



**LAND USE APPLICATION SUMMARY**

*Property Location:* 815 9th Avenue SE  
*Project Name:* Spectrum Apartments and Townhomes  
*Prepared By:* Mei-Ling Smith, Senior City Planner, (612) 673-5342  
*Applicant:* CPM Development  
*Project Contact:* Scott Nelson, DJR Architecture, Inc.  
*Request:* To reduce the minimum side yard setback requirement as a result of a subdivision.

*Required Applications:*

<b>Variance</b>	To reduce the minimum side yard setback requirement from 7 feet to 0 feet.
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**SITE DATA**

<b>Existing Zoning</b>	II Light Industrial District IL Industrial Living Overlay District, UA University Area Overlay District
<b>Lot Area</b>	98,174 square feet / 2.25 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Marcy Holmes Neighborhood Association
<b>Designated Future Land Use</b>	Transitional Industrial
<b>Land Use Features</b>	n/a
<b>Small Area Plan(s)</b>	<u>Marcy-Holmes Neighborhood Master Plan (2014)</u>

<b>Date Application Deemed Complete</b>	June 6, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	August 5, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is an irregularly shaped parcel with six sides. The parcel is over 2 acres (98,174 square feet) in size and fronts 9th Street SE (north) and 9th Avenue SE (east). There are three existing structures on the site: two metal buildings (Quonset huts), which are approximately 20 feet in height, and two-story (26-foot-tall) industrial building that is also partially located on the property to the south: 805 8th Street SE. The property also contains and surface parking, loading, and maneuvering areas.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is less than 300 feet to the west of I-35W. There are industrial uses to the north and west of the subject site and low-to-medium residential uses to the east, south, and west.

**PROJECT DESCRIPTION.** The applicant has submitted a land use application (BZZ-7725, Spectrum Apartments and Townhomes), that would include a portion of this property as part of a five-parcel project located directly to the east. All five parcels would be replatted, as proposed (PL-310). The remaining portions of 815 9th Avenue SE and 805 8th Street SE would remain as a single industrial property with four sides. As a result, the existing 26-foot-tall industrial building on the subject site would be located directly adjacent to its east property line.

A variance is required to reduce the minimum interior side yard setback requirement from 7 feet to 0 feet for the industrial building, per section 550.160 of the zoning code. While industrial zoning districts do not typically have minimum building setbacks, the property to the east would be zoned R5 Multiple-Family District as part of the project.

The proposed project would result in the demolition of the two Quonset huts. The applicant has obtained historic review letters for both existing structures on the site, which indicate that a Certificate of Appropriateness would not be required for the demolition of these structures.

**PUBLIC COMMENTS.** Staff has not received any comments on this application as of the printing of this report. Any correspondence received prior to the public meeting will be forwarded to the Planning Commission for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum interior side yard setback from 7 feet to 0 feet, based on the following findings:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The applicant is requesting a variance of the minimum setback requirement from 7 feet to 0 feet, to allow for an existing industrial building located next to a proposed residential zoning district. The existing parcel has six sides and is irregularly shaped, and the subdivision would result in a four-sided parcel. The subdivision would also eliminate an existing encroachment where the existing industrial building is presently over the existing property line. Strict compliance with the ordinance would require the proposed shared lot line be adjusted seven feet and would reduce the buildability of the

proposed residential lot. CPED finds that practical difficulties exist in complying with the ordinance because of circumstances unique to the property, and are not based on economic considerations alone.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The 26-foot-tall industrial building is existing and would not be altered as part of this proposal. The applicant has designed the development site to the east in a way that sufficient light and air would be provided for the residential uses, as there would be 108 feet between the residential building and the subject property with surface parking and landscaping in between. Provided that the existing building is compliant with all life and safety codes, staff finds that the applicant is proposing to use the property in a reasonable manner that would be in keeping with the spirit and intent of the ordinance and comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The applicant's proposal to reduce the required yard from 7 feet to 0 feet would not alter the essential character of the locality, or be injurious to the use or enjoyment of other property in the vicinity. The proposed subdivision and resulting variance will allow the subject site and nearby properties to be improved upon in an orderly and consistent manner. Staff does have concern that the existing industrial building may need maintenance in the future and encourages the applicant to establish an access agreement over the adjacent property to the east. If granted, the setback variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Scott Nelson of DJR Architecture, Inc., for the property located at 815 9th Avenue SE:

### **A. Variance to decrease the side yard setback.**

Recommended motion: **Approve** the application to decrease the interior side yard setback from 7 feet to 0 feet.

## ATTACHMENTS

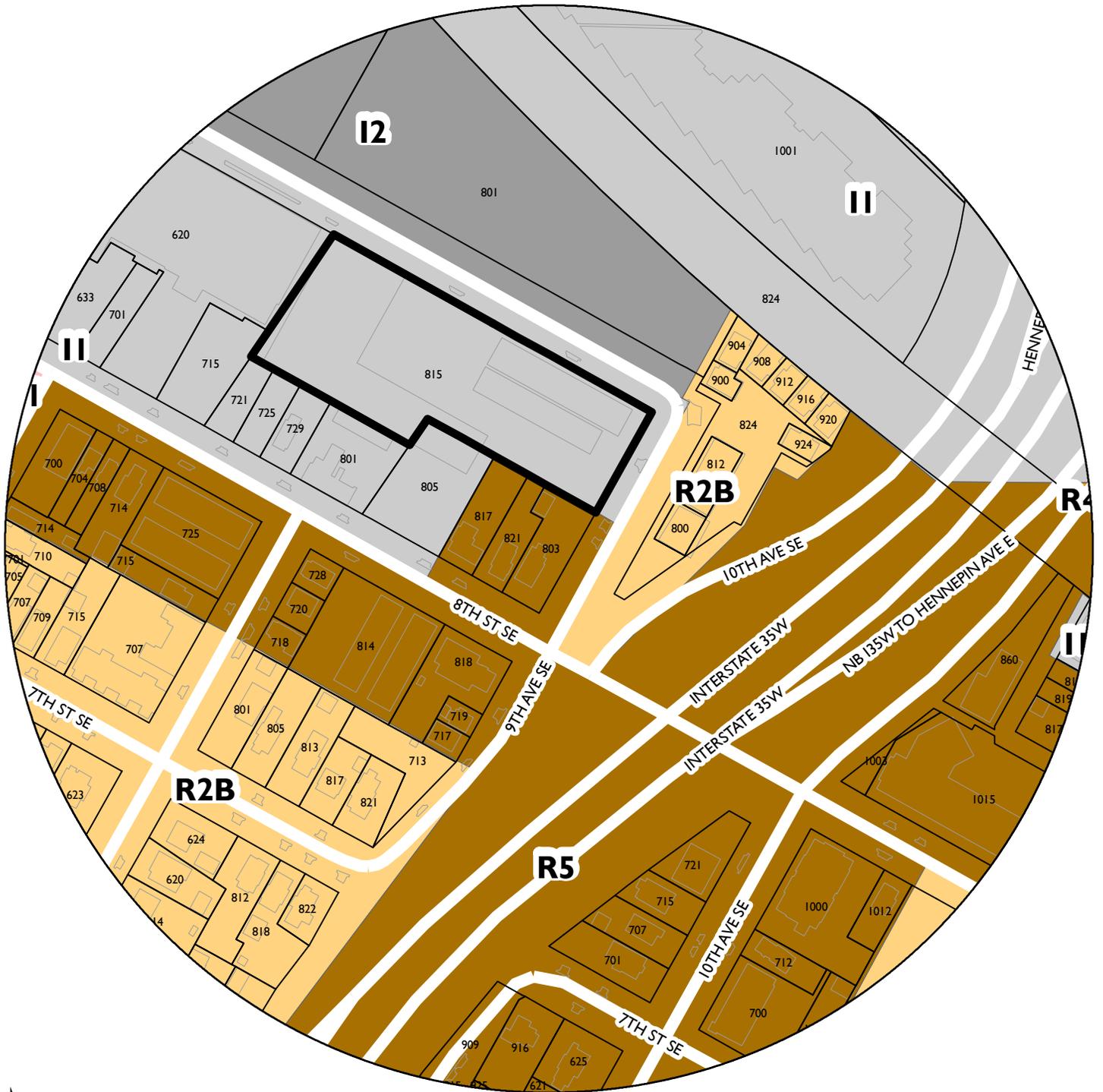
1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Survey
5. Preliminary plat
6. Site plan
7. Photos

