

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Simple Subdivision Request at 6560 & 6580 South Bay Drive

Prepared By: Nickolas Olson, Senior City Planner

Through: David Abel, Community Development Director

Meeting Date: November 17, 2025

Issue: Aly & Melanie Murad and Kristin & Kenneth Dowell (collectively the “Applicants”) are the fee owners of 6560 South Bay Drive and 6580 South Bay Drive respectively (collectively the “Properties”). The Applicants have proposed to adjust the common lot line between the Properties to allow for a more desirable driveway entrance and approach. The Properties both conform to the required lot standards before and after the simple subdivision, so there are no issues from a zoning perspective.

Recommended City Council Action: Motion to adopt Res. No. 99-25 Approving a Simple Subdivision request at 6560 & 6580 South Bay Drive from Aly & Melanie Murad and Kristin & Kenneth Dowell.

Attachments:

1. Location Map
2. Applicant Narrative
3. Survey of Proposal
4. Res. No. 99-25 Approving a Simple Subdivision request at 6560 & 6580 South Bay Drive from Aly & Melanie Murad and Kristin & Kenneth Dowell


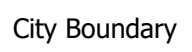

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

6560 & 6580 South Bay Drive



1 in = 200 Ft

-  City Boundary
-  Address Labels
-  Parcels



N
November 13, 2025
Map Powered By Datafi



Land Conveyance Request for 6560 South Bay Drive

The purpose of this land conveyance request is to improve both the functionality and aesthetics of the driveway and overall property layout at 6560 South Bay Drive.

When approaching the lot from the street, the current angle creates an awkward and restrictive entry point that doesn't align well for a proper driveway approach. Without the extension of this land, the driveway placement is limited, forcing a sharp, unnatural turn into the garage. This creates long-term usability and safety concerns, especially in winter conditions when visibility and traction are reduced.

By extending the property line through this land conveyance, we can establish a smoother, more natural entry that enhances accessibility and complements the home's design. It also allows for a dual-entry driveway, providing both an entrance and an exit route. This design prevents the need for vehicles to back down a long driveway, improving convenience and safety for residents and guests.

Additionally, the area in question currently borders a portion of the neighboring lot that remains unmaintained and heavily wooded, creating an eyesore as one approaches the property. This conveyance will allow that section to be landscaped, cleaned up, and maintained as part of the home's overall aesthetic. The result will be a visually cohesive and professionally maintained entry experience that elevates the entire streetscape.

In short, this request ensures:

- A functional and safe driveway approach with proper sightlines.
- The ability to implement a two-way drive for easier ingress and egress.
- An enhanced aesthetic by transforming an unmaintained area into a landscaped property.
- Improved property value and long-term maintenance alignment with the surrounding homes.

This adjustment creates a more logical and visually appealing layout that benefits not just this property but the overall look and function of the neighborhood entrance.

Respectfully,

Aly & Melanie Murad

PARCEL 1 EXISTING DESCRIPTION- DOWELL PROPERTY (Doc. No. A11007756)

All that part of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows: Beginning at a point on the shore of Lake Minnetonka 194.04 feet West at right angles from the East line of said Lot 1, if extended; thence South and parallel to said East line of said Lot 726.07 feet, more or less, to a point on the South line of said Lot 194.04 feet West of the Southeast corner of said Lot; thence West, along the South line of said Lot, 501.21 feet to a point, thence North 776.9 feet along a line which extended to the North line of said Lot 1, if extended; would intersect said North line so extended at a point 284.07 feet East of Government Meander Post No. 27; thence East on a line parallel to the South line of said Lot 1 to the intersection with a line parallel with and 594.20 feet West, measured at right angles, to the East line of said Lot 1, which is the actual point of beginning of the land to be described; thence continuing East, parallel to the South line of said Lot 1, to the intersection with a line parallel with and 394.12 feet West, measured at right angles, to the East line of said Lot 1; thence North parallel to the East line of said Lot 1 to the shore of Lake Minnetonka; thence Northwesterly along said shore to the intersection with a line drawn North from the point of beginning and parallel with the East line of said Lot 1; thence South to the point of beginning.

EXCEPT the East 10 feet thereof.
Also:
That part of Lot 1, Block 1, Halsted Bay Estates, Hennepin County, Minnesota which lies Westerly of a line drawn parallel with and 404.12 feet West of, measured at right angles to, the East line of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, and its northerly extension.

