

PLANNING COMMISSION

APRIL 8, 2024

6:30 O'CLOCK P.M.

1. Call to Order
2. Minutes of the Previous Meeting – March 11, 2024

Public Hearings

- 3. Preliminary Plat – Oscar Meadows
 - 4. Comprehensive Plan Amendment – Proposed Subdivision by Schrom
5. Concept Plan Review – Proposed Subdivision by Schrom
 6. Nokomis Energy Presentation – Fork Garden LLC

MINUTES OF PLANNING COMMISSION MEETING

March 11, 2024

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 11th day of March, 2024 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Egger, Commissioner Johnson, Commissioner Buckingham, Commissioner Hanson, and Commissioner Tinsley and Commissioner Fitch

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Administrator Tim Ibisch, City Clerk Linda Rappe, Ian Albers, Planning/EDA Assistant

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING — Motion to Approve the January 8, 2024 Minutes made by Commissioner Egger, second by Commissioner Johnson with All Voting Aye.

PUBLIC HEARINGS

Landscaping Ordinance Amendments Section 154.310 – Community Development Assistant Ian Albers stated that there are suggested changes that he went through after the discussion in February.

Public Hearing Opened

No public present

Public Hearing Closed.

The Commissioners went through all of the questions. **Commissioner Johnson made a motion to strike E(1) on question 1, second by Commissioner Egger with All Voting Aye.**

Question #2 – **Motion to Remove E(2)(a), keep E(2)(b) and in E(2)(c) add “all new construction” and Add E(3) and E(4) made by Commissioner Egger, second by Commissioner Johnson with All Voting Aye.**

Question #3 parking lots: Motion to Remove F (1) F (2) will be F (1) and put F(1)(e) as a bullet point under the new F(1) but leave in that new parking lots should have curb and a landscape plan and delete the rest and eliminate the islands. Make F **Motion to Approve the changes made by Commissioner Egger, second Commissioner Johnson with All Voting Aye.**

Question #4 – change H to 50% instead of 30% **motion made by Commissioner Johnson, second by Commissioner Fitch with All Voting Aye**

Question #5 size of plants – change (J) to be “guidelines” working to minimum size of plantings guidelines, Question #6 keep L as is; Question #7 Keep N as is; **Motion to Approve the changes made by Commissioner Egger. Second by Commissioner Tinsley with All Voting Aye.**

Screening Ordinance Amendments – Albers stated the conversation that was had in February.

Public Hearing Opened

No public present

Public Hearing closed

Commissioner Johnson would like to see more options for bushes and trees and add a definition of hedge.. Commissioner Egger does not want to see berms in residential areas. **Motion to clarify the definition of hedge made by Commissioner Johnson, second by Commissioner Fitch with All Voting Aye.**

Preliminary Plat – Egan Fields – The street access has been the biggest sticking point. We landed on putting an access easement and maintenance agreement in place. The conditions are:

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 new water main and hydrants.
4. Administrative approval of the site plan shall be granted before development occurs.

Public hearing opened

No public present

Public Hearing Closed

Motion to Approve the Resolution with the Conditions stated made by Commissioner Egger, second by Commissioner Johnson with All Voting Aye.

ADJOURN – 7:36pm

Respectfully Submitted,

Linda Rappe, City Clerk

STAFF REPORT

TO: Planning Commission
FROM: Ian Albers, Community Development Assistant
DATE: March 4, 2024
SUBJECT: Oscar Meadows – Preliminary Plat
APPLICANT: Bigelow Homes LLC
OWNER: Joel Bigelow Trust
LOCATION: PID 24.029.0300
MEETING DATE: April 8, 2024
COMPREHENSIVE PLAN: Low Density Residential + Open Space
ZONING: R-1 Single-Family Residential

BACKGROUND

The applicant, Bigelow Homes LLC, has applied for a preliminary plat approval for the partial development of property included within PID 24.029.0300. The proposed development, known as Oscar Meadows, will subdivide the south half of the approximately 40-acre parcel into 46 single-family lots and accompanying streets. Additionally, the submittal includes four outlots – one of which will be held for future development on the north half of the property. This act of subdivision requires a preliminary and final plat per the City's subdivision rules, though only the preliminary plat has been submitted for review and approval so far. Staff are recommending approval of the preliminary plat with conditions.



REVIEW PROCEDURE

The applications submitted include the following requests:

- Preliminary 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 preliminary plat was determined to be March 4, 2024. The City's deadline for action is on July 2, 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 property.

PRELIMINARY PLAT REVIEW

Applicant Request:

Subdivide one unplatted parcel through the platting process to create 46 buildable single-family lots and accompanying streets, with remainder of parcel to be held in outlots for future development, trail, or stormwater pond.

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 R-1 District requires 8,000 sq. ft. minimum lot area, with a minimum lot width of 45 ft at the street line and 66 ft at the building line. The area and width of all 46 buildable lots included in the preliminary plat submittal meet these requirements.

Street access and naming

The south half of Oscar Meadows will have access via an extension of 11th Ave NW. The applicant is committed to constructing 16th St NW along the north edge of the property, which will provide direct access to 240th Ave / County 21 to all of Oscar Meadows when developed. The concept plan for Oscar Meadows included an additional access to 240th Ave / County 21 at a proposed 14th Ave NW, however, this access has been eliminated in order to prioritize 16th St NW. Additionally, the applicant requested input on naming streets in the subdivision. The plat includes a proposal for a street named “Oscar Dr NW” – per § 94.081 New Streets, platted streets must be coordinated with the established street numbering system. The City Engineer has proposed alternate street names – see attachment.

