



NORTH BRANCH

—Minnesota—

Kevin Schieber
Mayor

Robert Canada
Councilmember/Acting Mayor

Pat Meacham
Councilmember

Jeff Goulet
Councilmember

Jim Ibinger
Councilmember

**CITY COUNCIL
SPECIAL AGENDA
TUESDAY, MAY 27, 2025 @ 6:00 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AGENDA APPROVAL
 - a. Approve Agenda
5. STAFF REPORTS
 - a. Works session with City Council and Planning Commission to discuss City Code 66-6 regarding Single Family Dwellings in the R-3 zoning district.
6. ADJOURNMENT

ACTION

INFO

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided to the City Council on each Agenda item in advance from Staff and appointed Commissions; and decisions are based on this information and past experiences. In addition some items may also have been discussed preliminarily at Council Work Sessions. If you are aware of information that has not been discussed, please raise your hand to be recognized. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.



Prepared By: Ryan Saltis

Presenter: Ryan Saltis

Date: 05/21/2025

Board & Commission: City Council

Subject: Works session with City Council and Planning Commission to discuss City Code 66-6 regarding Single Family Dwellings in the R-3 zoning district.

See attached memo

Voting Requirements:

Voting Options Simple Majority

R-3 High-Density Residential Zoning District Research

Background:

At the May 6th Planning Commission Meeting, there was a public hearing for approval of a text amendment to allow single family homes within the R-3 High Density Residential Zoning District. Currently, single family residential homes are not permitted in the R-3 zoning district. Allowable uses in this zoning district include duplexes, triplexes, twin homes, quads, townhomes, multi-family housing, and apartments.

The text amendment to allow for single family residential in this district was brought to the Planning Commission simultaneously with a preliminary plat submittal for a proposed community called Cedar Ridge. The preliminary plat showed mostly single family homes, with potential areas for apartments that were ghost platted. At the time of the Planning Commission Meeting, there was minimal information regarding the apartments including the size, unit numbers, height, and minimal site planning around this area. Planning Commissioners questioned if the apartments were ever going to happen on this site, as the Cedar Ridge Plat was presented by homebuilders, not a development company interested in constructing apartments.

In order to meet the required minimum density requirements in the R-3 zoning district of 6 units per acre, the apartments would be crucial to bring density up for the site as a whole. The preliminary plat proposed 75 single family homes on the 62 acre site. There are 167 apartment units listed on the preliminary plat.

The dimensional and design standards table currently lists requirements for single family homes in the R-3 zoning district, even though at this time they are not permitted. The Zoning District Use Table and Dimensional & Design Standards Table contradict each other, meaning that one has to change to be consistent with what is allowed in the R-3 Zoning District.

Zoning District Use Table:

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
A. RESIDENTIAL USES															
Household Living															
Dwelling, Single-Family			P	P	P	P	P								
Dwelling, Single-Family (Prior to December 31, 2022)										P					
Dwelling, Two-Family (Duplex) & Triplex				P	P					P					
Dwelling, Twin Homes			P	P	P										
Dwelling, Quad & Townhome				P	P										
Dwelling, Multi-Family (3 to 6 units)				P	P					P					
Dwelling, Multi-Family (7 to 16 units)					P					P					
Dwelling, Apartments					P					P	P				
Dwelling, Apartments Above Commercial										P	P	P			
Dwelling, Prefabricated Home				C	C										
Household Living															
Boarding Home/Foster Children (6 or fewer persons)			P	P	P	P	P								
Senior Community, Independent or Assisted Living					C					P	P				
Care Facility (6 or fewer disabled persons)	State License		P	P	P	P	P								
Care Facility (7 to 16 disabled persons)	State License				C										

Dimensional & Design Standards Table:

Dimensional & Design Standards Table

Use	R-1 single family	R-1, 2 family dwellings , per unit	R-2, single family	R-2, 2 family dwellings , per unit	R-2, 3-6 attached units, per townhouse	R-3, 2 family dwellings, per unit	R-3 3-6 attached units - per townhouse	R-3: 7+ attached units and condominium s (see below for apartment standards) ¹¹	R -3 detached single family
Front yard setback- interior in ft - at lot line or ROW	30	30	30	30	30	30	30	30	30
Lot Width - corner - in ft at front set-back line	80	50	80	50	150	50	150	150	50
Lot Width - in ft - at front set-back line	80	50	80	50	150	50	150	150	50
Ditch easement - in ft	45	45	45	45	45	45	45	45	45
Rear yard setback- interior lot - in ft	30	30	30	30	30	30	30	30	30
Rear-yard setback corner lot - in ft	15	15	15	15	15	15	15	30	15
Side setback- interior lot - in ft	6	6', 0' for attached portion of unit	6	6', 0' for attached portion of unit	6', 0' for attached portion of unit	6', 0' for attached portion of unit	6', 0' for attached portion of unit	10	6
Side setback- corner - in ft	30	30	30	20	30	30	20	30	30
Lot Depth - minimum in ft	100	100	100	100	100	100	100	100	100
Minimum Lot Size - sq ft	12,000	7,500	12,000	6,500	2,000	6,500	2,000	Not more than 35% of the lot shall be covered by all buildings.	6,500
Maximum base density	1-4 units per acre	1-4 units per acre	1-6 units per acre	1-6 units per acre	1-6 units per acre	6+ units per acre	6+ units per acre	6+ units per acre	6+ units per acre
Minimum Principal building size sq ft - main floor, per dwelling ^c	800	800	800	800	800	800	800	800	800

Total R-3 area in North Branch: 265 Acres

Total R-3 (Developed): 105 Acres

Total R-3 (Undeveloped/Vacant): 160 Acres

Surrounding Communities Research:

Isanti:

Isanti classifies their high density residential zoning district as R-4 “Multiple Family Dwelling District”. This district accommodates multi-family dwellings such as apartments and condominiums. This zoning district allows a maximum density of twelve units per acre. Single Family Houses are not permitted in the R-4 Zoning District. Single Family homes are permitted in the R-3A “Low Density Multiple Family District”, where the maximum density is 6 units per acre. This is the highest density classification allowed for single family homes in Isanti.

