



CITY OF CORCORAN  
**Corcoran Planning Commission Agenda**  
**May 7, 2020 - 7:00 pm**

**Telephone Meeting Call-in Instructions**

Call: +1 312 626 6799 US

Enter Meeting ID: 827 5442 3474

Press \*9 to Comment during the Public Comment Sections in the meeting.

For more information on options to provide public comment visit: [www.ci.corcoran.mn.us](http://www.ci.corcoran.mn.us)

**1. Call to Order / Roll Call**

**2. Pledge of Allegiance**

**3. Agenda Approval**

**4. Open Forum**

**5. Minutes**

- a. Minutes – March 5, 2020\*

**6. New Business**

- a. **Public Hearing.** Open Space & Preservation Plat for “Paulsen Farms” (PID 09-119-23-34-0001) (city file no. 20-011)
  - i. Staff Report
  - ii. Open Public Hearing
  - iii. Close Hearing
  - iv. Commission Discussion & Recommendation

**7. Reports/Information**

- a. Planning Project Update\*
- b. City Council Report\* – Council Liaison Schultz
- c. Other Business

**8. Commissioner Liaison Calendar**

- a. Discuss liaison attendance and calendar

City Council Meetings

5/14/20	5/28/20	6/11/20	6/25/20	7/9/20	7/23/20
Vehrenkamp	Shoulak	Jacobs	Dickman	Vehrenkamp	Wu

**9. Adjournment**

**Due to the COVID-19 health pandemic, the Planning Commission's regular meeting place is not available and is not open to the public. Pursuant to Minnesota Statute 13D.021 the one or more members of the Planning Commission may participate by telephone or other electronic means.**

*\*Includes Materials - Materials relating to these agenda items can be found in the House Agenda Packet by Door.*



CITY OF CORCORAN  
**Corcoran Planning Commission Minutes**  
**March 5, 2020 - 7:00 pm**

The Corcoran Planning Commission met on March 5, 2020 at City Hall in Corcoran, Minnesota.

Present were: Chair Jacobs, Commissioner Wu, Commissioner Shoulak, and Commissioner Vehrenkamp. *Absent: Dickman*

Also present were: City Planner Lindahl, Code Compliance Official Pritchard, and Council Liaison Schultz.

**1. Call to Order / Roll Call**

Chair Jacobs called the meeting to order at 7:00pm.

**2. Pledge of Allegiance**

**3. Agenda Approval**

**Motion** made by Wu seconded by Vehrenkamp to approve the agenda as presented.

Voting Aye: Jacobs, Wu, Shoulak, and Vehrenkamp. (Motion carried 4:0)

**4. Open Forum – None**

**5. Minutes**

a. Minutes – January 2, 2020

**Motion** made by Vehrenkamp seconded by Wu to approve the minutes as presented.

Voting Aye: Jacobs, Wu, Shoulak, and Vehrenkamp. (Motion carried 4:0)

**6. New Business**

a. **Public Hearing.** Kissner Application for Variance and Preliminary (PID 21-119-23-33-0004) (city file no. 20-001)

i. Staff Report – Planner Lindahl presented her staff report.

ii. Open Public Hearing – Chair Jacobs opened the public hearing.

iii. Close Hearing

**Motion** made by Wu seconded by Shoulak to close the public hearing.

Voting Aye: Jacobs, Wu, Shoulak, and Vehrenkamp. (Motion carried 4:0)

iv. Commission Discussion & Recommendation – The Commission asked for clarification on the reasoning for the variance and why the southern lot would not be platted into the larger lot. Staff shared that the applicant owned two adjacent lots and wanted to keep their options open for future sale/development.

The Commission discussed the driveway easement, development rights, and the reasoning for the southern lot to be labeled as an outlot.

**Motion** made by Vehrenkamp seconded by Wu to recommend approval of the resolution with corrections to Conditions 4. and 8b. as discussed.

Voting Aye: Jacobs, Wu, Shoulak, and Vehrenkamp. (Motion carried 4:0)

b. Bellwether 4<sup>th</sup> Addition Final PUD Development Plan (city file no. 20-002)

i. Staff Report – Planner Lindahl presented her staff report.

ii. Commission Discussion & Recommendation – The Commission discussed buildability in the floodplain. Staff clarified that the floodplain would be mitigated, and a FEMA map amendment would be made in partnership with the City Engineer. The Commission also discussed wetland fill. The applicant stated that they will be purchasing credits.

The Commission discussed the existing home's driveway.

**Motion** made by Jacobs seconded by Shoulak to recommend approval of the resolution as presented.

Voting Aye: Jacobs, Wu, Shoulak, and Vehrenkamp. (Motion carried 4:0)

c. **Public Hearing.** Zoning Map Changes (city file no. 20-003)

- i. Staff Report – Planner Lindahl presented her staff report.
- ii. Open Public Hearing – Chair Jacobs opened the public hearing.
- iii. Close Hearing

**Motion** made by Vehrenkamp seconded by Shoulak to close the public hearing.

Voting Aye: Jacobs, Wu, Shoulak, and Vehrenkamp. (Motion carried 4:0)

- iv. Commission Discussion & Recommendation – The Commission discussed potential effects the changes may have on property owners and the reasoning for the changes.

**Motion** made by Vehrenkamp seconded by Shoulak to recommend approval of the ordinance and resolution as presented.

Voting Aye: Jacobs, Wu, Shoulak, and Vehrenkamp. (Motion carried 4:0)

**7. Reports/Information**

- a. Planning Project Update – Information only.
- b. City Council Report – Council Liaison Schultz update the Commission on Council activities.
- c. July 2<sup>nd</sup> Meeting Attendance. Commissioners discussed. Meeting date to remain July 2.
- d. Other Business – None

**8. Commissioner Liaison Calendar**

City Council Meetings

<b>3/12/20</b>	<b>3/26/20</b>	<b>4/9/20</b>	<b>4/23/20</b>	<b>5/14/20</b>	<b>5/28/20</b>
Shoulak	Jacobs	Dickman	Vehrenkamp	Vehrenkamp	Shoulak

*\*Commissioner Vehrenkamp will attend May 14, 2020 for Commissioner Wu.*

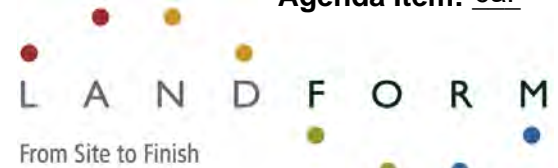
**9. Adjournment**

**Motion** made by Vehrenkamp seconded by Wu to adjourn.

Voting Aye, Jacobs, Wu, Shoulak, Vehrenkamp.

Meeting adjourned at 8:10pm.

*Submitted by Mike Pritchard  
Code Compliance Official*



105 South Fifth Avenue

Tel: 612-252-9070  
www.landform.net

Suite 513  
Minneapolis, MN 55401

**TO:** Corcoran Planning Commission

**FROM:** T.J. Hofer through Kendra Lindahl, Landform

**DATE:** April 30, 2020 for the May 7, 2020 Planning Commission Meeting

**RE:** **PUBLIC HEARING.** Open Space & Preservation Plat for “Paulsen Farms” (PID 09-119-23-34-0001) (city file no. 20-011)

**REVIEW DEADLINE:** June 9, 2020

## 1. Application Request

Craig Scherber, on behalf of DS Management Group, LLC (applicant), has submitted a request for approval of a Preliminary Plat application for “Paulsen Farms”, a residential development of 20 new single-family homes and four outlots on 82.73 acres of property.

## 2. Context

### *Zoning and Land Use*

The site is zoned Rural Residential (RR) and guided Rural/Ag Residential in the Comprehensive Plan. Single family homes are permitted within the RR district.

### *Surrounding Properties*

All the properties around the site are zoned RR. The properties to the north, south and east are guided for Low Density Residential and the properties to the west are guided for Low Density Residential as well as Agricultural Preserve expiring in 2022.

### *Natural Characteristics of the Site*

The Natural Resource Inventory Areas map in the Comprehensive Plan shows a stream on the site as well as the edge of a High Quality Maple/Basswood Forest. Further, multiple wetlands are shown on Hennepin County’s Natural Resources mapping software as shown on the attached Site Location map. Lands identified on the Natural Resource Inventory or Ecologically Significant Natural Area maps in the Comprehensive Plan qualify for OS&P plats.

### *Public Comment*

On April 24, 2020, the City received an email from a resident concerned about traffic at the intersection of Bechtold Road and County Road 30. The email from the resident is attached. The Corcoran Police Department performed a search to determine the history of incidents in the area. The Corcoran





Department of Public Safety prepared a memo detailing this search, which is attached to this staff report.

### **3. Analysis of Request**

Staff has reviewed the application for consistency with Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and City Code requirements, as well as City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached engineering memo and the approval conditions require compliance with the memo.

#### **A. Level of City Discretion in Decision-Making**

The City's discretion in approving a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance. If it meets these standards, the City must approve the preliminary plat.

#### **B. Consistency with Ordinance Standards**

Staff has reviewed the application for consistency with Comprehensive Plan, Zoning Ordinance and City Code requirements, as well as City policies.

### Preliminary Plat

#### *Lot Size and Standards*

The subdivision would create 20 lots for single family residential use as well as four outlots. The parcel contains no existing structures. Lots sizes are determined by the Open Space & Preservation plat (OS&P). Section 940 of the Zoning Code sets standard for OS&P and says the lots sizes shall not be larger than two times the minimum lot area for a single family dwelling in the zoning district that is compatible with the land use category in which the property is located. The proposed subdivision is in the RR zoning district which requires a minimum of two acres. The proposed plans show lots from 1.13 acres to four acres. The plans comply with the code.

OS&P Plats require outlots that are dedicated as open space to be contiguous. Outlots that are separated by local streets are allowed. The submitted plans comply.

The applicant is proposing 20 lots where 10 development rights exist. OS&P plats are also allowed to develop in the RR district at 150% of their development rights, or 200% if the subdivision is developed with the urban street section. The applicant is proposing curbs and gutters and therefore qualifies for the 200% development rights.

Lots within an OS&P plat should be designed to include the following:

1. Arrange lots around a central focal point such as:
  - a. A central green, boulevard or square.
  - b. A physical amenity such as a meadow, a stand of trees, a stream or water body, or some other natural feature.



2. Locate lots such that at least 50 percent of the lots within a neighborhood abut open space, or other amenity, on at least one side. A local street may separate lots from open space.
3. Preserve views from each building unit and from off-site vantage points to the maximum possible.
4. Locate neighborhood recreational open spaces such that they are an integral part of the neighborhood, are suitable for the projected demographic makeup of residents, are at an elevation appropriate to their intended recreational use, have boundaries that are clearly defined and are accessible to all neighborhood residents from a public street or trail. Connect individual home sites with pedestrian corridors or sidewalks to larger open spaces and places of destination on-site and off-site. Open spaces should be accessible to pedestrians at roughly 1,200-foot intervals along public roadways. Pedestrian corridors between lots shall be at least 50 feet in width and buffered from view of adjacent properties.
5. Locate lots to preserve woodlands, farmland or other natural features or character, including places of historic, archeological or cultural value. Preserve natural resources as identified in the Comprehensive Plan to the maximum extent possible in a contiguous, connected configuration. Natural open spaces may include, but are not limited to, fields, wetlands, slopes, bluffs, woods, lakes, ponds, streams, shore lands, and other environmentally sensitive areas.
6. Providing covenants to create an architectural theme to include items such as landscaping, porches, side or rear loaded or detached garages. A written narrative describing the architectural theme shall be provided with the preliminary plat.
7. Locate houses and garages such that the garages do not dominate the streetscape.
8. Locate septic systems on the most suitable soils for subsurface septic disposal and in such manner as to provide for cost effective and least disruptive future connection of the wastewater treatment system(s) to urban services.
9. Landscape common areas and street rights-of-way with native vegetation with high wildlife conservation value.

The applicants has included a response to these conditions within their narrative which is attached to this staff report. Staff notes that the applicant's response to the first requirement of being arranged around a central focal point is not being met. The site was designed to allow the open space to be around the perimeter of the site with the large area in Outlot B which is ghost platted and planned for future development when City utilities are extended to the area. This area is not centralized and would not meet the first goal.

- The Planning Commission should review and comment on whether the proposal meets the design goals.

### *Well and Septic*

Plans show proposed locations for wells and two possible septic tank locations. Septic locations must be approved by Hennepin County prior submittal of the final plat. Several of the lots are very tight and the Hennepin Council preliminary review and approval is critical to ensure that the lots are in fact buildable with protected septic sites. Additionally, lot corner elevations should be provided to ensure that drainage on lots does not impact septic sites. Staff has included this as a condition of approval.



*Wetlands*

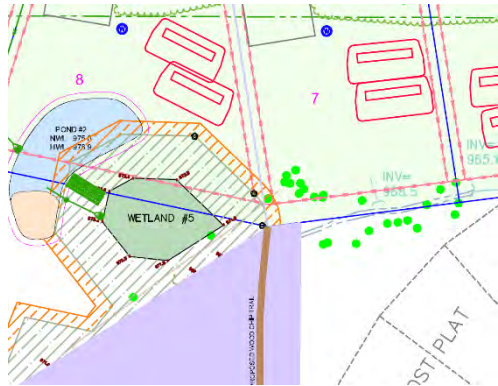
The 2040 Corcoran Natural Resources Inventory map shows a stream and the edge of a High Quality Maple/Basswood Forest on the east side of the property. Hennepin County GIS shows multiple wetland locations throughout the site. The applicant has submitted a wetland delineation and the results of the delineation are reflected on the plans submitted by the applicant.

Wetland buffers are shown on the plans, however, a stormwater management pond is encroaching on Wetland #4. Section 1050 Subd, 9 of the Zoning Code establishes standards for permitted encroachments in the Wetland Overlay District. Water quality ponds may encroach into the required wetland buffer areas, provided that the amount of buffer encroached upon does not exceed 50% of the total area required for such ponding, and provided that the amount of buffer encroached upon does not exceed 50% of the total area required for buffering. These limitations may be exceeded where two-cell water quality ponding is utilized. The applicant has not indicated what type of water quality ponding will be utilized. Staff has included a condition requiring that the applicant show compliance with the ordinance standards.

*Parks and Trails*

An existing on-road trail exists along County Road 30. The southern part of the site is also noted as an Athletic Search Area (ASA) Community Park on the Parks and Trails Plan in the Comprehensive Plan.

The applicant is showing a wood chip trail in Outlot B, but there are no connections made to the trail. The trail currently terminates in the back yard of Lot 7 and 8, Block 1. There are no sidewalk or trail connections made to this trail. The applicant should revise this area of the site plan to show how access will be gained to this trail. Staff suggests a connection to the public street to the east or north between Lots 7 and 8, Block 1.



Along the border of Outlot B and the proposed lots there is a creek. This creek will require a crossing for both future traffic and pedestrian traffic once the lots are platted to allow access into the future recreational area where the wood chip trail is planned. The plans should be revised to show a location for this crossing and plans for the proposed crossing should be submitted.

*Streets*

The applicant will dedicate addition right-of-way for Bechtold Road and County Road 30. They will also dedicate and construct the new public streets within the development.

The development will gain access off County Road 30. Hennepin County has provided a letter in support of the proposed east and westbound turn lanes as well as an opposing eastbound turn lane to serve High Bluff Lane.

Internally, the applicant is proposing to construct two new streets. The applicant has indicated that in the southeast of the developable area of the plan there will be an area for future right-of-way. This area



will need to be platted as public right-of-way with the proposed plans. Staff has included this as a condition of approval.

Included within the Ghost Plat is a termination of the north-south road within the development at a cul-de-sac. The plans should be revised to show a right-of-way going through the south side of the parcel that stubs at the property line to the parcel south of the project site.

### *Utilities*

A transmission line and easement runs through Outlot D and the areas to the west and east. Within this easement no accessory structures can be built and there are limits to the landscaping and construction that can occur in the easement. Part of the easement is within Outlot D, but the easement also extends over Lot 3 and 4, Block 1. The applicant will need to be aware of the restrictions within the easement and include notice of these restrictions on the covenants and HOA documents.

### *Park Dedication Requirements*

The Comprehensive Plan shows on-road trails planned along County Road 30 and Bechtold Road. Both trails could be accommodated within the dedicated right-of-way. The Comprehensive Plans shows this as a possible Athletic Search Area (ASA) site. However, with the acquisition of the Rockford School District for expansion of Corcoran City Park this site is not required for the ASA park.

Section 955.020 of the Subdivision Ordinance requires park dedication at the time of platting for land that has not previously provided park dedication, pursuant to Minnesota Statutes 462.358, Subd. 2b.

Under the current ordinance, park dedication of land is required at 4% of the net pre-development area for Rural/Ag Residential land. Park dedication is only taken for newly created lots. The ordinance would require 3.31 acres of park dedication for the 82.73 acres being platted.