# CPM Development

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**815 9th Ave SE**

FILE NUMBER  
**BZZ-7732**



1 SITE AERIAL  
1" = 100'-0"



## SPECTRUM APARTMENTS & TOWNHOMES

Minneapolis, Minnesota

May 23, 2016

Site Aerial

14-112.00



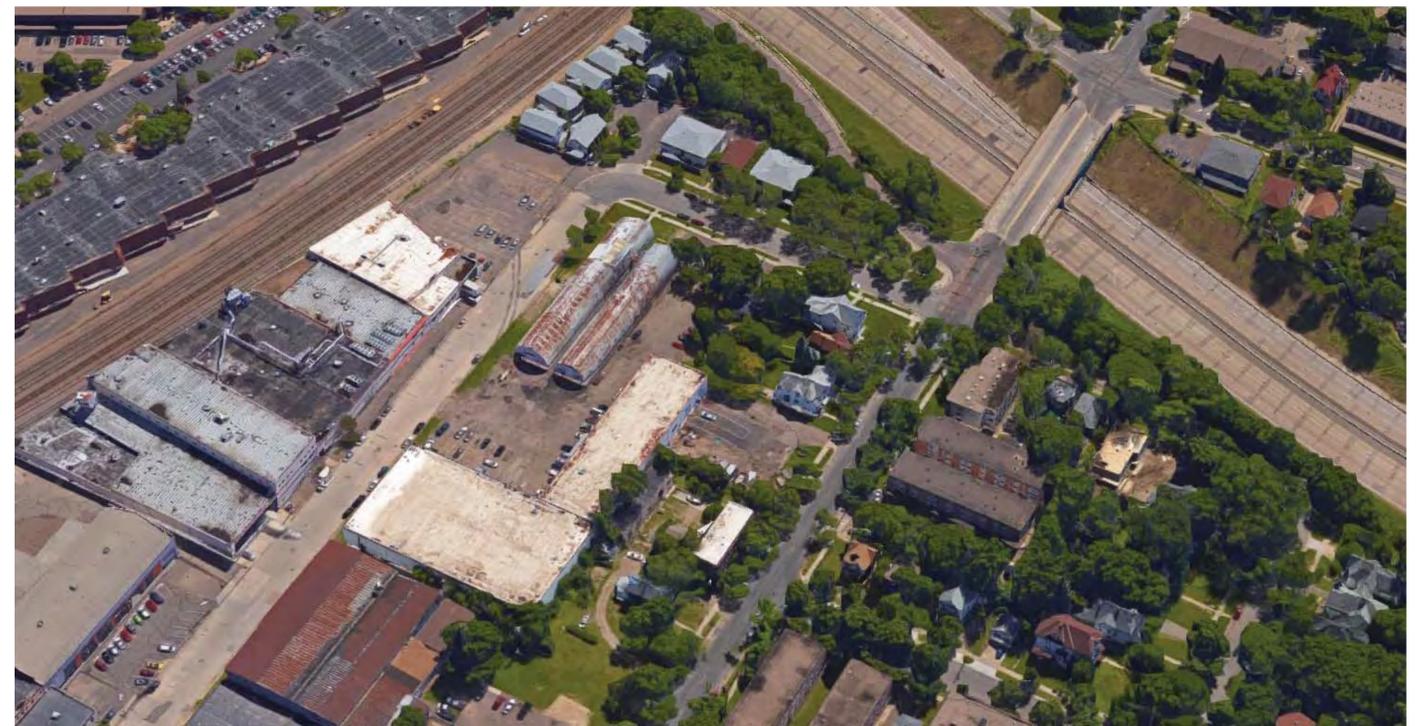
VIEW FROM SOUTH



VIEW FROM EAST



VIEW FROM NORTH



VIEW FROM WEST

# SPECTRUM APARTMENTS & TOWNHOMES

Minneapolis, Minnesota

May 23, 2016

Site Axonometric Views

14-112.00

# **SPECTRUM APARTMENTS & TOWNHOMES LAND USE APPLICATIONS**

**MAY 24, 2016  
REVISED JUNE 3, 2016**

## PROJECT PURPOSE AND DESCRIPTION

The proposed project will redevelop a portion of an existing industrial site and three residential lots with a planned unit development comprising three new residential buildings. A 5-story, 102 unit apartment building will be located on the northeast portion of the site at the corner of 9th Avenue SE and 9th Street SE. Two, 3-story townhome buildings will be located on the southwest portion of the site: a 5 unit townhome building at the corner of 9<sup>th</sup> Avenue SE and 8<sup>th</sup> Street SE will face 9<sup>th</sup> Avenue SE and an 11 unit townhome building will be located along and face 8<sup>th</sup> Street SE. Two metal Quonset buildings and three, existing residential buildings along 8<sup>th</sup> Street SE will be demolished. The existing industrial building will remain and will be subdivided from the development lot.