ARTICLE THREE: “R-3A” LOW DENSITY MULTIPLE FAMILY DISTRICT

Subdivision 1: Purpose

The “R-3A” Low Density Multiple Family District is designed to provide for low density areas, which accommodate a variety of housing types, to include detached and attached single-family, two-family, duplexes, and attached and detached townhomes. These districts shall be located and are intended to function as a transition area between the less intense single-family developments and the more intense multiple family districts. The district promotes more walkable neighborhoods with a variety of housing types.

Subdivision 2: Permitted Uses

The following are permitted uses:

- A. Conversion of a residential dwelling, subject to the requirements as provided within Section 13 of this Ordinance.
- B. Dwellings, Single-family detached.

Minimum lot sizes for single family homes in the R-3A District are set at 7,500 square feet.

Minimum lot width is 60 feet.

Setbacks are set at 30 feet for the front/rear, and 10 feet on the sides.

ARTICLE FIVE: “R-4” MULTIPLE FAMILY DWELLING DISTRICT

Subdivision 1: Purpose

The “R-4” Multiple Family Dwelling District is designed to provide for high density areas, which accommodate various types of multi-family dwellings, such as apartments and condominium-style housing. Developments within this district shall be developed as part of a Planned Unit Development, as densities within this district will meet the maximum density goal of twelve (12) units per acre. Higher densities may be permitted and such determination shall be based upon the site-specific characteristics and the requested type of development. These districts shall be located in areas served by public utilities and municipal services as well as in areas with accessibility to collector streets, shopping centers, employment centers and where this type of development would meet the intent and goals established within the Comprehensive Plan.

Cambridge:

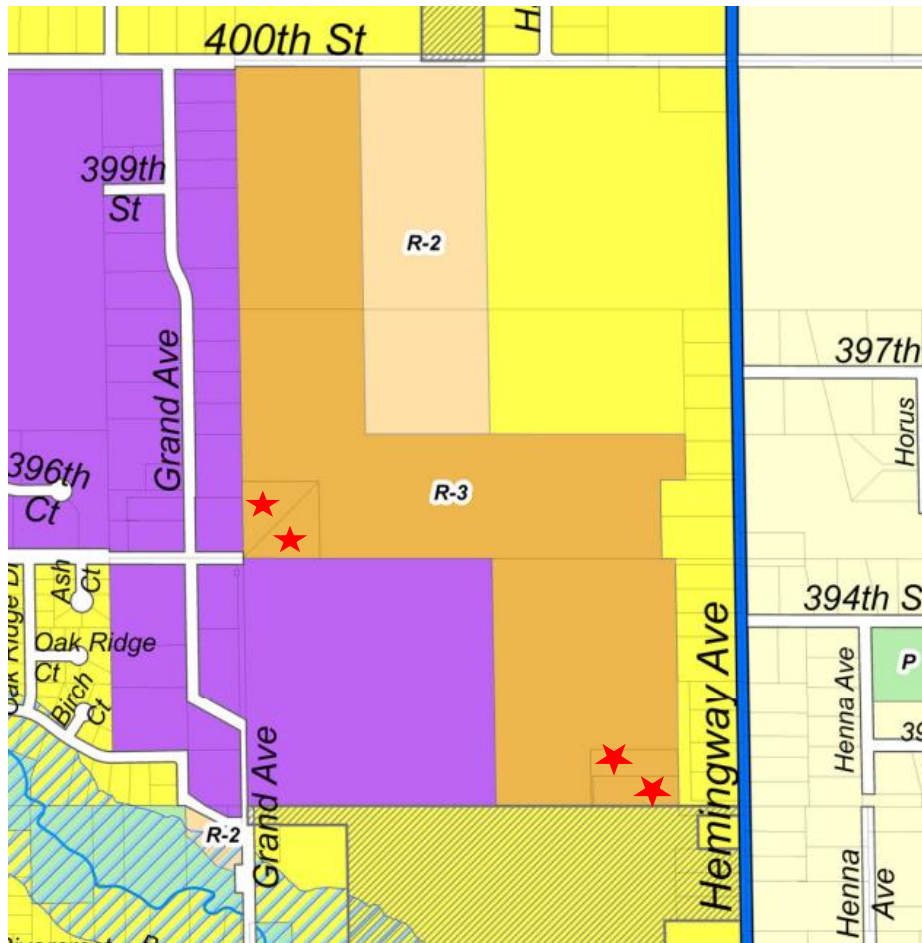
Cambridge allows single family dwellings in the same zoning district as apartments as shown on the chart below:

<i>DISTRICT</i>				<i>USE</i>
R-1	R-1A	R-2	R-3	RESIDENTIAL AND LODGING USES
P	P	P	P	Dwellings, Single Family
		P	P	Dwellings, Two-Family
		C	P	Dwellings, Multiple Family
		C	C	Manufactured Home Complexes, pursuant to § 156.064
I	I	I	I	Rooming/Boarding House
		C	P	Townhouses

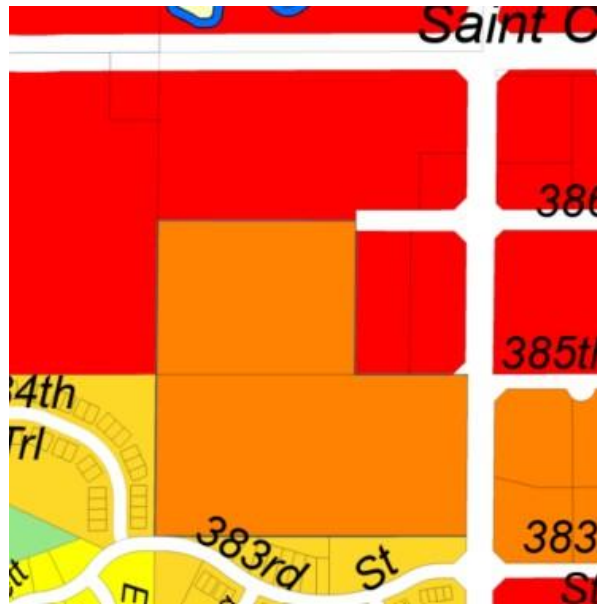
Minimum lot area for single family homes in the R-3 District is set at 6,750 square feet.