Sewer and water access, stormwater, and utility easements

There are several pre-existing and proposed easements included in the preliminary plat submittal. First, there is a recorded gas line easement that bisects the property into north and south halves. Additionally, there are two recorded sanitary sewer easements – one towards the west side (full-length) and another along the east edge (north half only).

Finally, there is a recorded power line easement along the north edge of the property next to the future 16th St NW. These recorded easements will have a small impact on most of the lots they come in contact with – however, Lot 6 of Block 3 will be especially impacted because its location next to two recorded easements. Aside from the recorded easements, each of the lots will have standard easements around their peripheries. For stormwater, there are proposed ponds in the southwest corner of the property that will be located within a drainage easement.

Parkland and greenway corridor

The closest city park to the subject property is Prairie View Park – approximately ¼ mile to the south. There is a proposed trail corridor to connect Oscar Meadows to Prairie View Park along the west side of the property. The applicants are willing to construct this trail in addition to trail at the north edge of the property along the 16th St NW and have asked the City to waive the parkland dedication fee, which staff are recommending as a condition of approval.

RECOMMENDED ACTION

Per § 153.083, the Planning Commission and City Council shall consider the following in making their determination:

1. Consistency with the design standards and other requirements of this chapter;
2. Consistency with the city’s comprehensive plan or other adopted plans applicable to the area;
3. Consistency with Chapter 154 of the City Code;
4. The physical characteristics of the site, including but not limited to topography, erosion and flooding potential, development or use contemplated; and
5. The proposed development’s potential for a negative fiscal or environmental impact upon the city.

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. The City shall waive the parkland dedication fee provided that the proposed trails on the property are constructed according to the terms included in the Development Agreement.
3. The applicant shall submit to the City a drainage report for review by the City Engineer.
4. The applicant shall submit to the City an updated plat addressing comments from the City Engineer.

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 April 10, 2024 meeting.

ATTACHMENTS

- A. Oscar Meadows Preliminary Plat
- B. Staff Comments
- C. Alternate Street Names Proposal – City Engineer

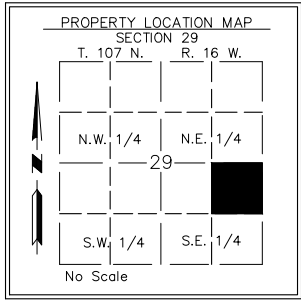
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LEGEND

- PROPERTY LINE
CENTER LINE
LOT LINES
RIGHT OF WAY LINE
SANITARY SEWER/MANHOLE
STORM SEWER/CATCH BASIN
UNDERGROUND COMMUNICATION LINE/PEDESTAL
GAS
OVERHEAD ELECTRIC/POWER POLE/GUY WIRE
WATERMAIN/GATEVALVE/HYDRANT
WETLANDS
EXISTING CONTOURS
SLOPES > 25%
- PROPOSED WATERMAIN/GATEVALVE/HYDRANT
PROPOSED STORM SEWER/CATCH BASIN/MANHOLE
PROPOSED SANITARY SEWER/MANHOLE

LAND USE SUMMARY BLOCK 1 SITE INFORMATION					LAND USE SUMMARY BLOCK 3 SITE INFORMATION					LAND USE SUMMARY BLOCK 5 SITE INFORMATION					LAND USE SUMMARY OUTLOT SITE INFORMATION	
PARCEL	IMPERVIOUS (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	PERCENT OF IMPERVIOUS (%)	PARCEL	IMPERVIOUS (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	PERCENT OF IMPERVIOUS (%)	PARCEL	IMPERVIOUS (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	PERCENT OF IMPERVIOUS (%)	PARCEL	TOTAL AREA
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LAND USE SUMMARY BLOCK 2 SITE INFORMATION					LAND USE SUMMARY BLOCK 4 SITE INFORMATION											
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LOT 8	2495	10769	13264	19%	LOT 8	2495	5776	8271	30%	LOT 15	2495	6061	8556	29%		
					LOT 9	2495	16839	19334	13%	LOT 16	2495	8278	10773	23%		



PROPERTY DESCRIPTION

Northeast Quarter of the Southeast Quarter of Section 29, Township 107 North, Range 16 West, Dodge County, Minnesota.

