



CPED STAFF REPORT
Prepared for the City Planning Commission

CPC Agenda Item #2
April 7, 2014
BZZ-6466

LAND USE APPLICATION SUMMARY

Property Location: 5000 Oliver Avenue North
Project Name: KIPP Stand Academy
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Minnetonka Funding Group, LLC
Project Contact: Allison Brandenburg
Request: To reestablish a school use in the existing building at 5000 Oliver Avenue North
Required Applications:

Conditional Use Permit	To allow a school, K-12 in the RI District.
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SITE DATA

Existing Zoning	RI, Single-Family District SH, Shoreland Overlay District
Lot Area	166,422 square feet / 3.82 acres
Ward	4
Neighborhood	Shingle Creek
Designated Future Land Use	Urban Neighborhood
Land Use Features	N/A
Small Area Plan(s)	N/A

Date Application Deemed Complete	March 13, 2014	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	May 12, 2014	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is the former Shingle Creek Elementary School at 5000 Oliver Avenue North. Shingle Creek Elementary School was constructed in 1958 and was designed in a unique “Cluster Plan” form, a collection of classroom “pods” connected by enclosed hallways. It was one of six new public elementary schools built in Minneapolis between 1949 and 1962 in response to growing populations after World War II. The one-story school building is 53,466 square feet in area and contains 23 classrooms. The school building, grounds, and associated parking area have a total lot area of 187,150 square feet.

Shingle Creek Elementary School was closed in 2007 and has been vacant for the last six years. In 2010, Minneapolis Public Schools began preparing the school for demolition, including the removal of asbestos, mechanical elements, duct work, and ceilings. The current owner purchased the property in early 2014.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property is bound by Oliver Avenue North on the west and 50th Avenue North on the south. Shingle Creek Park forms the property’s north and east borders and Shingle Creek runs northeast of the property. The surrounding neighborhood is primarily one-story or one and one-half story single-family homes built after World War II. The northern boundary of the City of Minneapolis is two blocks north of the school.

PROJECT DESCRIPTION. The current owner plans for KIPP Stand Academy, a Minneapolis-based charter school to occupy the site. KIPP Stand Academy is part of a national network of open-enrollment college preparatory public schools designed to educate students in low-income and underserved communities. KIPP Stand Academy will serve students in grades five through eight at this site.

A school is a conditional use in the RI District. Because the school use has been discontinued for more than one year, a conditional use permit is required to reestablish the use.

No changes to the exterior of the existing structure are proposed. Interior renovation work will be taking place. The applicant will be installing new heating and air conditioning systems, new lighting, new ceilings, painting, and will be renovating restrooms for code and ADA compliance.

Site modifications will be limited to reconfiguration of the parking lot, increased landscaping and screening of the parking area, and the addition of bicycle racks. Thirty standard parking spaces will be added as well as three handicap spaces. Seventy bicycle parking spaces are proposed. The proposed work will add 1,187 square feet of landscaped area to the parking area.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZH-26451	Demolition of a Historic Resource	In 2012, Minneapolis Public Schools submitted a Demolition of Historic Resource application to allow for demolition of the Shingle Creek School. The Heritage Preservation Commission denied the request, placed the property under interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study. This decision was appealed.	At the October 5, 2012, City Council meeting, the Council granted an appeal of the decision of the Heritage Preservation Commission and allowed for the demolition of Shingle Creek Elementary School subject to the demolition action being stayed for a period of 180 days, until April 3, 2013.

PUBLIC COMMENTS. As of the writing of this staff report, no correspondence has been received. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a school, grades K-12 based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The school will not be detrimental to or endanger the public health, safety, comfort or general welfare. The applicant will reestablish the historic use of Shingle Creek Elementary School, which was a part of the community for nearly fifty years from 1958 until 2007. The site has been vacant since 2007. The reestablishment of a school at this site will bring an active use back to the site which will contribute positively to the public health, safety, comfort and general welfare. The regular presence of students, parents, teachers and school administrators should serve to increase the safety of the site and surrounding area.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The operation of a school will not be injurious to the use and enjoyment of neighboring properties or impede the normal and orderly development of the surrounding area. The subject site has historically been used as a school and the reestablishment of a school use will allow for needed repairs and maintenance of the site. Neighboring properties will also be positively impacted by site improvements to the parking area including increased landscaping and screening.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The site is served by existing utility infrastructure. No new access will be required. The surface parking lot at the northwest corner of the site will be reconfigured to provide required landscaping and screening.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The proposed off-street parking spaces meet the City requirements for number of spaces, dimensions, and drive aisles. The minimum parking requirement for a school use is 1 space per classroom plus 1 space per 5 students of legal driving age. Because no students will be of driving age, the parking requirement for this school is 23 spaces. The applicant is proposing a total of 33 parking spaces, including 3 accessible spaces.

The minimum number of bicycle parking spaces required for a school is 3 spaces per classroom, resulting in a bicycle parking requirement of 69 spaces for the subject site. The site plan shows 70 bicycle parking spaces near the main entrance of the school.

Loading of school buses will take place along Oliver Avenue North with buses arriving from the south on Oliver Avenue North and exiting to the north and west, turning on 51st Avenue North. Loading rights are grandfathered because the school is not expanding.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The future land use map in *The Minneapolis Plan for Sustainable Growth* designates this site as Urban Neighborhood. The plan indicates that urban neighborhoods are predominantly residential and may include institutional and semi-public uses like schools, community centers, religious institutions, and public safety facilities. The proposed development would also be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

Public Services Policy 5.2: Support the efforts of public and private institutions to provide a wide range of educational choices for Minneapolis students and residents throughout the city.

- 5.2.1 Work with institutions to ensure that school facilities are safe, accessible, and functionally appropriate for a diverse array of educational programs.

- 5.2.2 Encourage new educational institutions to locate in existing school buildings, or at sites that take advantage of proximity to transit such as neighborhood commercial nodes or commercial and community corridors.

Heritage Preservation Policy 8.7: Create a regulatory framework and consider implementing incentives to support the ethic of “reduce, reuse, and recycle” and revitalization for buildings and neighborhoods.

- 8.7.1 Protect historic resources from demolition and explore alternatives to demolition.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The Department of Community Planning and Economic Development’s policy is to bring sites into conformance with parking area design and maintenance standards when evaluating a Conditional Use Permit. The proposed landscaping plan does not meet the distance to trees requirement (530.170) and as a condition of approval all spaces must be within 50 feet of the center of an on-site deciduous tree. Additionally, wood mulch must be provided in all landscaped areas not covered by shrubs, plants, trees or other similar materials. The applicant has also been encouraged to consider eliminating one of the curb cuts in the main parking area, per 541.230.

With the approval of the requested Conditional Use Permit as conditioned, the proposal will comply with all applicable provisions of the RI–Single-Family District and the SH–Shoreland Overlay District.

In addition to the conditional use standards contained in Chapter 525, Administration and Enforcement, the City Planning Commission shall consider the following for development located in the SH Shoreland Overlay District:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

No construction is proposed. The addition of landscaping and discontinuous curbing around the parking lot will allow for improved stormwater retention and filtration compared to the current condition of the parking area.

2. *Limiting the visibility of structures and other development from protected waters.*

The subject site has an existing structure which will not be altered. Improvements to the parking area will not be more visible than the existing parking area.

3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*

The use of watercraft is not applicable to this application.

In addition, the City Planning Commission shall consider the following specific development standards for a School, Grades K-12:

1. *The use shall include a regular course of study accredited by the State of Minnesota.*

KIPP Stand Academy is a public, open-enrollment charter school already operating in Minneapolis. It is listed in the Minnesota Department of Education directory of charter schools.

2. *To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.*

No new construction or additions to the existing building are proposed.

