

PLANNING COMMISSION

MARCH 11, 2024

6:30 O'CLOCK P.M.

1. Call to Order
2. Minutes of the Previous Meeting – January 8, 2023
3. Recap of Discussion – February 12, 2023 (No Quorum)

Public Hearings

- 4. Landscaping Ordinance Amendments
- 5. Screening Ordinance Amendments
- 6. Preliminary Plat – Egan Fields

MINUTES OF PLANNING COMMISSION MEETING

January 8, 2024

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 8th day of January, 2024 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Eggler, Commissioner Johnson, and Commissioner Fitch

THE FOLLOWING WERE ABSENT: Commissioner Buckingham, Commissioner Hanson, and Commissioner Tinsley

THE FOLLOWING WERE ALSO PRESENT: Ian Albers, Planning/EDA Assistant, Brad Scheib, HKGi, Les Conway, WSE/Massey, Camron and Kate Harthun, Richard and Marge Accurso, Dennis Ims, John Kislinger

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING — Motion to Approve the November 13, 2023 Minutes made by Commissioner Eggler, second by Commissioner Johnson with All Voting Aye.

PUBLIC HEARINGS

Public Hearings

Zoning + Comp Plan Amendment – Egan – Community Development Assistant Ian Albers gave background on this property. This will be a office, warehouse and distributing and outside contractor yards parking areas and stormwater retention. The current zoning is C-3 Highway Commercial and the proposed zoning is Industrial. The Current comp plan designation is retail service commercial and the proposed reguide is to industrial. This would be an expansion of the surrounding district.

Public Hearing Opened

No comments

Public Hearing Closed

Discussion – Commissioner Eggler stated that this makes sense since we just rezoned the property to the east. Commissioner Fitch stated that this is a good addition to the area. **Motion to Approve made by Commissioner Eggler, second by Commissioner Fitch with All Voting Aye.**

Zoning Amendment – Oscar Meadows – This was annexed into the City in 2022 as development holding zone and will need to be rezoned to Residential.

Public Hearing Opened

Richard Accursc - asked where this is located and how many parcels are involved.

Public Hearing Closed

Discussion – Commissioner Johnson stated that all we are doing is rezoning this for residential.

Chairman Ferris stated that we are surrounding Wilker Landscaping with residential. **Motion to Approve the rezone Commission Eggler, second by Commissioner Johnson with All Voting Aye.**

Conditional Use Permit for Fence – John Kislinger – 906 8th Ave NE, this came to the City's attention due to a utility locate. The fence is built. There is an access agreement with the property owner to the north and the other properties who already have fences were constructed before the requirement for a cup. The only access agreement is on the property to the north.

Public Hearing Opened

Camron Harthun – they do not want the fence on the property line. They have an intention of putting a privacy fence and this would hamper their ability to maintain both sides of their fence.

John Kislinger – put up the fence without realizing the ordinance.

Public Hearing Closed

Discussion – Chairman Ferris stated that we could table this and let the neighbors work this out and come back next month. **Motion to table this to next month made by Commissioner Eggler, second by Commissioner Fitch with All Voting Aye.**

Concept Plan Review – Oscar Meadows – Mr. Albers stated this is currently used as ag and tree farming. They are proposing individual residential lots and there is an area proposed for parkland. County Engineer Guy Kohlenhofer has submitted a letter regarding access to County Road 21. Commissioner Johnson stated that the 16th st ROW would need to be widened. Les Conway of WSE/Massey stated that there are several large utility easements that run through this property. There is a 50 foot sanitary easement and a 70 foot gas easement. And a 40 foot easement. Whks has made comments on this concept plan. Commissioner Fitch asked about the multiple retention ponds. Mr. Conway explained that there is additional soil testing that needs to be done to determine the amount and type of ponds. Commissioner Johnson asked if the jogs in the north/south roads could be straightened out.

Discussion on Landscaping Ordinance – MN Ag Group and A&A Electric – Mr. Albers stated that a landscaping plan is required with every site plan review. Both MN Ag Group and A & A Electric are requesting a deviation from the full application of the City ordinance. MN Greensteps Program that Kasson is a part of has some alternative compliance options. Les Conway spoke on behalf of A&A Electric and MN Ag Group and he would like the ability to negotiate with staff and to come up with options.

Brad Schieb stated that when we updated the zoning ordinance in 2017 we did not put in modifications for economic development and aesthetics and environmental reasons. Scheib stated that what staff is looking for is for the Planning Commission to ask staff to come back with modifications to the code that would satisfy situations like this. Mr. Albers will come up with a sample ordinance and it would be a public hearing in February. **Motion to direct staff to work on the landscape ordinance and bring it back to the February meeting as a public hearing made by Commissioner Eggler, second by Commissioner Johnson with All Voting Aye.**

Resolution Supporting TIF District – Edge Apartments – This is housing in the Vail Subdivision. 48 units in the building will be for low and moderate income. Part of TIF approval is the passing of the resolution regarding the modification of Municipal Development District No. 1 and the establishment of Tax Increment Financing District 1-19. **Motion to approve made by Commissioner Fitch, second by Commissioner Eggler with All Voting Aye.**

Other – Chairman Ferris asked about the parking study and if anything was slated to change. Commissioner Eggler stated that the Council decided to do bump outs on main street and paving behind the legion and liquor store parking lots.

ADJOURN – 7:40pm

Respectfully Submitted,

Linda Rappe, City Clerk

MEMO

TO: The Planning Commission

FROM: Ian Albers, Community Development Assistant

DATE: March 11, 2024

RE: Landscape + Screening Ordinance Amendments

At the previous Planning Commission meeting, there was a discussion on the City's landscaping and screening ordinances and how it applies to the administrative site plan review process. While a public hearing for the landscaping requirements was scheduled, it was not held due to the lack of a quorum. However, the outcome of the discussion provided staff with guidance to proceed with further refinement of the amendments to be recommended. Additionally, the Planning Commission recommended holding a public hearing to consider amending the City's screening ordinance, as there are some common threads with the landscaping ordinance.

The Planning Commission will recall that two current expansion projects, one by MN Ag Group and the other by A&A Electric, were required to submit landscaping plans as part of this review. Both projects presented the case that strict adherence to the landscaping ordinance as written may not always be practical. However, the code does not provide a mechanism allowing alternative compliance when this occurs. To remedy this, a number of changes to the landscaping ordinance are proposed, including alternative compliance language adopted from the GreenStep Cities Model Ordinance.

Requirements from a few other cities are included in comparison to Kasson's requirements – many of the cities included are large suburbs in the metro, but these have the most detailed landscaping ordinances. Local examples, such as Byron, Pine Island, and Stewartville are far less specific with landscaping requirements, but generally specify areas of a site that should be landscaped. Finally, the materials from MN Ag Group and A&A Electric are included as supporting materials for the public hearing in addition to Kasson's screening ordinance.

Questions:

- Should the City require 2 canopy trees planted in the ROW for one- and two-unit residential developments? **Or alternatively allow trees to be planted in front yard?**
 - If yes, enforce through issuance of Certificate of Occupancy
 - If no, delete/modify (E)(1)
- Should the City require a minimum number of trees per street frontage or minimum number of shrubs per square footage of new construction for multifamily residential and all nonresidential developments? **Or make the requirements based on square footage of new construction across the board?**
 - If yes, there needs to be a mechanism in place if the minimum number cannot be met (see proposed (E)(3) alternative compliance)
 - If no, remove or reduce the minimums in (E)(2)
- Should the City require parking lots to be landscaped with trees, shrubs, and ground cover plants, including islands (if required)?
 - If yes, keep (F) in code, or consider reducing the amount required or **possibly exempt the C-1 CBD District**
 - If no, delete (F) **or refer to parking lot landscaping elsewhere in the code**
- Should the City require that no more than 30% of required trees are of the same species?
 - If yes, keep (H) in code **or increase to 50%**
 - If no, remove requirement and add language to encourage plant diversity
- Should the City require specific sizes of plants?
 - If yes, keep (J) in code
 - If no, delete (J)
- Should the City require plant materials to be planted before issuing a certificate of occupancy?
 - If yes, keep (L) in code
 - If no, delete (L)
- Should the City collect a landscape security deposit before a building permit is issued?
 - If yes, keep (N) in code
 - If no, delete (N)

§ 154.310 GENERAL LANDSCAPING. (Proposed new language in red)

- (A) All open areas of a lot not used for buildings, parking, circulations, patios or storage must be landscaped with a combination of canopy trees, ornamental trees, evergreen trees, shrubs, flowers, sod, ground cover and other site design features to ensure soil stabilization. This requirement shall not apply to undisturbed areas retained in a natural state or areas within the D-H Development Holding District.
- (B) Fences, hedges, walls and other landscaping shall be located entirely upon the property which they serve. Fences, hedges, walls and other landscaping obstructing a utility or drainage easement or extending beyond the legal property boundary may be removed at the owner's expense.
- (C) Landscape plans shall be submitted for all site and subdivision related applications where exterior construction and development activity will occur, except for the construction of an individual single-family or two-family dwelling.
- (D) Landscape plans shall be prepared by a registered landscape architect or other qualified individual for planned unit developments or development where there is greater than one acre of site disturbance.
- (E) The following minimum number of plant materials shall be provided:
 - (1) All residential one and two-unit developments shall require two canopy trees per dwelling unit installed in the city right-of-way or within the front yard.
****alternatively, remove E(1) from code**
 - (2) All residential uses with three or more units and nonresidential uses shall provide:
 - (a) One canopy or evergreen tree per 25 lineal feet of street frontage. Only one street frontage shall be used for corner lots or lots fronting upon more than one street.
****alternatively, change calculation to be based on square footage of new construction rather than street frontage**
 - (b) All structures must have foundation plantings consisting of shrubs, perennials and native grasses.

