

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

Tuesday, September 1, 2009 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR August 18, 2009

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 **JAMES BROWN – CASE NO. 09-25WAV**

Table until September 15 the following requests for property located at 1186 90th Street:

A.) A **Waiver of Plat** to create two parcels from the existing one tax parcel.

Planning Commission Action _____

B.) A **Variance** to allow the lots to be less than the required 2.5 acre minimum.

Planning Commission Action _____

C.) A **Variance** to allow an accessory structure on a lot without a principle structure.

Planning Commission Action _____

3.02 **SHINTRE – CASE NO. 09-24V**

Consider a **Variance** for a home occupation to have an entrance that leads outside of the home for property located at 6269 Bolland Trail.

Planning Commission Action _____

3.03 **CITY OF INVER GROVE HEIGHTS**

Review potential purchase of tax forfeit property for park purposes adjacent to the Rock Island Swing Bridge for consistency with the Comprehensive Plan.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, August 18, 2009 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Bartholomew called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Tom Bartholomew
Paul Hark
Christine Koch
Damon Roth
Pat Simon
Tony Scales
Mike Schaeffer

Commissioners Absent: Harold Gooch (excused)
Dennis Wippermann (excused)

Others Present: Tom Link, Director of Community Development
Assistant Planner, Jennifer Emmerich

APPROVAL OF MINUTES

The minutes from the July 18, 2009 meeting were approved as submitted.

LUND - CASE NO. 09-22C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to construct a three-season porch that would increase the impervious coverage to 29% for the property located at 6135 Boyer Path. 40 notices were mailed.

Presentation of Request

Jennifer Emmerich, Assistant Planner, explained the request as detailed in the report. She advised that the applicant would like to construct a 12' x 14' porch onto the rear of his existing home which is located in the R-1C, Single Family Residential Zoning District. Ms. Emmerich advised that staff feels the request is consistent with the comprehensive plan, would not have an adverse impact on City facilities, is compatible with the surrounding uses, and would not negatively impact public health, safety, or welfare. Staff recommends approval of the request with the conditions listed in the report. Ms. Emmerich advised that staff received two letters in support of the request and no letters of opposition.

Opening of Public Hearing

The applicant, Charles Lund, 6135 Boyer Path, advised he was available to answer any questions.

Chair Bartholomew asked if the applicant was in agreement with the conditions listed in the report, to which Mr. Lund replied in the affirmative.

Planning Commission Discussion

Commissioner Hark asked who would be responsible for soil testing to determine whether the stormwater maintenance facility would function within the assumed design parameters, to which Ms. Emmerich replied the City's engineering staff.

Commissioner Hark asked if language regarding the aforementioned testing should be listed in the conditions of approval, to which Commissioner Simon advised that Condition 9 assured that the system was correctly designed.

Commissioner Hark asked if staff was comfortable that the stormwater facility construction was covered by Condition 9, to which Ms. Emmerich replied in the affirmative.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Koch, to approve the request for a conditional use permit to construct a three-season porch that would increase the impervious coverage on the lot to 29%, for the property located at 6135 Boyer Path, with the conditions listed in the report.

Motion carried (7/0). This item goes to the City Council on September 14, 2009.

CITY OF INVER GROVE HEIGHTS – CASE NO. 09-23ZA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a zoning code amendment to amend Section 515.90, Subd. 18 and 19 regarding exterior building materials and accessory buildings. No notices were mailed.

