

AGENDA

Planning Commission Regular Meeting

Tuesday, April 23, 2024

6:30 PM

City Council Chambers, City Hall

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

- a. Oath of Office / Appointment and Re-appointment of Planning Commissioners

2. ADDITIONS TO AGENDA

3. AUDIENCE INPUT

4. CONSENT AGENDA

- a. Minutes of the March 18, Regular Meeting

5. OLD BUSINESS

6. PUBLIC HEARINGS

- a. Request by Enclave Companies for approval of a rezoning of the subject property from R4 PUD to R3 PUD and a major amendment to the Amber Fields Planned Unit Development to construct 132 townhomes on Lot 1 Block 1, Amber Fields 6th Addition. **The applicant has requested that this item be continued to the next meeting.**
- b. Requests by First State Bank of Rosemount and Akron 42 LLC for the approval of preliminary and final plats to subdivide land on the north side of CSAH 42 and west of Akron Avenue.
- c. Request by Northern States Power (Xcel Energy) for approval of a PUD Final Site and Building Plan to construct an electrical substation.
- d. Request by KJ Walk, Inc for Preliminary and Final Plat approval for Rosewood Commons 3rd Addition.
- e. Request by KJ Walk, Inc for Preliminary and Final Plat approval for Rosewood Center 2nd Addition.

7. NEW BUSINESS

8. DISCUSSION

9. ADJOURNMENT

Planning Commission Regular Meeting: April 23, 2024

AGENDA ITEM: Oath of Office / Appointment and Re-appointment of Planning Commissioners	AGENDA SECTION: CALL TO ORDER/PLEDGE OF ALLEGIANCE
PREPARED BY: Alysha Grant, Community Development Technician	AGENDA NO. 1.a.
ATTACHMENTS:	APPROVED BY: AK
RECOMMENDED ACTION: Administer the Oath of Office	

BACKGROUND

The City of Rosemount's City Council appointed Aaron Beadner and Matt Buggi as new Planning Commissioners, and reappointed Michael Reed for terms that will expire on March 31, 2027. Jeff Ellis was appointed as a new Commissioner that is finishing former Planning Commissioner John Powell's term, set to expire March 31, 2025.

ISSUE

Minnesota State Statute 358.05 requires that City officials, appointed or elected, must take and sign an Oath of Office before transacting any business or exercising any privilege of office.

RECOMMENDATION

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
MARCH 18, 2024**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Planning Commission was held on Monday, March 18, 2024, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Reed, Hebert, Thiagarajan, Rivera, and Whitman.

Staff present included the following: Community Development Director Kienberger, Senior Planner Nemcek, Planner Hogan, and Community Development Technician Grant.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

Motion by Kenninger **Second by** Reed

Motion to approve the Consent Agenda.

Ayes: 6.

Nays: None. Motion Carried.

- a. Minutes of the February 26, 2024 Work Session
- b. Minutes of the February 26, 2024 Regular Meeting
Commissioner Whitman pointed out a needed adjustment within the Adjournment section of the February 26, 2024 regular meeting minutes. Whitman requested revising the sentence, "A special meeting will be held at 6:30 p.m. in the Council Chambers on March 6th to approve the items within this agenda" to "...on March 6th to consider the items within this agenda."
- c. Minutes of the March 6, 2024 Regular Meeting

OLD BUSINESS

PUBLIC HEARINGS

- a. Request by Enclave Companies for approval of a rezoning of the subject property from R4 PUD to R3 PUD and a major amendment to the Amber Fields Planned Unit Development to construct 132 townhomes on Lot 1 Block 1, Amber Fields 6th

Addition. **The applicant has requested that this item be continued to the next meeting.**

Senior Planner Nemcek introduced the proposal by Enclave Companies of Amber Fields for rezoning and a major amendment to the Amber Fields Planned Unit Development (PUD) agreement. Nemcek stated the applicant has requested to postpone consideration of this item until the next Planning Commission meeting in April.

The Public Hearing opened at 6:35 p.m.

Motion by Kenninger Second by Reed

Motion to continue the Public Hearing to the April 23, 2024 Planning Commission meeting.

Ayes: 6.

Nays: None. Motion Carried.

- b. Request by Maplewood Development for approval of the Amber Fields 17th Addition preliminary and final plats to create 120 single family lots.

Planner Hogan presented the application by Maplewood Development for the preliminary and final plats of the Amber Fields 17th Addition.

The Public Hearing opened at 6:41 p.m.

The Public Hearing closed at 6:42 p.m.

Motion by Kenninger Second by Hebert

Motion to close the Public Hearing.

Ayes: 6.

Nays: None. Motion Carried.

Commissioner Comments

Chair Kenninger verified with Planner Hogan that the minimum side yard setback requirements for the Amber Fields PUD remain consistent with those of the Amber Fields 17th Addition. Commissioner Reed shared he had no objections to the application or the request.

Motion by Reed Second by Whitman

Motion to recommend the City Council approve the Preliminary and Final Plats for Amber Fields 17th Addition, subject to:

1. Execution of a Subdivision Agreement.
2. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated March 14, 2024
3. No structures are allowed within any easement areas.
4. The plat shall be updated to provide a temporary cul-de-sac for the southern extension of the western portion of Ardara Ridge Road.
5. Payment of \$56,100 as a landscape surety.
6. Compliance with the conditions and standards within the Parks and Recreation

Director's memorandum dated March 15, 2024

7. Payment of trunk area charges in the amount of:
 1. Sanitary Sewer Trunk Charge: \$1,075/acre
 2. Watermain Trunk Charge: \$6,500/acre
 3. Storm Sewer Trunk Charge: \$6,865/acre

Ayes: 6.

Nays: None. Motion Carried.

- c. Request by First State Bank of Rosemount for approval of a PUD Final Site and Building Plan and a Conditional Use Permit for drive-through facilities.

Senior Planner Nemcek presented the application by First State Bank of Rosemount for a PUD final site and building plan and Conditional Use Permit (CUP).

The Public Hearing opened at 7:07 p.m.

Mark Toombs, First State Bank of Rosemount - 3025 145th St W Rosemount, MN 55068

Sean Raboin, HTG Architects - 1010 Mainstreet Hopkins, MN 55343

Toombs indicated that the coffee shop would likely operate from 5:30 a.m. to 4 p.m. on weekdays, while the bank's hours would adhere to standard timings: 7 a.m. to 5:30 p.m. on weekdays and 8 a.m. to noon on Saturdays. Toombs clarified that the coffee shop would not be affiliated with any chain or franchise. Commissioner Reed requested a walk-through of the site's traffic flow from the applicants. Raboin outlined the directional traffic flow on the site, noting the installation of various wayfinding and navigational aids. Raboin and Toombs also provided commissioners with details regarding peak traffic at the downtown First State Bank in Rosemount and potential peak traffic hours for both the bank and the coffee shop.

Commissioner Hebert inquired about the track record of similar projects, access through the glass partition, and the proposed 1500 square feet addition depicted on the site plan. Raboin referred to successful ventures combining banks and coffee shops in Waconia and Northfield as examples. He emphasized that access through the glass partition would be available to both the public and employees. Toombs mentioned that while there is currently no expansion plan in place, the applicant aimed to ensure sufficient space for expansion if necessary. Chair Kenninger asked for clarification on the accessibility of the community room. Toombs clarified that while the room would be available for groups requiring conference space, it would typically not be open to the public without a prior booking arrangement.

Commissioner Thiagarajan asked about the intended use of the basement and lounge space. Toombs explained that approximately 1500 square feet in the basement would serve as storage, housing mechanical and electrical components for both occupants. Toombs further clarified that the lounge space would be designated for First State Bank employees in compliance with ADA regulations. Commissioner Hebert asked what the construction timeline will be. Toombs and Raboin shared that they aim to complete construction ideally by early spring of 2025.

The Public Hearing was closed at 7:18 p.m.

Motion by Kenninger Second by Reed

Motion to close the Public Hearing.

Ayes: 6.

Nays: None. Motion Carried.

Commissioner Comments

Chair Kenninger and Commissioner Rivera asked about traffic patterns and peak business hours. Senior Planner Nemcek provided an explanation on how traffic would circulate within and around the site. Nemcek clarified that the inner-drive from Abbey Field does not directly connect to Akron Avenue. Commissioner Hebert inquired about pedestrian access points and the proposed 1500 square feet addition depicted on the site plan. Senior Planner Nemcek specified that pedestrian access would come from Abbey Field via a designated crosswalk and deferred to the applicant for details regarding the addition. Nemcek commented that the addition must adhere to all code requirements and undergo a zoning review process.

Motion by Reed Second by Hebert

Motion to approve the Planned Unit Development Final Site and Building Plan for First State Bank of Rosemount to construct a combined financial institution and coffee shop, subject to the following conditions.

1. Approval of a Conditional Use Permit for drive-through facilities.
2. Approval of a plat subdividing the subject parcel that is consistent with that shown on the site plan.
3. The applicant shall update the landscape plan to provide one additional parking lot tree and also provide landscape plantings to screen the parking area and drive-through exit from County Road 42.
4. Non-essential lighting shall be turned off after business hours.
5. Compliance with all comments and requirements of the City's engineer detailed in the Engineer's Memo dated March 14, 2024.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Hebert

Motion to recommend the City Council approve a Conditional Use Permit allowing drive-through facilities for First State Bank of Rosemount, subject to the following conditions:.

1. Approval by the City Council of a minor amendment to the Prestwick Place PUD reducing the minimum stacking spaces from 6 per drive-through lane to 4.
2. The applicant shall update the landscape plan to provide plantings to screen vehicles existing the bank drive-through from County Road 42.
3. Public address systems and ordering speakers shall not be audible at the property lines.
4. The text on the menu board shall not be so large as to be visible from the public right-of-way or to serve as off-site advertising.
5. Size and design of menu boards shall conform to condition seven (7) of the drive-through facility conditional use permit standards.

Ayes: 6.

Nays: None. Motion Carried.

d. Zoning Code Update - Title 11 Zoning Regulations of the Rosemount City Code

The Community Development (CD) Director, Kienberger, welcomed the HKGi consultants, who proceeded to present the 2024 Zoning Code Update for the Rosemount City Code.

The Public Hearing opened at 8:09 p.m.

The Public Hearing closed at 8:10 p.m.

Motion by Kenninger Second by Thiagarajan

Motion to close the Public Hearing.

Ayes: 6.

Nays: None. Motion Carried.

Beth Richmond, HKGi - 800 Washington Ave N, Suite 103, Minneapolis, MN 55401

Jeff Miller, HKGi - 800 Washington Ave N, Suite 103, Minneapolis, MN 55401

Commissioner Comments

Commissioner Reed asked if the new 7.5 feet setback for the R-1 district would apply to homeowners with homes set to the former 10-foot setback. Richmond stated that if any homeowners decided to expand or rebuild, the 7.5 feet setback would apply. Commissioner Reed asked if the landscaping requirements would apply to property owners who have fulfilled building plans prior to adoption. Richmond stated she did not believe the requirements would apply to older building plans and their corresponding properties. CD Director Kienberger said the City Council is currently considering a code enforcement process, which would be applicable to handling such requirements. City staff confirmed that any property landscaping requirements must transfer to any new property owners, and landscaping must be replaced if any of it dies or is removed. Commissioners asked questions about property requirements, recording, and transferring that information to new property owners. CD Director Kienberger provided examples, such as a covenant or recording with Dakota County as possibilities, but the process would be reviewed between the City and the City Attorney prior to adoption. Kienberger noted that landscape sureties and escrow is one method of ensuring landscaping requirements are met by developers.

Commissioner Whitman asked where the 25% number derives from as it pertains to residential use in mixed-use zoning. Whitman asked what happens if a property owner comes forward with a project but they have over the 25% threshold of residential, for example 30% residential. City staff and HKGi consultants shared that the 25% residential amount derived from reviewing visioning concepts. City staff shared that the 25% threshold is determinable and variable per case, with the 25% residential amount to be an expectation for developers on the front-end to minimize risk. Commissioner Whitman supports this provision. Miller noted that the 25% requirement is a parameter, but more flexible compared to other cities' provisions. Commissioner Rivera requested that the legend of the proposed zoning map to include label titles and not just abbreviations.

