City of Afton

Park Committee Meeting
Wednesday, April 27, 2016
6:00 PM

Agenda

1. **Call to Order**

2. **Roll Call**

3. **Approval of Agenda**

4. **Business**

   A. Town Square Park Restroom
      1. Obtain more detailed plans to enable reliable bids
   B. Steamboat Park trail improvements, canoe/kayak landing/storage
   C. Update on Friends of the St. Croix grant application to help fund levee trail bridge over Kelle's Creek
   D. Park Dedication for Teitelbaum minor subdivision at 15511 Afton Hills Drive
   E. Other Items

5. **Adjournment**

City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

Park Commission Memo

Meeting: April 27, 2016

To: Park Commission Members

From: Ron Moorse, City Administrator

Date: April 25, 2016

Re: Park Dedication Requirement for the Chaim Teitelbaum Application for Minor Subdivision at 15511 Afton Hills Drive

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Chaim Teitelbaum has applied for a minor subdivision at 15511 Afton Hills Drive to subdivide the existing fifteen-acre parcel into three, five-acre residential parcels. Each parcel would obtain its access directly via a driveway from Afton Hills Drive. The most westerly parcel overlays an existing home while the two new parcels to the east would accommodate new home construction.

The subdivision triggers a park dedication requirement for the two additional lots. As the 2012 Park Plan does not call for any land dedication on or near the subject property, the park dedication requirement can be met through a cash contribution in lieu of dedication. The Park Committee is responsible for providing a recommendation regarding whether a land dedication or cash contribution should be required to meet the park dedication requirement.

Park Committee Recommendation Requested:

Motion regarding whether the park dedication requirement for the Teitelbaum application for subdivision at 15511 Afton Hills Drive should be met through a land dedication or cash in lieu of land.

PIN 15.028.20.43.0008
Address 15511 AFTON HILLS DR S
Owner TEITELBAUM CHAIM & EVELYN
Class Residential

PREPARED FOR:
CHAIM TEITELBAUM
PROPERTY ADDRESS:
15511 AFTON HILLS DRIVE SOUTH
AFTON, MN 55001

PROPERTY INFORMATION:
Property Zoning- Rural Residential
All adjoining properties are also Rural Residential
Setbacks: 105' front, 50' side, 50' rear.
Contours shown are State of Minnesota, LIDAR data acquired from the Minnesota Geospatial Information Office.
No wetlands exist on the surveyed property.
Driveway for Parcel C is proposed as a joint access with existing parcel to south due to topographic limitations east of the existing access location.
Possible structure locations are for illustrative purpose only and multiple buildable locations exist on the parcels.

EXISTING RECORDED DESCRIPTIONS:

Deed Document No. 710344:

That part of the Southeast Quarter and the Southwest quarter of Section 15, Township 28, Range 20 in Washington County, Minnesota, described as follows: Commencing at the southwest corner of said Southeast Quarter; thence N88°47'32"E bearing assumed, along the south line of said Southeast Quarter a distance of 99.00 feet; thence N1°08'41"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet; thence N1°08'41"W, along said parallel line, a distance of 200.00 feet; thence N88°47'32"E a distance of 35.00 feet to the point of beginning of the land to be described; thence N21°50'18"E a distance of 649.24 feet to the southerly right of way line, as monumented, of a 66 foot road, as described in Book 258 of Deeds, page 365; thence N51°39'54"W, along said monumented southerly right of way line, a distance of 323.11 feet; thence northwesterly, along said monumented southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 385.60 feet, a central angle of 34°36'52", a distance of 232.96 feet to a Judicial Landmark; thence S1°07'45"E, along a line marked by Judicial Landmarks and their southerly extension, a distance of 523.04 feet to a point which is 150.00 feet North of the south line of the North Half of the Southeast Quarter of the Southwest Quarter; thence N88°16'03" E, parallel with the south line of the Southwest Quarter, a distance of 74.50 feet ; t hence N88°47'32"E, parallel with the south line of the Southeast Quarter, a distance of 99.00 feet; thence S1°08'41"E, parallel with the west line of the Southeast Quarter, a distance of 367.59 feet to its intersection with a line bearing S88°47'32W from the point of beginning; thence N88°47'32"E a distance of 35.00 feet to the point of beginning.

Containing 5.0 acres, more of less.
Subject to easements of record, if any.

