

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Simple Subdivision Request from Sharon Thaler

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: January 21, 2026

Issue: Sharon Thaler (the “Applicant”) is the fee owner of 3265 & 3320 Williams Lane (collectively the “Properties”). The Applicant has proposed adjusting the common lot lines between the Properties to increase the buildable area and square off the oddly shaped parcel located at 3265 Williams Lane, which will help a planned project to either significantly update or replace the existing single-family home. Each parcel will meet or exceed the minimum lot size requirements for the R-1 Low-density single-family residence zoning district and the Shoreland overlay district after the proposed lot line adjustment.

Recommended City Council Action: Motion to adopt Res. No. 10-26 Approving a Simple Subdivision request from Sharon Thaler for 3265 & 3320 Williams Lane

Attachments:

1. Location Map
2. Applicant Narrative
3. Survey of Proposal
4. Res. No. 10-26 Approving a Simple Subdivision request from Sharon Thaler for 3265 & 3320 Williams Lane




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.

3265 & 3320 Williams Lane



1 in = 100 Ft

-  City Boundary
-  Address Labels
-  Parcels



N
January 5, 2026
Map Powered By Datafi





Lindgren Land Surveying, PLLC
PO Box 217
Chanhassen, MN 55317
952.223.0063

December 12, 2025

City of Minnetrista
Planning Department
7701 County Road 110 West
Minnetrista, MN 55364
Submitted via email to: nolson@ci.minnetrista.mn.us

**RE: Written Statement for Simple Subdivision of 2 Thaler Parcels
 Reference # 26425R**

Lindgren Land Surveying has been retained by Ms. Sharon Thaler to assist in various projects on the subject properties. Ms. Thaler desires to complete a simple subdivision between 3265 and 3320 Williams Lane. The reason for the desired Lot Line adjustment is to expand the 3265 parcel to increase the buildable area near the existing house.

Ms. Thaler is completing this effort in conjunction with a planned project to significantly update or replace the home on the 3265 parcel. The current parcel configuration of 3265 is oddly shaped, squaring it up will provide the additional space that is likely needed for future construction.

Certificate of Survey // Simple Subdivision

Survey Prepared For: Sharon Thaler

Existing Legal Descriptions

PARCEL 1:

Lot 2, Block 1, J. Williams Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

PARCEL 2:

That part of the following described property:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota, and that part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 117, Range 24, Hennepin County, Minnesota described as follows: Beginning at the Northeast corner of said Lot 3; thence Southerly along the Easterly line of said Lot 3 a distance of 128.83 feet; thence Westerly deflecting to the right 90 degrees 00 minutes a distance of 100.00 feet; thence Southerly, parallel with the Easterly line of said Lot 3, a distance of 420.00 feet, more or less, to the shore line of Lake Minnetonka; thence Westerly along the shore line of Lake Minnetonka to its intersection with the Northeasterly line of J. Williams Second Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line to the Northeasterly corner of said Addition; thence Westerly along the Northerly line of said Addition to its intersection with the Northeasterly line of Elbert Lee Shores, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line of Elbert Lee shores to the Southwesterly corner of Block 1, J. Williams Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northeasterly along the South line of said last Addition to the Southeast corner thereof; thence Northerly along the East line of said last Addition and its Northerly extension to the intersection with a line run from the Northeast corner of Elbert Lee Shores to the Northwest corner of Lot 1, Block 1, Cardinal Cove, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Easterly along the last described line to the Northwest corner of said Lot 1, Block 1, Cardinal Cove; thence Southerly along the Westerly line of Cardinal Cove to the point of beginning.

Lying Northerly of the following described line:

Commencing at said Southwesterly corner of Block 1, J. Williams Addition; thence Southeasterly 178.70 feet along the Northeasterly line of Elbert Lee Shores to a point of curvature in said Northeasterly line and the point of beginning of said line to be described; thence Northeasterly, parallel with the South line of said Block 1, a distance of 178.22 feet to the Northeasterly line of said property and there terminating.