Chair Kenninger asked why the commercial development along County Rd 42 is zoned as B-1,

while the nodes of development are zoned MX-2. CD Director Kienberger answered that the MX-2 zoning is a direct reflection of the visioning exercise for those development nodes. Chair Kenninger requested that ash trees be removed from required landscaping and that the city road names be used instead of the county road names for consistency. Chair Kenninger asked for clarification on guest parking for 3-4 unit developments. Miller stated that the 3-4 units are lower-density housing types, thus usually not requiring guest parking.

CD Director Kienberger stated that the meeting aims to encompass all matters pertaining to the zoning code update. Kienberger shared the City's ability to revise and amend the Rosemount City Code if necessary. Senior Planner Nemcek expressed City Staff's enthusiasm of the zoning code update and where to contact City Staff for questions or concerns.

Motion by Kenninger Second by Whitman

Motion to hold a public hearing and make a motion to recommend City Council adopt the proposed updates to the City's Zoning Code and Subdivision Ordinance at one of their meetings in May.

Ayes: 6.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Chair Kenninger thanked Commissioners Thiagarajan and Hebert for their service on the Rosemount Planning Commission. Chair Kenninger also congratulated and thanked Senior Planner Anthony Nemcek for being awarded the City Employee of the Year for 2023.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician

Planning Commission Regular Meeting: April 23, 2024

Tentative City Council Meeting:

AGENDA ITEM: Request by Enclave Companies for approval of a rezoning of the subject property from R4 PUD to R3 PUD and a major amendment to the Amber Fields Planned Unit Development to construct 132 townhomes on Lot 1 Block 1, Amber Fields 6th Addition. The applicant has requested that this item be continued to the next meeting.	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 6.a.
ATTACHMENTS:	APPROVED BY:
RECOMMENDED ACTION: Motion to continue the Public Hearing to the next Planning Commission meeting.	

BACKGROUND

Enclave Companies have requested to continue the public hearing further to the next Planning Commission meeting on May 28, 2024.

RECOMMENDATION

Planning Commission Regular Meeting: April 23, 2024

Tentative City Council Meeting: May 21, 2024

AGENDA ITEM:	Requests by First State Bank of Rosemount and Akron 42 LLC for the approval of preliminary and final plats to subdivide land on the north side of CSAH 42 and west of Akron Avenue.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	AGENDA NO.	6.b.
ATTACHMENTS:	Site Location, Prestwick Place 25th Addition Plat, First State Bank of Rosemount/Preswick Place 26th Addition Plat, Parks and Recreation Review Memo dated April 18, 2024	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to recommend the City Council approve the preliminary and final plats for Prestwick Place 25th Addition, subject to the following conditions: 1. Approval of a subdivision agreement. 2. Payment of all required development fees, including park dedication fees and trunk area charges. Motion to recommend the City Council approve the preliminary and final plats for First State Bank of Rosemount, subject to the following conditions: 1. The applicant shall update the plat to change the plat name from First State Bank of Rosemount to Prestwick Place 26th Addition. 2. Approval of a subdivision agreement. 3. Payment of all required development fees, including park dedication fees and trunk area charges.			

BACKGROUND

Property Owner

Applicants

Location

Site Area in Acres

Comp Plan Designation

Akron 42 LLC

Akron 42 LLC and First State Bank of Rosemount
Northeast Quadrant of Abbeyfield Avenue and
CSAH 42

First State Bank Plat: 4.28 Acres

Akron 42 LLC Plat: 1.44 Acres

Total Area: 5.72 Acres

CC-Community Commercial

Current Zoning	C4 PUD-General Commercial Planned Unit Development
Neighboring Uses	West – Low Density Residential; North – High Density Residential; East – Commercial; South – High Density Residential

The Planning Commission is being asked to consider requests from First State Bank of Rosemount and Akron 42 LLC to subdivide the commercially guided and zoned property along CSAH 42 between Abbeyfield Avenue and Akron Avenue. These requests are being combined into a single agenda item since First State Bank is requesting a subdivision of an outlot that will be created by the plat proposed by Akron 42 LLC. First State Bank of Rosemount recently applied for and received approval to construct a combination bank and coffee shop on a portion of the subject property they are acquiring from Akron 42 LLC. That approval was subject to the platting of the site. The order of operations is a little reversed as the bank wanted to move forward with the entitlement process as they worked through the purchase of the property from Akron 42 LLC. The proposed plats meet the requirements of the Rosemount zoning code, and the plat proposed by First State Bank of Rosemount is consistent with the parcel boundaries depicted on the site plan for the bank and coffee shop. In addition to the bank and coffee shop site, two additional buildable lots and an outlot containing a stormwater basin will be created by the proposed plats. Staff is recommending approval of both plat requests.

SITE HISTORY AND CONTEXT

The subject property is part of the Prestwick Place Planned Unit Development that was originally approved in 2007. It is designated in the City's comprehensive land use plan for commercial uses, and has been zoned accordingly since the original PUD approval. The original PUD approval was very prescriptive about how the site would develop. For example, the PUD described the specific types of commercial uses, as well as the size of the buildings that would be permitted on the parcels. That was much more specific than seen in any of the planned unit developments that have been approved since, and it was very limiting as to the type of commercial development that could occur. A Major PUD Amendment was approved that removed the subject property, as well as other adjacent undeveloped outlots from the scope of the Commercial Area Guidelines within the 2007 PUD agreement.

Additionally, land immediately north of the subject property was reguired from CC-Community Commercial to HDR-High Density Residential in order to help provide a critical mass of residents that would not otherwise support commercial development due to the large swaths of open land held by Flint Hills Resources and the University of Minnesota within the market area used to determine the feasibility of commercial projects by developers.

ISSUE ANALYSIS

Legal Authority. Preliminary and final plat approvals are quasi-judicial actions. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Planned Unit Development Agreements are being followed. Generally, if the application meets these requirements, it must be approved.

Land Use and Zoning

The subject property is designated for Community Commercial uses and is located within the C4 PUD - General Commercial Planned Unit Development zoning district. Standards for reviewing subdivision requests are detailed in Title 12 of the Rosemount City Code. This section of the Code outlines the two-

step Preliminary and Final Plat process for land subdivision. A preliminary plat is required for overall public infrastructure phasing and capital improvement planning, and a final plat is required for recording each phase or addition. The code does allow for the approval of the preliminary and final plats to be combined into a single action in cases where municipal streets and utilities are already in place and capable of serving the plat and where future streets will not be constructed, and the proposed subdivision will not interfere with proper development of neighboring adjacent properties. The proposed parcels created by the two plats meet the minimum standards for the C4 zoning district. The minimum lot width is 120' and the narrowest lot within the plats is 172'. The minimum lot area is 20,000 square feet, and the smallest of the buildable lots created by the plats will be 45,300 square feet. The proposed parcels meet all other requirements of the City Code, such as having access to public streets.

The Dakota County Plat Commission also reviewed the proposed plats and finds the County's right of way needs to be met, and that the required restricted access along CSAH 42 is provided by the plat. Additionally, perimeter drainage and utility easements are provided around each parcel and over the lot containing the stormwater basin.

Development plans were approved for the bank/coffee shop site, but the Planning Commission will also review any proposed development within the two other buildable lots created by the plats. A full set of civil plans containing information related to stormwater management, utilities, landscaping, lighting, etc. is required for all development applications.

Parks

The City Code requires 10% of land be dedicated for park land. In a case such as this where the Parks Master Plan does not identify any parks being located within the subdivision area, a fee-in-lieu of land dedication can be required. Therefore, a total of \$51,480 (.572 acres x \$90,000/acre) must be paid prior to the release of the plats for recording. This will be detailed in the subdivision agreement that will be reviewed and acted upon by the City Council. The Parks and Recreation Director has provided a memorandum that is attached. It specifies that the park dedication fees are due for each parcel prior to the issuance of a building permit. This differs from how park dedication fees are collected for residential developments as each site within the plat areas will be developed by a different entity.

Engineering

The City's engineer reviewed the overall plan for the development of the site, and the stormwater ponding areas were reviewed using assumed impervious surface based on the maximum allowed by the zoning ordinance. As each parcel within the plat is developed, a full review of the civil site plans will be completed to ensure development complies with the City's engineering standards.

RECOMMENDATION

Staff is recommending approval of both plat requests based on the information provided by the applicant and contained in this report, subject to the conditions listed above.



PRESTWICK PLACE 25TH ADDITION

KNOW ALL BY THESE PRESENTS: That Akron 42, LLC, a Minnesota limited liability company and U.S. Home, LLC, a Delaware limited liability company, as successor--by--conversion to U.S. Home Corporation, owners of the following described property:

Outlot A, PRESTWICK PLACE 24TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota

Have caused the same to be surveyed and platted as PRESTWICK PLACE 25TH ADDITION, and do hereby dedicate to the public for public use the public ways and the drainage and utility easements created by this plat.

In witness whereof said Akron 42, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Akron 42, LLC, a Minnesota limited liability company

By _____ of Akron 42, LLC, a Minnesota limited liability company.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by _____ of Akron 42, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

In witness whereof said U.S. Home, LLC, a Delaware limited liability company, as successor--by--conversion to U.S. Home Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: U.S. Home, LLC a Delaware limited liability company, as successor--by--conversion to U.S. Home Corporation

By _____ of U.S. Home, LLC, a Delaware limited liability company, as successor--by--conversion to U.S. Home Corporation.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by _____ of U.S. Home, LLC, a Delaware limited liability company, as successor--by--conversion to U.S. Home Corporation, on behalf of the limited liability company.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

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

Dated this _____, day of _____, 20____.

Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Eric A. Roeser, Land Surveyor, Minnesota License No. 47476.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of PRESTWICK PLACE 25TH ADDITION was approved and accepted by the City Council of the City of ROSEMOUNT, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

By: _____
Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 18th day of October, 2022, the Board of Commissioners of Dakota County, Minnesota, approved this plat of PRESTWICK PLACE 25TH ADDITION, and said plat is in compliance with the provisions of 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____ Attest: _____
Chair, County Board County Treasurer -- Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

By: _____
Amy A. Koethe, Director,
Department of Property Taxation and Records

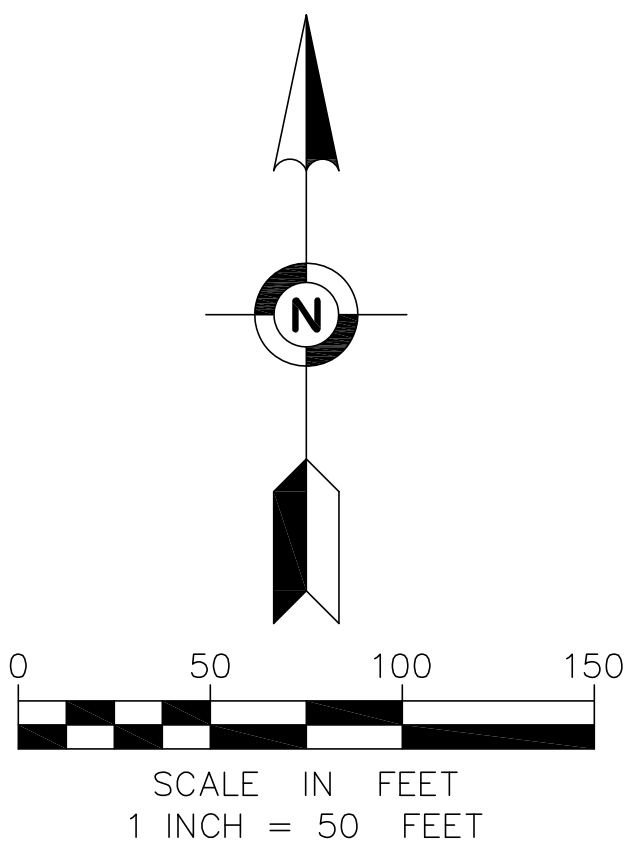
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of PRESTWICK PLACE 25TH ADDITION was filed in the office of the County Recorder for public record this _____ day of _____, 202____, at _____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____
Amy A. Koethe, County Recorder