3. *An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.*

The proposed enhanced landscaping and screening of the main parking area along Oliver Avenue North will improve the transition area between the school and the adjacent residential properties.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow a school, K-12 use at the property located at 5000 Oliver Avenue North, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The applicant shall provide landscaped yards along the north and west side of the main parking lot as required by section 530.170 of the zoning code.
3. All parking spaces in the main parking area shall be located within fifty feet of the center of an on-site deciduous tree.
4. Landscaped areas not covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs, or trees shall be covered with wood mulch or other similar materials.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Aerial view, bird's eye view, and parking lot current condition
4. Site plan
5. Photos
6. Correspondence

STATEMENT OF PROPOSED USE AND DESCRIPTION OF PROJECT

MINNETONKA FUNDING GROUP, LLC

5000 OLIVER AVENUE NORTH

Minnetonka Funding Group, LLC (“MFG”), seeks approval by the City of Minneapolis for a Minneapolis Conditional Use Permit in connection with the property located at 5000 Oliver Avenue North, Minneapolis, Minnesota 55430 (the “Property”). This application serves as a renewal of the Conditional Use Permit previously held by Minneapolis Special School District No. 1 for the operation of Shingle Creek Elementary School, a Minneapolis Public School.

MFG proposes to continue the long history of use of the site as a community elementary to be occupied by KIPP Stand Academy, a Minneapolis-based charter school, for the operation of its school serving students from grades five through eight. KIPP Stand Academy is part of the KIPP (“Knowledge is Power Program”) national network of free, open-enrollment, college preparatory public schools designed to educate students in low-income and underserved communities. KIPP Minneapolis is currently located behind the Basilica of St. Mary in Minneapolis. The move to Shingle Creek will allow KIPP to maintain its current student base within the City of Minneapolis and to potentially expand its enrollment and broaden its outreach.

The previous owner of the Property, Minneapolis Public Schools (“MPS”), closed Shingle Creek Elementary in 2007. After unsuccessful attempts to sell the property, in 2010, MPS prepared the building for demolition and submitted a demolition application with the CPED – Planning Division in May of 2012. This application was ultimately denied.

MFG is pleased to reestablish the site as the home of a community elementary school, which will serve to revitalize and invigorate the Shingle Creek Neighborhood. The Shingle Creek Neighborhood Association (“SCNA”) has long been a strong advocate for the Shingle Creek Elementary School and views the Property as a unique and valuable asset to the surrounding community. SCNA voiced this opinion in its opposition to the 2012 demolition permit and has advocated finding a viable reuse of the building with particular focus on retaining public uses and if at all possible, charter school use. SCNA views the continuous use of the Property as a public school as a vital asset to attract and maintain both homeownership and home values in the neighborhood.

Construction at the Property will consist primarily of interior refurbishment and revitalization, including the addition of restrooms compliant with the Americans With Disabilities Act. Exterior renovations will be minimal and consist of repainting, repaving of the parking lot, restriping of the parking spaces to allow for the addition of handicap-designated and accessible spaces and minor landscaping as required by Chapter 530 of the Minneapolis Code of Ordinances. No changes will be made to curb cuts or egress.

MFG looks forward to revitalizing this unique and valuable asset in the Shingle Creek Neighborhood and working together with KIPP to serve both the needs of the neighborhood and KIPP’s students.

CONDITIONAL USE WRITTEN FINDINGS

In connection with its application for a Minneapolis Conditional Use Permit for its use of the property located at 5000 Oliver Avenue North, Minneapolis (the "Property"), Minnetonka Funding Group, LLC ("MFG"), makes the following findings:

(1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

MFG will be reestablishing the Property as a community elementary school through its relationship with KIPP Stand Academy, a Minneapolis public, open-enrollment charter school serving students in grades five through eight in low-income and underserved communities. The use of the Property as a school will in no way be detrimental to or endanger the public health, safety, comfort or general welfare. The operation of KIPP Stand Academy at the Property is intended to revitalize the Shingle Creek Neighborhood, reestablish a valuable asset in the community and provide greater access to high quality education for children in the neighborhood and throughout Minneapolis. Furthermore, the presence of students, parents, teachers and school administrators on a daily basis should serve to increase the safety and overall appeal of the neighborhood, including more regular use of the adjoining Shingle Creek Park.

(2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The operation of KIPP Stand Academy will provide no impediment to the use and enjoyment of neighboring properties or impede the normal and orderly development of the neighborhood. The Property has a long history of use as an elementary school and since the closure of Shingle Creek Elementary in 2007, no significant changes to the zoning or development of the neighborhood have occurred. This Shingle Creek Neighborhood Property is zoned as "R1" and returning the Property to use as a community elementary school will not impede the use or development of surrounding properties as residential homes and will only serve to improve the quality and character of the area. Furthermore, the presence of a community school and the children attending the school will only serve to increase the use and appreciation of the neighboring Shingle Creek Park owned by the Minneapolis Park Board.

(3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

All access points for utility services are active, remain usable and no new access will be required.

(4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

Staging and loading of school buses will take place in the same manner as traditionally done when the property was used as Shingle Creek Elementary School. School buses will enter the school zone from the South on Oliver Avenue N. and exit to the North and West.

(5) The conditional use is consistent with the applicable policies of the comprehensive plan.

The proposed use of the Property as a community school directly aligns with the Minneapolis Plan for Sustainable Growth. Operating a progressive, public, open-enrollment charter school in an underserved urban area is a perfect example of the type of reuse of an existing property and neighborhood revitalization described as a goal of the City of Minneapolis. The reestablishment of the Property as a charter school meets the five core themes of the Minneapolis Plan, which are: (1) Minneapolis is going to be a growing city; (2) Minneapolis will offer many choices to city residents; (3) Minneapolis will maintain its excellent quality of life; (4) Minneapolis will be a safe place to live, work and play; and (5) Minneapolis will be a “people-oriented” city which values and respects its cultural and racial diversity, as well as the histories and traditions related to that diversity. The KIPP Stand Academy at this Property will only serve to promote growth and offer additional educational choices to the Shingle Creek Neighborhood. Furthermore, KIPP will promote safety, unity and diversity in the neighborhood, goals which align with the core tenets of both KIPP and the City of Minneapolis.

(6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The application is being made with the confidence that the previous owner of the property, Minneapolis Public Schools was in compliance with all applicable regulations of the surrounding district when it operating Shingle Creek Elementary School under the prior Conditional Use Permit from 1958 – 2007. MFG proposes no change to the use of the property; rather, it simply hopes to continue the long history of the property’s use as a community elementary school. As stated elsewhere in this application, the use of the property as a school will remain compliant at all times with Chapter 536, Title 20 of the Minneapolis Code of Ordinances as it relates to Schools: K-12 as well as the Americans with Disabilities Act and the Elementary and Secondary Education Act.