Legend

- Found Iron Monument
- Iron Pipe marked with MN License No. 48176 (previously set, or to be set)
- Exterior Boundary Line
- - - Interior Boundary Line
- - - - - Adjacent Boundary Line
- - - - - Survey Line
- Proposed Boundary Line
- BSB — Building Setback Line

Survey Notes

1. This Survey intends to show the boundaries of the above described property and the location of certain existing improvements thereon. It does not purport to show all improvements or encroachments.
2. The basis of bearings for this survey is based on measurements made in the Hennepin County Coordinate System, NAD83-1986 Adjustment.
3. Benchmark: Hennepin County Geodetic Control Point "ACKMAN". NAVD88 Elevation = 969.56.
4. Building footprint is shown per measurements taken at breast height on the outside of the siding/fascia and may not reflect dimensions of the foundation.
5. The site conditions shown on this survey are representative of the existing conditions on the date of last fieldwork: July 24, 2025.
6. Contours shown are displayed at 1- and 5-foot intervals and derived from a mix of field survey by Lindgren Land Surveying and publicly available LiDAR Surface Data.

Certification

I hereby certify that this survey, map, 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.

Signed: Eric B. Lindgren Date: December 12, 2025
Eric B. Lindgren, Land Surveyor
Minnesota License Number 48176

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Land Surveying

PO Box 217
Chanhassen, MN 55317
(952) 223-0063

Existing Legal Descriptions

PROJ. NO.
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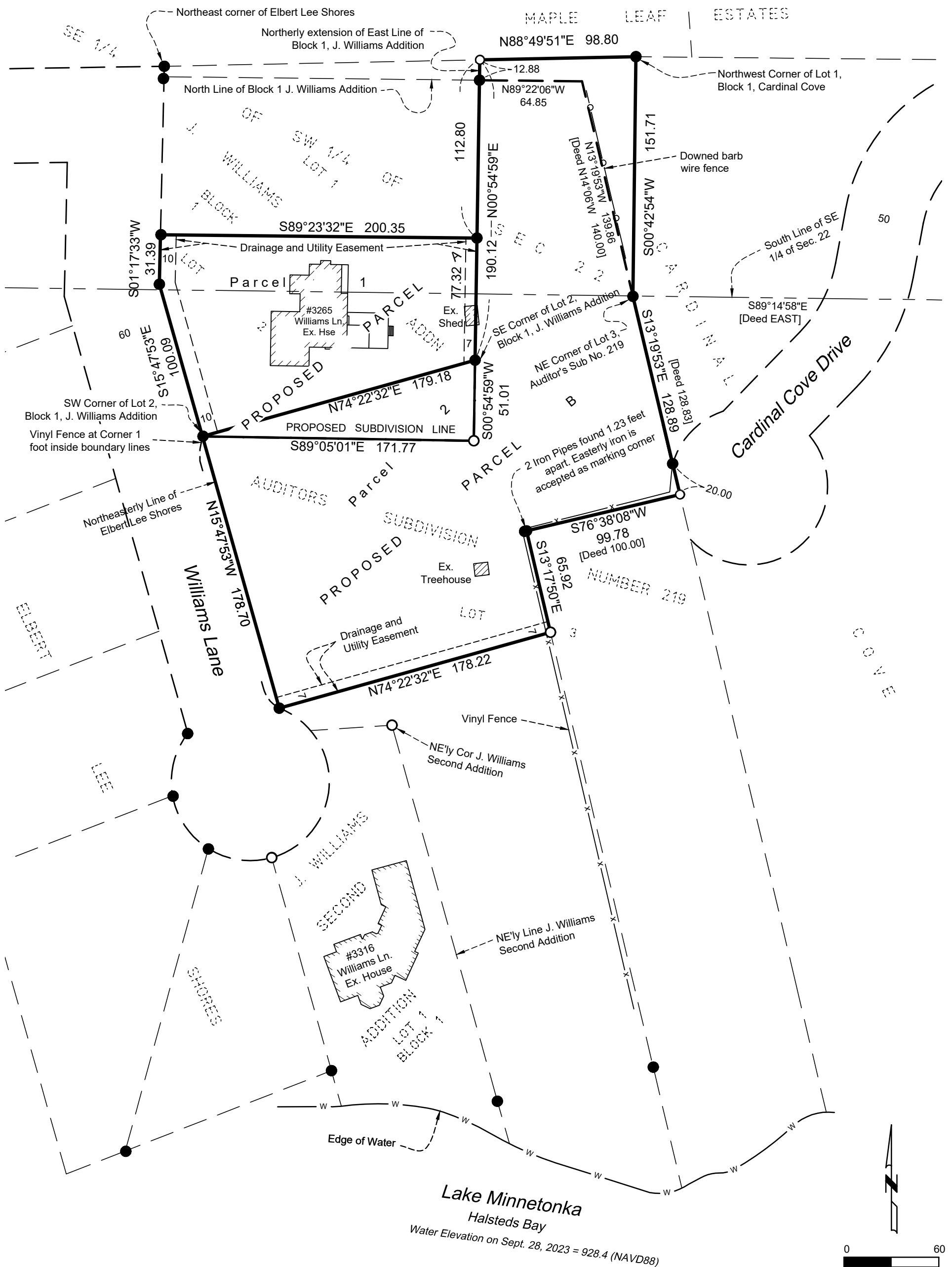
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Certificate of Survey // Simple Subdivision