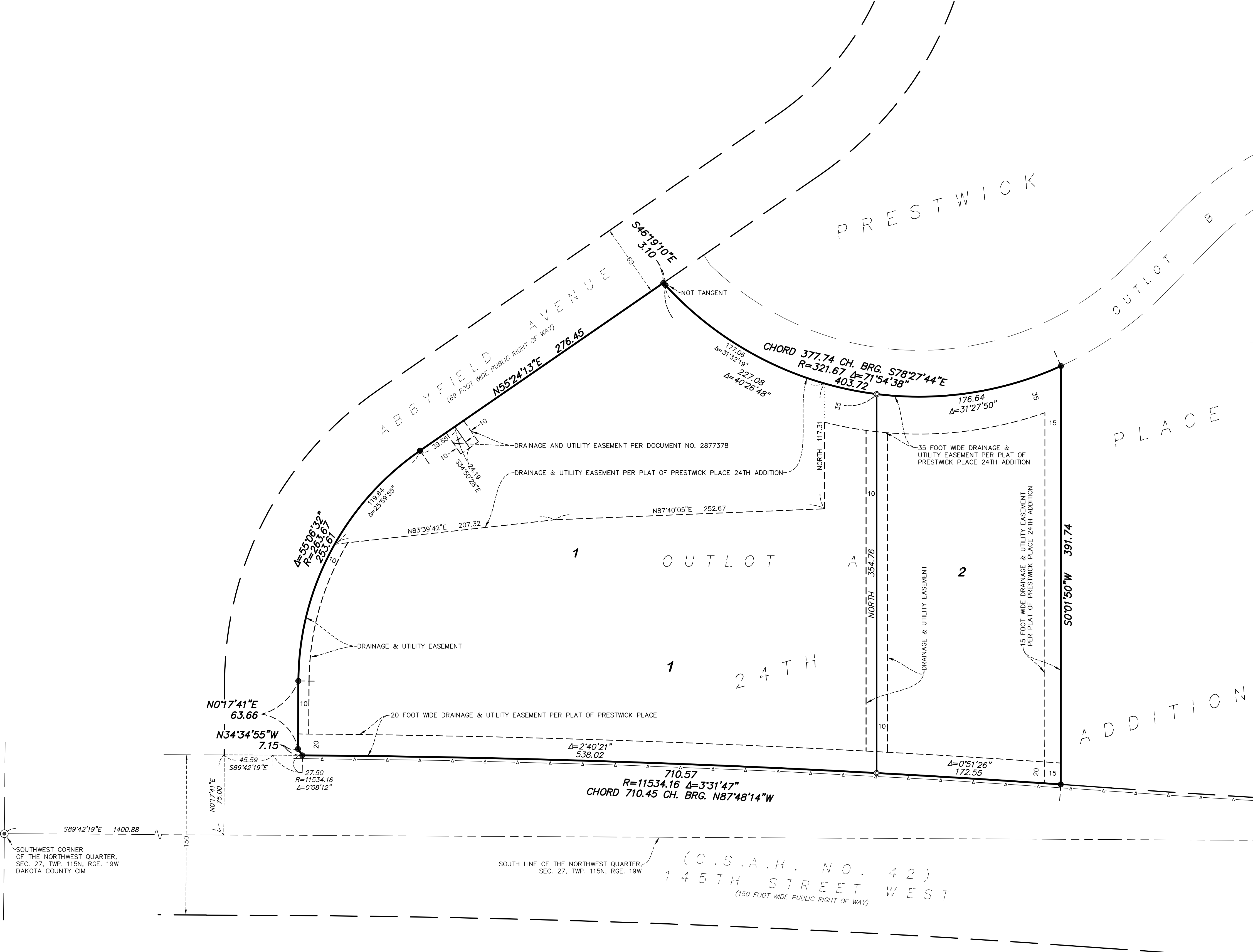
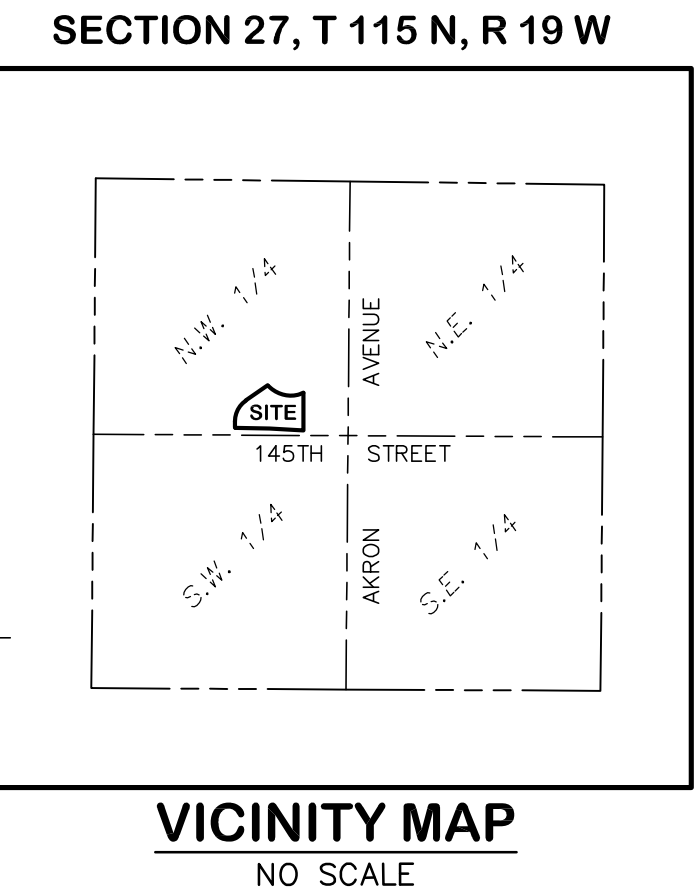


PRESTWICK PLACE 25TH ADDITION



THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 115 NORTH, RANGE 19 WEST, DAKOTA COUNTY, MINNESOTA IS ASSUMED TO BEAR SOUTH 89 DEGREES 42 MINUTES 19 SECONDS EAST

- DENOTES FOUND DAKOTA COUNTY CAST IRON MONUMENT
- DENOTES FOUND MONUMENT MARKED WITH LICENSE NUMBER 45774
- DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
- △— DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER DOC. NO. 2573284



FIRST STATE BANK OF ROSEMOUNT

KNOW ALL PERSONS BY THESE PRESENTS: That Akron 42, LLC, a Minnesota limited liability company and, owner of the following described property:

Lot 1, Block 1, PRESTWICK PLACE 25TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Abstract Property.

Have caused the same to be surveyed and platted as FIRST STATE BANK OF ROSEMOUNT and do hereby dedicate to the public for public use the easements for drainage and utility purposes as created by this plat.

In witness whereof said Akron 42, LLC, a Minnesota limited liability company, has caused the presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Akron 42, LLC, a Minnesota limited liability company.

By_____ of Akron 42, LLC, a Minnesota limited liability company.

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by _____
Akron 42, LLC, a Minnesota limited liability company, on behalf of the limited liability company..

Signature

Printed

Notary Public, _____ County, Minnesota
My Commission Expires: _____

SURVEYORS CERTIFICATE

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

Dated this_____ day of_____, 20_____.

Nicholas Hillmer, Licensed Land Surveyor
Minnesota License No. 45774

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by Nicholas Hillmer.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, Minnesota.

My Commission Expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, COUNTY OF DAKOTA, STATE OF MINNESOTA
This plat of FIRST STATE BANK OF ROSEMOUNT was approved and accepted by the City Council of the City of Rosemount, Minnesota at a regular meeting thereof held this _____ day of _____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

by: _____, Mayor by: _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

By: _____

Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the _____ day of _____, 20____, the Board of Commissioners of Dakota County, Minnesota, approved this plat of FIRST STATE BANK OF ROSEMOUNT, and said plat is in compliance with the provisions of 505.03, Subd. 2, and Pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____ Attest: _____

Chair, County Board

County Treasurer – Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

By: _____

Amy A. Koethe, Director,
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA.

I hereby certify that the within plat of FIRST STATE BANK OF ROSEMOUNT was filed in the office of the County Recorder of Public record this _____ day of _____, 20____, at _____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

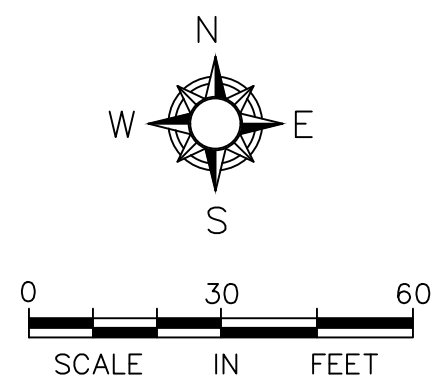
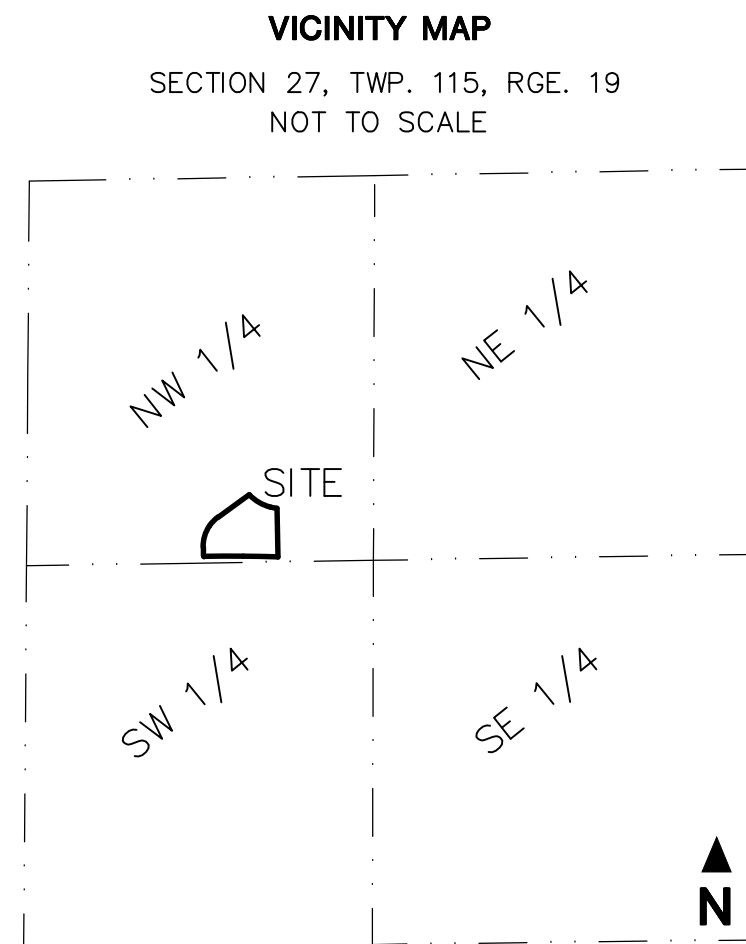
By: _____,