PROPOSED CONVEYANCE DESCRIPTION- PARCEL 1 (DOWELL) TO PARCEL 2 (MURAD)

That part of Lot 1, Block 1, Halsted Bay Estates, Hennepin County, Minnesota which lies westerly of a line drawn parallel with and 404.12 feet West of, measured at right angles to, the East line of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, and its northerly extension, and easterly of the following described line:

Beginning at a point on the southwesterly line of said Lot 1, distant 36.00 feet northwesterly from, as measured along said southwesterly line, its intersection with said line parallel with and 404.12 feet West, measured at right angles, to the East line of said Government Lot 1, thence northerly for 75.14 feet to the intersection of said parallel line with the northerly line of said Lot 1, and there terminating.

PARCEL 1 PROPOSED POST CONVEYANCE DESCRIPTION

All that part of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows: Beginning at a point on the shore of Lake Minnetonka 194.04 feet West at right angles from the East line of said Lot 1, if extended; thence South and parallel to said East line of said Lot 726.07 feet, more or less, to a point on the South line of said Lot 194.04 feet West of the Southeast corner of said Lot; thence West, along the South line of said Lot, 501.21 feet to a point, thence North 776.9 feet along a line which extended to the North line of said Lot 1, if extended; would intersect said North line so extended at a point 284.07 feet East of Government Meander Post No. 27; thence East on a line parallel to the South line of said Lot 1 to the intersection with a line parallel with and 594.20 feet West, measured at right angles, to the East line of said Lot 1 which is the actual point of beginning of the land to be described; thence continuing East, parallel to the South line of said Lot 1, to the intersection with a line parallel with and 404.12 feet West, measured at right angles, to the East line of said Lot 1; thence North parallel to the East line of said Lot 1 to the shore of Lake Minnetonka; thence Northwesterly along said shore to the intersection with a line drawn North from the point of beginning and parallel with the East line of said Lot 1; thence South to the point of beginning.

TOGETHER WITH
That part of Lot 1, Block 1, Halsted Bay Estates, Hennepin County, Minnesota lying westerly of the following described line:

Beginning at a point on the southwesterly line of said Lot 1, distant 36.00 feet northwesterly from, as measured along said southwesterly line, its intersection with said line parallel with and 404.12 feet West, measured at right angles, to the East line of said Government Lot 1, thence northerly for 75.14 feet to the intersection of said parallel line with the northerly line of said Lot 1, and there terminating.

SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC as agent for Old Republic National Title Insurance Company, File No. 64974, dated September 14, 2025. We note the following with regards to Schedule B II Exceptions of the herein referenced Title Commitment:
 - Item no.'s 1-8 and 10-13 are not survey related.
 - The following are numbered per the referenced Title Commitment:
 - Easements for utilities and drainage as shown on the recorded plat.

Easements are located along the southwesterly line of the subject property, and are shown hereon.

PARCEL 2 EXISTING DESCRIPTION- MURAD PROPERTY (Doc. No. A11323068)

That part of Lot 1, Block 1, Halsted Bay Estates, Hennepin County, Minnesota which lies easterly of a line drawn parallel with and 404.12 feet West of, measured at right angles to, the East line of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, and its northerly extension; and
Also the East 10 feet of the following described property: All that part of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, Hennepin County, Minnesota described as follows: Beginning at a point on the shore of Lake Minnetonka 194.04 feet West at right angles from the East line of said Lot 1, if extended; thence South and parallel to said East line of said Lot 726.07 feet, more or less, to a point on the South line of said Lot 194.04 feet West of the Southeast corner of said Lot; thence West, along the South line of said Lot, 501.21 feet to a point, thence North 776.9 feet along a line which extended to the North line of said Lot 1, if extended; would intersect said North line so extended at a point 284.07 feet East of Government Meander Post No. 27; thence East on a line parallel to the South line of said Lot 1 to the intersection with a line parallel with and 594.20 feet West, measured at right angles, to the East line of said Lot 1 which is the actual point of beginning of the land to be described; thence continuing East, parallel to the South line of said Lot 1, to the intersection with a line parallel with and 394.12 feet West, measured at right angles, to the East line of said Lot 1; thence North parallel to the East line of said Lot 1 to the shore of Lake Minnetonka; thence Northwesterly along said shore to the intersection with a line drawn North from the point of beginning and parallel with the East line of said Lot 1; thence South to the point of beginning.