(c) All additions, expansions or additional structures shall require an additional two shrubs per 1,000 square feet of new construction.

- (3) **Alternative compliance:** The Zoning Administrator may approve the substitution or reduction of landscaped plant materials, landscaped area, or other landscaping standards upon finding any of the following:
- (a) The alternative meets the intent of this chapter and the site plan is similar in form, scale, and materials to existing features of the site and to surrounding development, and it includes amenities or improvements that address and adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative or pervious pavers, state-of-the-art stormwater management, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural features, restoration of previously damaged environment, and rehabilitation of existing structures and places that have been locally designated or have been determined to be eligible for local designation as having historic significance.
 - (b) Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of the chapter.
 - (c) Existing plant materials, walls, fences or topography of the site and its surroundings make the required landscaping less necessary.
 - (d) The required landscaping will hinder truck access and service necessary to the operation of the use.
 - (e) The required landscaping may obstruct views of traffic or reduce natural surveillance of the site.
- (4) **Compliance:** If the applicant and Zoning Administrator cannot agree on the proposed landscaping design, the applicant shall be required to make an application for a conditional use permit to prove compatibility

(F) *Off-street parking area landscaping.*

(1) All off-street parking areas containing more than 50 stalls or two or more drive aisles must include landscaped, interior parking lot islands as follows:

(a) Islands are required at the end of each row of cars, at vehicle circulation aisles or driveways, or every 15 stalls, whichever is less.

(b) Islands shall be provided to separate pedestrian and vehicular traffic.

(c) Islands shall contain trees, shrubs, perennials and native grasses.

(d) Islands shall be bounded by a raised concrete curb or approved equivalent and shall contain mulch to retain soil moisture.

(e) Turf grass is permitted within landscaped areas located around the periphery of a parking lot.

(2) All open, off-street parking areas shall have a minimum of one square foot of landscaping per ten square feet of parking using trees, shrubs or ground cover plants. The preservation of existing trees, shrubs and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.

(G) *All plant materials must:*

(1) Meet the minimum standards set by the American National Standards Institute in ANSI Z60.1 American Standard for Nursery Stock.

(2) Landscape species shall be indigenous or proven adaptable to the climate, but shall not be invasive species.

(3) Landscape materials shall be tolerant of specific site conditions, including but not limited to heat, drought and salt.

(4) Existing healthy plant material may be utilized to satisfy landscaping requirements, provided it meets the minimum plant size specified in this division.

(H) Not more than ~~30%~~ **50%** of the required number of trees shall be of the same species.

(I) Trees and shrubs may be clustered and do not need to be evenly spaced.

(1) It is preferable that trees be located between the sidewalk and the curb, within the landscaped area of a boulevard or in tree wells installed in pavement or concrete.

(2) If placement of street trees within the right-of-way will interfere with utility lines, trees may be planted within the front yard setback adjacent to the sidewalk.

(J) The minimum size of plantings shall be as follows:

(1) Canopy trees – 2.5-inch caliper.

(2) Ornamental trees – 1.5-inch caliper.

(3) Evergreen tree – six-foot height.

(4) Deciduous or evergreen shrub – five-gallon pot.

(K) Mulch shall consist of shredded bark, chipped wood, or stone installed at a minimum depth of two inches. If stone is used it shall be spread over a permeable weed barrier fabric.

(L) All required plant materials shall be planted prior to issuing a certificate of occupancy.

(1) In the event that the project is completed during a time of year when planting is impractical, a performance guarantee meeting the requirements of and in the amount of the remaining improvements may be required.

(2) In such case that a performance guarantee is required, all landscaping shall be completed within one year after the certificate of occupancy has been issued.

(M) The continued maintenance of all required landscaping materials in a live and healthy state is a requirement of this code and is the responsibility of the owner and tenant of the property on which the materials are required.

(1) Plantings which have died shall be promptly replaced by the property owner in accordance with the landscape plan approved for the site.

(2) This requirement shall run with the land and be binding upon all future property owners.

(3) Failure to comply with this maintenance requirement shall be a violation of this section.

(N) Prior to the issuance of a building permit for all projects requiring approval of a landscape plan, **the city may require that** the developers, contractor, or property owners shall deposit a security with the city to guarantee compliance with and to indemnify the city for any expenses incurred in enforcing the requirements of this section.

(1) Landscape security for all uses except one or two unit dwellings shall be in a form approved by the Departments and shall be equal to 125% of the estimated cost necessary to furnish and plant the required landscaping and any ancillary screening improvements such as fencing.

(2) The estimated cost shall be subject to approval by the city.

(Ord. 879, passed 10-28-2020)

Blaine – One (1) overstory deciduous shade tree for every two thousand (2,000) square feet of building footprint or one (1) tree for every one hundred (100) feet of site perimeter, whichever is greater. One (1) coniferous tree for every two thousand (2,000) square feet of building footprint or one (1) coniferous tree for every two hundred (200) feet of site perimeter, whichever is greater. One (1) understory shrub for every three hundred (300) square feet of building footprint or one (1) shrub for every thirty (30) feet of site perimeter, whichever is greater. One (1) understory shrub for every three hundred (300) square feet of building footprint or one (1) shrub for every thirty (30) feet of site perimeter, whichever is greater. One (1) overstory deciduous shade tree, one (1) coniferous tree, and one (1) ornamental tree is required for each townhome unit.

Brooklyn Park – A minimum of one large tree or two medium trees shall be provided per 360 square feet of required parking lot area green space. At least 50% of the total building perimeter shall be sodded or landscaped with approved ground cover, low level plantings in an area of no less than six feet in width. No more than 25% of any trees planted shall come from the same family and 15% of the same species. In addition the landscape plan design shall, at a minimum, provide at least three of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in § 152.375: 1. One overstory tree per 3,000 square feet of open area. 2. One ornamental tree per 1,500 square feet of open space. 3. One evergreen tree per 3,000 square feet of open area, except on sites where security, pedestrian or traffic safety are a concern evergreens may be excluded or installed in a reduced number. 4. One deciduous or evergreen shrub per 100 square feet of open area. (4) Street trees. (a) The purpose of this requirement is to soften and screen street

Brooklyn Park – Required canopy trees shall be located within the parking lot area islands (minimum width of six feet and total area of 180 square feet) if designed as end island or nine feet in width if designed as continuous island between bays.

Columbia Heights – A minimum of one large tree or two medium trees shall be provided per 360 square feet of required parking lot area green space. At least 50% of the total building perimeter shall be sodded or landscaped with approved ground cover, low level plantings in an area of no less than six feet in width.

Richfield – Table matrix dependent on tree type. One and two-unit dwellings: 1 per dwelling. Multifamily: between 0.5 to 1.5 trees. Commercial and mixed uses: One (1) tree per 2,500 square feet of Developable Landscaping Area; and One (1) shrub per 1,000 square feet of Developable Landscaping Area.

Richfield – Parking lots for more than 25 vehicles must have at least five (5) percent of their area devoted to landscaped islands planted with overstory deciduous trees. The minimum size of a landscaped island is 180 square feet with a minimum curb-face-to-curb-face dimension of ten (10) feet. Each planting island should have two (2) overstory trees or two (2) ornamental trees if branches do not interfere with sight lines or pedestrian movement. Compacted soil in planting islands should be removed to a depth of 3.5 feet to provide adequate drainage.

