

PLANNING COMMISSION

SEPTEMBER 12, 2022

6:30 O'CLOCK P.M.

1. Call to Order
2. Minutes of the Previous Meeting – August 8, 2022
3. Public Hearings –LaJoye Fence Conditional Use Permit
4. Public Hearing – Kwik Trip – Preliminary and Final Plats
5. Public Hearing – Golden Kernel – Preliminary and Final Plats
6. Other
7. Adjourn

MINUTES OF PLANNING COMMISSION MEETING

August 8, 2022

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 8th day of August, 2022 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Burton, Commissioner Thompson, Commissioner Tinsley, Commissioner Eggler, and Commissioner Johnson – Commissioner Fitch - via Teams Meeting

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Clerk Linda Rappe, Ian Albers, Planning/EDA Assistant, Brad Scheib – HKGi, Tim Ibisch, City Administrator, Tim O'Marro, Eric Gahr and Brad Clemens

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – July 11, 2022 Motion to Approve made by Commissioner Eggler, second by Commissioner Tinsley with All Voting Aye

PUBLIC FORUM – No one was in attendance for this.

PUBLIC HEARINGS –PLAZA 57 DAYCARE – Administrator Ibisch gave background of a daycare wanting to rent in Plaza 57. Brad Scheib stated that this CUP, and our main concerns are about traffic patterns and added a couple of conditions that refer to this. We are suggesting signage for the front three spaces that that space is reserved. The daycare needs to maintain state licensure.

Brad Clemens stated that the licensing is based on square footage. The max would be 84.

Public Hearing opened

No comments

Public Hearing

Commissioner Burton stated that this serves a critical need in the community. The only thing is the separation of kids and traffic with the fence.

Commissioner Eggler is concerned with the north side of the building and possibly putting in a speed bump Ibisch stated that if the size of green space can be expanded. Mr. Clemens stated that only 20-30 kids will be using the green space at a time the ages are separated.

Commissioner Tinsley asked about the how the playground equipment will be placed in the green space. Mr. Clemens stated that Playscapes will be designing the equipment.

Motion to Recommend Approval made by Commissioner Eggler, second by Commissioner Thompson with All Voting Aye.

PUBLIC HEARING – GAHR FENCE – Administrator Ibisch gave background, this resident is asking for a conditional use permit to put the fence on the property line. This is to allow transparency and let the neighbors know. Eric Gahr, the property owner was in attendance and stated that the neighbors have all agreed that this is fine.

Public Hearing open

No comments

Public hearing closed

Recommendations by staff: the fence will not encroach into the front yard, the fence will not be taller than 6 feet, access agreement with property owners will be notarized, and if this is on a utility easement it can be dismantled at the owner's expense and without prior consent of the owner.

Motion to Recommend Approval with the Conditions as laid out made by Commissioner Burton, second by Commissioner Egger with All Voting Aye.

DISCUSSION ON FENCE PERMITS – the Planning Commission does want it to be a conditional use permit to be able to put conditions on it and mostly this is to let all the neighbors know. We can send the access agreement out early to the applicant so that they can have it signed ahead of time.

OTHER - Nothing

ADJOURN – 7:12pm

Respectfully Submitted,

Linda Rappe, City Clerk

**CITY OF KASSON
RESOLUTION # 9.X-22**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A FENCE
ON THE PROPERTY LINE TO THE SOUTH, WEST AND NORTH OF 901 9TH ST
NW**

WHEREAS, the applicants, Nicholas LaJoye and Brie Blattner, on August 12, 2022 submitted a request for a Conditional Use Permit (CUP) to allow for a fence on the property line for the property at 901 9th St NW; and,

WHEREAS, Section 154.067(D)(4) requires a conditional use permit for a fence to be put on the property line; and,

WHEREAS, the appropriate City Staff and consultants have performed a technical review of the application and drafted a staff report dated September 8, 2022 with findings;

WHEREAS, at a public hearing duly held on the 12th day of September, 2022, the Planning and Zoning Commission heard testimony of all persons wishing to comment; and

WHEREAS, following the public testimony and report of the technical review, the Planning and Zoning Commission reviewed all relevant information regarding the request for a Conditional Use Permit and recommended approval subject to conditions; and

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Kasson, Minnesota hereby approves the conditional use to put a fence on the property line at 901 9th St NW with the following conditions:

- (1) The fence will not encroach beyond the front of the house.
- (2) The fence will not exceed 6 feet in height
- (3) An access agreement be notarized and recorded with the property owners to the west so that the fence can be placed on the property line. .
- (4) The property owner at 901 9th St NW acknowledges that this fence is in a utility easement and can be dismantled at owner's expense if this easement is utilized.

BE IT FURTHER RESOLVED, in granting approval of the conditional use, the City Council makes the following findings of fact:

1. The use is not in conflict with the comprehensive plan of the city;
2. The use will not cause traffic hazards and the traffic generated by the proposed use can be safely accommodated on existing or planned street systems; and the existing public roads providing access to the site will not need to be upgraded or improved by the city in order to handle the additional traffic generated by the use;

3. The proposed use will not impede the normal and orderly development or improvements of the surrounding property;
4. The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of the property; and

The use will not disrupt the character of the neighborhood

Adopted by the City Council this 14th of September, 2022.

ATTEST:

Linda Rappe, City Clerk

Chris McKern, Mayor

The motion to approve the foregoing resolution was made by Council Member XX and duly seconded by Council Member XX. Upon a vote being taken, the following members voted in favor thereof: XX. Those against same: None.



City of Kasson
401 Fifth Street S.E.
Kasson, MN 55944-2204
507.634.7071
(Fax) 507.634.4737
www.cityofkasson.com

Conditional Use Permit Application – Supplemental Information

This form provides information related to the procedures and requirements for a Conditional Use Permit (CUP) Application with the City of Kasson. For full information on CUPs, please refer to § 154.067 of the City Code.

Date Submitted: 8/18/2022

Planning Case Number: _____
(City will fill out)

Pre-Application Meeting Date: _____

A pre-application meeting with the City of Kasson Zoning Administrator pursuant to § 154.065(D) is required prior to submitting a CUP application.

Criteria for a Complete Submittal:

Submit one (1) printed Full-Size copy, one (1) printed 8 ½ X 11 copy, and one (1) digital (PDF or Similar) copy to the Zoning Administrator of the following:

| | |
|--------------------------|--|
| <input type="checkbox"/> | Completed Application Form |
| <input type="checkbox"/> | Accurate Boundary Description |
| <input type="checkbox"/> | Evidence of ownership or enforceable option on the property |
| <input type="checkbox"/> | A development plan of the property drawn to scale showing the existing or proposed buildings, streets, access roads, driveways, parking spaces and signs |
| <input type="checkbox"/> | Landscaping and screening plans |
| <input type="checkbox"/> | Any submittal materials pertaining to a Site Plan Review, as may be required at the discretion of the Zoning Administrator <i>Attach a Site Plan Review Application Supplemental Information form to this application</i> |
| <input type="checkbox"/> | Any additional information deemed necessary by the Zoning Administrator to determine the suitability of the particular site for the proposed use |

Conditional Use Information:

Zoning District: _____

Proposed Use: Fence Addition to connect to existing

Use-Specific Standards (Section Number): _____

Use-Specific Standards (List or Attach): _____

Criteria for Review:

In making the determination, whether or not the conditional use is to be allowed, the City Council shall consider:

- *The effects of the proposed use on the Comprehensive Plan; and*
- *The effects of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.*

Among other things, the City Council shall make the following findings where applicable:

- *The proposed conditional use meets all of the applicable use-specific standards listed within Sections 154.175 through 154.257 of Chapter 154 Zoning of the City Code.*
- *The use is not in conflict with the Comprehensive Plan of the City.*
- *The use is consistent with the purpose of Chapter 154 Zoning of the City Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.*
- *The use will not cause traffic hazards and the traffic generated by the proposed use can be safely accommodated on existing or planned street systems; and the existing public roads providing access to the site will not need to be upgraded or improved by the City in order to handle the additional traffic generated by the use.*
- *Adequate measures have been taken or are proposed to prevent or control offensive odor, fumes, dust, noise, vibration or lighting which would otherwise disturb the use of neighboring property.*
- *Adequate utilities, parking, drainage and other necessary facilities will be provided.*
- *The proposed use will not impede the normal and orderly development or improvements of the surrounding property.*
- *The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of the property.*
- *The use will not disrupt the character of the neighborhood.*
- *The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.*

Additional conditions. *In permitting a new conditional use or in the amendment of an existing conditional use, the City may impose, in addition to the standards and requirements expressly specified by Chapter 154 Zoning of the City Code, additional conditions which the City considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to, the following:*

- *Increasing the required yard setback dimension;*
- *Limiting the height, size or location of the buildings;*
- *Controlling the location and number of vehicle access points;*
- *Increasing the street width;*
- *Increasing the number of required off-street parking spaces;*
- *Limiting the number, size, location or lighting of signs;*
- *Requiring diking, fencing, screening, berming, landscaping or other facilities to protect adjacent or nearby property;*
- *Designating sites for open space; and*
- *Limiting the hours of operation.*

TAX RECORD INFORMATION SHEET

THIS FORM MUST BE COMPLETED BY TITLE OFFICER, ESCROW OFFICER AND/OR
CLOSING ATTORNEY AND SIGNED BY SAME.

THIS SHEET MUST BE COMPLETELY FILLED OUT OR IT WILL BE RETURNED FOR COMPLETION.

INSTRUCTIONS FOR COMPLETION OF TAX RECORDS:

1. Tax legal description must be exactly as shown on tax records.
2. Show **only** all taxing authority where we are escrowing for payment.
3. Tax bills & information are obtained from this sheet. Therefore, it must be completed in full. Include any Assessments, Municipal Utility Districts, Ground Rents, etc. that are escrowed for payment.

The following information is Certified by: Anne Klassen

DATE LOAN CLOSED: April 8, 2022

TITLE/ESCROW/CLOSING ATTORNEY

REFINANCE ☐ Yes ☒ No

LOAN # 9166120

BORROWER(S) NAME: Brie Blattner

Nicholas Laloye

TAXES FOR CURRENT YEAR LISTED IN NAME OF: _____

PROPERTY ADDRESS: 901 9TH St Nw

Kasson, MN 55944

CURRENT TAX ASSESSMENT BASED ON:

☐ ACREAGE ☐ VACANT ☐ PARTIAL CONSTRUCTION ☐ COMPLETE CONSTRUCTION

LEGAL DESCRIPTION:

SECTION _____ BLOCK _____ LOT(S) _____ TRACT _____

MAP _____ UNIT# _____ TNSHP _____ RANGE _____

SUBDIVISION _____

METES & BOUNDS ☐ YES ☐ NO

TYPE OF TAX County Tax

CURRENT TAXES PAID THRU DATE _____

NEXT AMOUNT DUE \$2,013.00

PAYMENT FREQUENCY:

☒ ANNUAL ☐ SEMI-ANNUAL ☐ QUARTERLY ☐ TRI-ANNUAL

TAXING AUTHORITY NAME & ADDRESS:

LAST AMOUNT PAID _____

NEXT DUE DATE 05/15/2023

-THIS AMOUNTS IS ☐ ESTIMATE ☐ ACTUAL

PARCEL/PROPERTY ID/TMS # 24.121.5010

PARCEL/PROPERTY ID/TMS # _____

TYPE OF TAX City Tax

CURRENT TAXES PAID THRU DATE _____

NEXT AMOUNT DUE \$2,013.00

PAYMENT FREQUENCY:

☒ ANNUAL ☐ SEMI-ANNUAL ☐ QUARTERLY ☐ TRI-ANNUAL

TAXING AUTHORITY NAME & ADDRESS:

LAST AMOUNT PAID _____

NEXT DUE DATE 10/15/2022

-THIS AMOUNTS IS ☐ ESTIMATE ☐ ACTUAL

PARCEL/PROPERTY ID/TMS # 24.121.5010

PARCEL/PROPERTY ID/TMS # _____

LOAN #: 9166120

TYPE OF TAX _____ LAST AMOUNT PAID _____
CURRENT TAXES PAID THRU DATE _____ NEXT DUE DATE _____
NEXT AMOUNT DUE _____ -THIS AMOUNTS IS [] ESTIMATE [] ACTUAL
PAYMENT FREQUENCY:
[] ANNUAL [] SEMI-ANNUAL [] QUARTERLY [] TRI-ANNUAL
TAXING AUTHORITY NAME & ADDRESS: PARCEL/PROPERTY ID/TMS #

PARCEL/PROPERTY ID/TMS #

TYPE OF TAX _____ LAST AMOUNT PAID _____
CURRENT TAXES PAID THRU DATE _____ NEXT DUE DATE _____
NEXT AMOUNT DUE _____ -THIS AMOUNTS IS [] ESTIMATE [] ACTUAL
PAYMENT FREQUENCY:
[] ANNUAL [] SEMI-ANNUAL [] QUARTERLY [] TRI-ANNUAL
TAXING AUTHORITY NAME & ADDRESS: PARCEL/PROPERTY ID/TMS #

PARCEL/PROPERTY ID/TMS #

SETTLEMENT AGENT



File No.: **2183474BR**

EXHIBIT "A"

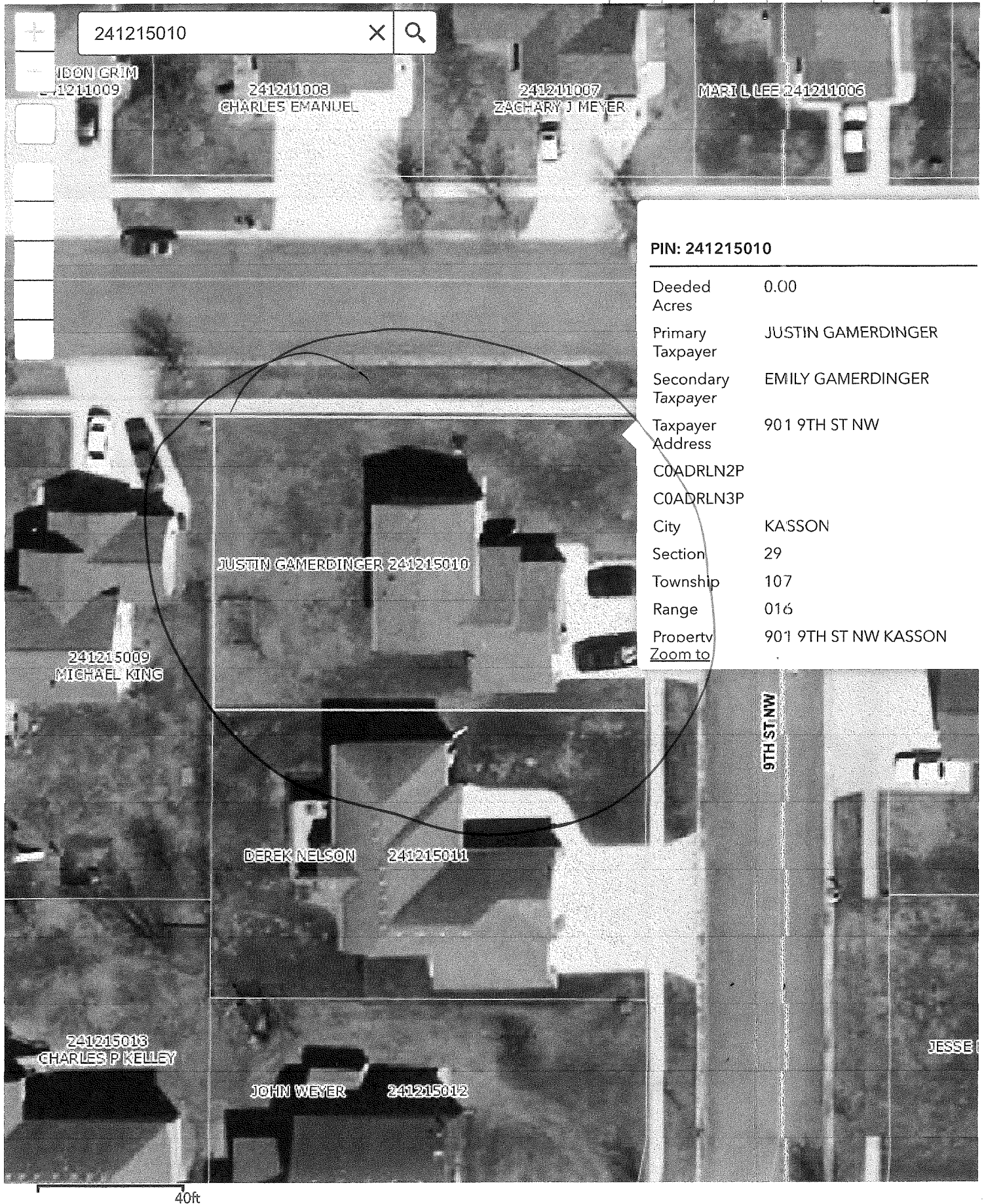
Lot 10, Block 5, Bigelow-Voigt Sixth Subdivision, City of Kasson, Dodge County, Minnesota.

| Land | | | | | | | | | | Land Use | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------|--------------------------------|------|-----------|--------|--------|----------|-----------|------------|----------|-----------------------------|-------------------------|---------------|-------------|--------|--|--|--|--|--|--------|---------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|----------------|--|--|--|--|--|--|--|--|--|
| Land Basis | Front | Rear | Side 1 | Side 2 | R. Lot | SF | Acres | Depth/Unit | EFF/Type | Qual./Land | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SqFt X Rate | | | | | | 9,440.00 | 0.220 | | | KM-400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subtotal | | | | | | 9,440.00 | 0.220 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grand Total | | | | | | 9,440.00 | 0.220 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Street | | | | | | | | | | Zoning | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sales | | | | | | | | | | Building Permits | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SqFt X Rate | Paved | City | | | | | | | | Contact Local Zoning Office | Res Land | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date | \$ Amount | NUTC | Recording | Date | Number | Tag | \$ Amount | Reason | Type | Appraised | B of R | St. Equalized | Pr Yr: 2022 | Values | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 04/08/2022 | \$320,000 | D000 | 244506 | | | | | | Land | \$37,800 | | \$0 | \$37,800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10/22/2019 | \$234,900 | D000 | 230883 | | | | | | Dw/g | \$256,300 | | \$0 | \$256,300 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 08/11/2015 | \$27,500 | D037 | 212283 | | | | | | Impr | | | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 07/20/2015 | \$0 | D060 | | | | | | | Total | \$294,100 | | \$0 | \$294,100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Res. Structure | | | | | | | | | | Addition | | | | | | | | | | Garage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Occ. Code | 101 | | | | | | | | | | 2 | | | | | | | | | | 1 of 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Occ. Descr. | Single-Family / Owner Occupied | | | | | | | | | | Full Bath | | | | | | | | | | Addition | | | | | | | | | | Style | | | | | | | | | | Att Fr. | | | | | | | | | | | | | | | | | | | |
| Year Built | 2015 | | | | | | | | | | Shower Stall Bath | | | | | | | | | | Year Built | | | | | | | | | | EFA | | | | | | | | | | W X L | | | | | | | | | | 0' X 0' | | | | | | | | | |
| EFA / EFR | 7 / | | | | | | | | | | 1/2 Bath | | | | | | | | | | Whirlpool Full Bath | | | | | | | | | | EFA Year | | | | | | | | | | 2015 | | | | | | | | | | 663 | | | | | | | | | |
| Arch. Degr | N/A | | | | | | | | | | Whirlpool Bath w/Shower | | | | | | | | | | Style | | | | | | | | | | 1 Sty Fr. | | | | | | | | | | 2015 | | | | | | | | | | 7 | | | | | | | | | |
| Style | Split Foyer Frame | | | | | | | | | | Extra Fixture | | | | | | | | | | Area (SF) | | | | | | | | | | Condition | | | | | | | | | | Normal | | | | | | | | | | 2015 | | | | | | | | | |
| AreaSF | 950 / | | | | | | | | | | Shower Stall/Tub | | | | | | | | | | Condition | | | | | | | | | | Bsmt (SF) | | | | | | | | | | Condition | | | | | | | | | | NML | | | | | | | | | |
| Condition | NML | | | | | | | | | | [EMPTY] | | | | | | | | | | No Bathroom | | | | | | | | | | Bsmt (SF) | | | | | | | | | | Condition | | | | | | | | | | None | | | | | | | | | |
| | | | | | | | | | | | [EMPTY] | | | | | | | | | | [EMPTY] | | | | | | | | | | Heat | | | | | | | | | | Qtrs Over | | | | | | | | | | Qtrs Over (SF) | | | | | | | | | |
| | | | | | | | | | | | Whirlpool Tub | | | | | | | | | | [EMPTY] | | | | | | | | | | AC | | | | | | | | | | Qtrs AC (SF) | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | Bathroom Sink | | | | | | | | | | Attic (SF) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | Utility Sink | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | [EMPTY] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | [EMPTY] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Dodge County Parcel Viewer



241215010

X

Q

ANDON GRIM
241211009241211008
CHARLES EMANUEL241211007
ZACHARY J MEYER

MARI L LEE 241211006

PIN: 241215010

| | |
|--------------------|----------------------|
| Deeded Acres | 0.00 |
| Primary Taxpayer | JUSTIN GAMERDINGER |
| Secondary Taxpayer | EMILY GAMERDINGER |
| Taxpayer Address | 901 9TH ST NW |
| C0ADRLN2P | |
| C0ADRLN3P | |
| City | KASSON |
| Section | 29 |
| Township | 107 |
| Range | 016 |
| Property | 901 9TH ST NW KASSON |
| Zoom to | |