Survey Prepared For: Sharon Thaler



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Existing and Proposed Boundary Lines

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Certificate of Survey // Simple Subdivision

Survey Prepared For: Sharon Thaler

Proposed Legal Descriptions

PARCEL A:

Lot 2, Block 1, J. Williams Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

AND:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota described as follows:

Beginning at the southeast corner of Lot 2, Block 1, J Williams Addition, Hennepin County Minnesota; thence South 00 degrees 54 minutes 59 Seconds West assumed bearing along the southerly extension of the east line of said Lot 2 a distance of 51.01 feet; thence South 89 degrees 05 minutes 01 seconds East a distance of 171.77 feet to the southwest corner of said Lot 2; thence North 74 degrees 22 minutes 32 seconds East along the southeast line of said Lot 2 a distance of 179.18 feet to the point of beginning.

PARCEL B:

That part of the following described property:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota, and that part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 117, Range 24, Hennepin County, Minnesota described as follows: Beginning at the Northeast corner of said Lot 3; thence Southerly along the Easterly line of said Lot 3 a distance of 128.83 feet; thence Westerly deflecting to the right 90 degrees 00 minutes a distance of 100.00 feet; thence Southerly, parallel with the Easterly line of said Lot 3, a distance of 420.00 feet, more or less, to the shore line of Lake Minnetonka; thence Westerly along the shore line of Lake Minnetonka to its intersection with the Northeasterly line of J. Williams Second Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line to the Northeasterly corner of said Addition; thence Westerly along the Northerly line of said Addition to its intersection with the Northeasterly line of Elbert Lee Shores, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line of Elbert Lee shores to the Southwesterly corner of Block 1, J. Williams Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northeasterly along the South line of said last Addition to the Southeast corner thereof; thence Northerly along the East line of said last Addition and its Northerly extension to the intersection with a line run from the Northeast corner of Elbert Lee Shores to the Northwest corner of Lot 1, Block 1, Cardinal Cove, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Easterly along the last described line to the Northwest corner of said Lot 1, Block 1, Cardinal Cove; thence Southerly along the Westerly line of Cardinal Cove to the point of beginning.

Lying Northerly of the following described line:

Commencing at said Southwesterly corner of Block 1, J. Williams Addition; thence Southeasterly 178.70 feet along the Northeasterly line of Elbert Lee Shores to a point of curvature in said Northeasterly line and the point of beginning of said line to be described; thence Northeasterly, parallel with the South line of said Block 1, a distance of 178.22 feet to the Northeasterly line of said property and there terminating.

EXCEPT:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota described as follows:

Beginning at the southeast corner of Lot 2, Block 1, J Williams Addition, Hennepin County Minnesota; thence South 00 degrees 54 minutes 59 Seconds West assumed bearing along the southerly extension of the east line of said Lot 2 a distance of 51.01 feet; thence South 89 degrees 05 minutes 01 seconds East a distance of 171.77 feet to the southwest corner of said Lot 2; thence North 74 degrees 22 minutes 32 seconds East along the southeast line of said Lot 2 a distance of 179.18 feet to the point of beginning.