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 #213062881 (11/02/2021)

CIVIL ENGINEERS / SURVEYORS

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

OWNER / DEVELOPER

BIGELOW HOMES, LLC
4057 28TH ST NW, SUITE 100
ROCHESTER, MN 55901
PHONE NO. (507) 529-1161

FLOOD ZONE

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

UNPLATTED

DODGE COUNTY ENVIRONMENTAL QUAL
PID: 130290201
ZONING: CLOSED LANDFILL

DODGE COUNTY
PID: 130280400
ZONING: CLOSED LANDFILL

CITY OF KASSON
PID: 240281502
ZONING: D-H

DODGE COUNTY
PID: 130281502
ZONING:

PRELIMINARY PLAT
OSCAR MEADOWS
KASSON, MINNESOTA

SCALE: 1"=60'
DATE: 2/20/2024
DRAWN BY: G.D.Z.
JOB NUMBER: 3759
DWG. FILE: 3759SP01

SHEET NO. 1 OF 2

Oscar Meadows

Preliminary Plat – Response and Staff Comments

Submittal Date: 03.04.24

Zoning:

- Concept included access to County 21 via proposed 14th St – removed in plat to prioritize 16th St
 - 16th St and trail to be constructed as part of a future phase (Development Agreement)
- 2nd Phase of Oscar Meadows will require preliminary and final platting
- Street names should conform to City numbering system – see proposal by City Engineer
- Public Hearing scheduled for Planning Commission meeting on April 8th
 - Staff will recommend approval with conditions

Public Works:

- See Engineer's comments

Electric:

- Final electrical design will be completed ASAP after final plat approval. Actual installation and timing of energization will be determined by availability of materials (transformers) and after lots are at final grade. Joint trenching is preferred.

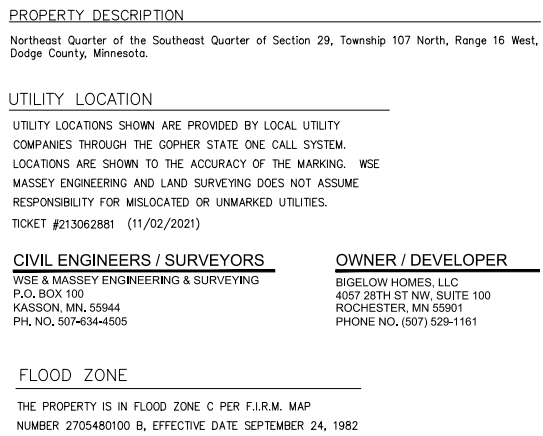
Water/Wastewater Director:

- See Engineer's comments

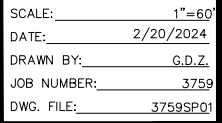
Engineer:

- See following pages with comments

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LOT 8	2495	10769	13264	19%	LOT 8	2495	5776	8271	30%	JEFFREY ULVE PID: 130290200 ZONING: URBAN EXPANSION				
					LOT 9	2495	16839	19334	13%					



PRIMARY PLANTING MEADOWS
N, MINNESOTA



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SW COR. SE 1/4
SEC. 29-107-16
DODGE CO. MON.

N 89°41'26" W 2640.19

N 00°02'44" W 2536.50
1318.25

0 60 120
SCALE IN FEET

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



SHOW TRAIL

UNPLATTED

OUTLOT
EXISTING STORMWATER POND

BIGELOW VOIGHT EIGHTH SUBDIVISION

OUTLOT A
2.84 ACRES

BIGELOW VOIGHT LAND DEV. LLC
PID: 241237001
ZONING: R-1

MARK T. RICHARD
PID: 241231001
ZONING: R-1

BLOCK 1

BIGELOW VOIGHT EIGHTH SUBDIVISION

RONALD L. ANDERSON
PID: 241232003
ZONING: PUD-F
TAYLOR RENDLER
PID: 241232003
ZONING: PUD-F
MATT W. BRADFORD
PID: 241232004
ZONING: PUD-F
MICHAEL ARNOT
PID: 241232005
ZONING: PUD-F
SANDRA J. PAUL
PID: 241232006
ZONING: PUD-F
BIGELOW VOIGHT
LAND DEV. LLC
PID: 241232007
ZONING: PUD-F
BIGELOW VOIGHT
LAND DEV. LLC
PID: 241232008
ZONING: PUD-F

JASON WILKER
PID: 240290800
ZONING: R-2

SE COR. SE 1/4
SEC. 29-107-16
DODGE CO. MON.

240TH AVE

40 SANITARY SEWER EASEMENT
(DOC. NO. A 156674)

E. LINE NE 1/4 SE 1/4

10°00'01" E 1314.15

MOVE HYD TO
INTERSECTION

RECOMMEND WE CONSTRUCT ACCROSS GAS
MAIN SO YOU DON'T HAVE TO DEAL WITH IT
AGAIN.

TEMPORARY TURN AROUNDS

MOVE HYD TO
INTERSECTION

DRAINAGE EASEMENT IF THE WETLAND
IS NOT GOING IN A OUTLOT. NEED TO
DISCUSS WITH CITY

WM NEEDS TO
BE A 12"

REMOVE OUTLOT AND ADD A 25'
EASEMENT UNLESS THERE IS A
PEDESTAIN FACILITY TO THE
COUNTY TRAIL

REMOVE DRIVEWAY



PH. NO. 507-634-4505
PLANS@WSE.ENGINEERING
www.wse.engineering

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
1765 RESTORATION
DRIVE SW
ROCHESTER, MN 55902

REV: DATE: DESCRIPTION:

