVICE.
2. EXISTING UNDERGROUND ELECTRICAL SERVICE TO FACILITY. DISCONNECT AND REMOVE AFTER NEW SERVICE INSTALLED. COORDINATE WITH UTILITY.
3. EXISTING BUILDING.
4. NEW BUILDING ADDITION.
5. NEW WALL MOUNTED METER CABINET.
6. NEW UNDERGROUND ELECTRICAL SERVICE TO BE FURNISHED AND INSTALLED UP THE UTILITY POLE BY THE CONTRACTOR FROM THE NEW METER CABINET. ARRANGE WITH THE UTILITY FOR THE INSTALLATION OF A NEW 480/277 VOLT 3 PHASE 4 WIRE SERVICE TO THE FACILITY. UTILIZE TWO (2) 3-1/2" CONDUITS EACH WITH FOUR (4) 350 KEMIL CONDUCTORS PLUS ONE (1) 2/0 AWG GROUND.
7. EXISTING GAS METER.
8. APPROXIMATE ROUTE OF EXISTING GAS SERVICE LINE. CONTRACTOR SHALL ARRANGE WITH XCEL ENERGY TO UPGRADE SERVICE TO REQUIREMENTS NEEDED TO FEED THE NEW GENERATOR ALONG WITH OTHER BUILDING LOADS. SEE MECHANICAL FOR MORE DETAILS.

1 West St. Paul Pump Station - Site Plan
SCALE: 1" = 20'-0"



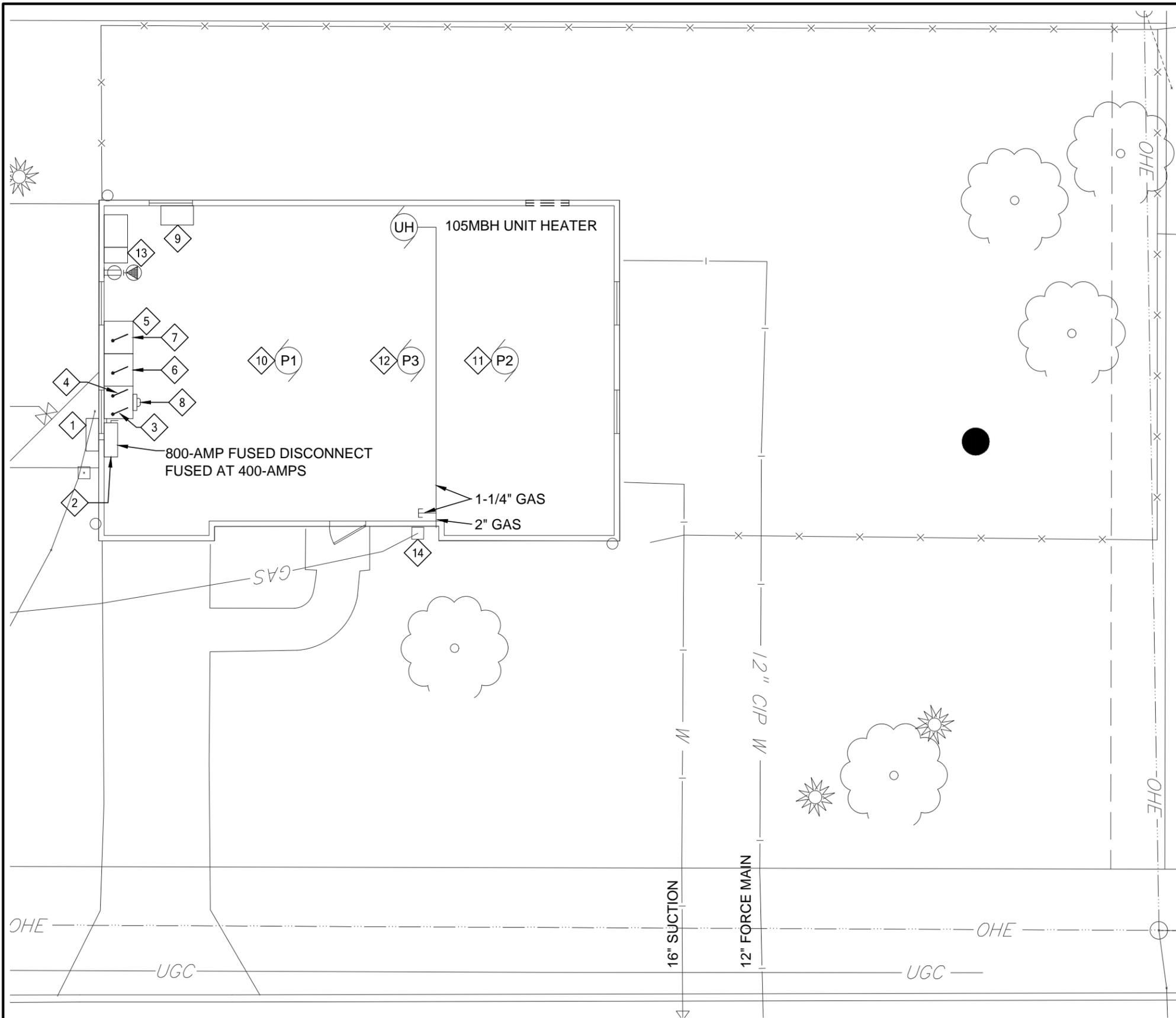
Project Number:
16-005
Date:
04/21/2016
Drawing No.
E1.1