Existing and Proposed Area Calculations

EXISTING AREA CALCULATIONS:

Parcel 1 = 19,864 Sq. Ft. = 0.46 Acres
Parcel 2 = 61,575 Sq. Ft. = 1.41 Acre
Total = 81,439 Sq. Ft. = 1.87 Acres

PROPOSED AREA CALCULATIONS:

Parcel A = 24,245 Sq. Ft. = 0.56 Acres
Parcel B = 57,194 Sq. Ft. = 1.31 Acres
Total = 81,439 Sq. Ft. = 1.87 Acres

BUILDABLE AREA CALCULATIONS:

Parcel A = 13,619 Sq. Ft. = 0.31 Acre
Parcel B = 35,007 Sq. Ft. = 0.80 Acre

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Proposed Legal Descriptions and Area Calculations

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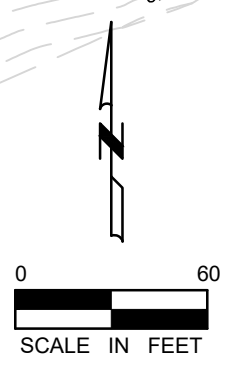
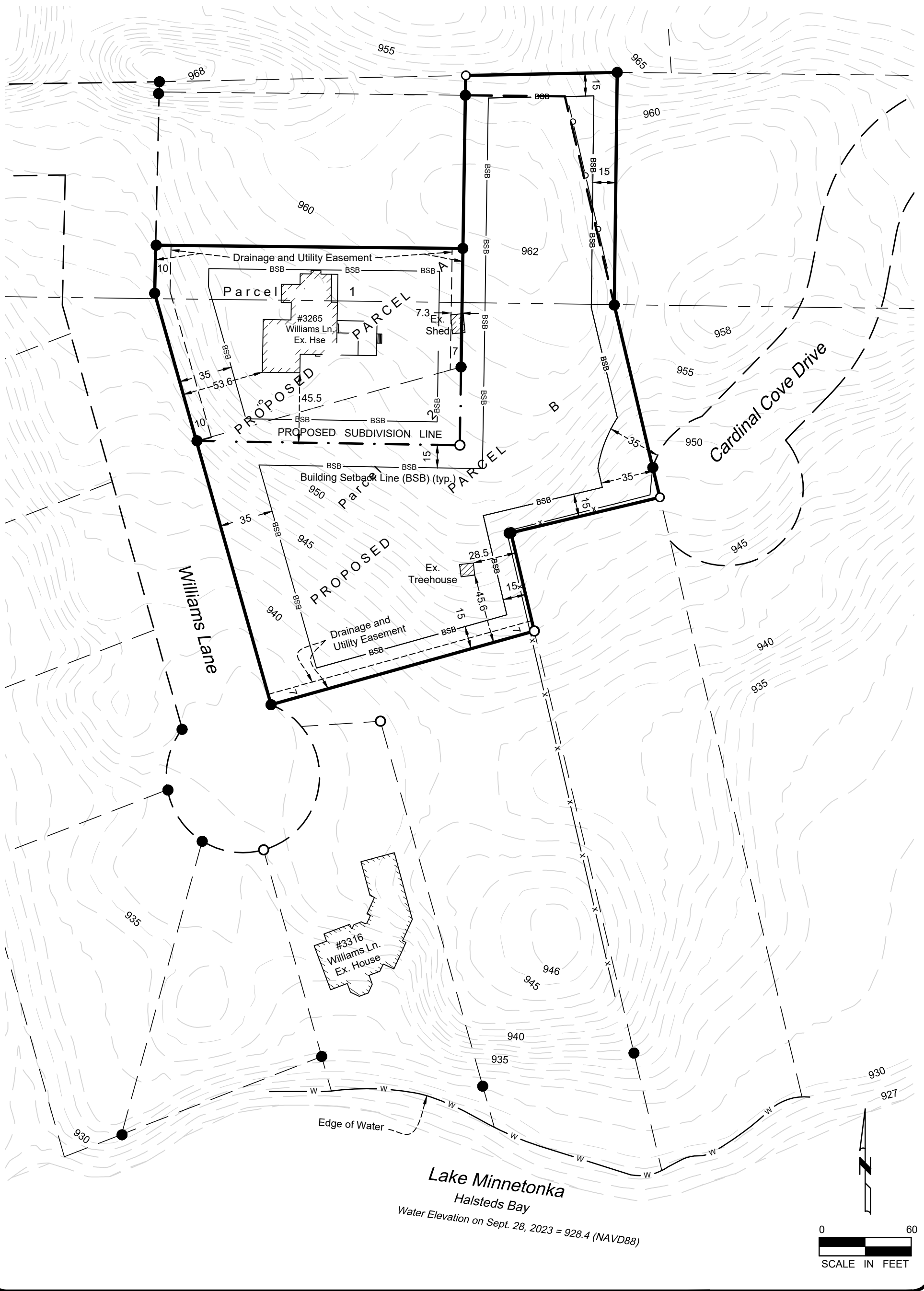
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Certificate of Survey // Simple Subdivision

