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**EDA WORK SESSION**  
**MUNICIPAL CENTER COUNCIL CHAMBERS**  
**1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118**  
**MONDAY, AUGUST 31, 2020**  
**IMMEDIATELY FOLLOWING REGULAR EDA MEETING**

**EDA WORK SESSION**

Open EDA Work Sessions are held in person in the Council Chambers and are open to the public with social distancing restrictions. Meetings will continue to be broadcast and streamed online for viewers to watch from the safety of their homes. Closed EDA Work Sessions are not broadcast or streamed.

**SEATING:** A limited number of attendees will be allowed into the Council Chambers to view open EDA Work Sessions. Seats are first come-first serve. Due to the limited seating, overflow space will be available in the City Hall lobby and Lobby Conference Room with screens playing the meeting live. Closed EDA Work Sessions are not open to the public.

1. Call To Order
2. Roll Call
3. Agenda Items
  - 3.A. Property Line Adjustment Review For 1019 Smith Avenue And 1010 Dodd Road.

Documents:

[EDA REPORT - 1019 SMITH AND 1010 DODD 08-28.PDF](#)  
[ATTACHMENTS - 1019 SMITH AND 1010 DODD.PDF](#)

4. Adjourn

*If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4108 or email [ADA@wspmn.gov](mailto:ADA@wspmn.gov) at least 5 business days prior to the meeting*  
[www.wspmn.gov](http://www.wspmn.gov)      EOE/AA

To: **EDA President and Commission**  
Through: **Jim Hartshorn, EDA Executive Director**  
From: **Melissa Sonnek, City Planner**  
Date: **August 31, 2020**

## **Plat Review for Property Line Adjustment between 1019 Smith and 1010 Dodd – Michael Buttgerreit**

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### **BACKGROUND:**

Mr. Buttgerreit is requesting the review of a proposed property line adjustment to bring an existing fence onto his property rather than the adjacent property to the north 1010 Dodd Road, which is owned by the West St. Paul Economic Development Authority (EDA). The proposed adjustment is to move the existing property line 10ft north of where it is currently located.

### **ATTACHMENTS:**

*Property Survey*

*Planning Commission Memo*



**ANALYSIS:**

**Lot Summary**

Gross Acres – 0.14 Acres (6,417 sq. ft.)

Proposed Addition: 1,364 sq. ft. (southern 10ft of 1010 Dodd Rd).

**Existing Conditions**

As detailed above, the existing lot contains a single family home and a detached garage. The proposed property line adjustment will bring an existing fence and retaining wall legally back to the 1019 Smith Ave. property.

**PLANNING COMMISSION:**

The Planning Commission met in regular session on August 18<sup>th</sup>, 2020 to review the plans and held public hearing for the plat. No one from the public came forward or called to speak on the item. The Planning Commission voted 6-0 in favor of continuing the review of the proposal, to allow the EDA to review the case and consider both options:

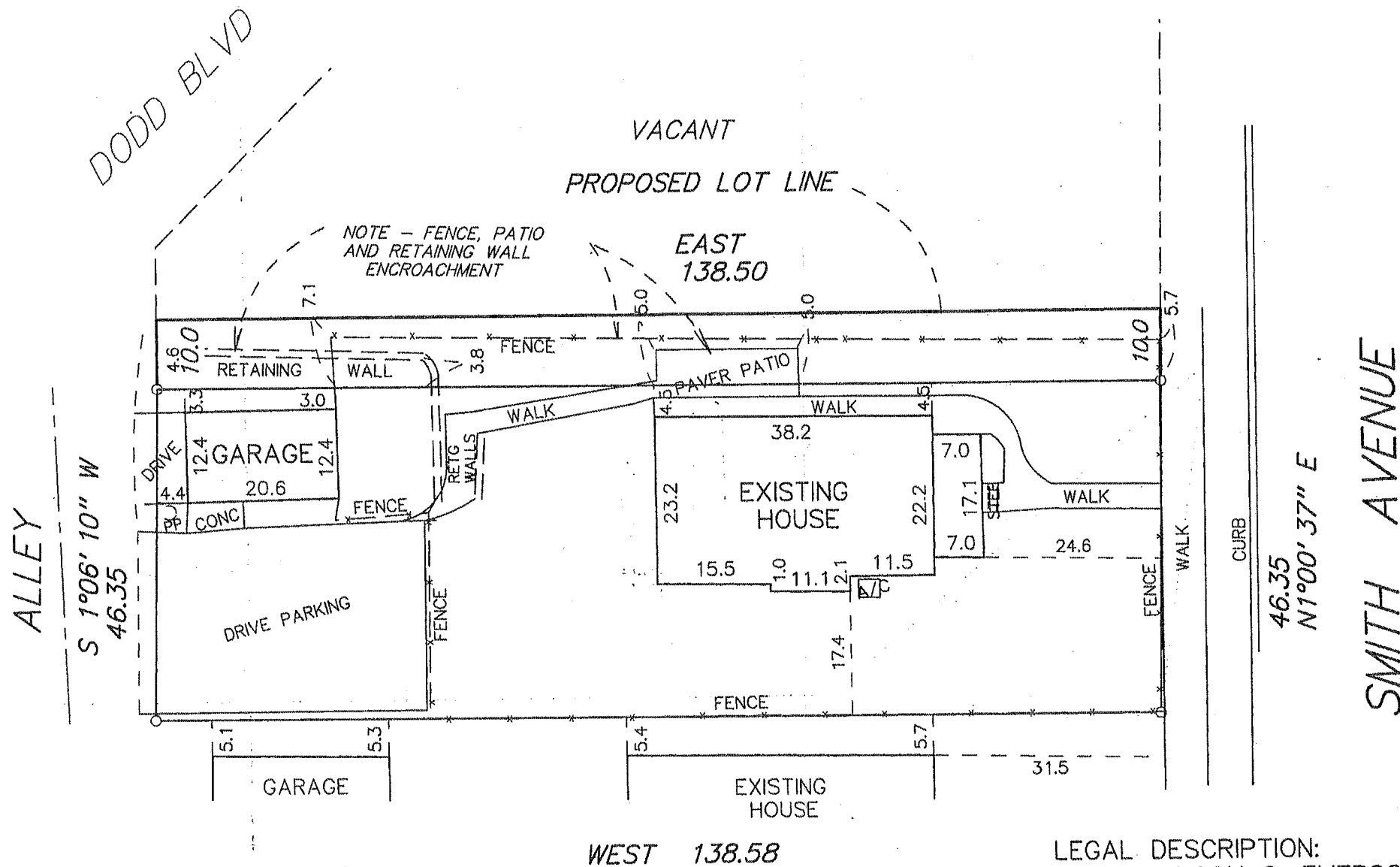
1. The sale of the property,
2. The creation of an easement/encroachment agreement.