JUSTIN GAMERDINGER 241215010

241215009
MICHAEL KING

DEREK NELSON 241215011

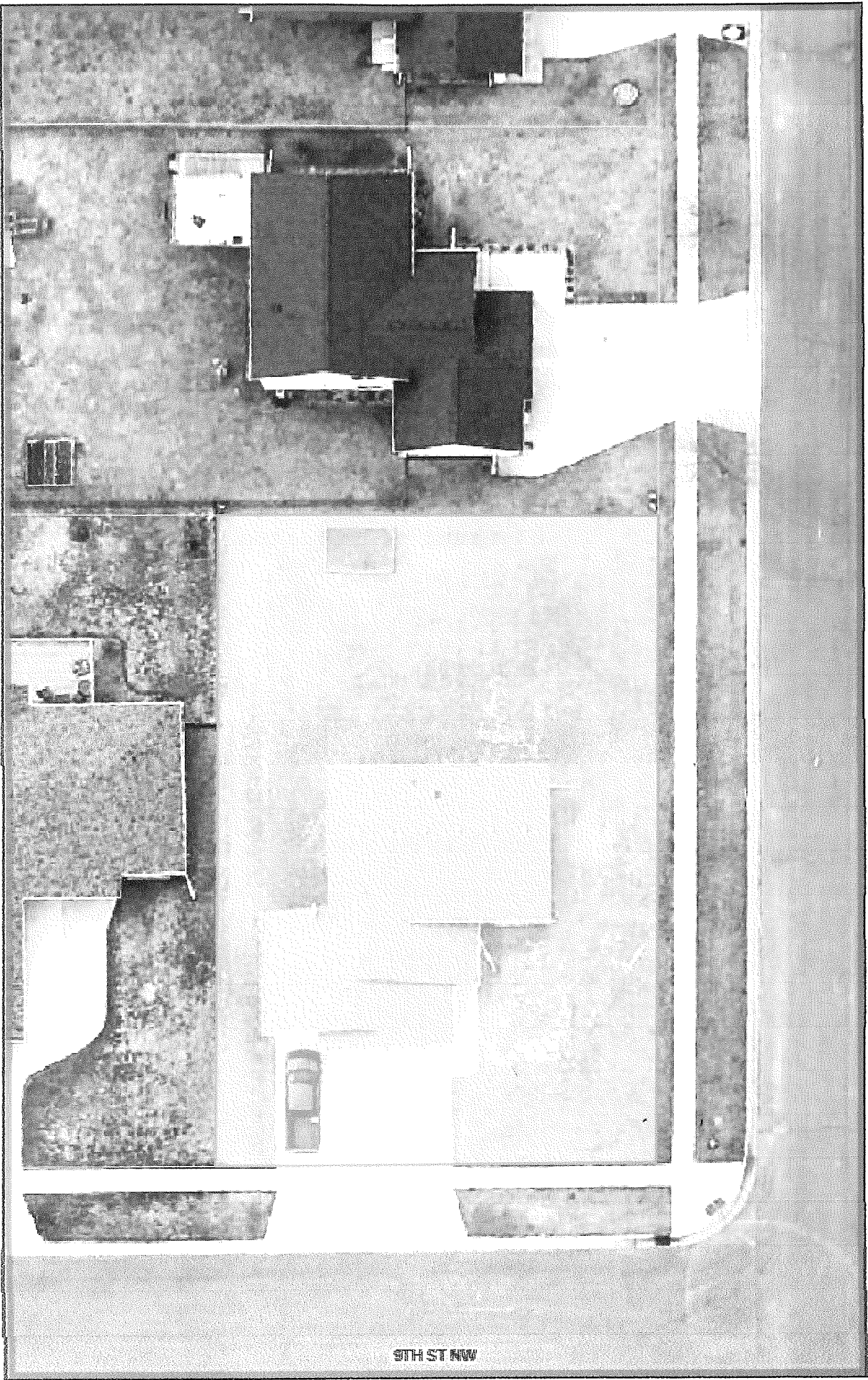
241215013
CHARLES P KELLEY

JOHN WEYER 241215012

JESSE

40ft

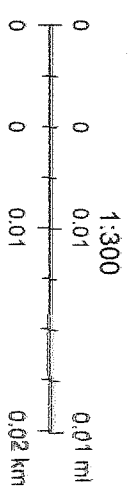
ArcGIS WebMap



August 8, 2022

☐ Override 1 Roads ☐ Parcels

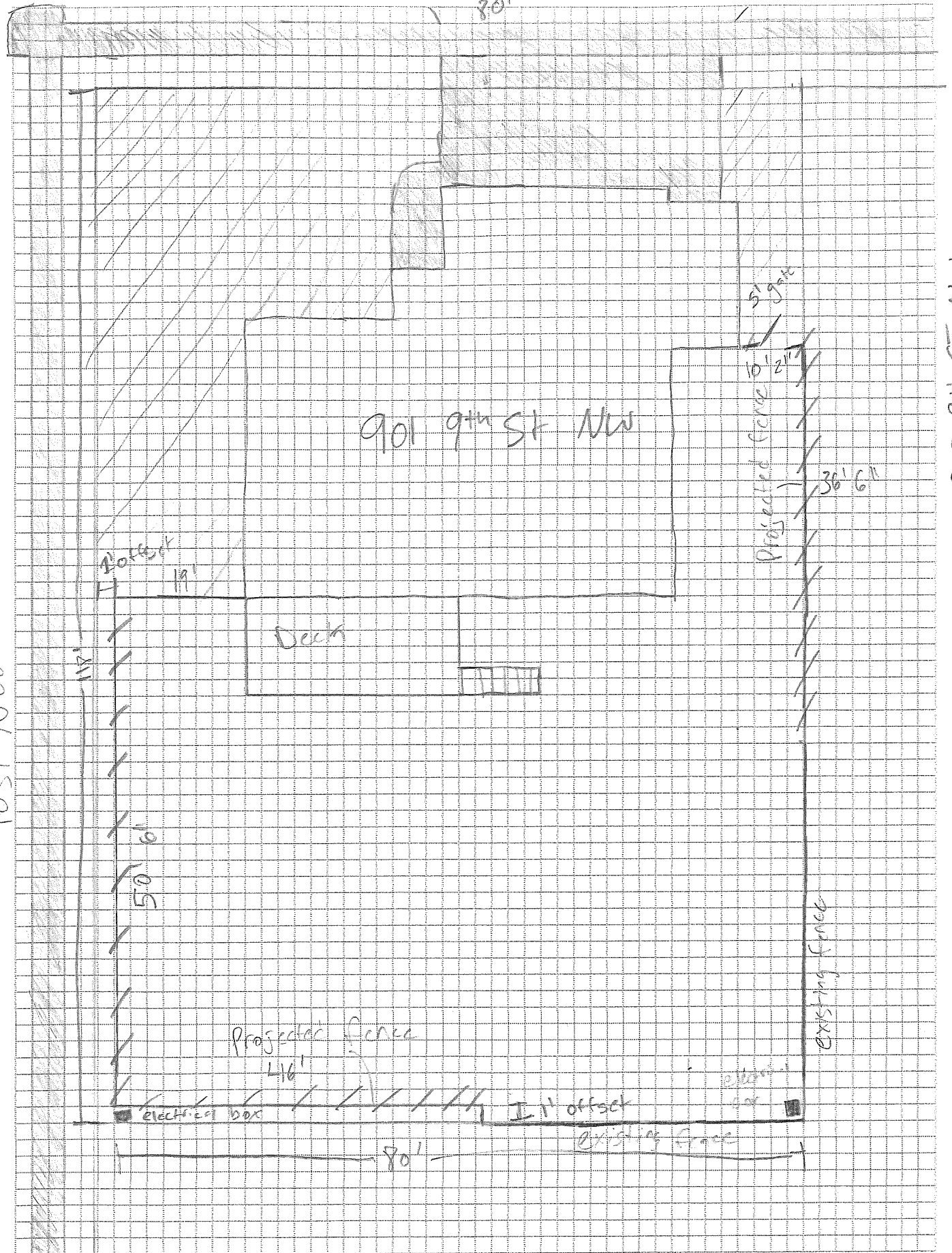
CITY



9TH ST NW
80'

10cm = 59'

10ST NW



903 9th St NW

STAFF REPORT

TO: Planning Commission
FROM: Ian Albers, Community Development Assistant
DATE: September 8, 2022
SUBJECT: LaJoye Fence
APPLICANT: Nicholas LaJoye and Brie Blattner
OWNER: Nicholas LaJoye and Brie Blattner
LOCATION: 901 9th St NW
MEETING DATE: September 12, 2022
COMPREHENSIVE PLAN: Low Density Residential
ZONING: R-1 Single Family Residential

BACKGROUND

The applicants, Nicholas LaJoye and Brie Blattner, have applied for a conditional use permit to place a fence on the south, west, and north sides of their property on the property line. A conditional use permit is required to allow the fence to be placed closer than 3 feet from the property line.

REVIEW PROCEDURE

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. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" for the conditional use permit application was determined to be August 12, 2022. The City's deadline for action is on October 11, 2022.

Public Hearing

City Code § 154.312(B)(3) requires a public hearing for review of a conditional use permit to be held by the Planning and Zoning Commission. The public hearing notice for the CUP was published in the Dodge County Independent and mailed to all affected property owners located within 350 feet of the subject properties.

As the application is for a CUP to put a fence on the south, west, and north sides closer than 3 feet from the property line.

APPLICATION REVIEW

Existing Site Character

See attached pictures.

Conditional Use Permit Review

As described in Section 154.067(D)(4), the following should be considered during review of a conditional use permit application:

- (1) The effects of the proposed use on the comprehensive plan; and

- (2) The effects of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.

Additionally, the following findings should be made, when applicable:

This property has a 5 foot utility easement along the west border in its entirety;

- (1) The use is not in conflict with the comprehensive plan of the city;
- (2) The property owner acknowledges that they are putting a fence in a utility easement and would be the property owner's expense if this easement needs to be utilized and the fence is dismantled;
- (3) The proposed use will not impede the normal and orderly development or improvements of the surrounding property;
- (4) The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of the property;
- (5) The use will not disrupt the character of the neighborhood; and
- (6) The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.

RECOMMENDATION

Staff recommends to the Planning Commission to approve the application for a CUP for to allow a fence on the south, west, and north sections of the back yard of the property to be put on the property line, with the following conditions:

- (1) The fence will not encroach beyond the front of the house.
- (2) The fence will not exceed 6 feet in height
- (3) An access agreement be notarized and recorded with the property owners to the south, west and north so that the fence can be placed on the property line.
- (4) The property owner at 901 9th St NW acknowledges that this fence is in a utility easement and can be dismantled at owner's expense if this easement is utilized.

In recommending approval of the conditional use permit, staff offers the following findings of fact:

- (1) The use is not in conflict with the comprehensive plan of the city;
- (2) The use will not cause traffic hazards and the traffic generated by the proposed use can be safely accommodated on existing or planned street systems; and the existing public roads providing access to the site will not need to be upgraded or improved by the city in order to handle the additional traffic generated by the use;
- (3) The proposed use will not impede the normal and orderly development or improvements of the surrounding property;
- (4) The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of the property; and
- (5) The use will not disrupt the character of the neighborhood.



Store Engineering

1813 Kramer Street
La Crosse, WI 54603

www.kwiktrip.com

City of Kasson

RE: Request Site Plan Review and Releases

August 2022

To whom it may concern,

Kwik Trip, Inc. is requesting consideration from the City of Kasson to review the Site Plan, detached dumpster enclosure, Plat and Easement Vacation. The property is located at the intersection of HWY 57 (Mantorville Ave N) and 16th Street NE.

Kwik Trip is proposing the construction of a new 7900 s.f. convenience store with a 2000 s.f. attached carwash and a 40x120' fueling canopy. The new store and carwash are proposed to be two color tones of brick with stucco accents. The store is proposed with an attached dumpster enclosure, submitted are elevations of a detached enclosure that Kwik Trip would like to have approved for future use.

Kwik Trip prides itself on providing the convenience of everyday grocery needs at competitive prices. Fresh meat, fruit, potatoes, onions, milk, bread, eggs, butter and ice cream are stocked daily. A large selection of cold and hot beverages is available, along with hot food choices, such as pizza, cheeseburgers, soup and fried chicken. Cold food selections such as salads and sandwiches are also available along with a large bakery selection.

With the opening of the site, an estimated 20 to 25 jobs will be added to the community and the store will be open to the public 24 hours a day. Construction would be anticipated to be 2022. We appreciate your time and consideration. Please call if you have any question or need additional copies submitted.

Sincerely

Emily Helwig
Kwik Trip – Store Engineering
Development/Project Manager
608-791-7443
ehelwig@kwiktrip.com

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, coworkers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

PERMIT SET
CITY OF KASSON
DODGE COUNTY, MINNESOTA



| | | | |
|---|--|---|--|
| OWNER KWIK TRIP, INC EMILY HELWIG 1629 OAK STREET LA CROSSE, WI 54602 PHONE: 608-791-7443 EMAIL: ehelwig@wiktrip.com | CIVIL ENGINEER CARLSON MCCAIN, INC. JOSEPH RADACH 3890 PHEASANT RIDGE DR NE, #100 BLAINE, MN 55449 PHONE: 763-489-7912 EMAIL: iradach@carlsonmccain.com | SITE DESIGNER CARLSON MCCAIN, INC. JOSEPH RADACH 3890 PHEASANT RIDGE DR NE, #100 BLAINE, MN 55449 PHONE: 763-489-7912 EMAIL: iradach@carlsonmccain.com | SURVEYOR WIDESTER PETER OET 3777 40TH AVE NE ROCHESTER, MN 55904 PHONE: 507-281-1111 |
|---|--|---|--|

OWNER
KWIK TRIP, INC
EMILY HELWIG
1626 OAK STREET
LA CROSSE, WI 54602
PHONE: 608-791-7443
EMAIL: ehelwig@kwiktrip.com

CIVIL ENGINEER
CARLSON MCCAIN, INC.
JOSEPH RADACH
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7912
EMAIL: jradach@carlsonmccain.com

SITE DESIGNER
CARLSON MCCAIN, INC.
JOSEPH RADACH
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7912
EMAIL: tradach@carlsonmccain.com

SURVEYOR
WDSETH
PETER OET
3777 40TH A
ROCHESTER
PHONE: 507

[illegible]

ALTA/NSPS LAND TITLE SURVEY

PROPERTY DESCRIPTION

Per ALTA Commitment for Title Insurance issued by First American Title Insurance Company, File No. 1533749, effective date 04/05/2021, Minnesota.

Lot One (1), Two (2) and Three (3), Block One (1), Kasson-Memorial Heights First Addition, in the City of Kasson, Dodge County, Minnesota.

AND

That part of the SE 1/4 of the NW 1/4 of Section 20, Township 107 North, Range 18 West, Dodge County, Minnesota, described as 59 minutes 13 seconds West (Note: all bearings are in relationship with the Dodge County Coordinate System MAD 83, Adjusted 1999) along the Westerly extension of the North line of said Lot 5, for a distance of 300.01 feet, thence South 00 degrees 09 minutes 26 seconds East 332.47 feet to the point of beginning, thence South 00 degrees 09 minutes 26 seconds West, along said West line, 332.09 feet to the South line of said NW 1/4, thence North 69 degrees 54 minutes 39 seconds West, along said South line, 300.01 feet, thence North 00 degrees 09 minutes 26 seconds East, 332.47 feet to the point of beginning.

(Property is Abstract.)

ALTA TABLE A RESPONSES

TABLE A ITEM 1 - PROPERTY CORNER MONUMENTS

See survey map.

TABLE A ITEM 2 - PROPERTY ADDRESS

Parcel 24, 028, 0503 / Lots 1, 2, 3
101 Mainville Avenue North, Kasson, MN 55644
Parcel 24, 028, 0503 / West Parcel
no address tagline

TABLE A ITEM 3 - FLOOD ZONE CLASSIFICATION

This is a Flood Hazard Insurance Rate Map, Community-Panel Number 270548 0100 B, effective date September 24, 1982.

TABLE A ITEM 4 - GROSS LAND AREA

Parcel 24, 028, 0503 / Lots 1, 2, 3 0.36 ac.
Parcel 24, 028, 0503 / West Parcel 2.29 ac.

TABLE A ITEM 5 - CONTOURS

See survey map.

TABLE A ITEM 6(A) - ZONING

Property is zoned C3-Highway Commercial District.
Source: City of Kasson, <https://www.kassonmn.com/Regulations>, City of Kasson, The City Land Usage Chapter 154, Zoning Regulations, City of Kasson, The City Land Usage Chapter 154, Zoning

Note: No zoning report or zoning letter provided by client.

TABLE A ITEM 6(B) - SETBACK DEPICTION

Note: No zoning report or zoning letter provided by client.

TABLE A ITEM 7(A) - EXTERIOR BUILDING DIMENSIONS

See survey map.

TABLE A ITEM 8 - SUBSTANTIAL FEATURES

See survey map.

TABLE A ITEM 9 - MARKED PARKING SPACES

No marked parking stalls on property.

TABLE A ITEM 11(A AND B) - UTILITIES

This is a utility map showing utility easements along with GPS points of all the C.U.L. markings. Refer to tables 21-1300208 and 21-1300209. Wisconsin North Survey assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended prior to any construction or excavation.

Utility Contact:

Charter Communications (800) 775-4140
KTR Telecom (507) 424-5910
Minnesota Power (507) 834-2511
Kasson Utilities (507) 255-6661

TABLE A ITEM 14 - NEAREST INTERSECTION

The intersection of 10th Street NE and Mainville Avenue North is located at the southeast corner of the property.

TABLE A ITEM 17 - PROPOSED RIGHT OF WAY CHANGES

The City of Kasson is planning to alter 10th Street from Mainville Avenue (MN Hwy 57) along the south side of this property westward to CS&H 21. There is a roundabout proposed for the intersection of 10th Street and Mainville Avenue. Any right-of-way findings for the project do not impact the boundaries of this property.

TABLE A ITEM 18 - OFFSITE EASEMENTS

Right of Way easements for Title Insurance, issued by First American Title Insurance Company, File No. 1533749, effective date 04/05/2021, there are no offsite easements.

TABLE A ITEM 20 - UTILITY MONUMENTS, SURVEY CONTROL

See survey map.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by First American Title Insurance Company, File No. 1533749, effective date 04/05/2021

- SCHEDULE B, PART II, Exceptions Regarding
- 8 Highway Easement Bk. 55, Pg. 596 nothing to plat on survey
 - 9 Township Resolution Bk. 152 of Misc., Pg. 593 nothing to plat on survey, former Township Road 741 is now 18th Street NE
 - 10 Subdivision Plat Doc. 13340 5' drainage & utility easement shown on survey
 - 11 Pipeline Easement Doc. A198768 nothing to plat on survey, easement lies more than 450 feet west of property
 - 12 Mainville Avenue North road right-of-way lies outside property
 - 13 Certificate of Survey Doc. A202054 document shows a 33' access & utility easement, but does not dedicate it, not shown on survey
 - 14 Certificate of Survey Doc. A202056 document shows a 66' access & utility easement, but does not dedicate it, shown on survey
 - 15 Quit Claim Deed Doc. A 214426 document refers to 66' access and utility easement, but does not dedicate it, shown on survey

ALTA SURVEYOR NOTES

- Exception (C) of Schedule B, Part II, of the title commitment reference a 66-foot wide access and utility easement. However, no actual easement dedication is included in the title commitment and the easement may not exist.
- The location of a sanitary sewer service line or septic tank are not known to the surveyor.
- It appears there is a sewer sanitary sewer line being proposed, to be located on the west side of Highway 57 and serving the property of Zumbro Education District.
- The exact connection of the water service line to a watermain is not known to the surveyor. City Public Works assumed the water service line is crossing Highway 57 to tap into the watermain on the east side of the highway. They cannot top this service line.
- The location of the electric service line is not known to the surveyor.
- Utility lines outside of 5' drainage and utility easement
- According to the City Public Works this is just a sanitary sewer sub.

CERTIFICATION

To Kwik Trip, Inc. and First American Title Insurance Company, dba Tri County Abstract & Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 14, 17, 18 and 20 of table A thereof. The fieldwork was completed on 05/25/2021.

Date August 12, 2021

Paul G. Oelker

Paul G. Oelker
Minnesota L.S. No. 41887

| | | | | | |
|-------------|------------|-------------|--|------------|--|
| DATE | 08/10/2021 | DATE | | BY | |
| SCALE | 1"=30' | PROJECT | | DRAWN BY | |
| ISSUED BY | W.S.C. | APPROVED BY | | CHECKED BY | |
| FILE NUMBER | 2021-10859 | | | | |

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

LEGEND

- Sanitary Manhole
- Water Valve
- Water Curb Stop
- Storm Inlet
- Electric Pole
- Electric Light Pole
- Electric Meter
- Telephone
- Gas Meter

CONTROL POINT INFORMATION

| NO. | NORTHING | EASTING |
|-----|------------|------------|
| CP1 | 178,887.04 | 542,182.26 |
| CP2 | 178,887.04 | 542,182.26 |
| CP3 | 178,887.04 | 542,182.26 |
| CP4 | 178,887.04 | 542,182.26 |

NOTES

1. DIMENSIONS AND BORN MONUMENT LOCATIONS ARE BASED ON THE BUFFALO COUNTY COORDINATE SYSTEM (NAD83 - 83 ADJUSTMENT).
2. DIMENSIONS AND BORN MONUMENT LOCATIONS ARE BASED ON THE BUFFALO COUNTY COORDINATE SYSTEM (NAD83 - 83 ADJUSTMENT).
3. DIMENSIONS AND BORN MONUMENT LOCATIONS ARE BASED ON THE BUFFALO COUNTY COORDINATE SYSTEM (NAD83 - 83 ADJUSTMENT).
4. DIMENSIONS AND BORN MONUMENT LOCATIONS ARE BASED ON THE BUFFALO COUNTY COORDINATE SYSTEM (NAD83 - 83 ADJUSTMENT).