Survey Prepared For: Sharon Thaler



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Building Setbacks and Site Topography

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RESOLUTION NO. 10-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING A SIMPLE SUBDIVISION FOR SHARON
THALER TO ALLOW FOR A LOT LINE ADJUSTMENT BETWEEN
PROPERTIES LOCATED AT 3265 & 3320 WILLIAMS LANE**

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, Sharon Thaler (the “Applicant”) is the fee owner of the two adjacent parcels located at 3265 & 3320 Williams, which are legally described on Exhibit A attached hereto; and

WHEREAS, the Applicant has requested that the common lot line between the parcels be modified so that the two newly configured properties will be as legally described on Exhibit B attached hereto; and

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

WHEREAS, the City Council considered the Applicant’s request for a simple subdivision for a lot line adjustment at its meeting on January 21st, 2026 and adopted the following findings of fact regarding the application:

1. The Applicant has 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 Applicant’s request for a simple subdivision to allow a lot line adjustment of the properties at 3265 & 3320 Williams Lane is hereby approved, subject to the following:

1. The Applicant shall execute drainage and utility easements over the new common lot line in a form acceptable to the City Attorney.
2. The new legal descriptions of the two parcels are those included on Exhibit B 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 21st day of January, 2026 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Existing Legal Descriptions

PARCEL 1 (3265 Williams Lane):

Lot 2, Block 1, J. Williams Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

PARCEL 2 (3320 Williams Lane):

That part of the following described property:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota, and that part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 117, Range 24, Hennepin County, Minnesota described as follows: Beginning at the Northeast corner of said Lot 3; thence Southerly along the Easterly line of said Lot 3 a distance of 128.83 feet; thence Westerly deflecting to the right 90 degrees 00 minutes a distance of 100.00 feet; thence Southerly, parallel with the Easterly line of said Lot 3, a distance of 420.00 feet, more or less, to the shore line of Lake Minnetonka; thence Westerly along the shore line of Lake Minnetonka to its intersection with the Northeasterly line of J. Williams Second Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line to the Northeasterly corner of said Addition; thence Westerly along the Northerly line of said Addition to its intersection with the Northeasterly line of Elbert Lee Shores, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line of Elbert Lee shores to the Southwesterly corner of Block 1, J. Williams Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northeasterly along the South line of said last Addition to the Southeast corner thereof; thence Northerly along the East line of said last Addition and its Northerly extension to the intersection with a line run from the Northeast corner of Elbert Lee Shores to the Northwest corner of Lot 1, Block 1, Cardinal Cove, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Easterly along the last described line to the Northwest corner of said Lot 1, Block 1, Cardinal Cove; thence Southerly along the Westerly line of Cardinal Cove to the point of beginning.

Lying Northerly of the following described line:

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EXHIBIT B

New Legal Descriptions

PROPOSED PARCEL A (3265 Williams Lane):

Lot 2, Block 1, J. Williams Addition, according to the recorded plat thereof, and situated in Hennepin County, Minnesota.