PLAT
DOWS
NESOTA

PREL
OSC
KASSI

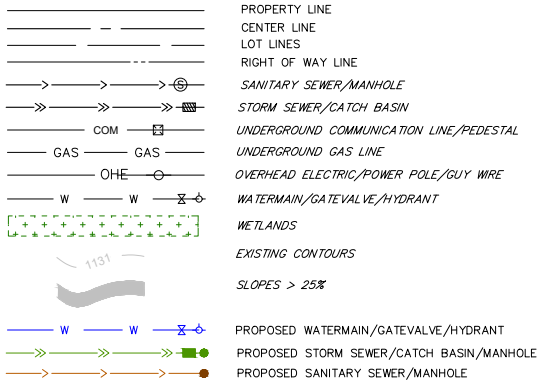
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JOB NUMBER: 3759
DWG. FILE: 3759SP01

SHEET NO. 2 OF 2

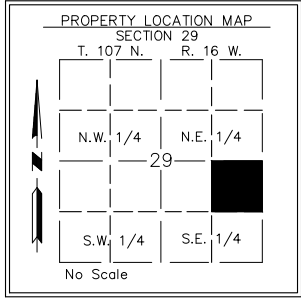
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LEGEND



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Northeast Quarter of the Southeast Quarter of Section 29, Township 107 North, Range 16 West, Dodge County, Minnesota.

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 #213062881 (11/02/2021)

CIVIL ENGINEERS / SURVEYORS

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

OWNER / DEVELOPER

BIGELOW HOMES, LLC
4057 28TH ST NW, SUITE 100
ROCHESTER, MN 55901
PHONE NO. (507) 529-1161

FLOOD ZONE

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

UNPLATTED

DODGE COUNTY ENVIRONMENTAL QUAL
PID: 130290201
ZONING: CLOSED LANDFILL

DODGE COUNTY
PID: 130280400
ZONING: CLOSED LANDFILL

CITY OF KASSON
PID: 240281502
ZONING: D-H

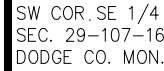
DODGE COUNTY
PID: 130281502
ZONING:

REV: DATE: DESCRIPTION:

PRELIMINARY PLAT
OSCAR MEADOWS
KASSON, MINNESOTA

SCALE: 1"=60'
DATE: 2/20/2024
DRAWN BY: G.D.Z.
JOB NUMBER: 3759
DWG. FILE: 3759SP01

SHEET NO. 1 OF 2



STAFF REPORT

TO: Planning Commission
FROM: Ian Albers, Community Development Assistant
DATE: March 21, 2024
SUBJECT: Comp Plan Amendment + Concept Plan Review – Proposed Subdivision by Schrom
APPLICANT: Schrom Real Estate LLC
OWNER: Tierra AKA Partnership and Makena LLC
LOCATION: Parcels 24.034.0702 and 24.034.0700
MEETING DATE: April 8, 2024
COMPREHENSIVE PLAN: Low Density Residential (Current), Medium Density Residential (Proposed)
ZONING: R-1 Single-Family Residential (Current)

BACKGROUND

The applicant, Schrom Real Estate LLC, has applied for an amendment to the Comprehensive Plan and a Concept Plan Review for a proposed development generally located east of Blaine's 12th Subdivision and north of Masten Creek. The site is currently vacant, although much of it has been used for agricultural purposes. The proposed use of the property is a combination of townhomes (84 units) and duplexes (34 units). The site is also proposed to include a street connection to 3rd St NE, in addition to other street connections to the north and south as future development occurs.

The current zoning of the property is R-1 Single-Family Residential, and the Comp Plan future land use designation is mostly Low Density Residential with a small section of Open Space along the Masten Creek corridor. As the property is currently designated for future Low Density Residential, and the proposed use of the property is Medium Density Residential, an amendment to the Comp Plan future land use designation is required. A public hearing for the proposed comp plan amendment is scheduled, after which the Planning Commission will have the opportunity to make a recommendation to the City Council. For the Concept Plan Review, the Planning Commission will provide review and comment only – no official action is required.



REVIEW PROCEDURE

The application submitted includes the following requests:

- Amend the Comprehensive Plan designation to Medium Density Residential
- Review and comment on the submitted Concept Plan

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days from receipt of a complete application. For the purpose of Minnesota Statutes Section 15.99, “Day 1” for the application was determined to be March 21, 2024. The City's deadline for action is on May 20, 2024.

Public Hearing

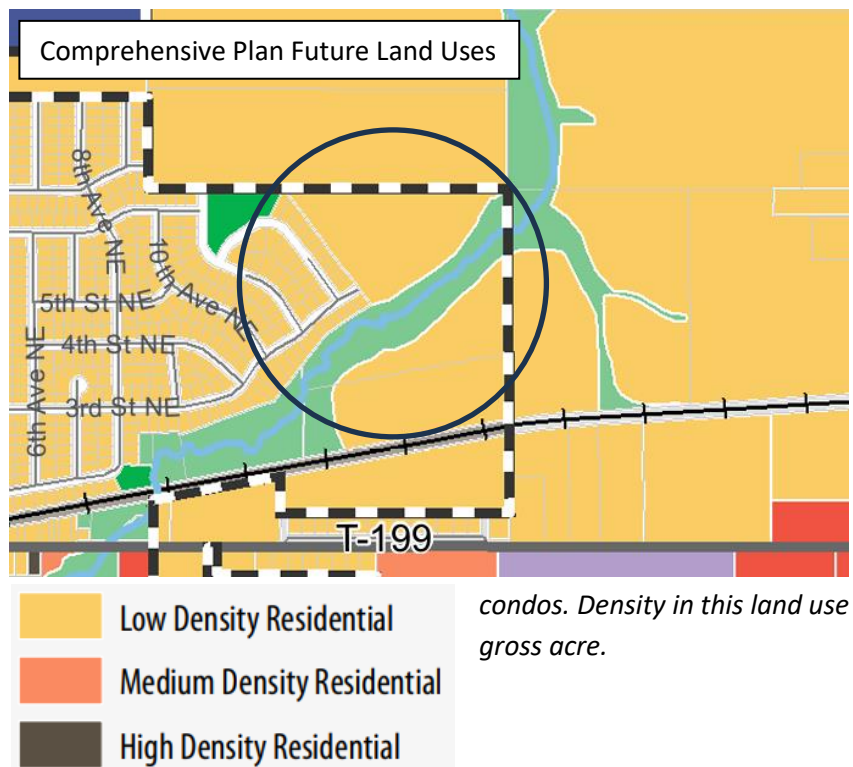
City Code §30.034 requires a public hearing for comprehensive plan amendment requests to be held by the Planning and Zoning Commission. The public hearing notice was published in the Dodge County Independent and mailed to all affected property owners located within 350 feet of the subject property.