The L-shaped apartment building will have enclosed parking on the first floor, which will be wrapped with units along both street frontages. Entry lobby and amenity spaces are located on the corner of 9th and 9th, with outdoor recreation spaces located in the interior of the site. Townhome residents will share and have access to both the outdoor amenities and the interior amenities in the apartment building. Amenities will include an outdoor pool and hot tub, barbeque, pet exercise area, community room with an outdoor patio, exercise room, and a rooftop deck on the apartment building. The rooftop will also have planting boxes for residents who would like to garden.

The development site is located on and near major bus and bike routes between the University of Minnesota campus and Downtown, providing convenient alternative transportation for residents who don't own cars.

A unique feature of the apartment building is that 69 of the 102 units will feature 1-bedroom "suites." These units are designed to be affordable to those new in the work force and seeking a new apartment unit with amenities at rents below \$1000/month. The 560 SF units feature interior bedrooms and flexible living spaces on the windows. Many of these suites will have patios or balconies.

## REQUIRED APPLICATIONS

The applications required for the planned unit development are:

1. Rezoning portions of the site from I1 and ILOD to uniform R5 zoning for the entire site.
2. Conditional use permit for a planned unit development ("PUD") with alternatives to allow more than one building on the zoning lot and to reduce parking, loading and setback requirements.
3. Conditional use permit to increase the height of the apartment building from 4 stories / 56 feet to 5 stories / 55 feet, 1½ inches.

The building will not shadow significant public spaces or known solar energy systems. Afternoon shadowing of the residential properties across 9<sup>th</sup> Avenue SE will be mitigated by the separation provided by the public street and yards. It will not shadow other residential properties.

(3) *The scale and character of surrounding uses.*

The height of the proposed project is compatible in scale and character with the surrounding uses. The proposed apartment building will be taller than existing development, but will comply with the 56-foot height limit of the R5 District. It is similar in height to the new 4-story, approximately 49-foot tall, hipped-roof apartment building in the center of the block along 8<sup>th</sup> Street SE. The 3-story townhome buildings will create transitions in scale between the apartment building and the lower-scale residential neighborhood.

(4) *Preservation of views of landmark buildings, significant open spaces or water bodies.*

The project will not block views of landmark buildings, significant open spaces or water bodies.

**VARIANCE FOR SETBACK OF EXISTING INDUSTRIAL BUILDING**  
**REQUIRED FINDINGS**

A variance is requested to reduce the setback requirement for the existing industrial building from 7 feet to 0 feet. The zero lot line condition will be created by the subdivision; however, it should be noted that the existing property lines between the 815 parcel and the 805 parcel (both zoned I1 and under common ownership) are a nonconforming condition that run through the existing building. The building will be altered as required to insure compliance with the fire rating and separation requirements of the building code. The requested variance meets the required findings under § 525.500 of the Zoning Code.

1) *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance. The existing condition, with property lines running through the building, is nonconforming with zoning and building code regulations. If the subdivision and this setback variance are approved, the industrial property will be brought into compliance. Generally there is no yard requirement in the Industrial Districts. The 7-foot setback requirement is triggered here by the proposed rezoning of the new development lot. Strict compliance with the setback ordinances would diminish the buildable area of the new development lot for no practical purpose and would result in a smaller project that would not fulfill the goals of the City's land use guidance as well as the proposed project. These are unique circumstances not created by the applicant.

2) *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The proposed setback is reasonable and will be in keeping with the spirit and intent of the ordinance. The purpose of requiring a setback for industrial uses next to residential uses or zoning is to prevent conflicts between the two types of land uses. In this case, the new residential development will meet its own 13-foot yard requirement along the shared property lines. Additional separation between the industrial and residential uses will be provided by the placement of the parking lot, recycling and bike storage, and other open spaces. The industrial building will have no window or door openings along the shared property line. The proposed zero setback for the industrial building facilitates the residential project, which as discussed above, is consistent with the guidance of the City's land use plans.

*3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The granting of the variance will not alter the essential character of the area or be injurious to the use or enjoyment of other properties. As noted, the subdivision, variance, and building alterations will correct an existing nonconforming condition. The variance will not be detrimental to the public health, safety or welfare because the property will be brought into compliance with life safety regulations related to separation along property lines.

#### **SUBDIVISION REQUIRED FINDINGS**

*1) The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

The subdivision is in conformance with the applicable zoning and land subdivision regulations, including the design requirements of Chapter 598, Article III, of the subdivision ordinance. As discussed in the proposed findings for the rezoning, planned unit development, and conditional use permit for height, the project is consistent with the policies of comprehensive plan and the small area plans for this area.

*2) The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The subdivision will not be injurious to the use and enjoyment of other property in the vicinity, be detrimental to surrounding land uses, or increase congestion in the public streets. The subdivision will combine multiple existing lots into a two lots: one for the existing industrial use and a second for the planned unit development.

*3) All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

The site is a previously-developed urban site that has been used for industrial and residential uses. The building sites can be safely redeveloped and maintained without danger to the users of the subdivision. The site is not subject to flooding. Any soil conditions that require environmental or other remediation will be addressed in accordance with applicable regulations. Redevelopment will also comply with all applicable regulations for erosion control, drainage and utilities.