	R-1	R-1A	R-2 ⁵	R-3 ⁶
Minimum Lot Area in Square Feet				
One-Family Dwelling	11,000	9,400	6,750	6,750
Two-Family Dwelling	N/A	N/A	9,000	9,000
Multiple Family Dwelling	N/A	N/A	15,000, but not less than 2,000 sf for each dwelling unit	20,000, but not less than 2,000 sf for each dwelling unit
Minimum Lot Width in Feet ¹	80	70	50	100
Minimum Lot Depth in Feet	120	120	109	120

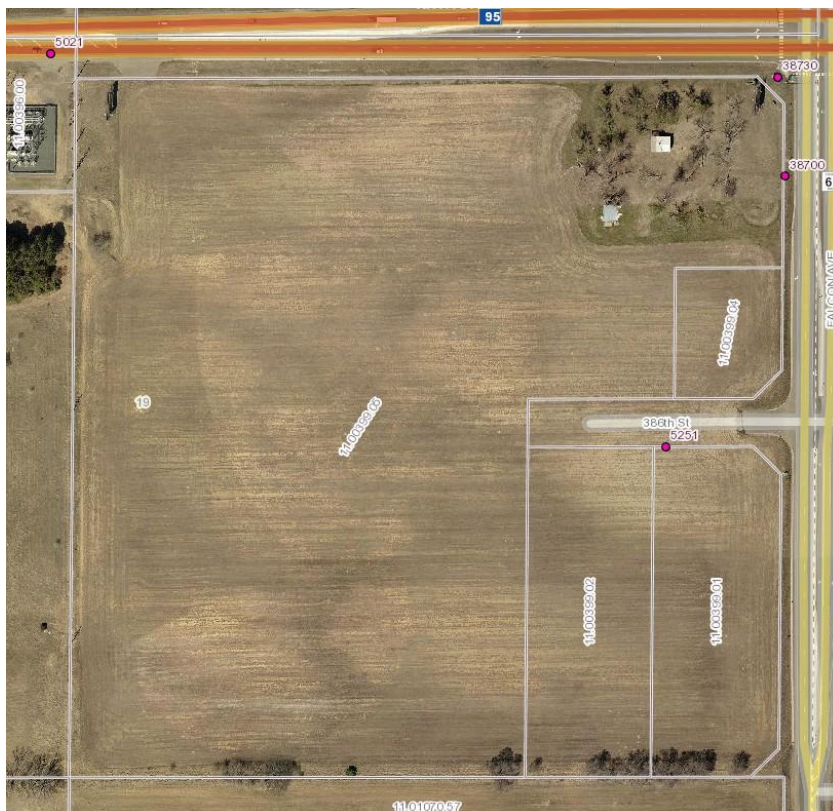
Minimum lot widths are 100 feet and minimum lot depth is 120 feet.

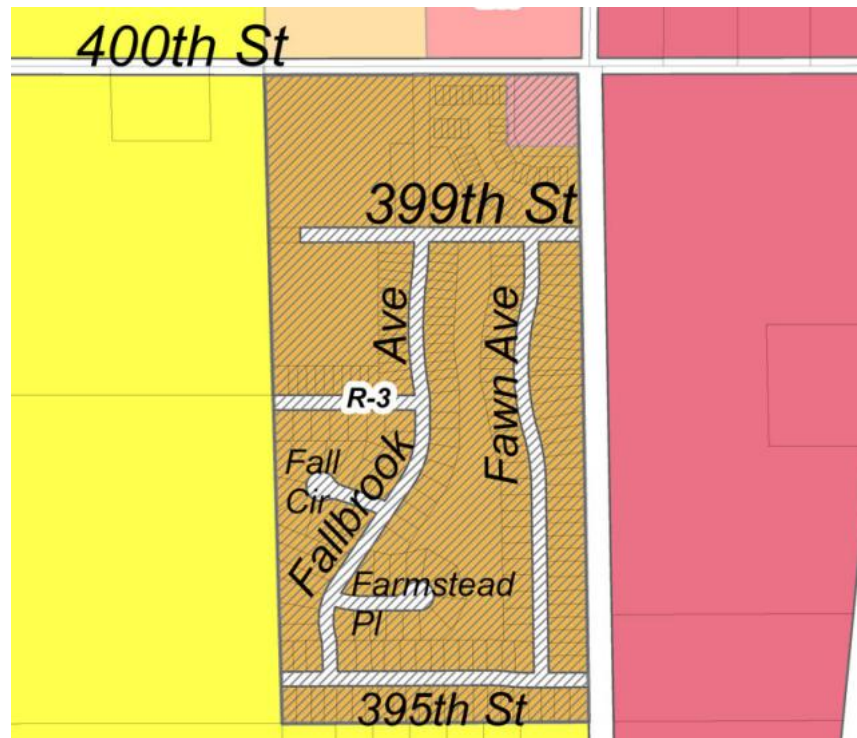


- 93.87 Acres Total
- 6.96 Acres – Existing Single Family Homes (4 Parcels) ★
- 86.91 Acres – Vacant Farmland
 - 516 total units minimum (to meet density of 6 units per acre)
 - 6500 square foot lot minimum for R-3 detached single family
 - 50' x 130' to meet lot minimums
 - 50 foot lot width minimums
 - 100 foot lot depth minimums
- 7,260 square feet = maximum lot size to meet density of 6 units per acre for single family detached structures