Lindstrom – All residential one and two-family developments shall require two (2) canopy trees per dwelling unit. All multi-family, mixed-use, and non-residential uses shall provide: One (1) canopy or evergreen tree per 25 linear feet of street frontage. All structures must have foundation plantings. All additions, expansions, or additional structures shall require an additional two (2) shrubs per 1,000 square feet of new construction.

Lindstrom –

B. Landscape Island Design

1. Landscape islands shall be sized and designed to support plant health and shall be no smaller than 324 square feet in area. It is strongly encouraged to use these areas for infiltration purposes.

2. Landscaped islands may contain:

- a. Rain gardens;
- b. Depressed infiltration areas; or
- c. Trees, shrubs, perennials, and/or native grasses.

C. Any divider median shall be at least eight (8) feet in width and extend the full length of the parking stalls. The divider median shall be covered in grass, ground cover, mulch, shrubs, trees, or other landscape treatment other than concrete and pavement.

D. Shade trees shall be used for the perimeter of the parking area and island landscaping at a minimum rate of one (1) shade tree per 10 parking stalls. Shade trees shall be setback a minimum of eight (8) feet from curbs and/or pavement.

E. The preservation of existing trees, shrubs, and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.

F. Modifications from the requirements of this Section may be permitted through the Site Plan Permit review process.

Memorandum

To: Ian Albers/City of Kasson
From: Les Conway/WSE Massey
Copy:
Date: November 28, 2023
Re: Landscape Plan for MN AG Group Expansion

As per our discussions on November 16, 2023, we have prepared a landscape plan with more details for your review. The landscape plan offers four (4) dense planter areas with State of Minnesota approved prairie species. The east portion of the site will be grass turf.

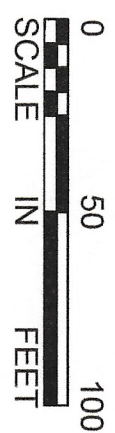
In our discussions, we spoke about trees and bushes/shrubs. This criterion was outlined in Section 154.310. For the MN AG Group Expansion, we are requesting a deviation from the tree and shrub requirements of Section 154-310.

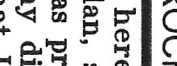
Bigelow Homes developed this commercial business park about 20 years ago. Discussions with Tony Bigelow indicate that dense landscaping requirements were intentionally avoided during development. Most of the commercial sites do not have any trees and that was intentional. Dodge County did not want any trees as obstructions in the ROW or in line with driveways for line-of-sight distances. The HC/Highway Commercial zoning is designed for clear viewing from the County and State roads. This takes advantage of high traffic counts. There is a good justification to avoid trees and shrubs in this development based on the zoning and use.

The MN AG Group site has additional restrictions. The north side of the site is Hwy 14 ROW. Again, this side of the site is intended to take advantage of high visibility and the Hwy 14 traffic counts. The south side of the site is County Road 13 ROW. Dodge County would prefer this area to remain clear and free of any site obstructions. The west property line has electrical and communication utilities.

MN AG Group sells and leases farm and agriculture equipment. Much of this equipment is very large. Trees and shrubs would be an added restraint across the site for maneuvering and loading.

Please evaluate the dense planting areas and the grass turf as adequate landscaping for the MN AG Group Expansion. It will be very beneficial to avoid the encumbrances from heavy tree and shrub plantings.





WSE & MASSEY
Engineering & Surveying

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 PLANS@WSE-ENGINEERING.COM
 WWW.WSE-ENGINEERING.COM

KASSON OFFICE
 P.O. BOX 100
 33 B E. VETERANS
 MEMORIAL HIGHWAY
 KASSON, MN 55944

PLAINVIEW OFFICE
 320 WEST BROADWAY
 SUITE 3
 PLAINVIEW, MN 55964

ROCHESTER OFFICE
 1712 RESTORATION
 DRIVE SW
 ROCHESTER, MN 55902

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.

[illegible]

LANDSCAPE PLAN
MN AG GROUP
KASSON, MINNESOTA

SCALE: _____ 1"=50'

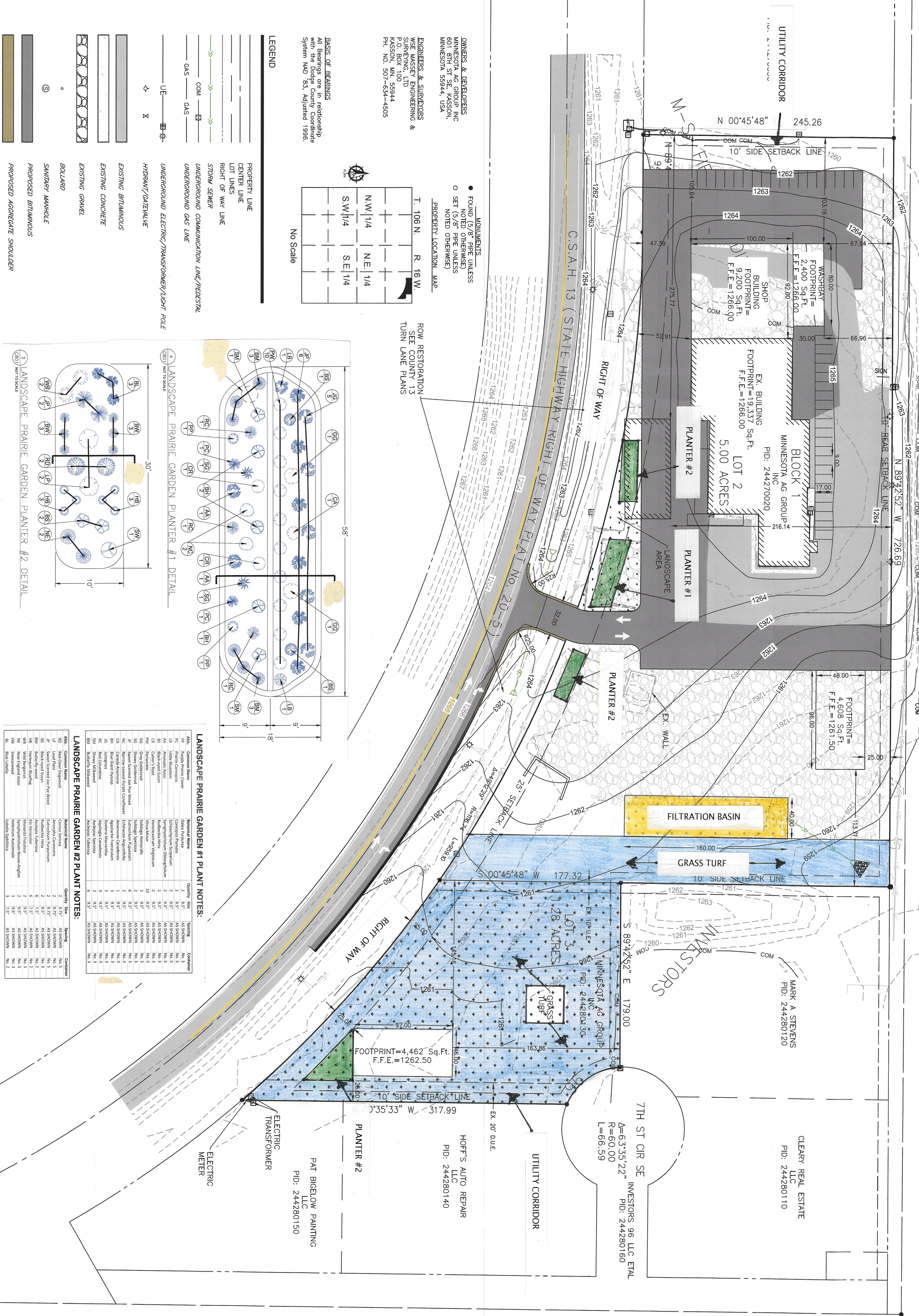
DATE: _____ 11/01/2023

DRAWN BY: _____ PRIMAVERSE

JOB NUMBER: _____ 4403

DWG. FILE: _____ 4403 SP

Sheet 9 of 9

[illegible]

Memorandum

To: Ian Albers/City of Kasson

From: Les Conway/WSE Massey

Copy:

Date: January 3, 2024

Re: Landscape Plan for A&A Underground Electric Expansion

For the A & A Underground Electric Expansion, we are requesting a deviation from the tree and shrub requirements of Section 154-310.