Presentation of Request

Jennifer Emmerich, Assistant Planner, explained the request as detailed in the report. She advised that although the public hearing notice referred to both Subdivisions 18 and 19, staff was only amending Subd. 19 at this time. Ms. Emmerich advised that City Council asked staff to look into amending the section of the code pertaining to plastic hoop structures and to consider allowing them in rural residential areas provided they met certain standards. Staff looked at several criteria to ensure the structures would not have a negative impact on the neighborhood. The first criterion was zoning districts. Staff recommends allowing hoop structures in the Agricultural and Estate Zoning Districts where they would have the least amount of impact. Staff also looked at minimum lot size and is recommending allowing hoop structures on lots equal to or greater than 2.5 acres in size. Ms. Emmerich noted a correction in Section C.6.f.1. of Exhibit E of the report, stating it should read "Located on lots equal to or greater than 2.5 acres in the "A" and "E" Zoning Districts". Staff then looked at maximum structure size, and is recommending limiting the size to 500 square feet. Staff also looked at setbacks, and is recommending a 50 foot setback from all property lines. Lastly, staff is recommending the number of accessory structures remain as is in the current Zoning Ordinance. Staff recommends approval of the proposed language as listed in Exhibit E of the report.

Opening of Public Hearing

Chair Bartholomew asked if hoop structures would be considered an accessory building, to which Ms. Emmerich replied in the affirmative.

Chair Bartholomew asked what the maximum allowable size was for greenhouses, to which Ms. Emmerich replied there was no specific size limitation.

Chair Bartholomew noted the potential for a greenhouse to be quite large, to which Ms. Emmerich advised that greenhouses were allowed only in the Agricultural Zoning District by conditional use permit.

Chair Bartholomew asked what the logic was behind the decision to allow a maximum size of 500

square feet, to which Ms. Emmerich stated they felt that was appropriate as it was the approximate size of a two-car garage.

Planning Commission Discussion

Commissioner Koch asked if the hoop structures would be considered a permanent accessory structure, to which Ms. Emmerich replied in the affirmative.

Commissioner Koch asked if staff was concerned about the hoop structures tearing over time.

Ms. Emmerich replied that hoop structures required a building permit and would therefore have to adhere to State building code standards, including withstanding specific snow loads and wind speeds. She added that to her knowledge none of the existing hoop structures had sustained damage.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Koch, to approve a zoning code amendment to amend Section 515.90, Subd. 19, regarding exterior building materials and accessory buildings, as listed in Exhibit E of the report with the addition of the verbiage "**equal to or**" being added to Section C.6.f.1.

Motion carried (7/0). This matter goes to the City Council on September 14, 2009.

OTHER BUSINESS

Tom Link, Director of Community Development, briefly summarized Allan Hunting's memo regarding upcoming ordinance updates.

Commissioner Simon asked if the ordinance amendments would involve work sessions, to which Mr. Link replied they would not.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:18 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

M E M O

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission
FROM: Allan Hunting, City Planner
DATE: August 28, 2009
SUBJECT: JAMES BROWN - CASE NO. 09-25WAV

The above item is being tabled until September 15 to provide time for the applicant and staff to research some additional information needed to analyze the waiver of plat portion of the application.

Since the item was sent to abutting property owners indicating the item would be heard on September 1, the item should be opened by the Commission and then tabled until September 15.

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: August 27, 2009

CASE NO: 09-24V

APPLICANT: Tamera & Manohar Shintre

REQUEST: Variance for a home occupation to have an entrance that leads outside of the home.

HEARING DATE: September 1, 2009

LOCATION: 6269 Bolland Trail, Inver Grove Heights, MN

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single Family Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Jennifer Emmerich
Assistant City Planner

BACKGROUND

The applicants are looking to conduct a home occupation in their single family home, located in the R-1C, Single Family Residential District. The owner would like to assemble kits of prepackaged food for Indian business travelers visiting the United States. She has indicated that she purchases the food from a store in Woodbury as needed and assembles the kits in her basement. Once they are assembled, she takes them to a delivery service for shipment. Based on the description in the applicant's narrative, they are able to meet all of the requirements of home occupations except number 7, regarding the entrance. Because the home occupation involves the handling of food, a permit from the Department of Agriculture is required. As part of their permit, they are requiring that she has a separate entrance that directly connects the assembly area to outside. However, all of the food is prepackaged and the applicant's role is to assemble the kits for shipment (similar to an order-based business like Pampered Chef or Tastefully Simple). To conduct this home occupation, the applicant cannot meet the State's standards and the City Code; therefore, they are requesting a variance from the entrance standard of the home occupation requirements.