SCALE (IN FEET)

0 30 60

LEGEND

- Sanitary Manhole
- Water Valve
- Water Curb Stop
- Storm Inlet
- Electric Pole
- Electric Light Pole
- Electric Meter
- Telephone
- Gas Meter

CONTROL POINT INFORMATION

| NO. | NORTHING | EASTING |
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| CP3 | 178,887.04 | 542,182.26 |
| CP4 | 178,887.04 | 542,182.26 |

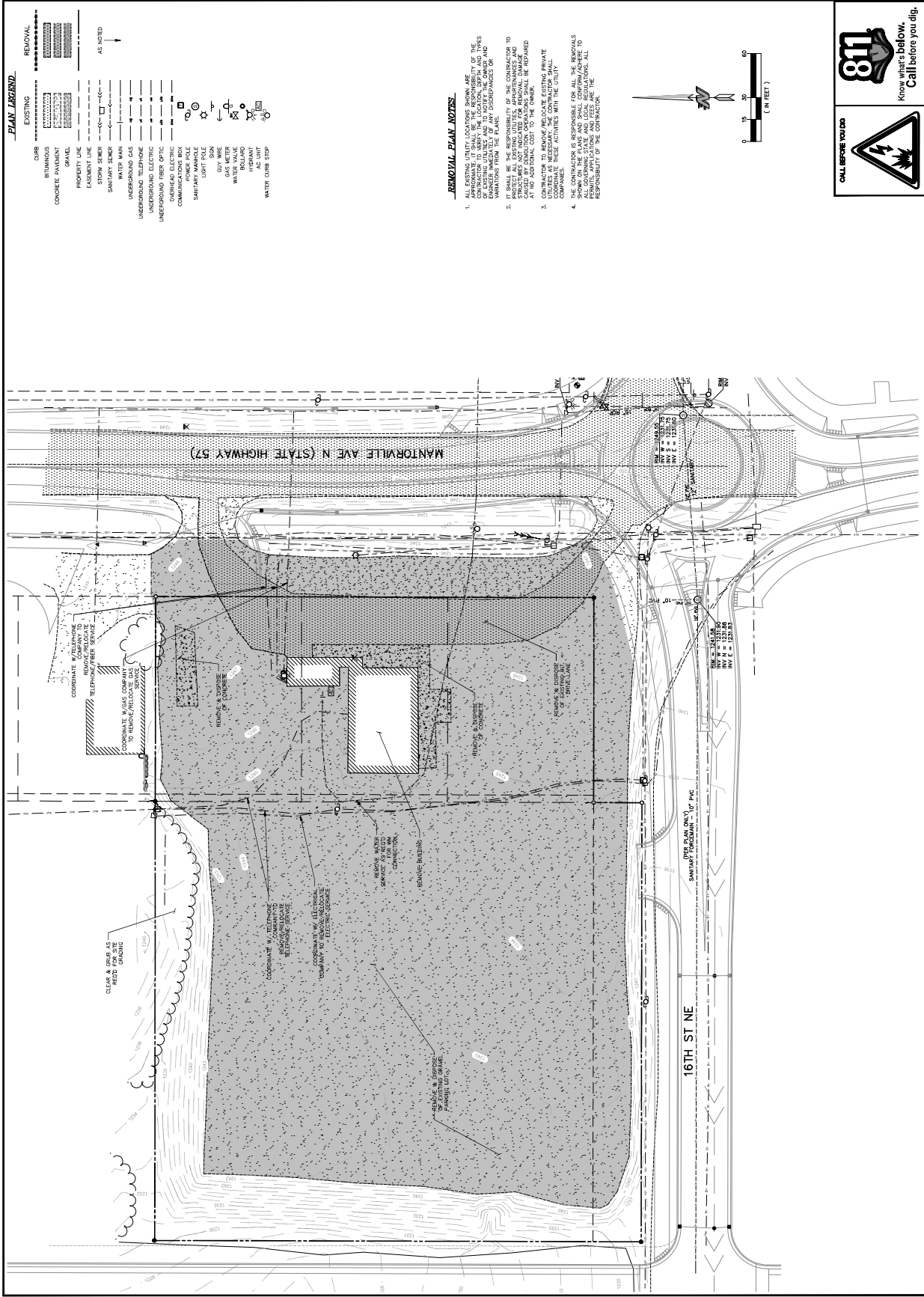
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SCALE (IN FEET)

0 30 60

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVIVORS



PLAN LEGEND

| EXISTING | REMOVAL |
|-----------------------|----------|
| CONCRETE PAVEMENT | AS NOTED |
| PROPERTY LINE | |
| STORM SEWER | |
| WATER MAIN | |
| UNDERGROUND TELEPHONE | |
| UNDERGROUND ELECTRIC | |
| OVERHEAD ELECTRIC | |
| COMMUNICATIONS | |
| SANITARY MANHOLE | |
| POWER POLE | |
| LIGHT POLE | |
| GUY WIRE | |
| WATER VALVE | |
| ROUND | |
| AC UNIT | |
| WATER CURB STOP | |

REMOVAL PLAN NOTES

1. APPROXIMATE LOCATION OF REMOVAL AREAS IS SHOWN ON THIS PLAN. APPROXIMATE IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF REMOVAL AREAS BY FIELD SURVEY AND TO NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF REMOVAL AREAS BY FIELD SURVEY AND TO NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. CONTRACTOR TO REMOVE EXISTING PRIVATE DRIVEWAY AND TO NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. CONTRACTOR TO REMOVE EXISTING PRIVATE DRIVEWAY AND TO NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.



KWIK TRIP, Inc.
1635 OAK STREET
LA CROSSE, WI 54601-2107
PH: (608) 781-8888
FAX: (608) 781-8880



1. 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.
Name: Donald A. McCain, P.E.
Signature: [Signature]
Date: 02/02/22 License # 53182

DEMO PLAN
CONVENIENCE STORE #1194
WITH 1-BAY CARWASH
MANTORVILLE AVE N & 16TH ST NE
KASSON, MINNESOTA

| # | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 02/02/22 | REV. OWNER |
| 2 | 02/02/22 | REV. OWNER |
| 3 | 02/02/22 | REV. OWNER |
| 4 | 02/02/22 | REV. OWNER |
| 5 | 02/02/22 | REV. OWNER |
| 6 | 02/02/22 | REV. OWNER |
| 7 | 02/02/22 | REV. OWNER |
| 8 | 02/02/22 | REV. OWNER |
| 9 | 02/02/22 | REV. OWNER |
| 10 | 02/02/22 | REV. OWNER |
| 11 | 02/02/22 | REV. OWNER |
| 12 | 02/02/22 | REV. OWNER |
| 13 | 02/02/22 | REV. OWNER |
| 14 | 02/02/22 | REV. OWNER |
| 15 | 02/02/22 | REV. OWNER |
| 16 | 02/02/22 | REV. OWNER |
| 17 | 02/02/22 | REV. OWNER |
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| 19 | 02/02/22 | REV. OWNER |
| 20 | 02/02/22 | REV. OWNER |
| 21 | 02/02/22 | REV. OWNER |
| 22 | 02/02/22 | REV. OWNER |
| 23 | 02/02/22 | REV. OWNER |
| 24 | 02/02/22 | REV. OWNER |
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| 31 | 02/02/22 | REV. OWNER |
| 32 | 02/02/22 | REV. OWNER |
| 33 | 02/02/22 | REV. OWNER |
| 34 | 02/02/22 | REV. OWNER |
| 35 | 02/02/22 | REV. OWNER |
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| 39 | 02/02/22 | REV. OWNER |
| 40 | 02/02/22 | REV. OWNER |
| 41 | 02/02/22 | REV. OWNER |
| 42 | 02/02/22 | REV. OWNER |
| 43 | 02/02/22 | REV. OWNER |
| 44 | 02/02/22 | REV. OWNER |
| 45 | 02/02/22 | REV. OWNER |
| 46 | 02/02/22 | REV. OWNER |
| 47 | 02/02/22 | REV. OWNER |
| 48 | 02/02/22 | REV. OWNER |
| 49 | 02/02/22 | REV. OWNER |
| 50 | 02/02/22 | REV. OWNER |
| 51 | 02/02/22 | REV. OWNER |
| 52 | 02/02/22 | REV. OWNER |
| 53 | 02/02/22 | REV. OWNER |
| 54 | 02/02/22 | REV. OWNER |
| 55 | 02/02/22 | REV. OWNER |
| 56 | 02/02/22 | REV. OWNER |
| 57 | 02/02/22 | REV. OWNER |
| 58 | 02/02/22 | REV. OWNER |
| 59 | 02/02/22 | REV. OWNER |
| 60 | 02/02/22 | REV. OWNER |
| 61 | 02/02/22 | REV. OWNER |
| 62 | 02/02/22 | REV. OWNER |
| 63 | 02/02/22 | REV. OWNER |
| 64 | 02/02/22 | REV. OWNER |
| 65 | 02/02/22 | REV. OWNER |
| 66 | 02/02/22 | REV. OWNER |
| 67 | 02/02/22 | REV. OWNER |
| 68 | 02/02/22 | REV. OWNER |
| 69 | 02/02/22 | REV. OWNER |
| 70 | 02/02/22 | REV. OWNER |
| 71 | 02/02/22 | REV. OWNER |
| 72 | 02/02/22 | REV. OWNER |
| 73 | 02/02/22 | REV. OWNER |
| 74 | 02/02/22 | REV. OWNER |
| 75 | 02/02/22 | REV. OWNER |
| 76 | 02/02/22 | REV. OWNER |
| 77 | 02/02/22 | REV. OWNER |
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| 80 | 02/02/22 | REV. OWNER |
| 81 | 02/02/22 | REV. OWNER |
| 82 | 02/02/22 | REV. OWNER |
| 83 | 02/02/22 | REV. OWNER |
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| 85 | 02/02/22 | REV. OWNER |
| 86 | 02/02/22 | REV. OWNER |
| 87 | 02/02/22 | REV. OWNER |
| 88 | 02/02/22 | REV. OWNER |
| 89 | 02/02/22 | REV. OWNER |
| 90 | 02/02/22 | REV. OWNER |
| 91 | 02/02/22 | REV. OWNER |
| 92 | 02/02/22 | REV. OWNER |
| 93 | 02/02/22 | REV. OWNER |
| 94 | 02/02/22 | REV. OWNER |
| 95 | 02/02/22 | REV. OWNER |
| 96 | 02/02/22 | REV. OWNER |
| 97 | 02/02/22 | REV. OWNER |
| 98 | 02/02/22 | REV. OWNER |
| 99 | 02/02/22 | REV. OWNER |
| 100 | 02/02/22 | REV. OWNER |

811
Know what's below.
Call before you dig.

CALL BEFORE YOU DIG



**CARLSON
McCain**

2000 PINEHURST RIDGE DRIVE, E. SUITE 100, BLAINE, MN 55425
TEL: 763.496-7000 / FAX: 763.496-7001 / CARLSON@CCMCC.COM

Name: Donald J. Wilke, P.E.
Signature: *Don Wilke*

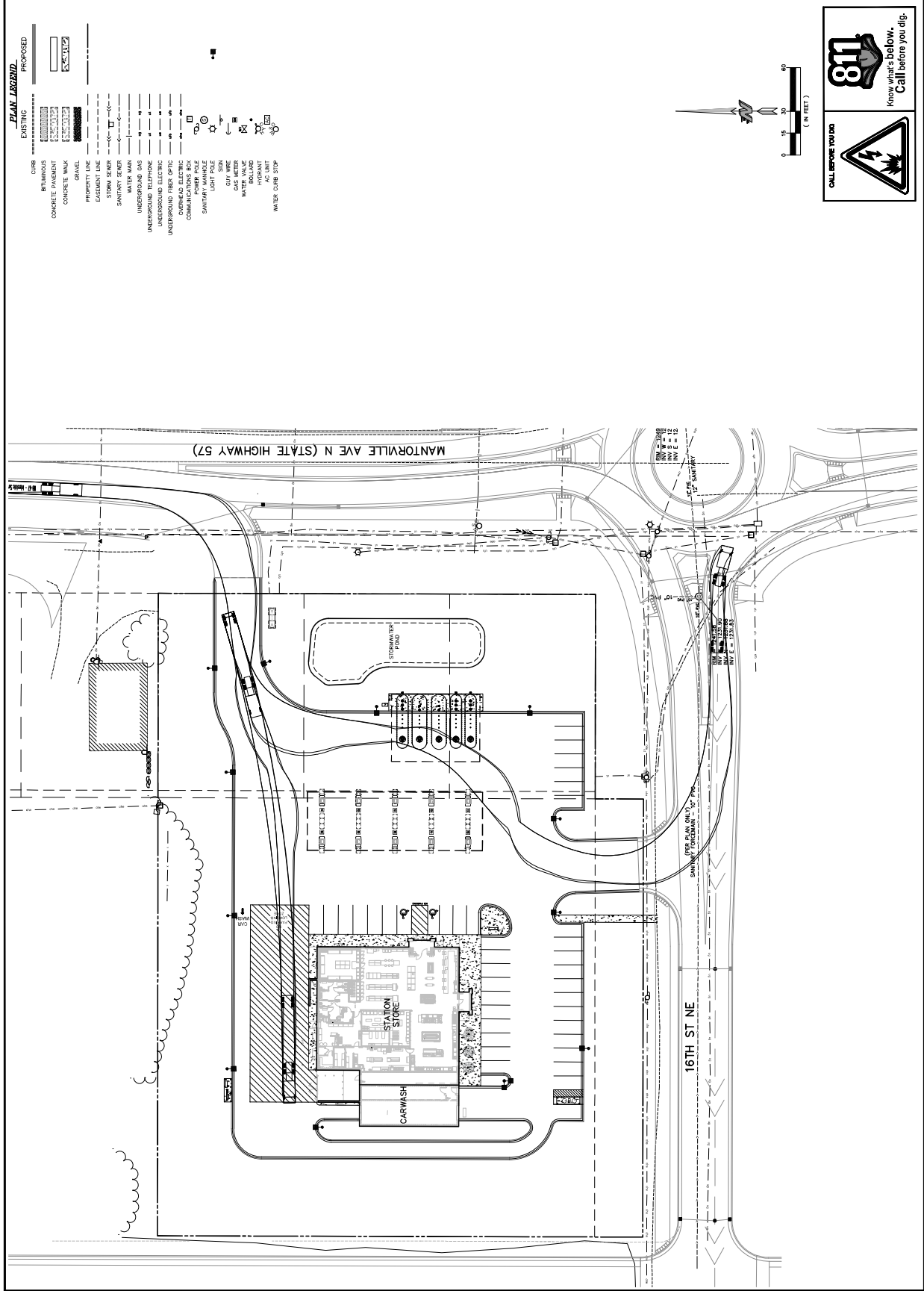
MANTORVILLE AVE N & 16TH ST NE
KASSON, MINNESOTA

| # | DATE | DESCRIPTION |
|---|----------|-------------|
| 1 | 03/10/92 | Per Owner |
| 2 | 08/10/92 | Per Owner |
| | | |
| | | |
| | | |
| | | |

| | |
|-----------|------------|
| DRAWN BY | DJW |
| SCALE | GRAPHIC |
| PROJ. NO. | 971500 |
| DATE | 2022-05-04 |

SHEET

1194 SP0





**CARLSON
McCAIN**

Date: 02/04/22 License #: 53182

CONVENIENCE STORE #1194
WITH 1-BAY CARWASH

MANTORVILLE AVE N & 16TH ST NE
KASSON, MINNESOTA

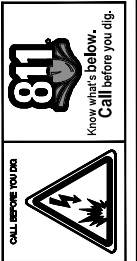
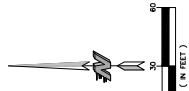
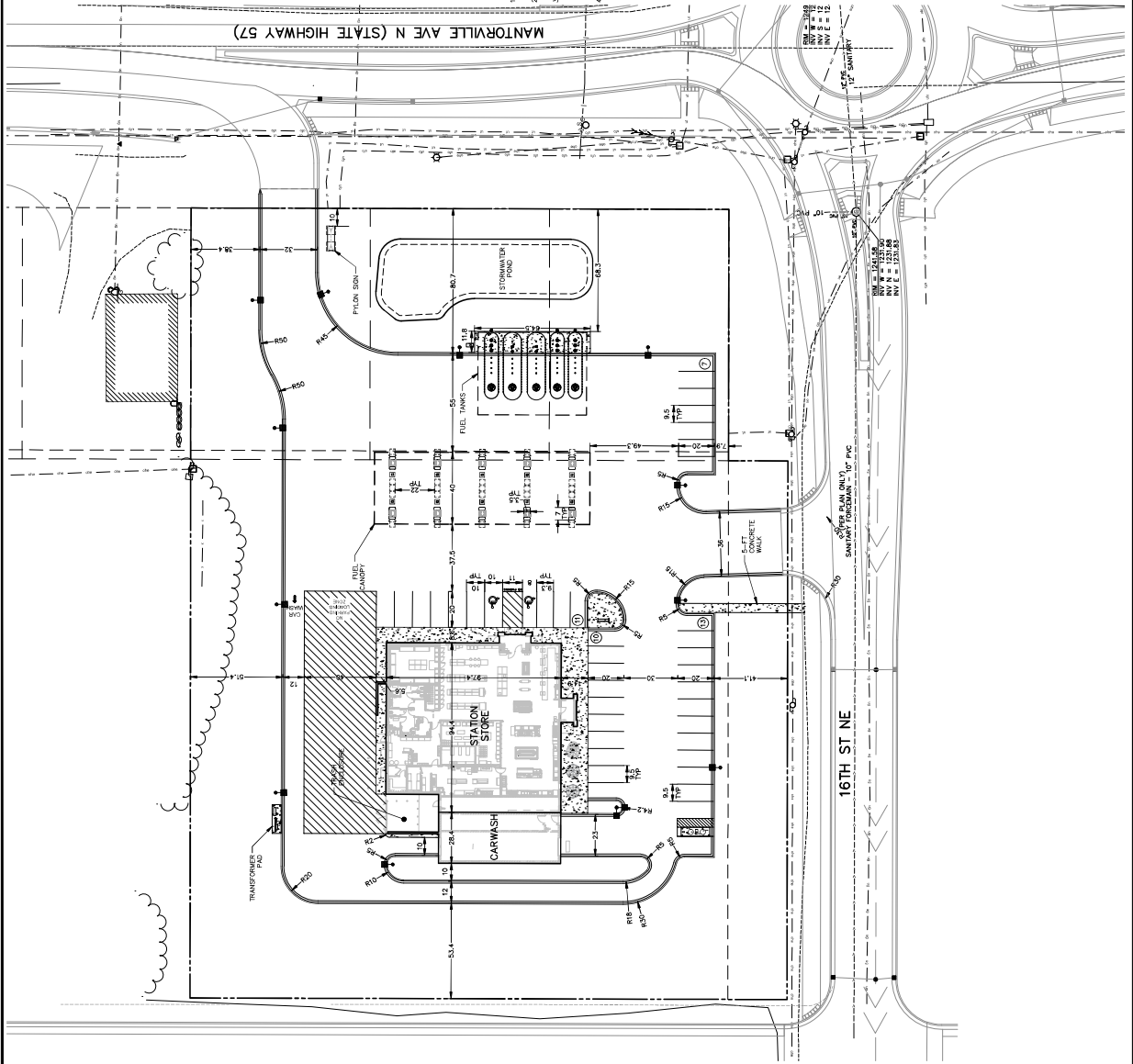
| DATE | | DESCRIPTION | DRAWN BY | DATE |
|---|----------|-------------|-----------|------------|
|  | 03/16/22 | Per Owner | SCALE | GRAPHIC |
|  | 08/10/22 | Per Owner | PROJ. NO. | 9719-00 |
| | | | DATE | 2022-09-04 |
| SHEET | | | | 1194 SP1 |

