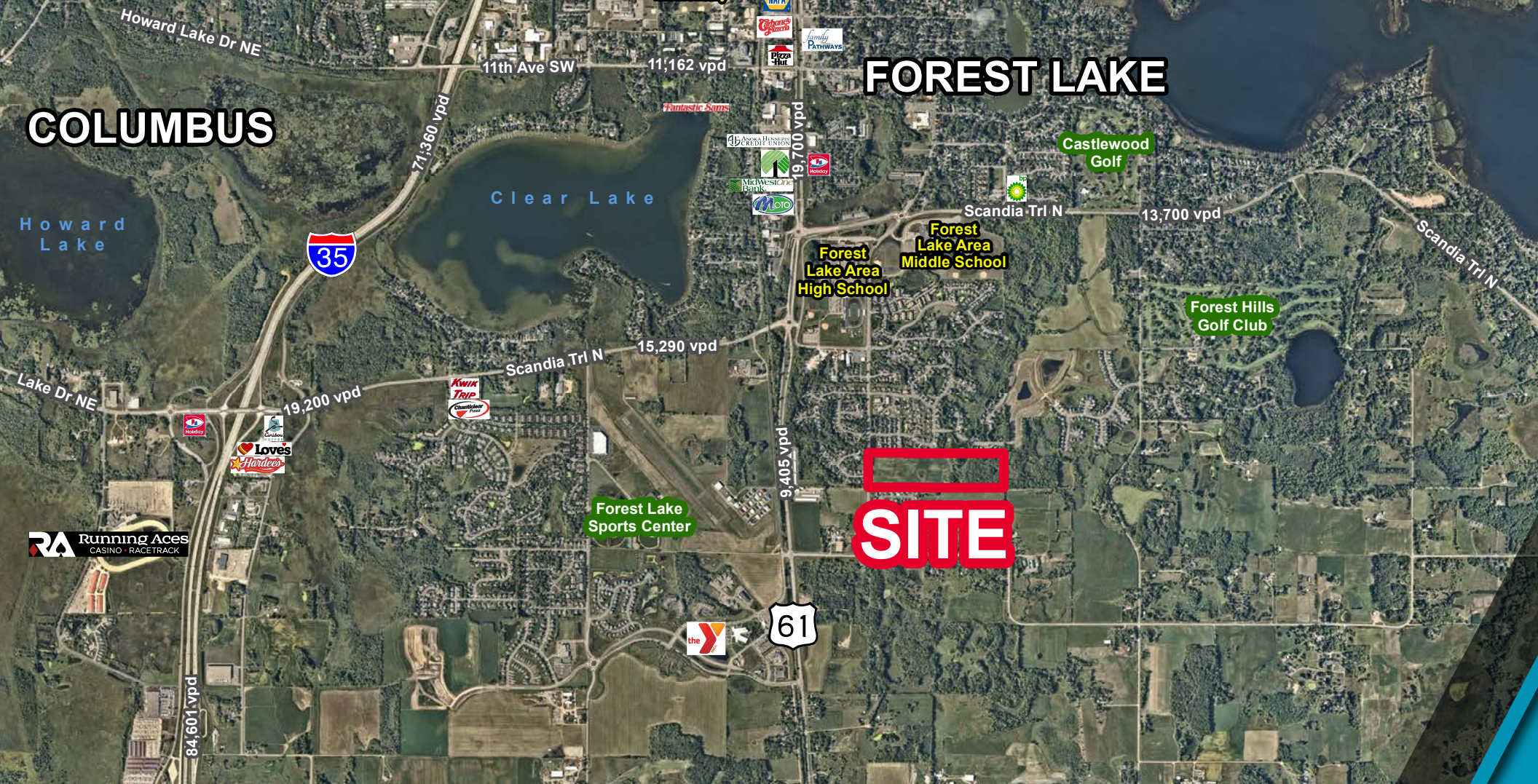


**COLUMBUS**

**FOREST LAKE**



**SITE**

# 39 RESIDENTIAL ACRES FOR SALE

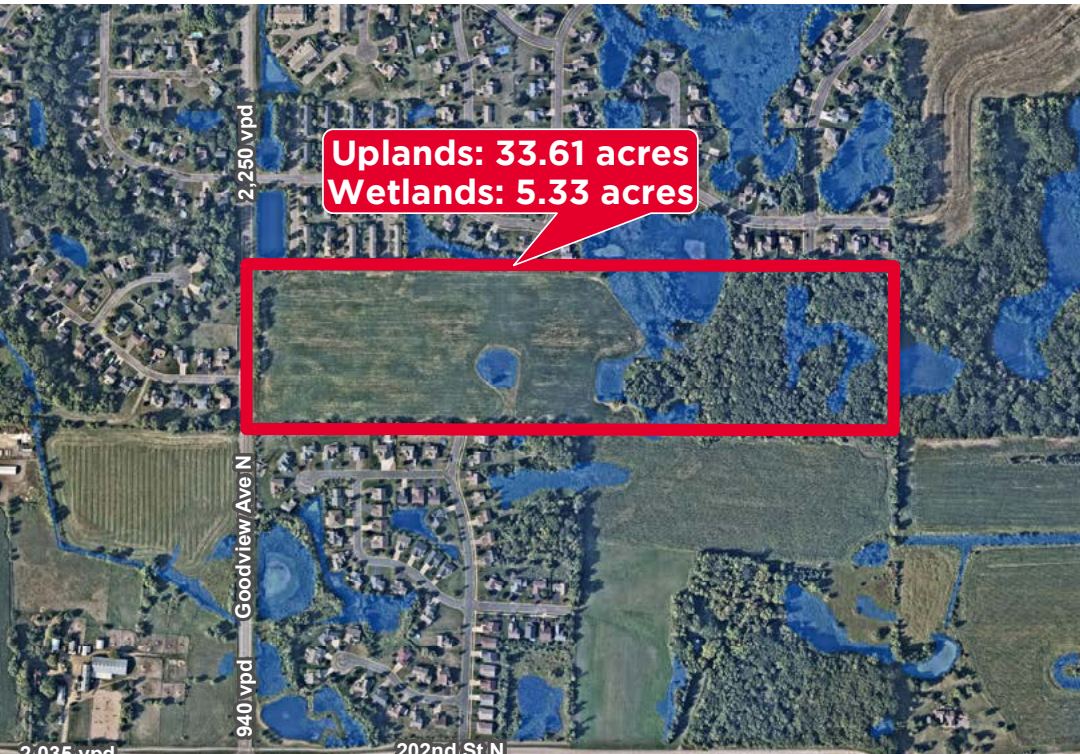
## FOREST LAKE, MN



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# PROPERTY INFORMATION



<b>PID:</b>	21-032-21-23-0002
<b>Gross Acres:</b>	38.96
<b>Upland Acres:</b>	33.61*
<b>2023 Taxes:</b>	\$1,160
<b>School District:</b>	Forest Lake Public Schools
<b>Zoning:</b>	Mixed Residential, Single & Townhouse district
<b>Land Use:</b>	Low-Medium Density Residential (3-6 units/acre)

*\*Based on National Wetland Inventory database.*

**Low-Medium Density Residential:** Residential purposes include one-family homes, both detached and attached, and two-family homes. Open or park space may be included within or adjacent to or be related to a residential development. To accommodate a mix of attached and detached housing units, the density range is 3 to 6 units per acre.

**Future Residential Lot Info/Guidance:**

Minimum lot size: 7,500 square feet  
 Minimum lot width: 65 feet

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	2,787	17,499	28,560
Households	1,028	7,021	10,942
Average HH Income	\$129,651	\$109,918	\$124,089
Daytime Population	989	9,019	12,004