Park dedication credits would be given for any trail easements taken. There are no trail easements for this plat.

Where no park land is shown on the Comprehensive Plan, the City should take cash in lieu of land. For residential developments, the current cash in lieu of land fee has been calculated based on the per capita share of park system costs at \$3,970 per single family unit (20 x \$3,970 = \$79,400). Because no trail easements are being dedicated the full cash-in lieu of land fee is required for the 20 new lots.

Park dedication is due at the time of final plat recording, based on the adopted fee schedule in place at that time.

### Open Space and Preservation Standards

The City of Corcoran Zoning Code allows Open Space and Preservation plats in order to minimize acreage used in developments that are approved prior to urban services being available to an area. Several objectives are outline in Section 940.020 of the Subdivision Ordinance. The applicant has outlined their responses to these objectives in their application.





Staff generally agrees with the evaluation presented by the applicant in their narrative in relation to the objectives of the OS&P objectives.

The applicant has submitted a lot tabulation that shows over 50% of the site dedicated to remaining as open space until future development. The Subdivision Ordinance requires that 25% of this dedicated area must be upland area. These calculations will need to be revised to show the amount of upland area within the dedicated open space areas. Staff has included this as a condition in the resolution.

### Conclusion

Staff finds that the proposed plan is generally consistent with the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance. The staff report noted the outstanding issues that must be addressed, and we have included conditions in the attached resolutions to address these issues.

### **4. Recommendation**

Recommend approval of the draft resolution approving the preliminary OS&P plat for Paulsen Farms.

### **Attachments**

1. Draft Resolution approving the preliminary OS&P plat
2. Location Map
3. Public Comment Email dated April 24, 2020
4. Engineer's Memo dated April 29, 2020
5. Public Safety Memo dated April 30, 2020
6. Hennepin County Memo dated April 14, 2020
7. Applicant's narrative dated April 10, 2020
8. Preliminary Plat dated April 10, 2020
9. Site Plans dated April 10, 2020

**RESOLUTION NO. 2020-\_\_**

**Motion By:**  
**Seconded By:**

**APPROVING AN OPEN SPACE AND PRESERVATION PRELIMINARY PLAT FOR  
“PAULSEN FARMS” FOR DS MANAGEMENT GROUP, LLC ON A 82.73-ACRE SITE (PID  
09-119-23-34-0001) (CITY FILE 20-011)**

WHEREAS, DS Management Group, LLC (“the applicant”) has requested approval of a preliminary plat for 20 single family homes on an 82.73-acre parcel legally described as:

The Southeast Quarter of the Southwest Quarter and the North Half of the Southwest Quarter of Section 9, Township 119, Range 23, Hennepin County, Minnesota.

Except: The North 323.40 feet of the East 300.00 feet of said North Half of the Southwest Quarter.

ALSO EXCEPT the North 907.23 feet of the Northwest Quarter of said Southwest Quarter.

WHEREAS, the Planning Commission has reviewed the plan at a duly called Public Hearing on May 7, 2020 and recommends approval and;

WHEREAS, the Parks and Trails Commission has reviewed the plan on May 21, 2020 and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request for a preliminary plat, subject to the following conditions:

1. An Open Space and Preservation (OS&P) plat is approved to allow the creation of 20 lots for single family homes, in accordance with the application materials and plans received by the City on March 17, 2020 and revisions received March 27, 2020 and May 10, 2020, except as amended by this resolution.
2. Plans shall be revised to relocate Basin #1 so that no more than 50% of the pond encroaches on the buffer around Wetland #4. The applicant shall provide proof of compliance to the City with the final plans.
3. The final plans must include detailed grading plans for the proposed homes to ensure the homes can be built without impacting the septic sites.
4. The applicant must provide proof of Hennepin County’s preliminary septic approval prior with the final plat application.
5. Plans should be revised to show the future right-of-way adjacent to Lot 5, Block 1 to be platted with the platting of the “Paulsen Farms” plat.
6. The plans should be revised to eliminate the temporary cul de sac and provide a hammerhead turnaround on the right-of-way extending east.

**RESOLUTION NO. 2020-\_\_**

7. The ghost plan must be revised to extend the future public street to the south lot line.
8. Plans should be revised to show calculations that show the 25% of upland required in the 50% of total site area dedicated as open space.
9. Plans should be revised to use a correct scale.
10. The existing 10 development rights are increased to 20 as part of the OS&P plat. The development will use all of the 20 development rights.
11. Park dedication shall be cash in lieu of land for the 20 lots, subject to the park dedication fees in place when the final plat is released.
12. The applicant shall comply with all conditions in the City Engineer's memo dated April 29, 2020.
13. The approval is subject to the review and approval by the Elm Creek Watershed Management Commission. The applicant shall comply with any conditions of approval from the watershed.
14. The applicant shall address the comments in the Hennepin County memo dated April 14, 2020.
15. The final plat application must include:
  - a. Final plans addressing all preliminary conditions of approval
  - b. Conservation easement documents for land area to be protected with a conservation easement as open space for review and approval by the City.
  - c. A preservation, restoration and management plan agreeable to the City shall be prepared and filed for open space land. This plan shall include areas proposed for interim agricultural uses as well as temporary open space easements.
  - d. Applicable homeowners' association documents (if any), including bylaws, deed restrictions, covenants, and proposed conservation easements, prepared by the holder of the conservation easement.
16. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of a final plat.

**RESOLUTION NO. 2020-\_\_**

**VOTING AYE**

- Thomas, Ron
- Bottema, Jon
- Dejewski, Brian
- Anderson, Thomas
- Schultz, Alan

**VOTING NAY**

- Thomas, Ron
- Bottema, Jon
- Dejewski, Brian
- Anderson, Thomas
- Schultz, Alan

Whereupon, said Resolution is hereby declared adopted on this XX<sup>nd</sup> day of May 2020.

\_\_\_\_\_  
Ron Thomas - Mayor

**ATTEST:**

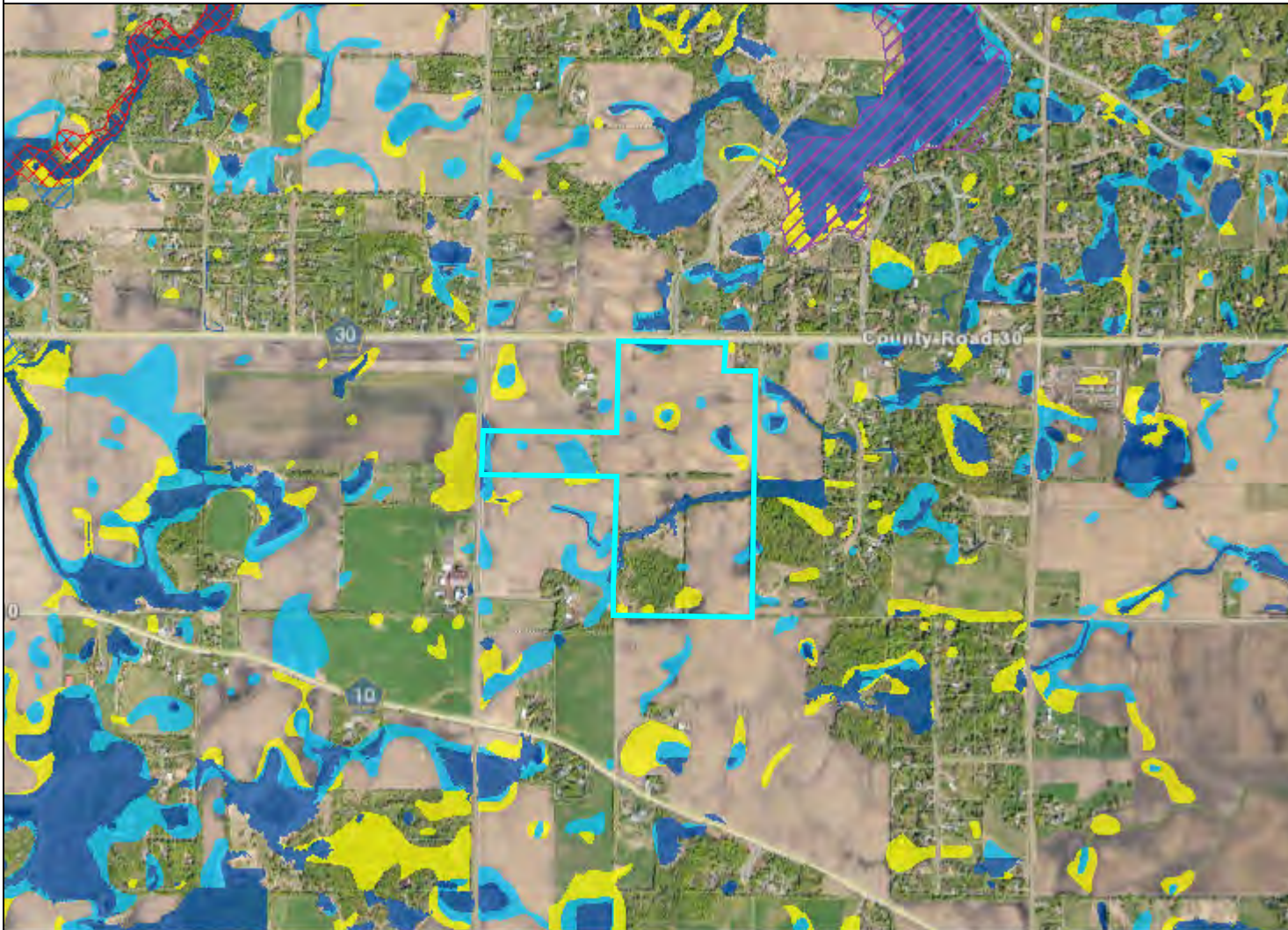
\_\_\_\_\_  
Jessica Beise – City Clerk/Administrative Services Coordinator

*City Seal*



# Hennepin County Natural Resources Map

Date: 4/29/2020



## Legend

### FEMA Floodplains - 100 Year

- A
- AE FLOODPLAIN
- AH
- AO
- AE FLOODWAY

### Wetlands

- Potential Wetland - HCWI
- Probable Wetland - HCWI
- Probable Wetland - NWI

PID: 0911923340001  
 Address: 52 ADDRESS UNASSIGNED,  
 CORCORAN  
 Owner Name: DS MANAGEMENT  
 GROUP LLC  
 Acres: 88.46

Comments:

1 inch = 1,600 feet



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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**From:** Brad Martens  
**To:** [Kendra Lindahl, AICP](#); [Matt Gottschalk](#); [Kevin Mattson](#)  
**Subject:** FW: County Rd 30 & Bechtold Rd PID 09-119-23-44-0001  
**Date:** Friday, April 24, 2020 12:04:38 PM

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All,

Passing this on regarding the CR 30/Bechtold development.

**Brad Martens**

City Administrator

City of Corcoran

763-400-7030

[www.ci.corcoran.mn.us](http://www.ci.corcoran.mn.us)

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**From:** Chas <Chas@byllinge.com>  
**Sent:** Friday, April 24, 2020 11:58 AM  
**To:** Brad Martens <bmartens@ci.corcoran.mn.us>  
**Subject:** County Rd 30 & Bechtold Rd PID 09-119-23-44-0001

Hi Brad,

I would like to submit a question for the upcoming planning meeting on May 7<sup>th</sup> regarding the above PID.

This school year there have been several incidents of vehicles unable to stop for a school bus stopped on Co Rd 30 at High Bluff Ln, typically these are heavy loaded (possibly overloaded) Sidumper or gravel trucks travelling East, down the hill on Co Rd 30 between 6-8am , they come over the hill too fast and are unable to stop by the intersection and end up sliding on the shoulder past the stopped vehicles. With this intersection becoming a four way intersection and School buses needing to stop on both sides of the road, is there any consideration to reduce the speed limit, add a no passing zone and/or add a four way stop ?

I fear if something is not done to slow the vehicles we will have a serious accident involving a large truck and a loading school bus.

Thank you,

Chas Billin,  
9820 High Bluff Ln,  
Corcoran. MN 55340

# Technical Memo



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To: Kendra Lindahl, City Planner  
From: Kent Torve, PE, Wenck Associates, Inc.  
Date: April 29, 2020  
Subject: Paulsen Farms Open Space Plat Review

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## 1.0 Introduction

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This memorandum looks specifically at the infrastructure and drainage for the rural lot development named Paulsen Farms. The site is located along County Road 30 just east of Bechtold Road and consists of 20 lots with an Outlot for additional lots under future development. The development is outside the MUSA thus septic and wells are utilized.

The development framework is open space development which provides for an increase in lots for upgraded infrastructure, such as pavement and curb and gutter.

Financing for development infrastructure typically follows the approach of:

- On-site infrastructure is managed by the developer
- Off-site projects are typically managed by the City (engineering, bidding and construction management) and financed through an escrow

This memorandum should be viewed as a working document based upon the preliminary plat information provided to the City. Numerous additional reviews of detailed plans will occur however for Preliminary Plat this provides the City's framework for the development infrastructure.

## 2.0 Transportation

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Transportation is fairly straight forward with a main access and then within the development connections to adjacent parcels are required.

Main Entrance at CR 30

The County regulates the access along CR 30 through a permit process and recent County requirements include turn lanes for developments. The project would be managed by the City through an escrow and the City has bid three turn lane projects in the past two years, and a total of 6 since 2013. The City's cost data base was reviewed, converted to a unit cost for square yards of new pavement, and the summary is as follows:

- The turn lane project for Paulsen Farms was estimated at 4,200 SY of new pavement.

- Bid costs for previous developments have ranged from approximately \$80 per new SY for Bass Lake Crossings (2018) to \$108 per new SY for recent Stieg Road turn lanes.
- Based on these estimates the turn lanes construction cost will range from \$340,000 to \$450,000 with an additional \$75,000 for engineering, utility coordination, materials testing, and construction management.
- These costs exclude wetland replacement, private utilities, soil corrections, additional easements, County site specific requirements, etc.
- County's initial review is in Appendix A, and mentions right turn into High Bluff Lane (not included in cost estimate).

### City Street Stubs

City street stubs are shown on Figure 1 and typical of City policy is to require adjacent parcels be provided public access. Dedicated ROW is required to the east, south to the open space, northwest to Paulsen farmstead. Final layout of temporary cul de sacs, connection points, etc. will be formalized during construction plan approval.

## 3.0 Water Resources and Drainage

The site is existing agricultural use and converting to rural residential creates drainage changes. The site uses three ponds to capture the drainage with most of the site draining to the ditch on the south edge between the first development and the outlet.

### Regulatory Overview

Stormwater management regulations in the proposed project area would be guided or directed by Corcoran's Local Surface Water Management Plan (Local Plan) and the City's Stormwater Pollution Prevention Plan (SWPPP). Each of these documents has a larger regulatory context. Additionally both documents include plans to meet pollutant load reductions for the Total Maximum Daily Load (TMDL) study.

### Subwatershed Site Assessment and Site improvements

The watershed has conducted a Subwatershed Assessment (SWA) for the drainage area and a summary is as follows.

- This site is located in the "Lower Rush Creek Management Unit" that shows potential BMPs exist on site (see Figure 2).
- Within the site, there are five potential improvements of 3 grassed waterways, 1 depressional storage area, and 1 nutrient removal wetland.
  - Areas of initial interest are grassed waterway (GW 39) that coincides with the location of Pond #3 in the site plan, and
  - WR-5 coincides with the location of Pond #2 and Wetland #5, #10, and #10a. So, additional storage and treatment of on-site and upstream drainage area should be achieved through restoring these areas.
- Since the development drains to the main ditch/tributary, a stream improvement for stabilization may be necessary. This may be combined with WR-5 project. Additional analysis and modeling is required.



## Drainage and Stormwater Management

The development changes the land cover from agricultural/wooded/wetlands to rural residential. Agricultural use of the land would cease but construction of additional impervious surfaces, such as the roads, driveways and sidewalks in this residential development, increases the rate, volume, and pollutant load to nearby surface waters. Turn lane improvements to CR 30 would also slightly increase impervious surface area and, like neighborhood roads and driveways, would require practices to mitigate the impact of impervious stormwater runoff.

Several review comments are identified in Appendix B (Construction Plan Review) and City's Stormwater Modeling Guidelines are in Appendix C. The model and plans will be reviewed with subsequent plan submittals.

## 4.0 Conclusions and Recommendations

The site is feasible for rural residential development and an overview for the Preliminary Plat is as follows:

### Transportation

- Turn lanes at the main entrance can presumably be required by County via a project managed, designed, and constructed through City bid process will be implemented with developer escrow.
- Street stub ROW shall be dedicated to east, south and Paulsen farmstead are required.
- Public access to Open Space for trail and farm equipment is required.
- Further review of street layouts, turnarounds, etc. will occur during plan review process.