Deed Document No. 811206:

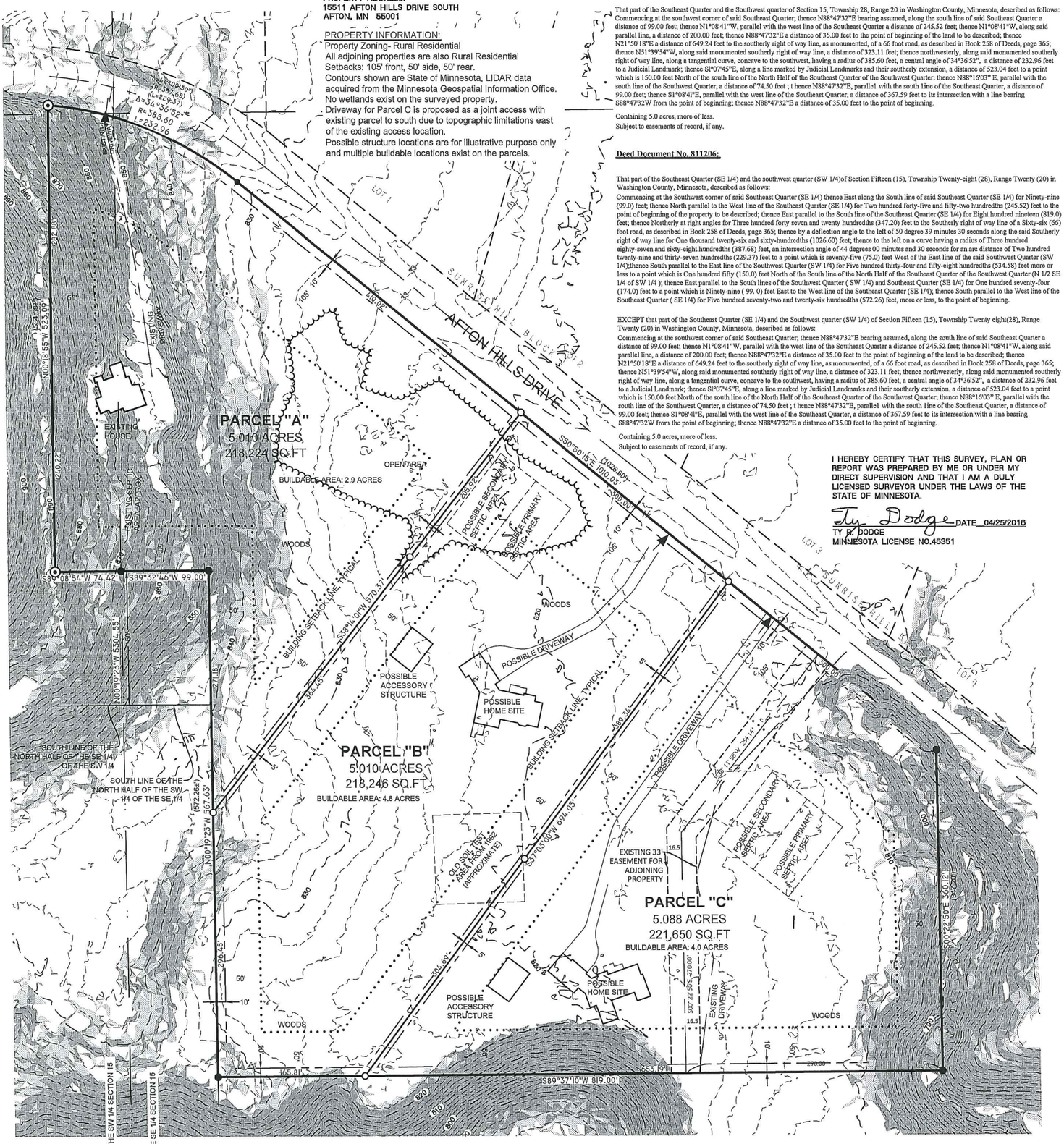
That part of the Southeast Quarter (SE 1/4) and the southwest quarter (SW 1/4)of Section Fifteen (15), Township Twenty-eight (28), Range Twenty (20) in Washington County, Minnesota, described as follows:
Commencing at the Southwest corner of said Southeast Quarter (SE 1/4) thence East along the South line of said Southeast Quarter (SE 1/4) for Ninety-nine (99.0) feet; thence North parallel to the West line of the Southeast Quarter (SE 1/4) for Two hundred forty-five and fifty-two hundredths (245.52) feet to the point of beginning of the property to be described; thence East parallel to the South line of the Southeast Quarter (SE 1/4) for Eight hundred nineteen (819.0) feet; thence Northerly at right angles for Three hundred forty seven and twenty hundredths (347.20) feet to the Southerly right of way line of a Sixty-six (66) foot road, as described in Book 258 of Deeds, page 365; thence by a deflection angle to the left of 50 degree 39 minutes 30 seconds along the said Southerly right of way line for One thousand twenty-six and sixty-hundredths (1026.60) feet; thence to the left on a curve having a radius of Three hundred eighty-seven and sixty-eight hundredths (387.68) feet, an intersection angle of 44 degrees 00 minutes and 30 seconds for an arc distance of Two hundred twenty-nine and thirty-seven hundredths (229.37) feet to a point which is seventy-five (75.0) feet West of the East line of the said Southwest Quarter (SW 1/4);thence South parallel to the East line of the Southwest Quarter (SW 1/4) for Five hundred thirty-four and fifty-eight hundredths (534.58) feet more or less to a point which is One hundred fifty (150.0) feet North of the South line of the North Half of the Southeast Quarter of the Southwest Quarter (N 1/2 SE 1/4 of SW 1/4); thence East parallel to the South lines of the Southwest Quarter (SW 1/4) and Southeast Quarter (SE 1/4) for One hundred seventy-four (174.0) feet to a point which is Ninety-nine (99. 0) feet East to the West line of the Southeast Quarter (SE 1/4); thence South parallel to the West line of the Southeast Quarter (SE 1/4) for Five hundred seventy-two and twenty-six hundredths (572.26) feet, more or less, to the point of beginning.