61

9,405 vpd

2,035 vpd

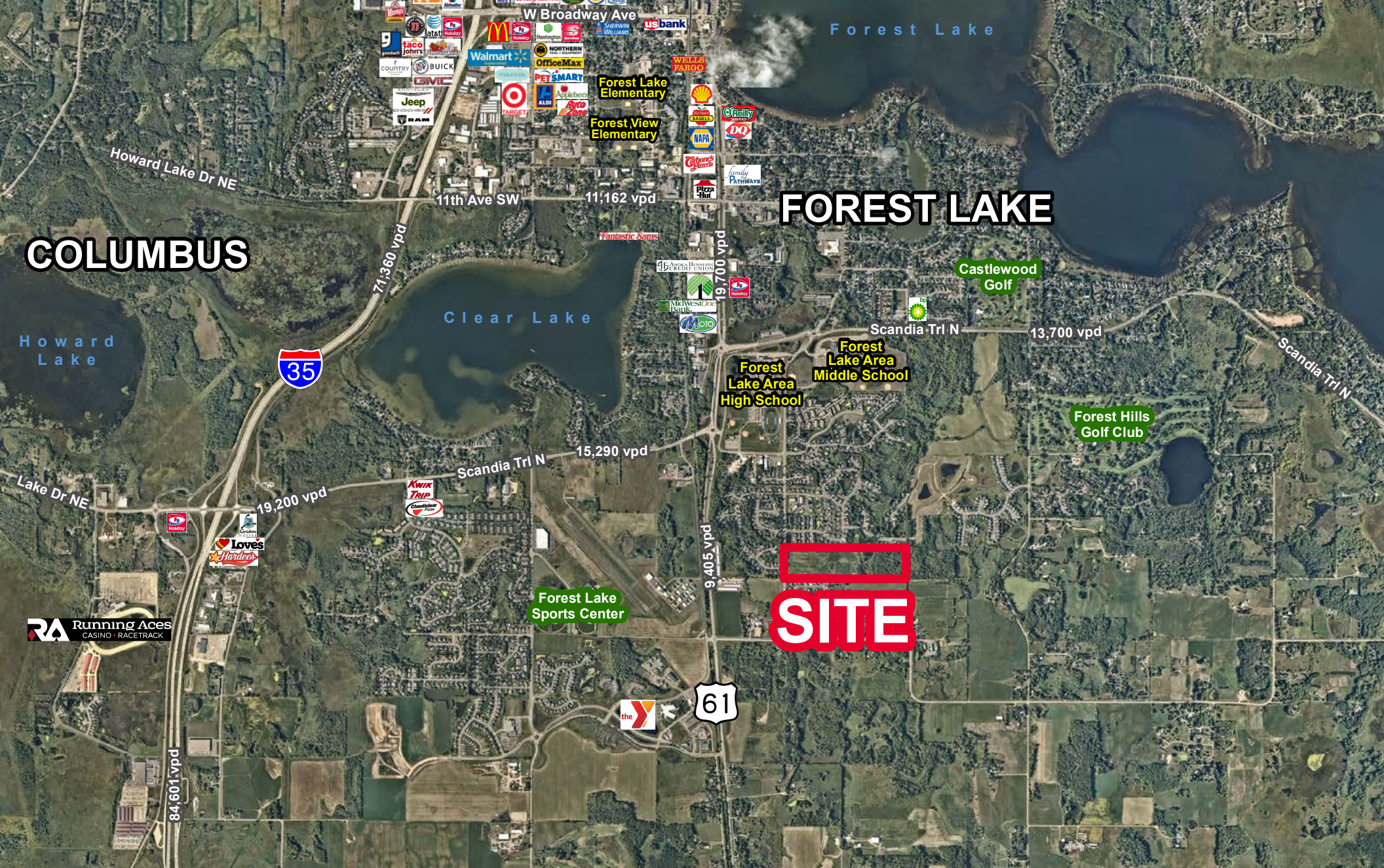
Goodview Ave N

2,250 vpd

202nd St N

**SITE**

PROPERTY  
**AERIAL**

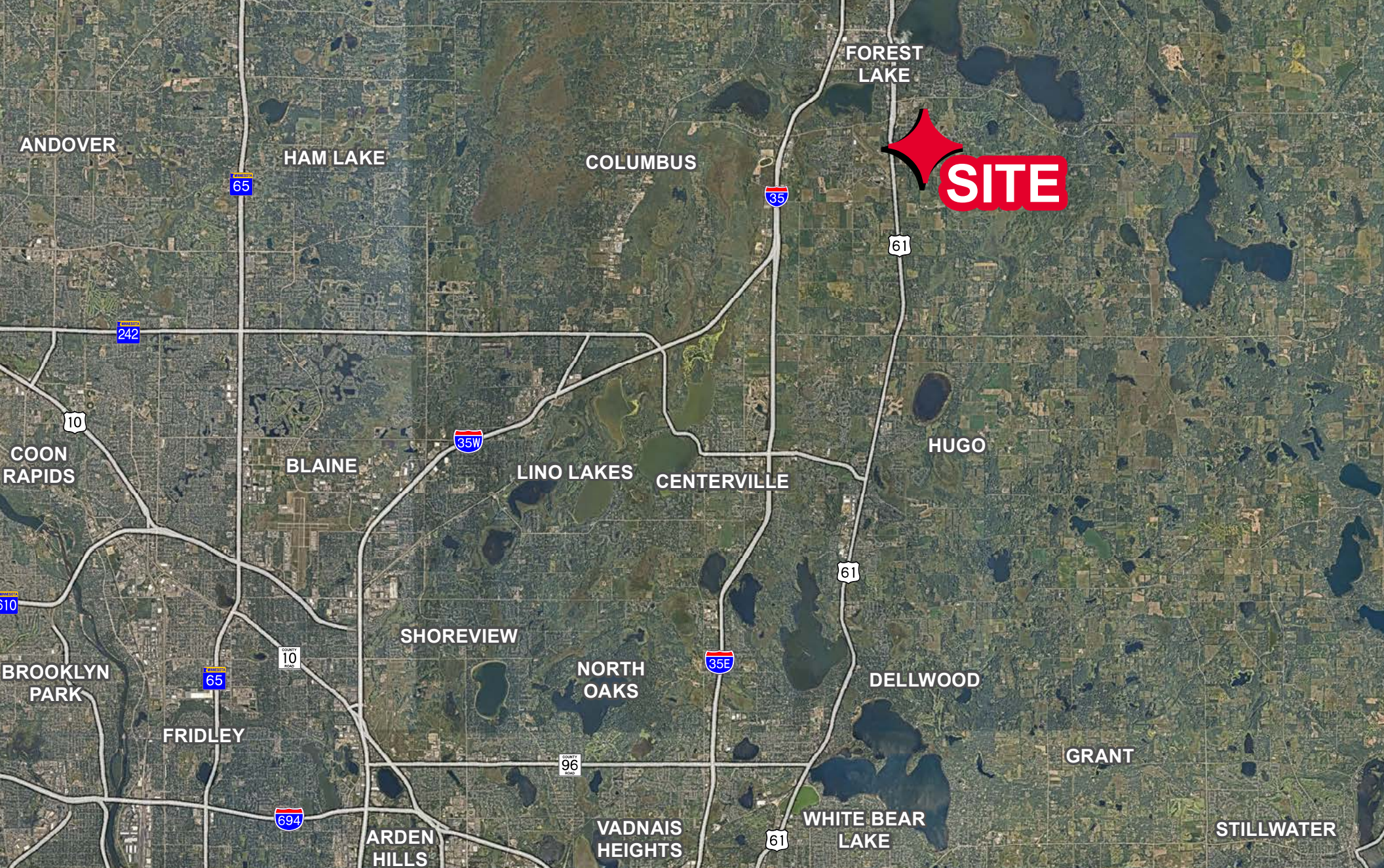


**COLUMBUS**

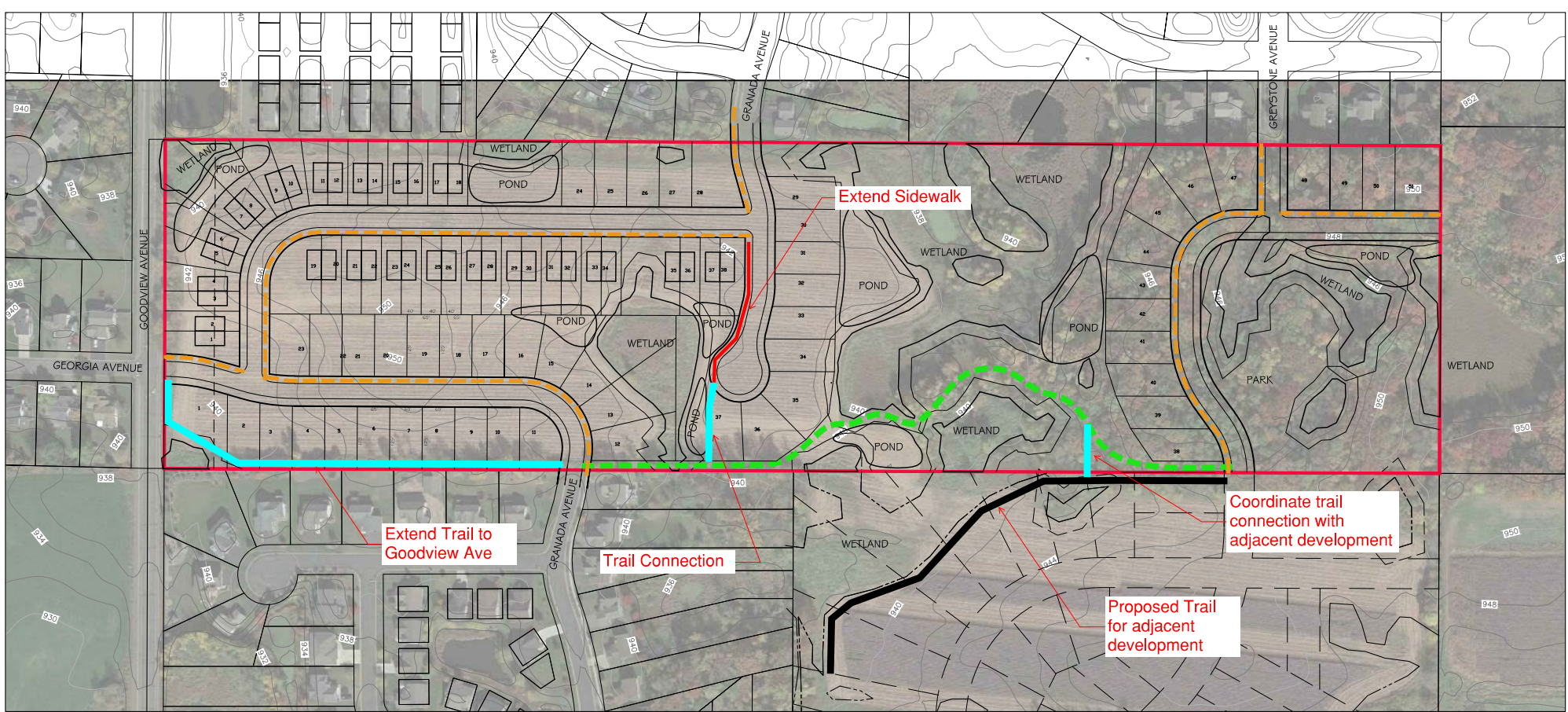
**FOREST LAKE**

**SITE**

PROPERTY  
**AERIAL**



# PROPERTY AERIAL



**SITE DATA:**

GROSS AREA: ±38.4 ACRES  
 WETLANDS: ±7 ACRES (NOT DELINEATED)  
 NET AREA: ±31.4 ACRES

ZONING: MXR-1 MIXED RESIDENTIAL SINGLE AND TOWNHOME DISTRICT  
 2040 GUIDE PLAN: LOW-MEDIUM DENSITY RESIDENTIAL (3-6 UNITS/ACRE)  
 PROPOSED ZONING: PUD

PROPOSED UNITS: 89  