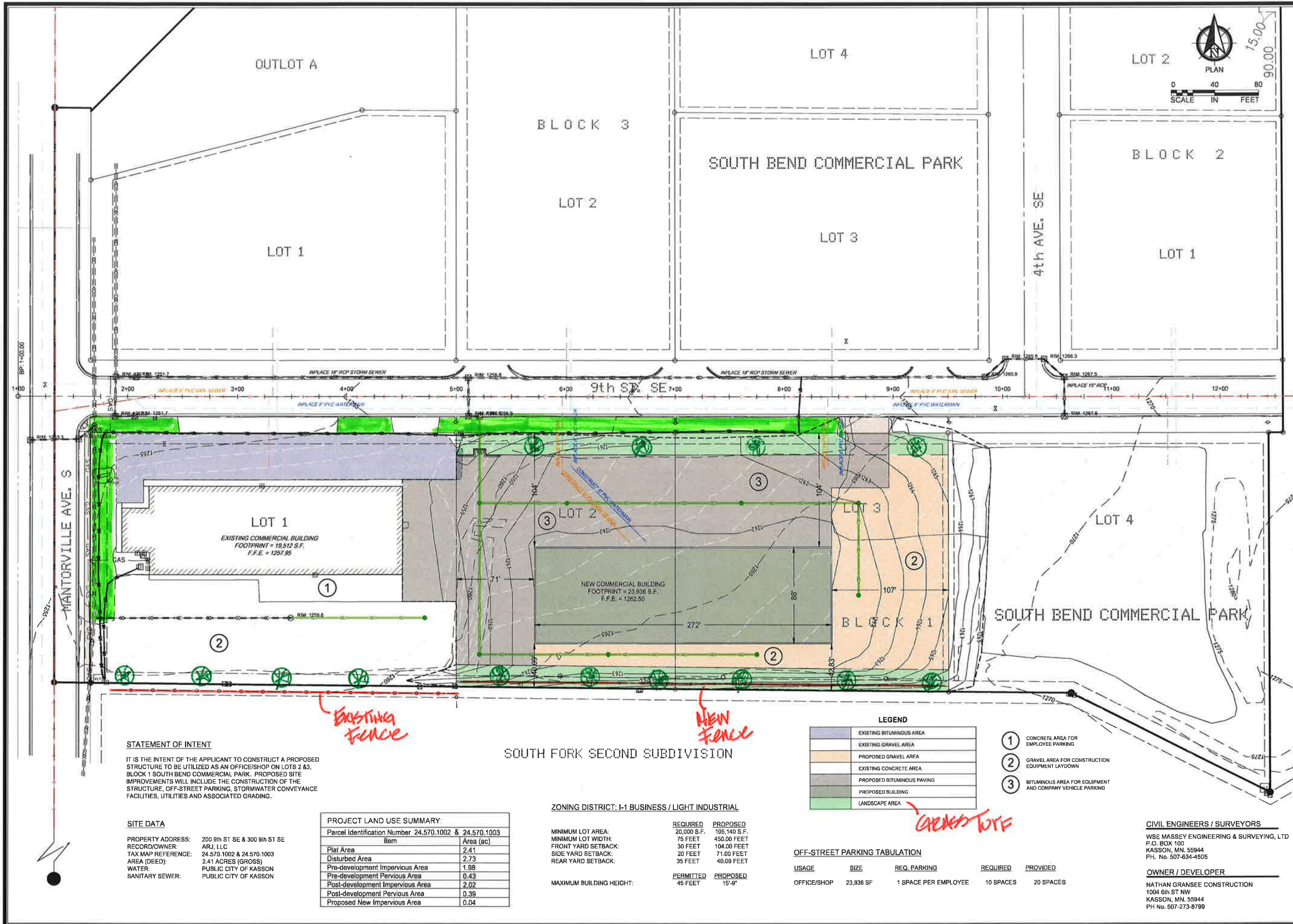
Bigelow Homes developed this commercial business park about 20 years ago. Discussions with Tony Bigelow indicate that dense landscaping requirements were intentionally avoided during development. Most of the commercial sites do not have any trees and that was intentional. Dodge County did not want any trees as obstructions in the ROW or in line with driveways for line-of-sight distances. The HC/Highway Commercial zoning is designed for clear viewing from the County and State roads. This takes advantage of high traffic counts. There is a good justification to avoid trees and shrubs in this development based on the zoning and use.

The A & A Underground Electric site has additional restrictions. The south boundary of the site abuts a residential area. There is a fence line between the residential area and the existing A & A building. The fence line is on the residential side of the property line. It is recommended that 4 trees be planted along the fence line on the A & A side of the property line. The new expansion area will also have a new fence along the property line and 6 new trees. There will also be grass turf along the new south property line. The north property line along the expansion can also include 4 trees and grass turf.

Please evaluate the trees and the grass turf as adequate landscaping for the A & A Underground Electric Expansion.

137-234389 CG01.dwg

10/30/2023 3:28:13 PM



STATEMENT OF INTENT

IT IS THE INTENT OF THE APPLICANT TO CONSTRUCT A PROPOSED STRUCTURE TO BE UTILIZED AS AN OFFICE/SHOP ON LOTS 2 & 3, BLOCK 1 SOUTH BEND COMMERCIAL PARK. PROPOSED SITE IMPROVEMENTS WILL INCLUDE THE CONSTRUCTION OF THE STRUCTURE, OFF-STREET PARKING, STORMWATER CONVEYANCE FACILITIES, UTILITIES AND ASSOCIATED GRADING.

SITE DATA

PROPERTY ADDRESS: 200 9th St SE & 300 9th St SE
RECORD/OWNER: ARJ, LLC
TAX MAP REFERENCE: 24.570.1002 & 24.570.1003
AREA (DEED): 2.41 ACRES (GROSS)
WATER: PUBLIC CITY OF KASSON
SANITARY SEWER: PUBLIC CITY OF KASSON

PROJECT LAND USE SUMMARY:		
Item	Area (ac)	
Parcel Identification Number 24.570.1002 & 24.570.1003		
Plat Area	2.41	
Disturbed Area	2.73	
Pre-development Impervious Area	1.98	
Pre-development Pervious Area	0.43	
Post-development Impervious Area	2.02	
Post-development Pervious Area	0.39	
Proposed New Impervious Area	0.04	

ZONING DISTRICT: I-1 BUSINESS / LIGHT INDUSTRIAL

MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT WIDTH: 75 FEET
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 20 FEET
REAR YARD SETBACK: 35 FEET

MAXIMUM BUILDING HEIGHT: 45 FEET

REQUIRED 20,000 S.F.
105,140 S.F.
450.00 FEET
104.00 FEET
71.00 FEET
40.09 FEET

PROPOSED 15'-9"

LEGEND	
	EXISTING BITUMINOUS AREA
	EXISTING GRAVEL AREA
	PROPOSED GRAVEL AREA
	EXISTING CONCRETE AREA
	PROPOSED BITUMINOUS PAVING
	PROPOSED BUILDING
	LANDSCAPE AREA

- ① CONCRETE AREA FOR EMPLOYEE PARKING
② GRAVEL AREA FOR CONSTRUCTION EQUIPMENT LAYDOWN
③ BITUMINOUS AREA FOR EQUIPMENT AND COMPANY VEHICLE PARKING

OFF-STREET PARKING TABULATION

USAGE	SIZE	REQ. PARKING	REQUIRED	PROVIDED
OFFICE/SHOP	23,936 SF	1 SPACE PER EMPLOYEE	10 SPACES	20 SPACES

CIVIL ENGINEERS / SURVEYORS

WSE MASSEY ENGINEERING & SURVEYING, LTD
P.O. BOX 100
KASSON, MN. 55944
PH. No. 507-634-4505

OWNER / DEVELOPER

NATHAN GRANSEE CONSTRUCTION
1004 6th ST NW
KASSON, MN. 55944
PH No. 507-273-8799

Engineering & Surveying

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ROCHESTER OFFICE
1712 RESTORATION
DRIVE SW
ROCHESTER, MN 55902

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.