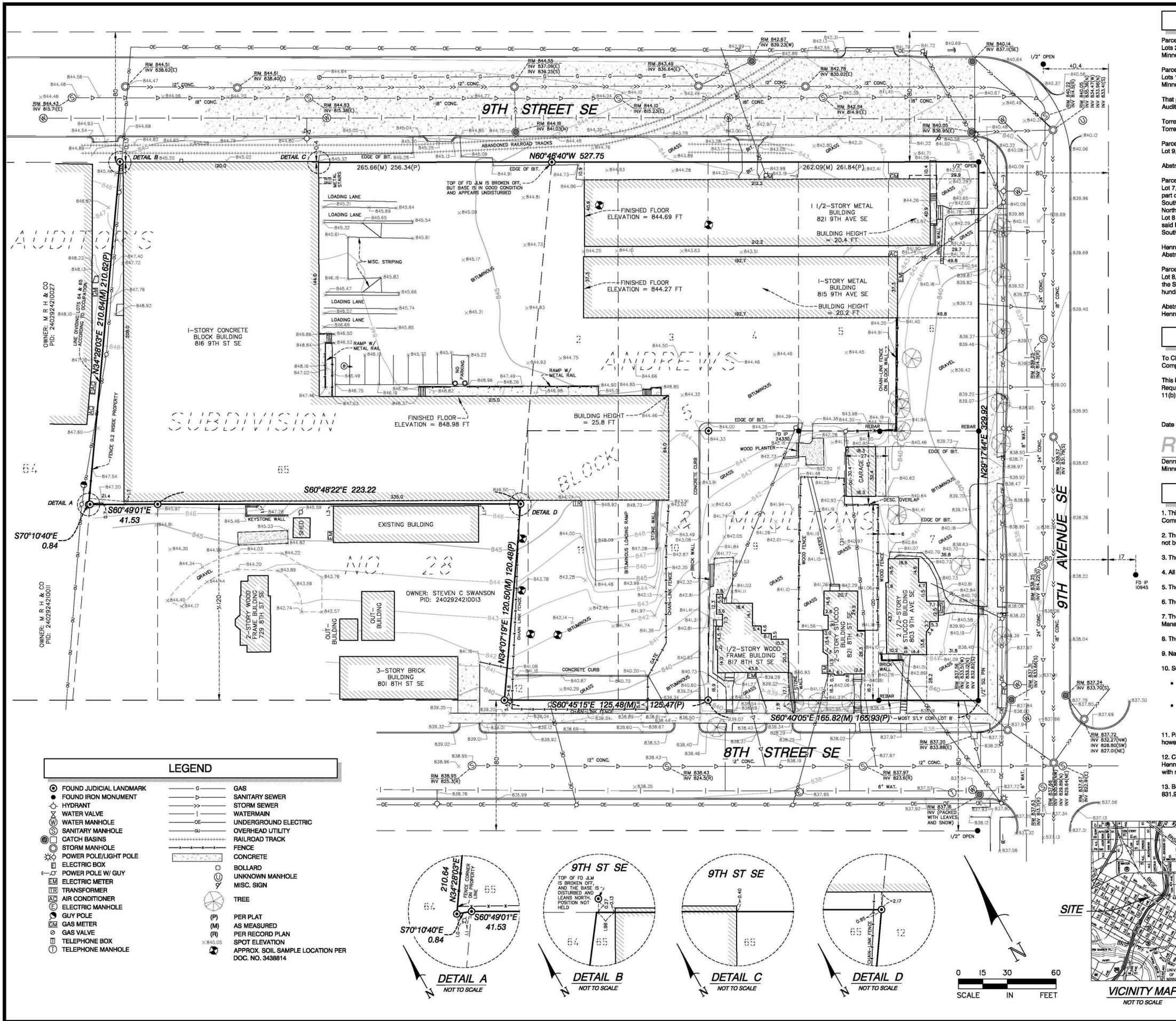
*4) The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

The lot arrangement will pose no difficulties in securing building permits or in providing driveway access to the site. The subdivision will result in the existing industrial building being located at the shared property lines with the PUD lot. The industrial building will be modified as necessary to meet building code fire rating and separation requirements. The proposed lots are suitable in their existing state for the proposed uses with minimal alteration.

*5) The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

The stormwater management plan for the new development is designed to comply with Chapter 54 of the City of Minneapolis Code of Ordinances. The stormwater runoff from the site currently flows east towards the existing storm sewer infrastructure in 9th Avenue SE. No stormwater treatment currently exists on the site. This project will utilize an underground filtration system that will provide water quality treatment for runoff from the impervious surfaces and will provide rate control to match the existing discharge rates from the site. The stormwater management system will greatly improve the conditions of the site with the addition of rate control and water quality treatment for runoff leaving the site.

Erosion and sediment control practices will be implemented prior to demolition and site work to protect the downstream water bodies and conveyance systems. Both temporary and permanent erosion control measures have been incorporated in the plan according to Minnesota's Best Management Practices.



**PROPERTY DESCRIPTION**

Parcel 1:  
Lots 2 to 6 inclusive, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2:  
Lots 10, 11 and 12, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

That part of Lot 65 lying Northeastery of the Southwestery 120 feet thereof, measured at right angles to the Southwestery line of said Lot 65, Auditor's Subdivision Number Twenty-eight (28) according to the recorded plat thereof, Hennepin County, Minnesota.

Torrens Property (Parcels 1 and 2)  
Torrens Certificate No. 1063424

Parcel 3:  
Lot 9, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract Property

Parcel 4:  
Lot 7, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, and that part of Lot 8, Block 5, said Addition, described as follows: Beginning at the most Southerly corner of said Lot 8; thence Northwesterly along the Southerly line of said Lot 8 a distance of 6 feet; thence Northeastery parallel with the Southerly line of said Lot 8 a distance of 120 feet; thence Northwesterly parallel with the Northeastery line of said Lot 8 a distance of 21 feet; thence Northeastery parallel with the Southerly line of said Lot 8 a distance of 45 feet to the Northeastery line of said Lot 8; thence Southeastery along said Northeastery line to the most easterly corner of said Lot 8; thence Southwestery along the Southeastery line of said Lot 8 to the point of beginning.

Hennepin County, Minnesota  
Abstract Property

Parcel 5:  
Lot 8, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT the Southeastery twenty-seven (27) feet of the Northeastery forty-five (45) feet and except the Southeastery six (6) feet of the Southwestery one hundred twenty (120) feet thereof.

Abstract Property  
Hennepin County, Minnesota

**CERTIFICATION**

To CPM Development, LLC, a Minnesota limited liability company and Commercial Partners Title, LLC, as agent for Stewart Title Guaranty Company:

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11(b) and 16 of Table A thereof. The field work was completed on May 5, 2014.