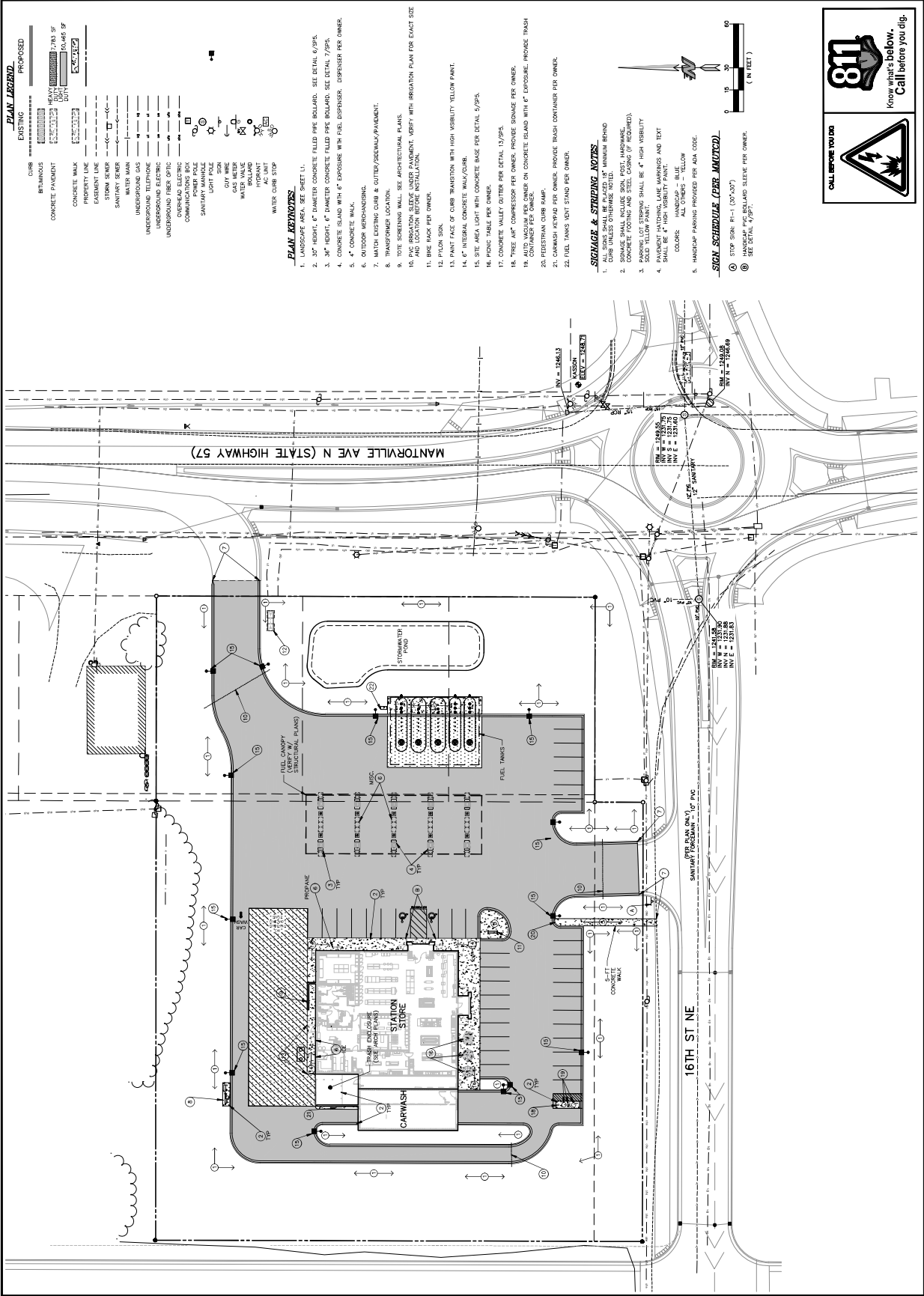
| EXISTING | PROPOSED |
|----------|----------|
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| 5.00 | 5.00 |
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| 95.00 | 95.00 |
| 96.00 | 96.00 |
| 97.00 | 97.00 |
| 98.00 | 98.00 |
| 99.00 | 99.00 |
| 100.00 | 100.00 |



[illegible]

| | |
|------------------------|---------------|
| ZONING: | TBD |
| PARCEL AREA: | 141,604 SF |
| HARD SURFACE AREA: | |
| STATION STONE: | 9,26 SF 7% |
| CARWASH: | 1,93 SF 1% |
| PAVEMENT: | 55,263 SF 40% |
| TOTAL: | 76,522 SF 54% |
| PERVIOUS SURFACE AREA: | |
| BUILDING HEIGHTS: | 24.0 FT |
| STATION STONE: | 14.0 FT |
| CARWASH: | 15.5 FT |
| FUEL CANOPY: | |


| | |
|---------------------|-----------|
| STANDARD STALLS | 39 |
| HANDICAP STALLS | 2 |
| FUEL CANOPY STALLS | 20 |
| TOTAL STALLS | 61 |

[illegible]





KWIK TRIP, Inc.
1525 OAK STREET
LA CROSSE, WI 54601-2107
PH. (608) 781-4988
FAX. (608) 781-4990



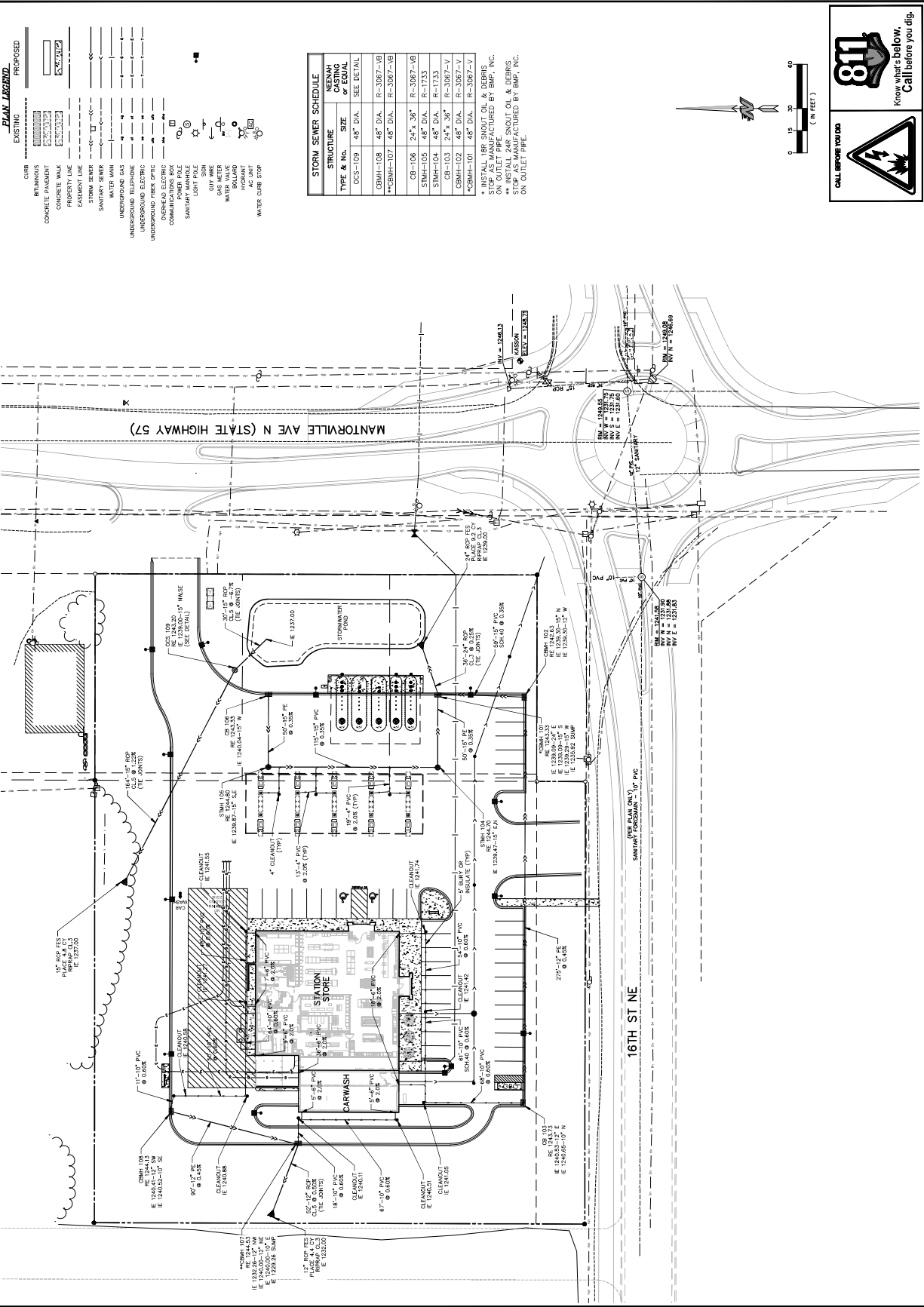
CARLSON MCCAIN
1000 UNIVERSITY AVENUE, SUITE 100, LA CROSSE, WISCONSIN 54601
TEL. (608) 781-4988 FAX. (608) 781-4990
www.carlsonmccain.com

DATE: 03/01/22 **BY:** J. J. J. **CHECKED:** J. J. J.
SCALE: 1" = 40' **DATE:** 03/01/22 **BY:** J. J. J. **CHECKED:** J. J. J.

CONVENIENCE STORE #1194
WITH 1-BAY CARWASH
KASSON, MINNESOTA
MANTORVILLE AVE N & 16TH ST NE

DATE: 03/01/22 **BY:** J. J. J. **CHECKED:** J. J. J.
SCALE: 1" = 40' **DATE:** 03/01/22 **BY:** J. J. J. **CHECKED:** J. J. J.

1194 SP.1



PLAN LEGEND

| EXISTING | PROPOSED |
|-----------------------|-----------------------|
| CONCRETE PAVEMENT | CONCRETE PAVEMENT |
| CONCRETE WALK | CONCRETE WALK |
| PROPERTY LINE | PROPERTY LINE |
| EXISTING LINE | EXISTING LINE |
| STORM SEWER | STORM SEWER |
| UNDERGROUND GAS | UNDERGROUND GAS |
| UNDERGROUND TELEPHONE | UNDERGROUND TELEPHONE |
| UNDERGROUND ELECTRIC | UNDERGROUND ELECTRIC |
| OVERHEAD ELECTRIC | OVERHEAD ELECTRIC |
| COMMUNICATIONS | COMMUNICATIONS |
| SANITARY MANHOLE | SANITARY MANHOLE |
| WATER VALVE | WATER VALVE |
| WATER CURE STOP | WATER CURE STOP |

| STORM SEWER SCHEDULE | | |
|----------------------|------------|------------|
| STRUCTURE | TYPE & No. | SIZE |
| CBMH-108 | 48" DIA. | R-3067-VB |
| OC5-109 | 48" DIA. | SEE DETAIL |
| CBMH-107 | 48" DIA. | R-3067-VB |
| CB-108 | 24" 36" | R-3067-VB |
| STMH-105 | 48" DIA. | R-1733 |
| STMH-104 | 48" DIA. | R-1733 |
| CB-103 | 24" 36" | R-3067-V |
| CBMH-102 | 48" DIA. | R-3067-V |
| CBMH-101 | 48" DIA. | R-3067-V |

* INSTALL 180 SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC.
** INSTALL 240 SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.

16TH ST NE

MANTORVILLE AVE N (STATE HIGHWAY 57)



KWIK TRIP, Inc.
1035 OAK STREET
LA CROSSE, WI 54602-107
PH. (608) 78-4988
FAX (608) 78-4980



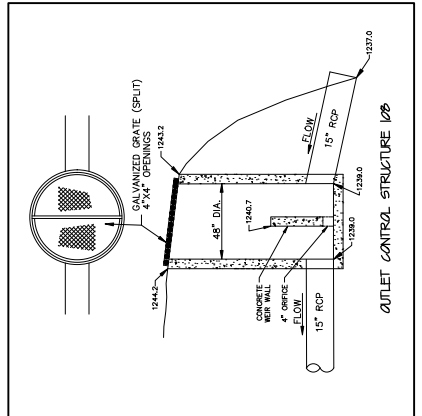
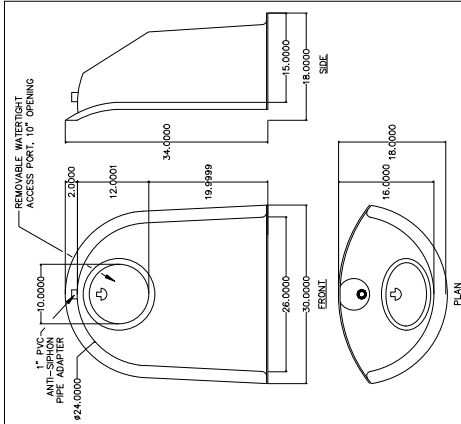
1. I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Wisconsin.
Name: David L. Miller, P.E.
Signature: [Signature]
Date: 03/01/22 License # 93182

STORM SEWER PLAN
CONVENIENCE STORE #1194
WITH 1-BAY CARWASH
KASSON, MINNESOTA
MANTORVILLE AVE N & 16TH ST NE

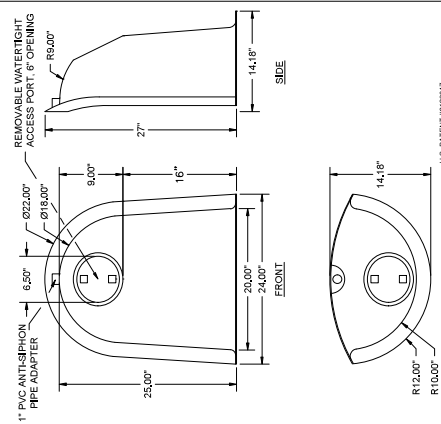
| DATE | DESCRIPTION |
|-------------------|------------------------|
| 03/01/22 | Rev. Owner |
| 08/03/22 | Rev. Owner |
| DRAWN BY: [Blank] | |
| SCALE: [Blank] | GRAPHIC: [Blank] |
| SHEET NO.: 871450 | PROJECT NO.: 202204504 |
| DATE: 03/01/22 | SHEET: 1194 SP3 |

1. After steroids tapered, we withdrew, ground, and converted methadone to ASTM. After withdrawal, we tapered and converted methadone to ASTM. After withdrawal, we tapered and converted methadone to ASTM.
2. In the case of the patient with severe withdrawal symptoms, we tapered and converted methadone to ASTM.

- [illegible]

[illegible][illegible]

| | | |
|--|--|---------------------------------------|
| DESIGNED TO FIT 48"-60" DIAM. STRUCTURES | BMP, INC. 53 MT. ARCHER ROAD LYME CT 06371 (860) 534-0058 FAX: (860) 434-1161 | |
| | RECOMMENDED SUMP DEPTH 2.5' TO 3X OUTLET PIPE I.D. | 24R SNOUT OIL & DEBRIS STOP 24R |



| | | | | |
|--|--|---------------------|------------------|------|
| DESIGNED BY: F1T 48'-0" HAW. STRUCTURES RECOMMENDED SUMP DEPTH: 2.5 TO 3X OUTLET PIPE I.D. | BMP, INC. 53 MT. ARCHER ROAD, LYME, CT 06371 (800) 504-0038 FAX: (860) 434-1195 | | | |
| | PROJECT NO. 18R SNUIT | SCALE 0/8"=1'-0" | DATE 03/06/09 | NONE |
| | DRAWN BY: J. GARDNER O.K. & DEBRS STOP 18R | | | |




KWK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

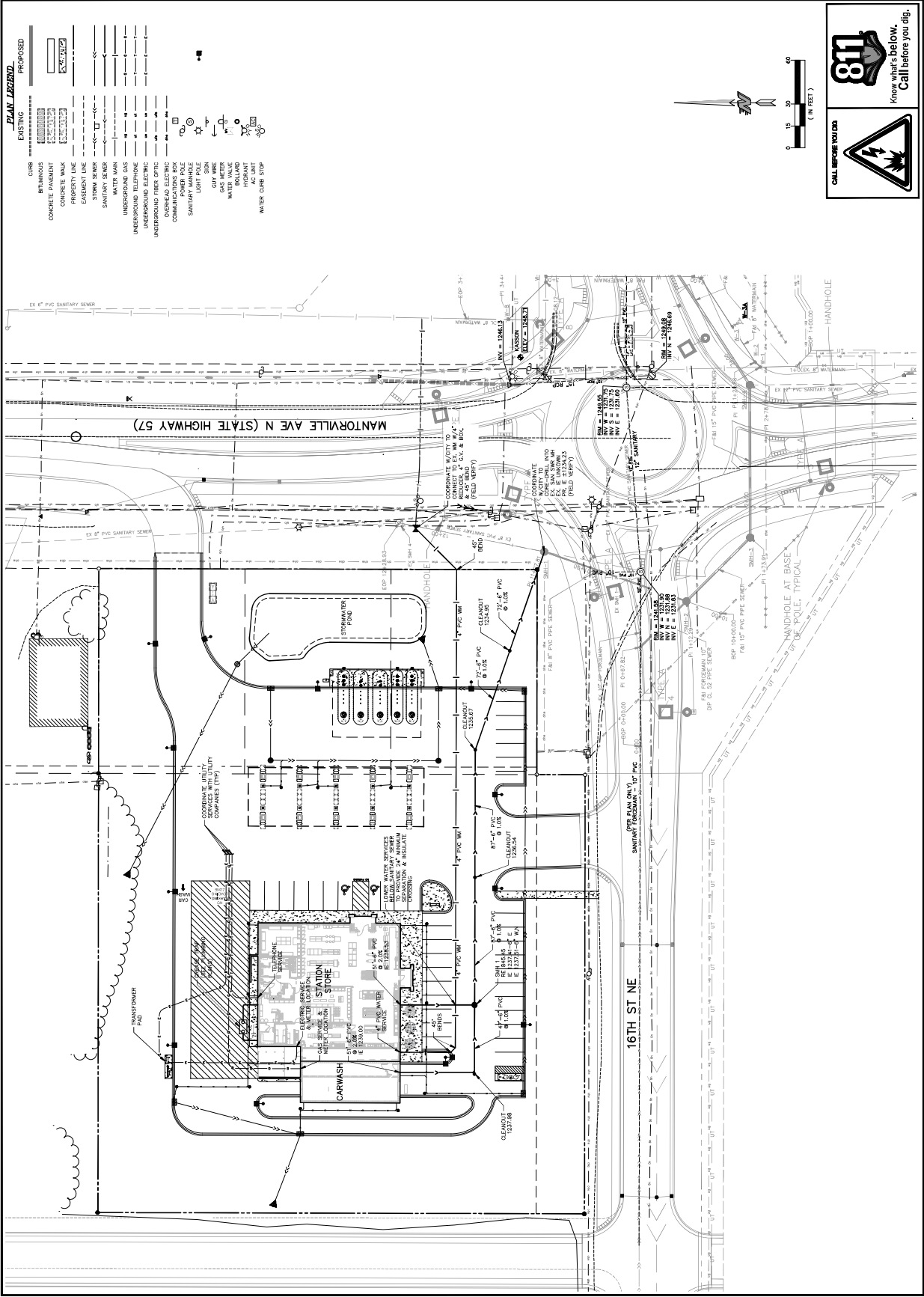


**CARLSON
McCain**

I hereby certify that the 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.

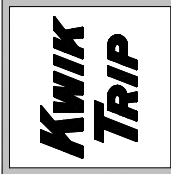
Name: Daniel J. Wilke, P.E.
 Signature: *D. Wilke*
 Date: 02/04/22 License # 53162

| | | | |
|---|---|--|---|
| STORM SEWER NOTES & DETAILS | DATE | DESCRIPTION | KASSON, MINNESOTA MANTORVILLE AVE N & 16TH ST NE |
| |    | 8/20/2024 Per Owner 8/20/24 Per Owner 8/20/24 Per Owner | |
| CONVENIENCE STORE #1194 WITH 1-BAY CARWASH | | | |
| 1194 SP3.1 | | DRAWING NO. 2022-00404 SHEET 1 OF 1 DATE 8/20/2024 DESIGNED BY GH/STW CHECKED BY STW | |



PLAN LEGEND

| EXISTING | PROPOSED |
|-----------------------|-----------------------|
| CURB | BETAKING |
| CONCRETE PAVEMENT | CONCRETE PAVEMENT |
| PROPERTY LINE | PROPERTY LINE |
| EXISTING LINE | EXISTING LINE |
| SANITARY SEWER | SANITARY SEWER |
| SANITARY SEWER | SANITARY SEWER |
| UNDERGROUND GAS | UNDERGROUND GAS |
| UNDERGROUND TELEPHONE | UNDERGROUND TELEPHONE |
| UNDERGROUND ELECTRIC | UNDERGROUND ELECTRIC |
| OVERHEAD ELECTRIC | OVERHEAD ELECTRIC |
| COMMUNICATIONS | COMMUNICATIONS |
| POWER POLE | POWER POLE |
| SANITARY MANHOLE | SANITARY MANHOLE |
| LIGHT SIGN | LIGHT SIGN |
| GUY WIRE | GUY WIRE |
| WATER VALVE | WATER VALVE |
| ISOLAND | ISOLAND |
| AC UNIT | AC UNIT |
| WATER CURB STOP | WATER CURB STOP |



KWIK TRIP, Inc.
 1535 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-4988
 FAX (608) 781-4980



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 in the State of Wisconsin.
 Name: David L. Miller, P.E.
 Date: 03/04/22 License # 53192

UTILITY PLAN
CONVENIENCE STORE #1194
WITH 1-BAY CARWASH
 MANTORVILLE AVE N & 16TH ST NE
 KASSON, MINNESOTA

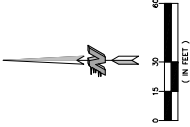
| DATE | DESCRIPTION |
|----------|-------------|
| 03/04/22 | Rev. Owner |
| 03/04/22 | Rev. Owner |

| DRAWN BY | CHECKED BY |
|-----------|------------|
| SCALE | GRAPHIC |
| 8/17/2020 | 2022/04/04 |
| DATE | |

SHEET **1194 SP4**

811
 Know what's below.
 Call before you dig.

CALL BEFORE YOU DIG



1. Existing boundary location, topographic, and utility information shown on this plan is from a field survey by Wilsaeth dated 8/12/21. The

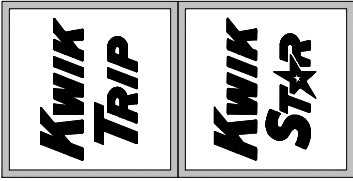
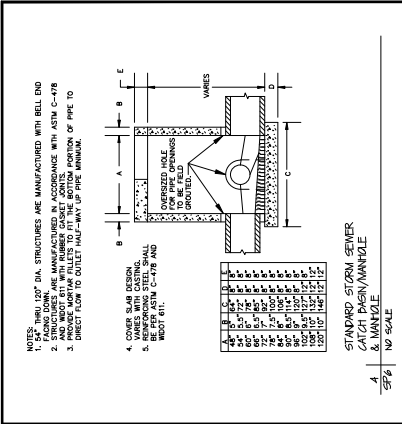
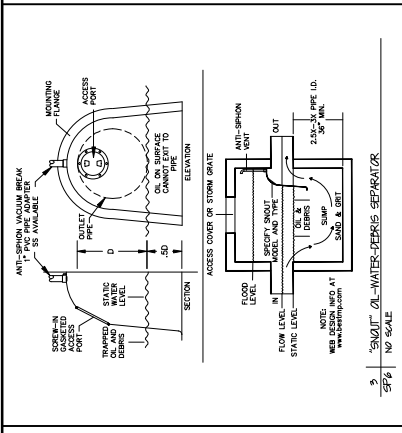
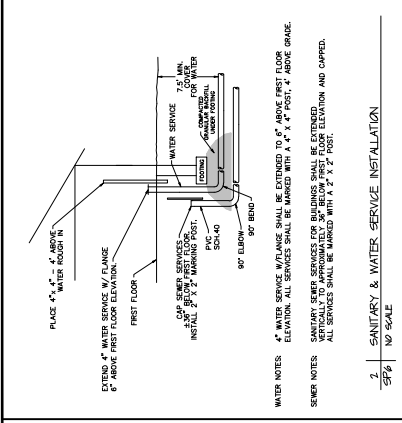
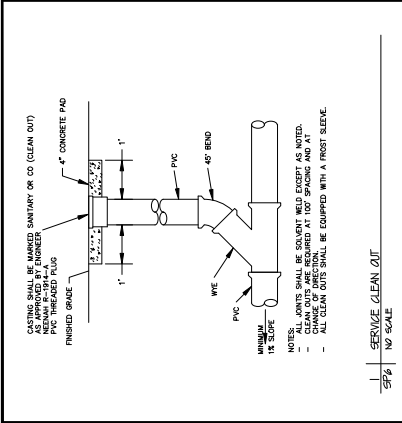
42. Refer to the questionnaire report by the Skills Education for monitoring and reporting.
43. Test having data from the pilots were communicated for implementing purposes. Their appearance in the game does not constitute a guarantee that conditions other than those indicated are not be considered.
44. The information about crew was not complete and incomplete and did not include information about the location of the aircraft. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft.
45. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft.
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49. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft.
50. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft. The information about the aircraft was not complete and incomplete and did not include information about the location of the aircraft.