PARCEL 2 PROPOSED POST CONVEYANCE DESCRIPTION

That part of Lot 1, Block 1, Halsted Bay Estates, Hennepin County, Minnesota lying easterly of the following described line:

Beginning at a point on the southwesterly line of said Lot 1, distant 36.00 feet northwesterly from, as measured along said southwesterly line, its intersection with a line parallel with and 404.12 feet West, measured at right angles, to the East line of said Government Lot 1, thence northerly for 75.14 feet to the intersection of said parallel line with the northerly line of said Lot 1, and there terminating.

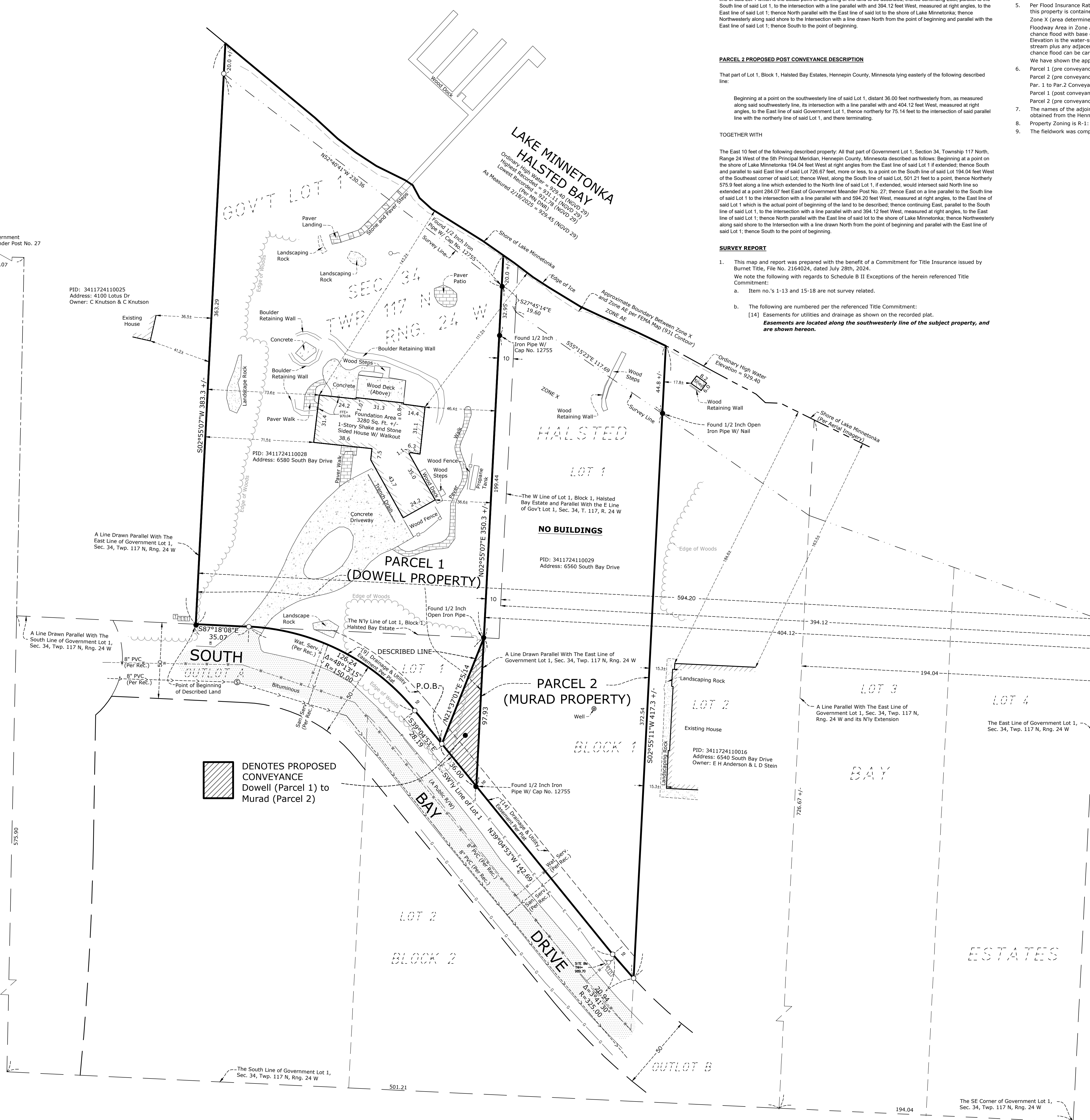
TOGETHER WITH

The East 10 feet of the following described property: All that part of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, Hennepin County, Minnesota described as follows: Beginning at a point on the shore of Lake Minnetonka 194.04 feet West at right angles from the East line of said Lot 1, if extended; thence South and parallel to said East line of said Lot 726.07 feet, more or less, to a point on the South line of said Lot 194.04 feet West of the Southeast corner of said Lot; thence West, along the South line of said Lot, 501.21 feet to a point, thence North 776.9 feet along a line which extended to the North line of said Lot 1, if extended; would intersect said North line so extended at a point 284.07 feet East of Government Meander Post No. 27; thence East on a line parallel to the South line of said Lot 1 to the intersection with a line parallel with and 594.20 feet West, measured at right angles, to the East line of said Lot 1 which is the actual point of beginning of the land to be described; thence continuing East, parallel to the South line of said Lot 1, to the intersection with a line parallel with and 394.12 feet West, measured at right angles, to the East line of said Lot 1; thence North parallel to the East line of said Lot 1 to the shore of Lake Minnetonka; thence Northwesterly along said shore to the intersection with a line drawn North from the point of beginning and parallel with the East line of said Lot 1; thence South to the point of beginning.

SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Burnet Title, File No. 2164024, dated July 28th, 2024. We note the following with regards to Schedule B II Exceptions of the herein referenced Title Commitment:
 - Item no.'s 1-13 and 15-18 are not survey related.
 - The following are numbered per the referenced Title Commitment:
 - Easements for utilities and drainage as shown on the recorded plat.

Easements are located along the southwesterly line of the subject property, and are shown hereon.



Linetype & Symbol Legend

—●—	ELECTRIC LINE	—○—	AIR CONDITIONER	—□—	UTILITY VAULT
—●—	ELECTRIC LINE (RECORD)	—○—	CABLE TV BOX	—□—	UTILITY MANHOLE
—●—	FIBER/COMM. LINE	—○—	ELECTRIC MANHOLE	—□—	ELECTRICAL OUTLET
—●—	FIBER/COMM. LINE (RECORD)	—○—	ELECTRIC TRANSFORMER	—□—	HAND HOLE
—●—	GASMAIN	—○—	ELECTRICAL METER	—○—	FLAG POLE
—●—	GASMAIN (RECORD)	—○—	FIBER/COMM. MANHOLE	—○—	BOLLARD
—●—	OVERHEAD UTILITIES	—○—	POWER POLE	—○—	FUEL TANK
—●—	SANITARY SEWER	—○—	GAS METER	—○—	HANDICAP SYMBOL
—●—	SANITARY SEWER (RECORD)	—○—	GAS MANHOLE	—○—	LIGHT POLE
—●—	STORM SEWER	—○—	GAS VALVE	—○—	MAIL BOX
—●—	STORM SEWER (RECORD)	—○—	ROOF DRAIN	—○—	SIGN
—●—	TELEPHONE LINE	—○—	SEWER CLEAN OUT	—○—	CONIFEROUS TREE
—●—	TELEPHONE LINE (RECORD)	—○—	SANITARY MANHOLE	—○—	DECIDUOUS TREE
—●—	WATERMAIN	—○—	STORM MANHOLE	—○—	BUSH/SHRUB
—●—	WATERMAIN (RECORD)	—○—	CATCH BASIN	—○—	SOIL BORING
—●—	CHAINLINK FENCE LINE	—○—	FLARED END SECTION	—○—	FOUND IRON MONUMENT
—●—	WOODEN FENCE LINE	—○—	TELEPHONE BOX	—○—	SET OR TO BE SET IRON MONUMENT
—●—	IRON FENCE LINE	—○—	TELEPHONE MANHOLE	—○—	CAST IRON MONUMENT
—●—	GUARDRAIL	—○—	ACCESS RESTRICTION	—○—	HYDRANT
—●—	CONCRETE SURFACE	—○—	FIRE CONNECTION	—○—	POST INDICATOR VALVE
—●—	PAVER SURFACE	—○—	WATER MANHOLE	—○—	WATER VALVE
—●—	BITUMINOUS SURFACE	—○—	WELL	—○—	SATELLITE DISH
—●—	GRAVEL/LANDSCAPE SURFACE	—○—		—○—	

■ DENOTES PROPOSED CONVEYANCE Dowell (Parcel 1) to Murad (Parcel 2)