**REVIEW COPY**

Dennis B. Olmstead, Professional Land Surveyor  
Minnesota License No. 18425

**NOTES**

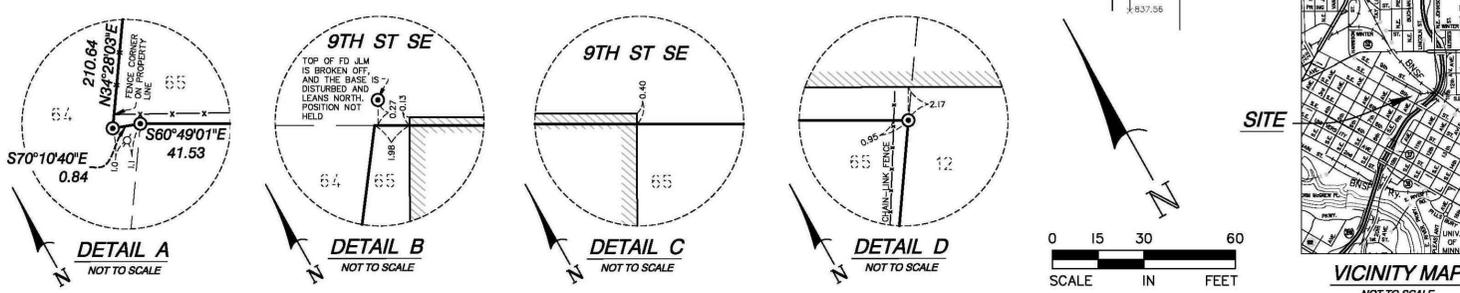
- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company, file no. 39093 First Supplemental, dated September 16, 2014.
- The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
- The basis of bearings is assumed.
- All distances are in feet.
- The area of the above described property is 146,903 square feet or 3.372 acres.
- There are 8 regular striped parking stalls and 0 handicapped parking stalls.
- The property lies within Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27053C0376E, effective September 2, 2004.
- There was no observed evidence of earth moving work or building construction at the time of our field work.
- Names of adjoining owners are depicted based on Hennepin County GIS tax information.
- Survey related exceptions set forth in Schedule B, Section Two of the Title Commitment:
  - Item No. 12 - Subject to life estate interest of Grace Dolores Kehos as created in Final Decree dated May 5, 1952, filed June 3, 1952, as Document No. 2754417. Said document affects the property and is depicted on the survey.
  - Item No. 14 - Terms and conditions of Declaration of Restrictions and Covenants and Affidavit Concerning Real Property Contaminated with Hazardous Substances dated August 8, 2001, filed October 1, 2001, as Document No. 3438814. Approximate location of soil samples per Exhibit A of said Document are depicted on the survey.
- Parcel 4 and Parcel 5 legal descriptions overlap each other and are noted on the survey. The descriptions were intended to be the same, however the overlap is caused by a shortage in the dimensions and scrivens using different writing styles.
- Certificate of Title No. 1063424 calls for the JLMs as shown on the survey and indicated on the Memorial Plat which was obtained from Hennepin County. Memorial Plat calls for JLMs to "consist of a cast iron monument 20 inches in length having a round top 4 inches in diameter with raised letters cast thereon reading, JUDICIAL LANDMARK, and having a round base of 6 inches in diameter."
- Benchmark: City of Minneapolis Survey Monument No. 818 located at the intersection of 5th Avenue SE and 5th Street SE has an elevation of 831.99 feet NGVD 29.

REVISION SUMMARY

DATE	DESCRIPTION

**LEGEND**

○ FOUND JUDICIAL LANDMARK	— GAS
● FOUND IRON MONUMENT	— SANITARY SEWER
○ HYDRANT	— STORM SEWER
○ WATER VALVE	— WATERMAIN
○ WATER MANHOLE	— UNDERGROUND ELECTRIC
○ SANITARY MANHOLE	— OVERHEAD UTILITY
○ CATCH BASINS	— RAILROAD TRACK
○ STORM MANHOLE	— FENCE
○ POWER POLE/LIGHT POLE	— CONCRETE
○ ELECTRIC BOX	— BOLLARD
○ POWER POLE W/ GUY	— UNKNOWN MANHOLE
○ ELECTRIC METER	— MISC. SIGN
○ TRANSFORMER	○ TREE
○ AIR CONDITIONER	○ PER PLAT
○ ELECTRIC MANHOLE	○ AS MEASURED
○ GUY POLE	○ PER RECORD PLAN
○ GAS METER	○ SPOT ELEVATION
○ GAS VALVE	○ APPROX. SOIL SAMPLE LOCATION PER
○ TELEPHONE BOX	DOC. NO. 3438814
○ TELEPHONE MANHOLE	



**ALLIANT ENGINEERING**

233 Park Ave S, Ste 300  
Minneapolis, MN 55415  
612.758.3080 MAIN  
612.758.3099 FAX  
www.alliant-inc.com

**ALTA/ACSM LAND TITLE SURVEY**

**SURVEY FOR CPM DEVELOPMENT - 9TH AND 9TH SITE**

815 9TH AVE SE  
MINNEAPOLIS, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DBO
DATE ISSUED	11/13/14
SCALE	1"=30'
JOB NO.	140139
BOOK	-

Drawing name: X:\2014\140139\survey\alta\140139aita.dwg Nov 13, 2014 - 2:34pm

# SPECTRUM APARTMENTS AND TOWNHOMES

R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That SE 9th and 9th LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lots 2, 3, 4, 5, 6, 10, 11, and 12, Block 5, The Andrews & Moultons Addition To Minneapolis; (Torrens)

AND

That part of Lot 65 lying Northeasterly of the Southwesterly 120 feet thereof, measured at right angles to the Southwesterly line of said Lot 65, Auditor's Subdivision No. 28, Hennepin County, Minn. (Torrens)

And that 817 SE 8th LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lot 9, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota; (Abstract)

AND

Lot 7, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, and that part of Lot 8, Block 5, said Addition, described as follows: Beginning at the most Southerly corner of said Lot 8; thence Northwesterly along the Southerly line of said Lot 8 a distance of 6 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 8 a distance of 120 feet; thence Northwesterly parallel with the Northeasterly line of said Lot 8 a distance of 21 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 8 a distance of 45 feet to the Northeasterly line of said Lot 8; thence Southeasterly along said Northeasterly line to the most easterly corner of said Lot 8; thence Southwesterly along the Southeasterly line of said Lot 8 to the point of beginning. (Abstract)

And that Andris A. Baltins, a single person, fee owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lot 8, Block 5, The Andrews and Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT the Southeasterly twenty-seven (27) feet of the Northeasterly forty-five (45) feet and except the Southeasterly six (6) feet of the Southwesterly one hundred twenty (120) feet thereof. (Abstract)

Have caused the same to be surveyed and platted as SPECTRUM APARTMENTS AND TOWNHOMES.

In witness whereof said SE 9th and 9th LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: SE 9th and 9th LLC

\_\_\_\_\_  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by \_\_\_\_\_, Chief Manager of SE 9th and 9th LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_

Printed Name  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

In witness whereof said 817 SE 8th LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: 817 SE 8th LLC

\_\_\_\_\_  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by \_\_\_\_\_, Chief Manager of 817 SE 8th LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_

Printed Name  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

In witness whereof said Andris A. Baltins, a single person, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Andris A. Baltins

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by Andris A. Baltins.

\_\_\_\_\_

Printed Name  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I Dennis B. Olmstead do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Dennis B. Olmstead, Licensed Land Surveyor,  
Minnesota License No. 18425

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by Dennis B. Olmstead.

\_\_\_\_\_

Printed Name  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

MINNEAPOLIS, MINNESOTA

I, The Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, the City of Minneapolis acting by and through its City Planning Commission duly approved this plat of \_\_\_\_\_, and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

\_\_\_\_\_  
Secretary of Planning Commission

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 201\_\_ and prior to years have been paid for land described on this plat dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Mark V. Chapin, County Auditor

by \_\_\_\_\_, Deputy

SURVEY DIVISION  
Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Chris F. Mavis, County Surveyor

by \_\_\_\_\_

REGISTRAR OF TITLES  
Hennepin County, Minnesota

I hereby certify that the within plat of \_\_\_\_\_ was filed in this office this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_ o'clock \_\_\_\_ M.