2. Unless otherwise indicated, use reinforced, prestressed concrete maintenance holes conforming to ASTM C478, furnished with



**CARLSON
MCCAIN**

| | | | |
|---------------|-------------------------|--------------------|--------------------------------|
| UTILITY NOTES | CONVENIENCE STORE #1194 | WITH 1-BAY CARWASH | MANTORVILLE AVE N & 10TH ST NE |
| DATE | DESCRIPTION | PER OWNER | |
| 3/10/22 | | | |
| 3/10/22 | | | |
| DATE | DESCRIPTION | PER OWNER | |
| 3/10/22 | | | |
| DATE | DESCRIPTION | PER OWNER | |
| 3/10/22 | | | |



KWIK TRIP, Inc.
1328 OAK STREET
LA CROSSE, WI 54601-2107
PH. (608) 781-4988
FAX (608) 781-4990



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 in the State of Wisconsin.
Signature: David L. Miller, P.E.
Date: 03/03/22 License # 31332

DETAILS

CONVENIENCE STORE #1194

WITH 1-BAY CARWASH

KASSON, MINNESOTA

MANTORVILLE AVE N & 16TH ST NE

DATE: 03/03/22

DESCRIPTION: Det. Corner

SCALE: 8/16/2022

GRAPHIC: 8/16/2022

DATE: 2022/03/03

SHEET: 1194 SP6

| TABLE OF QUANTITIES | | | | | | | | | |
|---------------------|-------|----------|--|------|--|-------|--|-------|--|
| ITEM | | QUANTITY | | UNIT | | PRICE | | TOTAL | |
| 1 | 1\"/> | | | | | | | | |

DATE: 03/03/22
DESCRIPTION: Det. Corner
SCALE: 8/16/2022
GRAPHIC: 8/16/2022
DATE: 2022/03/03
SHEET: 1194 SP6



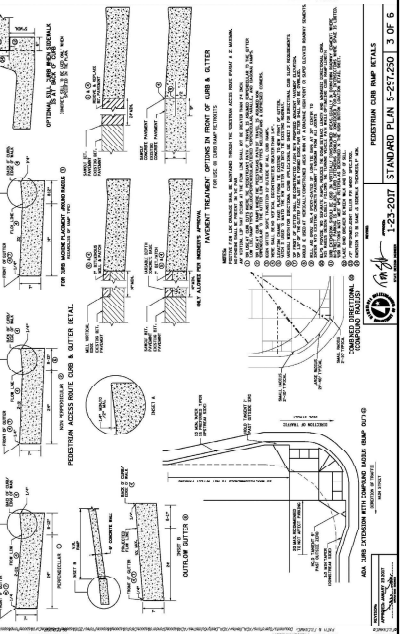
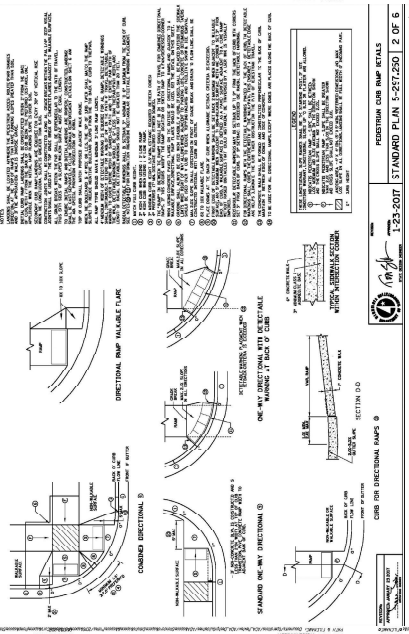
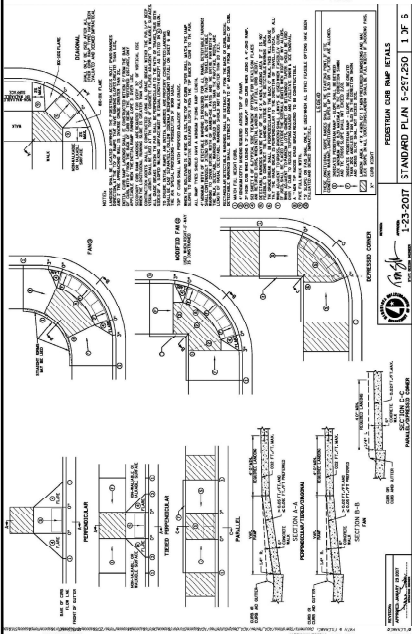
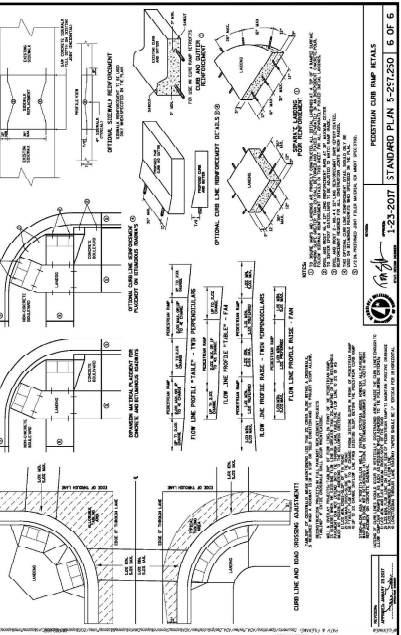
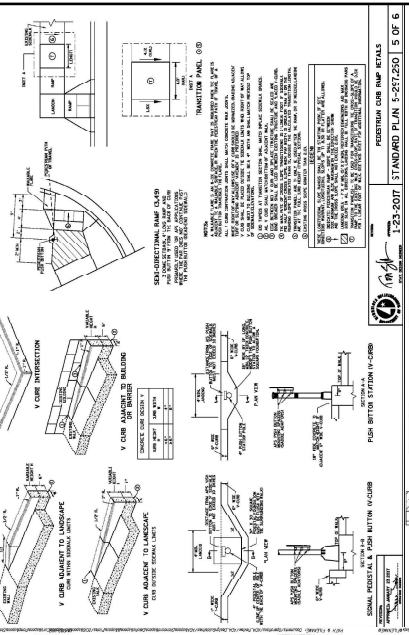
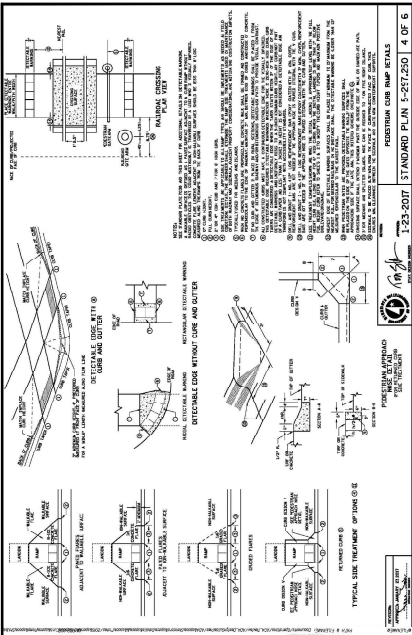
KWIK TRIP, Inc.
1035 OAK STREET
LA CROSSE, WI 54601-2107
PH. (608) 781-4988
FAX (608) 781-4990




1. 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 in the State of Wisconsin.
Name: David L. Miller, P.E.
Signature: [Signature]
Date: 03/01/2022 License # 31312


| DETAILS | |
|-----------|-------------|
| DATE | DESCRIPTION |
| 3/1/2022 | Rev. Comm. |
| 3/1/2022 | Rev. Comm. |
| DRAWN BY | |
| SCALE | |
| SHEET NO. | |
| DATE | |
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KASSON, MINNESOTA
MANTORVILLE AVE N & 16TH ST NE
CONVENIENCE STORE #1194
WITH 1-BAY CARWASH



KWIK TRIP, Inc.
 1525 OAK STREET
 LA CROSSE, WI 54601-2107
 PH. (608) 781-4988
 FAX (608) 781-4990



CARLSON MEARNS
 1525 OAK STREET, SUITE 100, LA CROSSE, WI 54601-2107
 TEL: (608) 781-4988
 FAX: (608) 781-4990
 E-MAIL: CARLSON@CARLSONMEARNS.COM
 WWW.CARLSONMEARNS.COM

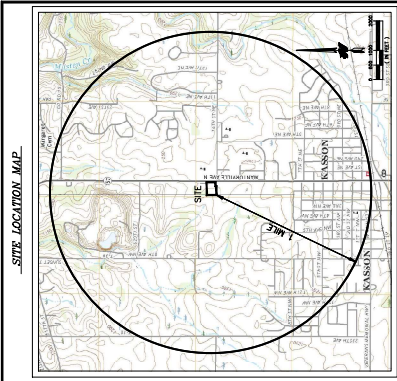
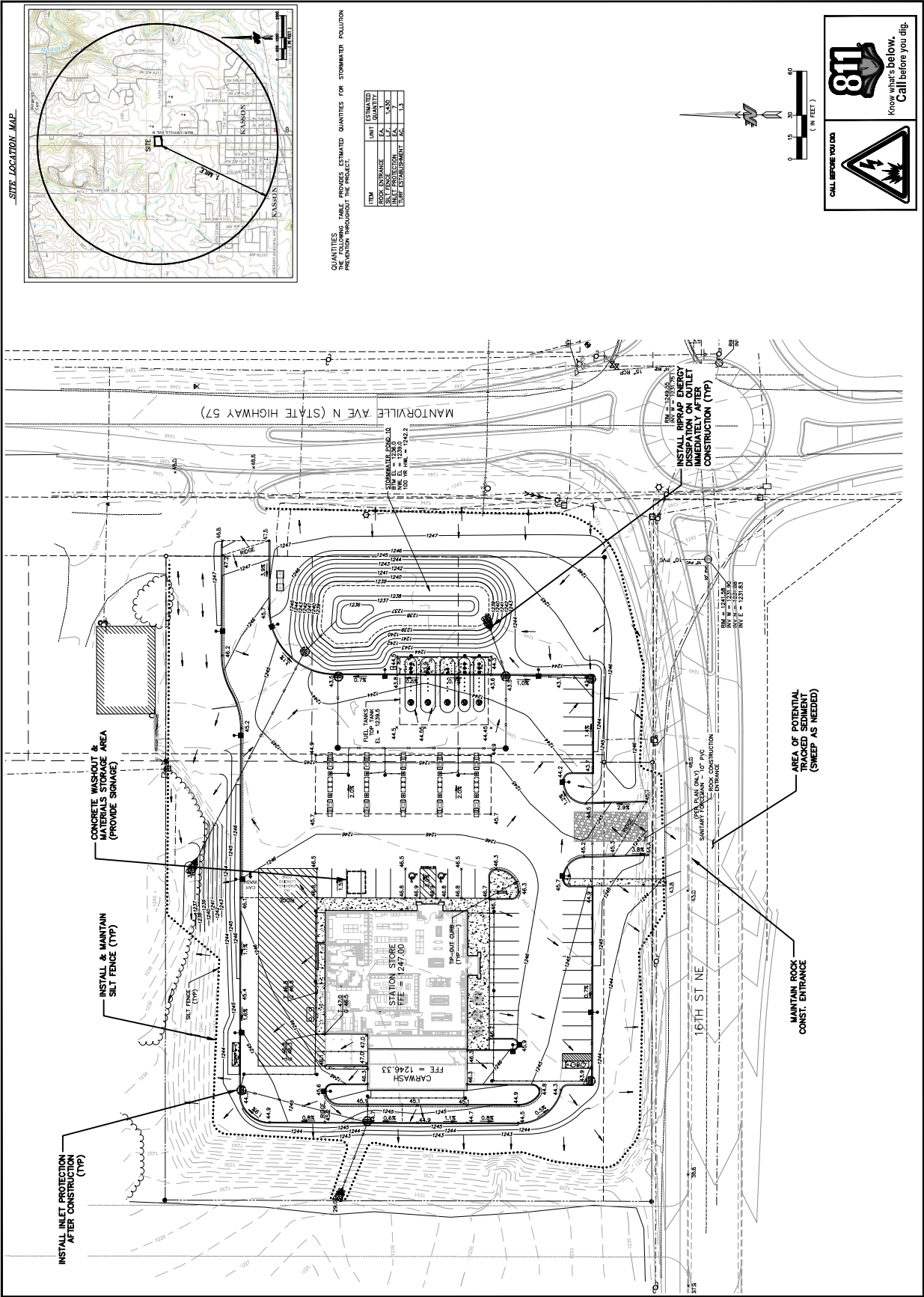
1. I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Wisconsin.
 Name: David L. Miller, P.E.
 Signature: [Signature]
 Date: 03/03/22 License # 93192

EROSION CONTROL PLAN
 CONVENIENCE STORE #1194
 WITH 1-BAY CARWASH
 MANTORVILLE AVE N & 16TH ST NE
 KASSON, MINNESOTA

| NO. | DATE | DESCRIPTION |
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| 1 | 03/03/22 | Rev. Owner |
| 2 | 03/03/22 | Rev. Owner |

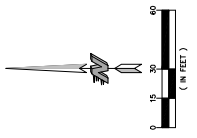
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| SCALE | SCALE | 03/03/22 |
| DATE | DATE | 03/03/22 |


SHEET 1194 SWP1




QUANTITIES TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

| ITEM | UNIT | QUANTITY |
|---------------------------------------|-------------|----------|
| 1. SILT FENCE | LINEAL FEET | 1,500 |
| 2. SILT POND | SQ. YD. | 1,500 |
| 3. STORMWATER POND | SQ. YD. | 1,500 |
| 4. CONCRETE WASHOUT & TRUCK WASH AREA | SQ. YD. | 1,500 |





Know what's below.
Call before you dig.



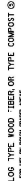
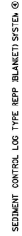
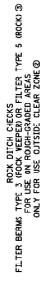
CALL BEFORE YOU DIG





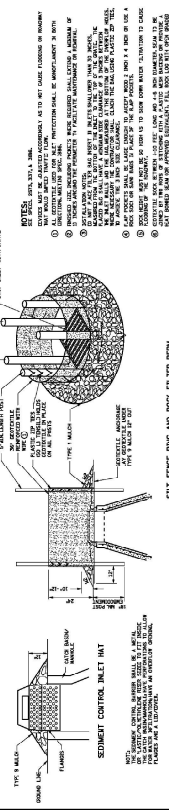
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EROSION CONTROL DETAILS

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|  MNH 957A COMMERCIAL CORPORATION | STANDARD PLAN 5-277.405 | 5 OF 8 |
| | APPROVED 2-10-2017  R. M. Smith, Director | STATE PROJ. NO. |
| TEMPORARY SEDIMENT CONTROL STABILIZED CONSTRUCTION EXIT | | (T.H.) SHEET NO. OF SHEETS |



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|  MINNESOTA DEPARTMENT OF TRANSPORTATION | STANDARD PLAN 5-287.405 | 4 0 0 | TEMPORARY SEDIMENT CONTROL | |
| | APPROVED 2-26-2017 REVIEWED | STORM DRAIN INLET PROTECTION | | |
| PROJECT NO. 15-0000000000000000 | STATE PROJ. NO. | (T.H.) | SHEET NO. | OF SHEETS |



**CARLSON
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LANDSCAPE PLAN
CONVENIENCE STORE
WITH 1-BAY GARAGE
MANTORVILLE AVE N & 16
KASSON, MINNESOTA

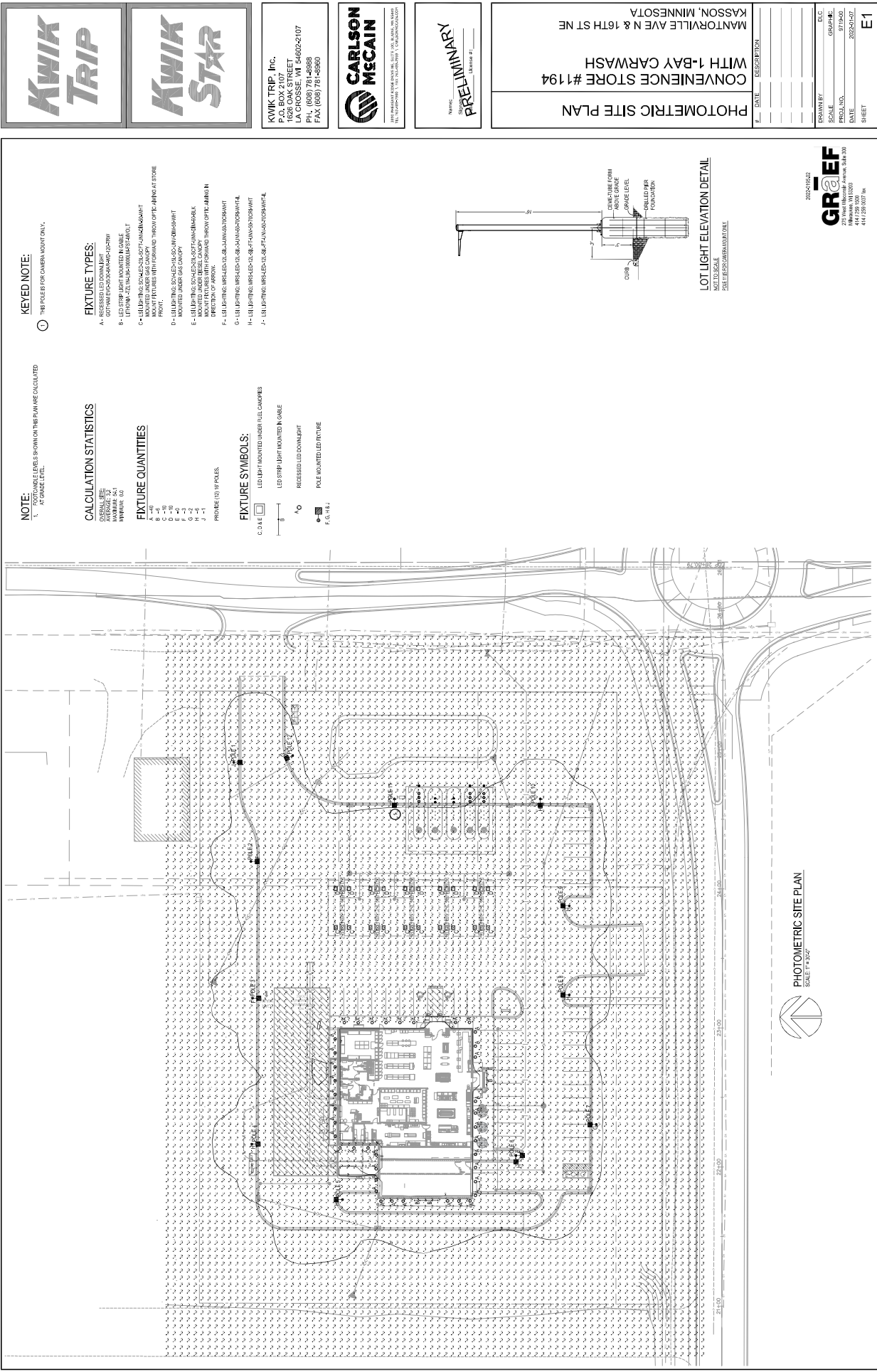
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1194 L3