EVALUATION OF THE REQUEST

The following land uses, zoning districts and comprehensive plan designations surround the subject property:

Single-family residential ; Zoned R-1C; Guided LDR, Low Density Residential

VARIANCE ANALYSIS

Title 10-3 of the City Code, states that the City Council may grant variances in instances where practical difficulties exist or where a hardship would be imposed upon the property owner if the code were

strictly enforced. In order to grant the requested variances, the City Code identifies several criteria which are to be considered. The applicant’s request is reviewed below against those criteria.

- a. *Special conditions apply to the structure or land in question which are peculiar to such property or immediately adjoining property, and do not apply generally to other land or structures in the district in which said land is located.*

The special condition with this request is that the State specifications require that the applicant have an entrance that directly connects the assembly area with the outside. The applicant cannot vary from the State’s requirements; therefore, she has applied for a variance from the City Code. The intent of the City Code is to deter home occupations from having customers come to the house. The applicant has stated that she will not have any customers come to the house and, considering the parameters of the business, staff believes that customers will not be coming to the house. Furthermore, the patio door that will be used as the State-required entrance is on the rear of the house and leads to the applicant’s rear yard. The area is not at all conducive to having customers enter the business.

- b. *The granting of the application will not be contrary to the intent of the Zoning Code or the Comprehensive Plan.*

The request would not be contrary to the comprehensive plan or the intent of the zoning code. The zoning code allows for home occupations in the R-1C Zoning District and the proposed home occupation can meet all of the standards except Number 7 regarding entrances.

- c. *The granting of such variance is necessary as a result of a demonstrated undue hardship or difficulty, and will not merely serve as a convenience to the applicant.*

The applicant would like to have the afore-described home occupation within her home. The home occupation meets all of the criteria of the City Code, except the standard that states:

Entrance to the home occupation is gained exclusively from within the dwelling.

The intent of this standard is to deter home occupations from having customers come to the house. The proposed home occupation will not have any customers coming to the home. Furthermore, the applicant did not require or request that there be a separate entrance for the assembly area. However, the State is requiring that she have the separate entrance. The hardship of the request is that the applicant cannot meet both the State requirements and the City Code.

- d. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis for this request.

ALTERNATIVES

A. Approval. If the Planning Commission finds the proposed variance acceptable, a recommendation of approval should be made subject to the following conditions:

1. The home occupation shall be developed in substantial conformance to the plans submitted and on file with the Planning Department except as may be modified by the conditions of this permit.
2. The home occupation shall be conducted solely by a principal occupant of the premises.
3. The home occupation shall conform to Title 10-15-26: B. regarding the regulation of home occupations.
4. No sign shall be allowed on the property that advertises or identifies in any way the home occupation.
5. The City's Code Enforcement Officer shall be granted the right of access at all reasonable times to determine compliance with the terms of this variance.

Hardship: The proposed home occupation would meet seven of the eight requirements in the City Code. The standard that cannot be met is regarding the entrance to the home occupation. The State is requiring that the applicant have a separate entrance for the home occupation; therefore, they cannot meet both the State and City requirements. Furthermore, the applicant is meeting the intent of the ordinance as she will not have any customers coming to their home and the entrance is not conducive to having customers as it leads into the applicant's rear yard.

B. Denial. If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Based on this review, the Planning Division recommends approval of the variance as presented with the conditions listed above.