Martin McCormick, Registrar of Titles

by \_\_\_\_\_, Deputy

COUNTY RECORDER  
Hennepin County, Minnesota

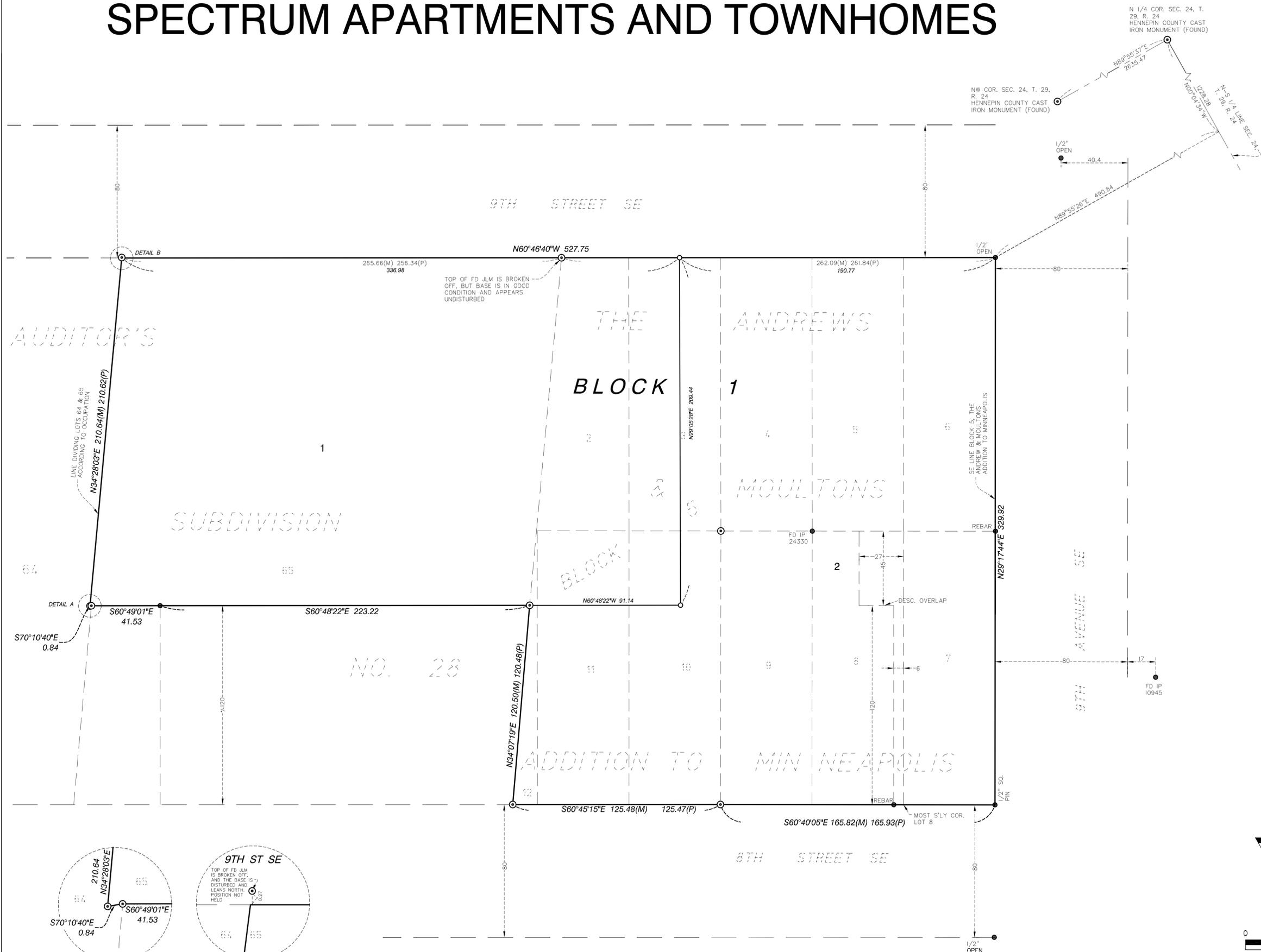
I hereby certify that the within plat of \_\_\_\_\_ was recorded in this office this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_ o'clock \_\_\_\_ M.

Martin McCormick, County Recorder

by \_\_\_\_\_, Deputy

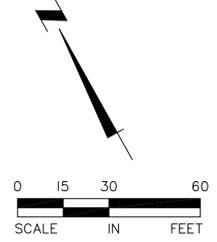
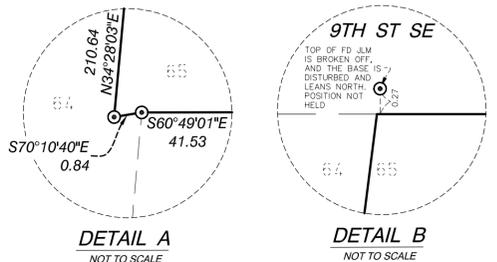
# SPECTRUM APARTMENTS AND TOWNHOMES

R.T. DOC. NO. \_\_\_\_\_  
 C.R. DOC. NO. \_\_\_\_\_



THE SOUTHEAST LINE OF BLOCK 5, THE ANDREWS & MOULTONS ADDITION TO MINNEAPOLIS IS ASSUMED TO HAVE A BEARING OF  $N29^{\circ}17'44''E$

- ⊙ Denotes Judicial Landmark found unless otherwise shown
- Denotes monument found 1/2 inch iron pipe
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- ⊙ Denotes set BP copper plug marked by license no. 18425



# PRELIMINARY SPECTRUM APARTMENTS AND TOWNHOMES

R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That SE 9th and 9th LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lots 2, 3, 4, 5, 6, 10, 11, and 12, Block 5, The Andrews & Moultons Addition To Minneapolis; (Torrens)

AND

That part of Lot 65 lying Northeasterly of the Southwesterly 120 feet thereof, measured at right angles to the Southwesterly line of said Lot 65, Auditor's Subdivision No. 28, Hennepin County, Minn. (Torrens)

And that 817 SE 8th LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lot 9, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota; (Abstract)

AND

Lot 7, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, and that part of Lot 8, Block 5, said Addition, described as follows: Beginning at the most Southerly corner of said Lot 8; thence Northwesterly along the Southerly line of said Lot 8 a distance of 6 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 8 a distance of 120 feet; thence Northwesterly parallel with the Northeasterly line of said Lot 8 a distance of 21 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 8 a distance of 45 feet to the Northeasterly line of said Lot 8; thence Southeasterly along said Northeasterly line to the most easterly corner of said Lot 8; thence Southwesterly along the Southeasterly line of said Lot 8 to the point of beginning. (Abstract)

And that Andris A. Baltins, a single person, fee owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lot 8, Block 5, The Andrews and Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT the Southeasterly twenty-seven (27) feet of the Northeasterly forty-five (45) feet and except the Southeasterly six (6) feet of the Southwesterly one hundred twenty (120) feet thereof. (Abstract)

Have caused the same to be surveyed and platted as SPECTRUM APARTMENTS AND TOWNHOMES.