6560 and 6580 South Bay Drive
Minnetrista, Hennepin County, Minnesota 55311

CLIENT
Aly and Melanie Murad
Kenneth and Kristin Dowell

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

RORY L. SYNSTELEN
DATE: 10-7-2025 LICENSE NO. 44565

QA/QC

FIELD CREW LMS
DRAWN BY DS, TH, DD
REVIEWED BY CJJ
UPDATED BY



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO. 25266.00

SIMPLE SUBDIVISION

V1.0

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RESOLUTION NO. 99-25

CITY OF MINNETRISTA

RESOLUTION APPROVING A SIMPLE SUBDIVISION FOR ALY AND MELANIE MURAD AND KRISTIN AND KENNETH DOWELL TO ALLOW FOR A LOT LINE ADJUSTMENT BETWEEN THE PROPERTIES LOCATED AT 6560 AND 6580 SOUTH BAY DRIVE

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City has adopted a zoning ordinance and subdivision regulations, which are codified in chapter 5 of the city code, to promote the orderly, economic and safe development and utilization of land within the community; and

WHEREAS, Aly & Melanie Murad are the fee owners of the property located at 6560 South Bay Drive, which is legally described on Exhibit A attached hereto; and

WHEREAS, Kristin & Kenneth Dowell are the fee owners of the property located at 6580 South Bay Drive, which is legally described on Exhibit B attached hereto; and

WHEREAS, Aly & Melanie Murad and Kristin & Kenneth Dowell (collectively the “Applicants”) have requested that the common lot line between the properties be modified so that the two newly configured properties will be as legally described on Exhibit C and D attached hereto; and

WHEREAS, the existing and new parcels are depicted on Exhibit E attached hereto; and

WHEREAS, the City Council considered the Applicants’ request for a simple subdivision for a lot line adjustment at its meeting on November 17, 2025 and adopted the following findings of fact regarding the application:

1. The Applicants have properly applied for a simple subdivision in accordance with city code; and
2. The request does not involve the creation of any additional lots; and
3. The resulting lots conform to the City’s land use regulations.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Minnetrista, Minnesota that the Applicants’ request for a simple subdivision to allow a lot line adjustment of the properties at 6560 & 6580 South Bay Drive is hereby approved, subject to the following:

1. The new legal descriptions of the two parcels are those included on Exhibit C and D attached hereto.

2. The approval of this simple subdivision shall expire within one year of the date of this resolution unless recorded within Hennepin County within that period of time; and
3. The Applicants shall reimburse the City for all costs and expenses associated with the review of this application.

This resolution was adopted by the City Council of the City of Minnetrista on the 17th day of November, 2025 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

ORIGINAL LEGAL DESCRIPTION 6560 SOUTH BAY DRIVE:

That part of Lot 1, Block 1, Halsted Bay Estates, Hennepin County, Minnesota which lies easterly of a line drawn parallel with and 404.12 feet West of, measured at right angles to, the East line of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, and its northerly extension; and

Also the East 10 feet of the following described property: All that part of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, Hennepin County, Minnesota described as follows: Beginning at a point on the shore of Lake Minnetonka 194.04 feet West at right angles from the East line of said Lot 1 if extended; thence South and parallel to said East line of said Lot 726.67 feet, more or less, to a point on the South line of said Lot 194.04 feet West of the Southeast corner of said Lot; thence West, along the South line of said Lot, 501.21 feet to a point, thence Northerly 575.9 feet along a line which extended to the North line of said Lot 1, if extended, would intersect said North line so extended at a point 284.07 feet East of Government Meander Post No. 27; thence East on a line parallel to the South line of said Lot 1 to the intersection with a line parallel with and 594.20 feet West, measured at right angles, to the East line of said Lot 1 which is the actual point of beginning of the land to be described; thence continuing East, parallel to the South line of said Lot 1, to the intersection with a line parallel with and 394.12 feet West, measured at right angles, to the East line of said Lot 1; thence North parallel with the East line of said lot to the shore of Lake Minnetonka; thence Northwesterly along said shore to the Intersection with a line drawn North from the point of beginning and parallel with the East line of said Lot 1; thence South to the point of beginning.

EXHIBIT B

ORIGINAL LEGAL DESCRIPTION 6580 SOUTH BAY DRIVE:

All that part of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows: Beginning at a point on the shore of Lake Minnetonka 194.04 feet West at right angles from the East line of said Lot 1 if extended: thence South and parallel to said East line of said Lot 726.67 feet, more or less, to a point on the South line of said Lot 194.04 feet West of the Southeast corner of said Lot; thence West, along the South line of said Lot, 501.21 feet to a point, thence Northerly 575.9 feet along a line which extended to the North line of said Lot 1, if extended, would intersect said North line so extended at a point 284.07 feet East of Government Meander Post No. 27; thence East on a line parallel to the South line of said Lot 1 to the intersection with a line parallel with and 594.20 feet West, measured at right angles, to the East line of said Lot 1 which is the actual point of beginning of the land to be described; thence continuing East, parallel to the South line of said Lot 1, to the intersection with a line parallel with and 394.12 feet West, measured at right angles, to the East line of said Lot 1; thence North parallel with the East line of said lot to the shore of Lake Minnetonka; thence Northwesterly along said shore to the Intersection with a line drawn North from the point of beginning and parallel with the East line of said Lot 1; thence South to the point of beginning

EXCEPT the East 10 feet thereof.