Les Conway
Les Conway
23292 10/30/2023
Number Date

REV. DATE DESCRIPTION:

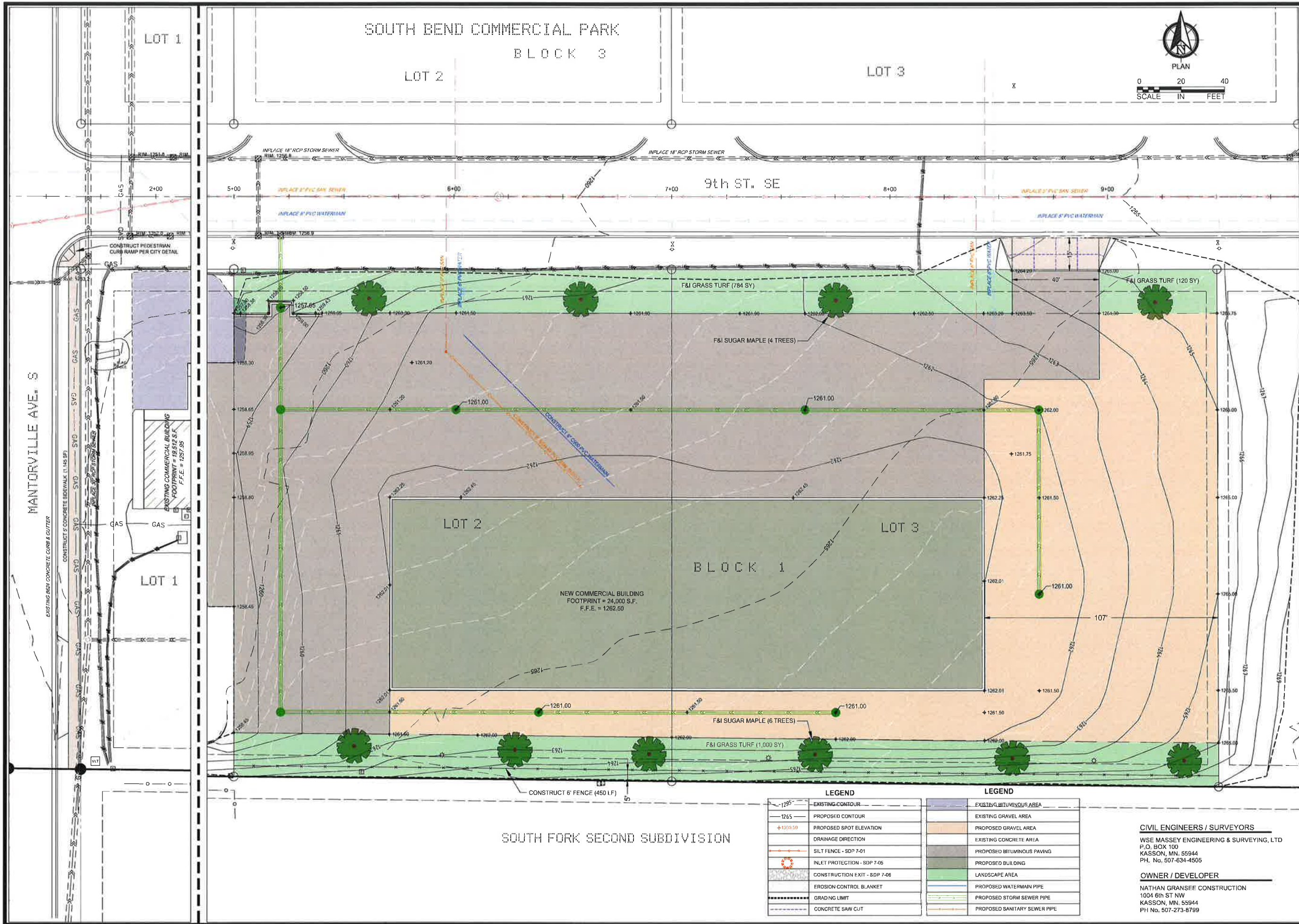
SITE PLAN
A&A ELECTRIC BUILDING EXPANSION
KASSON, MINNESOTA

SCALE: AS SHOWN
DATE: 10/30/2023
DRAWN BY: CJK
JOB NUMBER: 137-234389
DWG. FILE: 137-234389 CG01

Sheet 2 of 10

137-234389 CG01.dwg

10/30/2023 3:28:30 PM



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Engineering & Surveying
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KASSON OFFICE
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MEMORIAL HIGHWAY
KASSON, MN 55944

PLAINVIEW OFFICE
320 WEST BROADWAY
SUITE 3
PLAINVIEW, MN 55964

ROCHESTER OFFICE
1712 RESTORATION
DRIVE SW
ROCHESTER, MN 55902

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.

Les Conway
Les Conway
23292 10/30/2023
Number Date

REV.	DATE	DESCRIPTION

LANDSCAPE PLAN
A&A ELECTRIC BUILDING EXPANSION
KASSON, MINNESOTA

CIVIL ENGINEERS / SURVEYORS
WSE MASSEY ENGINEERING & SURVEYING, LTD
P.O. BOX 100
KASSON, MN. 55944
PH. No. 507-634-4505
OWNER / DEVELOPER
NATHAN GRANSEE CONSTRUCTION
1004 6th ST NW
KASSON, MN. 55944
PH No. 507-273-8799

SCALE: AS SHOWN
DATE: 10/30/2023
DRAWN BY: CJK
JOB NUMBER: 137-234389
DWG. FILE: 137-234389 CG01

§ 154.311 BUFFERYARDS AND SCREENING.

(A) General.

(1) Screening and buffering shall be used to provide visual and noise separation of more intensive uses from less intensive uses.

(2) Fences, hedges, walls and other landscaping shall be located entirely upon the property which they serve. Fences, hedges, walls and other landscaping obstructing a utility or drainage easement or extending beyond the legal property boundary may be removed at the owner's expense.

(3) Screening shall be provided alongside side and rear property boundaries between nonresidential uses and residential uses. Screening for new construction shall consist of the following:

(a) The buffer area abutting the residential use must meet the width shown in the table below:

BUFFER REQUIREMENTS TABLE		
Uses	Zoning District of Subject Property	Minimum Buffer Width
5+ unit Residential, Institutional, Business, Mixed-Use	R-1, R-1A, R-2, R-3, R-C	10 feet
Institutional, Business, Mixed-Use	C-1, C-2, C-3	15 feet
Institutional, Business, Industrial	I-1, I-2	20 feet

(b) The buffer area must contain a solid wall, opaque, commercial-grade fence, or hedge with year-round foliage, between six and eight feet in height. Screening within the front yard or corner side yard is limited to four feet in height. Height of screening shall be measured from the natural or approved grade.

(c) If the buffer area contains a hedge, the hedge shall be landscaped with at least two staggered rows of evergreen trees with trees in each row spaced at a maximum of 12 feet.

(d) The buffer area may be interrupted for necessary pedestrian or vehicular access.

(e) Screen plantings shall be permanently maintained by the owner of the property and any plant materials which do not live shall be replaced within six months.

(B) *Site elements to be screened.* The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site as follows:

(1) Refuse disposal areas.

(a) All refuse and recycling containers in all commercial, industrial, multi-family, or mixed-use zoning areas shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall or equivalent material that is architecturally compatible with the principal structure and has a height of between six feet and eight feet.

(b) Refuse enclosures shall be subject to the following:

1. A three foot setback is required to any lot line;
2. Shall include a durable gate system that remains closed when not in use; and
3. Shall allow for easy access by refuse and recycling contractors.

(2) *Loading areas.* Loading areas shall be screened from abutting residential uses and from street view to the extent feasible. Screening along district boundaries, where present, may provide all or part of the required screening.

(3) *Mechanical equipment.* All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

(4) *Off-street parking areas.* Those parking areas for five or more vehicles if adjoining a residential use shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, built and maintained at a minimum height of five feet. Where a solidly constructed decorative fence is provided along the interior lot line, the minimum setback for the parking area shall be five feet from said lot line. Said fence shall be located a minimum of one foot from the said lot line.

(Ord. 879, passed 10-28-2020)

STAFF REPORT

TO: Planning Commission
FROM: Ian Albers, Community Development Assistant
DATE: February 23, 2024
SUBJECT: Egan Fields – Preliminary Plat
APPLICANT: WSE Massey, on behalf of Egan Company
OWNER: Egan Company
LOCATION: PID 24.033.0301
MEETING DATE: **March 11, 2024**
COMPREHENSIVE PLAN: Industrial/Manufacturing/Business
ZONING: I-1 Business Park / Light Industrial District

BACKGROUND

The applicant, WSE Massey, has applied for plat approval of Egan Fields on behalf of the property owner, Egan Company, for the development of property included within PID 24.004.0501. The proposed development will establish the approximately 12.45-acre parcel into a recorded plat of one lot and one block. The plan for the lot is to construct an approximately 50,000 sq ft building for premanufacturing electrical components and assemblies, warehousing/distributing, and administrative offices for Egan Company. The site is also proposed to include an outdoor contractor yard, parking areas, loading docks, and stormwater facilities. As the Zoning District and Comprehensive Plan Future Land Use Designation for this property were recently amended, this project is consistent with the City's applicable zoning standards – an administrative site plan review is currently in progress.