COMPREHENSIVE PLAN AMENDMENT REVIEW

The property is currently guided for Low Density Residential and Open Space by the Comprehensive Plan. A Comprehensive Plan amendment is needed to reguide the Low Density Residential area to Medium Density Residential. The proposed development includes 84 units of row townhomes and 34 units of duplexes with accompanying streets and open space. The property is currently agricultural land and open space along Masten Creek. The land to the north and east of the property is also agricultural land and is not within city limits. The land to the south is also agricultural land but is within city limits. The land to the west (Blaine's 12th) is single-family residential housing. All lands surrounding the property are guided towards Low Density Residential.

Description of Medium Density Residential from the Comprehensive Plan:

Represents greater density residential development than Low Density Residential, consisting of more attached housing products. This land use pattern would include some single family detached housing, typically on small lots clustered together, as well as some more moderate density housing consisting of attached side-by-side products such as townhomes or



Area comparisons:



Byron

CONCEPT PLAN REVIEW

The Concept Plan Review exhibits are included on the following pages.

Key points for discussion include:

- **Park Land:** The closest city park to the subject property is East Diamond Park, which is less than ¼ mile away from the site. In the concept plan, the applicants have indicated a proposed park in the center of the site. However, staff are recommending after reviewing that parkland dedication fees go towards improving East Diamond Park instead. As there is an existing public park in close proximity to this proposed subdivision, an additional public park is not recommended. The applicants may choose to privatize the proposed park for future residents. Further consideration of parkland dedication will occur during the potential platting process.
- **Street Connections:** 3rd St NE is proposed to be extended to provide access to the site initially with three additional future street connections. Implementation of these additional connections will depend on the rate at which the surrounding lands develop, though they will provide additional points of ingress/egress to the subdivision (see attachment). As Masten Creek cuts through the property, a bridge will be required to be built in order to access the land on the south side of the waterway – the bridge will need to be planned for as it is part of the proposed Masten Creek Parkway included in the comprehensive plan (see attachment). Further discussion of street connections should take place during the potential platting process.
- **Stormwater/Greenway Corridor:** There is a low spot in the northeast corner of the site where the applicants have proposed to place a retention pond. The City Engineer has recommended that this pond be constructed with the subdivision. The site also includes a section of potential greenway as indicated in the comprehensive plan (see attachment). This greenway follows Masten Creek and could include a trail on the south side of the creek. The comprehensive plan also indicates a potential branch of the trail that extends outward perpendicular to the creek. Staff are recommending that any land for trails be placed in an easement and the greenway corridor be platted as an outlot and conveyed to the City during potential platting.
- **Public Utilities:** The Electric Supervisor indicated that the material will be installed in a joint trench when the lots are graded to final and pinned. An electrical detail will be needed in order to plan for the site, which could include a 3-Phase extension to serve development. The City Engineer indicated that the residual property to the south of the creek will need to be served with watermain. Further review will come with potential platting.
- **Entitlement Process:** Following the potential approval of the comprehensive plan amendment request, the property will require a zoning amendment with possible PUD and platting before development occurs.

RECOMMENDED ACTION

Comprehensive Plan Amendment

Staff recommends that the Planning Commission makes a recommendation to the City Council to approve the comprehensive plan amendment changing the future land use designation of the subject property from Low Density Residential to Medium Density Residential and retaining the areas designated Open Space as is.

Concept Plan Review

The Planning Commission will provide review and comment only – no official action is required.

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 April 10, 2024 meeting. In addition, the Concept Plan will also receive comments from the City Council at the April 10, 2024 meeting.