### Water Resources

- The rural residential development is feasible to manage stormwater.
- Site discharges to unimproved drainage (ditch) on the south which is susceptible to changes in drainage.
- Funds were previously invested in study (SWA) of potential watershed improvements and several are located on this site. The improvements do not affect lot configuration or sites, and therefore are feasible to construct.
  - Therefore, the site will cooperate with enhanced improvements in cooperation with the City and possible leveraging of funds with the WMO or other sources. GW-39 or WR-5 show high potential for a project.
  - Ditch stabilization and enhancements will be required at a minimum
  - Downstream crossings will be modeled and analyzed
- Ponds and wetland water elevations may be modified during review which may affect lots. Modifications may be needed at City direction.

### Lot Layouts

Kevin Mattson, PE  
Public Works Director, City of Corcoran  
Paulson Farms Open Space Plat Engineer Review  
April 24, 2020

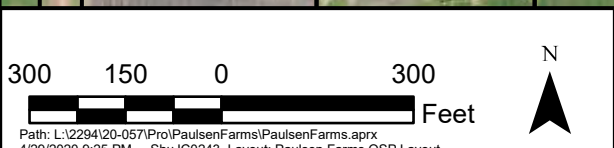
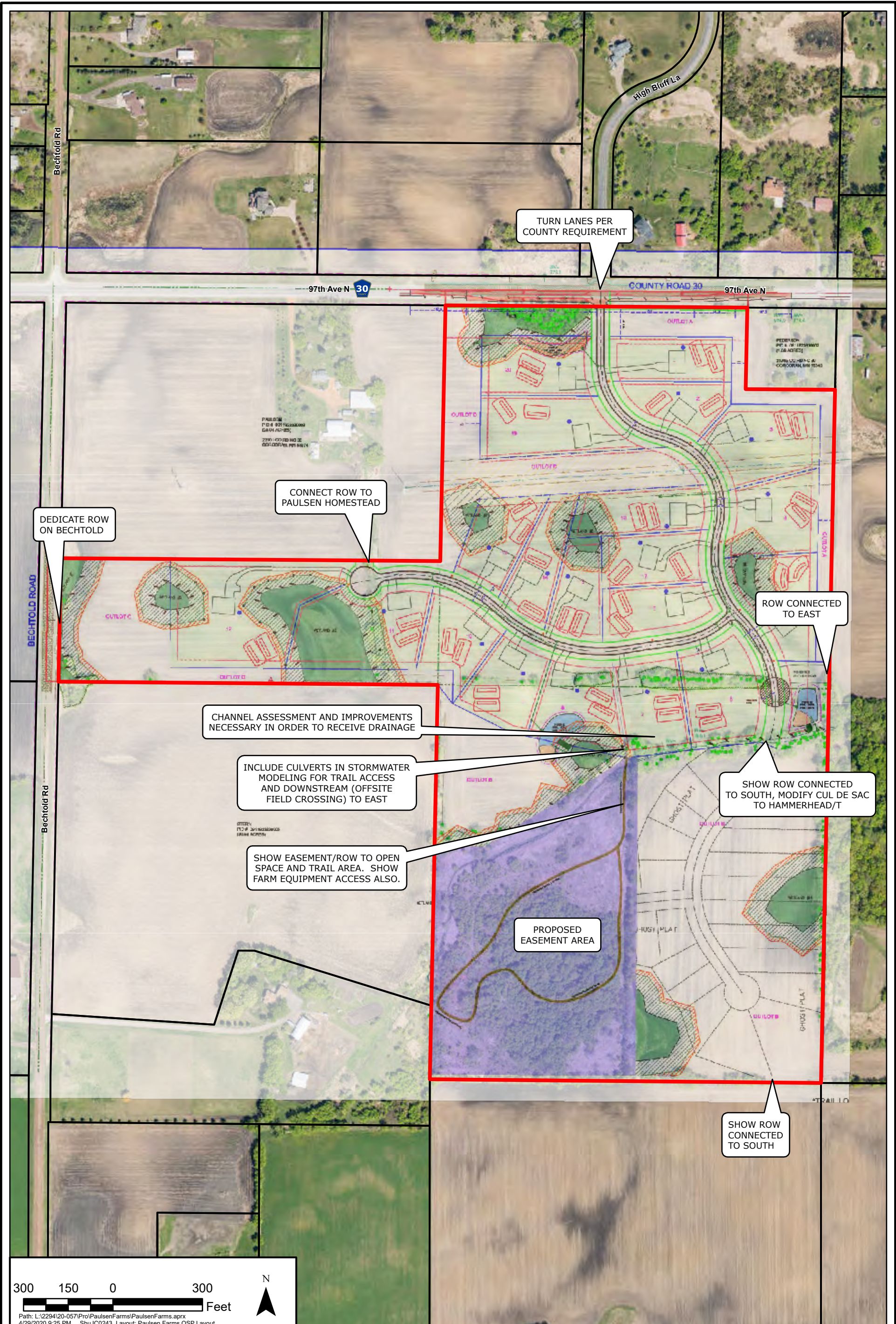


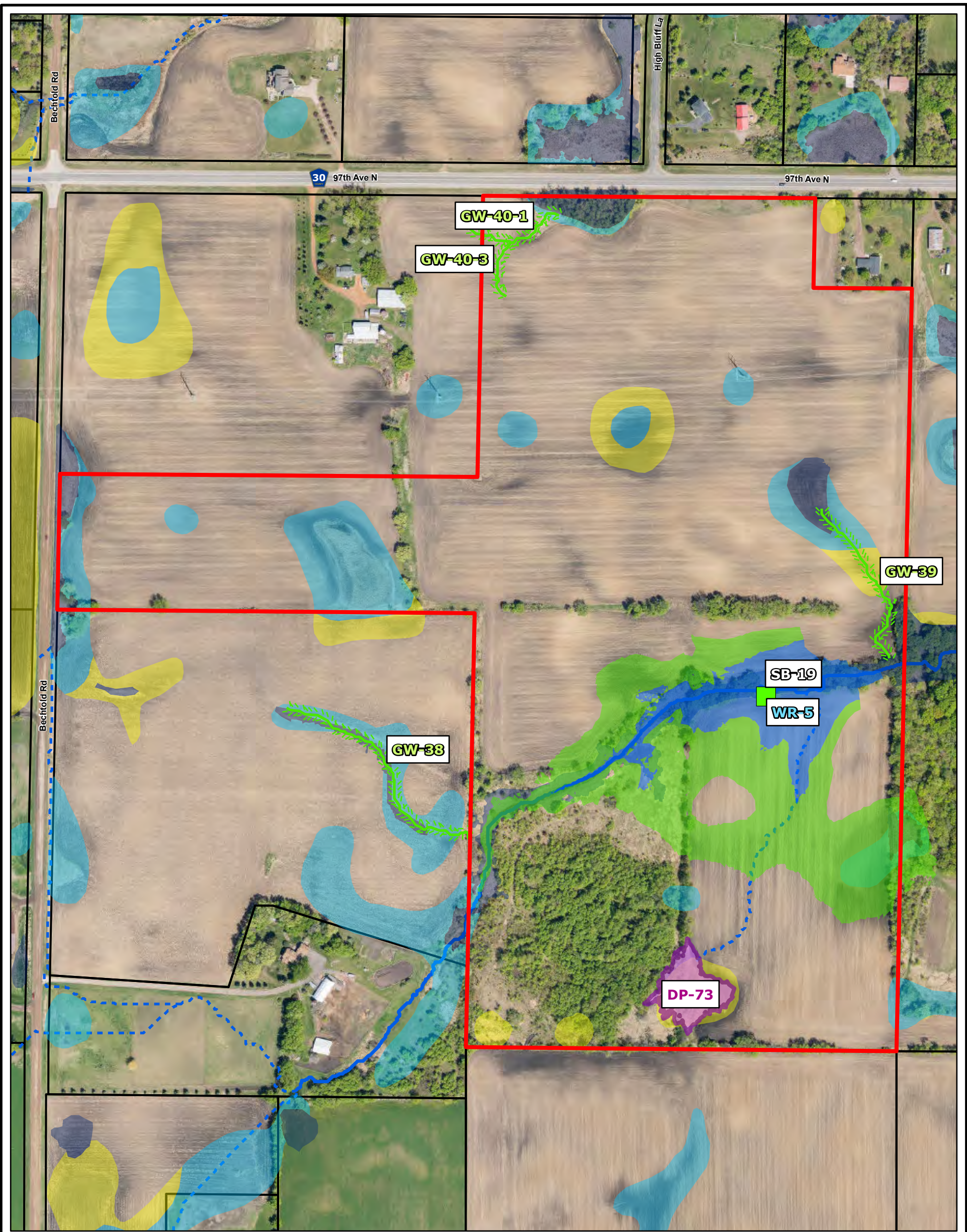
- 
- Individual lot grading plans will be provided prior to final plat approval. These will be consistent with overall plans, but provide document to be followed for the building permit process.

## Figures

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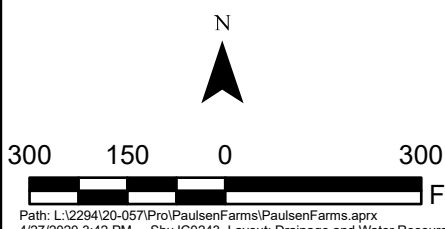
- 1 Paulsen Farms OSP Layout
- 2 Drainage and Water Resources





**Legend**

- Paulsen Farms Site Boundary
- Depressional Storage
- Buffer
- Intermittent Stream
- Parcels
- Nutrient Removal Wetlands
- Potential Wetland - HCWI
- Perennial Stream
- Saturated Buffer
- Wetland (Dead Pool)
- Probable Wetland - HCWI
- Probable Wetland - NWI
- Grassed Waterway



Path: L:\2294\20-057\Pro\PaulsenFarms\PaulsenFarms.aprx  
4/27/2020 3:42 PM ShuJC0243 Layout: Drainage and Water Resources

County Review of Access

# HENNEPIN COUNTY

## MINNESOTA

April 14, 2020

Ms. Kendra Lindahl, AICP  
Principal Consultant  
City of Corcoran  
8200 County Road 116  
Corcoran, MN 55340

Re: Final Plat Review – Paulsen Farms (Received 03/19/20)  
County State Aid Highway (CSAH) 30  
Hennepin County Plat Review ID #3821A (Reviewed 03/24/20)  
*Subdivides 88 acres of farmland to develop 20 single family homes with additional potential future development*

Dear Ms. Lindahl:

Please consider the following county staff comments in your review of this final plat proposal:

### Access

We accept the proposed access (Road 1) on County Road 30 across from High Bluff Lane. We support the inclusion of the required full turn lanes (westbound left, eastbound right), as well as an eastbound left-turn lane to serve the opposing High Bluff Lane. Submission of a complete turn lane design plan set including signage and striping plans is needed for formal county staff review when applying for a permit. Please note our turn lane design preferences such as speed:1 and 1:15 taper rates.

County Road 30 is an arterial roadway with a posted speed limit of 55 mph. Therefore, an internal future street system with connections to adjacent properties is important to minimize direct access onto County Road 30. Please consider future opportunities to consolidate access with the property immediately to the east to further reduce access onto County Road 30.

### Right-of-Way

We envision this segment of County Road 30 to remain as a two-lane rural roadway for some time. However, as growth continues to occur additional capacity may be needed. Therefore, we are requesting right-of-way dedication to match a 65-foot half section allowing for optimal flexibility in future design.



## Storm Water and Drainage

Please ensure discharge rates remain less than existing flow rates. The county storm water system will not take water from new drainage areas. Additional treatments may be necessary if flow rates cannot match existing. Please also ensure the side slopes do not exceed a 1:4 steepness. With the additional turn lanes, improvements may be needed to the existing culvert underneath County Road 30 west of the proposed driveway. Please also ensure this culvert is covered by a drainage easement. *Contact:* Drew McGovern at 612-596-0208 or [drew.mcgovern@hennepin.us](mailto:drew.mcgovern@hennepin.us).

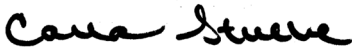
## Permits

Please inform the developer that all construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping. Turn lane design plans including striping and signage will be reviewed by county staff as part of the permitting process. *Contact:* Michael Olmstead, Permits Coordinator at 612-596-0336 or [michael.olmstead@hennepin.us](mailto:michael.olmstead@hennepin.us).

## More Information

Please contact us for any further discussion of these items: Bob Byers: 612-596-0354, [robert.byers@hennepin.us](mailto:robert.byers@hennepin.us) or Jason Gottfried: 612-596-0394, [jason.gottfried@hennepin.us](mailto:jason.gottfried@hennepin.us).

Sincerely,



Carla Stueve, PE, PTOE  
County Highway Engineer







# Hennepin County Natural Resources Map

Date: 3/20/2020

## Legend

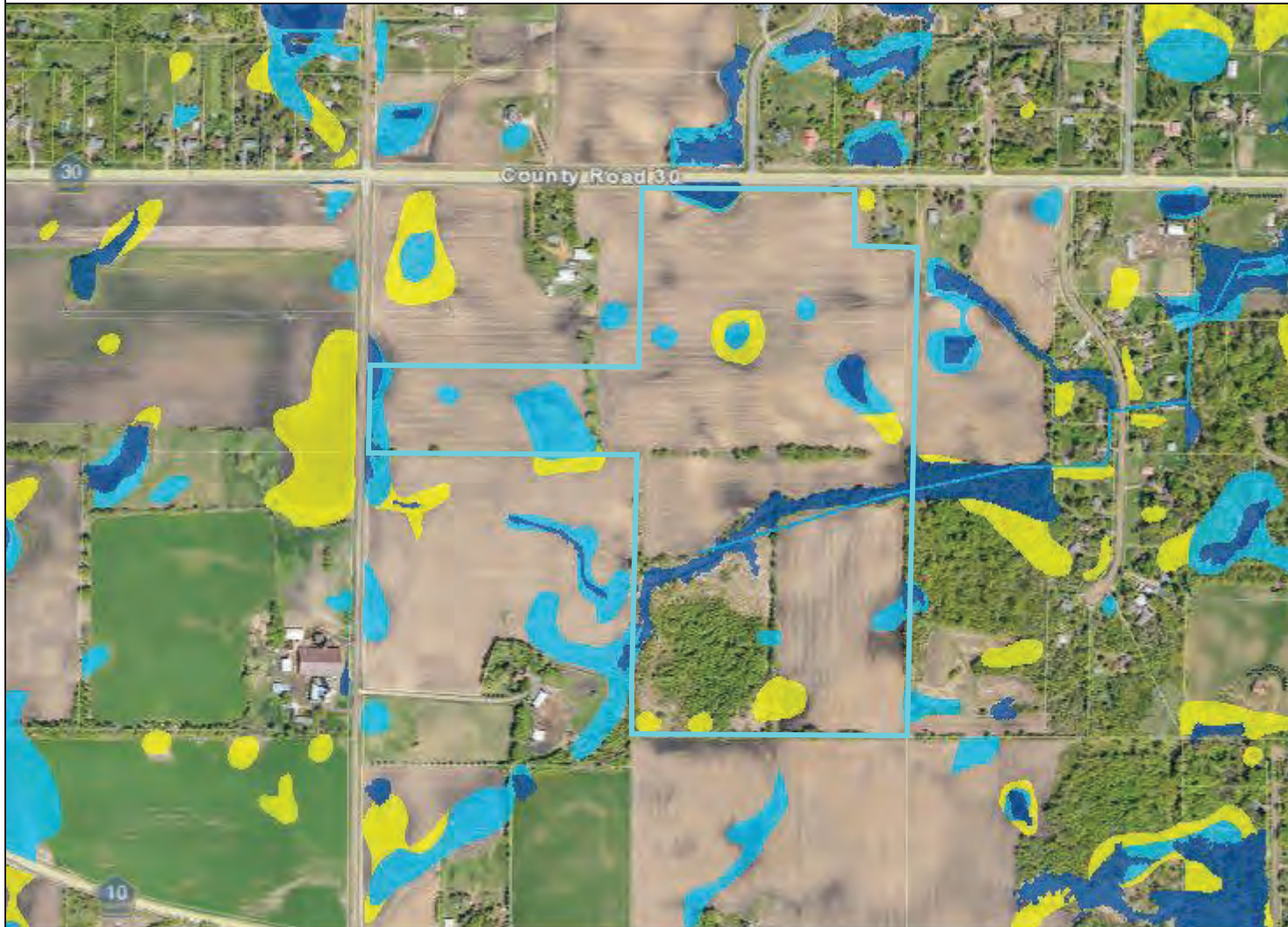
— Streams

### Wetlands

■ Potential Wetland - HCWI

■ Probable Wetland - HCWI

■ Probable Wetland - NWI



PID: 0911923340001  
Address: 52 ADDRESS UNASSIGNED,  
CORCORAN  
Owner Name: DS MANAGEMENT  
GROUP LLC  
Acres: 88.46

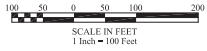
Comments:

1 inch = 800 feet



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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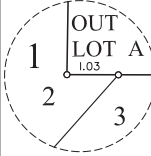


The basis for the bearing system is the south line of the Southeast Quarter of the Southwest Quarter of Section 9, Township 119, Range 23 and is assumed to bear South 89 degrees 43 minutes 28 seconds East.