Amy A. Koethe, County Recorder

ANDERSON

ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE

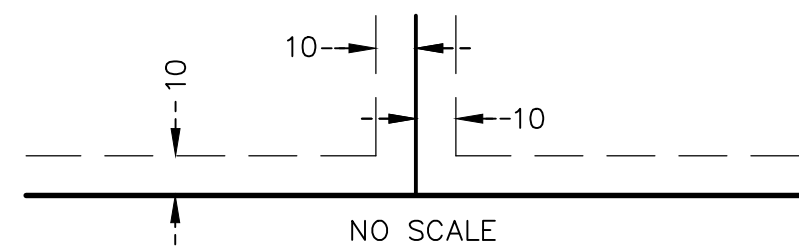
FIRST STATE BANK OF ROSEMOUNT



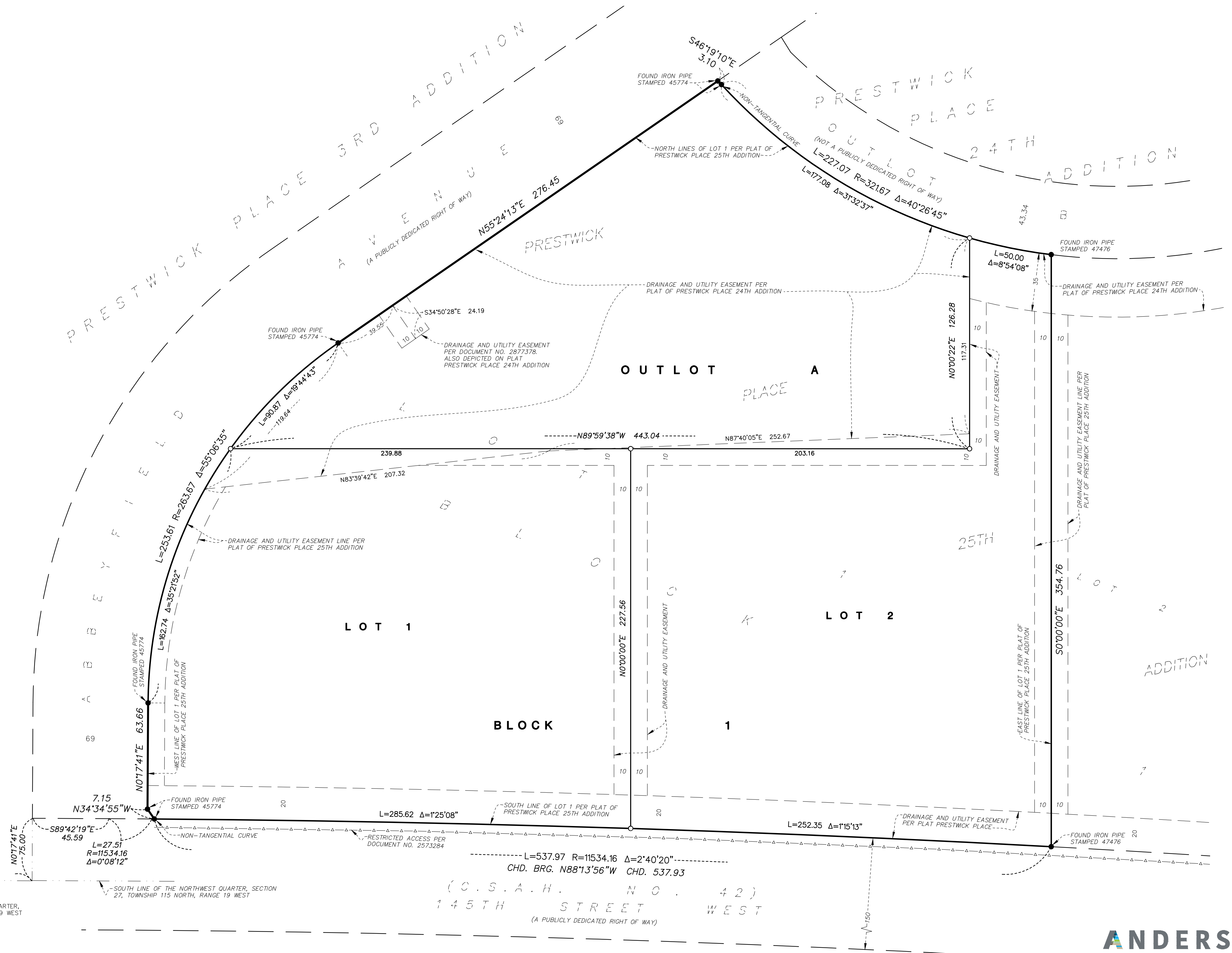
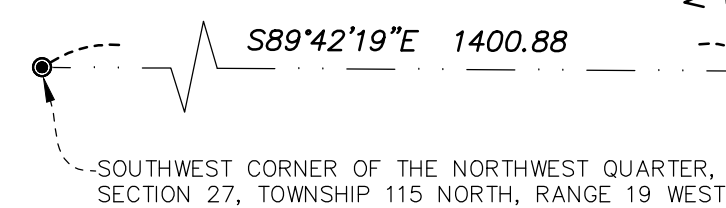
THE ORIENTATION OF THIS BEARING SYSTEM IS BASE ON THE
DAKOTA COUNTY COORDINATE SYSTEM NAD83 (2011 adj)

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT
SET AND MARKED BY LICENSE NO. 45774
- DENOTES FOUND MONUMENT AS DESCRIBED

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY
LINES AND 10 FEET IN WIDTH AND ADJOINING LOT LINES
UNLESS OTHERWISE SHOWN ON THIS PLAT.



ANDERSON

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ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE



M E M O R A N D U M

To: Adam Kienberger Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: April 18, 2024

Subject: Commercial Development Plan Review

The Parks and Recreation Department recently reviewed the plans for the following projects:

- **KJ Walk Rosewood Center 2nd Addition.**
- **KJ Walk Rosewood Commons 3rd Addition**
- **First State Bank of Rosemount**
- **Akron 42, LLC/Lennar**

After reviewing the plans, the Parks and Recreation Department staff has the following comments:

PARKS DEDICATION

Staff is recommending that the parks dedication for each individual lot be collected as cash in lieu of land and payable prior to the issuance of a building permit. The cash dedication method used is detailed in the City's Subdivision Ordinance (12-3-6) and the fees are based on the City's fee policy at the time of payment.

Please let me know if you have any questions about this memo.

Planning Commission Regular Meeting: April 23, 2024

Tentative City Council Meeting:

AGENDA ITEM:	Request by Northern States Power (Xcel Energy) for approval of a PUD Final Site and Building Plan to construct an electrical substation.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Alysha Grant, Community Development Technician	AGENDA NO.	6.c.
ATTACHMENTS:	Applicant's Narrative, Site Location, Official Plat, Parcel Exhibit, General Arrangement Plan, 3D Renderings, Fence Standards, Project Bigfoot Site Plan, Landscape & Architectural Plan, Grading Plan, Site Lighting Plan	APPROVED BY:	AN, AK
RECOMMENDED ACTION: Motion to approve the Final Site and Building Plan to allow Xcel Energy to construct an electrical substation, subject to the following conditions: • Conformance with the standards of the Project Bigfoot Planned Unit Development (PUD) agreement. • Conformance with all comments contained in the engineer's memo dated November 22, 2023. • Applicants shall obtain any required building permits. • Compliance with any requirements of the Minnesota Public Utilities Commission (PUC).			

BACKGROUND

Application & Property Owner(s)	Xcel Energy
Location:	West of Blaine Ave and approximately .4 miles South of County Rd. 42, within UMore Park and the Project Bigfoot PUD
Area in Acres:	14.40494 acres
Comp. Guide Plan Designation:	BP – Business Park
Current Zoning:	BP – Business Park
Overlay District(s):	Planned Unit Development (PUD)

The Planning Commission is being asked to consider a request by Northern States Power (Xcel Energy) for approval of the final site and building plan to construct a new electrical substation. The substation is within the University of Minnesota Outreach, Research, and Education (UMore) park and the Project Bigfoot Planned Unit Development (PUD), located southwest of County Road 42 and Blaine Avenue. The project is referred to by the applicant as the UMore Park Substation.

The City Council approved the final site and building plan for the primary use of the site, requested by Jimnist LLC (Project Bigfoot) at its meeting on December 21, 2023. The Master Development Plan included two electrical substations, one owned by the applicant and one to be constructed by Xcel Energy. The Substation is needed to facilitate connection between the proposed 115 kV Rosemount Transmission Line, which was approved by the City Council on March 21, 2023, and Project Bigfoot. Equipment to be installed includes typical substation infrastructure including a gravel pad, steel structures, foundations, and four 115 kV bays to transfer electricity to the surrounding PUD. The final site and building plan approval of the substation is the second of the two-step PUD process.

ISSUE ANALYSIS

Legal Authority

Site Plan applications are quasi-judicial decisions for the Planning Commission, meaning that the Planning Commission will act as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance are being followed. Generally, if these applications meet the City's established requirements, they must be approved.

Site Plan and Design Review

The purpose of a site plan review is to evaluate each project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional, and multifamily development projects.

Site Layout and Location

Xcel Energy does not retain the title to the property, but the title will be transferred to Xcel Energy once rough grading is completed by Project Bigfoot. The site location is legally described as the South half of Section 26 and North half of Section 35, Township 115 North, Range 19 West, Dakota County, Minnesota. The substation is located at the southern terminus of the proposed 115 kV Rosemount Transmission Line and Associated Facilities project corridor. The Substation footprint contains approximately 627,479 square feet or 14.40494 acres.

Land Use & Zoning

The subject property is currently zoned BP PUD-Business Park Planned Unit Development, and the future land use is guided for BP-Business Park. The adjacent zoning directly south and east of the substation is zoned as AG-Agricultural while the future land use is designated for BP-Business Park. The UMore Park Substation is considered an Essential Service Facility by the City Code and is permitted in all zoning districts except for residential and public/institutional districts. The Code requires every fenced enclosure around an essential service facility to meet the principal building setback of the district in which it is located. The UMore Park Substation will be surrounded by AMIGUARD 7100 security mesh, 10 feet high. The Code also requires screening for electrical substations adjacent to a lot or parcel in a residential, commercial, or public/institutional district – the Substation is neither adjacent to those listed uses or districts, therefore screening is not required.

Lot and Building Standards

All structures, including the Substation, exceed the setback requirements of the site. The front yard setback is 30 feet – the Substation, set back approximately 500 feet, exceeds this standard. See the table below for lot standards and dimensions for the BP – Business Park district compared to the Substation.

	Lot Requirements	UMore Park Substation
Minimum Lot Area	One Acre	14.0494 acres
Minimum Lot Width	120 feet	695 feet
Maximum Lot Coverage	75%	21.29%
Minimum Front yard setback	30 feet	500 feet
Minimum Side yard setback	10 feet	70 feet – North 260 feet – South
Minimum Rear yard setback	10 feet	40 feet
Parking setbacks	20 feet front 10 feet rear 10 feet side	Not applicable

The maximum building height for principal structures is 50 feet for BP – districts. Because the Substation is an essential service facility and a necessary structure, a permitted exception is given per 11-5-2 B.1. for building height not to exceed 25 feet in addition to the maximum permitted height of the district. Thus, the maximum building height would be 75 feet, provided that it will not impair the solar access of buildings on adjoining properties, not used for human occupancy, or for commercial enterprise. The greatest height of the Substation is at 62 feet for the transmission line poles. Excluding these poles, the rest of the Substation ranges in height between 9 and 25 feet tall.

Access and Parking

The Code requires driveways in the BP district to be no less than 24 feet, or more than 36 feet in width. There will be a 25-foot heavy-duty asphalt concrete driveway to access the substation west of Blaine Avenue. No designated parking stalls will be installed within the substation, but parking facilities within Project Bigfoot may be utilized by Xcel Energy.

The surface of the Substation will be gravel. There will be a central aisle for maintenance, and there is planned space south of the substation for another aisle for maintenance and additional Substation expansion. Access will be via two drive gates, one on the northeast side of the fence and another on the northwest side of the fenced enclosure.

Landscaping

Project Bigfoot is responsible for initial site preparation, including land clearing and all rough grading associated with the substation. All stormwater runoff from the substation will be directed via sheet flow to a retention pond located southeast of the Substation. Since the anticipated area of disturbance is over one acre, Project Bigfoot is required to develop a stormwater pollution prevention plan (SWPPP) and obtain coverage under the Minnesota Pollution Control Agency (MPCA) Construction Stormwater General Permit (MNR100001). Xcel Energy will install sediment and erosion control measures as described in Project Bigfoot's SWPPP, in which responsibility of the SWPPP will transfer to Xcel Energy after Project Bigfoot construction activity is completed. All of these are administered through the grading permit process.

Project Bigfoot is responsible for the landscaping plan within the PUD. Existing trees and vegetation

will be removed in the Substation footprint by Project Bigfoot's contractors prior to grading activities. Project Bigfoot completed a tree survey and inventory; they obtained appropriate approvals per the City of Rosemount's Tree Preservation Ordinance. Xcel Energy may be responsible for portions of the landscaping surrounding the Substation.