In witness whereof said SE 9th and 9th LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: SE 9th and 9th LLC

\_\_\_\_\_  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by \_\_\_\_\_, Chief Manager of SE 9th and 9th LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
Printed Name

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

In witness whereof said 817 SE 8th LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: 817 SE 8th LLC

\_\_\_\_\_  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by \_\_\_\_\_, Chief Manager of 817 SE 8th LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
Printed Name

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

In witness whereof said Andris A. Baltins, a single person, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Andris A. Baltins

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by Andris A. Baltins.

\_\_\_\_\_  
Printed Name

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

I Dennis B. Olmstead do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Dennis B. Olmstead, Licensed Land Surveyor,  
Minnesota License No. 18425

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by Dennis B. Olmstead.

\_\_\_\_\_  
Printed Name

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

MINNEAPOLIS, MINNESOTA

I, The Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, the City of Minneapolis acting by and through its City Planning Commission duly approved this plat of \_\_\_\_\_, and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

\_\_\_\_\_  
Secretary of Planning Commission

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 201\_\_ and prior to years have been paid for land described on this plat dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Mark V. Chapin, County Auditor

by \_\_\_\_\_, Deputy

SURVEY DIVISION  
Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Chris F. Mavis, County Surveyor

by \_\_\_\_\_

REGISTRAR OF TITLES  
Hennepin County, Minnesota

I hereby certify that the within plat of \_\_\_\_\_ was filed in this office this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_ o'clock \_\_\_\_ M.

Martin McCormick, Registrar of Titles

by \_\_\_\_\_, Deputy

COUNTY RECORDER  
Hennepin County, Minnesota

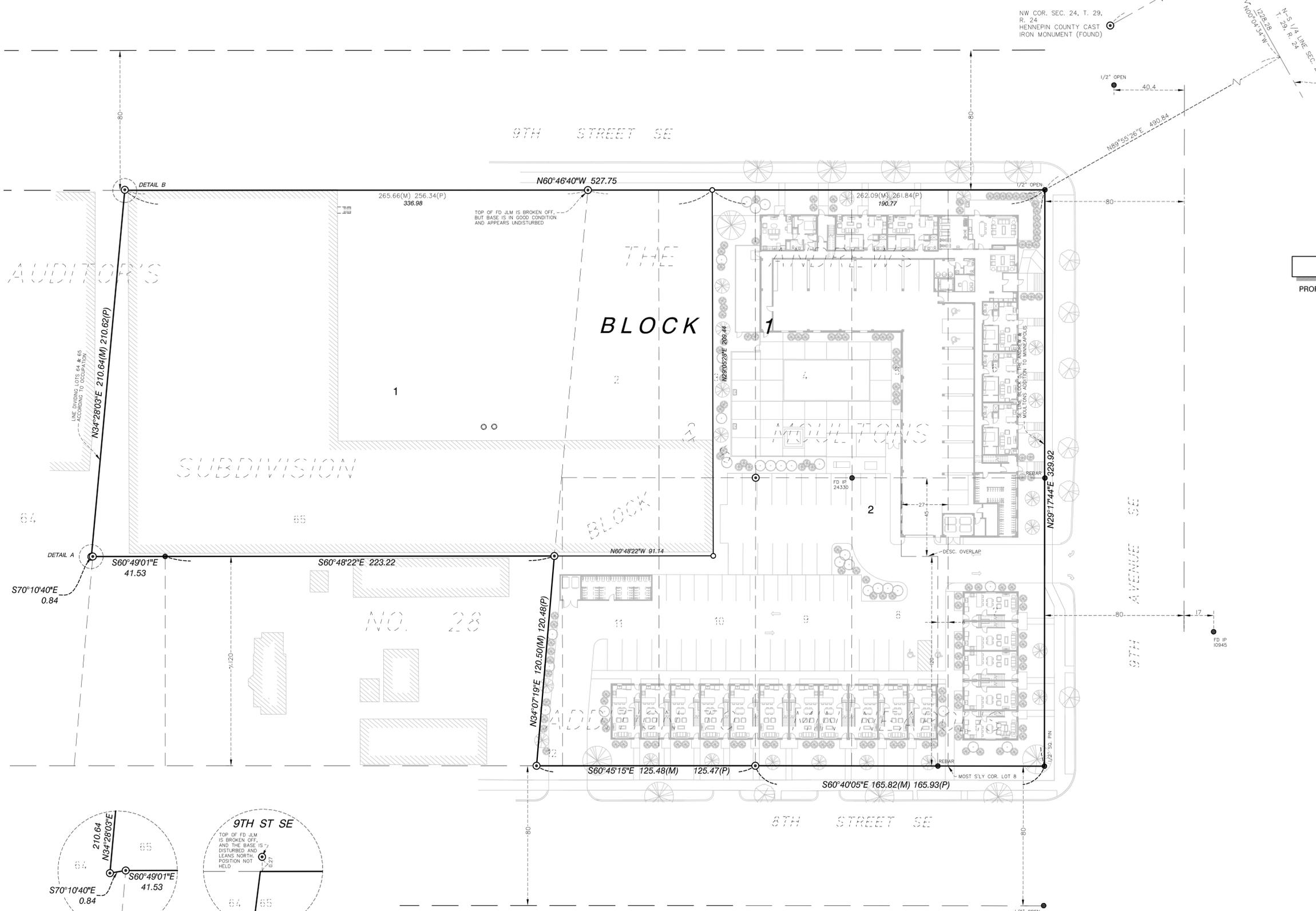
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Martin McCormick, County Recorder

by \_\_\_\_\_, Deputy

# PRELIMINARY SPECTRUM APARTMENTS AND TOWNHOMES

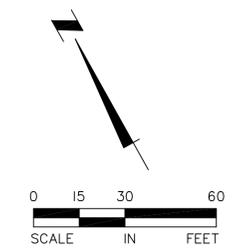
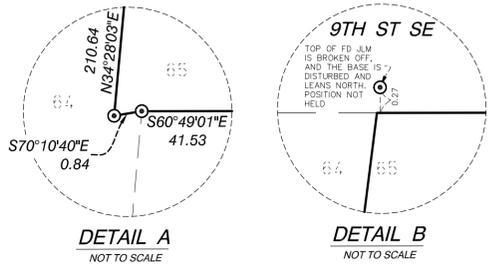
R.T. DOC. NO. \_\_\_\_\_  
C.R. DOC. NO. \_\_\_\_\_