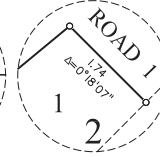
SEE SHEET 1 OF 3 SHEETS

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 53642.
- Denotes a 1/2 inch pipe found and marked by License No. 14343, unless shown otherwise.

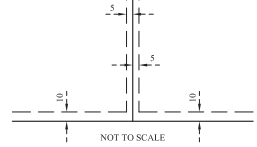
DETAIL A  
NO SCALE



DETAIL B  
NO SCALE

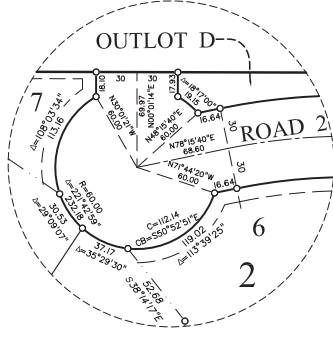


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plan.

DETAIL C  
NO SCALE



# PAULSEN FARMS

C.R. DOC. NO.

CORCORAN  
HILLS

TRAIL  
HAVEN

COUNTY ROAD 30

COUNTY ROAD 30

EXCEPTION

EXCEPTION

OUTLOT D

OUTLOT A

OUTLOT C

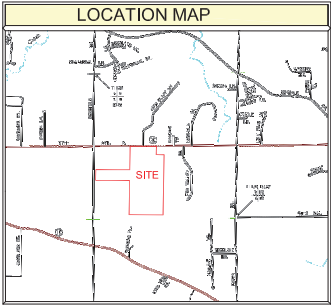
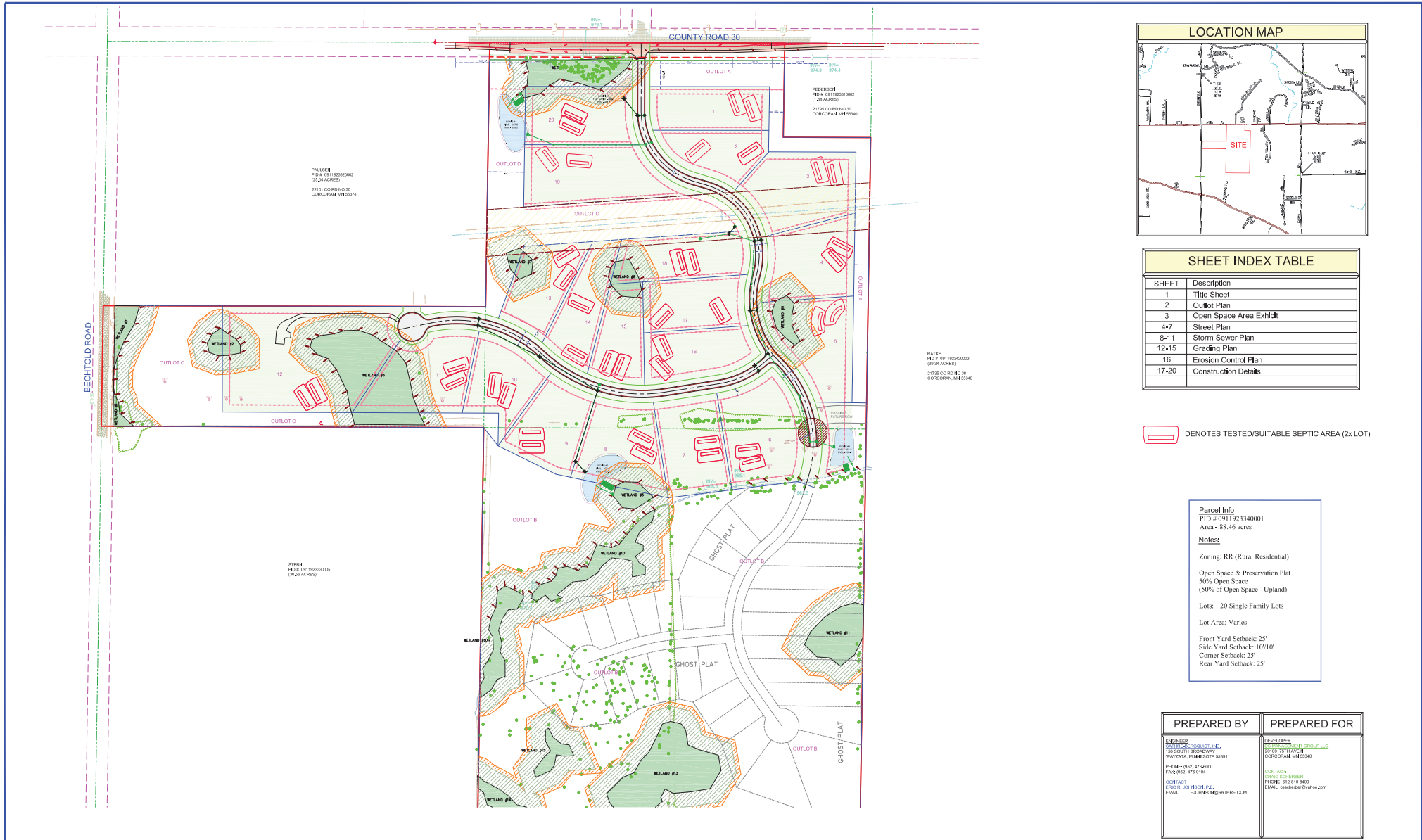
S T E R N

A D D I T I O N

SATHRE-BERGQUIST, INC.



MATCH LINE  
SEE SHEET 3 OF 3 SHEETS



SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
2	Outlet Plan
3	Open Space Area Exhibit
4-7	Street Plan
8-11	Storm Sewer Plan
12-15	Grading Plan
16	Erosion Control Plan
17-20	Construction Details

DENOTES TESTED/SUITABLE SEPTIC AREA (2x LOT)

**Parcel Info**  
 PID #: 0911923340001  
 Area = 88.46 acres

**Notes**  
 Zoning: RR (Rural Residential)  
 Open Space & Preservation Plat  
 50% Open Space  
 (50% of Open Space - Upland)

Lots: 20 Single Family Lots  
 Lot Area: Varies

Front Yard Setback: 25'  
 Side Yard Setback: 10/10'  
 Corner Setback: 25'  
 Rear Yard Setback: 25'

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-1014 CONTACT: FRANK L. JOHNSTON, P.E. EMAIL: EJOHNSTON@SATHRE.COM	DEVELOPER DS MANAGEMENT GROUP, LLC 2000 25TH AVENUE CORCORAN, MN 55340 CONTACT: TRAVIS BERGQUIST PHONE: (612) 410-4400 EMAIL: traverber@dmg.com

DRAWING NAME	NO.	BY	DATE	REVISIONS
CR-30				
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
03/02/20				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Robert S. Wolstad*  
 ROBERT S. WOLSTAD, P.E.  
 Date: 03/12/20 Lic. No. 24728

**ENGINEERS SURVEYORS**  
**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO.  
 —  
**CORCORAN, MINNESOTA**

**TITLE SHEET**  
**PAULSEN FARMS**  
**DS MANAGEMENT GROUP LLC.**

FILE NO.  
 78667-005  
**1**  
 22

Paulsen Farms Preliminary Plat Plan Review Memorandum

# Technical Memo



To: Kevin Mattson, P.E., Public Works Director  
From: Kent Torve, P.E., City Engineer  
Date: April 29, 2020  
Subject: Plan Review --Paulsen Farms Preliminary Plat Plan Review

---

This review was conducted with the Preliminary Plat review and further reviews will be conducted on revised plans.

## 0.0 General

0.1 Each lot will have an individual grading plan with septic sites confirmed, and elevations for main floor (or garage floor) and low openings shown prior to final plat approval. This increases clarity for building permits on individual lots.

## 1.0 Streets

- 1.1 South end to be hammerhead instead of cul de sac.
- 1.2 Install curb at south end of Road 1 to prevent runoff onto adjacent undeveloped property.
- 1.3 Recommended 2% minimum grade on all streets.

## 2.0 Stormwater and Wetlands

### General

- 2.1 Label NWLs/HWLs for wetlands.
- 2.2 Match details to plans, currently several are in conflict.
- 2.3 Identify methods to protect any tile during construction.
- 2.4 Review pipe cover from stormsewer D3 to D2, some areas appear to only have 1'.
- 2.5 Identify location, dimensions and elevation of EOFs in the grading plan.

### Ponds

- 2.6 Basin #1—City prefers filtration shelf on wet ponds for maintenance.
  - 2.6.1 Forebay required with volume of 10% of the 1-inch event runoff.
  - 2.6.2 Basin surface elevation likely needs to be raised since adjacent Wetland #4 has similar elevation and therefore basin would remain wet.
  - 2.6.3 Include underdrain and outlet control structure in storm sewer plans.
  - 2.6.4 Proposed top of berm is 0.9' higher than proposed HWL. Recommend raising berm to provide a minimum of 1.0' of freeboard from HWL.
  - 2.6.5 Proposed HWL of 986.4 is within 0.7' of Lot 20 proposed WO elevation of 987.1.
- 2.7 Pond #2

- 2.7.1 Inlet and outlet configuration may result in short circuiting.
- 2.7.2 Provide cross-section for pond and filter bench. Specify filter media thickness and material type.
- 2.7.3 Include underdrain on storm sewer plans.
- 2.7.4 Plan pipe sizes and inverts for Pond #2 outlet structure do not match HydroCAD model.
- 2.7.5 Proposed top of berm is 0.6' higher than proposed HWL. Recommend raising berm to provide a minimum of 1.0' of freeboard from HWL.
- 2.7.6 Discharges to Wetland #5 and outlet may need energy dissipation.
- 2.7.7 Downstream future road crossing (culvert) may need preliminary design.
- 2.8 Pond #3
  - 2.8.1 Pond #3 HWL is noted as 967.4 but grading plan shows top of berm as 966.0.
  - 2.8.2 Inlet and outlet configuration may result in short circuiting.
  - 2.8.3 Provide cross-section for pond and filter bench. Specify filter media thickness and material type.
  - 2.8.4 Include underdrain on storm sewer plans.
  - 2.8.5 Plan pipe sizes and inverts for Pond #3 outlet structure do not match HydroCAD model.
  - 2.8.6 Discharges to the ditch drainage, energy dissipation may be necessary.
  - 2.8.7 Outlet and ditch elevations will require further review to prevent backwater into Pond 3.
  - 2.8.8 Downstream culverts will need capacity analysis.
- 2.9 Wetlands #7, #8 and FES C10
  - 2.9.1 Lots 13, 14 and 15 appear to have at least 2' of freeboard between wetland HWLs (pending model revisions) and LO. However, HWLs are greater than basement elevations for some lots. Additional floodproofing may be required.
  - 2.9.2 Wetland #8 HWL is 994.1; LO of Lot 17 is 994.6.
  - 2.9.3 HWL at FES C10 is modeled as 992.8; LO of Lot 18 is 994.6.
- 2.10 Wetland #9
  - 2.10.1 Review Lot 5 grading and LO elevation to verify adequate freeboard is provided.
  - 2.10.2 HydroCAD model assumes a culvert outlet for Wetland #9 that is not identified in the Plans.
- 2.11 Backyards of Lots 1-5 surface flow offsite, applicant will verify drainage area is equal or less to existing conditions.
- 2.12 Pond #3 grading changes overflow of Wetland #9. Wetland #9 will now overflow to the north/through Lot 4/5 backyard to the east.

## Wetlands

Note: There are 12 existing wetlands identified onsite, however they are shown as wetlands #1 through #14 (no wetland #6 or #12).

- 2.13 Wetland #3 overflow needs additional analysis to maintain drainage patterns and levels. Proposed EOF elevation needs review.
- 2.14 Wetland #7 and setbacks affects the buildable area and easements are required. Additional analysis of the overflow and low opening will be required
- 2.15 Additional review will be required for Wetlands #7, #8 and #9. Drainage area is decreased under proposed conditions, however overflow elevations and septic locations limiting grading options will be reviewed.
- 2.16 Proposed driveway on north side of Wetland #3 for Lot 12 blocks natural overflow and will need culvert to maintain drainage

## SWMP Comments

- 2.17 Provide soil borings for review. Plans show soil borings located across the site.
- 2.18 Provide map that clearly identifies areas that will be disturbed during construction. Alternatively, model proposed conditions as entirely Type D soils to reflect long term soils compaction.
- 2.19 Revise HydroCAD model to address the following:
  - 2.19.1 Existing and proposed wetlands, filtration basins and ponds shall be modeled with a curve number of 98.
  - 2.19.2 Revise storage curve for Pond 5P and 28P. Curve is modeled with acres for area rather than square feet.
  - 2.19.3 Model Pond #2 and #3 initial water level at lowest, non-filtration outlet elevation. Filtration has a slower release time and during wet periods is not available as live storage.
  - 2.19.4 Model all wetlands with initial water surface elevations equal to the lowest outlet elevation.
  - 2.19.5 Evaluate ponding and HWLs at road sags.
  - 2.19.6 Justify assumption that CB73P's overflow will discharge to Pond #2. Inlets D3 and D7 are not sag inlets; flow that bypasses Inlets D3 and D7 will continue to flow to the east into Pond #3's drainage area.
  - 2.19.7 Review storm sewer and grading design by Inlets C2 and C3. High flows will likely bypass these inline inlets and continue to the south, bypassing all proposed ponds.

## 3.0 Storm Sewer and Grading

### Storm Sewer and OCS

- 3.1 Catch basin typically have a maximum 250' separation per city guidelines.
  - 3.1.1 Install additional CBs from LP at 1+05 to HP at STA 4+59.
  - 3.1.2 Install additional CBs from LP at STA 8+19 to HP @ 4+59

- 3.1.3 Road 2, need 2<sup>nd</sup> storm sewer at D4
- 3.1.4 Road 2, LP at 0+72, Install storm sewer at 3+30, and 5+80
- 3.2 Install 3' sump in following structures upstream of outlets.
  - 3.2.1 CBMH B2
  - 3.2.2 CBMH C2
  - 3.2.3 CBMH D3 also in
  - 3.2.4 CBMH D2
- 3.3 Relocate CB B2 and B3 to low points.
- 3.4 Provide individual elevations on separate OCS details.
- 3.5 Provide storm sewer sizing calculations for review.

#### Contours

- 3.6 Label existing contour elevations

#### 4.0 Erosion Control

- 4.1 City of Corcoran is an MS4 city and site visits to be conducted weekly
- 4.2 Compliance with owner's MS4 permit will be monitored

#### 5.0 Street Lighting and Signage

- 5.1 Street lighting plan to be reviewed by Public Works and Public Safety
- 5.2 Submit signage plan for City review

#### 6.0 Plat

- 6.1 Easements to be provided for temp cul-de-sac on south end of Road 1.
- 6.2 Renumber lots on plans to match Plat documents
- 6.3 Provide blanket drainage and utility easements over all Outlots



Stormwater Guidelines



## Stormwater Guidelines for Development March 2019

### Issue

---

Cities changing from rural to urban development are challenged by the additional stormwater generated due to construction of impervious surfaces, along with the offsite infrastructure, or lack thereof, to manage effectively. To standardize the modeling and review process, the guidelines below were created for efficiency.

Note: A watershed approval is required per Elm Creek WMO rules, which also reviews flow rates, water quality and volume management.

### Modeling

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#### Watershed Information

- Provide an aerial photo of the development that includes the overall watershed and subwatershed boundaries
- Provide a summary of the acreage to each discharge point leaving the site. Any increase (or decrease) shall be identified.
- Show any floodplain adjacent to project or within the project
- Show downstream water bodies and flow paths
  - Downstream flow paths and water bodies typically need to have elevations, inverts, and condition identified.

#### Subwatersheds

A HydroCAD model (typically used) has inputs that can vary by user. To minimize resubmittals, review time and effort, the following data shall be utilized.

- Electronic model shall be submitted
- Hydrologic Soil Group (HSG) shall be lowered one category due to the mass grading and compaction of the soils. For example, an existing B soil, shall be modeled as a proposed C soil (unless it remains undisturbed)
- Wetlands, filtration basins, and ponds shall be modeled at CN of 98
- Identify peak rates for storm events and proposed shall be equal or less than existing rates.
  - Note: There are certain conditions where at City's discretion the off-site conditions require a reduction in flow rate from existing rates.
- SWMM (i.e. EPA-, XP-, or PC-) models can be submitted for review, however these increase review time.