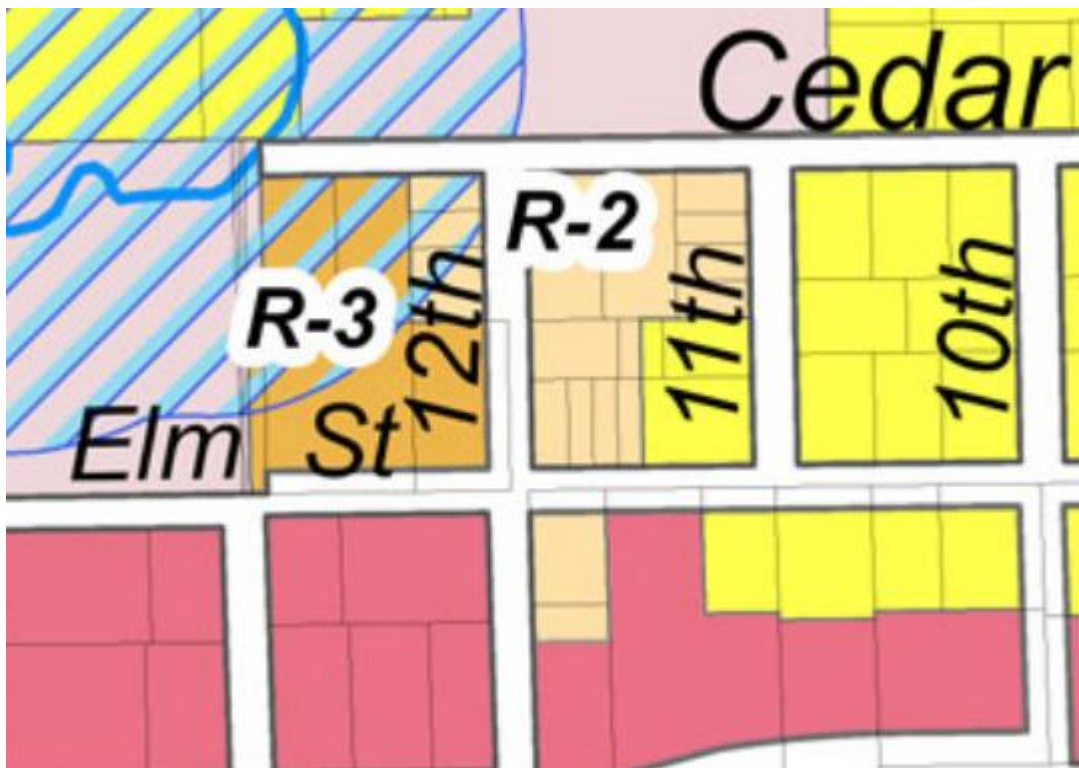


- 12 Acres Total
- Vacant parcel
- 386th Street on north
 - Proposed Independent Active Senior Living Facility (104 units)
 - Future commercial development to north

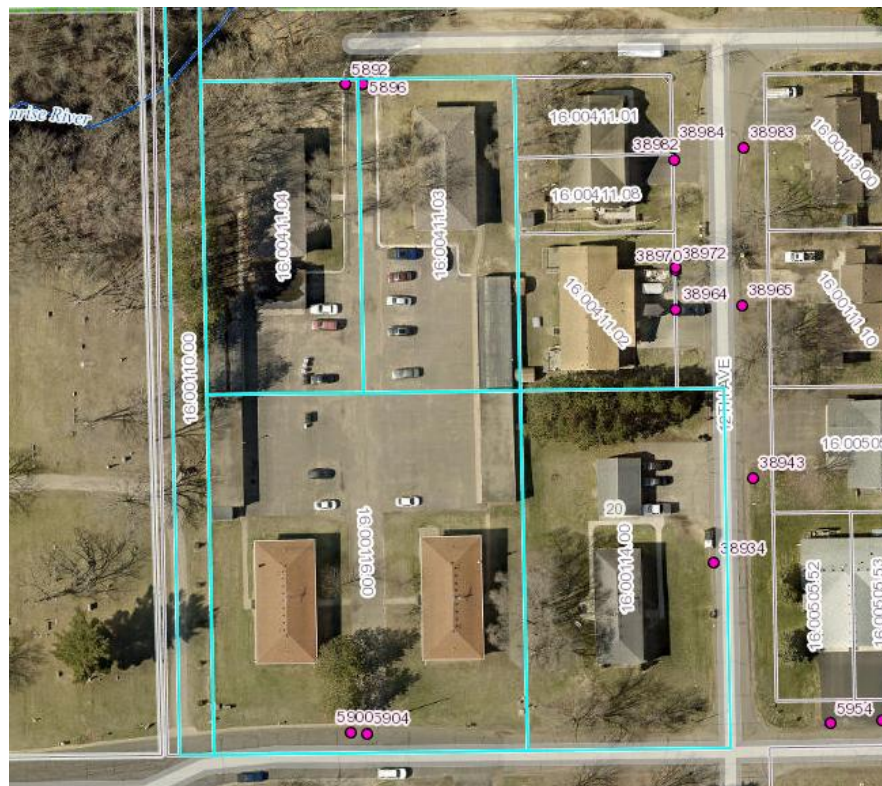


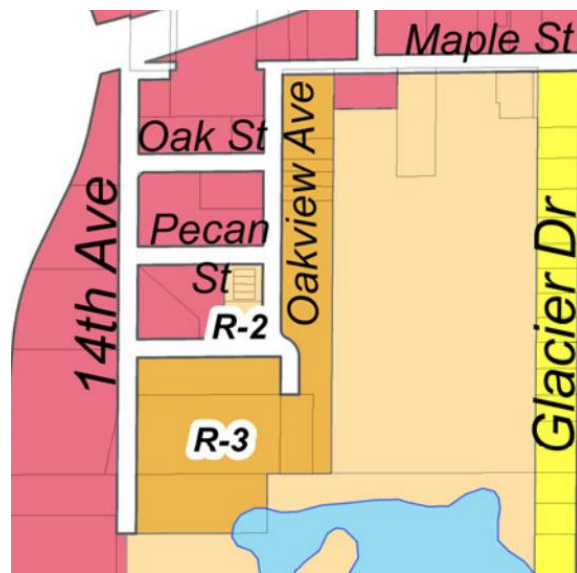


- 70.02 Acres Total
- Meadows North Planned Unit Development (PUD)
 - Underlying R-3 Zoning
- Single Family Homes and Townhomes
- 50 foot wide lots for single story slab on grade homes