ATTACHMENTS

- A. Proposed Subdivision Concept Plan
- B. Staff Comments
- C. Potential Street Connections
- D. Comprehensive Plan Figures 6.1 and 7.2

PARCEL 130270701



RETENTION POND

CARTER BLAINE PROPERTY
PARCEL 240340702

PARCEL 240340700

84 UNITS ROW TOWNHOMWS	8-PLEX LOT: 216'X100' 6-PLEX LOT: 172'X100'
34 UNITS DUPLEX	DUPLEX LOT: 62'X100'

MINIMUM LOT DIMENSIONS

SCALE: 1/64"= 1'-0"



Building quality homes since 2003



PARCEL 130270701



ENGINEERING COMMENTS
-IS SCALE CORRECT? NW PROPERTY CORNER TO CENTERLINE OF 3RD ST. IS 906', THIS PLAN SCALES 848'
-CHECK ALL SETBACK AND RIGHT OF WAY DIMENSIONS. THEY DO NOT APPEAR TO MEET R-2/R-3
-THIS IS TWO SEPARATE PROPERTIES AND OWNERSHIP
-THE RESIDUAL PROPERTY SHOULD BE PLATTED AS AN OUTLOT.
-THE FLOODPLAIN SHOULD BE IN A OUTLOT OR EASEMENT
- THE COMPREHENSIVE PLAN DEPICTS A GREENWAY/OPEN SPACE AND TRAIL ALONG THE EXISTING CREEK CORRIDOR. RECOMMEND THIS BE PLATTED AS A OUTLOT AND CONVEYED TO THE CITY. SHOULD ALSO CONSIDER TRAIL TO THE KASEL TRAIL EASEMENT TO THE SOUTH WEST.
-FUTURE BRIDGE AND TRAIL COST ALONG THE CREEK SHOULD BE ADDRESSED
-NEED TO SERVE THE RESIDUAL PROPERTY TO THE SOUTH WITH WATERMAIN.

3RD STREET IS 45' 8-6 TO THE SW WITH SIDEWALK ON BOTH SIDES.

CARTER BLAINE PROPERTY
PARCEL 240340702

84 UNITS ROW TOWNHOMWS	8-PLEX LOT: 216'X100' 6-PLEX LOT: 172'X100'
34 UNITS DUPLEX	DUPLEX LOT: 62'X100'

MINIMUM LOT DIMENSIONS

PARCEL 240340700

SCALE: 1/64"= 1'-0"