#### Model Setup for Outlet Control Structures, NWLs and Infiltration

- The model's flow control structures (OCS, culverts, etc.) shall match the construction plan information. During the plan and model review both may be modified and revised
- Individual detail plates are required for each OCS, and individual plates shall have inverts identified
- A pond or wetland NWL (and model starting elevation) shall be set at the constructed outlet control elevation.
  - No live storage shall be utilized below the controlling OCS elevation.
  - No live storage shall be used for filtration shelves on ponds below controlling OCS elevation

- If a pond or wetland has an NWL (wet surface), infiltration shall not be used in flood routing.
- If a pond has filtration BMP causing drawdown below the NWL, this drawdown elevation shall not be used as the NWL for flood routing. (Filtration has a slower release time and during wet periods is not available as live storage).

## Construction Plans

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### Catch Basins

- Street drainage shall be sufficient to manage the 10-year event
- Typical a CB inlet capacity is 2 to 2.5 CFS, and CBs shall be spaced accordingly
- Three inches (0.25 feet) of head on a CB will inundate a street centerline (2% slope).
- Spacing is 200 to 250 feet using longitudinal street dimensions of 40 feet from road centerline to half the house footprint (assumes rear half of house drains to rear yard). Dimensions equal 10,000 SF.
- CBs may be required on both sides of ped ramps to capture flows

### Natural Drainage Features

- Waterbodies receiving urban drainage (wetlands, ditches, gullies) may need to have OCS installed, erosion protection, or reduced flow rates to allow the feature to function over the long term due to more consistent flows from increased impervious via development
- Offsite work may be necessary and City will assist with coordination, easements, etc.

### HWLs and EOFs

- The freeboard requirements are:
  - Low Opening is a minimum of two feet above the HWL
  - Low Opening is a minimum of two feet above the EOF
- EOFs shall be accurately shown and as built are required. The highest point shall be the EOF (for example top of curb) since this is the controlling elevation
  - In certain instances, channel calculations of the swale may be required to show the EOF has capacity to manage estimated flow
- Overland EOFs are preferred, however if a second pipe serves as an EOF then modeling will include a 100-year event using the second pipe (EOF) as the only outlet (primary outlet plugged).

### Rear Yards

- Rear yards or swales less than 2% shall have draitile. Typically, every two to three lots will require rear yard CBs.

### Sump Connections

- Houses adjoining a wetland or pond do not need individual sump connection
- Others will have access to rear yard stormsewer.

## Offsite Impacts

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### Adjacent Parcels

- City will review adjacent parcels (downstream and upstream) for impacts from volume, point discharge, etc. and may require off site improvements. City will assist in coordination of any off site work.
- Off site water quality improvement projects may be determined by the City for assistance with compliance with City's TMDL approach of implementing improvements upon development.
- FEMA modifications may be necessary due to development and implemented by City.



## CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288

E-mail - [general@ci.corcoran.mn.us](mailto:general@ci.corcoran.mn.us) / Web Site - [www.ci.corcoran.mn.us](http://www.ci.corcoran.mn.us)

# Memo

**To:** Planning (Planner Lindahl)  
**From:** Director Gottschalk  
**Date:** April 30, 2020  
**Re:** County Road 30 & Bechtold Road Intersection

---

Public Safety has reviewed calls for service at the intersection of County Road 30 and Bechtold Road over the last several years. The overall number of reported incidents in the area was commensurate with calls for service at other County Road intersections; however, the number of incidents have increased in 2018 and 2019. Most of the incidents related to traffic complaints or traffic stops were associated with CR 30 traffic. Two of the traffic complaints made to police were for westbound vehicles passing southbound turning vehicles on the right shoulder.

Two traffic crashes were documented at the intersection, both in 2019. The first crash was a rear-end crash of westbound cars. One vehicle was slowing for a car that was turning southbound onto Bechtold Road when they were struck by the vehicle behind them. The second crash was also a crash of westbound vehicles. Three vehicles were traveling westbound on CR 30. The first car was slowing to turn southbound when the third car pulled out to pass the slowing vehicles. The first and third vehicles collided.

The common theme for traffic complaints and crashes at the intersection involve westbound CR 30 traffic and vehicles turning southbound onto Bechtold Road. If development occurs in the area that would increase westbound County Road 30 and/or southbound Bechtold Road traffic public safety recommends considering intersection improvements.

# HENNEPIN COUNTY

## MINNESOTA

April 14, 2020

Ms. Kendra Lindahl, AICP  
Principal Consultant  
City of Corcoran  
8200 County Road 116  
Corcoran, MN 55340

Re: Final Plat Review – Paulsen Farms (Received 03/19/20)  
County State Aid Highway (CSAH) 30  
Hennepin County Plat Review ID #3821A (Reviewed 03/24/20)  
*Subdivides 88 acres of farmland to develop 20 single family homes with additional potential future development*

Dear Ms. Lindahl:

Please consider the following county staff comments in your review of this final plat proposal:

### Access

We accept the proposed access (Road 1) on County Road 30 across from High Bluff Lane. We support the inclusion of the required full turn lanes (westbound left, eastbound right), as well as an eastbound left-turn lane to serve the opposing High Bluff Lane. Submission of a complete turn lane design plan set including signage and striping plans is needed for formal county staff review when applying for a permit. Please note our turn lane design preferences such as speed:1 and 1:15 taper rates.

County Road 30 is an arterial roadway with a posted speed limit of 55 mph. Therefore, an internal future street system with connections to adjacent properties is important to minimize direct access onto County Road 30. Please consider future opportunities to consolidate access with the property immediately to the east to further reduce access onto County Road 30.

### Right-of-Way

We envision this segment of County Road 30 to remain as a two-lane rural roadway for some time. However, as growth continues to occur additional capacity may be needed. Therefore, we are requesting right-of-way dedication to match a 65-foot half section allowing for optimal flexibility in future design.



## Storm Water and Drainage

Please ensure discharge rates remain less than existing flow rates. The county storm water system will not take water from new drainage areas. Additional treatments may be necessary if flow rates cannot match existing. Please also ensure the side slopes do not exceed a 1:4 steepness. With the additional turn lanes, improvements may be needed to the existing culvert underneath County Road 30 west of the proposed driveway. Please also ensure this culvert is covered by a drainage easement. *Contact:* Drew McGovern at 612-596-0208 or [drew.mcgovern@hennepin.us](mailto:drew.mcgovern@hennepin.us).

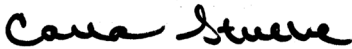
## Permits

Please inform the developer that all construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping. Turn lane design plans including striping and signage will be reviewed by county staff as part of the permitting process. *Contact:* Michael Olmstead, Permits Coordinator at 612-596-0336 or [michael.olmstead@hennepin.us](mailto:michael.olmstead@hennepin.us).

## More Information

Please contact us for any further discussion of these items: Bob Byers: 612-596-0354, [robert.byers@hennepin.us](mailto:robert.byers@hennepin.us) or Jason Gottfried: 612-596-0394, [jason.gottfried@hennepin.us](mailto:jason.gottfried@hennepin.us).

Sincerely,



Carla Stueve, PE, PTOE  
County Highway Engineer





# Hennepin County Natural Resources Map

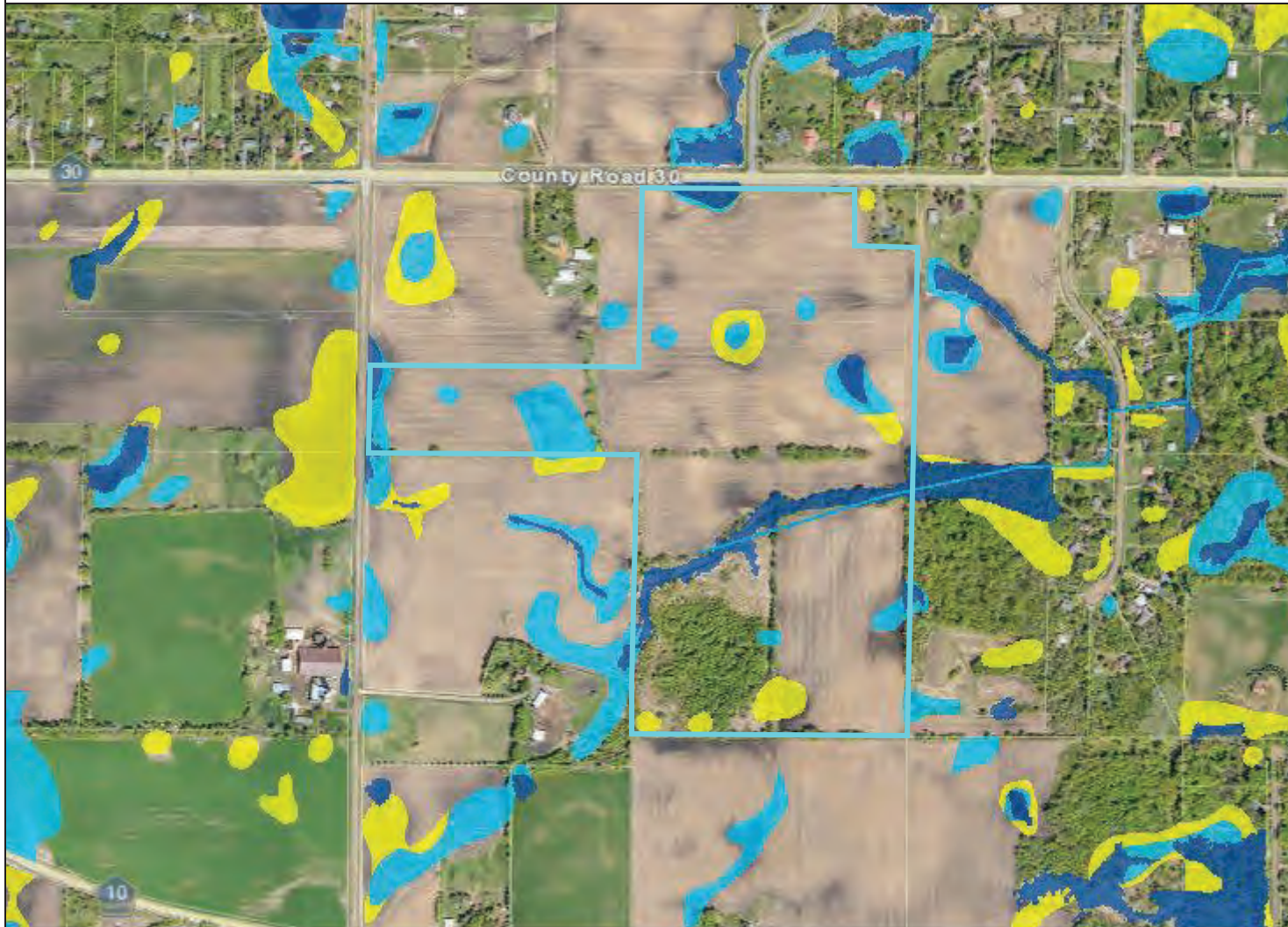
Date: 3/20/2020

## Legend

— Streams

### Wetlands

- Potential Wetland - HCWI
- Probable Wetland - HCWI
- Probable Wetland - NWI



PID: 0911923340001  
Address: 52 ADDRESS UNASSIGNED,  
CORCORAN  
Owner Name: DS MANAGEMENT  
GROUP LLC  
Acres: 88.46

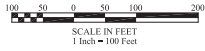
Comments:

1 inch = 800 feet



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

COPYRIGHT © HENNEPIN COUNTY 2020

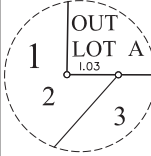


The basis for the bearing system is the south line of the Southeast Quarter of the Southwest Quarter of Section 9, Township 119, Range 23 and is assumed to bear South 89 degrees 43 minutes 28 seconds East.

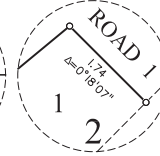
SEE SHEET 1 OF 3 SHEETS

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 53642.
- Denotes a 1/2 inch pipe found and marked by License No. 14343, unless shown otherwise.

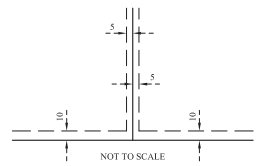
DETAIL A  
NO SCALE



DETAIL B  
NO SCALE

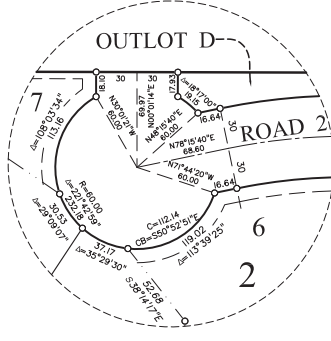


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plan.

DETAIL C  
NO SCALE



# PAULSEN FARMS

C.R. DOC. NO.

CORCORAN  
HILLS

TRAIL  
HAVEN

COUNTY ROAD 30

COUNTY ROAD 30

EXCEPTION

EXCEPTION

OUTLOT D

OUTLOT A

OUTLOT C

STERN

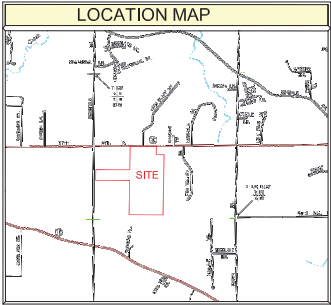
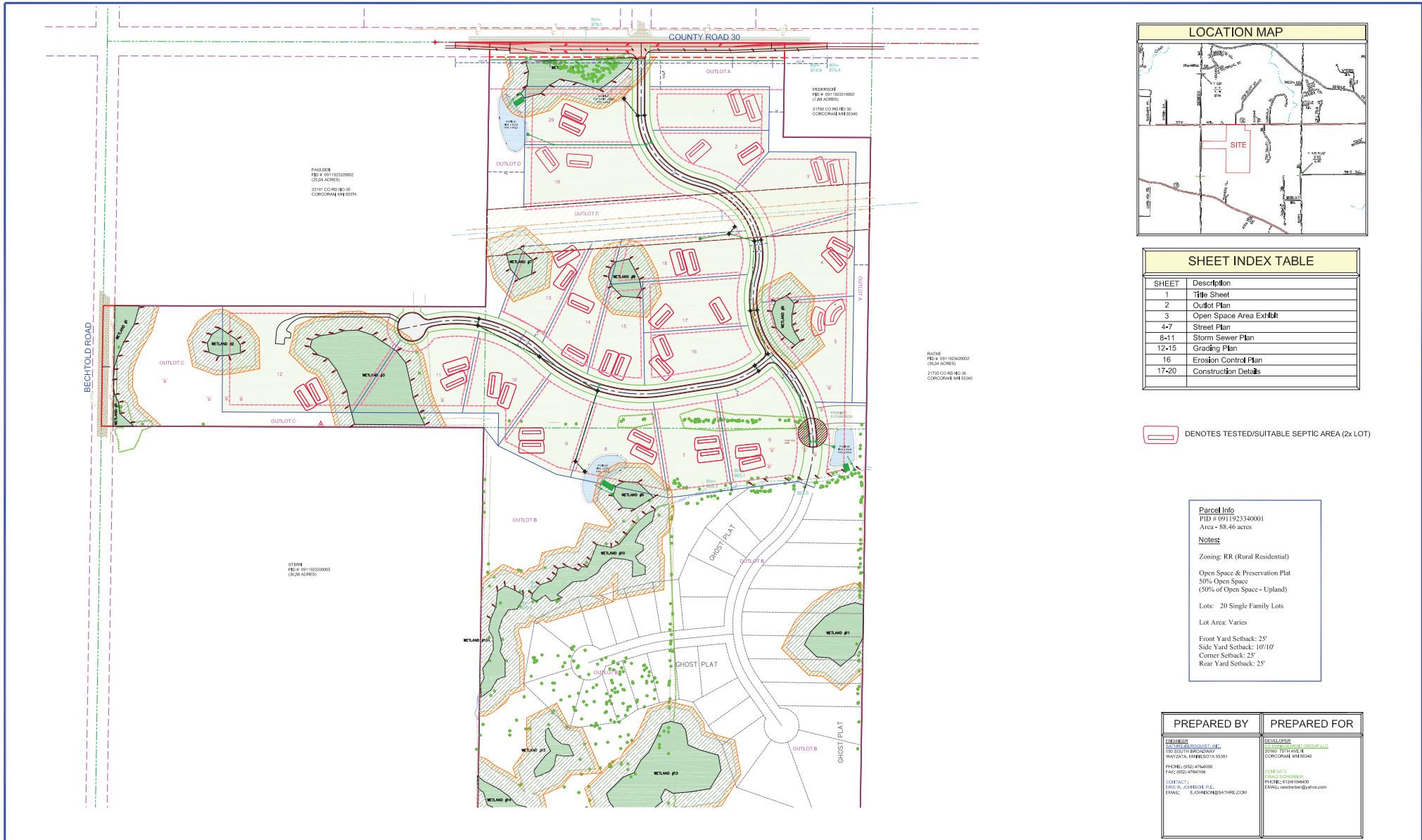
ADDITION

SATHRE-BERGQUIST, INC.