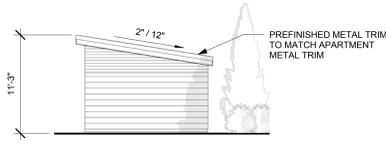
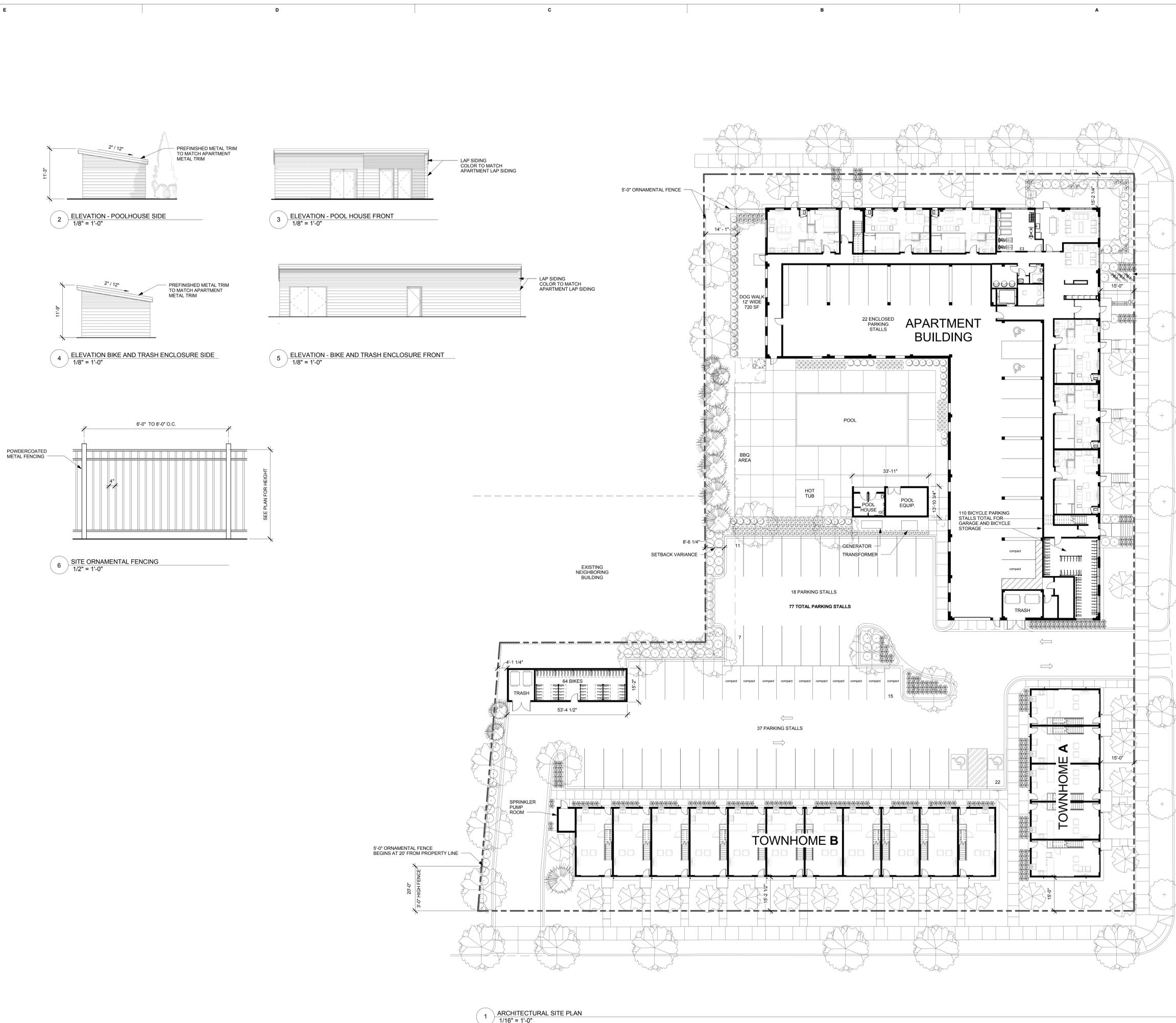


**NOTE**  
PROPOSED IMPROVEMENTS ARE SHOWN AND SHADED BACK ON THIS PLAN.

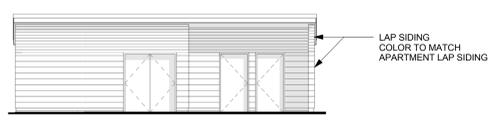
Parcel Area Table		
Parcel	Area-Sq. Ft.	Area-Ac.
LOT 1	72671	1.668
LOT 2	74291	1.705
TOTAL	146962	3.374

- THE SOUTHEAST LINE OF BLOCK 5, THE ANDREWS & MOULTONS ADDITION TO MINNEAPOLIS IS ASSUMED TO HAVE A BEARING OF N29°17'44\"E
- ⊙ Denotes Judicial Landmark found
  - Denotes monument found 1/2 inch iron pipe
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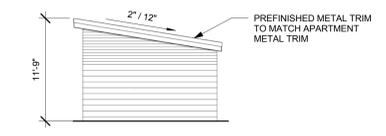




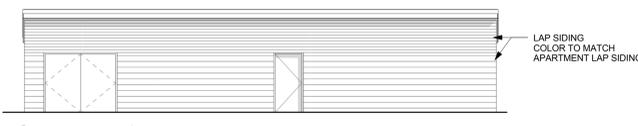
2 ELEVATION - POOLHOUSE SIDE  
1/8" = 1'-0"



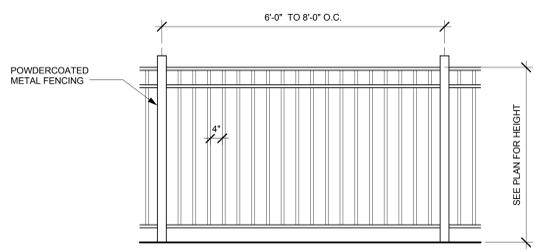
3 ELEVATION - POOL HOUSE FRONT  
1/8" = 1'-0"



4 ELEVATION BIKE AND TRASH ENCLOSURE SIDE  
1/8" = 1'-0"



5 ELEVATION - BIKE AND TRASH ENCLOSURE FRONT  
1/8" = 1'-0"



6 SITE ORNAMENTAL FENCING  
1/2" = 1'-0"

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