CUP SUBMITTAL
NOT FOR CONSTRUCTION
APRIL 21, 2016

Project:
Saint Paul Regional Water Services
Title:
Site Plan
West St. Paul Pump Station Generator and Electrical Improvements
1365 Bidwell Street, West St. Paul, MN 55118

engineering design initiative
1112 north 5th street.
minneapolis, mn 55411
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PLAN NOTES: #

1. EXISTING GENERATOR CONNECTION BOX.
2. EXISTING 800-AMP FUSED DISCONNECT SWITCH FOR GENERATOR CONNECTION.
3. EXISTING AUXILLARY POWER MANUAL SWITCH LOCATED IN FIRST SECTION OF SWITCHGEAR.
4. EXISTING 800-AMP, 240-VOLT, 3-PHASE MAIN UTILITY DISCONNECT SWITCH LOCATED IN FIRST SECTION OF SWITCHGEAR.
5. EXISTING WESTINGHOUSE THREE SECTION 800-AMP, 120/240-VOLT, 3-PHASE ELECTRICAL GEAR.
6. SECOND SECTION OF GEAR WITH CONTROLLER FOR PUMP #1.
7. THIRD SECTION OF GEAR WITH CONTROLLER FOR PUMP #2 AND PUMP #3.
8. EXISTING UTILITY METER
9. EXISTING RTU-30.
10. EXISTING 30 HP, 230-VOLT, 74-AMP, 1770 RPM, 3-PHASE, MOTOR FOR PUMP P1.
11. EXISTING 50 HP, 230-VOLT, 125-AMP, 1780 RPM, 3-PHASE, MOTOR FOR PUMP P2.
12. EXISTING 50 HP, 230-VOLT, 119-AMP, 3-PHASE, MOTOR FOR PUMP P3.
13. EXISTING PANEL BOARD.
14. EXISTING GAS METER.