Also, That part of Lot 1, Block 1, Halsted Bay Estates, Hennepin County, Minnesota which lies Westerly of a line drawn parallel with and 404.12 feet West of, measured at right angles to, the East line of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, and its northerly ex

EXHIBIT C

PROPOSED LEGAL DESCRIPTION 6560 SOUTH BAY DRIVE AFTER TRANSFER:

That part of Lot 1, Block 1, Halsted Bay Estates, Hennepin County, Minnesota lying easterly of the following described line:

Beginning at a point on the southwesterly line of said Lot 1, distant 36.00 feet northwesterly from, as measured along said southwesterly line, its intersection with a line parallel with and 404.12 feet West, measured at right angles, to the East line of said Government Lot 1, thence northerly for 75.14 feet to the intersection of said parallel line with the northerly line of said Lot 1, and there terminating.

TOGETHER WITH

The East 10 feet of the following described property: All that part of Government Lot 1, Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, Hennepin County, Minnesota described as follows: Beginning at a point on the shore of Lake Minnetonka 194.04 feet West at right angles from the East line of said Lot 1 if extended; thence South and parallel to said East line of said Lot 726.67 feet, more or less, to a point on the South line of said Lot 194.04 feet West of the Southeast corner of said Lot; thence West, along the South line of said Lot, 501.21 feet to a point, thence Northerly 575.9 feet along a line which extended to the North line of said Lot 1, if extended, would intersect said North line so extended at a point 284.07 feet East of Government Meander Post No. 27; thence East on a line parallel to the South line of said Lot 1 to the intersection with a line parallel with and 594.20 feet West, measured at right angles, to the East line of said Lot 1 which is the actual point of beginning of the land to be described; thence continuing East, parallel to the South line of said Lot 1, to the intersection with a line parallel with and 394.12 feet West, measured at right angles, to the East line of said Lot 1; thence North parallel with the East line of said lot to the shore of Lake Minnetonka; thence Northwesterly along said shore to the Intersection with a line drawn North from the point of beginning and parallel with the East line of said Lot 1; thence South to the point of beginning.

EXHIBIT D

PROPOSED LEGAL DESCRIPTION 6580 SOUTH BAY DRIVE AFTER TRANSFER:

All that part of Government Lot 1. Section 34, Township 117 North, Range 24 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows: Beginning at a point on the shore of Lake Minnetonka 194.04 feet West at right angles from the East line of said Lot 1 if extended: thence South and parallel to said East line of said Lot 726.67 feet, more or less, to a point on the South line of said Lot 194.04 feet West of the Southeast corner of said Lot; thence West, along the South line of said Lot, 501.21 feet to a point, thence Northerly 575.9 feet along a line which extended to the North line of said Lot 1, if extended, would intersect said North line so extended at a point 284.07 feet East of Government Meander Post No. 27; thence East on a line parallel to the South line of said Lot 1 to the intersection with a line parallel with and 594.20 feet West, measured at right angles, to the East line of said Lot 1 which is the actual point of beginning of the land to be described; thence continuing East, parallel to the South line of said Lot 1, to the intersection with a line parallel with and 404.12 feet West, measured at right angles, to the East line of said Lot 1; thence North parallel with the East line of said lot to the shore of Lake Minnetonka; thence Northwesterly along said shore to the Intersection with a line drawn North from the point of beginning and parallel with the East line of said Lot 1; thence South to the point of beginning.

TOGETHER WITH

That part of Lot 1, Block 1, Halsted Bay Estates, Hennepin County, Minnesota lying westerly of the following described line:

Beginning at a point on the southwesterly line of said Lot 1, distant 36.00 feet northwesterly from, as measured along said southwesterly line, its intersection with said line parallel with and 404.12 feet West, measured at right angles, to the East line of said Government Lot 1, thence northerly for 75.14 feet to the intersection of said parallel line with the northerly line of said Lot 1, and there terminating.