Refer to Project Bigfoot's landscaping plan, grading plan, and SWPPP for the site.

Noise Levels and EMF

Per the December 2022 Environmental Assessment submitted to the City, noise levels produced by a 115 kV transmission lines and associated substations are generally less than outdoor background noise levels, therefore not usually audible. Transmission lines and substations must comply with state noise standards established by the MPCA, and any audible noise should be under those standards.

City residents have expressed concern for electric and magnetic fields (EMF) associated with Xcel Energy's transmission lines. The Minnesota Public Utility Commission (MPUC) has repeatedly found that "there is insufficient evidence to demonstrate a causal relationship between EMF exposure and any adverse human health effects." There are no Minnesota regulations pertaining to EMF as of today. Applicants may provide information and EMF measurements for customers and employees upon request. The MPUC has set a maximum electric field limit of 8 kilovolts per meter (kV/m) measured at one meter above the ground to prevent serious shocks when touching objects parked under transmission lines. Per the Environmental Assessment submitted to the City of Rosemount in December 2022, the maximum electric field that was calculated for the Project is 2.307 kV/m, including substations.

Site Lighting

All lighting of the Substation will be non-essential and located at least 100 feet from any roadway, walkway, or other trail. Under the BP – Business Park regulations, the maximum height for exterior lighting is 30 feet. Yard lighting will be mounted approximately 30 feet high on dead ends, and only operated when needed. Ten-minute motion sensor lighting will operate after-hours for security purposes. Motion sensors will be mounted 10 feet high and will not be visible over the 10-foot fencing.

Fencing and Screening

The Code permits fences of 8 feet maximum in all commercial districts, except for properties adjacent to residential districts. Additionally, the Code requires every fenced enclosure around an essential service facility to meet the principal building setback of the district in which it is located. Under the Project Bigfoot PUD agreement, deviation of fencing heights is permitted to a maximum height of 14 feet and at least 50 feet from the Right-of-Way (ROW). The UMore Park Substation will be enclosed by AMIGUARD 7100 security mesh, built to be 10 feet high and set back approximately 500 feet from the ROW, meeting the standards of the PUD agreement. The mesh is available in hot dipped galvanized or black powder coating over a zinc primer/zinc e-coating. The Code requires screening for electrical substations adjacent to a lot or parcel in a residential, commercial, or public/institutional district – the Substation is not adjacent to those listed uses or districts, therefore screening is not required.

Engineering

Project Bigfoot is responsible for connecting to public utilities within the PUD area. Xcel Energy's

Substation will be connected to the proposed 115 kV Rosemount Transmission Line, but no public utility services will be needed on-site. Human waste will not be created, therefore not treated within the lot.

RECOMMENDATION

City staff recommends approval of the PUD Final Site and Building Plan to construct an electrical substation, requested by Northern States Power (Xcel Energy).



414 Nicollet Mall,
Minneapolis, Minnesota 55401-1993

March 26, 2024

Anthony Nemcek
Senior Planner
City of Rosemount
2875 145th Street
Rosemount, MN 55068

RE: Xcel Energy UMore Park Substation Project – City of Rosemount Site Plan Review

Mr. Nemcek:

Northern States Power, a Minnesota Corporation (Xcel Energy) is proposing to construct a new substation located southwest of County Road 42 and Blaine Avenue, within the University of Minnesota Outreach, Research and Education (UMore) Park. The Project is referred to as the UMore Park Substation (Substation), and is associated with the Planned Unit Development (PUD) known as Project Bigfoot. The Substation is anticipated to begin construction in June 2024, and is needed to facilitate connection between the proposed 115 kV Rosemount Transmission Line, Project Bigfoot, and the existing electrical grid.

The Substation is located at the southern terminus of the proposed 115 kV Rosemount Transmission Line and Associate Facilities project corridor on property that will be transferred to Xcel Energy from the Project Bigfoot developer. A Route Permit was issued by the City of Rosemount as the lead Responsible Government Unit (RGU) for the 115 kV Rosemount Transmission Line and Associated Facilities on March 21, 2023, per the Local Review Process authorized by Minn. Stat. § 216E.04, Subd. 2(3), and Minn. R. 7850.5300. General Substation location maps are attached to this application (figures 1 and 2).

Per the Project Bigfoot PUD Application Narrative dated October 31, 2023, Project Bigfoot will include all utilities except for overhead transmission lines and electrical substations. The Substation and associated transmission line designs are to be provided by Xcel Energy. As such, Xcel Energy submits the enclosed site plan review application and checklist with associated application supplement, application fee (via mail), figures, design drawings, and supporting Project Bigfoot information to obtain approval from the City of Rosemount.

If you have any questions or require additional information, please contact me by phone at (612) 330-1955 or by email at Timothy.G.Rogers@xcelenergy.com. You can also contact Xcel Energy's consultant for this project, Chris Schmidt with Environmental Resources Management (ERM), by phone at (612) 347-7112 or by email at Chris.Schmidt@erm.com.

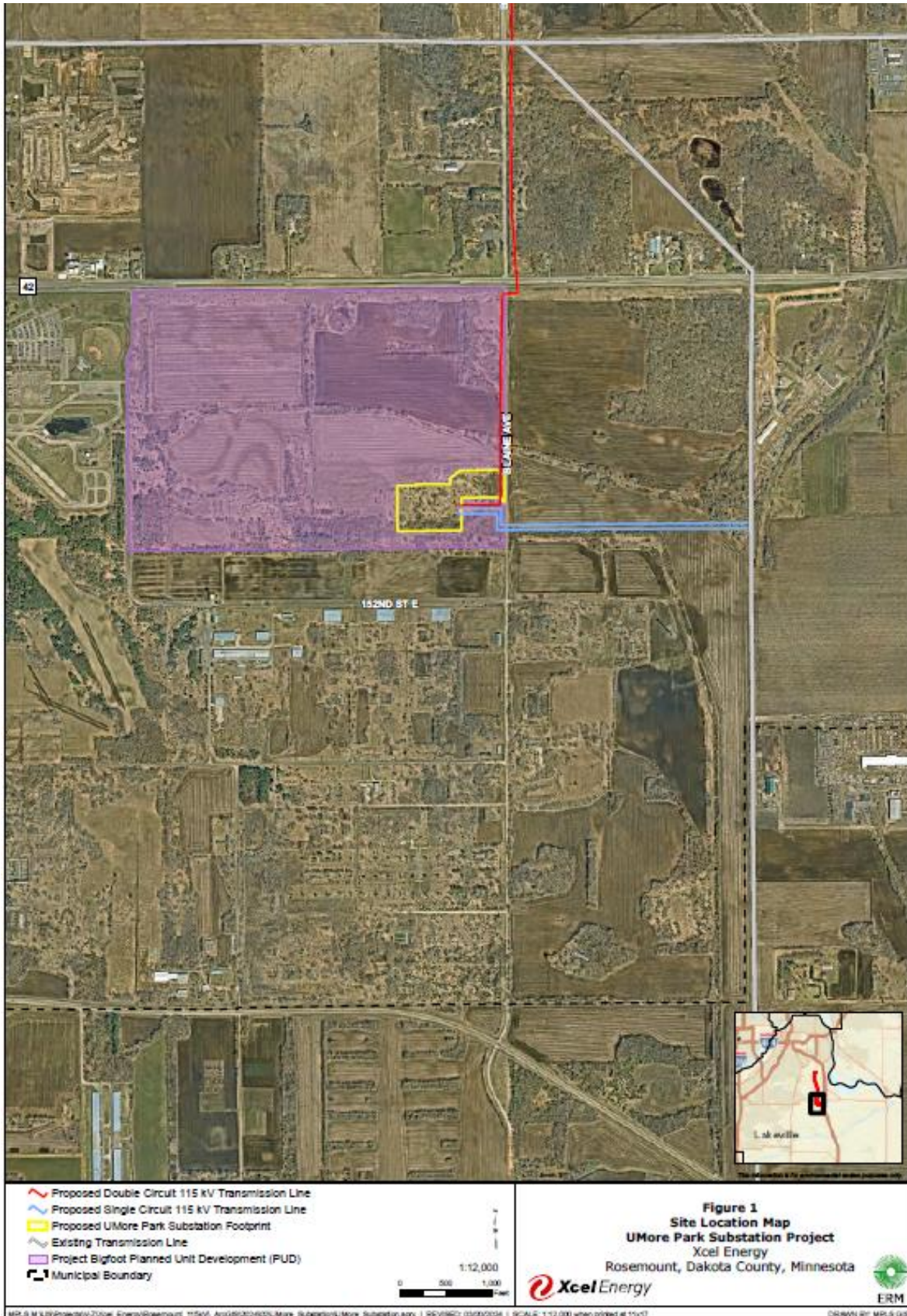
Sincerely,

Timothy Rogers
Manager, Siting and Land Rights, Xcel Energy

Enclosures: Site Plan Review Application Materials
Application Fee - \$1,200
Figures
Design Drawings
Supplemental Project Bigfoot Information

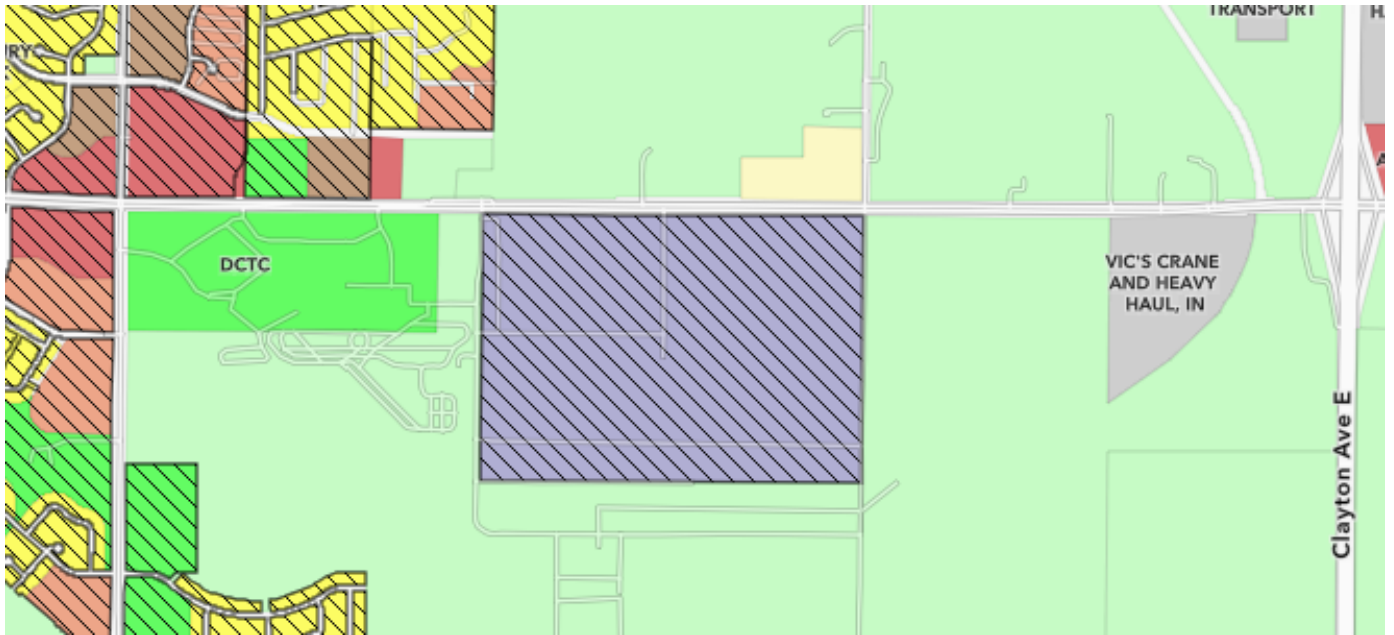
Cc: Peter Gitzen – Land Agent, Xcel Energy
Chris Schmidt – Managing Consultant, ERM