EXCEPT that part of the Southeast Quarter (SE 1/4) and the Southwest quarter (SW 1/4) of Section Fifteen (15), Township Twenty eight(28), Range Twenty (20) in Washington County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence N88°47'32"E bearing assumed, along the south line of said Southeast Quarter a distance of 99.00 feet; thence N1°08'41"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet; thence N1°08'41"W, along said parallel line, a distance of 200.00 feet; thence N88°47'32"E a distance of 35.00 feet to the point of beginning of the land to be described; thence N21°50'18"E a distance of 649.24 feet to the southerly right of way line, as monumented, of a 66 foot road, as described in Book 258 of Deeds, page 365; thence N51°39'54"W, along said monumented southerly right of way line, a distance of 323.11 feet; thence northwesterly, along said monumented southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 385.60 feet, a central angle of 34°36'52", a distance of 232.96 feet to a Judicial Landmark; thence S1°07'45"E, along a line marked by Judicial Landmarks and their southerly extension, a distance of 523.04 feet to a point which is 150.00 feet North of the south line of the North Half of the Southeast Quarter of the Southwest Quarter; thence N88°16'03" E, parallel with the south line of the Southwest Quarter, a distance of 74.50 feet ; t hence N88°47'32"E, parallel with the south line of the Southeast Quarter, a distance of 99.00 feet; thence S1°08'41"E, parallel with the west line of the Southeast Quarter, a distance of 367.59 feet to its intersection with a line bearing S88°47'32W from the point of beginning; thence N88°47'32"E a distance of 35.00 feet to the point of beginning.

Containing 5.0 acres, more of less.
Subject to easements of record, if any.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Ty Dodge DATE 04/25/2016
TY R. DODGE
MINNESOTA LICENSE NO.45351



LEGEND

- FOUND 4" ALUMINUM CAP JUDICAL LANDMARK
- FOUND 3/4" OUTSIDE DIAMETER IRON PIPE-WITH PLASTIC ID CAP #9294
- SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT WITH PLASTIC CAP #45351 DODGE RLS
- FOUND 1/2" IRON ROD
- (XXX.X) PREVIOUSLY RECORDED DIMENSIONS
- DRAINAGE AND UTILITY EASEMENTS
- EXISTING 10FT CONTOURS
- EXISTING 2FT CONTOURS
- 13%-18% SLOPES
- 18%+ SLOPES
- PROPOSED DRIVEWAY LOCATION

SW CORNER OF THE SE 1/4 SEC. 15, T28N, R20W (SOUTH 1/4 CORNER) STONE MONUMENT
N89°37'10"E 99.00'
SOUTH LINE OF THE SE 1/4 SECTION 15
N89°37'10"E 2630.32'
SE CORNER SEC. 15, T28N, R20W CAST IRON MONUMENT