| THRES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|------------------|------|----------|--|---|-----------|-----------|
| TREES | FM | 4 | Acer x freemanii 'Serra' | Serra Glen Maple | 2.5' Cal. | BBB |
| | RB | 2 | Banksia integrifolia Clump Form, 2.5' Cal Equivalent | River Birch-White Trunk | 10' H. | BBB |
| | HO | 3 | Quercus x macrocarpa 'Olivens' TM | Heritage Oak | 2' Cal. | BBB |
| | BL | 3 | Tilia americana 'Boulevar' | Boulevar Linden | 2.5' Cal. | BBB |
| CONIFEROUS TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| CONIFEROUS TREES | BF | 6 | Abies balsamea | Balsam Fir | 6' H. | BBB |
| | BH | 5 | Pinus glauca densata | Black Hills Spruce | 6' H. | BBB |
| | WP | 7 | Pinus strobus | White Pine | 6' H. | BBB |
| | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| DECIDUOUS TREES | BS | 6 | Ampelopsis x grandifolia 'Autumn Balance' Clump Form, 1.2' Cal Equivalent | Autumn Balance Sweetcreeper | 7' H. | BBB |
| | JL | 6 | Syringa reticulata 'Ivory Silk' White Flowers | Ivory Silk Japanese Tree Lilac | 1.5' Cal. | BBB |
| | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| | BBB | 6 | Aronia melanocarpa 'Autumn Magic' | Autumn Magic Black Chokeberry | #1 Cont. | |
| DECIDUOUS TREES | MTD | 26 | Cornus sericea 'Albeman's Compact' | Dwarf Red Twig Dogwood | #1 Cont. | |
| | DBH | 46 | Denkonia biocora | Dwarf Red Honeyapple | #1 Cont. | |
| | JSD | 28 | Juniperus chinensis 'Sea Green' | Sea Green Juniper | #1 Cont. | |
| | MLL | 17 | Syringa patula 'Miss Kim' | Miss Kim Lilac | #1 Cont. | |
| DECIDUOUS TREES | WEC | 6 | Viburnum triflorum 'Rally Compact' Red Fall Color | Rally's Compact American Cranberry Bush | #1 Cont. | |
| | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| | ABB | 9 | Thuja occidentalis 'Tussock' | Tussock Arborvitae | #1 Cont. | |
| | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| SHRUBS | AFJ | 36 | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass | #1 Cont. | |
| | PEB | 26 | Sporobolus heterostachys | Prince Dropseed | #1 Cont. | |
| | CLB | 49 | Hemerocallis x 'Raps' | Bee Drilly | #1 Cont. | |
| | CLB | 27 | Hemerocallis x 'Stark Del Oro' Yellow Gold Flowers | Stark Del Oro Daylily | #1 Cont. | |
| SHRUBS | URS | 66 | Perovskia atrorubra 'Little Spire' | Little Spire Russian Sage | #1 Cont. | |
| | SCS | 39 | Scorpio spectabilis 'Autumn Joy' | Storrsop | #1 Cont. | |
| | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| | BOCK | 3,982 | Rosa Mulsch Non-Weeping Groundsweeper Hybrid | 1.2' Tree Rose Mulsch | 4" Depth | |
| PERENNIALS | SUD | 23,659 # | Turf Sod Bluegrass | Kentucky Bluegrass | sod | |
| | T1 | 21,667 # | Type 1 - Turf Sod Mix inmate Sod Base 190 lbs/cu Rate is notes for acceptable seeding | MUDOT Seed Mix 25-51 | seed | |
| | T2 | 5,070 # | Type 2 - Stormwater Seed Mix inmate Sod Base 190 lbs/cu Rate is notes for acceptable seeding | MUDOT Seed Mix 32-261 | seed | |
| | T3 | 10,311 # | Type 3 - Native Seed Mix inmate Sod Base 190 lbs/cu Rate is notes for acceptable seeding | MUDOT Seed Mix 25-641 | seed | |

±185 LF POLY EDGING - BLACK

1. THE INSTALLATION, ALL THINGS NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL, SHALL REMAIN PROTECTED AND UNTOUCHED. ANY REMOVAL OF MATERIALS SHALL BE APPROVED BY THE CHIEF ENGINEER AND THE CHIEF INSPECTOR.
2. ALL EXISTING MATERIALS, SUCH AS CONCRETE, BRICK, BLOCK, OR OTHER MATERIALS, SHALL BE PROTECTED BY A MINIMUM OF 4" TALL REINFORCED CONCRETE CURB OR METAL FENCING SHALL BE PERMITTED. THE PROTECTION FENCING SHALL BE EXCEPT FROM ANY HIGH DUTY GRADE CONSTRUCTION DURING WITH 6" STEEL PILES SPACED @ 6 C.F. MAXIMUM.
3. DESIGN CONSTRUCTION. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY EROSION CONTROL MEASURES. REFER TO CIVIL PLAN SHEETS FOR EROSION CONTROL MEASURES. REFER TO CIVIL PLAN SHEETS FOR EROSION CONTROL MEASURES. REFER TO CIVIL PLAN SHEETS FOR EROSION CONTROL MEASURES.
4. DRAINAGE. REFER TO CIVIL PLAN SHEETS FOR DRAINAGE. REFER TO CIVIL PLAN SHEETS FOR DRAINAGE. REFER TO CIVIL PLAN SHEETS FOR DRAINAGE. REFER TO CIVIL PLAN SHEETS FOR DRAINAGE.
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6. FILL. REFER TO CIVIL PLAN SHEETS FOR FILL. REFER TO CIVIL PLAN SHEETS FOR FILL. REFER TO CIVIL PLAN SHEETS FOR FILL. REFER TO CIVIL PLAN SHEETS FOR FILL.
7. GRASS. REFER TO CIVIL PLAN SHEETS FOR GRASS. REFER TO CIVIL PLAN SHEETS FOR GRASS. REFER TO CIVIL PLAN SHEETS FOR GRASS. REFER TO CIVIL PLAN SHEETS FOR GRASS.
8. PAVING. REFER TO CIVIL PLAN SHEETS FOR PAVING. REFER TO CIVIL PLAN SHEETS FOR PAVING. REFER TO CIVIL PLAN SHEETS FOR PAVING. REFER TO CIVIL PLAN SHEETS FOR PAVING.
9. SIGNAGE. REFER TO CIVIL PLAN SHEETS FOR SIGNAGE. REFER TO CIVIL PLAN SHEETS FOR SIGNAGE. REFER TO CIVIL PLAN SHEETS FOR SIGNAGE. REFER TO CIVIL PLAN SHEETS FOR SIGNAGE.
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11. WATER. REFER TO CIVIL PLAN SHEETS FOR WATER. REFER TO CIVIL PLAN SHEETS FOR WATER. REFER TO CIVIL PLAN SHEETS FOR WATER. REFER TO CIVIL PLAN SHEETS FOR WATER.
12. WASTE. REFER TO CIVIL PLAN SHEETS FOR WASTE. REFER TO CIVIL PLAN SHEETS FOR WASTE. REFER TO CIVIL PLAN SHEETS FOR WASTE. REFER TO CIVIL PLAN SHEETS FOR WASTE.
13. YARD. REFER TO CIVIL PLAN SHEETS FOR YARD. REFER TO CIVIL PLAN SHEETS FOR YARD. REFER TO CIVIL PLAN SHEETS FOR YARD. REFER TO CIVIL PLAN SHEETS FOR YARD.
14. ZONING. REFER TO CIVIL PLAN SHEETS FOR ZONING. REFER TO CIVIL PLAN SHEETS FOR ZONING. REFER TO CIVIL PLAN SHEETS FOR ZONING. REFER TO CIVIL PLAN SHEETS FOR ZONING.



NOTE:
C. THE POLES SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.

KEYED NOTE:
○ THE POLES FOR CAMERA MOUNT ONLY.

CALCULATION STATISTICS

OVERALL LUMEN
AVERAGE 12
MINIMUM 60

FIXTURE QUANTITIES

A-1 1
B-1 1
C-1 1
D-1 1
E-1 1
F-1 1
G-1 1
H-1 1
I-1 1
J-1 1

POLE MOUNTED LED FIXTURE

FIXTURE SYMBOLS:

LED LIGHT MOUNTED UNDER TAIL CANOPY

LED STRIP LIGHT MOUNTED IN CABLE

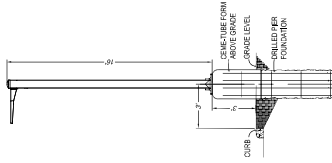
RECESSED LED DOWNLIGHT

POLE MOUNTED LED FIXTURE

FIXTURE TYPES:

- A- RECESSED LED DOWNLIGHT
- B- LED STRIP LIGHT MOUNTED IN CABLE
- C- LED STRIP LIGHT MOUNTED IN CABLE
- D- LED STRIP LIGHT MOUNTED IN CABLE
- E- LED STRIP LIGHT MOUNTED IN CABLE
- F- LED STRIP LIGHT MOUNTED IN CABLE
- G- LED STRIP LIGHT MOUNTED IN CABLE
- H- LED STRIP LIGHT MOUNTED IN CABLE
- I- LED STRIP LIGHT MOUNTED IN CABLE
- J- LED STRIP LIGHT MOUNTED IN CABLE

LOT LIGHT ELEVATION DETAIL
NOT TO SCALE
SEE ELEVATION DETAIL



KWIK TRIP, Inc.
P.O. BOX 2107
LA CROSSE, WI 54602-2107
TEL: (608) 785-4500
FAX: (608) 785-4500

**CARLSON
McCain**

NAME: _____
DATE: _____
PRELIMINARY

PHOTOMETRIC SITE PLAN
CONVENIENCE STORE #1194
WITH 1-BAY CARWASH
KASSON, MINNESOTA
MANTORVILLE AVE N & 16TH ST NE

| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |
| | |
| | |

| QUANTITY | DESCRIPTION |
|----------|-------------|
| | |
| | |
| | |
| | |

2024/06/01
GRUEF
PROJECT NO. 277400
DATE 2024/01/07
SHEET E1

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com



September 2, 2022

Mr. Tim Ibisch
City Administrator
City of Kasson
401 5th St. SE
Kasson, MN 55944

RE: Kasson, MN
Kwik Trip #1194
Review of Site Plans, Drainage Report and Plat

Dear Tim:

We have reviewed the final plans, drainage report and plat as submitted for the referenced project, as requested. We offer the following comments on the submitted items in addition to the comments on the attached marked up plans.

General Comments

1. Development Agreement, Zoning Review and Fee related items are not included in our review.
2. Sewer and water connections charges will apply for the proposed connections.
3. A permanent stormwater treatment facility will serve the development to meet NPDES permit and discharge rate requirements. We recommend that a maintenance agreement be recorded to address private maintenance of this facility.
4. The applicant must secure all necessary permits before construction begins including the NPDES construction storm water, and MnDOT driveway access. The Owner, or their representative, will be responsible for permit compliance.
5. The Owner and Contractor will be required to have a pre-construction meeting with the City. Contractor shall coordinate any watermain and sewer disturbances with the City maintenance staff.
6. Monuments disturbed/missing should be set at the end of construction.
7. The site plans shall be submitted to MnDOT for review as required, since the development is adjacent to their right-of-way.
8. Staff has coordinated work as part of the City's 16th Street roundabout project to accommodate this development. Cost recovery for this work should be addressed in the development agreement.

9. The sanitary sewer that services this development was installed as part of the ZED facility construction. Cost recovery for this work should be addressed in the development agreement.
10. A temporary easement should be granted by Kwik Trip to the City to complete any minor grading and turf establishment that may be need as part of the City's 16th Street roundabout project.

Site Plans

1. All on-site utilities should be labeled private, i.e. storm sewer, and sanitary and water services.
2. Some sheets do not include the current City roundabout project line work and should be updated.
3. Do not exist signage shall be installed on the east access.
4. Additional comments are provided on the attached markups.

Plat

1. Comments are provided on the attached markups.

We recommend approval of the proposed plans and plat conditional upon the above items being addressed and resubmitted for review.

Please contact us if you have any questions.

Sincerely,

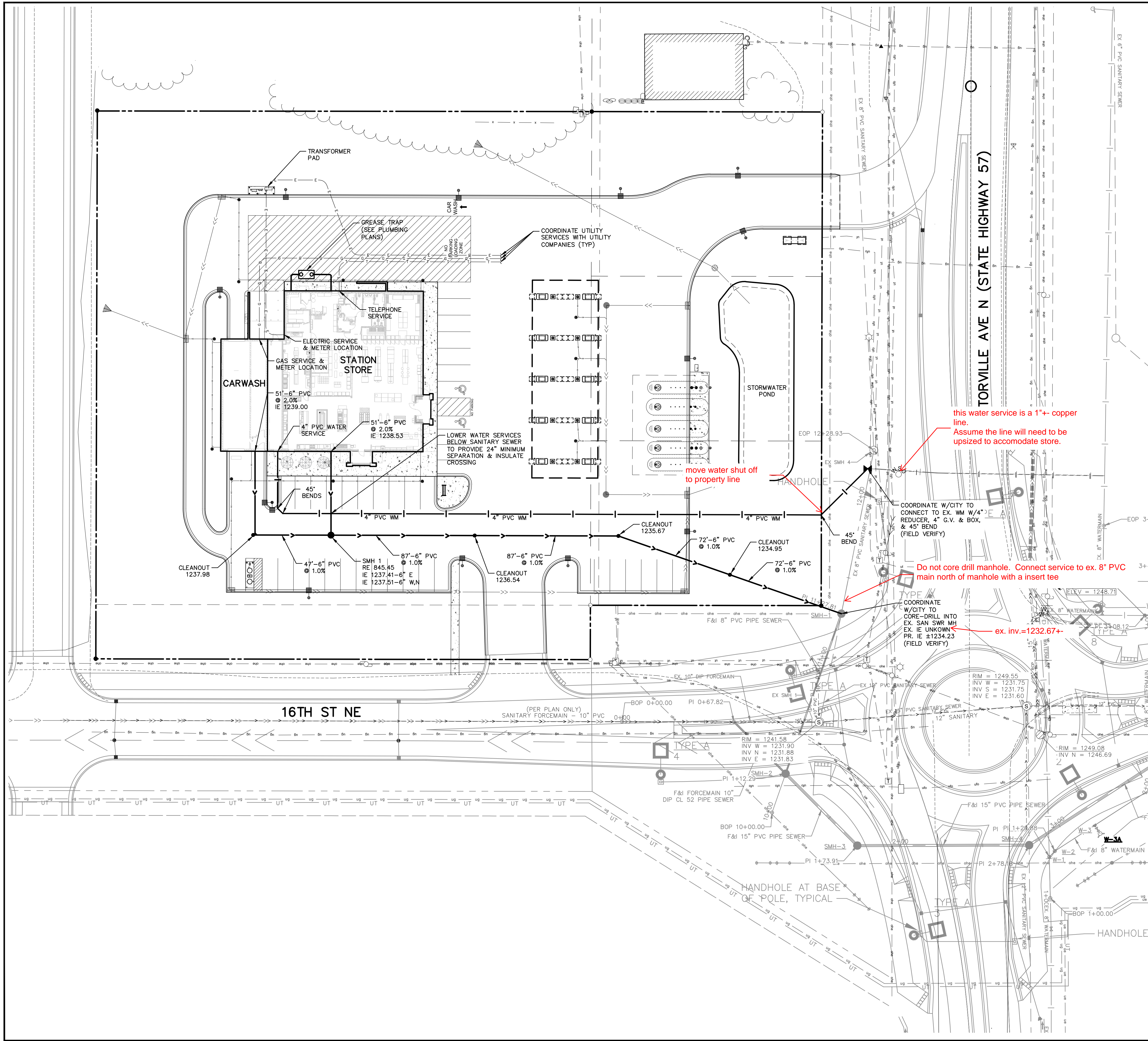
WHKS & co.



Brandon W. Theobald, P.E.

BWT/bwt

Cc: Charlie Bradford, City Public Works Director
Linda Rappe, City Clerk
Nancy Zaworski, City Finance Director
Melanie Leth, City Attorney
Ian Albers, City Planner
Brad Scheib, HKG inc., Consulting Planner
Emily Helwig, Kwik Trip
Dean George, Kwik Trip



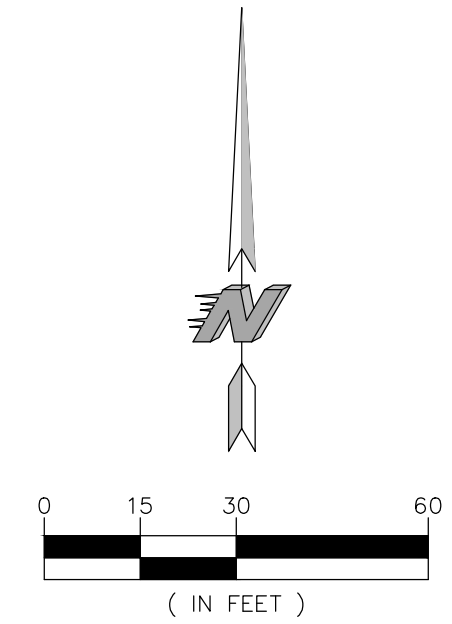
| PLAN LEGEND | |
|-------------------------|----------|
| EXISTING | PROPOSED |
| CURB | |
| BITUMINOUS | |
| CONCRETE PAVEMENT | |
| CONCRETE WALK | |
| PROPERTY LINE | |
| EASEMENT LINE | |
| STORM SEWER | |
| SANITARY SEWER | |
| WATER MAIN | |
| UNDERGROUND GAS | |
| UNDERGROUND TELEPHONE | |
| UNDERGROUND ELECTRIC | |
| UNDERGROUND FIBER OPTIC | |
| OVERHEAD ELECTRIC | |
| COMMUNICATIONS BOX | |
| POWER POLE | |
| SANITARY MANHOLE | |
| LIGHT POLE | |
| SIGN | |
| GUY WIRE | |
| GAS METER | |
| WATER VALVE | |
| BOLLARD | |
| HYDRANT | |
| AC UNIT | |
| WATER CURB STOP | |

this water service is a 1"± copper line.
Assume the line will need to be upsized to accommodate store.

move water shut off to property line

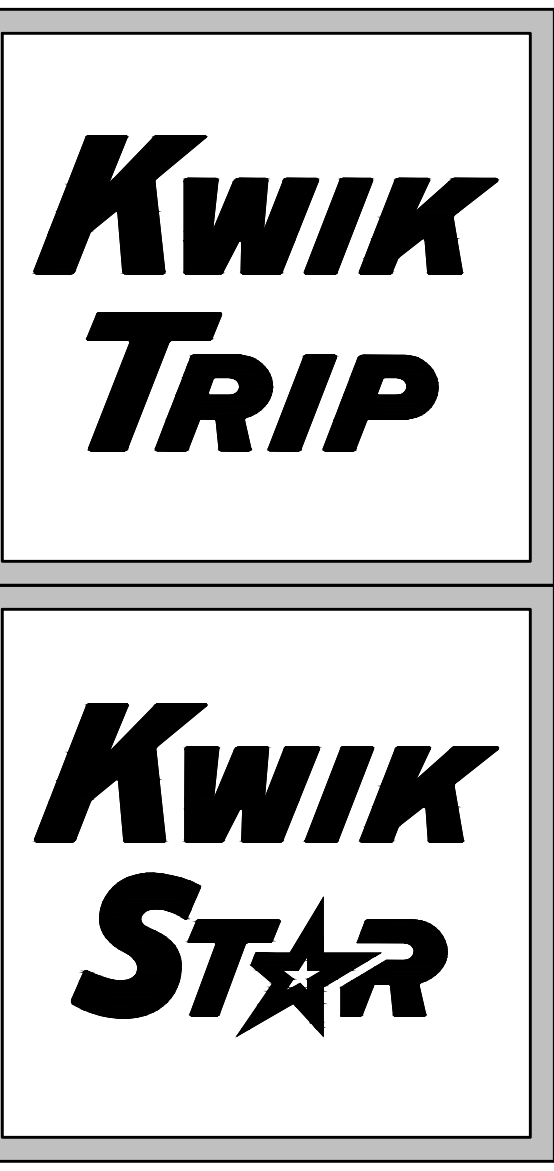
Do not core drill manhole. Connect service to ex. 8" PVC main north of manhole with a insert tee

ex. inv.=1232.67±




CALL BEFORE YOU DIG

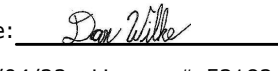

Know what's below.
Call before you dig.



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960


3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM

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.