Site Location

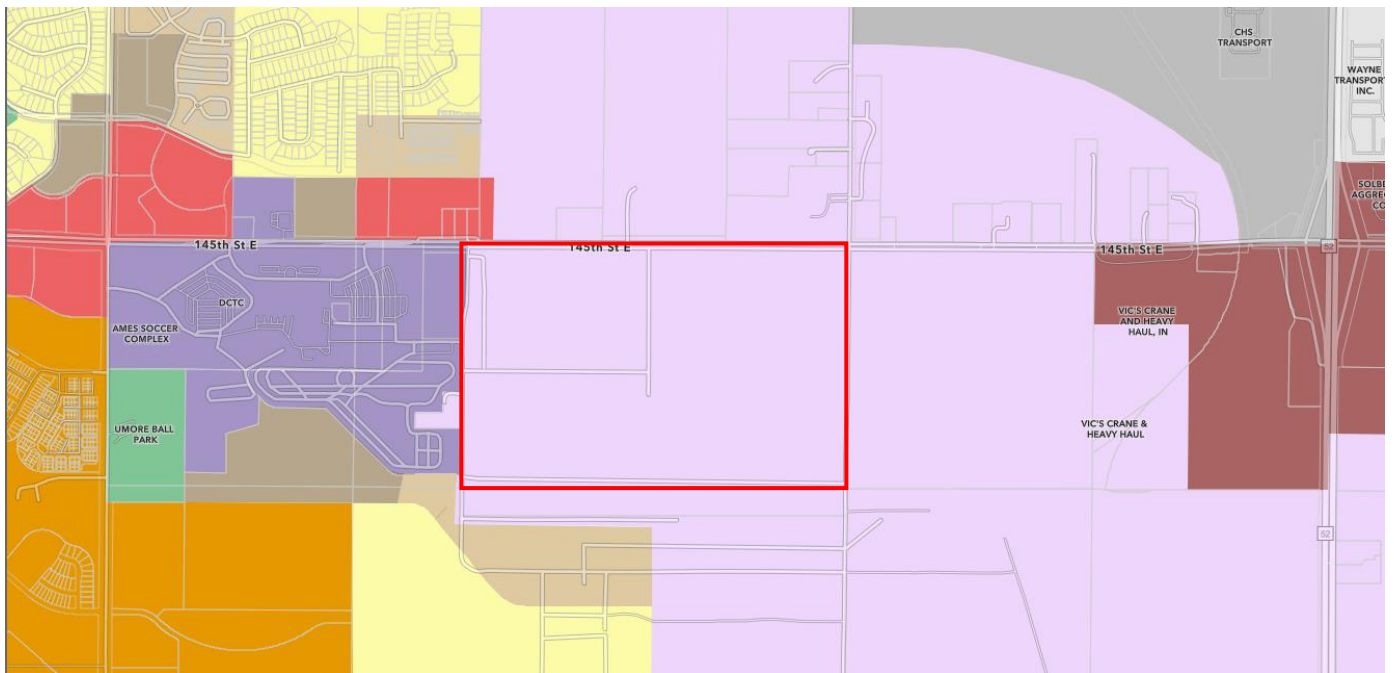




Zoning District – Business Park PUD



Future Land Use Designation – Business Park



ROSEMOUNT TECHNOLOGY ADDITION

KNOW ALL BY THESE PRESENTS: That JIMNIST LLC, a Delaware limited liability company, owner of the following described property:

That part of the South Half of Section 26 and the North Half of Section 35, Township 115 North, Range 19 West, Dakota County, Minnesota described as follows:

Beginning at the northeast corner of said South Half of Section 26; thence North 89 degrees 53 minutes 38 seconds West, assumed bearing, along the north line of said South Half of Section 26, a distance of 4571.81 feet to the east line of the West 730.00 feet of said South Half of Section 26; also being the east line of the West 730.00 feet of the Southwest Quarter of said Section 26; thence South 00 degrees 30 minutes 08 seconds West along said east line of the West 730.00 feet of the South Half of Section 26, a distance of 137.00 feet to the south line of the North 137.00 feet of said South Half of Section 26, also being the south line of the North 137.00 feet of said Southwest Quarter of Section 26; thence South 89 degrees 53 minutes 38 seconds East along said south line of the North 137.00 feet of the South Half of Section 26, a distance of 478.89 feet; thence South 01 degree 28 minutes 55 seconds West, distance of 538.40 feet; thence southerly 141.25 feet, along a tangential curve, concave to the west, having a central angle of 22 degrees 06 minutes 25 seconds and a radius of 366.07 feet; thence southerly 99.48 feet, along a reverse curve, concave to the east, having a central angle of 23 degrees 38 minutes 15 seconds and a radius of 241.12 feet; thence South 00 degrees 02 minutes 54 seconds East, tangent to last described curve, a distance of 2031.55 feet to the south line of the North 300.00 feet of said North Half of Section 35; thence North 89 degrees 57 minutes 16 seconds East, along said south line of the North 300.00 feet of the North Half of Section 35, a distance of 4130.41 feet to the east line of said North Half of Section 35; thence North 00 degrees 27 minutes 47 seconds East, along said east line of the North Half of Section 35, a distance of 300.01 feet to the northeast corner of said North Half of Section 35; thence North 00 degrees 31 minutes 30 seconds East, along the east line of said South Half of Section 26, a distance of 2629.74 feet to the point of beginning.

Has caused the same to be surveyed and platted as ROSEMOUNT TECHNOLOGY ADDITION, and does hereby dedicate to the public for public use the public ways created by this plat.

In witness whereof said JIMNIST LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this

_____ day of _____, 20____.

Signed: JIMNIST LLC, a Delaware limited liability company,

By _____, President of JIMNIST LLC, a Delaware limited liability company.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____, President of JIMNIST LLC, a Delaware limited liability company.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____

My commission expires _____

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

Dated this _____ day of _____, 20____.

Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Eric A. Roeser, Land Surveyor, Minnesota License No. 47476.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

By: _____
Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 28th day of November, 2023, the Board of Commissioners of Dakota County, Minnesota, approved this plat of ROSEMOUNT TECHNOLOGY ADDITION, and said plat is in compliance with the provisions of 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____
Chair, County Board

Attest: _____
County Treasurer – Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

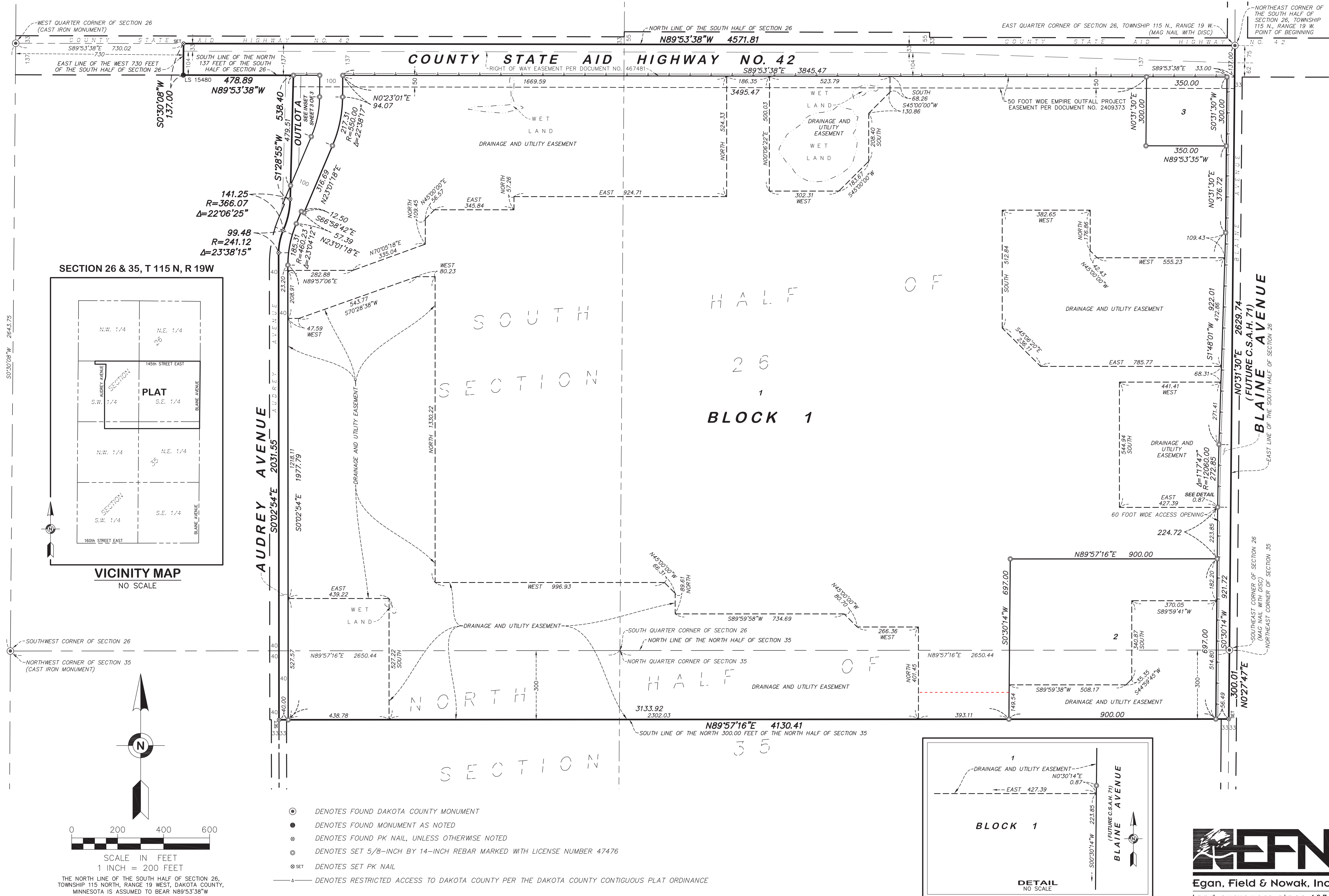
By: _____
Amy A. Koethe, Director,
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