 VILLA: 51 (57%)  
 TWIN UNITS: 38 (43%)

NET DENSITY: ±2.8 UNITS/ACRE

**MXR-1 STANDARDS:**

WIDTH: 80' SINGLE FAMILY OR 60' DETACHED TOWNHOME  
 AREA: 15,000 SF SINGLE FAMILY, 7,500 SF DETACHED TOWNHOME OR ATTACHED UNIT LOT  
 FRONT SETBACK: 30'  
 SIDE SETBACK: 10' INTERIOR, 25' STREET CORNER  
 REAR SETBACK: 30'  
 SETBACKS BETWEEN STRUCTURES: 20'  
 MIX MINIMUMS: 60% SINGLE OR DETACHED TOWNHOME, 40% ATTACHED UNITS

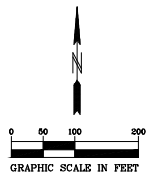
**PUD PROPOSED STANDARDS (DIFFERENT THAN MX-1)**

SINGLE FAMILY WIDTH: 65'  
 SINGLE FAMILY AREA: 8,000 SF  
 SIDE SETBACK: 7.5', 20' CORNER  
 FRONT SETBACK: 25'

--- PROPOSED SIDEWALK

--- PROPOSED TRAIL

CONCEPT PLAN BASED ON AVAILABLE DATA  
 WETLANDS HAVE NOT BEEN DELINEATED  
 NO ENGINEERING  
 NO SURVEYING  
 CONCEPT SUBJECT TO CHANGE WITHOUT NOTICE



CIVIL ENGINEERS LAND PLANNERS LAND SERVICES LANDSCAPE ARCHITECTS  
 2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 651.681.4914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by  
 Name: Jonathan L. Thompson  
 Reg. No. 44703 Date: 11/23  
 under the laws of the State of Minnesota

Revision

Date: 12/26/21  
 Design: J.L.T.  
 Drawn: J.L.T.