STATEMENT OF COMPLIANCE WITH CHAPTER 536, TITLE 20 OF
THE MINNEAPOLIS CODE OF ORDINANCES

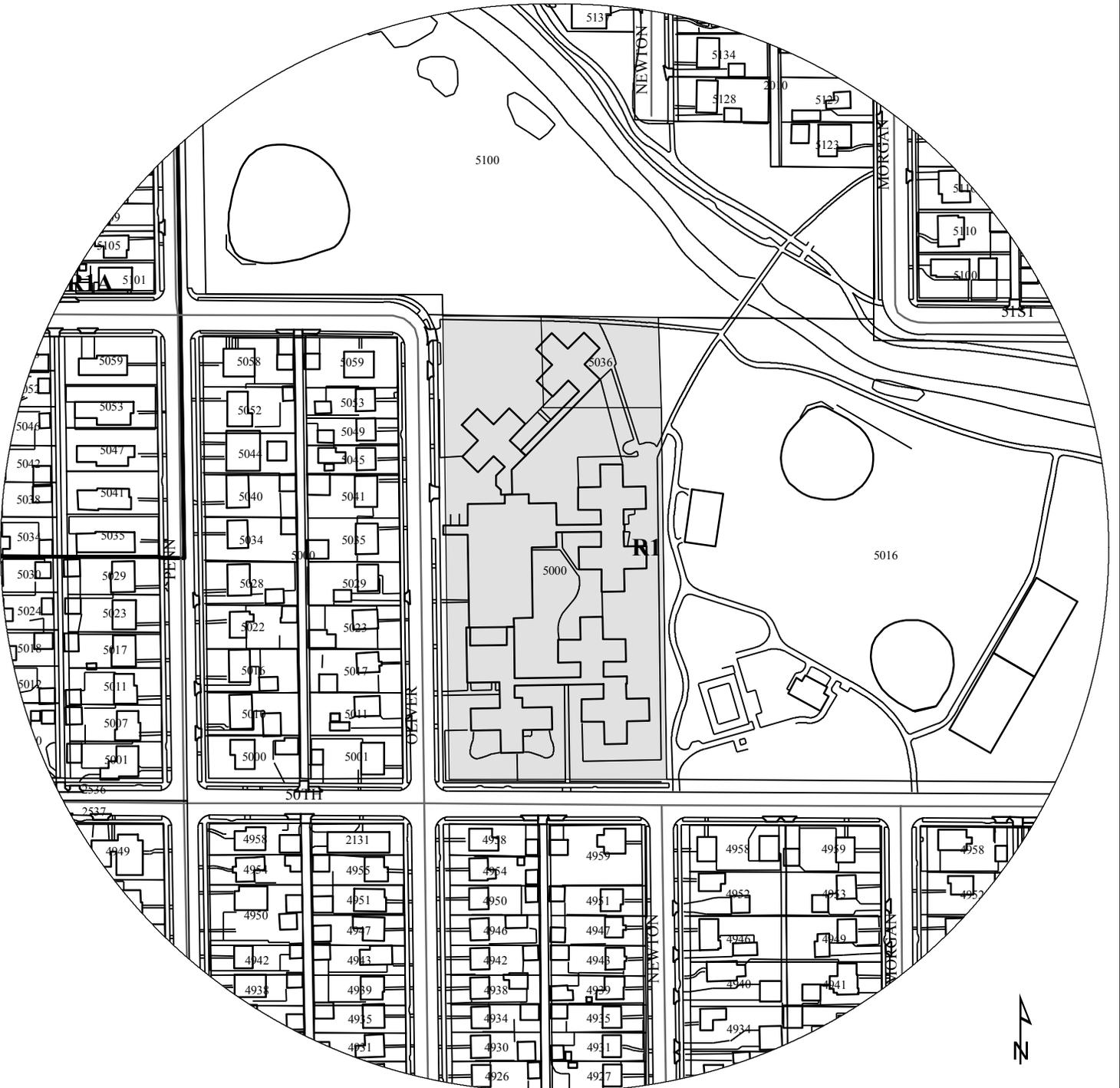
The applicant, Minnetonka Funding Group, LLC (“MFG”), shall at all times be and remain compliant with Chapter 536.20 as it pertains to a “School, grades K – 12” and acknowledges all of the following statements contained in Chapter 536.20 are true:

- (1) The use shall include a regular course of study accredited by the State of Minnesota.
- (2) To the extent practical, all new construction or additions to the existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

With respect to prong (1) above, the KIPP Stand Academy, a public, open-enrollment charter school already operating in Minneapolis as part of a national network of charter schools, will occupy the property located at 5000 Oliver Avenue North, Minneapolis. With respect to prong (2) above and as stated elsewhere in this application, all work at the property will consist primarily of interior refurbishment of the existing structure. No changes or modifications to the exterior of the building will occur, aside from a new coat of paint, seal coating and re-stripping of the existing parking lot and the addition of green landscaping along the perimeter of the parking lot. Therefore, no changes to the scale of the building or its character will take place. The project is simply a rehabilitation of the existing structure at the site. With respect to prong (3) above, MFG will not be making any significant landscaping changes resulting in changes to elevation at the site or impacting the views or character of the neighborhood other than the addition of the parking lot landscaping. All changes to landscaping will be minor, but made in compliance with the Americans with Disabilities Act and Chapter 530 of the Minneapolis Code or Ordinances as they relate to parking and loading areas.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

5000 Oliver Avenue North

FILE NUMBER

BZZ-6466



Bing Bird's Eye View: looking north



Bing Bird's Eye View: looking south

KIPP Stand Academy – BZZ-6466



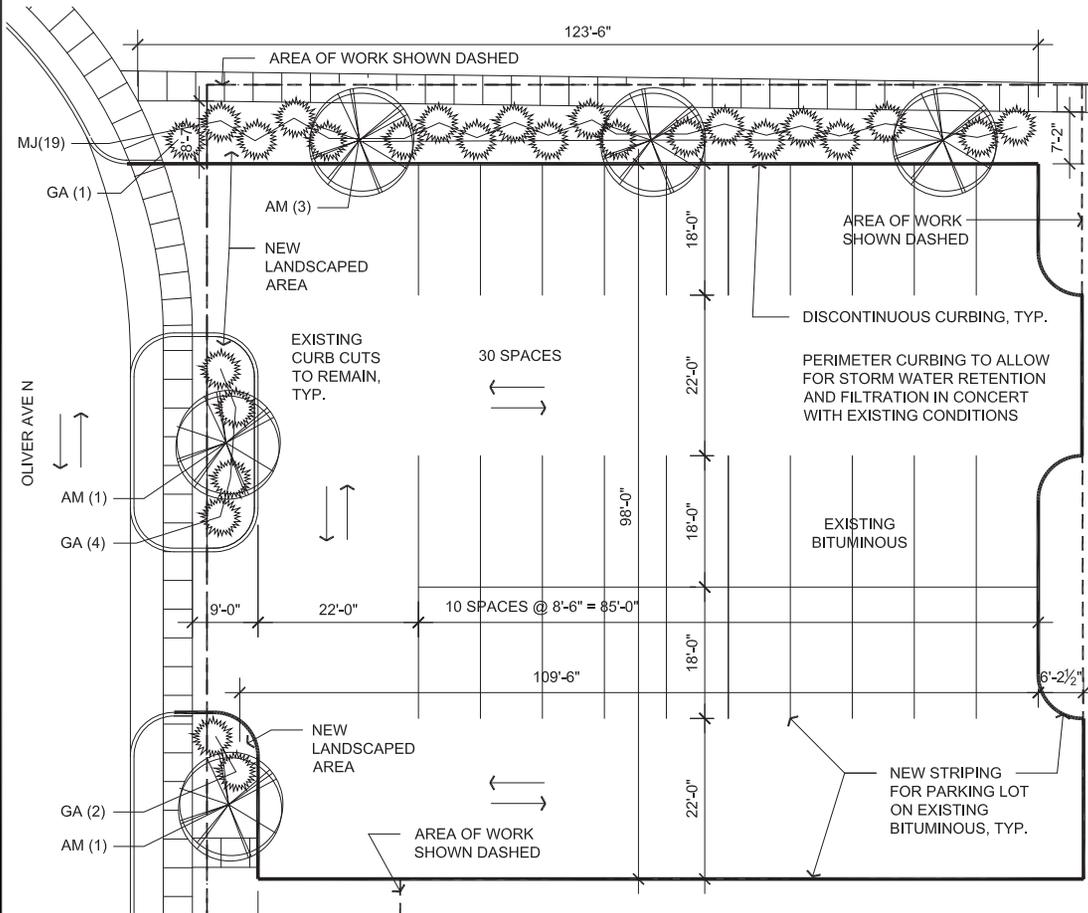
Current Parking Lot Condition: Google Street View, Image Date August 2013