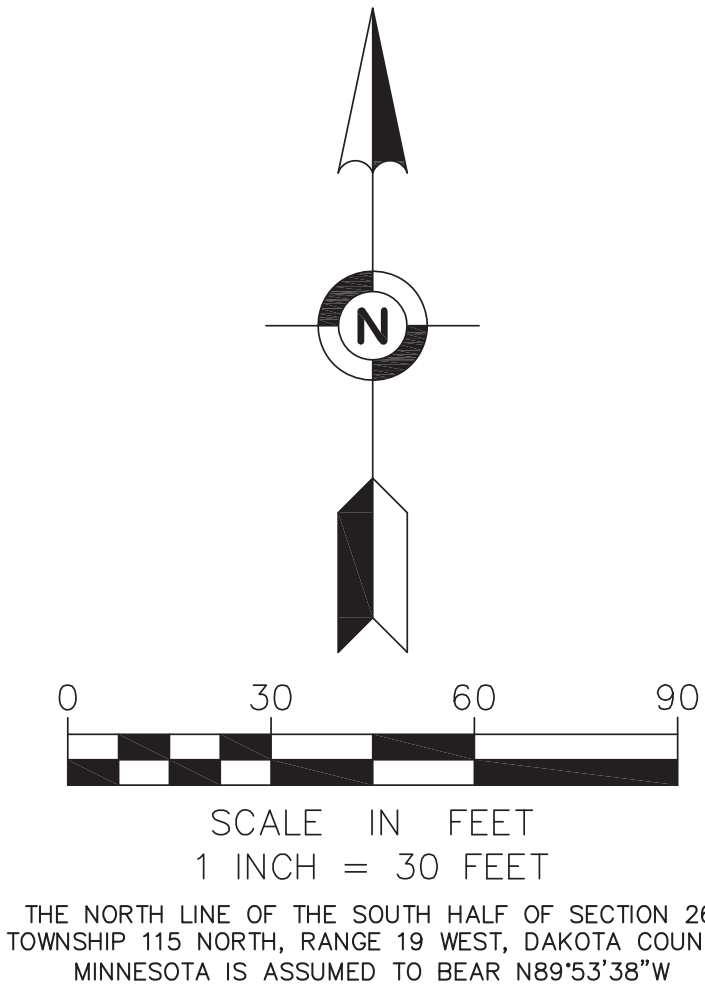
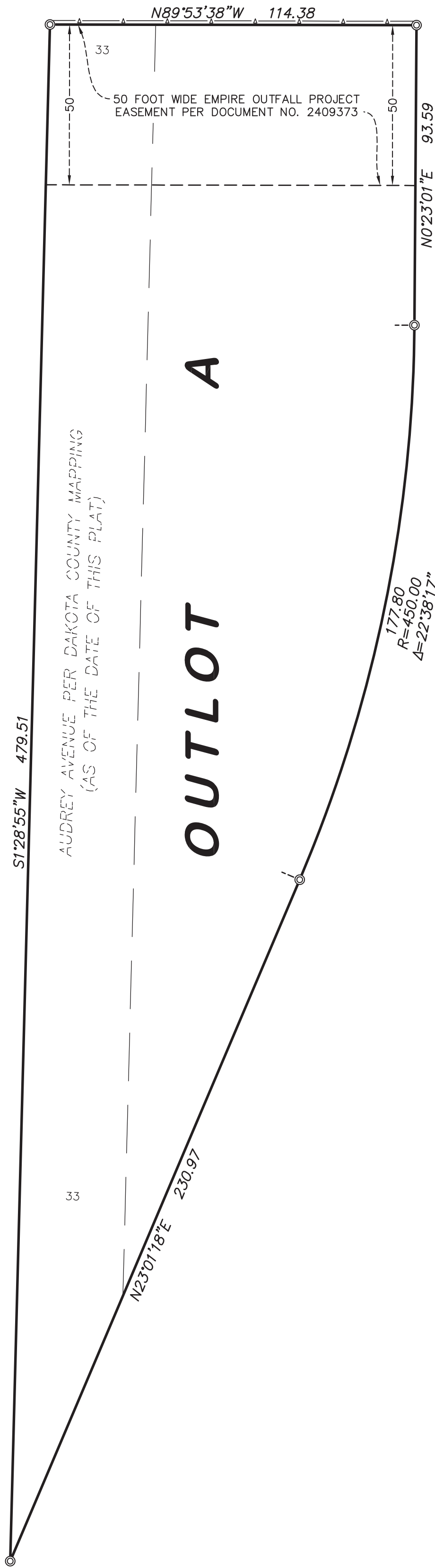
I hereby certify that this plat of ROSEMOUNT TECHNOLOGY ADDITION was filed in the office of the County Recorder for public record this _____ day of _____, 202____, at _____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____ as Document Number _____.

By: _____
Amy A. Koethe, County Recorder

ROSEMOUNT TECHNOLOGY ADDITION

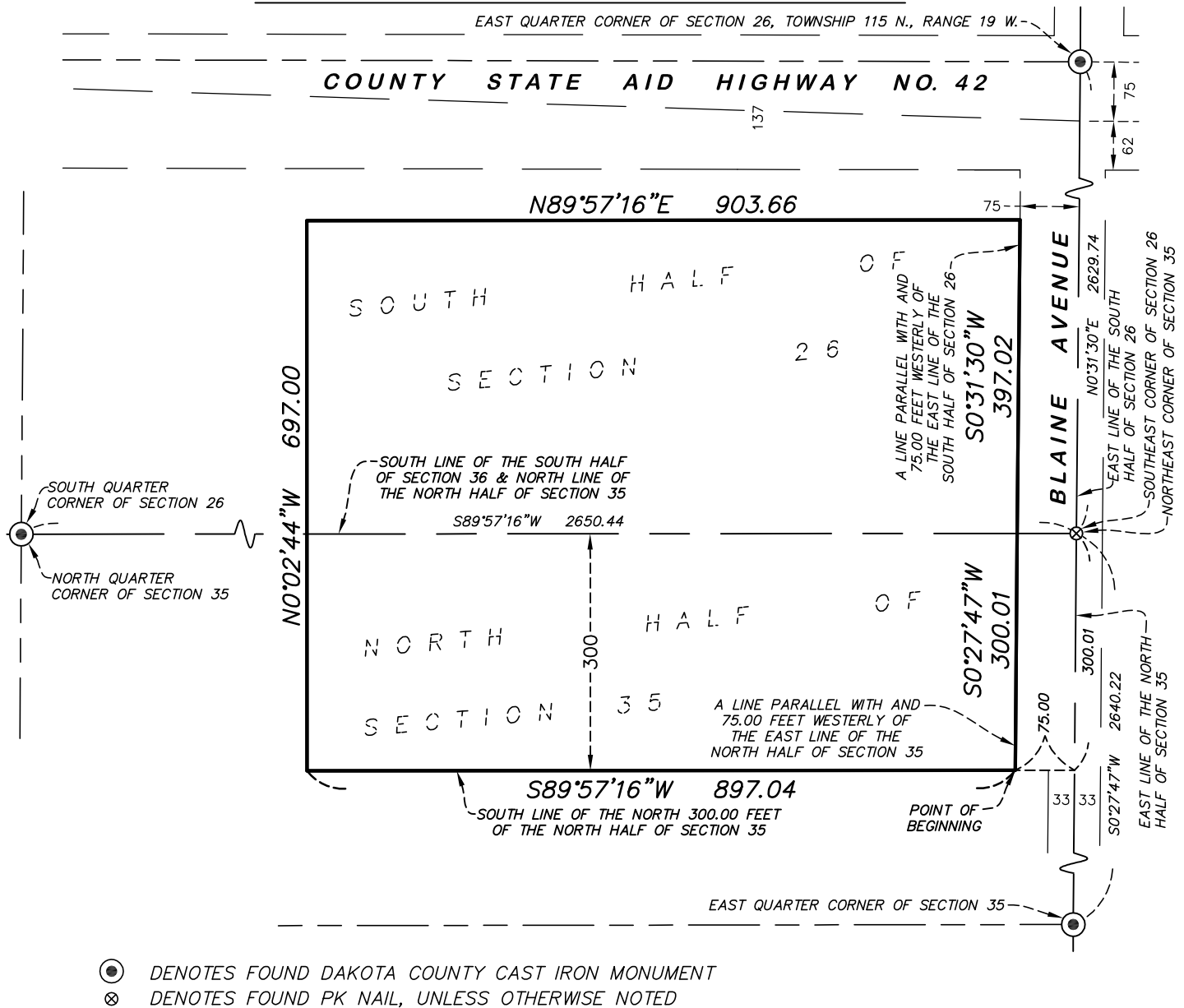


ROSEMOUNT TECHNOLOGY ADDITION
INSET



⊙ DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
—▲— DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

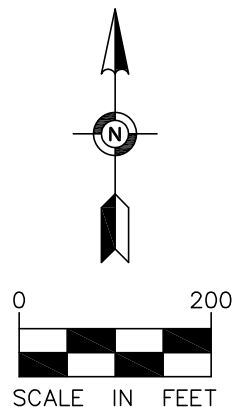
PROPOSED SWITCHYARD PARCEL EXHIBIT



That part of the South Half of Section 26 and the North Half of Section 35, Township 115 North, Range 19 West, Dakota County, Minnesota described as follows:

Commencing at the northeast corner of said Section 35; thence South 00 degrees 27 minutes 47 seconds West, assumed bearing, along the east line of said North Half of Section 35, a distance of 300.01 feet to the south line of the North 300.00 feet of said North Half; thence South 89 degrees 57 minutes 16 seconds West along said south line of the North 300.00 feet of the North Half of Section 35, a distance of 75.00 feet to the point of beginning of the property to be described; thence continuing South 89 degrees 57 minutes 16 seconds West along said south line of the North 300.00 feet of the North Half of Section 35, a distance of 897.04 feet; thence North 00 degrees 02 minutes 44 seconds West, a distance of 697.00 feet; thence North 89 degrees 57 minutes 16 seconds East, a distance of 903.66 feet to a line parallel with and 75.00 feet westerly of the east line of said South Half of Section 26; thence South 00 degrees 31 minutes 30 seconds West, along said parallel line, a distance of 397.02 feet to the south line of said South Half of Section 25; thence South 00 degrees 27 minutes 47 seconds West along a line parallel with and 75.00 feet westerly of the east line of said North Half of Section 35, a distance of 300.01 feet to the point of beginning.

Said property described containing 627,479 square feet or 14.40494 acres, more or less.



PROPOSED SWITCHYARD PARCEL EXHIBIT FOR:

Kimley Horn & Associates, Inc.

Portion of P.I.D. 34-02600-70-011 & 013
SITE LOCATION: 1367 145th Street East
Rosemount, Minnesota 55068