Name: Daniel J. Wilke, P.E.
Signature: 
Date: 02/04/22 License #: 53182

UTILITY PLAN

CONVENIENCE STORE #11194
WITH 1-BAY CARWASH

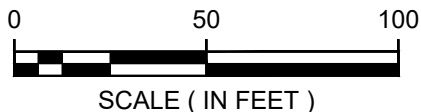
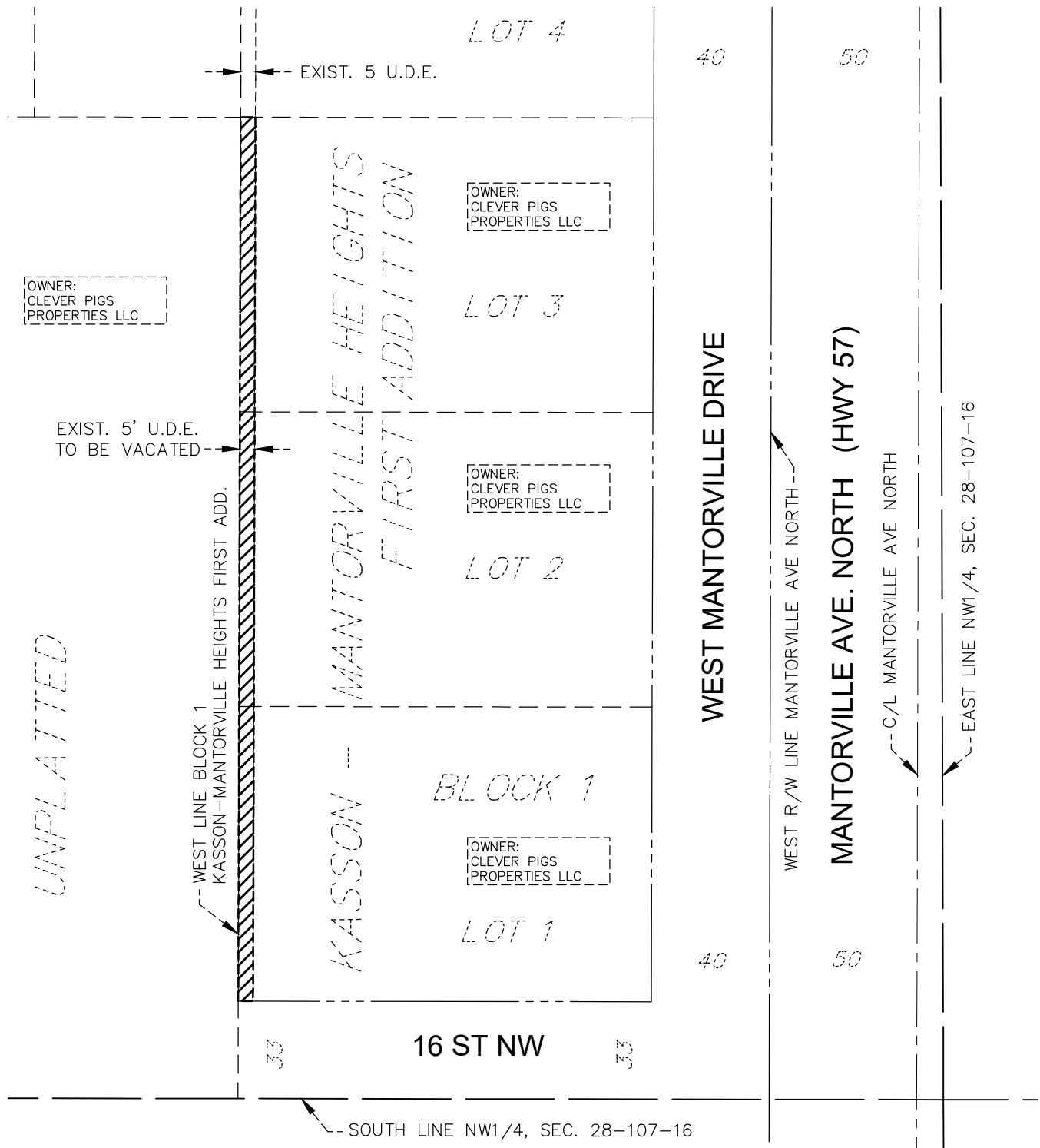
MANTORVILLE AVE N & 16TH ST NE
KASSON, MINNESOTA

| # | DATE | DESCRIPTION |
|---|----------|-------------|
| 1 | 03/16/22 | Per Owner |
| 2 | 08/10/22 | Per Owner |
| | | |
| | | |
| | | |

DRAWN BY DJW
SCALE GRAPHIC
PROJ. NO. 9719-00
DATE 2022-02-04
SHEET 1194 SP4

EASEMENT VACATION EXHIBIT

LOTS 1 - 3, BLOCK 1, KASSON-MANTORVILLE HEIGHTS FIRST ADD.
CITY OF KASSON, DODGE COUNTY, MINNESOTA



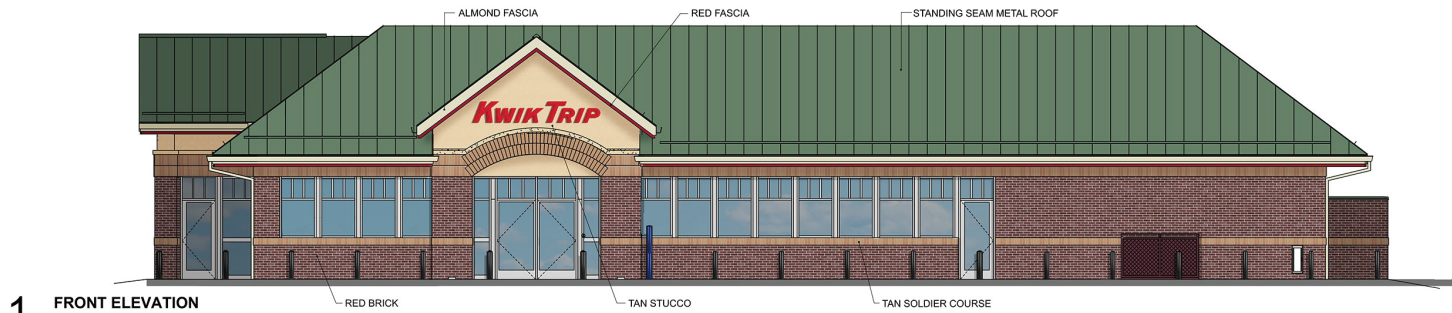
ABBREVIATIONS:
EXIST. = EXISTING
U.D.E. = UTILITY AND DRAINAGE EASEMENT



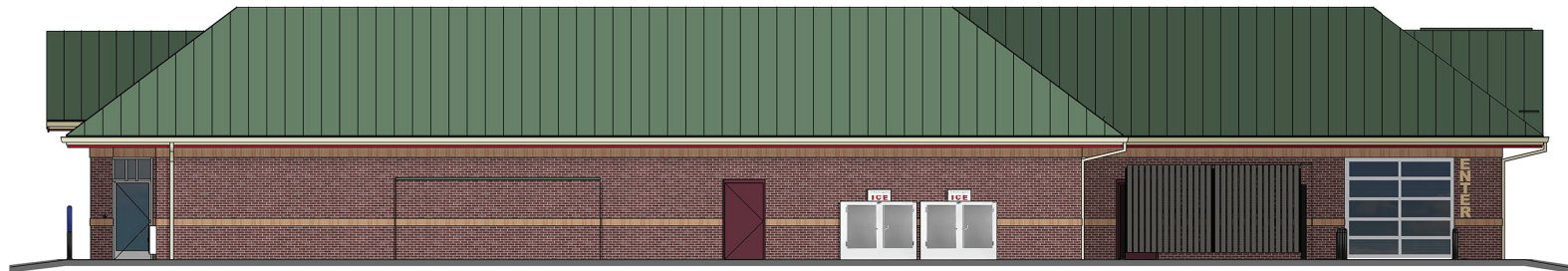
= EASEMENT VACATION

© 2022 WIDSETH

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS



1 FRONT ELEVATION



2 RIGHT ELEVATION



3 REAR ELEVATION

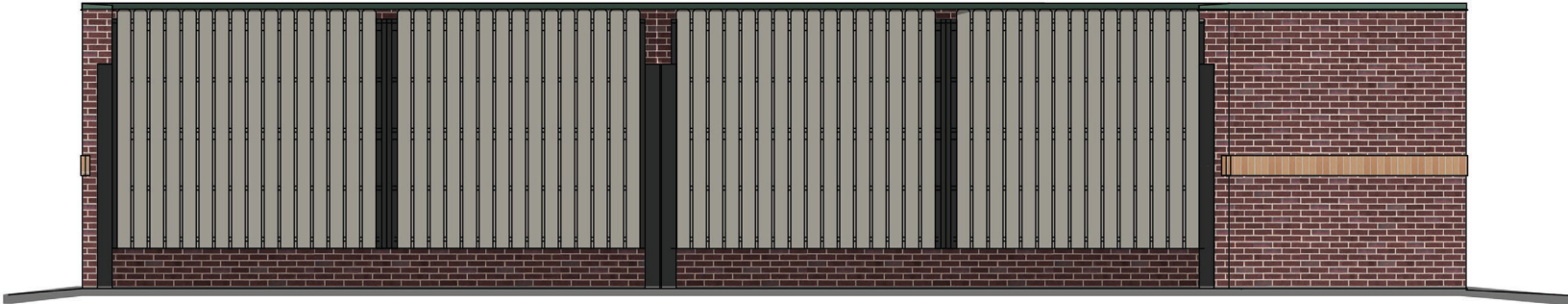


4 LEFT ELEVATION

**Kwik
Trip**

**Kwik
Star**

KWIK TRIP, Inc.
P.O. BOX 2107
1620 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8088
FAX (608) 781-8960

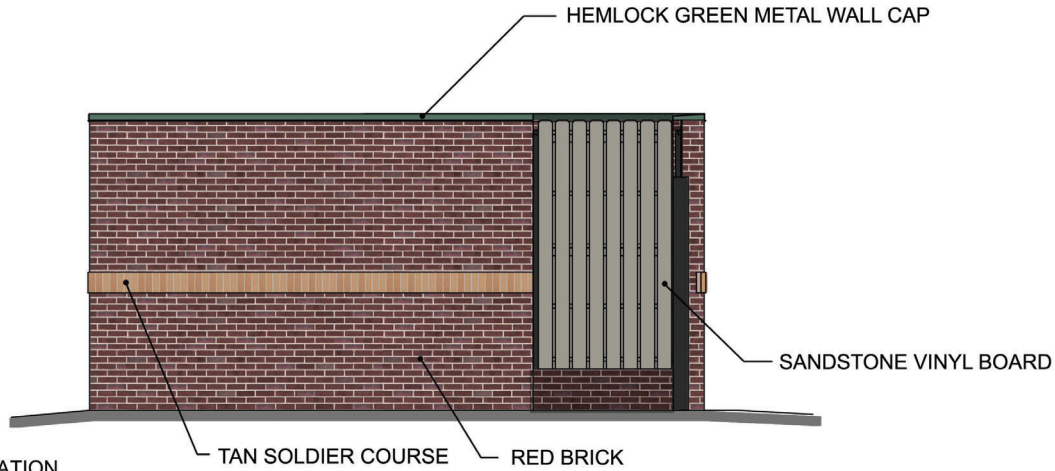


TRASH ENCLOSURE - FRONT ELEVATION

***Kwik
TRIP***

***Kwik
Star***

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



TRASH ENCLOSURE - SIDE ELEVATION



**Kwik
Trip**

**Kwik
Star**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD



Kwik Trip

Kwik Trip

Kwik Trip

1 FRONT ELEVATION

2 SIDE ELEVATION

REQUEST FOR COUNCIL ACTION

Meeting

Date: September 12, 2022

| | |
|--|--|
| AGENDA SECTION: New Business | ORIGINATING DEPT: Planning and Zoning |
| ITEM DESCRIPTION: Preliminary and Final Plat Approval Kwik Trip 1194 Subd. | PREPARED BY: Brad Scheib |

Kwik Trip Inc. has requested a preliminary and final plat approval to combine three platted lots and one un platted lot in order to create a buildable lot for a proposed C-Store with gas pumps and a car wash generally at the northwest intersection of Mantorville Avenue and 16th Street. The project planning has been closely coordinated with planned improvements to Highway 57 and 16th Street.

Because the resultant plat is creating one buildable lot, the request for preliminary and final plat is being presented concurrently. There are no public improvements associated with the project and therefore no development agreement is required; however, staff is working with the applicant to recover some costs for infrastructure improvements made in the area that are also enabling the project. More information on this will be available by the time of the council meeting. Also for consideration is a request to vacate an existing utility easement crossing the property. This utility easement includes existing utilities that will be relocated during the site improvements by Kwik Trip.

The Planning and Zoning Commission will hold a public hearing on Monday Sept. 12th to hear the requests. A full staff report to the Planning Commission is available for review.

COUNCIL ACTION REQUESTED:

Council is asked to consider two separate actions:

1. to adopt a resolution approving the preliminary and final plat for Kwik Trip 1149 Subdivision; and
2. to adopt a resolution approving the vacation of the existing utility easement crossing the site.

Attached are the resolutions supporting these actions.

**CITY OF KASSON
RESOLUTION # XX-22**

**RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT FOR
KWIK TRIP 1194 SUBDIVISION**

WHEREAS, the applicant, Kwik Trip, Inc, on August 11, 2022 submitted a request for a Preliminary Plat and Final Plat, for the properties at PID NO. 24.429.0030 and PID NO. 24.028.0503 and legally described as follows:

Lots 1, 2 and 3, Block 1, KASSON-MANTORVILLE HEIGHTS FIRST ADDITION, in the City of Kasson, Dodge County, Minnesota;

AND

That part of the Southeast Quarter of the Northwest Quarter of Section 28, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the northwest corner of Lot 5, Block 1, KASSON-MANTORVILLE HEIGHTS FIRST ADDITION, as platted in said Northwest Quarter; thence North 89 degrees 56 minutes 13 seconds West (all bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996) along the Westerly extension of the North line of said Lot 5, for a distance of 300.01 feet; thence South 00 degrees 09 minutes 26 seconds West, 187.78 feet to the Point of Beginning; thence South 89 degrees 55 minutes 53 seconds East, 300.01 feet to the west line of said Block 1; thence South 00 degrees 09 minutes 26 seconds West, along said west line, 332.69 feet to the South line of said Northwest Quarter; thence North 89 degrees 54 minutes 39 seconds West, along said South line, 300.01 feet; thence North 00 degrees 09 minutes 26 seconds East, 332.47 feet to the Point of Beginning.

and,

WHEREAS, the subject site is generally located on the NW quadrant of the intersection of 16th Street NE and Mantorville Avenue North (State Highway 57); and,

WHEREAS, the applicant is proposing to combine three existing lots that are part of a recorded plat at PID 24.429.0030 and adding to it PID 24.028.0503, which is currently un platted to create a 3.25 acre more or less subdivision with one lot known as Lot 1 Block 1 Kwik Trip 1194 Subdivision; and

WHEREAS, the appropriate City Staff and consultants have performed a technical review of the application and documented its findings in a staff report dated September 6, 2022; and

WHEREAS, the Planning Commission conducted a properly noticed public hearing on September 12, 2022 to consider public input on the application; and

WHEREAS, the City Council has considered how the proposed project might affect public health, safety, or welfare and has established proper conditions addressing these considerations; and

WHEREAS, the City Council has studied the practicality of the preliminary plat, final plat and site plan, taking into consideration the present and future development of the property and the requirements of the Zoning, Subdivision Ordinances, and other official controls.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KASSON, MINNESOTA that the Preliminary and Final Plat for PID NO. 24.429.0030 and PID NO. 24.028.0503, is hereby approved, subject to the following conditions:

1. A separate Preliminary Plat exhibit be submitted that combines Outlot A to Lot 1 Block 1 and includes the pertinent information for a preliminary plat as required in the Subdivision Code section 153.082.
2. All development related fees (including park dedication and infrastructure related fees) and application fees be paid prior to releasing the final plat for recording.
3. The applicant shall submit to the City updated construction plans and details addressing comments from the City Engineer; the plans and details shall be reviewed by the City Engineer and shall require their approval before the Final Plat is released for recording.
4. The existing drainage and utility easement crossing the property be vacated and new drainage and utility easements be established with the final plat. Existing utilities will be relocated according to the proposed site improvements.
5. An agreement for the recovery of infrastructure (sewer, water, streets) extension costs that benefit the subject property be entered into between the City and the applicant.

BE IT FURTHER RESOLVED, in granting approval of the preliminary and final plat, the City Council makes the following findings of fact:

1. The proposed preliminary and final plat, with conditions, are consistent with the Comprehensive Plan, Zoning, and Subdivision controls and policies of the City of Kasson.
2. The physical characteristics of the site are suitable for the type of development and use being proposed.
3. The proposed development will not negatively impact the health, safety, or welfare of the community.

Adopted by the City Council this 14th of September, 2022.

ATTEST:

Linda Rappe, City Clerk

Chris McKern, Mayor

The motion to approve the foregoing resolution was made by Council Member ____ and duly seconded by Council Member _____. Upon a vote being taken, the following members voted in favor thereof: _____. Those against same: _____.

DRAFT

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Brad Scheib/Natalie Brown, Consulting Planners, HKGi
DATE: September 6, 2022
SUBJECT: Kwik Trip – Preliminary Plat and Site Plan Review
APPLICANT: Kwik Trip, Inc
OWNER: Clever Pigs Properties, LLC
LOCATION: Parcel 24.429.0030 / Lots 1, 2, 3: 1601 Mantorville Avenue North
 Parcel 24.028.0503 / West Parcel: no address assigned
MEETING DATE: September 12, 2022
COMPREHENSIVE PLAN: Current: Retail/Service/Commercial; Proposed:
 Retail/Service/Commercial
ZONING: Current: C-3 Highway Commercial; Proposed: C-3 Highway Commercial

OVERVIEW

The applicant, Kwik Trip, Inc, has applied for a preliminary plat and site plan approval for the development of the property located at 1601 Mantorville Avenue N. The proposed development will combine three existing lots that are part of a recorded plat and adding to it Parcel 24.028.0503, which is currently unplatted. This act requires a preliminary and final plat per the City's subdivision rules. The development proposal includes a preliminary plat and a site plan showing construction of a gas station with a convenience store and car wash. The site plan review is an administrative function per Section 154.066.



REVIEW PROCEDURE

The applications submitted include the following requests:

- Preliminary Plat
- Final Plat
- Site Plan Review

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. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, “Day 1” for the Site Plan application was determined to be August 12, 2022. The City’s deadline for action or extension is on October 11, 2022.

120-Day Subdivision 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 and Final Plat applications have not started until we receive a complete application.

Staff has received a substantially complete application. The items submitted include the requisite detail to conduct the review. The item missing is an actual preliminary plat exhibit. The applicant is working on completing this exhibit. A final plat exhibit is included in the application. The final plat in conjunction with the site plan permit set provides the needed information to process the application. Staff will include the preliminary plat exhibit at the meeting.

Public Hearing

City Code Section 153.083 requires the Planning and Zoning Commission hold a public hearing for consideration of a preliminary plat.

PRELIMINARY PLAT REVIEW

Applicant Request:

Combine three platted parcels and one unplatted parcel through the subdivision process to create one buildable lot.

Discussion:

Per Section 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.

Lots size and dimensional requirements

Per Section 154.126 Lot Dimensional Standards of the Code, the C3 district requires a 10,000 sq. ft. minimum lot area, with a minimum lot width of 50 ft. Lot 1 Block 1 is 131,648 sq. ft., per the Preliminary Plat submission. The Final Plat exhibit shows an outlot A. This outlot was originally intended to provide

additional ROW for 16th Street. However, outlot A is not needed as adequate ROW for 16th Street exists. The entire lot area with outlot A combined with Lot 1 Block 1 is 141,694 sq. ft.

Street access

The site will have access from 16th Street NE and Mantorville Ave N (State Highway 57). Existing access to the property is provided from a frontage road that also provides access to parcels to the north of the development. Kwik Trip, Inc. is working with MnDOT to coordinate access onto State Highway 57. The frontage road will remain. However, the current southerly access to the parcel will be removed. Staff has coordinated work as part of the 16th Street roundabout project to accommodate this development and has been coordinating with MnDOT on access issues. The applicant has also been coordinating with MnDOT.

Proposed site access is adequate for the parcel to provide safe customer ingress and egress and public safety access.

Sewer and water access

The site has adequate sanitary sewer and public water services available to serve the proposed use. The sanitary sewer and water that service this area were installed as part of the ZED school development. As part of site plan approval, an agreement will be coordinated with the applicant to provide cost recovery for the sewer and water service extension.

Stormwater

That applicant has provided stormwater management as required by city code and policy. The City Engineer has reviewed the plans and provide technical comments. Revisions are required per the Engineers comments as a condition of approval.

Public and Private Utilities and Easements

Public and Private utility services including (gas, fiber, telephone, and electric) is generally provided within existing and planned street right of way or within an existing utility easement running north-south through the easterly portion of the property. The plan is to remove and relocate existing services in coordination with the service providers. This will include vacating the existing easement and establishing new drainage and utility easements with the final plat. The City Council will hold a hearing for the easement vacation. An easement vacation hearing is a condition of approval. An exhibit is provided as an attachment.

SITE PLAN REVIEW

Within the C-3 district, Automobile Fuel Station/Service Stations are Permitted with Standards. Site Plan review requires administrative approval only provided all standards are met. This information is provided for Planning Commission information only.

Requirements for the C-3 District include:

- (1) Off-Street Parking: Per section 154.295, 1 space is required per 2 gas pumps, plus 1 space per service bay.
 - a. The proposal provides 39 standard stall and two (2) handicapped stalls. 20 fuel canopy stalls are provided. This requirement is met.

- (2) Dimension Standards: Per Section 154.126, the minimum lot area in the C-3 District is 10,000 sq. ft. and 50 ft. lot width along the street line.
- a. Lot 1 Block 1 (with outlot A combined) is 141,694 sq. ft., per the Final Plat (and Preliminary Plat) submission. The standard is met.
- (3) Landscaping:
- a. Per Section 154.310 (F)(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.
 - i. The parking area on the site measures approx. 22,600 SF. The above code requires a total of approx. 2,260 SF of landscaping ($22,600 / 10 = 2,260$). The proposed plant beds measure approx. 2,000 SF. Approximately 260 SF of additional plant bed area is required. Note: The plant bed adjacent to the Car Wash structure would not satisfy this requirement, as it satisfies Section 154.310 (E)(2)(b) foundation planting. This will be a condition of approval of the site plan.
 - b. Per Section 154.310 (J)(1): Requires canopy trees to be planted at 2.5-inch caliper. Oak trees are shown as 2 inch caliper in the plant schedule and should be revised to 2.5 inch.
 - c. Per Section 154.311 (A)(3)(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.
 - i. A double, staggered row of evergreen trees is required along the northernly property line - Add additional trees, at least to the row of Black Hills Spruce. Also, extend the line of Black Hills Spruce further East all the way to the property corner. The intent of the screening should be to shield headlights and glare from the gas pump area and the driveway.
 - d. Per Section 154.312 (A)(8): Screening or fencing shall not be erected any closer than three feet from the property line, except as allowed with a conditional use permit as seen in division (B)(3).
 - i. Ensure that the Black Hills Spruce (and all other buffer/screening plantings along the property lines) are planted at least 3' from the property line.
 - ii. The proposed Automobile Fuel Station is adjacent to a residential property. Per Section 154.245 (A) (3), there shall be a screening fence on the property line abutting residential property. However, because the property also has commercial use on site, proper landscape screening as noted above will provide adequate buffering of the proposed use.