CONCEPT PLAN 5

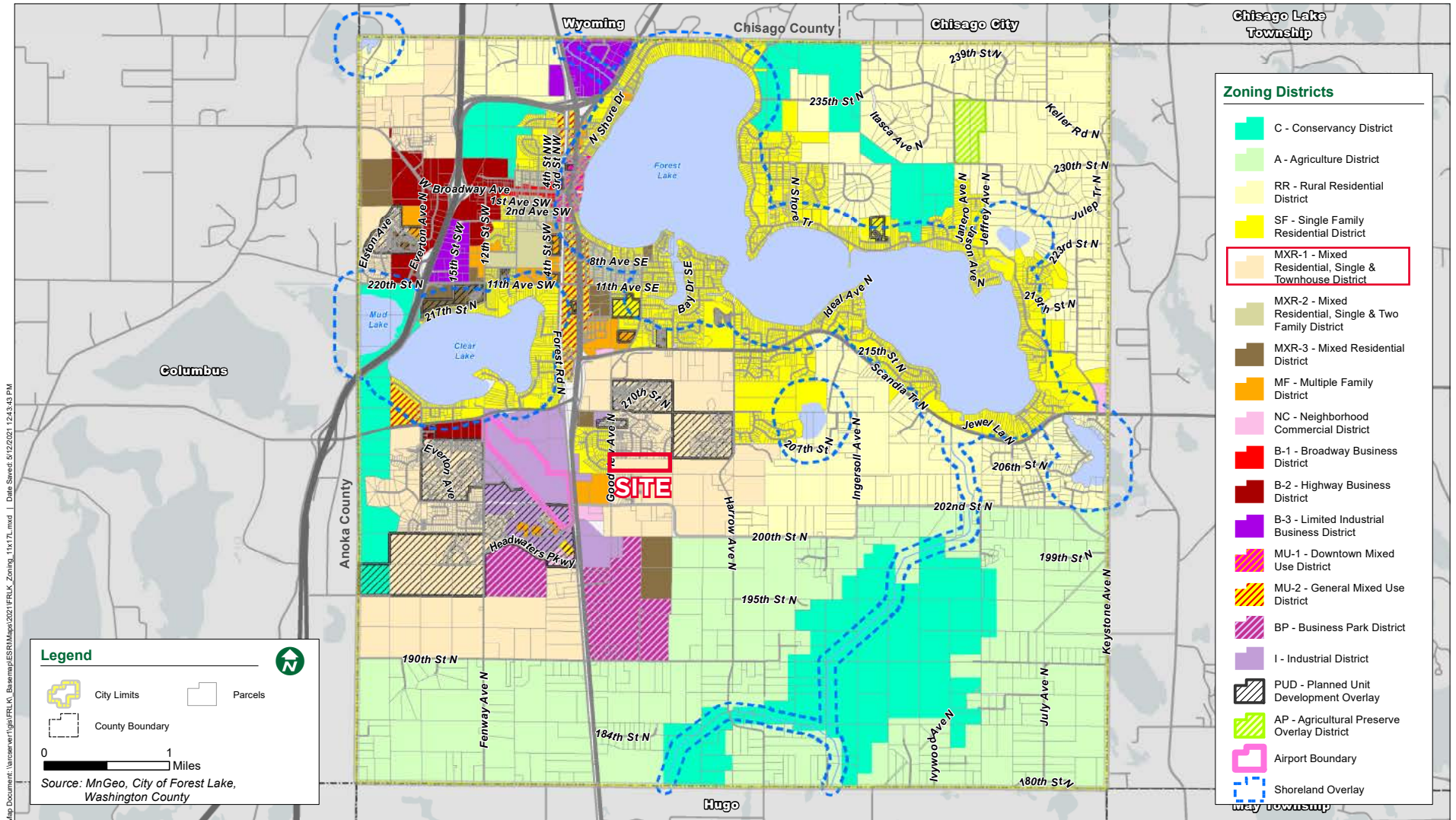
CENTRA HOMES

GOODVIEW AVENUE PROPERTY  
 FOREST LAKE, MINNESOTA

1 OF 1

# CONCEPT PLAN

CLICK ON PLAN FOR PRINTABLE IMAGE

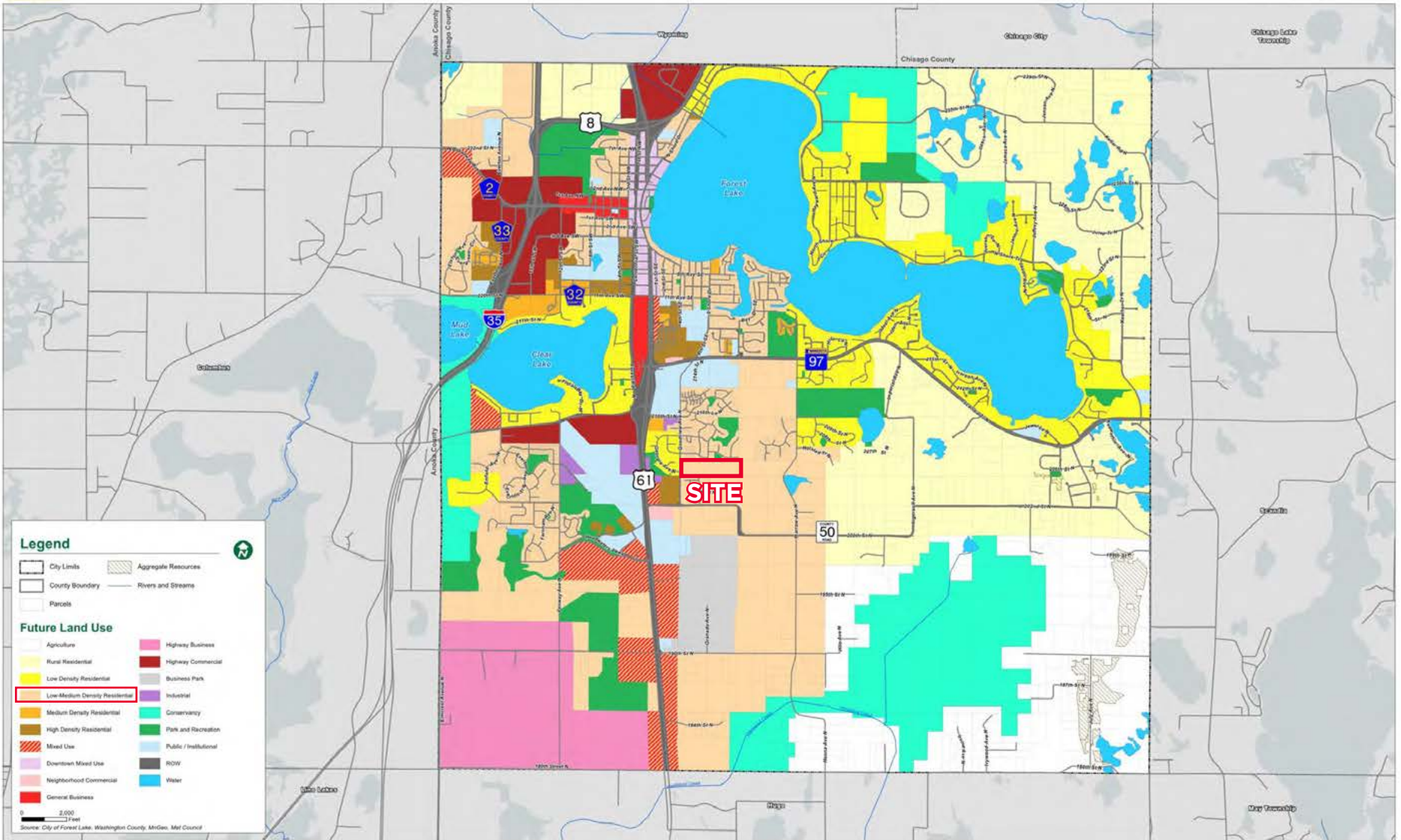


**Legend**

- City Limits (Yellow outline)
- County Boundary (Dashed line)
- Parcels (Thin grey lines)
- Scale: 0 to 1 Miles
- Source: MnGeo, City of Forest Lake, Washington County

# ZONING MAP

CLICK ON MAP FOR PRINTABLE IMAGE



# LAND USE MAP

[CLICK ON MAP FOR PRINTABLE IMAGE](#)



# CONTACT INFORMATION

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