MATCH LINE  
SEE SHEET 3 OF 3 SHEETS





SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
2	Outlot Plan
3	Open Space Area Exhibit
4-7	Street Plan
8-11	Storm Sewer Plan
12-15	Grading Plan
16	Erosion Control Plan
17-20	Construction Details

DENOTES TESTED/SUITABLE SEPTIC AREA (2x LOT)

**Parcel Info**  
 PID #: 0911923340001  
 Area = 88.46 acres

**Notes**  
 Zoning: RR (Rural Residential)  
 Open Space & Preservation Plat  
 50% Open Space  
 (50% of Open Space - Upland)

Lots: 20 Single Family Lots  
 Lot Area: Varies

Front Yard Setback: 25'  
 Side Yard Setback: 10'/10'  
 Corner Setback: 25'  
 Rear Yard Setback: 25'

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-1014 CONTACT: FRANK L. JOHNSTON, P.E. EMAIL: EJOHNSTON@SATHRE.COM	DEVELOPER DS MANAGEMENT GROUP, LLC 2000 25TH AVENUE CORCORAN, MN 55340 CONTACT: TRAVIS BERGQUIST PHONE: (612) 410-4040 EMAIL: tbersthe@dmn.com

DRAWING NAME	NO.	BY	DATE	REVISIONS
CR-30				
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
03/02/20				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Robert S. Wolstad*  
 ROBERT S. WOLSTAD, P.E.  
 Date: 03/12/20 Lic. No. 24728

**ENGINEERS SURVEYORS**  
**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO.  
 —  
**CORCORAN, MINNESOTA**

**TITLE SHEET**  
**PULSEN FARMS**  
**DS MANAGEMENT GROUP LLC.**

FILE NO.  
 78667-005  
**1**  
 22

## **Preliminary Plat Narrative – Paulsen Farms**

To: The City of Corcoran

From: DS Management Group LLC.

April 10, 2020

Thank you for taking the time to review our application for a concept plan and Open Space and Preservation Preliminary Plat.

### **The Property**

The property consists of about 88 acres of farmed rolling topography with an area of existing vegetation at the south, a drainage way running through the center, and several wetlands. The property is located south of County Road 30 and east of Bechtold Road.

### **Zoning**

The property is currently zoned Rural Residential which allows for a density of 1 lot/10 acres. We are requesting the use of the new Open Space and Preservation (OS&P) option of the subdivision ordinance. By using this development option, we will be saving about 54% of the property as open space that may be developed in the future when public utilities come available. We are proposing to cluster 20 lots on the north end of the property for a density of 1 lot/4.4 acres.

### **Comprehensive Plan**

The property is designated in the 2040 Comprehensive Plan as Rural/Ag Residential. The Comp Plan provides an allowance for the use of the OS&P Plat ordinance. We are not requesting an amendment to the Comp Plan.

### **Open Space and Preservation Plat Ordinance**

The OS&P subdivision ordinance lists several objectives of subdivision:

#### **1. Preserve natural resources as identified in the Comprehensive Plan**

The property does not contain high quality natural resources but in clustering the lots, we are able to save all the wetlands as well as provide wetland buffers. About half of the delineated wetlands as well as the existing vegetation on the south end will be contained within the designated open space. Outlots A, B, C, D to have an open space conservation easement.

#### **2. Preserve permanent natural habitat and vegetated corridors for the shelter and movement of diverse wildlife.**

Outlots A, C, and D will provide for wildlife corridors around and through the property. These outlots will remain open space in perpetuity and will not allow for future development. The outlots will preserve the existing onsite wetlands/woodlands within these areas with a conservation easement in place. Outlot B will also have a conservation easement over the existing woodland (see Outlot B Exhibit), but is subject to be terminated when development occurs.

**3. Preserve viable tracts of land for long-term agricultural use.**

A portion of Outlot B will be able to be used as agricultural use. If agricultural use is no longer an option, the land will be restored to upland prairie. Once city sewer and water reach the proposed development, Outlot B can be developed, which would result in the conservation easement being lifted.

**4. Allow greater flexibility in the design of residential developments.**

The site plan being proposed provides for a serpentine local right of way with frontage for 20 lots creating a small neighborhood community where people can still have neighbors in close proximity while also living in a sought-after rural setting. This would not be possible with a standard rural development design.

**5. Create cohesive neighborhoods to establish local identity and increase community interaction.**

The lot neighborhood would fit the surrounding neighborhood styles by having large open lots while still maintaining a neighborhood feel. This follows similar neighborhoods within the city of Corcoran. A wood-chip trail system, within Outlot B, will serve as an amenity for development residents.

**6. Reduce the costs of future public road and utility infrastructure through designing to improve the efficiency of future connections and minimize site restoration costs associated with future utility construction.**

The construction of the proposed development would provide public right-of-way to future developable lots when city sewer and water are extended to the area. There are also proposed/future connections to the adjacent properties allowing installation of future utilities to the site.

**Open Space and Preservation Residential Lot Design (940.050 Subd. 1.F.)**

**1. Arrange lots around a central focal point such as:**

- a) A central green, boulevard or square.**
- b) A physical amenity such as a meadow, a stand of trees, a stream or water body, or some other natural feature.**

The site has been designed to provide an open space buffer around the perimeter and a larger space to the south with a private trail for residents. The trail system is located within existing woodlands and around wetlands to provide a scenic amenity for the development residents.

**2. Locate lots such that at least 50 percent of the lots within a neighborhood abut open space, or other amenity, on at least one side. A local street may separate lots from open space.**

The proposed lots have been designed to abut open space as required by the OS&P requirements.

**3. Preserve views from each building unit and from off-site vantage points to the maximum possible.**

Lots have been laid out to provide unique views for the future custom homes and still maintain the natural wooded areas and wetlands onsite.

**4. Locate neighborhood recreational open spaces such that they are an integral part of**

**the neighborhood, are suitable for the projected demographic makeup of residents, are at an elevation appropriate to their intended recreational use, have boundaries that are clearly defined and are accessible to all neighborhood residents from a public street or trail. Connect individual home sites with pedestrian corridors or sidewalks to larger open spaces and places of destination on-site and off-site. Open spaces should be accessible to pedestrians at roughly 1,200-foot intervals along public roadways. Pedestrian corridors between lots shall be at least 50 feet in width and buffered from view of adjacent properties.**

A private trail system for the development is proposed within the wooded area in Outlot B. This amenity will allow residents to enjoy the natural wooded areas close to home.

- 5. Locate lots to preserve woodlands, farmland or other natural features or character, including places of historic, archeological or cultural value. Preserve natural resources as identified in the Comprehensive Plan to the maximum extent possible in a contiguous, connected configuration. Natural open spaces may include, but are not limited to, fields, wetlands, slopes, bluffs, woods, lakes, ponds, streams, shore lands, and other environmentally sensitive areas.**

Lots have been designed to preserve on site woodlands and wetlands. Outlots A, C, and D will be owned and maintained by the HOA. Outlot B will be maintained by the owner. A portion of Outlot B will be used as interim agricultural land while the other portion will be preserved in its natural wooded state. If/when the land will no longer be used for agricultural purposes, the land will be restored to upland prairie land. The conservation easement shall preserve the open space within Outlot B until sewer and water become available and development is proposed. (please reference city code for exact details - *the conservation easement shall remain in place until municipal sewer and water are available to serve the site. At such time, the open space may be developed in accordance with the regulations in place at that time*)

- 6. Providing covenants to create an architectural theme to include items such as landscaping, porches, side or rear loaded or detached garages. A written narrative describing the architectural theme shall be provided with the preliminary plat.**  
Provisions regarding architectural control matters will be included in the declaration and will be subject to the review and approval of the City. The homes to be constructed will meet the current standards on exterior finishes and roof pitches. The theme will be “country/rural”.

- 7. Locate houses and garages such that the garages do not dominate the streetscape.**  
Potential home/driveway locations have been shown on the plans. The homes will be custom built as they are sold. The homes will adhere to the proposed architectural them for the neighborhood.

- 8. Locate septic systems on the most suitable soils for subsurface septic disposal and in such manner as to provide for cost effective and least disruptive future connection of the wastewater treatment system(s) to urban services.**

Septic systems have been located within the lots after testing was completed and suitable soils were found in the locations indicated on the plans. Septic report has also been provided showing the findings for these areas.

- 9. Landscape common areas and street rights-of-way with native vegetation with high wildlife conservation value.**

Landscape plan has been provided following the City of Corcoran

guidelines/requirements.

### **The Open Space**

The open space consists of about 47.6 acres (54% of the property) in 4 outlots. Three of the outlots are contiguous. About 32.9 acres (69%) of the proposed open space is upland. Outlots A, C, and D will be perpetual open space held in a conservation easement. Outlot B may be subdivided if or when utilities become available by extending the proposed north-south right of way. Within the open space area, Outlot B, there will be a trail system for the residents.

### **The Lots**

Rural Residential zoning provides for a density of 1 lot/10 acres. The minimum standards for RR zoning:

Lot Area: 2 acres

Lot width: 200'

Lot depth: 300'

Front setback: 50', 100' from major roadways

Rear setback: 25'

Side setback: 25'

Through the use of the OS&P subdivision ordinance we are proposing the following minimum standards:

Lot area: Min. 50,000 SF (adequate to support primary & secondary septic sites, and well)

Lot width: 120' min.

Lot depth: Varies

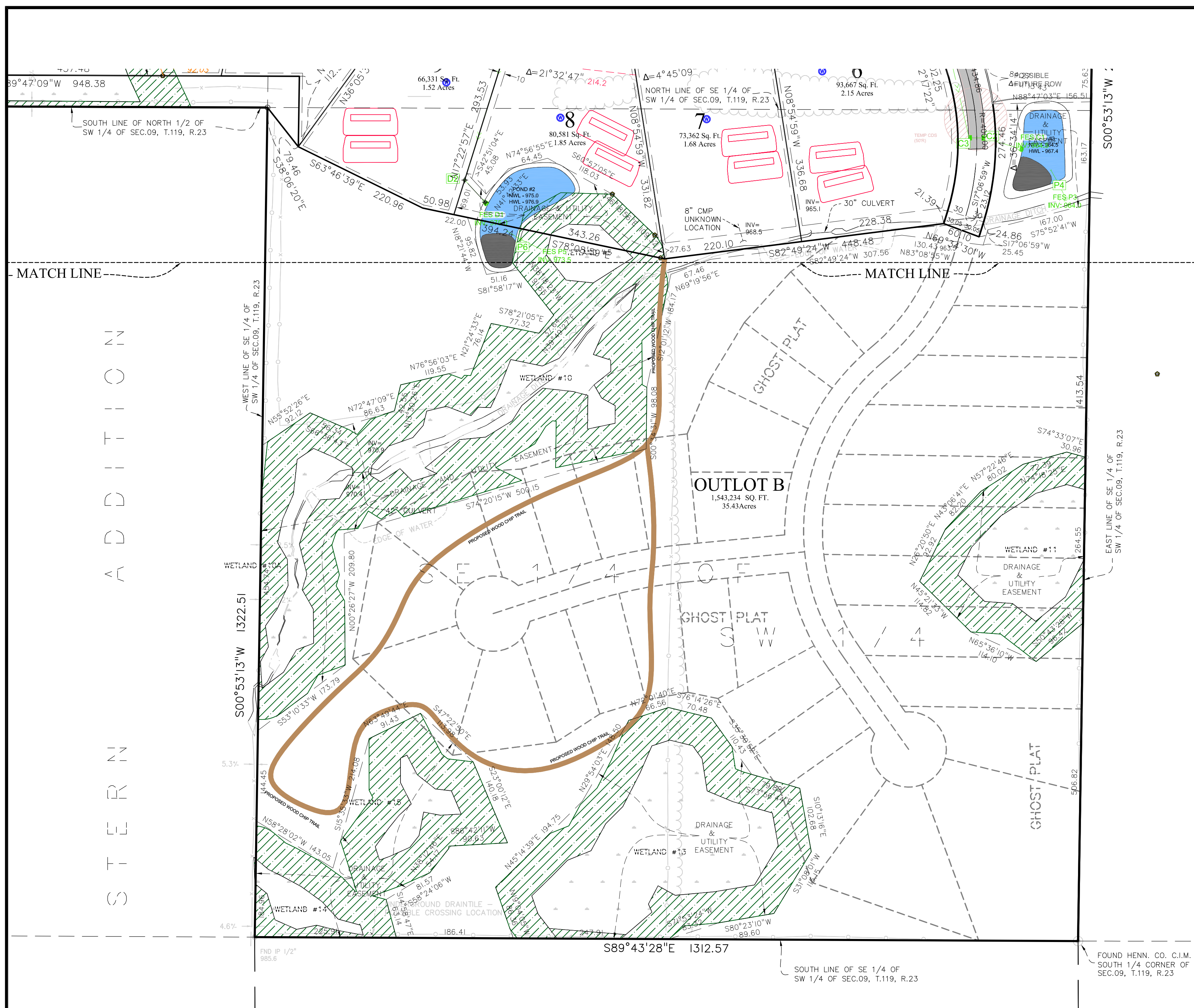
Front setback: 25'

Rear setback: 25'

Side setback: 10'/10'

The 20 proposed lots are clustered on the north end of the property and are designed to accommodate primary and alternate septic fields and a well.

Thank you for taking the time to review our application. We look forward to working with the City of Corcoran in developing this new Open Space & Preservation neighborhood.



**DESCRIPTION OF PROPERTY SURVEYED**

The Southeast Quarter of the Southwest Quarter and the North Half of the Southwest Quarter of Section 9, Township 119, Range 23, Hennepin County, Minnesota, EXCEPT: The North 323.40 feet of the East 300.00 feet of said North Half of the Southwest Quarter. ALSO EXCEPT the North 907.23 feet of the Northwest Quarter of said Southwest Quarter.

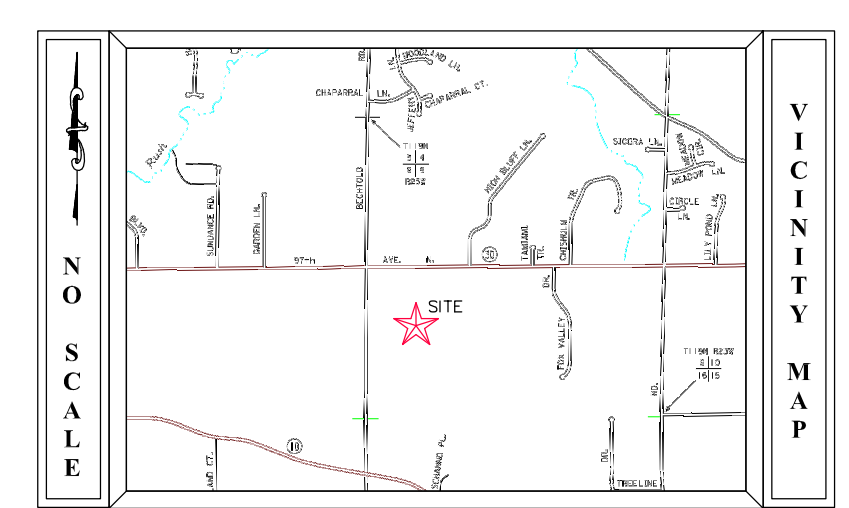
**GENERAL SURVEY NOTES**

- Site Address:** XXX County Road 30, Corcoran, MN 55340
- Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Map No. 27053C0151F, effective date of 11/04/2016 and Map No. 27053C0038F, effective date of 11/04/2016.
- Parcel Area Information:**
  - Gross Area: 3,920,418 s.f. ~ 90,000 acres
  - R/W Area: 67,180 s.f. ~ 1,542 acres
  - Wet Area: 316,753 s.f. ~ 7,272 acres
  - Net Area: 3,536,485 s.f. ~ 88,187 acres
- Benchmark:** Elevations are based on Hennepin County Control Station Name: CORN which has an elevation of 993.21 feet (NAVD88).
- Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 190100160 for a list of utility operators in this area
- Wetland Delineation:** The wetland delineation was performed by Kjolhaug Environmental Services and was flagged on May 2019. Sathre-Bergquist located the wetland flags on May 17, 2019.