AND:

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PROPOSED PARCEL B (3320 Williams Lane):

That part of the following described property:

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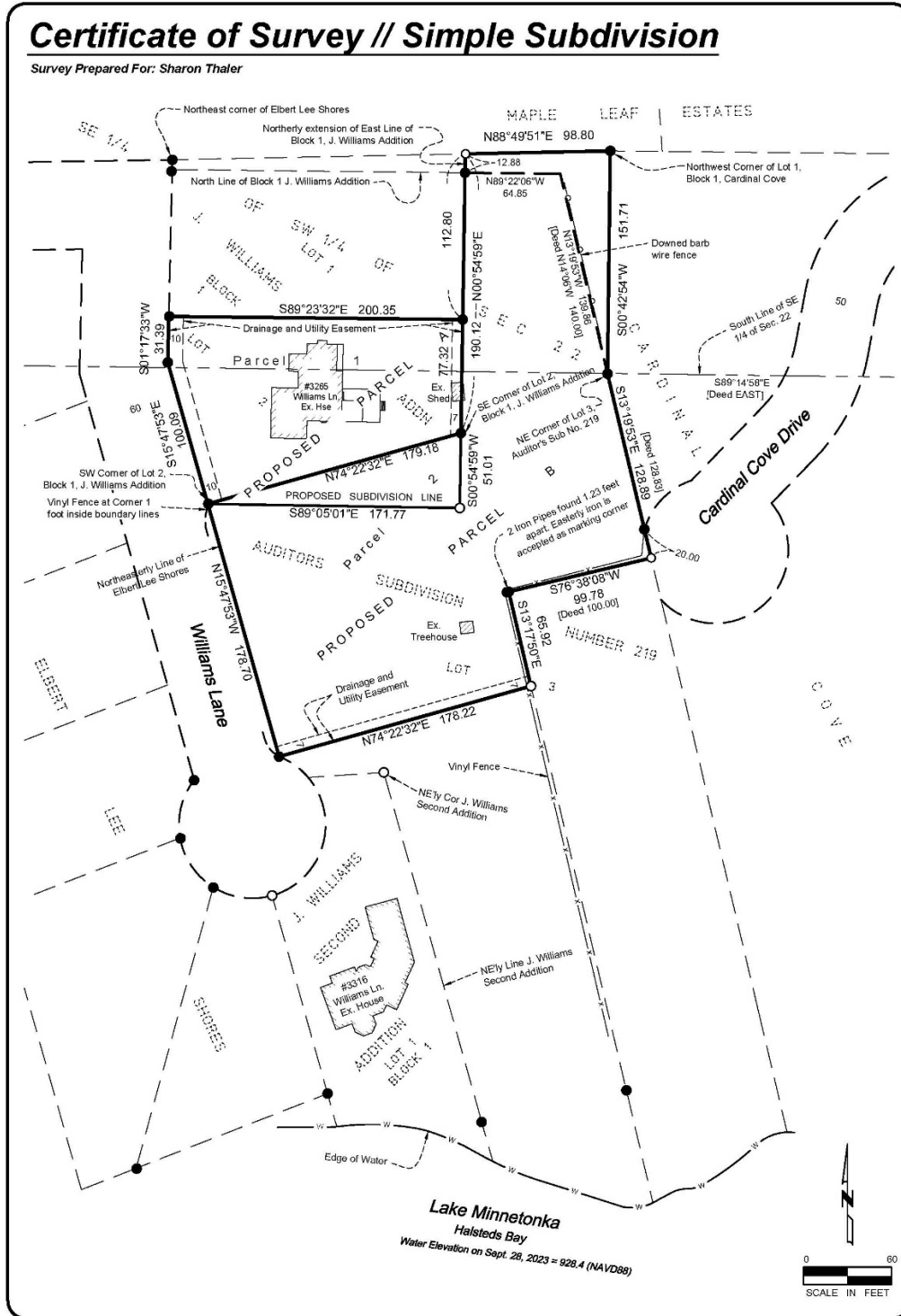
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EXHIBIT C

Depiction of Existing and New Parcels



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Existing and Proposed Boundary Lines

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