REVIEW PROCEDURE

The applications submitted include the following requests:

- Site Plan Review
- Preliminary Plat
- Final Plat

120-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny subdivision requests, such as the preliminary plat, within 120 days from receipt of a complete application. For the purpose of Minnesota Statutes Section 462.358, “Day 1” for the application submittal was determined to be February 23, 2024. The City's deadline for action is on June 22, 2024.

Public Hearing

City Code § 153.083 requires a public hearing for review of a preliminary plat to be held by the Planning and Zoning Commission. The public hearing notice for the preliminary plat was published in the Dodge County Independent and mailed to all affected property owners located within 350 feet of the subject properties.

PRELIMINARY PLAT REVIEW

Applicant Request:

Establish a recorded plat with accompanying easements and agreements in place to allow for the successful future development of the parcel by Egan Company.

Discussion:

Per § 153.030, the application is classified as a major subdivision, since the preliminary plat establishes a lot line of a parcel, lot, or tract not previously platted.

Lot size and dimensional requirements

Per § 154.126 Lot Dimensional Standards, the I-1 District requires a 20,000 sq. ft. minimum lot area, with a minimum lot width of 75 ft at the street line. The area of Lot 1, Block 1 is approximately 12.45 acres and exceeds the minimum lot area requirement. Because of the configuration of 9th St SE in relation to Lot 1, Block 1, special measures will have to be taken to ensure proper street access and maintenance – see the following section for greater detail.

Street access

Lot 1, Block 1 will have access via the current extent of 9th St SE, which dead-ends at the east edge of the parcel. The original intent was to subdivide the parcel into smaller lots and construct additional streets for access. However, this is no longer the intent for the parcel. To address the issue of street access, staff worked with the applicants to reach a mutually agreeable solution. Rather than requiring a cul-de-sac to be constructed at the end of 9th St SE, the combination of an access easement and a maintenance agreement is proposed instead. The access easement would allow City vehicles the space to turn around on the Egan Company property, while the maintenance agreement would outline responsibilities for snow plowing and considerations for maintenance of the street itself. Both the access easement and maintenance agreement would be required to be recorded against the property as conditions of approval for the project.

Sewer and water access, stormwater, and utility easements

The site has sanitary sewer and public water services available to serve the proposed use. Stormwater management requirements shall be satisfied through the site plan review process. A number of utility easements are proposed to be recorded throughout the site, including a 5 ft utility easement along the east edge of the lot, and a 10 ft utility easement along the remaining edges. Additionally, as a new water main is proposed to be constructed through the site, an easement for this is also proposed as per the recommendation of the City Engineer. As not all these easements are currently reflected in the plat exhibit, the plat will require updating as a condition of approval.

RECOMMENDED ACTION

Preliminary Plat

Staff recommends that the Planning Commission recommends to the City Council to approve the Preliminary Plat with conditions as noted below:

1. All development-related fees shall be paid prior to releasing the final plat for recording.
2. An access easement and maintenance agreement shall be recorded to ensure that the site may be adequately accessed, and the street may be adequately maintained as required.
3. The plat shall be updated to include the additional utility easements as recommended by the City Engineer, including a 10 ft utility easement on the north and west edges of the parcel and an easement for the construction of a new water main and hydrants.
4. Administrative approval of the site plan shall be granted before development occurs.

CITY COUNCIL REVIEW

In the event a recommendation is received from the Planning Commission and there are no significant outstanding issues or items to resolve, it will be forwarded to the City Council for action, at the March 13, 2024 meeting.

ATTACHMENTS

- A. Preliminary Plat Exhibit
- B. Final Plat Exhibit
- C. Survey
- D. Site Plan
- E. City Engineer's Comments
- F. Proposed Access Easement

NE COR. NE 1/4
SEC. 4-106-16
DODGE CO. MON.

8TH ST SE

A part of the Northeast Quarter of Section 4, Township 106 North, Range 16 West, Dodge County, Minnesota, described as follows:

Said parcel contains 12.45 acres, more or less.

THE PROPERTY IS IN FLOOD ZONE C PER F.I.R.M. MAP NUMBER
2705810001 A, EFFECTIVE DATE JANUARY 6, 1982 AND 2705480100
B, EFFECTIVE DATE SEPTEMBER 24, 1982

BASIS OF BEARINGS
All Bearings are in relationship with
the Olmsted County Coordinate
System NAD '83, Adjusted 1996.

A horizontal scale bar with a black and white checkered pattern. It is labeled "SCALE IN FEET" below the bar. The bar has markings at 0, 15, 30, 45, and 60.

UNPLATTED

DENNIS & LINDA IMS REVOC
TRUST
PID: 080040200
64209 250TH AVE
ZONE URBAN EXPANSION

JIZHI GE
: 080040300
29 250TH AVE
RBN EXPANSION

2023年12月23日

SE COR. NE 1/4
SEC. 4-106-16
DODGE CO. MON.

	PROPERTY LINE
	CENTER LINE
	LOT LINES
	RIGHT OF WAY LINE
	SANITARY SEWER/MANHOLE
	STORM SEWER/CATCH BASIN
COM	UNDERGROUND COMMUNICATION LINE/PEDESTAL
GAS	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC/TRANSFORMER
W	WATERMAIN/GATE VALVE/HYDRANT

NOTE:
THERE ARE NO SLOPES GREATER THAN 25%

UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL UTILITY COMPANIES THROUGH THE GOPHER STATE ONE CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY OF THE MARKING. WSE MASSEY ENGINEERING AND LAND SURVEYING DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR UNMARKED UTILITIES.

TICKET #232780957 (10/05/23)

CIVIL ENGINEERS / SURVEYORS
WSE & MASSEY ENGINEERING & SURVEYING
P.O. BOX 100
KASSON, MN. 55944
PH. NO. 507-634-4505

OWNER / DEVELOPER

EGAN COMPANY
11611 BUSINESS PARK BOULEVARD NORTH
CHAMPLIN, MN 55316
PHONE NO. (763) 544-4131

DON E MARTI
PID: 240040900
63797 250TH AVE
ZONE C3 HIGHWAY
COMMERCIAL DISTRICT

LOT 1
12.44 ACRES

EGAN COMPANY
PID: 240040501
ZONE C3 HIGHWAY
COMMERCIAL DISTRICT

SOUTH FORK SECOND SUBDIVISION QIC # 13

S. LINE NE 1/4 SEC. 4
N 89°37'42" W 2628.95

PROJECT NUMBER: 4498 COMPUTER FILE: 4498SP01

SW COR. NW 1/4
SEC. 4-106-16
DODGE CO. MON.

SW COR. SE 1/4
SEC. 4-106-16
C.I.M.

WSE • IT • ASSEY

ENGINEERING & LAND SURVEYING

P.O. BOX 100, KASSON, MN 55944

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PRELIMINARY PLAT

EGAN FIELDS

SECTION 4, T 106 N, R 16 W

DODGE COUNTY, MN

SHEET NO. 1 OF 1

SCALE: 1" = 60'
DATE: 2/19/2024

PROPERTY LOCATION MAP

T. 106 N. R. 16 W.

N.W. 1/4 N.E. 1/4

S.W. 1/4 S.E. 1/4

4

No. Scale

WSE • IT • ASSEY

ENGINEERING & LAND SURVEYING

P.O. BOX 100, KASSON, MN 55944

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PRELIMINARY PLAT

EGAN FIELDS

SECTION 4, T 106 N, R 16 W

DODGE COUNTY, MN

KNOW ALL PERSONS BY THESE PRESENTS: That Egan Company, a Minnesota corporation, owner of the following described property:

Commencing at the southeast corner of the Northeast Quarter of said Section 4; thence North 00 degrees 35 minutes 33 seconds East (NOTE: All bearings are in relation with the Dodge County Coordinate System NAD '83, Adjusted 1996) along the East line of said Northeast Quarter for a distance of 1000.40 feet to the Southerly end of MN/DOT Right of Way Plat No. 20-5; thence North 89 degrees 32 minutes 27 seconds West, 74.80 feet to a found iron monument (R/W Plat corner); thence North 00 degrees 32 minutes 13 seconds East, 174.90 feet to a found 3/4" iron pipe on the Westerly line of said Right of Way Plat; thence North 89 degrees 51 minutes 27 seconds West, 473.03 feet; thence North 00 degrees 35 minutes 33 seconds East, parallel with the East line of said Northeast Quarter, 242.20 feet to the POINT OF BEGINNING; thence South 89 degrees 35 minutes 33 seconds West, 428.95 feet; thence North 83 degrees 24 minutes 27 seconds West, 390.28 feet; thence South 60 degrees 35 minutes 33 seconds West, 192.41 feet to the Southeast corner of Lot 4, Block 1, SOUTH BEND COMMERCIAL PARK; thence North 00 degrees 00 minutes 50 seconds East, along the East line of said Block 1, a distance of 327.82 feet to the Northeast corner thereof; thence South 89 degrees 59 minutes 10 seconds East, along the Southerly line of 9th / Street SE as plattd in said SOUTH BEND COMMERCIAL PARK, 13.22 feet; thence North 00 degrees 00 minutes 50 seconds East, along the Southerly extension of the East line of Block 2, said SOUTH BEND COMMERCIAL PARK and along the East line of said Block 2, a distance of 287.49 feet to the Northeast corner of Lot 1, said Block 2 and to the South line of the North Half of the North Half of said Northeast Quarter; thence South 89 degrees 34 minutes 54 seconds East, along said South line, 976.65 feet; thence South 00 degrees 35 minutes 33 seconds West, 555.48 feet to the POINT OF BEGINNING.