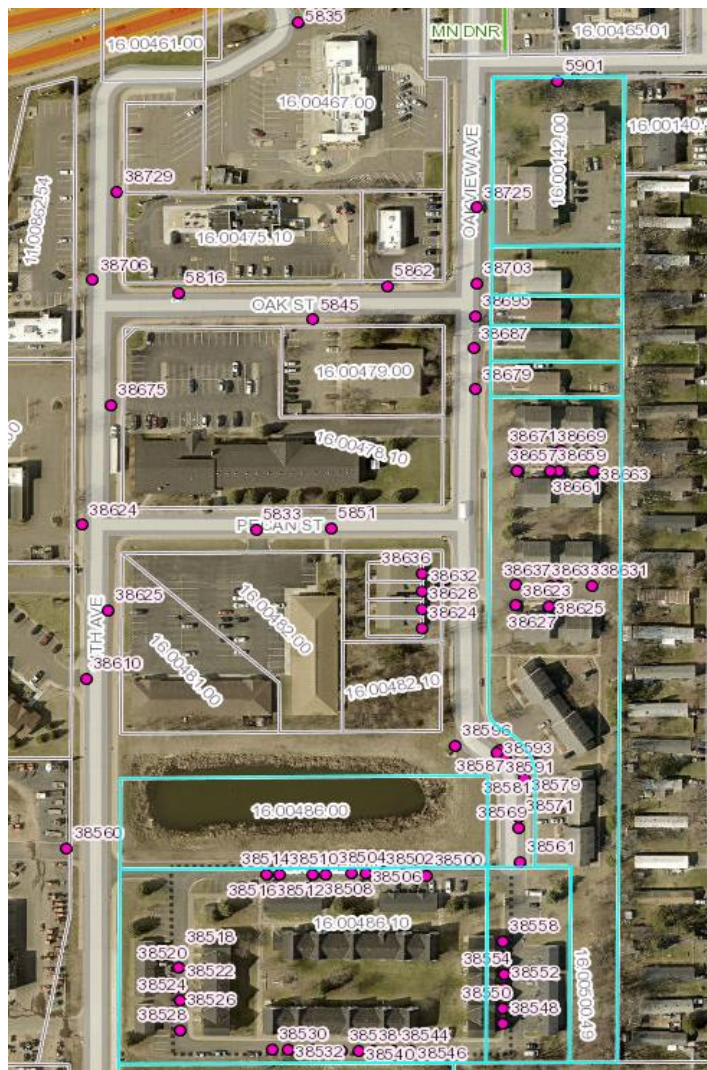


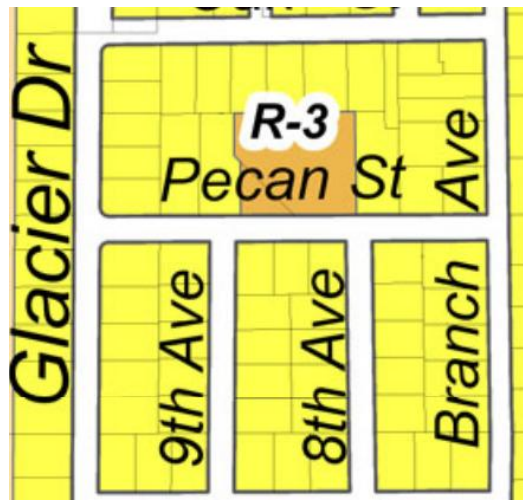
- 2.78 acres
- 4 Parcels
- 2 story apartment buildings





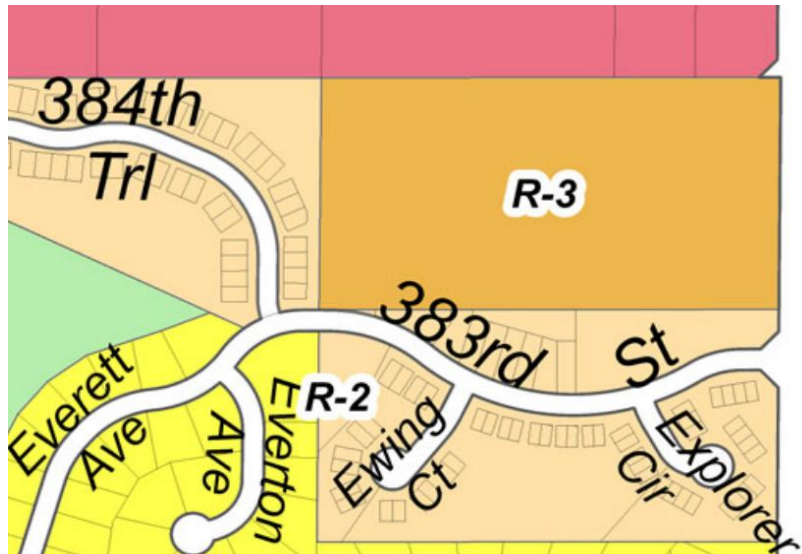
- 12.29 Acres Total
- Mix of Townhomes (attached and detached) and apartments
- Fully developed





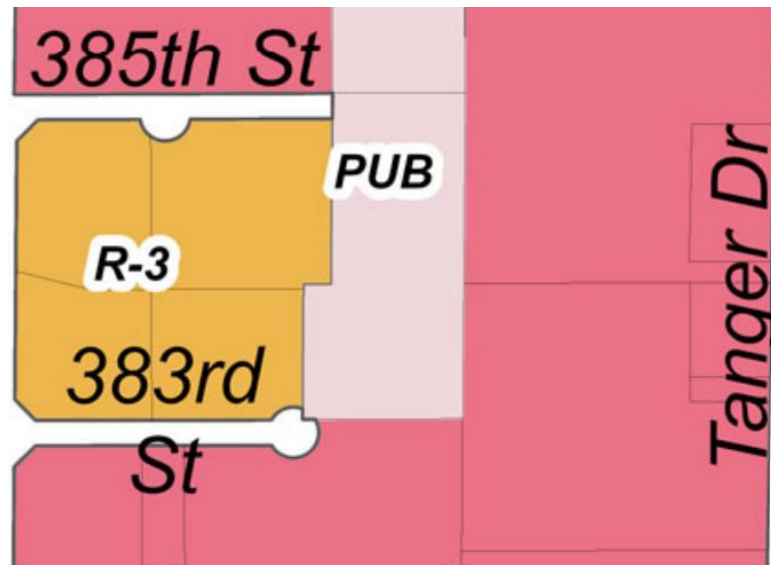
- 1.46 Acres Total
- 2 Parcels – Fully Developed
- Current Use: Apartment Building (Northern Oaks Apartments)