NORTH
SCALE: 0 30 60

BEARINGS ARE REFERENCED TO THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD 83(1986)

NEW DESCRIPTIONS:

~~PARCEL A:~~

That part of the Southeast Quarter and the Southwest quarter of Section 15, Township 28, Range 20 in Washington County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence N89°37'10"E along the south line of said Southeast Quarter a distance of 99.00 feet; thence N00° 19'23"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet; thence N00°19'23"W, along said parallel line, a distance of 296.45 feet to the point of beginning; thence N00°19'23"W, along said parallel line, a distance of 271.18 feet to a point 150.00 feet north of the south line of the north half of the SW 1/4 of the SE 1/4; thence S89°32'46"W, parallel to last said south line, a distance of 99.00 feet; thence S89°08'54"W parallel to the south line of the north half of the SE 1/4 of the SW 1/4 a distance of 74.42 feet to a Judicial Landmark; thence N00°18'55"W a distance of 523.09 feet to a Judicial Landmark on the southerly right of way of Afton Hills Drive as monumented and also described in Book 258 of Deeds, Page 365; thence, along said southerly right of way line, along the arc of a curve, concave southwest, a distance of 232.96 feet, said curve has a radius of 385.60 feet and a central angle of 34°36'52"; thence along said southerly right of way, S50°50'15"E a distance of 410.02 feet; thence S38°14'01"W a distance of 570.37 feet to the point of beginning.
Containing 5.010 Acres. Subject to drainage and utility easements, 10 feet in width along Afton Hills Drive and all rear lot lines, and 5 feet in width along side lot line lines bearing N00°18'55"W and S38°14'01"W and also subject all easements, restrictions and covenants of record.

PARCEL B:

That part of the Southeast Quarter and the Southwest quarter of Section 15, Township 28, Range 20 in Washington County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence N89°37'10"E along the south line of said Southeast Quarter a distance of 99.00 feet; thence N00°19'23"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet to the point of beginning; thence N00°19'23"W, along said parallel line, a distance of 296.45 feet; thence N38°14'01"E a distance of 570.37 feet to the southerly right of way of Afton Hills Drive as monumented and also described in Book 258 of Deeds, Page 365; thence, along said southerly right of way line, S50°50'15"E a distance of 300.00 feet; thence S37°03'00"W a distance of 694.03 feet; thence S89°37'10"W parallel to the south line of said SE 1/4 a distance of 165.81 feet to the point of beginning.
Containing 5.010 Acres. Subject to drainage and utility easements, 10 feet in width along Afton Hills Drive and all rear lot lines, and 5 feet in width along side lot line lines bearing N38°14'01"E and S37°03'00"W and also subject to all easements, restrictions and covenants of record.

PARCEL C:

That part of the Southeast Quarter and the Southwest quarter of Section 15, Township 28, Range 20 in Washington County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence N89°37'10"E along the south line of said Southeast Quarter a distance of 99.00 feet; thence N00°19'23"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet; thence N89°37'10"E parallel to the south line of said SE 1/4 165.81 feet to the point of beginning; thence N37°03'00"E a distance of 694.03 feet to the southerly right of way of Afton Hills Drive as monumented and also described in Book 258 of Deeds, Page 365; thence, along said southerly right of way line, S50°50'15"E a distance of 300.00 feet; thence S00°22'50"E a distance of 360.17 feet; thence S89°37'10"W parallel to the south line of said SE 1/4 a distance of 653.19 feet to the point of beginning.
Containing 5.088 Acres. S ubject to drainage and utility easements, 10 feet in width along Afton Hills Drive and rear lot lines, and 5 feet in width along side lot line lines bearing N37°03'00"E and S00°22'50"E and also subject to all easements, restrictions and covenants of record.

SHEET NO. 1

PROJECT:
TEITELBAUM PROPERTY
MINOR LAND DIVISION
CITY OF AFTON

CERTIFICATE OF SURVEY

A·C/a
Auth·Consulting/associates
S&N Land Surveying a division of A C/a

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-5400

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-531-5277

authconsulting.com

DRAWN BY:	TRD
CHECKED BY:	
DATE:	12/07/15
DWG FILE:	7392-001
REF FILE:	
JOB NUMBER:	7392-001

REVISION DESCRIPTION:	NAME:	DATE:
CITY COMMENTS	TRD	04/25/16
ADDED BUILDING SITES	TRD	04/12/16