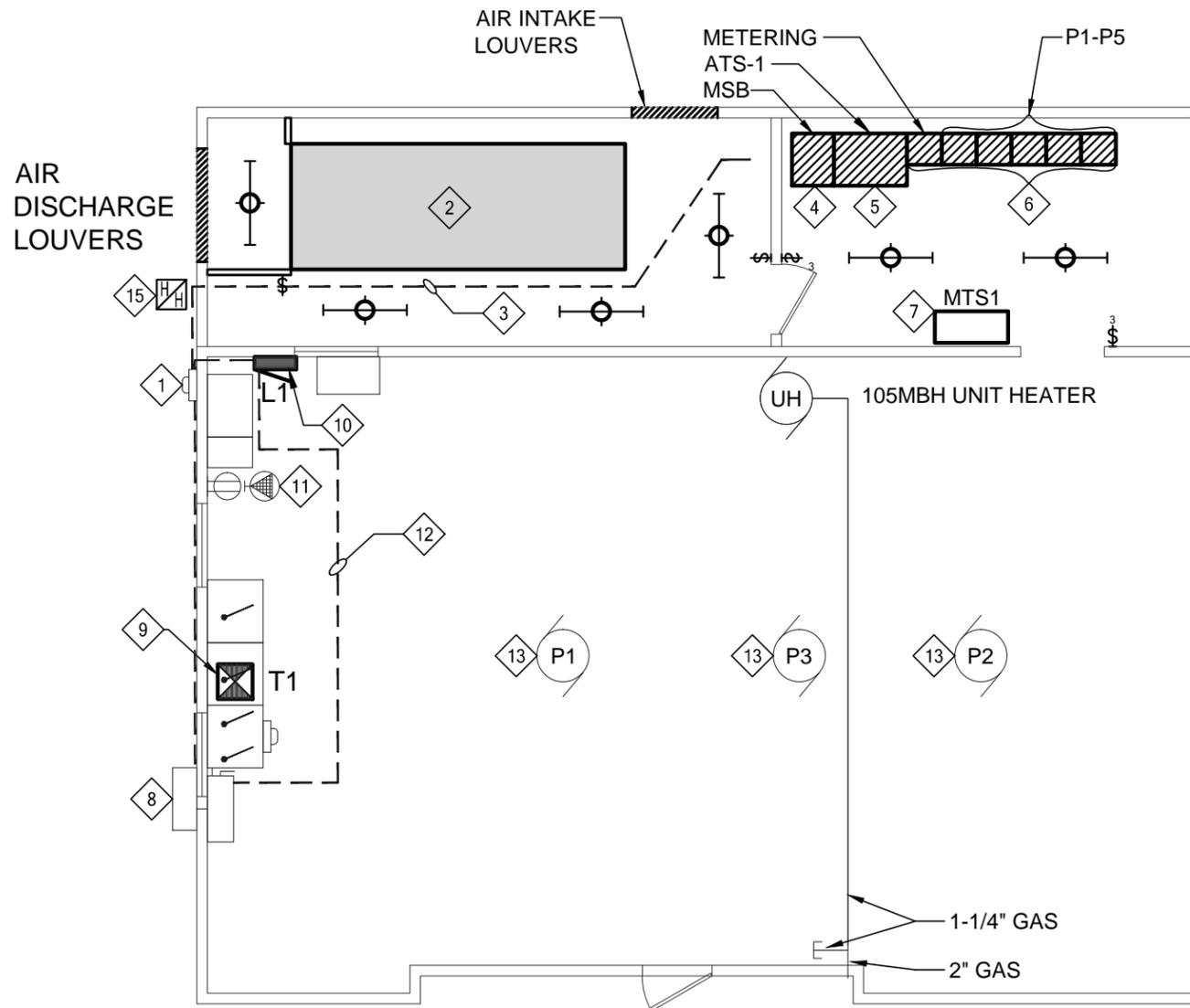
1 West St. Paul Pump Station - Existing Partial Layout Plan
 SCALE: 1" = 10'-0"
 NORTH

Project Number: 16-005	Date: 04/21/2016	Drawing No. E1.2
CUP SUBMITTAL NOT FOR CONSTRUCTION APRIL 21, 2016		
Project: Saint Paul Regional Water Services Title: Existing Partial Layout Plan West St. Paul Pump Station Generator and Electrical Improvements 1365 Bidwell Street, West St. Paul, MN 55118		

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PLAN NOTES:

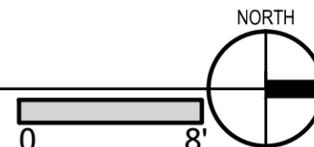
1. FURNISH AND INSTALL NEW 600 AMP, 600V, 3 PHASE 4 WIRE WALL MOUNTED METER CABINET. COORDINATE WITH ELECTRICAL UTILITY FOR REQUIREMENTS.
2. FURNISH AND INSTALL NEW GENERATOR ON CONTRACTOR FURNISHED PAD. SEE DETAILS AND SPECIFICATIONS FOR FURTHER INFORMATION.
3. FURNISH AND INSTALL TWO (2) 3-1/2" CONDUITS UNDERGROUND FOR SERVICE FEED TO MSB FROM METERING CABINET. SEE SHEET E2.2 FOR WIRING DETAILS.
4. FURNISH AND INSTALL NEW MAIN SWITCH BOARD MSB WITH 600 AMP MAIN BREAKER. SEE SHEET E2.2 AND SPECIFICATIONS FOR MORE DETAILS. MAXIMUM HEIGHT OF UNIT TO BE 72"
5. FURNISH AND INSTALL AUTOMATIC TRANSFER SWITCH ATSI. SEE SHEET E2.2 AND SPECIFICATIONS FOR MORE DETAILS. MAXIMUM HEIGHT OF UNIT TO BE 72".
6. FURNISH AND INSTALL NEW MCC. SEE SHEET E2.2 AND SPECIFICATIONS FOR DETAILS. MAXIMUM HEIGHT OF UNIT SHALL BE 72".
7. FURNISH AND INSTALL NEW MANUAL TRANSFER UNIT MTSI. SEE SHEET E2.2 FOR MORE DETAILS.
8. FURNISH AND INSTALL NEW GENERATOR DOCKING STATION TO REPLACE EXISTING. SEE SHEET E2.2 FOR MORE DETAILS.
9. FURNISH AND INSTALL NEW WALL MOUNTED TRANSFORMER T1. SEE SHEET E2.2 AND SPECIFICATIONS FOR MORE DETAILS.
10. FURNISH AND INSTALL NEW 200 AMP PANEL BOARD. SEE SHEET E2.2 AND SPECIFICATIONS FOR MORE DETAILS.
11. RELOCATE EXISTING CONVENIENCE AND WELDING RECEPTACLE TO ADJACENT WALL. WIRE TO NEW PANEL L1.
12. DISCONNECT AND REMOVE EXISTING 240 VOLT SERVICE AND DISTRIBUTION SWITCH GEAR AFTER NEW SERVICE AND DISTRIBUTION SWITCH INSTALLED AND TESTED. COORDINATE WITH OWNER, UTILITY, AND ENGINEER TO KEEP DOWNTIME TO A MINIMUM OF SIX (6) HOURS.
13. REWIRE EXISTING PUMPS FOR OPERATION AT 480 VOLTS SEE SHEET E2.2 FOR FURTHER DETAILS.
14. NOT USED.
15. FURNISH AND INSTALL ONE (1) HANDHOLE FOR ROUTING OF CABLES FROM METERING CABINET TO MSB. UTILIZE QUAZITE #PG2436BA36 OR APPROVED EQUAL.



1

West St. Paul Pump Station - New Plan

SCALE: 1/8" = 1'-0"

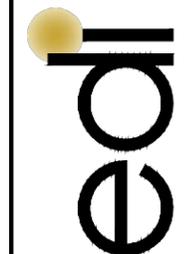


Project Number:
16-005
Date:
04/21/2016
Drawing No.
E1.3

CUP SUBMITTAL
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Project:
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New Partial Layout Plan
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BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY FOR: SAINT PAUL REGIONAL WATER SERVICES

DESCRIPTION OF PROPERTY SURVEYED

(Per Certificate of Title No. 142911)

Lot One (1) in Block One (1), Emerson Estates, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Dakota County, Minnesota.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 161033234.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

LEGEND

AGP	Denotes above ground pipe(s)
BE	Denotes building entrance
BM	Denotes benchmark
BTL	Denotes beaver tail curb
CB	Denotes catch basin
CBX	Denotes communication box
CIP	Denotes cast iron pipe
DIP	Denotes ductile iron pipe
EB	Denotes electric box
G	Denotes gutter
GM	Denotes gas meter
GW	Denotes guy wire
HYD	Denotes fire hydrant
INV	Denotes structure invert
MB	Denotes mailbox
MH	Denotes manhole
OHE	Denotes overhead electric line
PP	Denotes power pole
PPU	Denotes power pole with underground utility
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN S	Denotes sanitary sewer
ST S	Denotes storm sewer
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
UGC	Denotes underground communication line
UGE	Denotes underground electric line
W	Denotes water line
WMH	Denotes water manhole
WV	Denotes water valve
CE	Denotes Cedar tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
SHB	Denotes shrub
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

AREA:

10,387 sq. ft. or 0.238 acres

BENCH MARKS (BM)

(NAVD 88)

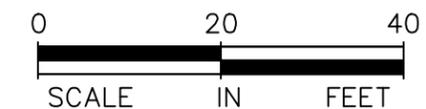
- Top of top nut of fire hydrant in the northwest quadrant of Myrman Ave. and Bidwell St.
Elevation = 1025.07 feet
- Top of R.R. spike in south face of power pole near northeast property corner.
Elevation = 1032.76 feet

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 19th day of April, 2016

SUNDE LAND SURVEYING, LLC.

By: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900



Survey Coordinate Basis: Dakota County
Coordinate System, NAD-83 (1986 adjustment)

SUNDE LAND SURVEYING
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
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