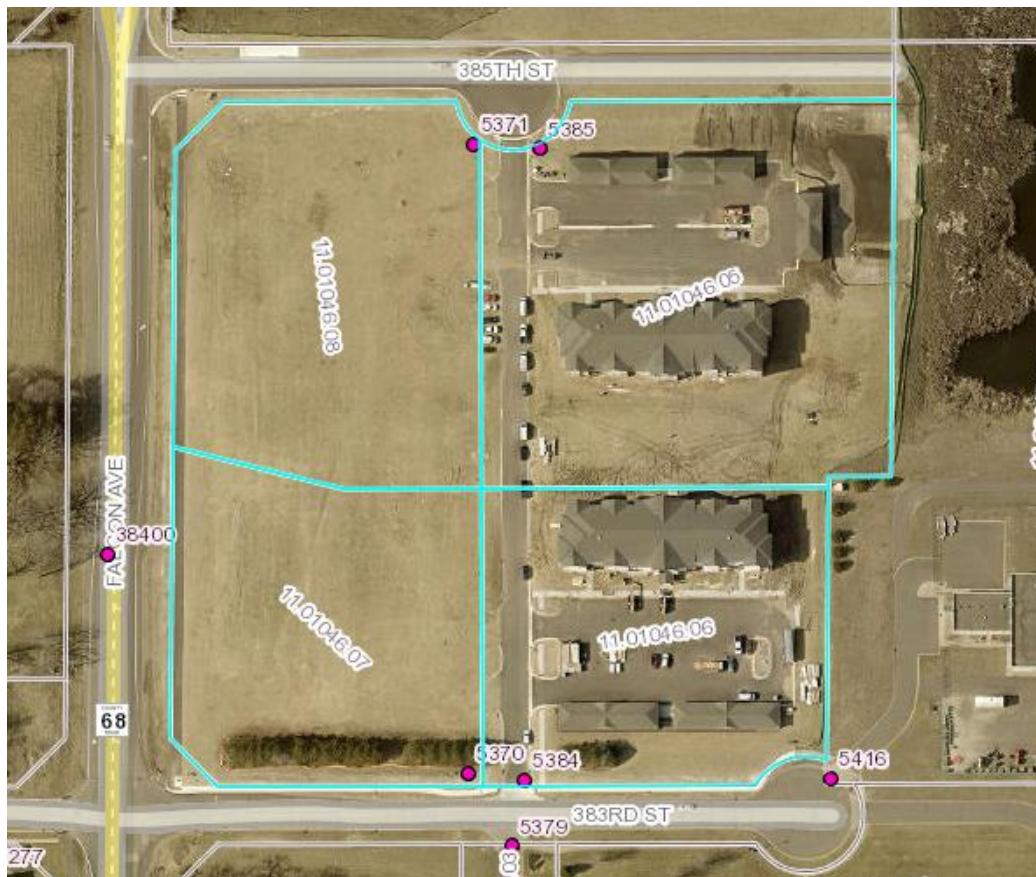


- 19.22 Acres Total
- Current Use: Single Family Home (South ½) and Farmland (North ½)
- 114 units minimum to meet density of 6 units per acre





- 11.56 Acres Total
- Current Use: Falcon Apartments
- 4 Parcels – Each building on separate parcel
- 4 Buildings – 3 stories each
- Fully developed



District Uses		Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
A. RESIDENTIAL USES																
Household Living																
Dwelling, Single-Family				P	P		P	P								
Dwelling, Single-Family (Prior to December 31, 2022)											P					
Dwelling, Two-Family (Duplex) & Triplex					P	P					P					
Dwelling, Twin Homes				P	P	P										
Dwelling, Quad & Townhome					P	P										
Dwelling, Multi-Family (3 to 6 units)					P	P					P					
Dwelling, Multi-Family (7 to 16 units)						P					P					
Dwelling, Apartments						P					P	P				
Dwelling, Apartments Above Commercial											P	P	P			
Dwelling, Prefabricated Home					C	C										
Household Living																
Boarding Home/Foster Children (6 or fewer persons)				P	P	P	P	P								
Senior Community, Independent or Assisted Living						C					P	P				
Care Facility (6 or fewer disabled persons)		State License		P	P	P	P	P								
Care Facility (7 to 16 disabled persons)		State License				C										

District Uses		Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
B. PUBLIC, INSTITUTIONAL & CIVIC																
Community & Cultural Facilities																
Cemetery, Columbarium, Mausoleum				P	P	P	P	P	P			C				
Government Building				P	P	P	P	P	P	P	P	P	P	P	P	
Campground								C								
Park & Playground Facilities				P	P	P	P	P	P	P	P	P	P	P	P	
Recreation Complex, Public (Indoor) ¹		See Footnotes							P	P	P	P	P	P	P	
Recreation Complex, Public (Outdoor) ²		See Footnotes		P	P	P	P	P	P	P	P	P	P	P	P	
Religious Institutions & Assembly				C	C	C	C	C	C	C						
Religious Institutions & Assembly (Prior to 08/08/2022)											P					
Transit Facility, Maintenance														C	C	
Transit Facility, Commuter Station									C			C	C	C	C	
Educational Facilities																
School, Elementary, Middle, High (Private/Charter)									P			P	P			
School, Elementary, Middle, High (Public)				P	P	P			P							
College, Community, Technical & University									P			P				
Utilities																
Electric Power Substation				P	P	P	P	P	P	P	P	P	P	P	P	
Wind Power Generation							C	C	C					C	C	
Solar Power Generation		Solar Farms	\$66-980				P	P	P	P				C	C	
Water & Wastewater Treatment Facilities, Wells & Lift Station				P	P	P	P	P	P	P	P	P	P	P	P	