**STAFF RECOMMENDATION:**

Staff recommends that Council continue the public hearing to the next meeting to allow for additional time for both Staff and the EDA to review the item.



- X992.5 = EXISTING SPOT ELEVATION.
- X(998.0) = PROPOSED SPOT ELEVATION
- ..... = DIRECTION SURFACE DRAINAGE
- COH = CANTILEVERED OVERHANG
- OHL = OVERHEAD UTILITY LINE
- GFE = GARAGE FLOOR ELEVATION
- TFE = TOP OF FOUNDATION ELEVATION
- LFE = LOWEST FLOOR ELEVATION



LEGAL DESCRIPTION:  
LOT 2, BLOCK 2, EMERSON  
ADDITION, DAKOTA COUNTY., MN.

PROPOSED  
AND THE SOUTH 10.0 FEET OF  
LOT 1, BLOCK 2, EMERSON ADDITION  
AREA = 1364 SF

ADDRESS-  
1019 SMITH AVENUE S  
WEST ST. PAUL, MN  
PID#42-23750-02-020

LOT AREA = 6417 SF/ 0.14 AC



Land  
Surveyor  
Frank R. Cardarelle  
6440 FLYING CLOUD DRIVE  
EDEN PRAIRIE, MN 55344  
952-941-3031

PROPOSED LOT  
LINE REALIGNMENT

BUTTGERT/LEWANDOWSKI  
10<sup>1</sup> RESIDENCE

7/8/2020 PROPOSED LOT LINE

PROJECT NO.	BOOK
DATE MAY 12, 2020	PAGE
REVISIONS	

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

FRANK R. CARDARELLE REG. NO. 6668

To: **Planning Commission**  
From: **Melissa Sonnek, City Planner**  
Date: **August 18, 2020**

**Plat Review for Property Line Adjustment between 1019 Smith and 1010 Dodd – Michael Buttgerreit**

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**REQUEST:**

Mr. Buttgerreit is requesting the review of a proposed property line adjustment to bring an existing fence onto his property rather than the adjacent property to the north 1010 Dodd Road, which is owned by the West St. Paul Economic Development Authority (EDA). The proposed adjustment is to move the existing property line 10ft north of where it is currently located.

***ATTACHMENTS:***

*Application/Notice*  
*Engineering Review*  
*Property Survey*  
*Staff Presentation*



## CURRENT USES AND ZONING:

	Use	Zoning
<b>Subject Property</b>	Residential - Single Family Home	R1A – Single Family
<b>Properties to North</b>	N/A – Vacant Lot	B2 – Neighborhood Business
<b>Properties to East</b>	Commercial – Dodd Way Shopping	B2 – Neighborhood Business
<b>Properties to South</b>	Residential - Single Family Home	R1A – Single Family
<b>Properties to West</b>	Commercial – Office Building	B2 – Neighborhood Business

## ANALYSIS:

### Lot Summary

Gross Acres – 0.14 Acres (6,417 sq. ft.)

Proposed Addition: 1,364 sq. ft. (southern 10ft of 1010 Dodd Rd).

### Existing Conditions

As detailed above, the existing lot contains a single family home and a detached garage. The proposed property line adjustment will bring an existing fence and retaining wall legally back to the 1019 Smith Ave. property.

## ENGINEERING REVIEW:

The City Civil Engineer reviewed the plat application and requested the property dedicate 10 foot utility/drainage easements along the eastern property line (Smith Ave.) and 5 foot easements along all other property lines.

## STAFF RECOMMENDATION:

**Staff recommends the APPROVAL of the PROPERTY LINE ADJUSTMENT between 1019 Smith Avenue and 1010 Dodd Road, subject to the following conditions:**

1. Property line adjustment is contingent upon the EDA sale/purchase agreement for the 10ft of property detailed in the survey, and
2. Property owner shall provide drainage and utility easements around the perimeter of the property as noted in the Engineering memo dated August 6, 2020.

### Timeline

August 18 – PC Public Hearing

August 31 – CC Public Hearing