PLANT SCHEDULE

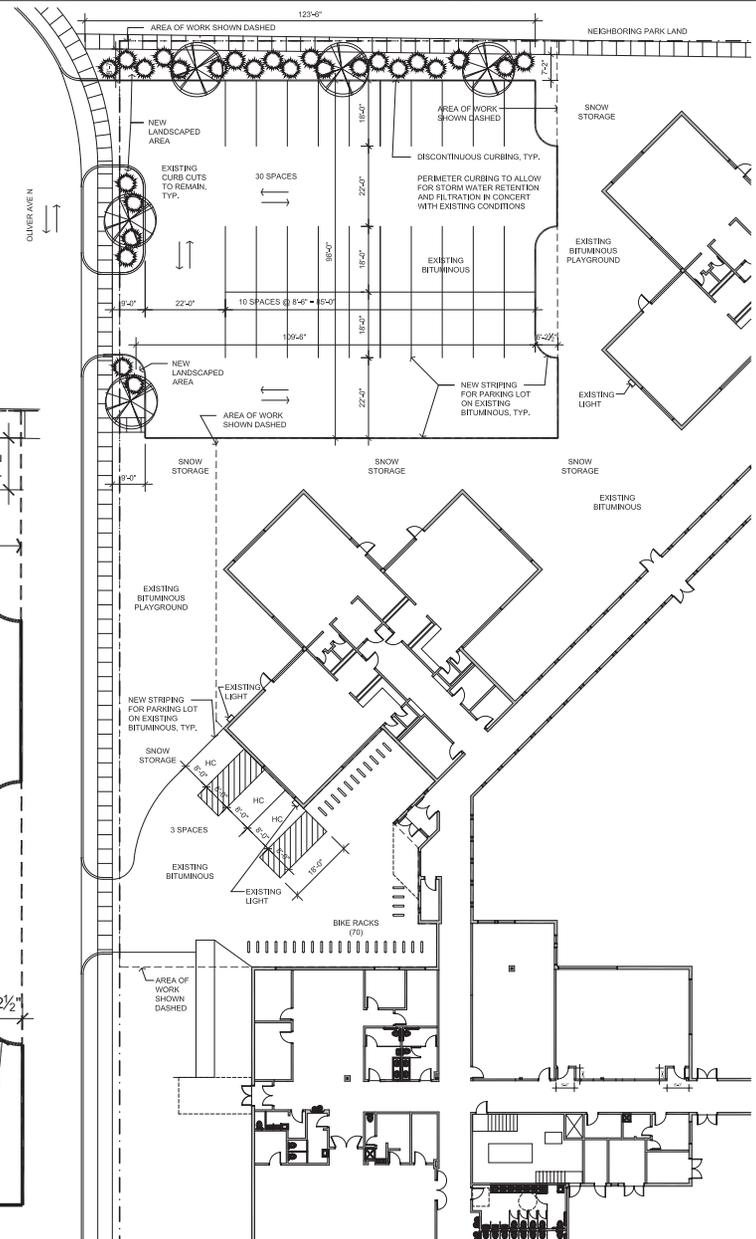
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
5	AM	FLAME AMUR MAPLE	ACER GINNALA FLAME	1.0"	B&B
19	MJ	MANEY JUNIPER	JUNIPERUS CHINENSIS MANEY	#6	CONT.
7	GA	LITTLE GIANT ARBORVITAE	THUJA OCCIDENTALIS LITTLE GIANT	#6	CONT.

AREA OF WORK SITE DATA

EXISTING IMPERVIOUS SURFACES IN AREA OF WORK =	20,039 SF (100%)
EXISTING LANDSCAPING IN AREA OF WORK =	0 SF (0%)
PROPOSED IMPERVIOUS SURFACES IN AREA OF WORK =	18,852 SF (94%)
PROPOSED LANDSCAPING IN AREA OF WORK =	1,187 SF (6%)



B1 ENLARGED PARKING/LANDSCAPING PLAN
1/8" = 1'-0"



A1 SITE PLAN
1/16" = 1'-0"



Anna Dovolis and Associates
Interior Design Consultants

5000 ridge road
edina, mn 55416
612.296.2626

5000 OLIVER AVENUE N.
MINNEAPOLIS, MN

Architectural Site Plan
Landscaping Plan

PROJECT NO: -
SCALE: -
DATE: 9-13-14
DRAWN BY: CW
CHECKED BY: AD

AS100

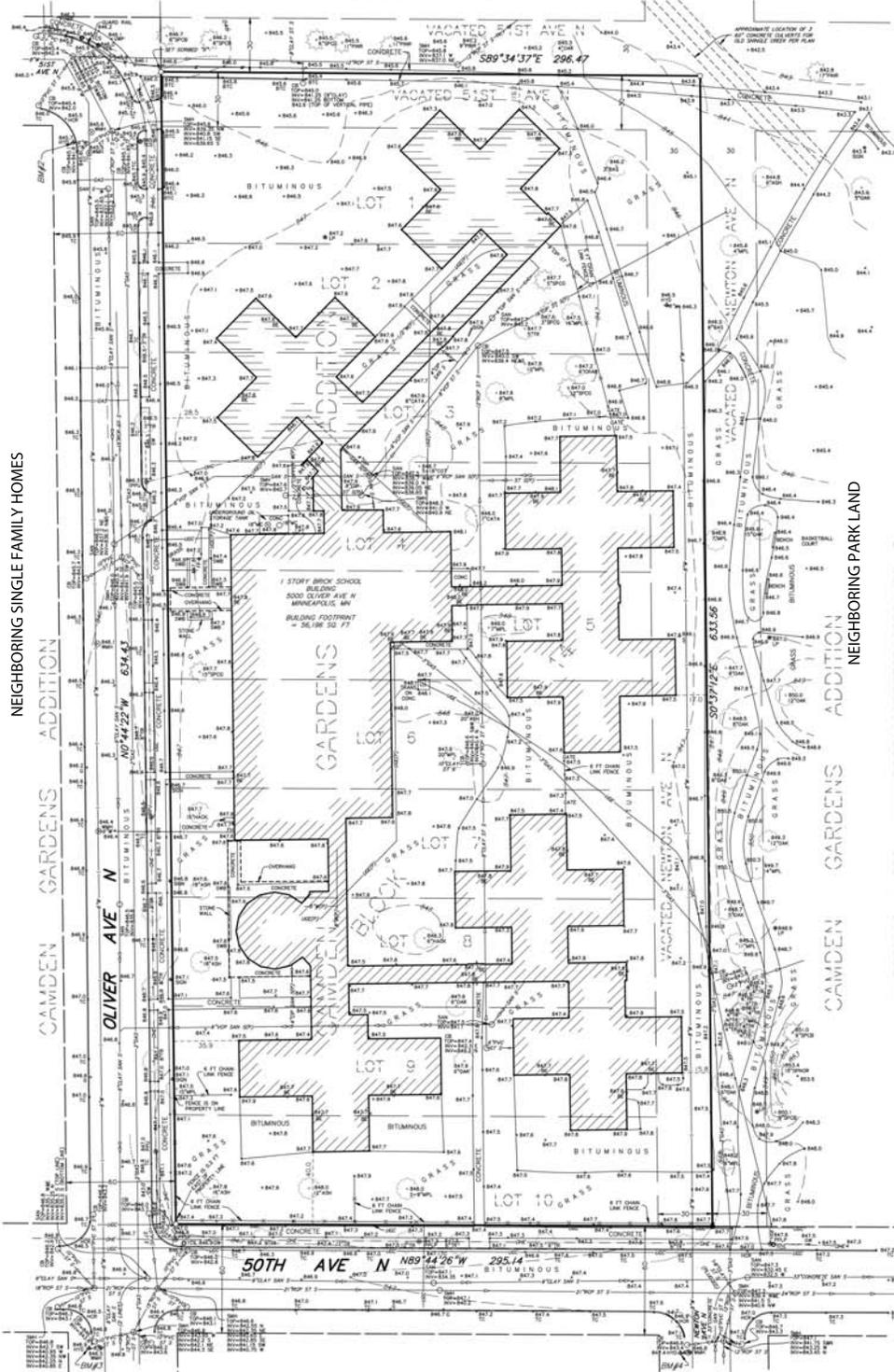
DESCRIPTION OF PROPERTY SURVEYED

Block 1A, CAMDEN GARDENS ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, together with those parts of vacated 51st Avenue North and vacated Newton Avenue North adjoining thereto.