ATTACHMENTS: Exhibit A – Zoning Map
Exhibit B – Applicant Narrative
Exhibit C – Basement Layout
Exhibit D – Photographs



Shintre Request Case No. 09-24V

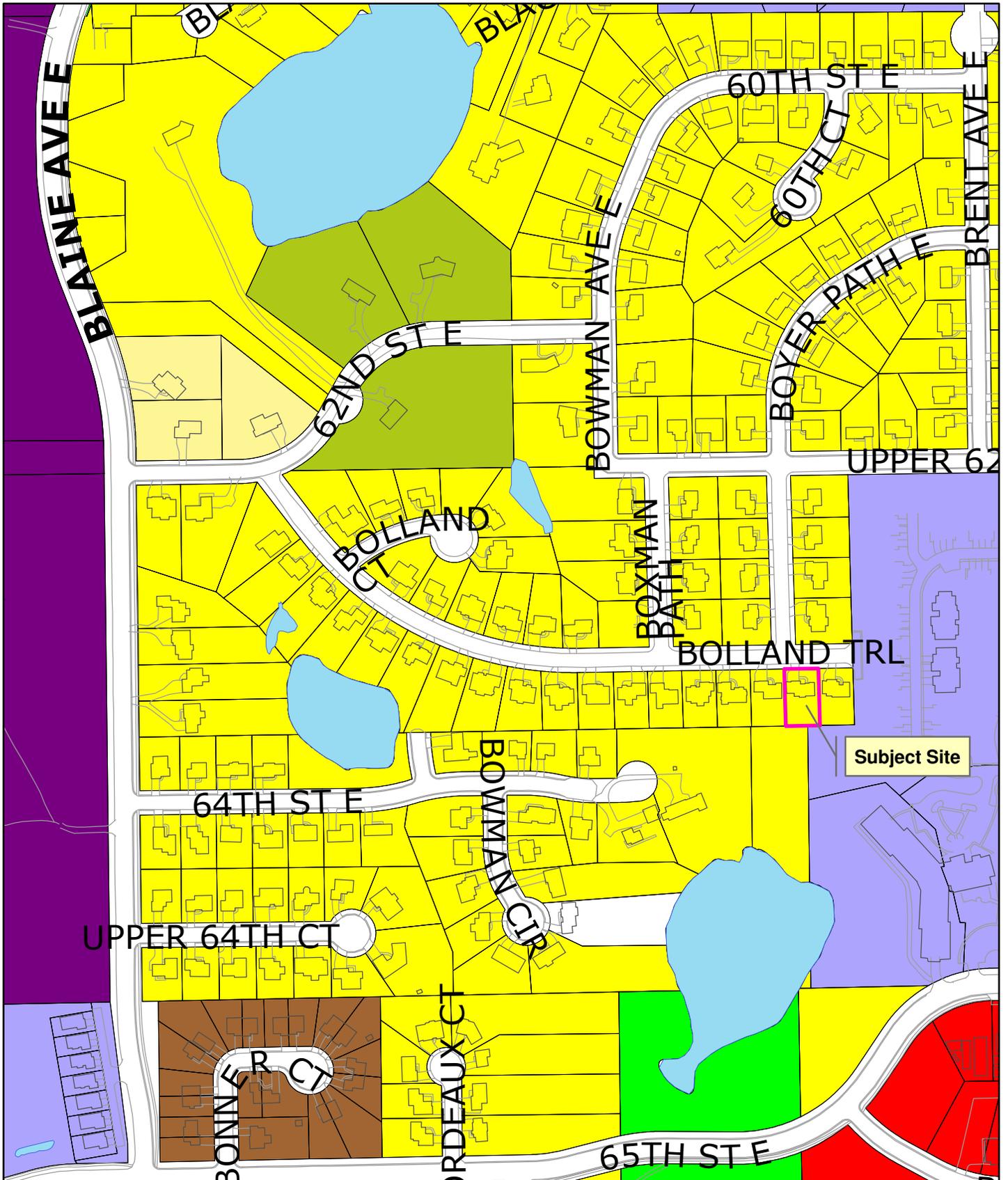


Exhibit A
Zoning Map

August 12, 2009

Variance Request for:

Tamera Shintre
6269 Bolland Trail
Inver Grove Heights, MN 55076
(651) 455-8119
Lot 23, Block 1, Woodhaven Ponds