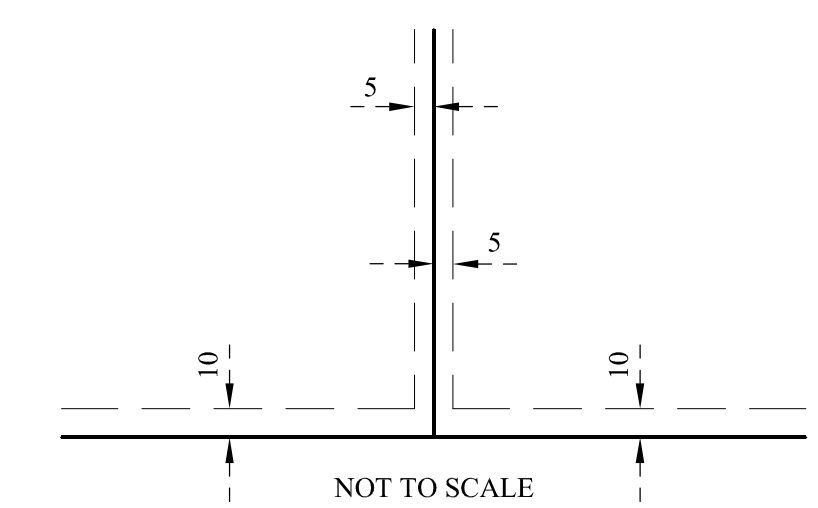
**Parcel Info**  
 PID # 0911923340001  
 Area - 88.46 acres

**Notes:**  
 Zoning: RR (Rural Residential)  
 Open Space & Preservation Plat  
 50% Open Space  
 (50% of Open Space - Upland)  
 Lots: 20 Single Family Lots  
 Lot Area: Varies  
 Front Yard Setback: 25'  
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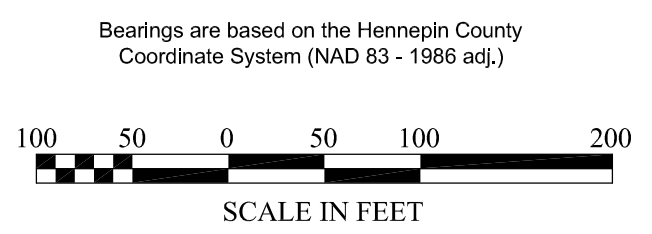
PREPARED BY	PREPARED FOR
<b>SURVEYOR</b> SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: JARED AVERBECK, PLS EMAIL: JAVERBECK@SATHRE.COM	<b>DEVELOPER</b> DS Management Group LLC 20160 16TH AVE N CORCORAN, MN 55340 PHONE: (612) 810-8400 CONTACT: CRAIG SCHERBER EMAIL: CESCHERBER@YAHOO.COM



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



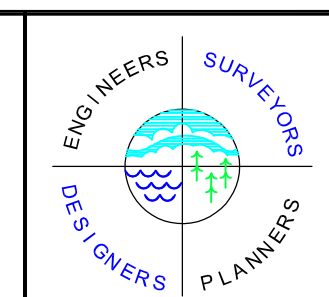
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



FIELD CREW	NO.	BY	DATE	REVISION
DRAWN				
CMT				
CHECKED				
DATE				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Dated this \_\_\_ day of \_\_\_\_\_, 2020.  
 Jared J. Averbek, PLS  
 Minnesota License No. 53642  
 javerbeck@sathre.com



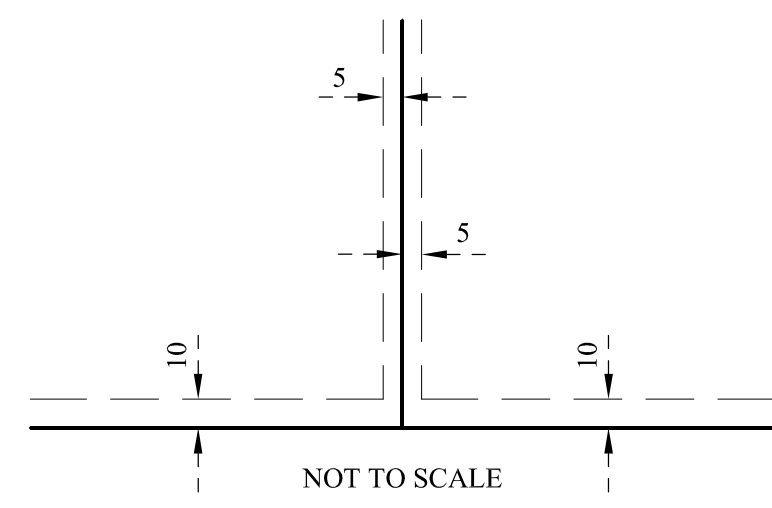
**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
 WWW.SATHRE.COM

TWP:119-RGE:23-SEC:9  
 Hennepin County  
**CORCORAN, MINNESOTA**

**PAULSEN FARMS**  
**PRELIMINARY PLAT**  
**DS MANAGEMENT GROUP LLC**

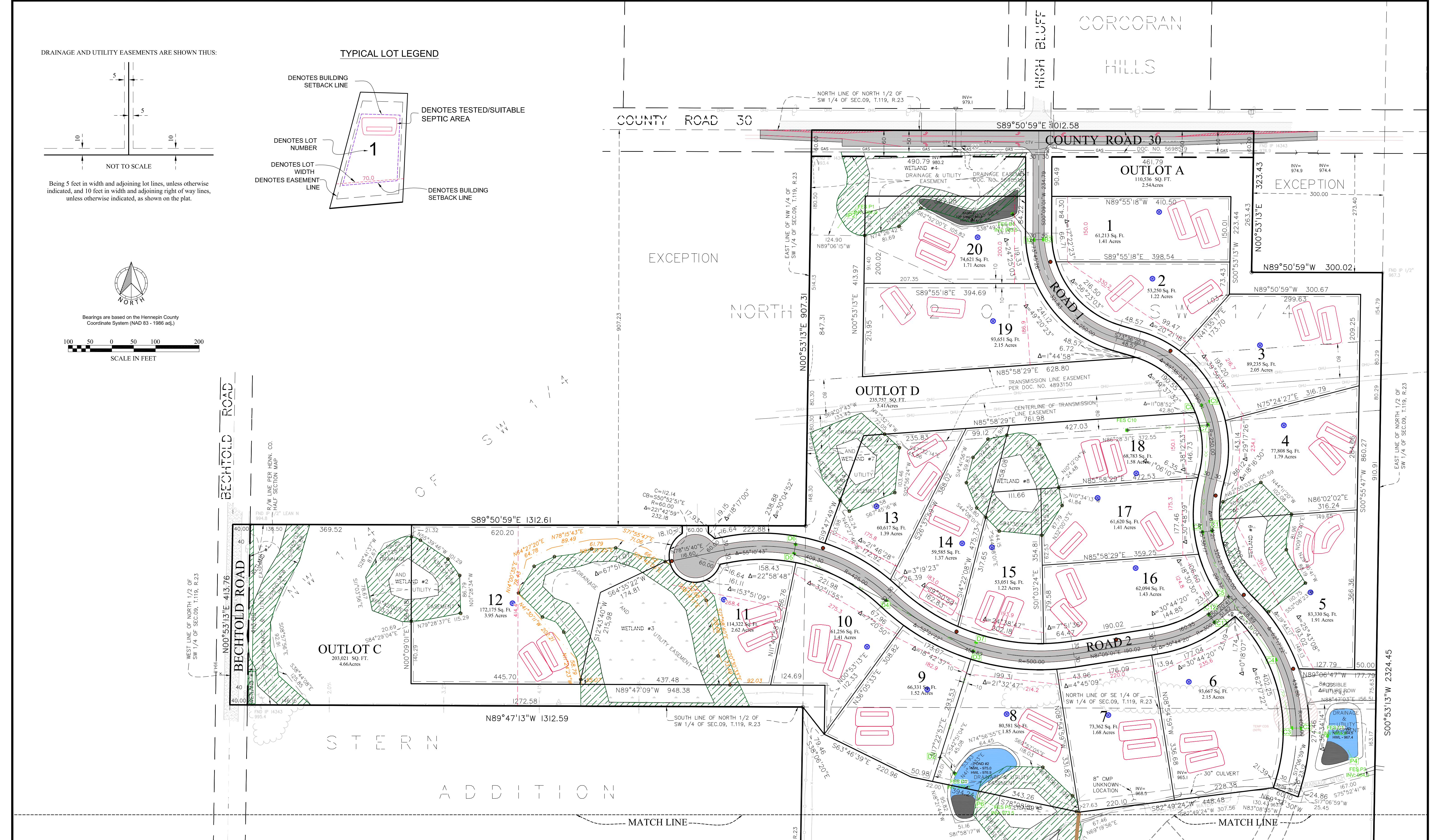
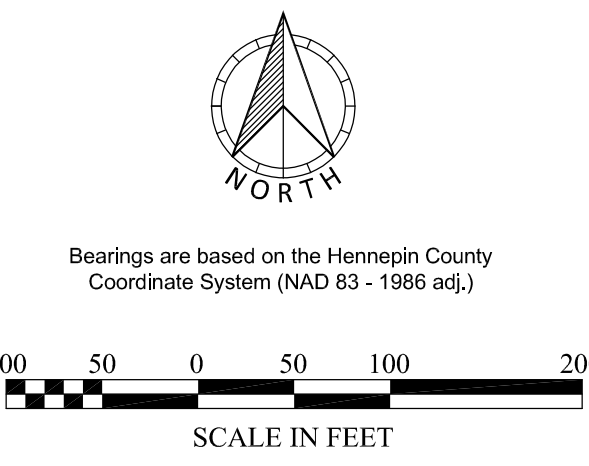
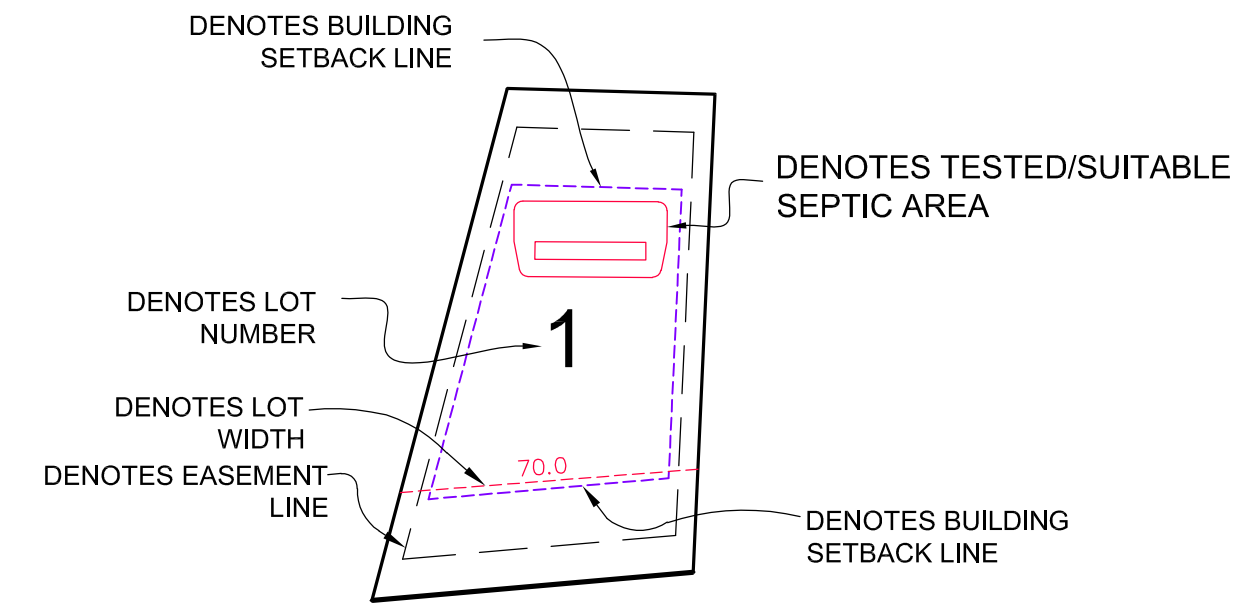
FILE NO.  
 79667-005  
 1  
 2

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

TYPICAL LOT LEGEND



FIELD CREW	NO.	BY	DATE	REVISION
DRAWN				
CMT				
CHECKED				
JJA				
DATE				
2/26/2020				

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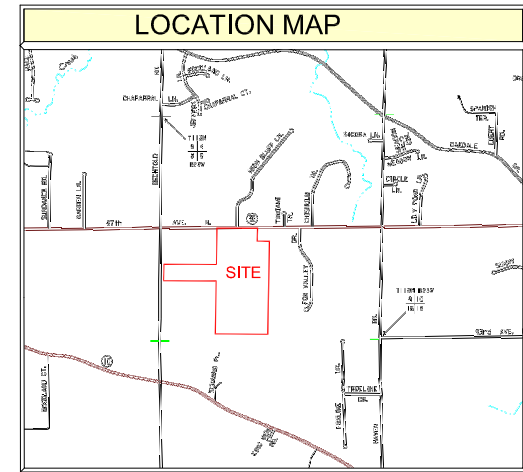
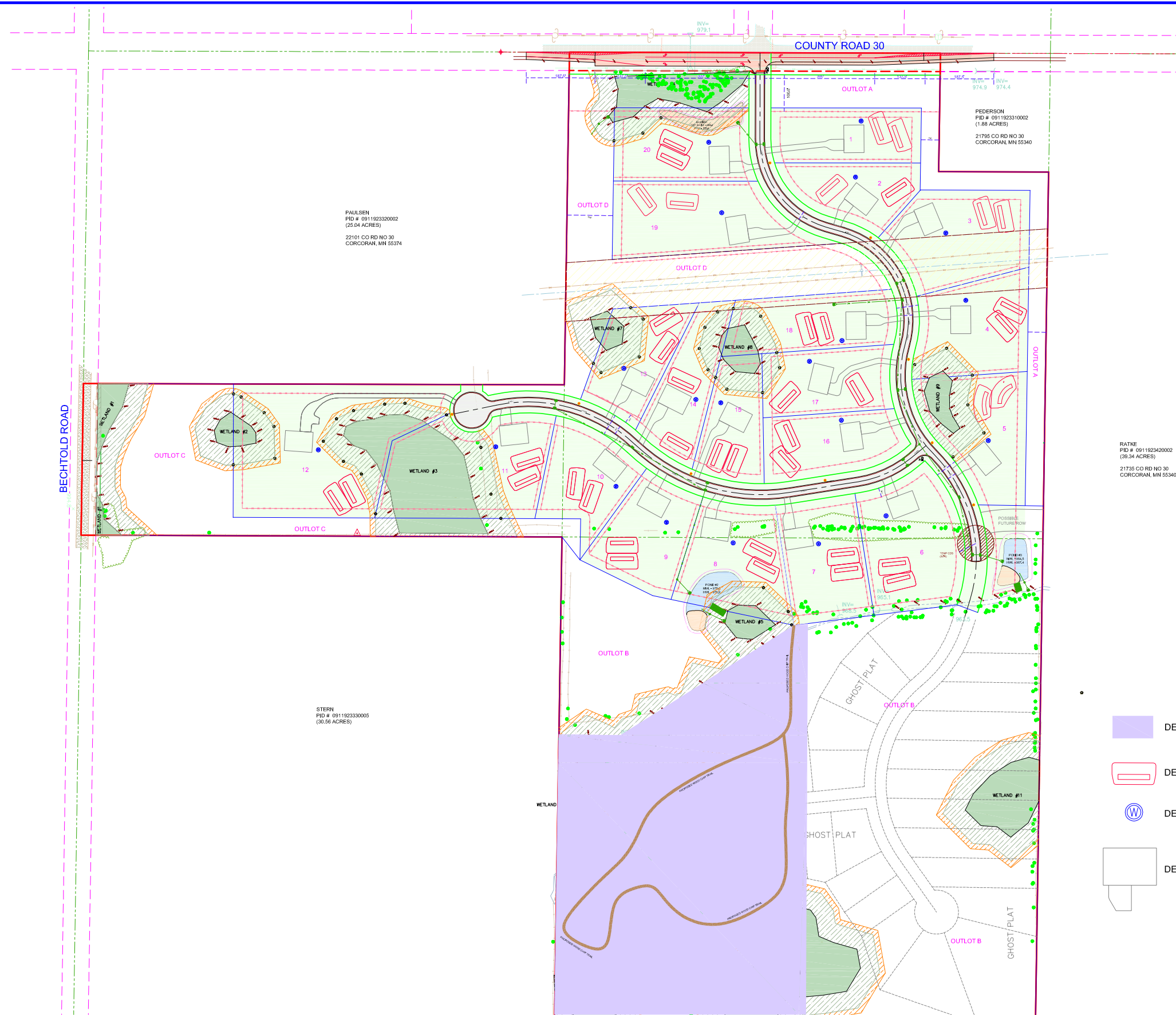
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Dated this \_\_\_ day of \_\_\_, 2020.  
 Jared J. Averbeck, PLS  
 javerbeck@sathre.com  
 Minnesota License No. 53642

**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
 WWW.SATHRE.COM

TWP:119-RGE:23-SEC:9  
 Hennepin County  
**CORCORAN, MINNESOTA**

**PAULSEN FARMS**  
**PRELIMINARY PLAT**  
**DS MANAGEMENT GROUP LLC**

FILE NO.  
 79667-005  
**2**  
**2**







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PAULSEN  
PID # 0911923320002  
(29.04 ACRES)  
22101 CO RD NO 30  
CORCORAN, MN 55374