Use-specific standards

Automobile Fuel Station/Service Stations in the C-3 District have additional use specific standards as follows:

- (1) Setbacks. When adjacent to residential districts, the service station, outdoor displays, tanks, pumps and other structures shall be a minimum of 25 feet from adjoining property.
 - a. The service station, tanks, pumps and other structures are located over 100 feet from the property line to the north.

- (2) Curb and gutter. Concrete curb and gutter shall be installed on all streets giving access to the station.
 - a. Concrete curb and gutter are provided on streets giving access to the station.
- (3) Fencing and screening. When adjacent to residential property, there shall be a screening fence on the property line abutting residential property. When adjacent to commercial or industrial property, there shall be a bumper-type fence approximately 18 inches high between the station and the adjacent commercial or industrial property.
 - a. Addressing additional landscaping comments related to buffers and screening can take the place of a fence for screening purposes. See comments on landscaping.
- (4) Vehicles. No vehicles shall be parked on the premises other than those utilized by employees or those awaiting service. No vehicle shall be parked or be waiting for service longer than 15 days.
 - a. Vehicles will not be parked on the premises unless for employee or customer use. Automobile services is not proposed as part of the use.
- (5) Exterior storage and outdoor display. Exterior storage besides vehicles shall be limited to items offered for sale. Exterior storage of items offered for sale shall be within yard setback requirements and shall be located in containers such as racks, metal trays and similar structures designed to display merchandise.
 - a. This requirement has been acknowledged in submission materials.
- (6) Screening. All areas utilized for the storage or disposal of trash, debris, discarded parts and similar items shall be fully screened. All structures and grounds shall be maintained in an orderly, clean and safe manner.
 - a. A brick trash enclosure is provided. Elevations are provided as an attachment.
- (7) Lighting. Lights shall be designed and placed in a manner as to direct the light away from residential areas.
 - a. Lighting is placed in a manner that directs light away from residential properties to the north.

Staff has reviewed the Site Plan for compliance with these standards, as well as district standards for the C-3 district and other applicable Performance Standards, such as Parking and Landscaping. With addressing the above noted items staff will approve the site plan.

RECOMMENDED ACTION

Preliminary Plat

Staff recommends that the Planning and Zoning Commission recommend to the City Council approval of the Preliminary Plat with conditions as noted below:

1. A separate Preliminary Plat exhibit be submitted that combines Outlot A to Lot 1 Block 1 and includes the pertinent information for a preliminary plat as required in the Subdivision Code section 153.082.
2. All development related fees (including park dedication and infrastructure related fees) and application fees be paid prior to releasing the final plat for recording.
3. The applicant shall submit to the City updated construction plans and details addressing comments from the City Engineer; the plans and details shall be reviewed by the City Engineer and shall require their approval before the Final Plat is released for recording.

4. The existing drainage and utility easement crossing the property be vacated and new drainage and utility easements be established with the final plat. Existing utilities will be relocated according to the proposed site improvements.
5. An agreement for the recovery of infrastructure (sewer, water, streets) extension costs that benefit the subject property be entered into between the City and the applicant.

CITY COUNCIL REVIEW

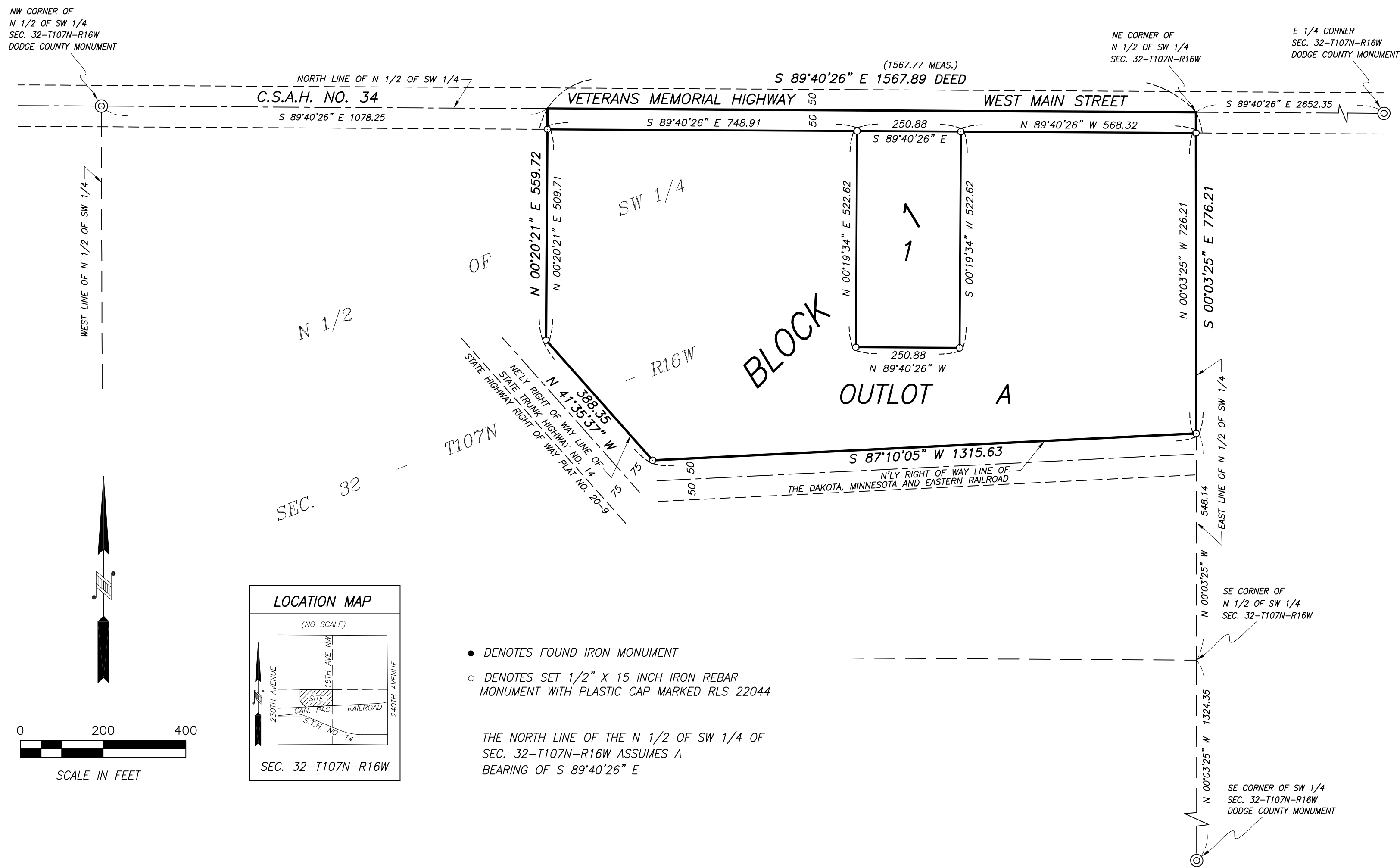
In the event a recommendation is received from the Planning and Zoning Commission and there are no significant outstanding issues or items to resolve, it will be forwarded to the City Council for action, at the September 14th, 2022 meeting.

ATTACHMENTS

- A. Applicant Letter of Intent, August, 2022
- B. Preliminary Plat Exhibit (Forthcoming)
- C. Final Plat Exhibit
- D. Kwik Trip Site Plans, August 11, 2022
- E. Engineers Comments
- F. Easement Vacation Exhibit, August 11, 2022
- G. Elevations, August 11, 2022

ZUMBRO VALLEY PARK

(PRELIMINARY PLAT)



COUNTY OF DODGE
AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of ____, 20__.

Dodge County Auditor/Treasurer

DODGE COUNTY RECORDER

County Recorder, County of Dodge, State of Minnesota
I hereby certify that this plat of ZUMBRO VALLEY PARK was filed in the office of the County Recorder for public record on this ____ day of ____, 20__, at ____ o'clock __ M. and was duly recorded in Book ____ of Plats on page ____.

Dodge County Recorder

KNOW ALL PERSONS BY THESE PRESENTS: That Golden Kernel Farms Inc., a Minnesota corporation, owner of the following described property situated in the County of Dodge, State of Minnesota, to wit:

That part of the North Half of the Southwest Quarter of Section 32, Township 107 North, Range 16 West of the Fifth Principal Meridian, Dodge County, Minnesota, described as follows: Commencing at the northwest corner of said North Half of the Southwest Quarter; thence South 89 degrees 40 minutes 25 seconds East (assumed bearing), along the north line of said North Half of the Southwest Quarter, a distance of 1078.25 feet to the point of beginning; thence continuing South 89 degrees 40 minutes 25 seconds East, along said north line, a distance of 1567.89 feet to the northeast corner of said North Half of the Southwest Quarter; thence South 00 degrees 03 minutes 24 seconds East, along the east line of said North Half of the Southwest Quarter, a distance of 776.21 feet to the northerly right of way line of the Dakota, Minnesota and Eastern Railroad; thence South 87 degrees 10 minutes 05 seconds West, along said northerly right of way line, 1315.63 feet to the northeasterly right of way line of State Trunk Highway No. 14, as defined by State Highway Right Of Way Plat No. 20-9; thence North 41 degrees 35 minutes 37 seconds West, along said northeasterly right of way line, a distance of 388.35 feet; thence North 00 degrees 20 minutes 21 seconds East 559.72 feet to the point of beginning.

Said tract contains 28.65 acres, more or less.

Has caused the same to be surveyed and platted as ZUMBRO VALLEY PARK; and does hereby dedicate to the public for public use the public way as created by this plat.

In witness whereof said Golden Kernel Farms Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of ____, 20__.
Signed: Golden Kernel Farms Inc.

Brent Brunn, President

State of Minnesota
County of ____

This instrument was acknowledged before me on ____ by Brent Brunn, President of Golden Kernel Farms Inc., a Minnesota corporation, on behalf of the corporation.

____ (sign)

____ (print)

Notary Public, ____ County, Minnesota

My commission expires ____

I hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; that I prepared or directly supervised the preparation of this plat of ZUMBRO VALLEY PARK; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been correctly set; that as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesota Statutes 505.01, Subd. 3, are correctly shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

David G. Rapp, Land Surveyor
Minnesota License Number 22044

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of ____, 20__, by David G. Rapp, Land Surveyor.

____ (sign)

____ (print)

Notary Public, Goodhue County, Minnesota
My commission expires ____

CITY OF KASSON
CITY COUNCIL

This plat of ZUMBRO VALLEY PARK has been approved by the City Council of the City of Kasson, Minnesota on this ____ day of ____, 20__.

Signed ____

Mayor

Signed ____

City Administrator

CITY OF KASSON
PLANNING AND ZONING COMMISSION

This plat of ZUMBRO VALLEY PARK has been approved by the Planning and Zoning Commission of the City of Kasson, Minnesota this ____ day of ____, 20__.

Signed ____

Chairperson

Signed ____

Secretary

DODGE COUNTY SURVEYOR

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

Dodge County Surveyor

Property Information:

| | |
|-------------------------------|--------------------------------------|
| Current Land Use Designation: | Agriculture/Future Development (D-H) |
| Current Zoning District: | Development Holding |
| Proposed Zoning District: | Development Holding |

Rezoning / Amendment Description:

The parcel noted as PID #13.032.0902 consists of 28.34 acres of land. Of the 28.34 acres, approximately 26.72 acres is tillable agriculture and the 1.62 acres is homestead with a house located on the property. Applicant seeks to separate the 1.62 acres of homestead and supplement an additional 1.39 acres of tillable land for a total of 3.01 acres for the new homestead. Applicant then seeks to sell the re-platted 3.01 acre parcel to the long term tenant that has rented the homestead for 15+ years.

Applicant Narrative:

Provide a written explanation as to how the requested rezoning / amendment complies with the guidance of the Comprehensive Plan

The rezoning of the 3.01 acres is in line with adjacent residential properties that are include in the City Comprehensive Plan. Outlot A, the tillable land adjacent to the 3.01, is planned to be farmed for the foreseeable future. Applicant is currently exploring potential development of tillable farmland for residential or light comm. City comprehensive plan shows adjacent property to the east as commercial/light industrial.

REQUEST FOR COUNCIL ACTION

Meeting

Date: September 12, 2022

| | |
|--|--|
| AGENDA SECTION: New Business | ORIGINATING DEPT: Planning and Zoning |
| ITEM DESCRIPTION: Preliminary and Final Plat Approval Zumbro Valley Park. | PREPARED BY: Brad Scheib |

Golden Kernel Farms Inc. has requested a preliminary and final plat approval to subdivide a 28.65 acre parcel into one buildable lot and one outlot reserved for future subdivision. The intent is to split off the existing homestead site so that they may sell that parcel to an existing tenant and continue to market the remaining property for future development. The parcel was annexed in 2021, and taken through concept review in May of 2022.

There are no public improvements associated with the plat at this time. Staff is recommending leaving the comprehensive plan guidance and current zoning in place until future development occurs.

Conditions of approval are in the approving resolution to ensure as future development occurs the homestead is folded into the that development and served by city infrastructure.

The Planning and Zoning Commission will hold a public hearing on Monday Sept. 12th to hear the requests. A full staff report to the Planning Commission is available for review.

COUNCIL ACTION REQUESTED:

Council is asked to consider the attached resolution approving the preliminary and final plat of Zumbro Valley Park.

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Brad Scheib, Consulting Planner, HKGi
DATE: September 8, 2022
SUBJECT: Zumbro Valley Park Preliminary Plat and Final Plat
APPLICANT: Golden Kernel Farms, Inc.
OWNER: Golden Kernel Farms, Inc.
LOCATION: PID No. 240320902
MEETING DATE: September 12, 2022
COMPREHENSIVE PLAN: Current: Long Term Growth; Proposed: No Change
ZONING: Current: Development Holding Zone; Proposed: No Change

OVERVIEW

The applicant, Golden Kernel Farms, Inc., represented by Brent Blume, has applied for a Preliminary and Final Plat of the property west of 16th Avenue and lying on the south side of Highway 34 and north of the Railroad Track. The Parcel is PID No. 240320902. The intent of the request is to split off an existing farmstead/homestead site so that the existing home can be sold and the remaining parcel would be held as an outlot for future development purposes. The plat is named Zumbro Valley Park.



BACKGROUND

The applicant went through a Concept Plan process in May of 2022. The concept plan was completed for all the Golden Kernel Farms holdings to understand a long term development plan for the area. The proposed plat is consistent with the concept plan. The parcel is currently in agriculture production and will continue with that use until further subdivision occurs. The existing homestead includes a single family home on individual septic and well and detached garage. The homestead site will continue in this use until such time as future development occurs and the parcels is incorporated into a future subdivision.

Because the uses do not change at this time, staff is recommending retaining the current land use and zoning designations until such time is further development is proposed.

REVIEW PROCEDURE

The applications submitted a request for preliminary and final plat.

120-Day Subdivision Review Process

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny subdivision requests within 120 days. “Day 1” is determined to be the time at which a complete application is received. Staff has received a substantially complete application that enables us to complete the review as it is a simple request. However, the submitted exhibits included platting information but only an exhibit with final plat level of information on it labeled “preliminary plat”. An exhibit with preliminary plat information shall be submitted to deem the application complete and begin the 120 clock.

Public Hearing

City Code Section 153.083 requires that a public hearing for review of the preliminary plat be held by the Planning and Zoning Commission. The public hearing notices for the preliminary plat were published in the Dodge County Independent and posted on the City website. The public hearing notices were mailed to all affected property owners located within 350 feet of the subject property.

COMPREHENSIVE PLAN REVIEW

Current Guidance:

The Comprehensive Plan guides the property as long term growth.

Staff Recommendation:

Until a subdivision with public infrastructure extension is proposed staff recommends it continue to be guided long term growth.

ZONING REVIEW

Current Zoning:

The property was annexed in 2021. At the time it was annexed it is placed in the Development Holding zone. The Holding Zone essentially enables the existing uses to continue until such time as major subdivision occurs.

Staff Recommendation:

Because the requested act is to split off a homestead/farmstead from the larger parcel and the uses are not changing, staff is recommending retaining the existing zoning on the property until such time as further major subdivision occurs and the parcel is folded into the future subdivision.

PRELIMINARY PLAT REVIEW

The following is a review of the submitted materials as they relate to the City of Kasson's Subdivision Ordinance (Chapter 153 of the City Code), and the Zoning Ordinance (Chapter 154 of the City Code)

Preliminary Plat

The purpose of a preliminary plat is to give preliminary review and approval of the subdivision of land that meets the guidance of the City's Comprehensive Plan and the standards of the subdivision and zoning ordinances. The approval of a preliminary plat gives developers the right to develop the site as shown within the preliminary plat, as long as the final plat substantially meets the standards and conditions of the preliminary plat approval.

In the case of the proposed plat (Zumbro Valley Park), because the resultant plat is for one buildable lot (already with an existing home) and the remaining portions as an outlot (unbuildable until further platting occurs) staff is bringing the preliminary plat and final plat through concurrently.

The proposed plat includes the following:

Lot 1 Block 1 = 3.00 acres

- Existing single family home and detached garage structure
- 3.00 acres in size
- Frontage and access is existing onto Highway 34
- Lot width of 250.88 feet and lot depth of 522.62 feet
- Served by well and septic

Outlot A

- Vacant/agricultural use
- Remainder of property = 25.65 acres
- Farm access is gained from adjacent Golden Kernel holdings
- Parcel will be held for future subdivision

There are no public improvements and no physical development proposed as part of the plat. There are no parklands needed for dedication purposes as part of the plat. Future parkland may be considered at time of further subdivision of Outlot A.

Discussion and Staff Recommendation

This area is guided as long term growth. As such, any approvals should ensure that the new lot created will be folded into future development in an orderly and efficient way, or in other words, allowing the split of this parcel will not create an inefficient or unordered future development pattern. To ensure this occurs staff is recommending two conditions of approval be added.

- Future access to Lot 1 Block 1 shall be reoriented to local streets that will be planned as part of the future subdivision of Outlot A. Local street design as part of Outlot A subdivision shall ensure access is provided to Lot 1 Block 1 to facilitate this access change. Direct access for Lot 1 Block 1 to Highway 34 shall be terminated when additional access is available through the subdivision of Outlot A or Lot 1 Block 1 is further subdivided.
- Lot 1 Block 1 shall be required to hook up to city infrastructure (sewer and water systems) when such services are made available through the future subdivision of Outlot A. Future subdivision of Outlot A shall ensure service is extended to connect infrastructure to Lot 1 Block 1.

These conditions will be incorporated into the approving resolution of the final plat and recorded against Lot 1 Block 1 and Outlot A of Zumbro Valley Park.

In addition, Minnesota State Rules provide regulations for private septic sites. The City of Kasson does not have ordinances affecting private septic sites as development is required to connect to city sewer facilities. As part of approving the preliminary plat, staff is recommending the applicant provide verification that the site has a functioning primary septic site and adequate space for an alternative site in the event the current systems should fail prior to further subdivision of outlot A and extension of city sewer. The following condition is added to this affect:

- Prior to releasing the final plat for recording, the applicant shall submit evidence to the city that Lot 1 Block 1 has a functioning septic site and that there is sufficient room on the lot for an alternate system meeting requirements for private septic sites.

RECOMMENDATIONS

Preliminary Plat

Staff recommends that the Planning and Zoning Commission review the staff report, consider public hearing input, and make a recommendation to the City Council approving the proposed Preliminary Plat of Zumbro Valley Park, with any changes recommended by the Commission, along with the following conditions:

1. A separate Preliminary Plat exhibit be submitted that includes the pertinent information for a preliminary plat as required in the Subdivision Code section 153.082.
2. All development related fees (including park dedication for Lot 1 Block 1) and application fees be paid prior to releasing the final plat for recording.
3. Future access to Lot 1 Block 1 shall be reoriented to local streets that will be planned as part of the future subdivision of Outlot A. Local street design as part of Outlot A subdivision shall ensure access is provided to Lot 1 Block 1 to facilitate this access change. Direct access for Lot 1 Block 1 to Highway 34 shall be terminated when additional access is available through the subdivision of Outlot A or Lot 1 Block 1 is further subdivided.
4. Lot 1 Block 1 shall be required to hook up to city infrastructure (sewer and water systems) when such services are made available through the future subdivision of Outlot A. Future subdivision of Outlot A shall ensure service is extended to connect infrastructure to Lot 1 Block 1.

5. Prior to releasing the final plat for recording, the applicant shall submit evidence to the city that Lot 1 Block 1 has a functioning septic site and that there is sufficient room on the lot for an alternate system meeting requirements for private septic sites.

This recommendation is based on the following findings of fact:

1. The proposed preliminary plat, with conditions, is consistent with the Comprehensive Plan and policies of the City of Kasson.
2. The physical characteristics of the site are suitable for the type of development and use being proposed.
3. The proposed development will not negatively impact the health, safety, or welfare of the community.
4. The proposed preliminary plat, with conditions, gives effective protection to the natural resources of the community, especially ground water and surface waters.

CITY COUNCIL REVIEW

In the event a recommendation is received from the Planning and Zoning Commission, it will be forwarded to the City Council for action.

ATTACHMENTS

- A. Zumbro Valley Park – Plat exhibit
- B. Applicant Narrative