In witness whereof said Egan Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

James H Ford
Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on _____
by James H Ford, Chief Executive Offices of Egan Company a Minnesota
corporation, on behalf of the corporation.

Notary Printed Name _____
Notary Public, _____, MN
My Commission Expires _____

Reinhold W. Ziemann hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this _____ day of _____,
20____ by Reinhold W. Zieman.

Notary Printed Name _____ Notary Public, Dodge County, MN
My Commission Expires _____

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11,
this plat has been reviewed and approved this _____ day of _____, 20____

Lisa M. Hanni
Dodge County Surveyor

CITY OF KASSON
CITY COUNCIL

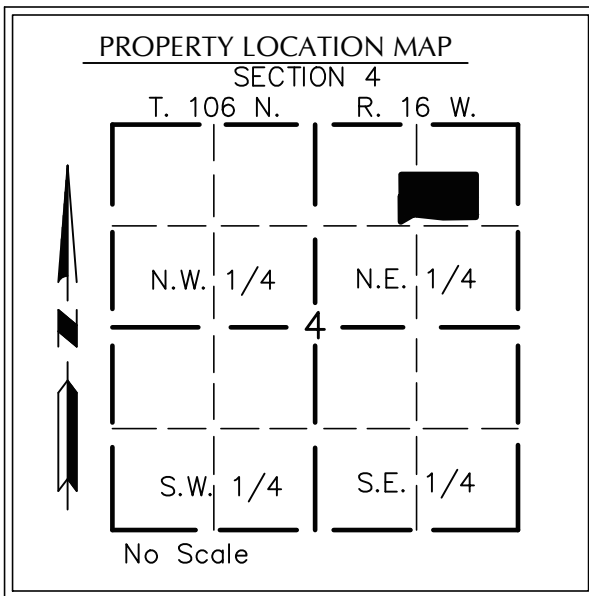
This plat of EGAN FIELDS was approved and accepted by the City Council of the City of Kasson, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mayor

City Clerk

I hereby certify that this plat of EGAN FIELDS was filed in the office of the County Recorder for public record on this _____ day of, _____ 20____ at ____o'clock____.M. and was duly filed in Book_____of Plats, Page____, as Document Number_____.

Dodge County Recorder



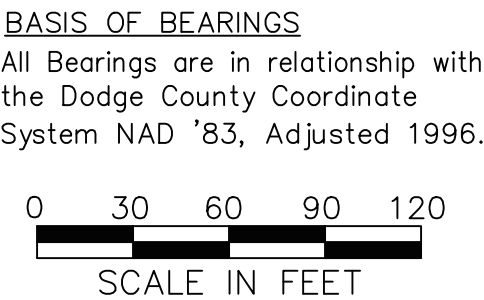
All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

- Set (5/8" pipe unless noted otherwise)
- Found Monuments (5/8" pipe unless noted otherwise)

UNPLATTED

Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Dodge County Auditor/Treasurer



NE COR. NE 1/4
SEC. 4-106-16
DODGE CO. MON.

94

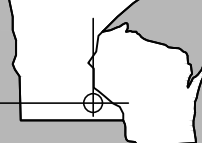
E. LINE NE 1/4 SEC. 4

37

MM/DD/YY	R/W	20-53
PLAT NO.		

SE COR. NE 1/4
SEC. 4-106-16
DODGE CO. MON.

WSE + MASSEY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING



EGAN FIELDS

BOUNDARY/ TOPOGRAPHY SURVEY

NW COR. NE 1/4,
SEC. 4-106-16
5/8" SHAFT OF BROKEN
OFF MNDOT MON.

N 89°34'17" W 2655.50
N. LINE NE 1/4 SEC. 4

NE COR. NE 1/4,
SEC. 4-106-16
DODGE CO. MON.

MN/DOT R/W
PLAT NO. 20-5

VERTICAL DATUM
NAVD '88

BASIS OF BEARINGS
All Bearings are in relationship with
the Dodge County Coordinate
System NAD '83, Adjusted 1996.

0 30 60 90 120
SCALE IN FEET



UNPLATTED

DON E. MARTI
PID: 240040900
63797 250TH AVE

S 89°34'54" E 976.65

S. LINE N 1/2 N 1/2 NE 1/4

N 89°34'54" W 548.00

E. LINE NE 1/4 SEC. 4

N 00°35'33" E 1627.31

UNPLATTED

DENNIS & LINDA IMS
REVOC TRUST
PID: 080040200
64209 250TH AVE

UNPLATTED

JIZHI GE
PID: 080040300
64229 250TH AVE

JOEL BIGELOW &
SONS ENTERPRISE
PID: 245702002
4057 28TH ST NW

SOUTH BEND COMMERCIAL PARK
1
NE COR. L1, B2, SOUTH
BEND COMMERCIAL PARK
JOEL BIGELOW &
SONS ENTERPRISE
PID: 245702001
4057 28TH ST NW

JOEL BIGELOW &
SONS ENTERPRISE
PID: 240040501
4057 28TH ST NW

SAN MH
RIM 1267.12
INV E 1257.26
INV W 1257.16

SOUTH BEND COMMERCIAL PARK
4
ARJ LLC
PID: 245701004
400 9TH ST SE

L4, B1, SOUTH BEND COMMERCIAL PARK
11 SOUTH FORK DR SE

LEGEND

- COMMUNICATIONS LINE/PEDESTAL/(CHARTER COMMUNICATIONS)
- UNDERGROUND ELECTRIC/TRANSFORMER/(PEOPLES ENERGY COOPERATIVE)
- UNDERGROUND GAS LINE
- SANITARY SEWER/SANITARY MANHOLE/(CITY)
- STORM SEWER/CATCH BASIN/(CITY)
- WATER MAIN/GATE VALVE/(CITY)

BENCH MARK

TOP HYDRANT SE COR 9TH STREET SE
ELEVATION = 1275.28 (NAVD'88)

PROPERTY DESCRIPTION

A part of the Northeast Quarter of Section 4, Township 106 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 4; thence North 00 degrees 35 minutes 33 seconds East (NOTE: All bearings are in relation with the Dodge County Coordinate System NAD '83, Adjusted 1996) along the East line of said Northeast Quarter for a distance of 1000.40 feet to the Southerly end of MN/DOT Right of Way Plat No. 20-5; thence North 88 degrees 32 minutes 19 seconds West, 74.80 feet to a found iron monument (R/W Plat corner); thence North 00 degrees 32 minutes 13 seconds East, 174.90 feet to a found iron pipe on the Westerly line of said Right of Way Plat; thence North 89 degrees 51 minutes 27 seconds West, 473.03 feet; thence North 00 degrees 35 minutes 33 seconds East, parallel with the East line of said Northeast Quarter, 242.20 feet to the POINT OF BEGINNING; thence South 89 degrees 35 minutes 33 seconds West, 428.95 feet; thence North 83 degrees 24 minutes 27 seconds West, 390.28 feet; thence South 60 degrees 35 minutes 33 seconds West, 192.41 feet to the Southeast corner of Lot 4, Block 1, SOUTH BEND COMMERCIAL PARK; thence North 00 degrees 00 minutes 50 seconds East, along the East line of said Block 1, a distance of 327.82 feet to the Northeast corner thereof; thence South 89 degrees 59 minutes 10 seconds East, along the Southerly line of 9th/ Street SE as platted in said SOUTH BEND COMMERCIAL PARK, 13.22 feet; thence North 00 degrees 00 minutes 50 seconds East, along the Southerly extension of the East line of Block 2, said SOUTH BEND COMMERCIAL PARK, 287.49 feet to the Northeast corner of Lot 1, said Block 2 and to the South line of the North Half of the North Half of said Northeast Quarter; thence South 89 degrees 34 minutes 54 seconds East, along said South line, 976.65 feet; thence South 00 degrees 35 minutes 33 seconds West, 555.48 feet to the POINT OF BEGINNING.