Dimensional & Design Standards Table

Dimensional & Design Standards Table																			
Use	R-1 single family	R-1, 2 family dwellings , per unit	R-2, single family	R-2, 2 family dwellings , per unit	R-2, 3-6 attached units, per townhouse	R-3, 2 family dwellings, per unit	R-3, 3-6 attached units - per townhouse	R-3: 7+ attached units and condominium s (see below for apartment standards) ^H	R-3 detached single family	RR	AG	Public	CBD	B1	BN	I1	I2	Flood plain	Shore- land
Front yard setback- interior - in ft - at lot line or ROW	30	30	30	30	30	30	30	30	30	40	50	30	0	15, 50 outside USA	15	20, 50 outside of USA	20, 50 outside of USA	See Divisio n 18	See Divisio n 19
Lot Width - corner - in ft at front set-back line	80	50	80	50	150	50	150	150	50	110	300	NA	25	50, 300 outside of USA	50	100, 300 outside of USA	100, 300 outside of USA		
Lot Width - in ft - at front set-back line	80	50	80	50	150	50	150	150	50	110	300	NA	25	50, 300 outside of USA	50	100, 300 outside of USA	100, 300 outside of USA		
Ditch easement - in ft	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45		
Rear yard setback- interior lot - in ft	30	30	30	30	30	30	30	30	30	30	50	30	0	15, 50 outside USA	15	20, 50 outside of USA	20, 50 outside of USA		
Rear-yard setback corner lot - in ft	15	15	15	15	15	15	15	30	15	15	50	15	0	15, 50 outside USA	15	20, 50 outside of USA	20, 50 outside of USA		
Side set-back- interior lot - in ft	6	6', 0' for attached portion of unit	6	6', 0' for attached portion of unit	6', 0' for attached portion of unit	6', 0' for attached portion of unit	6', 0' for attached portion of unit	10	6	10	50	6	0	10, 0 if attached, 50 outside USA	10	20, 50 outside of USA	20, 50 outside of USA		
Side setback- corner - in ft	30	30	30	20	30	30	20	30	30	30	50	30	0	15, 50 outside USA	15	20, 50 outside of USA	20, 50 outside of USA		
Lot Depth - minimum in ft	100	100	100	100	100	100	100	100	100	300	500	NA	100	100, 300 outside of USA	100	100, 300 outside of USA	100, 300 outside of USA		
Minimum Lot Size - sq ft	12,000	7,500	12,000	6,500	2,000	6,500	2,000	Not more than 35% of the lot shall be covered by all buildings.	6,500	1 acre buildable	10 acres	NA	2,500	5,000 in USA, 10 acres outside USA	5,000	10,000, 10 acres outside of USA	10,000, 10 acres outside of USA		
Maximum base density	1-4 units per acre	1-4 units per acre	1-6 units per acre	1-6 units per acre	1-6 units per acre	6+ units per acre	6+ units per acre	6+ units per acre	6+ units per acre	1 house per buildable acre	1 SF home	NA	NA	NA	NA	NA	NA		
Minimum Principal building size sq ft - main floor, per dwelling ^c	800	800	800	800	800	800	800	800	800	800	800	NA	~	~	~	~	~		
Apartment - Minimum sq ft																			
Efficiency/studio	NA	NA	NA	NA	400	NA	400	400	NA	NA	NA	NA	400	400	NA	NA	NA	NA	
1 bedroom	NA	NA	NA	NA	800	NA	800	650	NA	NA	NA	NA	650	650	NA	NA	NA	NA	
2 bedroom	NA	NA	NA	NA	800	NA	800	750	NA	NA	NA	NA	750	750	NA	NA	NA	NA	
3 bedroom	NA	NA	NA	NA	800	NA	800	850	NA	NA	NA	NA	850	850	NA	NA	NA	NA	
Principal Structure - Min Width ^j - in ft	24	24	24	24	24	24	24	24	24	24	24	NA	NA	NA	~	~	~	~	

Garage - sq ft	400 ^B	400 ^B	400 ^B	400 ^B	400 ^B	if provided, 200 ^E	~	400	400 ^B	400 ^B	NA	~	~	~	~
Wetland natural buffer /structure setback	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Building height - in ft	35 ^A	35 ^A	35 ^A	35 ^A	35 ^A	35 ^A	3 stories or 50' A	35 ^A	35 ^A	75 ^A	75 ^A	50 ^A	50 ^A	75 ^A	75 ^A
Impervious surface - maximum	50%	50%	50%	50%	50%	70%	75%	70%	50%	NA	NA	90%	90%	90%	90%
Floor elevation (lowest)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Floor elevation (lowest) - 100 yr flood - in ft	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Foundation Requirements	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C	Yes ^C
Driveway Surfacing	Yes ^D	Yes ^D	Yes ^D	Yes ^D	Yes ^D	Yes ^D	Yes ^D	Yes ^D	Yes ^D	NA	NA	Yes ^D	Yes ^D	Yes ^D	Yes ^D
Landscape Requirements	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E	Yes ^E
Sign Requirement	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F	Yes ^F
Off-Street Parking Requirements	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G	Yes ^G

All buildings shall comply with State of MN Building Code. Provisions for decks shall be shown on original plans when a sliding glass door, patio door, etc. is installed. Provisions for decks must be shown on original plans when a sliding glass door, patio, door, etc. are to be installed

A. Height Exceptions - building height limits shall not apply to belfries, cupolas, domes, spires, monuments, airway beacons, radio towers, flag poles, chimneys or flues; nor to elevators, watertanks, poles, towers and other structures for essential services; nor to similar structures extending above the roof of any building and not occupying more than 25 percent of the area of such roof.