Due to a direct contradiction with State Law, I am requesting a variance under City Code Section 515.90 Subd 35 (Home Occupations), in particular, B. 7. which states:

Entrance to the home occupation is gained exclusively from within the dwelling

My business start-up comprises using my basement space to assemble kits of prepackaged food which, in turn, will be taken to Fed Ex/UPS for shipping to customers. Although there will be no onsite retail sales, I am handling food, and thus my business fits the definition of a retail food establishment which is governed by the Minnesota Food Code chapter 4626. In order to obtain the proper State licensure, I must show total separation of the retail food establishment from the living quarters. Therefore, providing a separate outside entrance is necessary to meet these State Food Code requirements.

We meet all of the other City Code requirements under Section 515.90 Subd 35 B.:

1. Engaged in only by persons residing in the subject dwelling;
 - Tamera Shintre will be the sole employee
2. Conducted entirely within the dwelling, not in attached or detached accessory structures;
 - Basement with walk-out in rear
3. Evidence of the occupation shall not be visible from the street;
 - Basement with walk-out in rear
4. No signs other than those permitted in "R" Districts are permitted;
 - No signs
5. No stock in trade is stored on the premise;
 - Food will need to be ordered relatively just-in-time (JIT) to ensure food items are as fresh (as far from their expiry dates) as possible
6. On-site retail sales are not involved;
 - No on-site retail sales
7. *Entrance to the home occupation is gained exclusively from within the dwelling;*
 - *Contradictory to State Food Code*
8. When the home occupation is a beauty/barber shop, entrance to the home occupation shall be a separate, direct entrance and shall not be from within the dwelling.
 - Not applicable

My hardship is the Minnesota Department of Agriculture will not license me if I cannot obtain written approval from the City indicating I am properly zoned to operate a food business out of our home; hence, I will not be allowed to begin my new business.

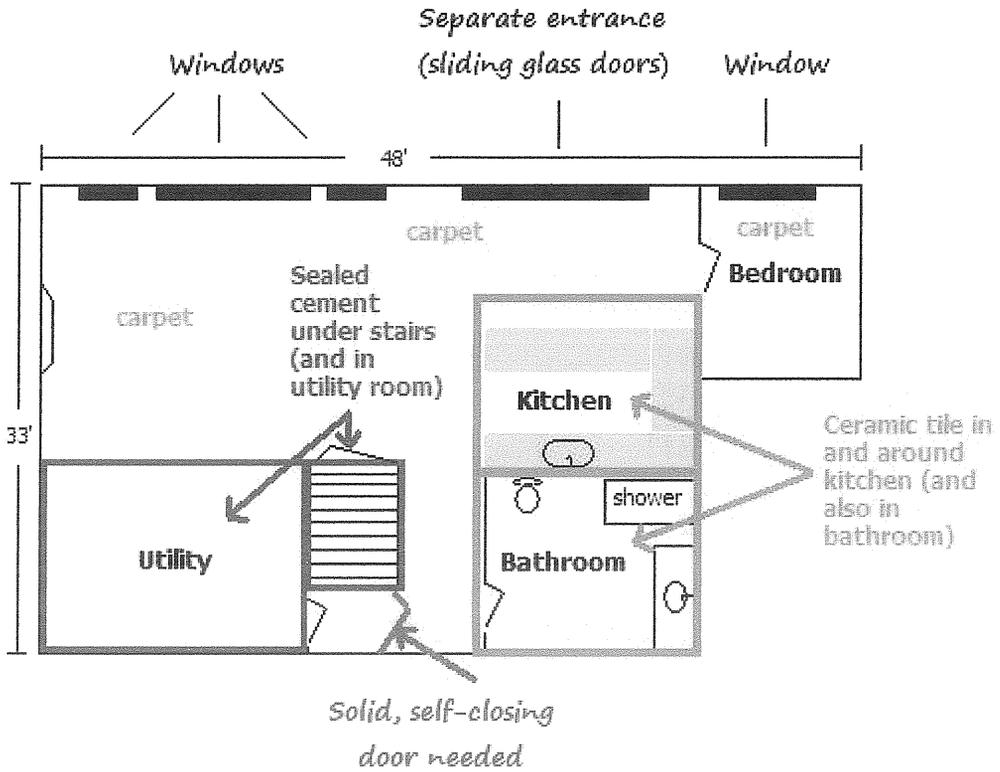
Sincerely,

Tamera Shintre

EXHIBIT B

Basement Layout

(not to scale)