NEIGHBORING PARK LAND

NOTES

- 1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 90529945 and 90529947. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 3.) This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
- 4.) Area = 187,010 square feet or 4.305 acres.
- 5.) Survey coordinate and bearing basis: Hennepin County Coordinates.
- 6.) At the time field work was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.



LEGEND

- AGP Denotes above ground pipe
- BE Denotes building entrance
- BTC Denotes top of bituminous curb
- CB Denotes catch basin
- CBP Denotes cast iron pipe
- DIP Denotes ductile iron pipe
- FP Denotes fire hookup
- FL Denotes flag pole
- G Denotes gutter
- GW Denotes guy wire
- HCR Denotes handicap ramp
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- LPT Denotes LP tank
- MC Denotes metal cover
- DHC Denotes overhead communication line
- OEC Denotes overhead electric line
- OVH Denotes overhang
- (P) Denotes per plat/not field verified
- PPU Denotes power and light pole
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinyl chloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- SWB Denotes stone wall base
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UGC Denotes underground communication line
- LGE Denotes underground electric line
- UWP Denotes underground water pipe
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WMH Denotes water manhole
- BAS Denotes Basswood tree
- CATA Denotes Northern Catalpa tree
- COT Denotes Cottonwood tree
- CRAB Denotes Crabapple tree
- HACK Denotes Hickory tree
- MPL Denotes Maple tree
- PIAR Denotes Red Pine tree
- SPCB Denotes Colorado Blue Spruce tree
- SPCC Denotes Colorado Green Spruce tree
- SPNDR Denotes Norway Spruce tree
- TR Denotes deciduous tree
- Denotes iron monument set marked with PLS No. 15480
- Denotes MPBC monument found

BENCHMARKS (BM)
(NGVD 1929 datum)

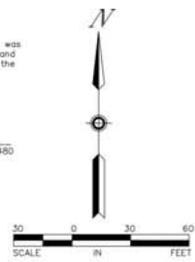
- 1.) MnDOT disk 45 feet south of 50th Avenue North, 27 feet southwest of the northwest corner of brick building 2938, 18 feet northwest of flagpole, in concrete manhole. Elevation = 866.74 feet
- 2.) Top of top nut of fire hydrant in the southwest quadrant of 51st Avenue North and Oliver Avenue North. Elevation = 849.64 feet
- 3.) Top of top nut of fire hydrant in the southwest quadrant of 50th Avenue North and Oliver Avenue North. Elevation = 850.64 feet
- 4.) Top of top nut of fire hydrant in the southwest quadrant of 50th Avenue North and Newton Avenue North. Elevation = 851.42 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 23rd day of December, 2009
SUNDE LAND SURVEYING, LLC.
By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Additional utility info on north	SM1 12/29/2009
Revision	507

Showing Title: **BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: BKBM ENGINEERS SHINGLE CREEK ELEMENTARY SCHOOL**

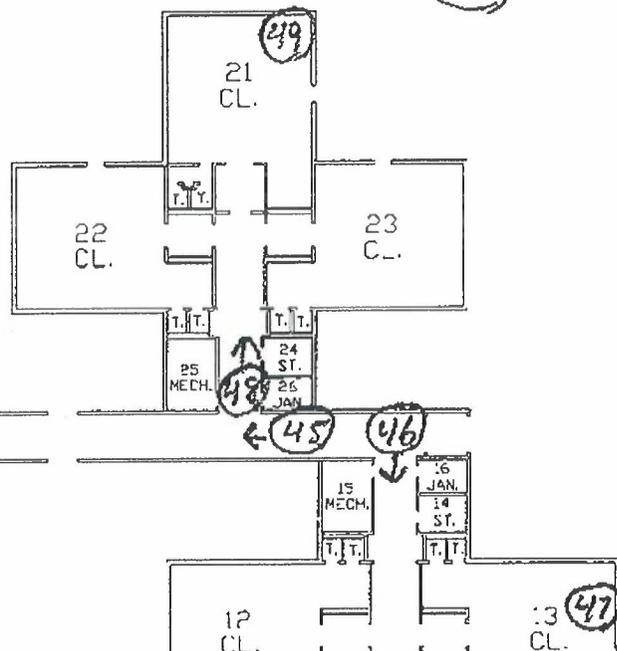
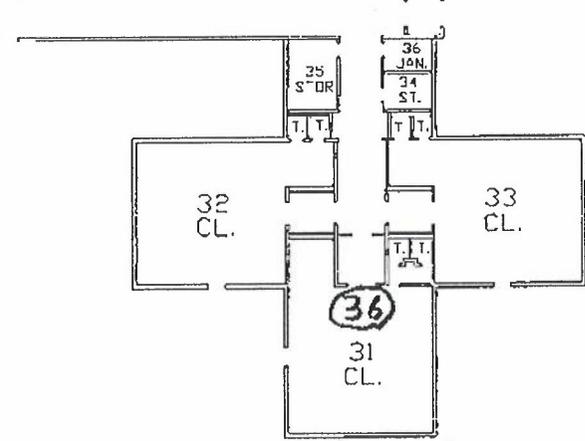
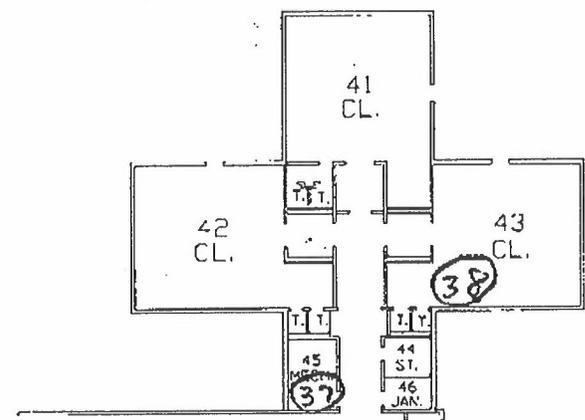
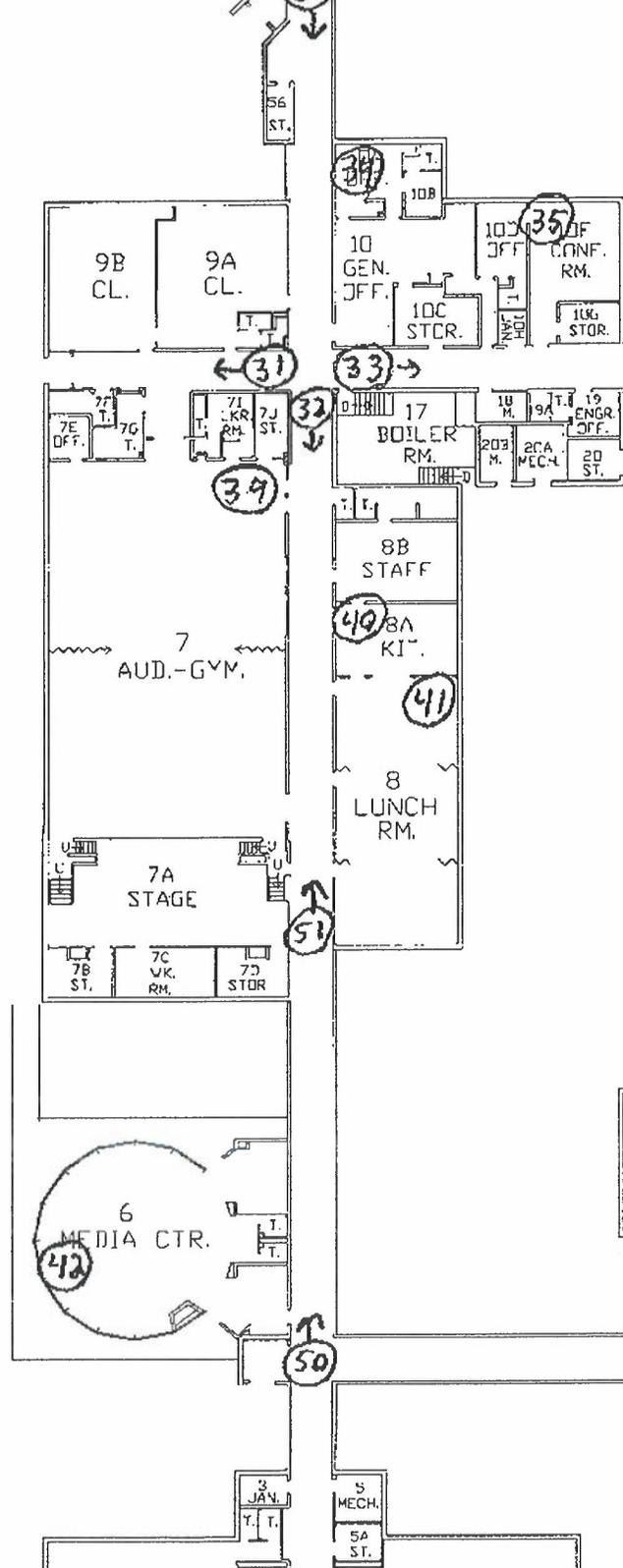
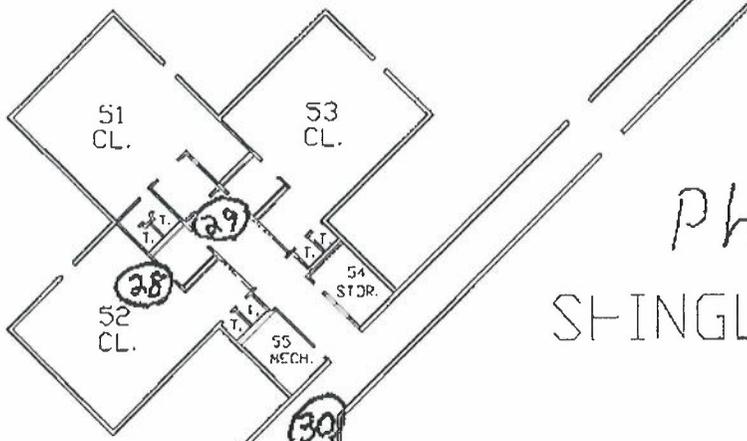
SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (290) + Suite 118
Bloomington, Minnesota 55420-3420
952-881-2420 (Fax: 952-888-8128)
North Office: 12/23/2009
Boulder Park, Minn. 55124-2346
Project: 2009-177 Date: 8/26/24
Township: 118 Range: 21 Section: 11
File: 2009/110109.dwg Sheet: 1 of 1