Said parcel contains 12.45 acres, more or less.

UTILITY LOCATION

UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL UTILITY COMPANIES THROUGH THE GOPHER STATE ONE CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY OF THE MARKING. WSE MASSEY ENGINEERING AND LAND SURVEYING DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR UNMARKED UTILITIES.

TICKET #232780957 (10/05/23)

S. LINE NE 1/4 SEC. 4

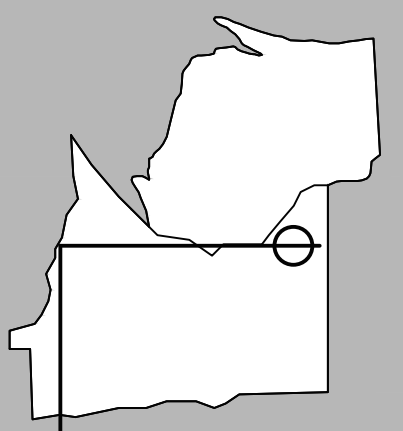
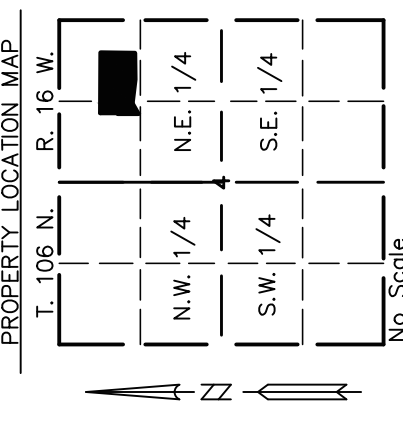
N 89°37'42" W 2628.95

SW COR. NW 1/4,
SEC. 4-106-16
DODGE CO. MON.

SW COR. SE 1/4,
SEC. 4-106-16
C.I.M.

MONUMENTS
• FOUND 12/8" PIPE UNLESS
• SET 12/8" PIPE UNLESS
NOTED OTHERWISE
THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
EAM COMPANY
CHAMPAIGN, ILL.
SHEET NO. 1 OF 1

SCALE: 1" = 60'
DATE: 11/9/2023
DRAWN BY: G.D.L.
CHECKED BY: R.W.L.
JOB NUMBER: 4488
DWG. FILE: 4488S02
REVISION DATE:



WSE MASSEY
ENGINEERING & LAND SURVEYING, LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSEENGINEERING

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.
Date: 11/9/2023
LIC. NO.: 59823
Reinhold W. Memon

HGA NO: 5173-001-00

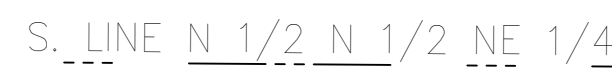
ARCHITECTURAL
SITE PLAN

DATE: FEBRUARY 06, 2024 Z

ITE PLAN APPLICATION

A020

SITE PLAN APPLICATION



— DISTURBED AREAS WILL BE STABILIZED
WITH SEEDING/SODDING AS REQUIRED.
UNDETERBED AREAS WILL REMAIN AS IS.

— EXISTING TREES TO REMAIN

6" COMMERCIAL GRADE FENCE
ALONG SOUTH PROPERTY LINE

P.O.B.

N 83° 24' 27" W 390.28

1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

KNOW ALL PERSONS BY THESE PRESENTS: That Egan Company, a Minnesota corporation, owner of the following described property:

Commencing at the southeast corner of the Northeast Quarter of said Section 4; thence North 00 degrees 35 minutes 33 seconds East (NOTE: All bearings are in relation with the Dodge County Coordinate System NAD '83, Adjusted 1996) along the East line of said Northeast Quarter for a distance of 1000.40 feet to the Southerly end of MN/DOT Right of Way Plat No. 20-5; thence North 89 degrees 32 minutes 27 seconds West, 74.80 feet to a found iron monument (R/W Plat corner); thence North 00 degrees 32 minutes 13 seconds East, 174.90 feet to a found 3/4" iron pipe on the Westerly line of said Right of Way Plat; thence North 89 degrees 51 minutes 27 seconds West, 473.03 feet; thence North 00 degrees 35 minutes 33 seconds East, parallel with the East line of said Northeast Quarter, 242.20 feet to the POINT OF BEGINNING; thence South 89 degrees 35 minutes 33 seconds West, 428.95 feet; thence North 83 degrees 24 minutes 27 seconds West, 390.28 feet; thence South 60 degrees 35 minutes 33 seconds West, 192.41 feet to the Southeast corner of Lot 4, Block 1, SOUTH BEND COMMERCIAL PARK; thence North 00 degrees 00 minutes 50 seconds East, along the East line of said Block 1, a distance of 327.82 feet to the Northeast corner thereof; thence South 89 degrees 59 minutes 10 seconds East, along the Southerly line of 9th / Street SE as platted in said SOUTH BEND COMMERCIAL PARK, 13.22 feet; thence North 00 degrees 00 minutes 50 seconds East, along the Southerly extension of the East line of Block 2, said SOUTH BEND COMMERCIAL PARK and along the East line of said Block 2, a distance of 287.49 feet to the Northeast corner of Lot 1, said Block 2 and to the South line of the North Half of the North Half of said Northeast Quarter; thence South 89 degrees 34 minutes 54 seconds East, along said South line, 976.65 feet; thence South 00 degrees 35 minutes 33 seconds West, 555.48 feet to the POINT OF BEGINNING.

In witness whereof said Egan Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

James H Ford
Chief Executive Officer

Notary Printed Name _____
Notary Public, _____, MN
My Commission Expires _____

I, Reinhold W. Ziemann, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

Notary Printed Name _____ Notary Public, Dodge County, MN
My Commission Expires _____

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11,
this plat has been reviewed and approved this _____ day of _____, 20____

CITY OF KASSON
CITY COUNCIL

Mayor

City Clerk

I hereby certify that this plat of EGAN FIELDS was filed in the office of the County Recorder for public record on this _____ day of, _____, 20____ at _____ o'clock _____ M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

MONUMENTS

- Set (5/8" pipe unless noted otherwise)
- Found Monuments (5/8" pipe unless noted otherwise)

UNPLATTED

S 89°34'54" E 976.65

u.e.

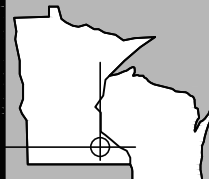
S. LINE N 1/2 N 1/2 NE 1/4

UNPLATTED

SOUTH FORK SECOND SUBDIVISION CIC # 13

UNPLATTED

WSE & MASSEY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING



SE COR. NE 1/4
SEC. 4-106-16
DODGE CO. MON.

EGAN FIELDS

COMPUTER FILE: 4498SF01

PROJECT NUMBER: 4498

STRUCTURAL ENGINEER

SPIRE ENGINEERING
05 N PLANKINTON AVE STE 101
MILWAKEE, WI 5323

MECHANICAL / PLUMBING
ENGINEER

HGA
202 1ST AVE SW
ROCHESTER, MN 55902

CIVIL ENGINEER

HGA
420 N 5TH STREET
MINNEAPOLIS, MN 55401

ARCHITECT

HGA
202 1ST AVE SW
ROCHESTER, MN 55902

BUILDING ENVELOPE

AMERICAN BUILDINGS
600 APACHE TRAIL
TERRELL, TX 75160

11611 BUSINESS
PARK BLVD NORTH
SHAMPLIN, MN 55316

PREMANUFACTURE
FACILITY

REBY CERTIFY THAT THIS PLAN,
CIFICATION OR REPORT WAS PREPARED BY
OR UNDER MY DIRECT SUPERVISION AND THAT
A DULY LICENSED PROFESSIONAL ENGINEER
ER THE LAWS OF THE STATE OF MINNESOTA

NAME: ERIK A. HANSEN
DATE: FEBRUARY 23, 2024
REGISTRATION NUMBER: 41942

[illegible]

CHANGE HISTORY - THIS SHEET

HGA NO: 5173-001-00

**ACCESS
EASEMENT
EXHIBIT**

DATE: FEBRUARY 23, 2024

ERMIT SET - 1

EX-1

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