Shintre Variance Request



P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: August 26, 2009

CASE NO: N/A

HEARING DATE: September 1, 2009

APPLICANT AND PROPERTY OWNER: City of Inver Grove Heights

REQUEST: Review Potential Purchase of Tax Forfeit Property for Consistency with the Comprehensive Plan

LOCATION: Property Adjacent to the Rock Island Swing Bridge

COMPREHENSIVE PLAN: Mixed Use

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
Parks and Recreation

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The Park and Recreation Director has initiated a request to the City Council to acquire land along the Rock Island Swing Bridge. The land has been forfeited to the State of Minnesota for nonpayment of taxes. The proposed property is located east of Concord Boulevard and just north of 66th Street. It abuts, on the north and south, the railroad right-of-way the City is in the process of acquiring for the Rock Island Swing Bridge.

Per State Statutes, the Planning Commission must review the purchase of the property for compliance with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

EVALUATION OF THE REQUEST

Compliance with the Comprehensive Plan. Minnesota Statute 462.356, subd. 2, provides that the City of Inver Grove Heights may not acquire land without the Planning Commission first reviewing the proposed acquisition to determine that the acquisition is in compliance with the City's Comprehensive Plan. Further description of the property is contained in the memo to City Council from the Parks and Recreation Director attached to this memo.

The subject property is guided for Mixed Use Development in the 2030 Comprehensive Land Use Plan. The property would require a guiding of P, Park/Institutional to be zoned and utilized for park purposes. While the property is not properly guided, it is located adjacent to other city owned property and is near Heritage Village Park. While the land is not guided for park

purposes, the Planning Commission may still make a positive recommendation to acquire the property and should recommend to the City Council to initiate the process for a Comprehensive Plan Amendment and Rezoning of the property.

ALTERNATIVES

A. Approval. If the Planning Commission finds the request acceptable, the following actions should take place:

- Approval of the purchase of the tax forfeit property adjacent to the Rock Island Swing Bridge being in **compliance with the Comprehensive Plan** with the following condition:
 1. The City Council initiate the process to change the land use designation and zoning of the property.

B. Denial. If the Planning Commission does not find the proposed acquisition of the property consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

The Parks and Recreation Director and Planning Staff both recommend approval of the acquisition for park purposes.

Attachments: Exhibit A -Location Map
Exhibit B - Memos from the Parks and Recreation Director



Location Map Acquisition of Land Adjacent to Rock Island Swing Bridge



NOT TO SCALE



CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Request for Acquisition of Tax Forfeited Property – PIN 20-36500-150-41

Meeting Date: August 24, 2009
Item Type: Consent Agenda
Contact: Eric Carlson – 651.450.2587
Prepared by: Eric Carlson
Reviewed by: Eric Carlson – Parks & Recreation

Fiscal/FTE Impact:

- None
- Amount included in current budget
- Budget amendment requested
- FTE included in current complement
- New FTE requested – N/A
- Other

PURPOSE/ACTION REQUESTED

Consider the attached Resolution Approving the application by the City for Conveyance of Tax Forfeit Land in the Concord Neighborhood. The acquisition of the property is recommended as a part of the Rock Island Swing Bridge project.

SUMMARY

The proposed property is located east of Concord Ave. and is just north of 66th St. E. It abuts right-of-way the City is acquiring for the Rock Island Swing Bridge. The eastern portion is within the 100 year flood plain. The property is 0.59 acres in size.