NEIGHBORING SINGLE FAMILY HOMES

Photo Log

SHINGLE CREEK SCHOOL



13
14

10

11

9

47

42

39

33

34

35

36

51

50

40

41

29

48

45

46

51

53

52

30

9B

9A

7

17

7A

6

41

42

43

32

33

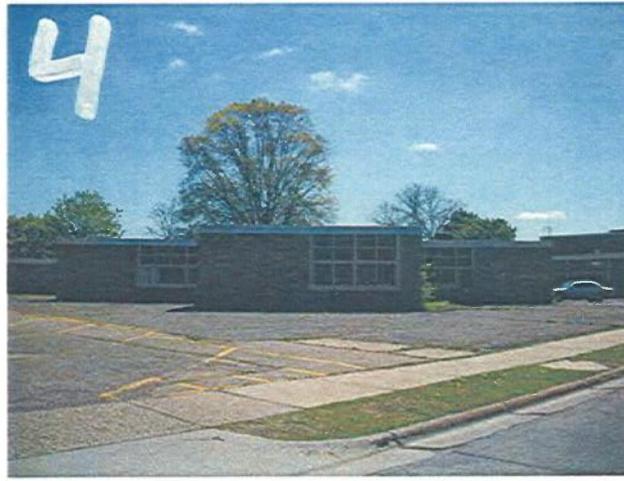
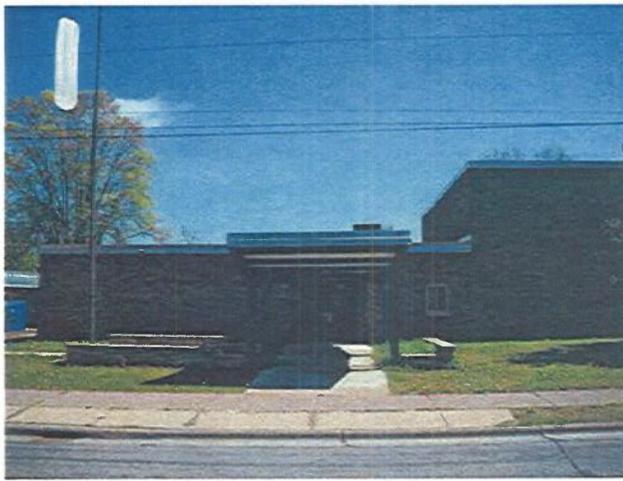
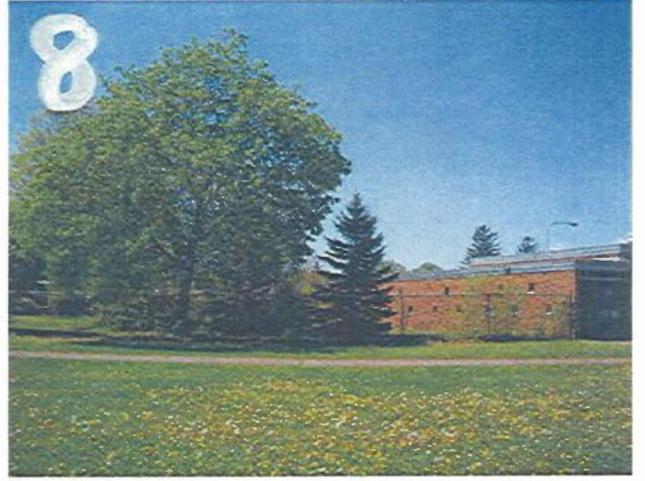
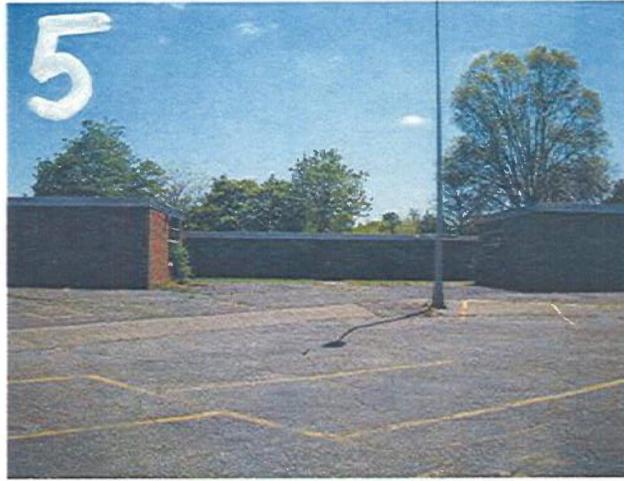
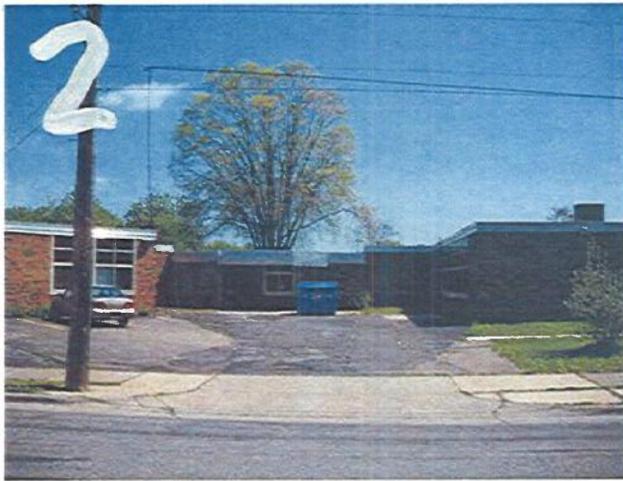