FEDERSON  
PID # 0911923310002  
(1.88 ACRES)  
21795 CO RD NO 30  
CORCORAN, MN 55340

RATKE  
PID # 0911923420002  
(99.34 ACRES)  
21735 CO RD NO 30  
CORCORAN, MN 55340

STERN  
PID # 0911923330005  
(30.56 ACRES)

-  DENOTES PROPOSED EASEMENT AREA
-  DENOTES TESTED/SUITABLE SEPTIC AREA (2x LOT)
-  DENOTES POTENTIAL WELL LOCATION
-  DENOTES POTENTIAL HOME/DRIVEWAY LOCATION

**Parcel Info**  
PID # 0911923340001  
Area - 88.46 acres

**Notes:**

Zoning: RR (Rural Residential)

Open Space & Preservation Plat  
50% Open Space  
(50% of Open Space - Upland)

Lots: 20 Single Family Lots  
Lot Area: Varies

Front Yard Setback: 25'  
Side Yard Setback: 10'/10'  
Corner Setback: 25'  
Rear Yard Setback: 25'

PREPARED BY	PREPARED FOR
<small>ENGINEER</small> <b>SATHRE-BERGQUIST, INC.</b> 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 <small>CONTACT:</small> <b>ERIC R. JOHNSON, P.E.</b> EMAIL: E.JOHNSON@SATHRE.COM	<small>DEVELOPER</small> <b>DS MANAGEMENT GROUP LLC</b> 20160 76TH AVE N CORCORAN, MN 55340 <small>CONTACT:</small> <b>CRAIG SCHERBER</b> PHONE: 612-810-8400 EMAIL: ccscherber@yahoo.com

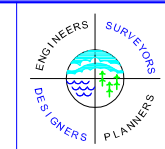
\*TRAIL LOCATION SUBJECT TO CHANGE AND APPROVED BY CITY OF CORCORAN

DRAWING NAME	NO.	BY	DATE	REVISIONS
CR-30	01	ERJ	04/10/20	INCOMPLETE LETTER REVISIONS
DRAWN BY				
CHECKED BY				
DATE				
03/02/20				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Robert S. Molstad*  
 ROBERT S. MOLSTAD, P.E.  
 Date: 03/16/20 Lic. No. 26728



**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
 ---  
**CORCORAN, MINNESOTA**

**TITLE SHEET**  
**PAULSEN FARMS**  
**DS MANAGEMENT GROUP LLC.**

FILE NO.  
 79667-005  
 1  
 22





From Site to Finish

105 South Fifth Street,  
Suite 513  
Minneapolis, MN 55401

Tel: 612-252-9070  
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# MEMORANDUM

**DATE** April 14, 2020  
**TO** Brad Martens  
**CC** City Council, Planning Commission, Parks & Trails Commission  
**FROM** Kendra Lindahl, City Planner  
**RE** Active Corcoran Planning Applications

*Projects/Comments in blue italics are new*

Project marked with an \* have moved from active to approved

The following is a summary of project status for current, active projects:

1. **Park Dedication Ordinance Update (city file no. 20-004).** The park dedication fees are based on the comprehensive plan. The 2040 Comprehensive Plan was adopted in November and included some changes that require us to reevaluate our park dedication fee formula and make some minor edits to the ordinance. *The Planning Commission is expected to hold a public hearing on April 2<sup>nd</sup>, the Parks Commission will review on April 16<sup>th</sup> and Council action is expected on April 23<sup>rd</sup>.*
2. **Corcoran Self Storage PUD Amendment (city file no. 20-009).** The applicant is requesting an amendment to the phasing plan for the project. Staff is currently reviewing the application for completeness, but it appears that the request may be administratively approved.
3. ***Paulsen Farms OSP Preliminary Plat (09-119-23-34-0001) (city file no. 20-011).*** *The applicant has submitted an Open Space & Preservation Plat for the 88 acres on County Road 30. The plat would include 20 lots and preservation of 47 acres of open space. Staff is currently reviewing this application for completeness. The item is tentatively scheduled for Planning Commission review on May 7<sup>th</sup>, Parks and Trails Commission review on May 16<sup>th</sup> and Council action on May 28<sup>th</sup>.*
4. ***M/I Homes Concept Plan for a modification of the approvals for "Sawgrass" on the 103-acre parcel at 20400 County Road 10 (PID 23-119-23-42-0003) (City file no. 20-012).*** *The Council approved an extension to the 2014 preliminary approvals so that the applicant could proceed with a final plat, final PUD development and PUD amendment. This concept plan is to outline the PUD amendments required for the new plan and ensure Council support before submitting a formal submittal. The Council will review this item at their April 23<sup>rd</sup> meeting.*
5. ***Eagle Brook Church Concept Plan at the NW quadrant of Hackamore Road and County Road 101 (city file 20-013).*** *Eagle Brook Church has submitted a concept plan for a new church on this site. The City Engineer is completing a feasibility study. The Council will review the plan at the April 23<sup>rd</sup> meeting.*
6. ***Corcoran Crossroads Administrative Permit at 7625 County Road 116 (city file 20-014).*** *The new owner of Corcoran Crossroads has applied for an administrative permit for expansion of the existing legal, non-conforming canopy structure. Staff will review the application and if it complies with the ordinance, it may be administratively approved.*

Also, there are several projects that have been approved, but are still not filed and closed out:

1. **Corcoran Business Park (City file 06-005).** The City Council granted a one-year extension to the final plat approval, which expired on April 12, 2011. Staff has spoken to the applicant and is still working to close out this project. Staff has spoken to the applicant and will schedule a meeting when more information is available on the Loretto sewer project.
2. **Hope Ministries Conditional Use Permit for Cemetery and Vacation of Drainage & Utility Easement at 19951 Oswald Farm Road (City file 12-002).** Hope Ministries submitted a request for a conditional use permit to allow a cemetery west of the existing church. The application was approved by the City Council on March 22<sup>nd</sup> and site work had begun. The letter of credit for site improvements has been released, but we are holding the escrow pending completion of the approved landscaping. The applicant has indicated that they are considering a site plan amendment application to modify the approved plans. Staff met again with Pastor Brian Lothar in July 2017 to discuss the outstanding issues and future expansion plans on the property.
3. **Sawgrass Preliminary Plat, Preliminary PUD Development Plan and Rezoning for Schendel property at 20400 County Road 10 (City file 14-027).** The City Council approved the request on December 11, 2014 and granted the applicant 2 years to apply for the final plat and final PUD development plan. Peachtree Partners did not buy the property, but a different developer could still proceed with the approved plan. Several extensions have been approved. The landowner is requesting another extension to the preliminary plat approval, which was previously granted extensions that expire in February. M/I Homes is proposing to take over the project with a few amendments to the proposed plan. Council is expected to review the request at the February 27<sup>th</sup> meeting.
4. **Commercial Door Addition at 7670 Commerce Street (City file 15-010).** The City received an application for approval of a building addition, which required a conditional use permit, interim use permit, variance and site plan approval. The project was reviewed at a public hearing at the June 4<sup>th</sup> Planning Commission meeting and was approved by the City Council on June 25<sup>th</sup>. The required landscaping will be finalized and constructed after the downtown infrastructure project is completed. The City will release the remaining escrow when the planting is completed. Staff is working with the landowner to complete the outstanding items.
5. **Comlink Midwest Site Plan, CUP, Variance and Rezoning at 23405 CR 10 (City file 19-011).** The request is to allow construction of a contractor's yard in the Rural Commercial (CR) district over 3-5 years. Phase 1 is for the 20,000 square foot Utility Construction building. This item was reviewed at a public hearing at the July 9<sup>th</sup> Planning Commission and Council approved on July 25<sup>th</sup> meeting. The approval included changes to the building architecture were approved by the Council at the August 22<sup>nd</sup> meeting.
6. **Bellwether 3<sup>rd</sup> Addition Final Plat and Easement Vacation (City File 19-017).** This final plat is for 29 lots north of the new Stieg Road. The PUD final plat for this area we approved as part of city file 19-002, but this plat approval was deferred until the Stieg Road alignment is completed. The application was approved by the City Council September 26<sup>th</sup>. *The final plat has been released for filing.*
7. **Wessel Property PUD Sketch Plan and EAW for 22020 Hackamore Road (PID 35-119-23-43-0001, 35-119-23-44-0001, 35-119-23-11-0001 and 35-119-23-12-0002) (City File 19-018).** The sketch plan was reviewed by the Council on September 26<sup>th</sup> and staff was directed to begin the Environmental Assessment Worksheet. The EAW was acted on by the Council in January 2020.
8. **Savoie Minor Subdivision at 21801 Homestead Trail (City file 19-021).** This two-lot subdivision is was approved by the Council on October 24<sup>th</sup>. The council had previously approved this subdivision, but the applicant let it expire and an extension was approved.
9. **Ravinia 14<sup>th</sup> Final Plat and Final PUD (City file 19-022).** Lennar submitted a request for approval of a final plat and final PUD development plan for "Ravinia 14<sup>th</sup> Addition" to allow 33 single-family detached home lots and four outlots. The item was postponed from the December 5<sup>th</sup> Planning Commission review to January 2<sup>nd</sup> due to lack of quorum. The Planning Commission recommended approval on January 2<sup>nd</sup> and Council approved the item on January 23<sup>rd</sup>.

10. **Sketch Plan for “Nelson International” at 10409 County Road 101 (city file 19-023).** The applicant submitted a sketch plan for an approximately 33,000-sq. ft. truck sales/repair operation. The Council reviewed this item on January 23<sup>rd</sup>.
11. **Annual Ordinance Codification (city file no. 20-005).** Staff prepares and annual codification to incorporate all of the previous year’s ordinance amendments into the City Code. The new PDF of the Code is now complete and available at City Hall and online.
12. **\*Request for Variance, Preliminary and Final Plat for St. Jane Chantel cemetery (PID 21-119-23-33-0004) (city file no. 20-001).** Gene Kissner is requesting approval of a Preliminary Plat, Final Plat and Variance to subdivide the 3.76-acre St. Jane Chantel parcel owned by Church of St. Thomas the Apostle. The portion north of County Road 50 contains the cemetery and will be retained by the church and Kissners will purchase the portion south of County Road 50. The Planning Commission held a public hearing on March 5<sup>th</sup> and recommended approval. *Council approved the request on March 26<sup>th</sup>.*
13. **\*Bellwether 4<sup>th</sup> Final Plat and Final PUD (city file no.20-002).** Pulte Homes of Minnesota, LLC (applicant) has submitted a request for approval of a Final Plat and Final PUD plan application for “Bellwether 4th Addition”, a residential development of 74 new single-family homes and one outlot on 45.49 acres of property. The Planning Commission reviewed on March 5<sup>th</sup> and recommended approval. *Council approved the request on March 26<sup>th</sup>.*
14. **\*Zoning Map Changes (city file no. 20-003).** Minnesota statues require cities to update their zoning map to bring it into compliance with the comprehensive plan within 9 months of adoption. The 2040 Comprehensive Plan was adopted in November and these map amendments will ensure consistency. The Planning Commission held a public hearing on March 5<sup>th</sup> and recommended approval. *Council approved the request on March 26<sup>th</sup>.*
15. **\*Tessmer Topo/Wetland Waiver (PID 07-119-23-21-0002) (city file no.20-007).** The applicant is requesting a waiver of the topography and wetland delineation requirements for this parcel. This parcel will be platted with the property to the west for a small division, but no development is proposed for this parcel. *Council approved the request on March 26<sup>th</sup>.*
16. **\*Vollrath request for Ag Preserve designation and initiate expiration for 42.09 acres of land south of County Road 50 (PID 29-119-23-24-0001) (City File 20-010).** *The Council approved the request on March 26<sup>th</sup>.*



## CITY OF CORCORAN

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### MEMO

Meeting Date:      May 7, 2020 Planning  
 To:                    Commission  
 From:                Brad Martens, City Administrator  
 Re:                    City Council Report

The Planning Commission last met on March 5, 2020. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website

#### **March 12, 2020 Council Meeting**

- Planning Commission Annual Report and 2020 Priorities
  - Commissioner Shoulak presented the accomplishments from the previous year and the priorities for 2020
- Parks and Trails Commission Annual Report and 2020 Priorities
  - Chair Meister presented the accomplishments from the previous year and the priorities for 2020
- 2020-2021 Capital Improvement Plan
  - Approved the two-year plan as presented; authorized staff to purchase certain equipment as requested
- Test Well Authorization
  - Approved the award of the low bid contingent upon Minnesota Department of Health permit approval
- Job Description Approval and Authorization to Begin Recruitment – Planner
  - Approved the job description and authorized the recruitment as presented
- Draft Liquor Ordinance Updates
  - Directed staff to proceed with the ordinance update as presented

- Closed Session: Easement Acquisition – 2020 Southeast Watermain Improvements
  - Held the closed session; directed staff to proceed with offers as recommended

### **March 20, 2020 Special Council Meeting**

- COVID-19 Response Update
  - City Administrator Martens and Director of Public Safety Gottschalk provided an update; Council thanked all staff for their efforts
- Consideration of Extending City Hall Closure to the Public
  - Extended the closure of City Hall to the public through March 27, 2020
- Consideration of Declaring an Emergency
  - Extended the Mayor's declaration until the Governor ends his emergency declaration or as ended or extended by the City Council; the declaration generally does the following:
    - Activates our emergency response procedures including ability to receive and provide mutual aid
    - Provides efficiencies if need to acquire goods and services
    - Allows for public meetings to be held in different ways including electronic and phone
- Consideration of Temporary Leave for Impacted Employees
  - Received information on potential COVID-19 leave for impacted employees; this will be considered further at the March 26<sup>th</sup> meeting

### **March 26, 2020 Council Meeting**

- Hennepin County Equipment Grant
  - Authorized staff to apply for grant funds to assist in the purchase of trail maintenance equipment
- Final PUD Development Plan and Final Plat for Bellwether 4<sup>th</sup> Addition
  - Approved the items as presented; this phase adds 74 single family homes to the development
- Vacation of Drainage and Utility Easements – Bellwether 2<sup>nd</sup> Addition
  - Held the public hearing; approved the easement vacation
- Consideration of temporary Leave for COVID-19 Impacted Employees
  - Approved policy as drafted and authorized the City Administrator to amend as necessary to comply with Federal law
- Pandemic Response Update
  - Staff provided an update on the City's response to date and upcoming impacts; Council approved a motion to extend the closure of City Hall to the public through April 24<sup>th</sup>
- 2020 City Council schedule
  - Rescheduled the April 6<sup>th</sup> meeting to April 13<sup>th</sup>

### **April 13, 2020 Council Meeting**

- Strategic Planning Recap; Core Strategies, Short-Term Goals, and 2020 Action Steps
  - Reviewed the draft document; provided direction to staff on items to update prior to approval
- 2020 Financial Management Plan
  - Accepted the 2020 Financial Management Plan as presented
- Appaloosa Woods Neighborhood Meeting Recap
  - Authorized staff to complete a feasibility study and obtain a letter of benefit for a potential paving project in the Appaloosa Woods neighborhood
- 2020 Dust Control Program
  - Provided staff direction on finances; called a public hearing for May 28
- Employee Mental Wellness Program
  - Authorized the Mayor and staff to enter into a Wellness Program Service Agreement to provide annual mandatory police officer mental health check-ins and optional short-term mental services for all staff
- Pandemic Response Update
  - Director of Public Safety Gottschalk and Administrator Martens provided updates on the response; Council thanked all staff for their efforts

### **April 23, 2020 Council Meeting**

- Three Rivers Park District – Diamond Lake Regional Trail Corridor Update
  - Heard an update from Three Rivers Park District Staff on the planning process; Council provided comments on the proposed routes and general support for the project; next step will be community engagement
- Sketch Plan for Eagle Brook Church
  - Reviewed a concept plan for a 70,000 square foot church at the Hackamore Road/CR 101 intersection
- Northwest Metro Regional Surface Water Supply Study Update
  - Public Works Director Mattson provided an update on a study being completed to serve the cities of Corcoran, Dayton, Ramsey, and Rogers with surface water from the Mississippi river
- City Hall Closure Extension
  - Extended the closure of City Hall through May 15, 2020
- Ordinance Amendment – Mandatory Utility Connection
  - Approved an ordinance amendment extending the deadline for downtown properties to connect to the water/sewer system until August 31, 2020
- Letters of Support – CSAH 19/CR 117 Spot Mobility & Safety Project
  - Authorized staff to submit letters in support of the improvement project
- Cropland Rental – 8200 County Road 116
  - Authorized staff to enter into an agreement with Peter Leuer to farm the land south of City Hall for 2020

- Liquor License Renewal
  - Directed staff to take steps to delay liquor permit fees due until October 1, 2020
- Pandemic Response Update
  - Staff provided an overview of the continued response to the pandemic
- 2020 City Council Schedule
  - Canceled the May 14<sup>th</sup> Work Session

Attachments:

None