The subject property meets the Council's criteria for acquiring tax forfeit properties in the Doffing area that are within the 100 year flood plain. Acquisition of the property would also broaden the options for future regional trail location. County staff has encouraged application for conveyance for park and trail purposes.

Staff recommends adoption of the attached resolution, which would allow the County to convey the tax forfeit property in the Concord Area to the City.

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

RESOLUTION APPROVING THE APPLICATION BY THE CITY OF INVER GROVE HEIGHTS
FOR THE CONVEYANCE OF TAX FORFEIT LANDS - PID 20-36500-150-41

WHEREAS, the land described in the attachment is in the Concord Boulevard area and is adjacent to the Rock Island Swing Bridge and the land has been forfeited to the State of Minnesota for nonpayment of taxes; and

WHEREAS, that plan shows the eventual acquisition and development of a City park in this area in connection with the Rock Island Swing Bridge, and

WHEREAS, the City of Inver Grove Heights has need of the land for purposes of park and trail right of way; pursuant to Chapter 469 of Minnesota Statutes, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS THAT:

- 1) the land described in the attachment is needed for purposes of park and regional trail right of way, and
- 2) application to acquire said property is hereby approved and the mayor and deputy clerk are authorized to execute the application, and
- 3) the City is hereby authorized to receive a Deed of Conveyance for the land for the purposes of park and regional trail right of way, pursuant to Chapter 469 of Minnesota Statutes.

Adopted by the City Council of the City of Inver Grove Heights this 24th day of August, 2009.

AYES:
NAYS:

George Tourville, Mayor

ATTEST:

Melissa Rheaume, Deputy Clerk

Dakota County Real Estate Inquiry

Data Updated 8/20/2009.

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Map navigation

Select option and click on map:

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Legend

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Date of photography: 2006

- Tax Parcels
- Market Value
- Recent Sales
- Year Built
- Air Photo
- Torrens

Choose ONE search method, enter criteria, and click Go or hit enter key.

House #:

OR

PIN:



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[Details](#) [Tax Stub](#) [Statement](#) [Plat](#) [Neighborhood](#) [Birds Eye](#)

PIN: 20-36500-150-41	2009 Est. Value (Payable 2010): \$1,200
Owner: STATE OF MN - F TAX	2008 Taxable Value (Payable 2009): \$0
Address:	Payable 2009 Tax: \$0.00
City: ,	Total Acreage: 0.59
	Year Built: 0

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CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Request for Acquisition of Tax Forfeited Property – PIN 20-00200-010-78

Meeting Date: August 24, 2009
Item Type: Consent Agenda
Contact: Eric Carlson – 651.450.2587
Prepared by: Eric Carlson
Reviewed by: Eric Carlson – Parks & Recreation

Fiscal/FTE Impact:	
<input checked="" type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input type="checkbox"/>	Other

PURPOSE/ACTION REQUESTED

Consider the attached Resolution Approving the application by the City for Conveyance of Tax Forfeit Land in the Concord Neighborhood. The acquisition of the property is recommended as a part of the Rock Island Swing Bridge project.

SUMMARY

The proposed property is located east of Concord Ave. and is just south of 66th St. E. It abuts other City property previously acquired for park and trail purposes. The eastern portion is within the 100 year flood plain. The property is 10.81 acres in size.

The subject property meets the Council’s criteria for acquiring tax forfeit properties in the Doffing area that are within the 100 year flood plain. Acquisition of the property would also broaden the options for future regional trail location. County staff has encouraged application for conveyance for park and trail purposes.

Staff recommends adoption of the attached resolution, which would allow the County to convey the tax forfeit property in the Concord Area to the City.