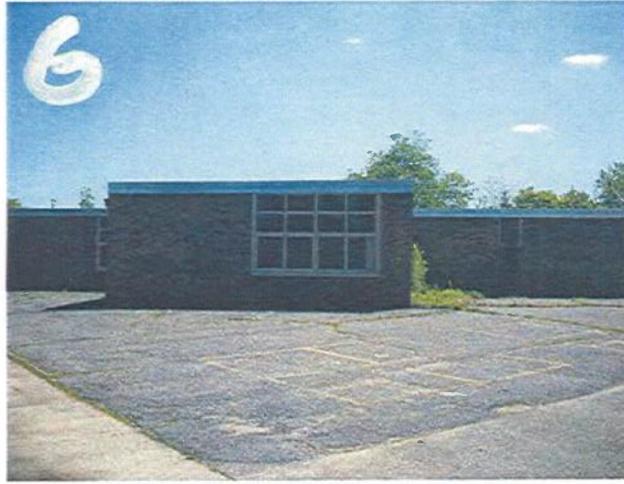
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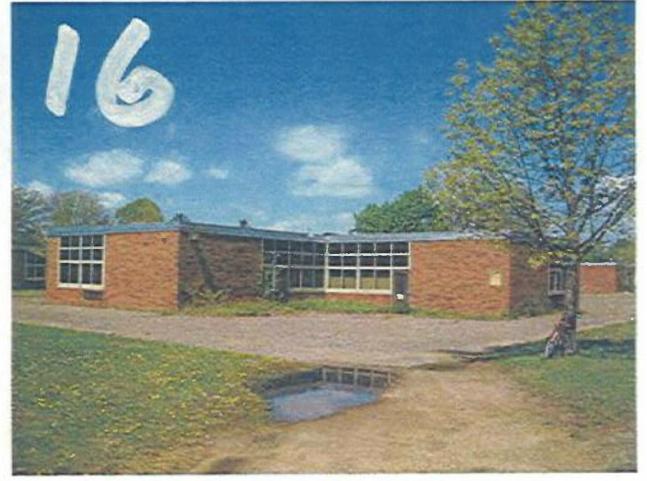
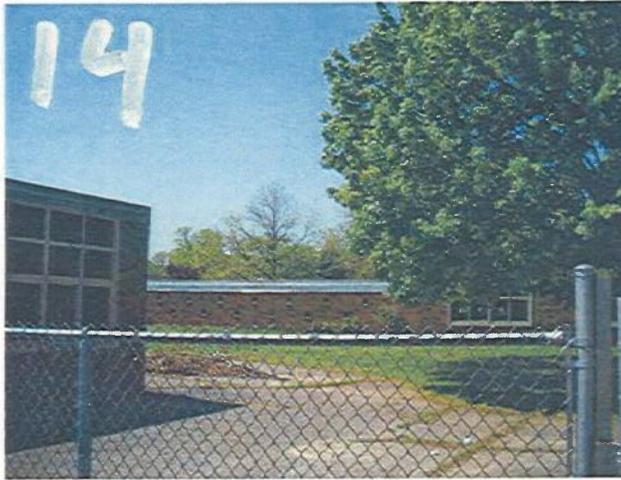
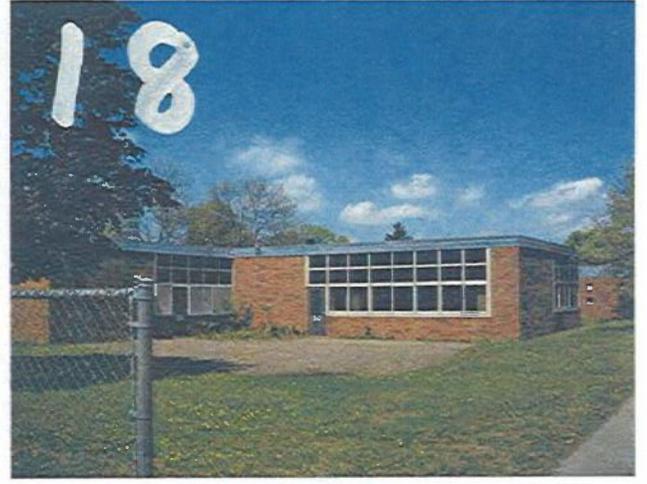
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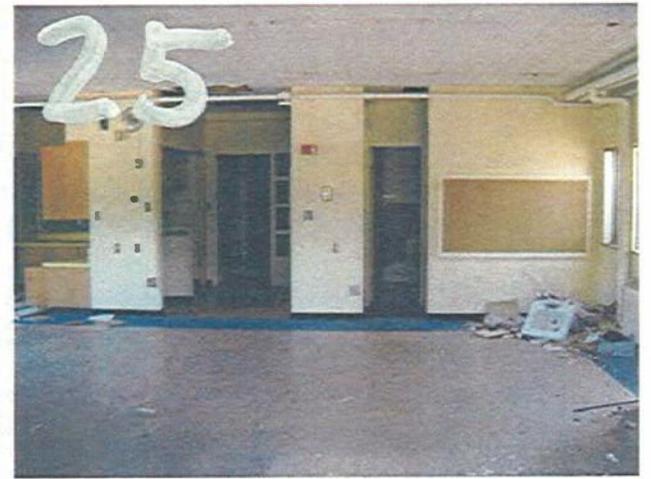
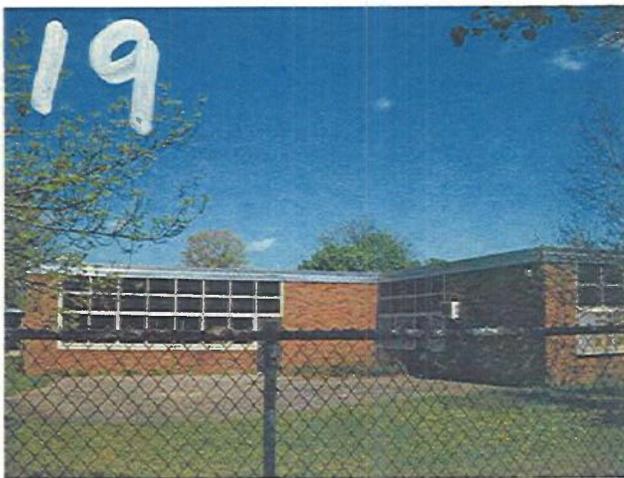
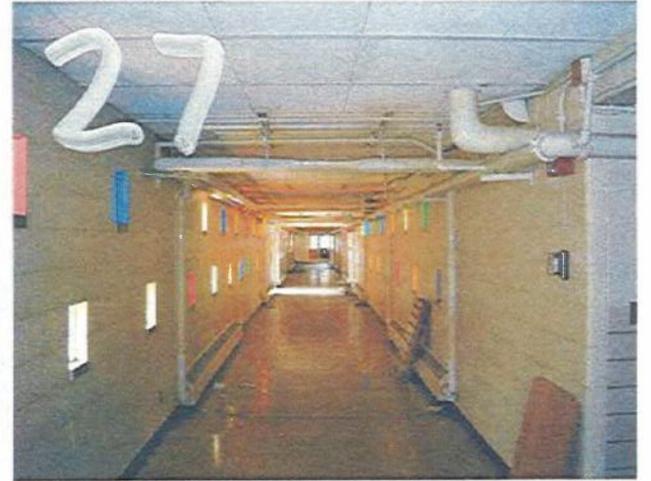
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12