Building quality homes since 2003



Potential Street Connections

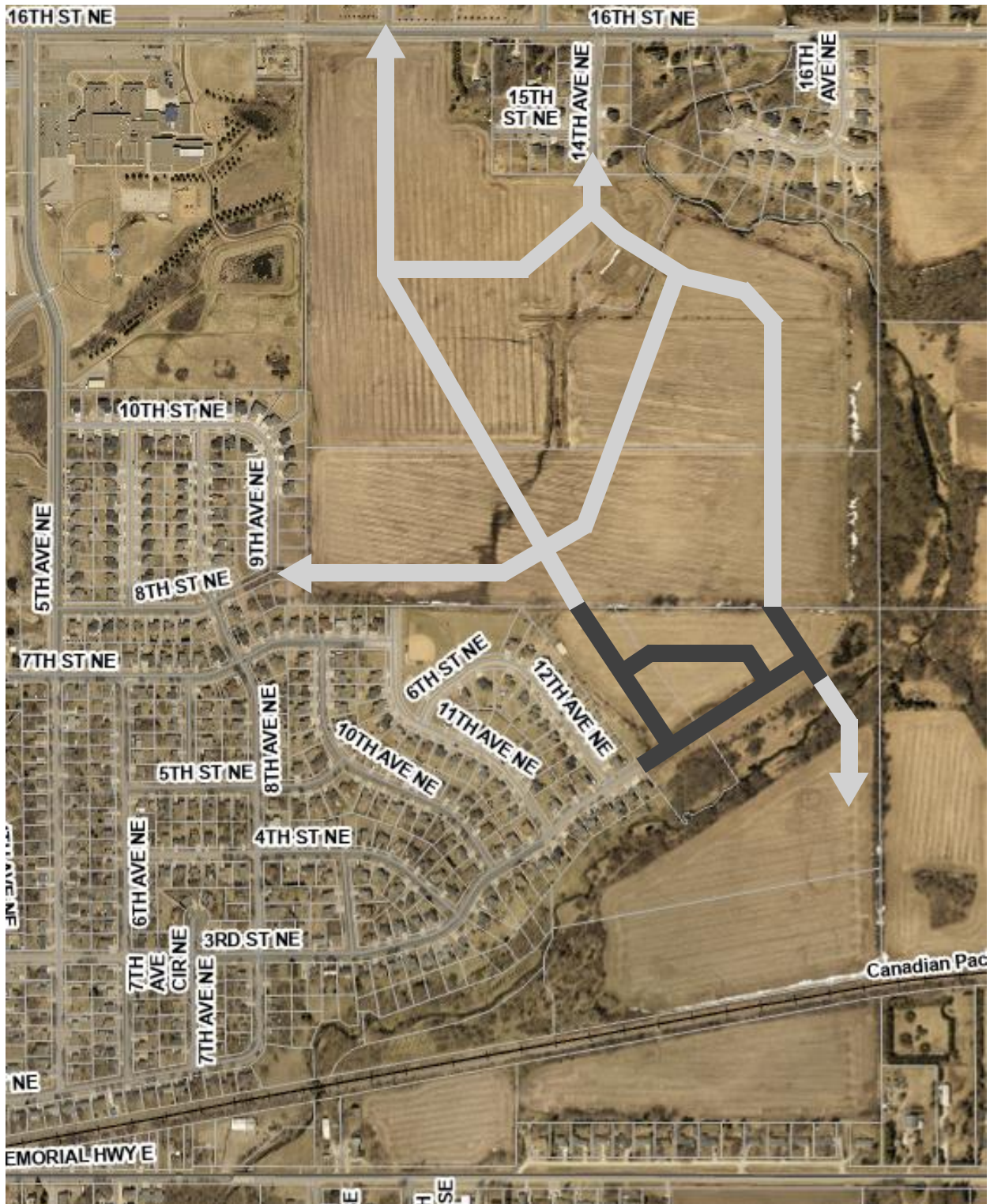


FIGURE 6.1 POTENTIAL PARKS, TRAILS AND GREENWAYS

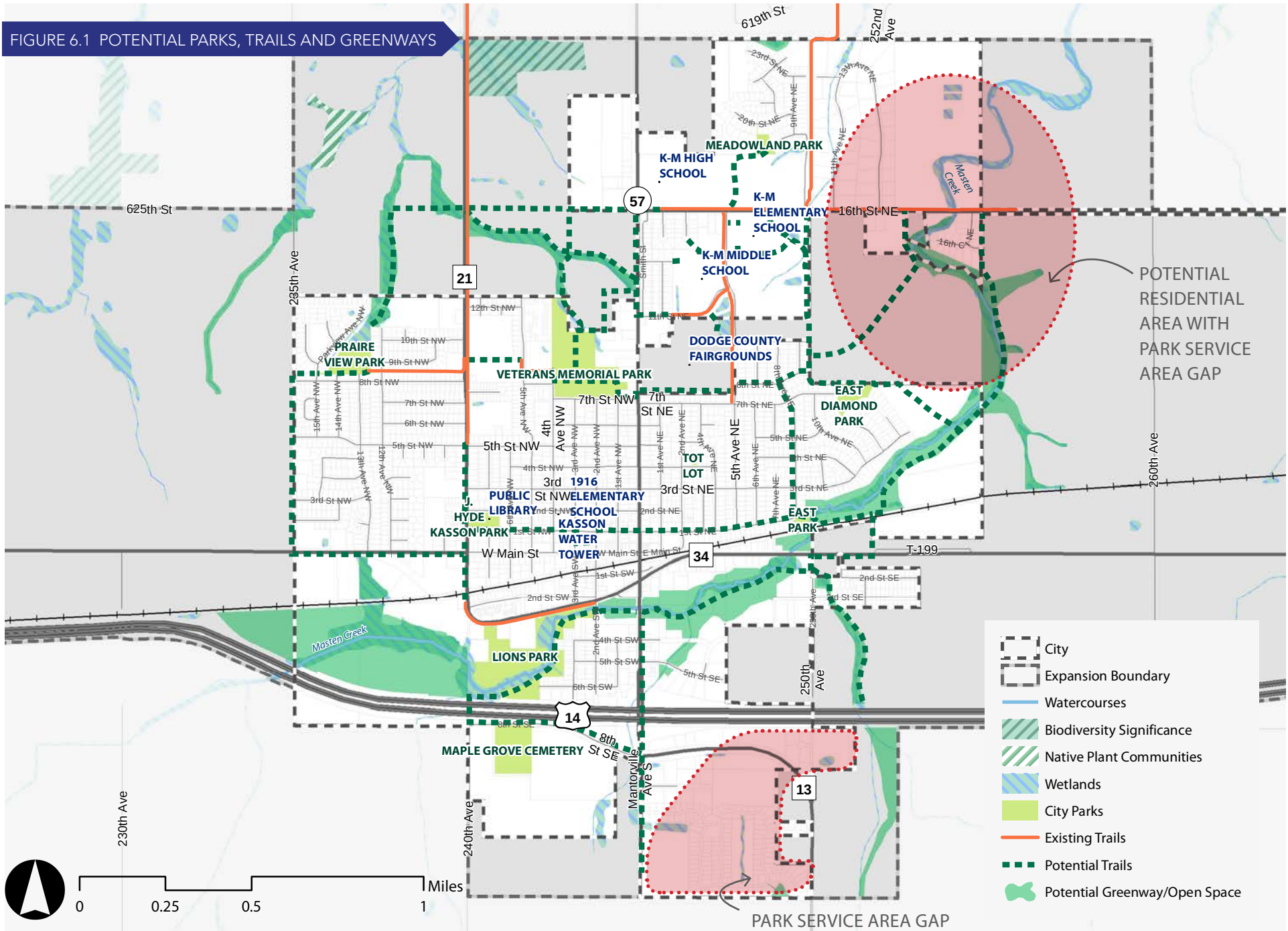
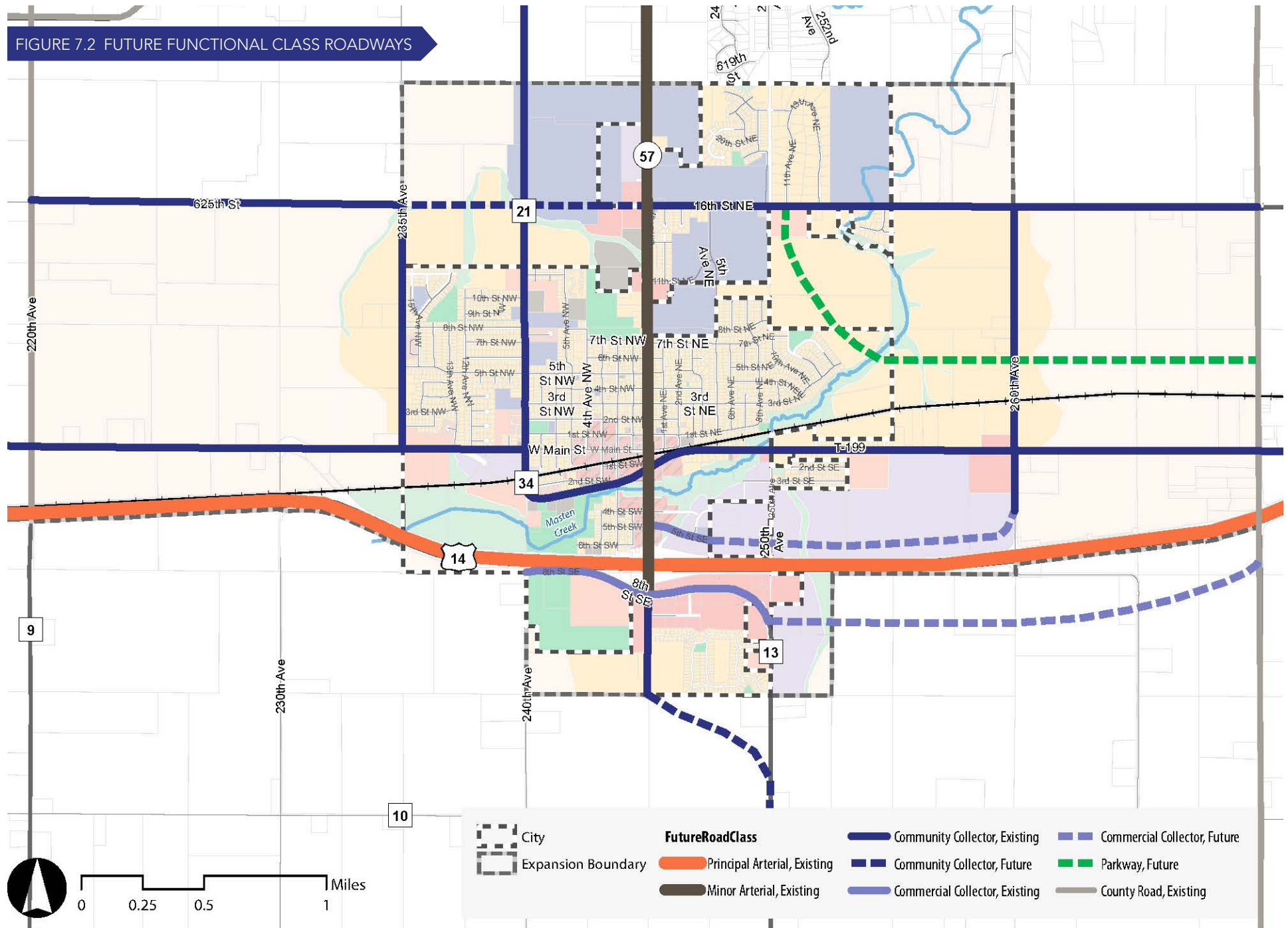