B. Rear or side yard or attached garage required.

C. Foundation Requirements -Permanent full perimeter footings; with foundation walls of concrete, concrete block, wood or any other approved material or method. Decks and porches are allowed on pier type footings.

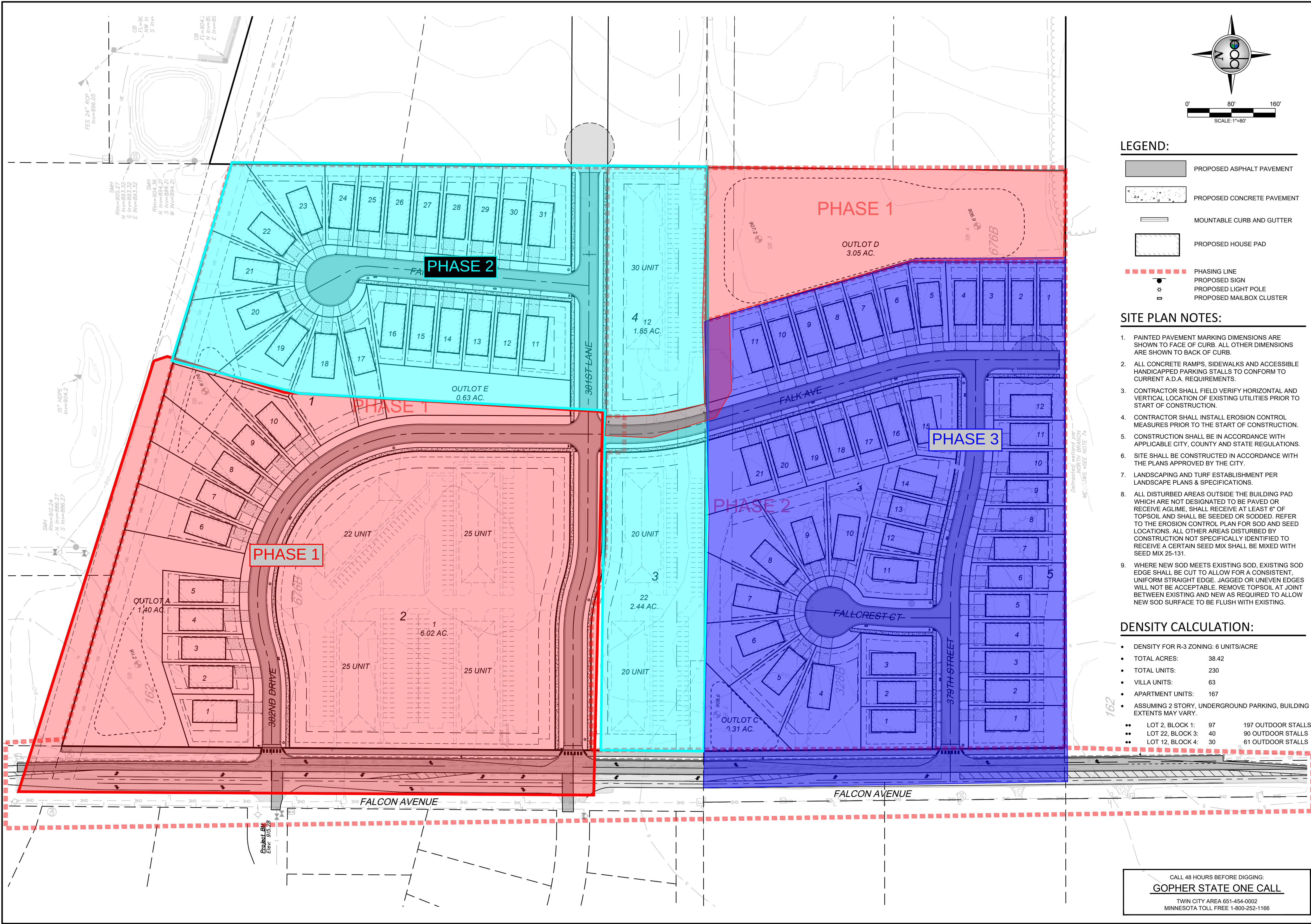
D. Residential - See Section 66-855. All zoning districts: shall be concrete or bituminous, unless stated otherwise.

E. See Article 10- Landscaping Requirements; except Ag, see Section 66-390.

F. See Article 6 - Sign requirements

G. See Article 7 - Off Street Parking Requirements.

H. Setbacks measured from outside walls or the edge of private condo spaces including ground level decks and yard spaces.



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- MOUNTABLE CURB AND GUTTER
- PROPOSED HOUSE PAD
- PHASING LINE
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED MAILBOX CLUSTER

- SITE PLAN NOTES:**
- PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
 - ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
 - CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
 - SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
 - LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
 - ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEED OR SODDED. REFER TO THE EROSION CONTROL PLAN FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-131.
 - WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.

DENSITY CALCULATION:

• DENSITY FOR R-3 ZONING:	6 UNITS/ACRE
• TOTAL ACRES:	38.42
• TOTAL UNITS:	230
• VILLA UNITS:	63
• APARTMENT UNITS:	167
• ASSUMING 2 STORY, UNDERGROUND PARKING, BUILDING EXTENTS MAY VARY.	

•• LOT 2, BLOCK 1:	97	197 OUTDOOR STALLS
•• LOT 22, BLOCK 3:	40	90 OUTDOOR STALLS
•• LOT 12, BLOCK 4:	30	61 OUTDOOR STALLS

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REV NO.	DATE	DESCRIPTION
1	04/01/2025	REVISION PER CITY REVIEW
2	04/24/2025	REVISION PER CITY REVIEW

DATE: 04/24/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: CJD
DWG FILE: SITE BASE
FILE NO.: 22-0303.00

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
NOT FOR CONSTRUCTION
Signed: Christopher J. Dahm
Date: 4/24/2025
Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55009-9322
TEL: 763-262-8822 FAX: 763-262-8844

CEDAR RIDGE COMMUNITY LLC
CEDAR RIDGE COMMUNITY
City of North Branch, Chicago County, MN

OVERALL SITE PLAN

SHEET NO. **C2.0**