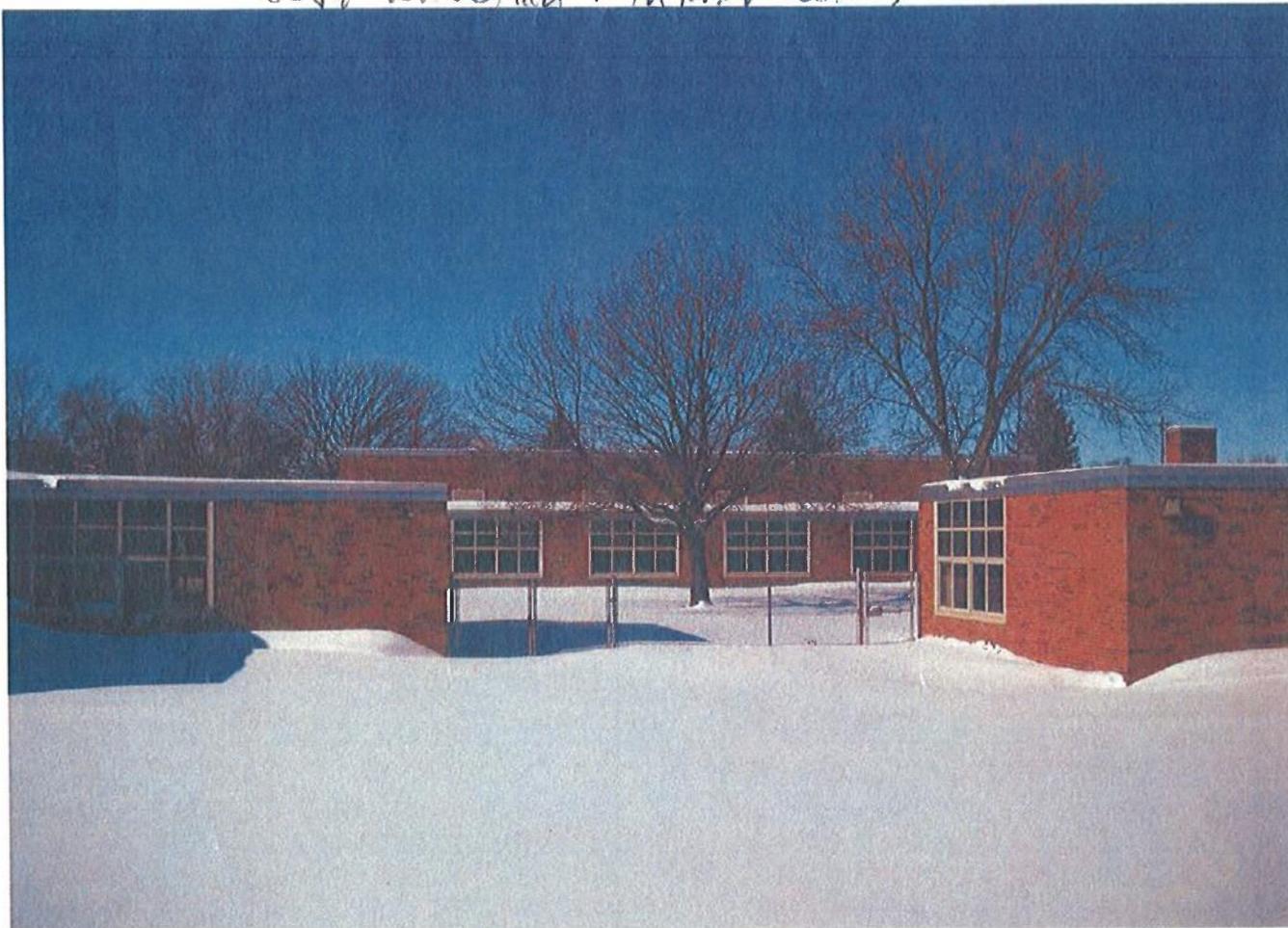
13







East Elevation & interior courtyard



SE corner



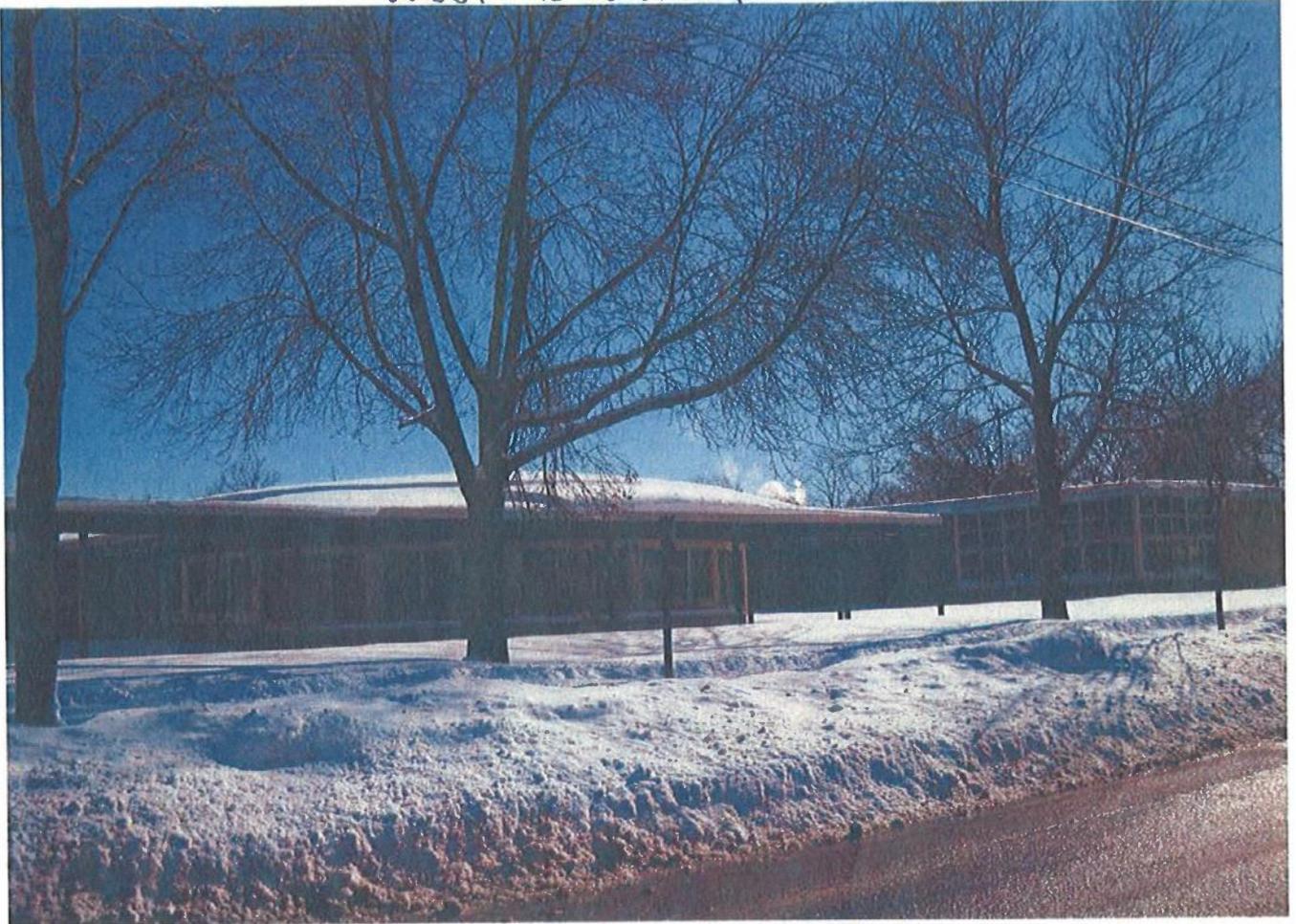
NW Corner of main entrance



North wing



West Elevation



SE corner & East Elevation