FIGURE 7.2 FUTURE FUNCTIONAL CLASS ROADWAYS



2/26/2024 G:\shortcut-targets-by-id\083sIMDnUsLUFVUM3eG5odGt3oWM Energy\Projects and Deals\Fork Garden LLC - mn-xcel-csg - Ellingson - Dodge\Design\CAD and other supplementals\CAD



BILL OF MATERIALS	
MODULE	BVM7612M-545-H-HC-BF-DG
MODULE WATTAGE	545W
MODULE QUANTITY	13,000
INVERTER	CPS SCH275KTL-D0-US-800
INVERTER WATTAGE	250kW
INVERTER QUANTITY	20
COMBINER BOXES	-
STRING LENGTH	25
STRING QUANTITY	520
RACKING	DURATRACK HZ V3
TRANSFORMER SIZE & VOLTAGE	800V/12.47kV, 2750kVA
TRANSFORMER QUANTITY	2
PILE FOUNDATIONS	DRIVEN PILES
FENCE	7FT TALL AGRICULTURAL FENCE



FORK GARDEN LLC

SITE PLAN

PROJECT SPECIFICATIONS

DATE	2/26/2024
SITE OWNER	ELLINGSON
PARCEL ID	130290402
LAT. LON.	44.0440564°, -92.7688285°
ADDRESS	KASSON, MN 55944
COUNTY	DODGE
DC SYSTEM SIZE	7,085 kW
AC SYSTEM SIZE	5,000 kW
SITE AREA	28.5 ACRES
AZIMUTH	180° (S)
TILT	-52° TO 52°
GCR	35.9%
IC VOLTAGE	12.47 kVA

LEGEND

	PARCEL
	PHASE 1 ESA
	WETLANDS
	LANDOWNER SITE LOCATION
	CONTOURS
	ELECTRICAL CONDUCTORS
	SETBACK
	FENCE
	GATE
	LANDSCAPING
	MODULE
	STORMWATER MANAGEMENT
	ACCESS ROAD
	ELECTRICAL BOS
	ELECTRICAL POLES

CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION