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

RESOLUTION APPROVING THE APPLICATION BY THE CITY OF INVER GROVE HEIGHTS
FOR THE CONVEYANCE OF TAX FORFEIT LANDS - PID 20-00200-010-078

WHEREAS, the land described in the attachment is in the Concord Boulevard area and is adjacent to the Rock Island Swing Bridge and the land has been forfeited to the State of Minnesota for nonpayment of taxes; and

WHEREAS, that plan shows the eventual acquisition and development of a City park in this area in connection with the Rock Island Swing Bridge, and

WHEREAS, the City of Inver Grove Heights has need of the land for purposes of park and trail right of way; pursuant to Chapter 469 of Minnesota Statutes, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS THAT:

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Adopted by the City Council of the City of Inver Grove Heights this 24th day of August, 2009.

AYES:
NAYS:

George Tourville, Mayor

ATTEST:

Melissa Rheaume, Deputy Clerk

Dakota County Real Estate Inquiry

Data Updated 8/20/2009.

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Map navigation

Select option and click on map:

Zoom In Zoom Out Pan Identify

Show Full County Map

Small Map



Legend

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Date of photography: 2006

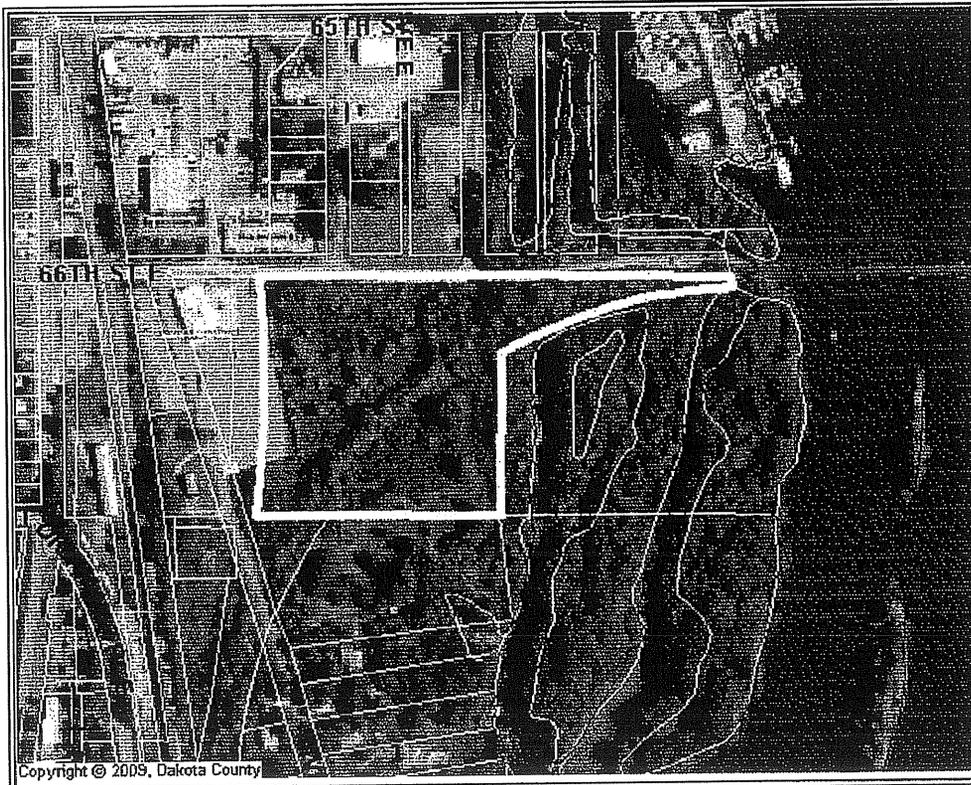
- Tax Parcels
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- Recent Sales
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- Torrens

Choose ONE search method, enter criteria, and click Go or hit enter key.

House #:

OR

PIN:



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[Plat](#)

[Neighborhood](#)

[Birds Eye](#)

PIN: 20-00200-010-78

Owner: STATE OF MN - F TAX

Address:

City: ,

2009 Est. Value (Payable 2010): \$329,600

2008 Taxable Value (Payable 2009): \$0

Payable 2009 Tax: \$0.00

Total Acreage: 10.81

Year Built: 0

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