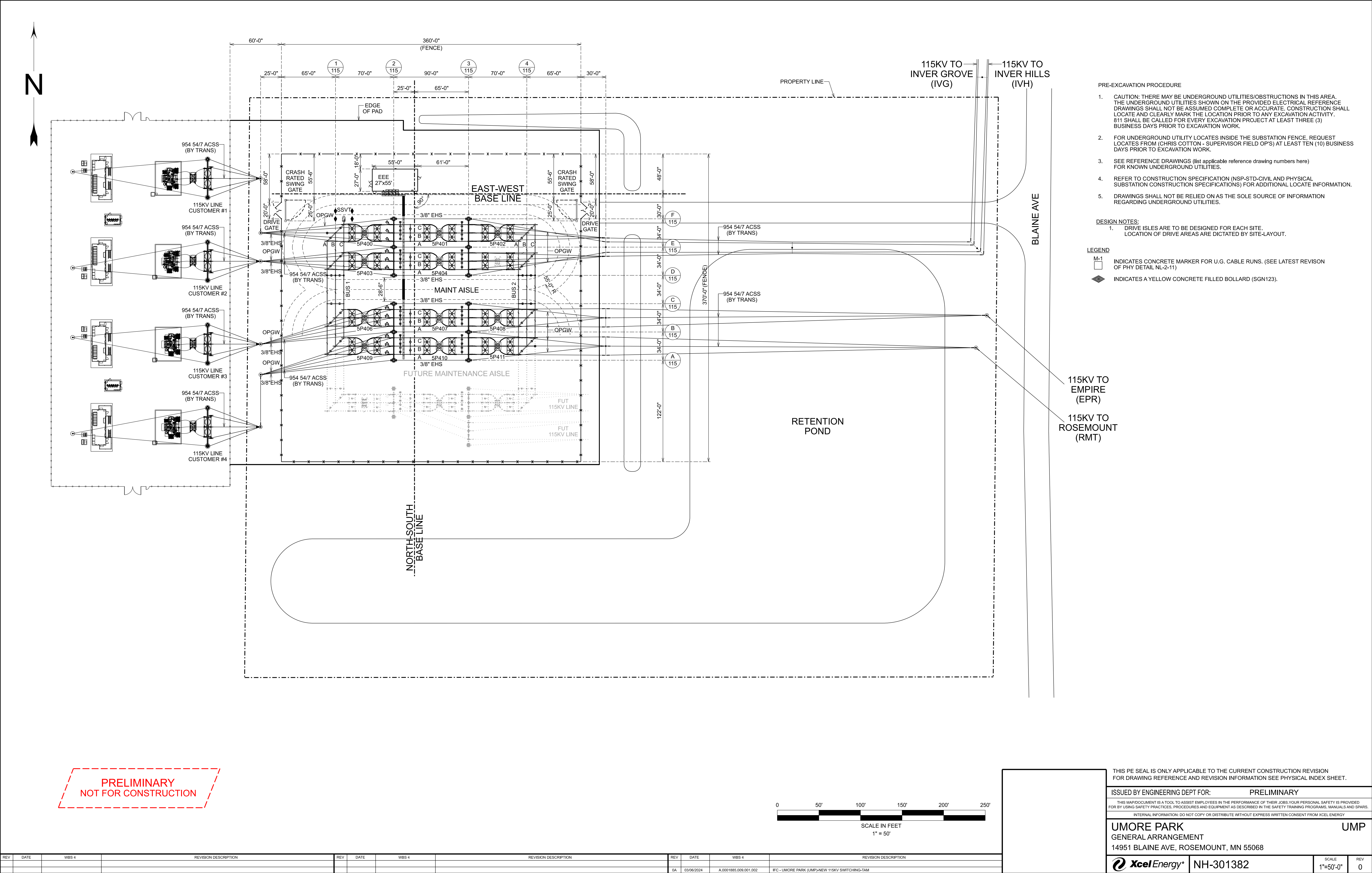


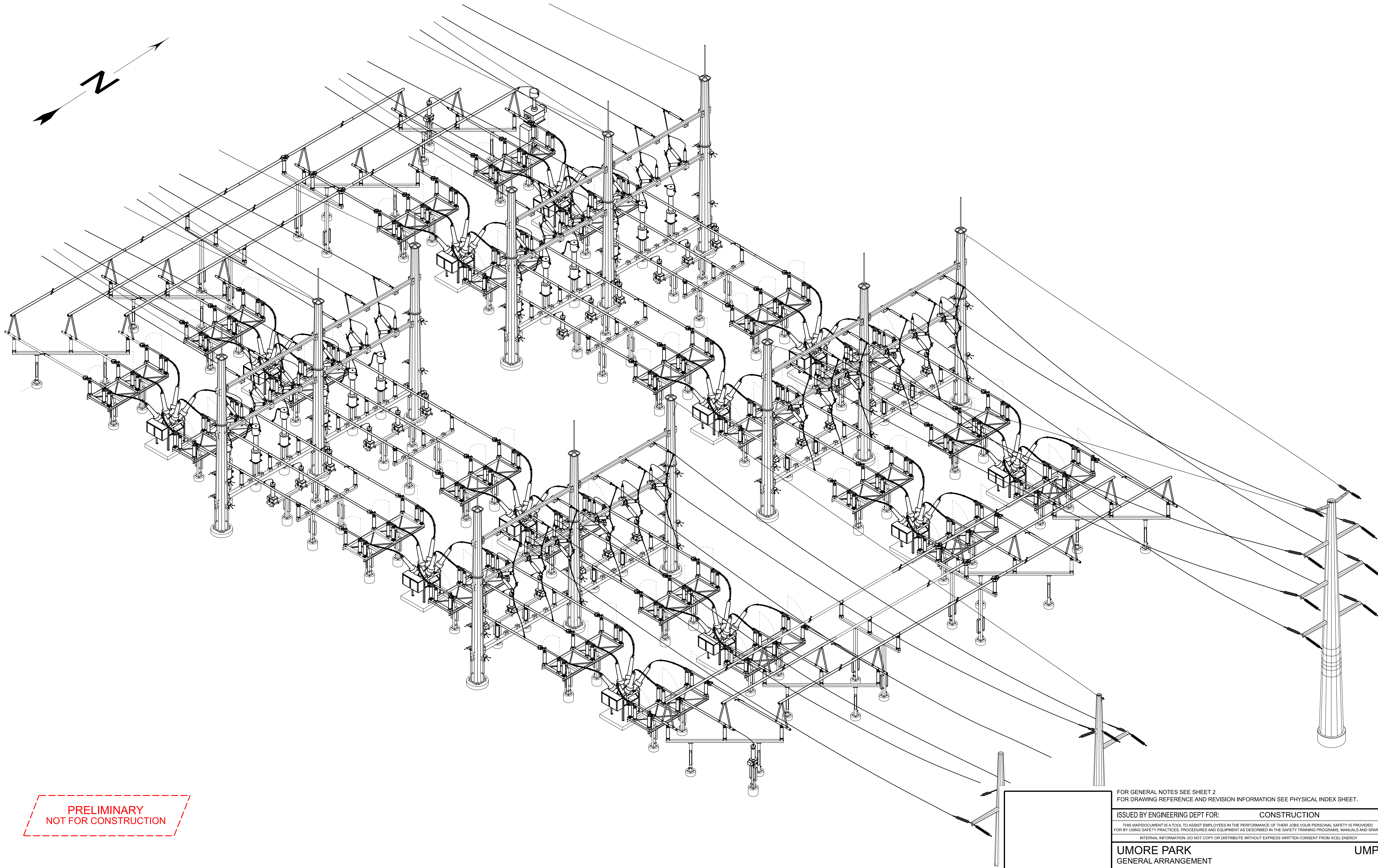
Egan, Field & Nowak, Inc.

land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION

FOR GENERAL NOTES SEE SHEET 2
FOR DRAWING REFERENCE AND REVISION INFORMATION SEE PHYSICAL INDEX SHEET.

ISSUED BY ENGINEERING DEPT FOR: CONSTRUCTION

THIS MAP DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.

INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

UMORE PARK
GENERAL ARRANGEMENT
115KV ISOMETRIC VIEW - 2300.1-1-1

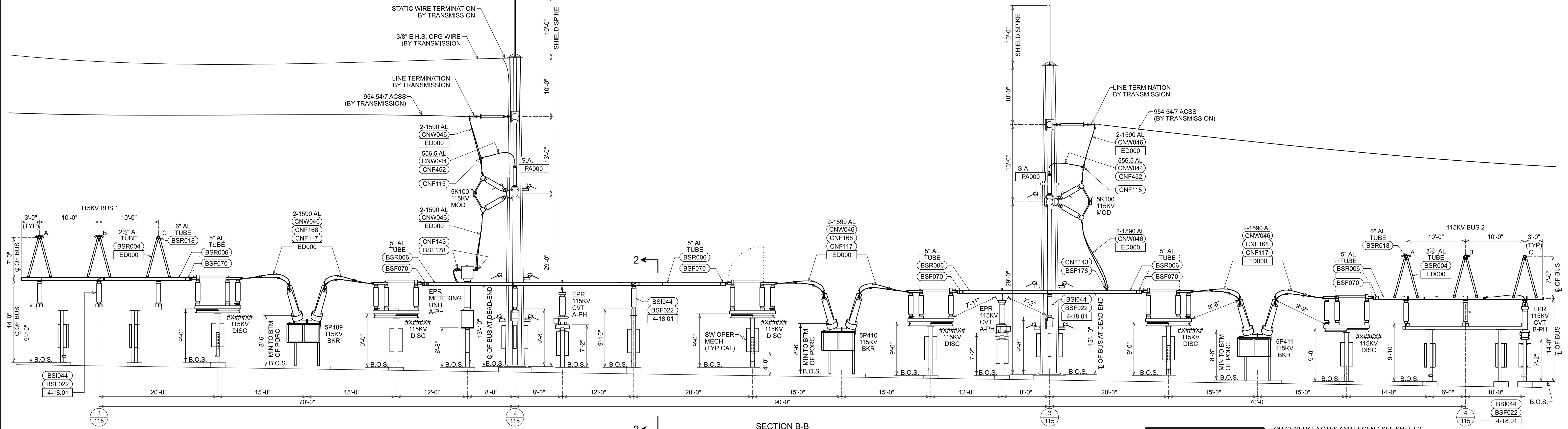
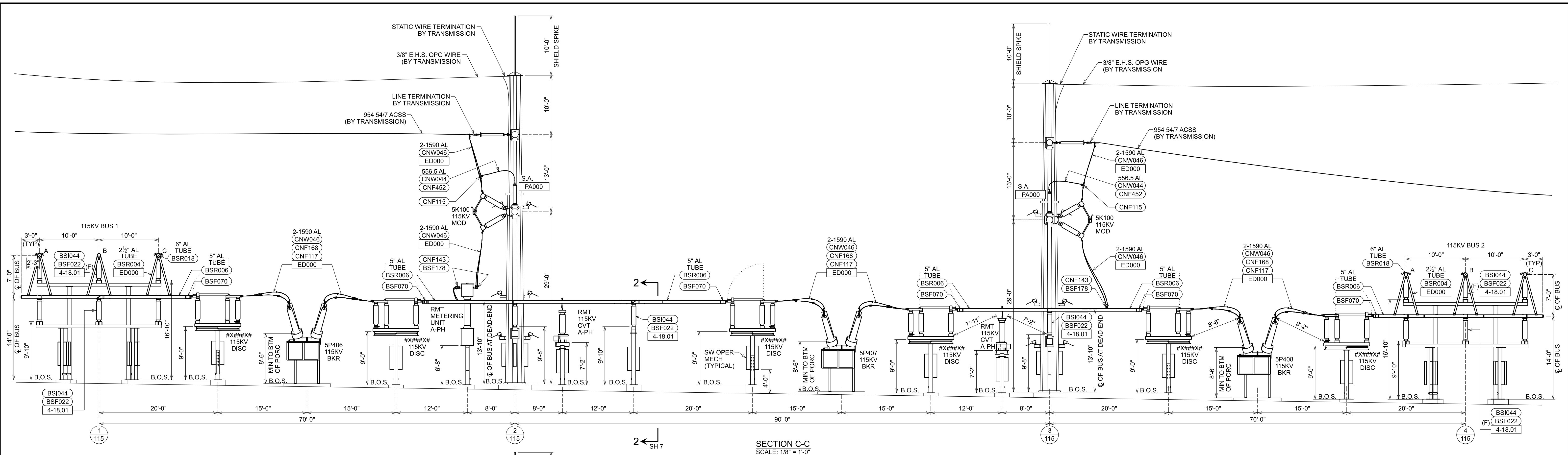
UMP

Xcel Energy

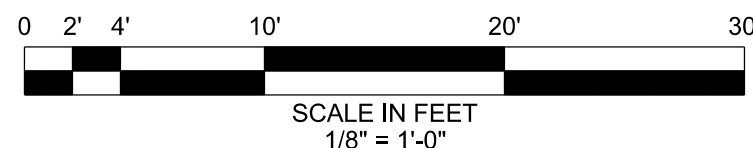
NH-UMP_GA_ISO

SCALE
3/32"=1'-0"

REV
0



PRELIMINARY
NOT FOR CONSTRUCTION



PE TO APPROVE PER PROJECT

REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION
0A	01/23/2024	A.0001855.009.001.002	IFC-UMORE PARK (UMP)-NEW 115KV SWITCHING STATION-TAM								

FOR GENERAL NOTES AND LEGEND SEE SHEET 2.
FOR DRAWING REFERENCE AND REVISION INFORMATION SEE PHYSICAL INDEX SHEET.

ISSUED BY ENGINEERING DEPT FOR: CONSTRUCTION

THIS MAP DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.
INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY.

UMORE PARK
ELECTRICAL LAYOUT
15KV SECTIONS B-B, C-C 2300.1-1-5

Ump

Xcel Energy

NH-UMP_SEC_BB_CC

SCALE 1/8"=1'-0"

REV 0

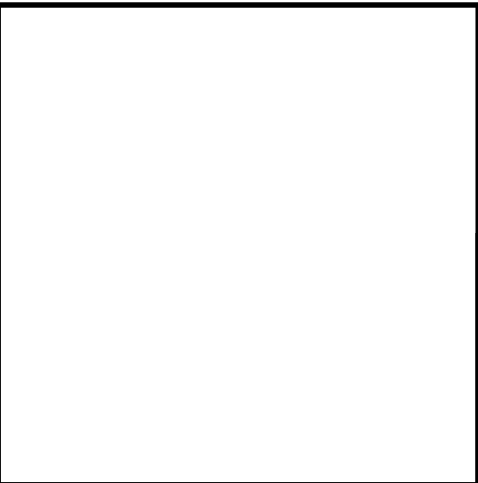


REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION
								DA	03/06/2024	A.0001855.009.001.002	IFC - UMORE PARK (UMP)-NEW 115KV SWITCHING-TAM

		THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION FOR DRAWING REFERENCE AND REVISION INFORMATION SEE PHYSICAL INDEX SHEET.	
		ISSUED BY ENGINEERING DEPT FOR:	PRELIMINARY
		THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS.YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS. INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY	
		UMORE PARK	
14951 BLAINE AVE, ROSEMOUNT, MN 55068		UMP	
		SCALE	REV 0



REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION
								DA	03/06/2024	A.0001855.009.001.002	IFC - UMORE PARK (UMP)-NEW 115KV SWITCHING-TAM



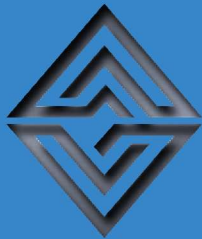
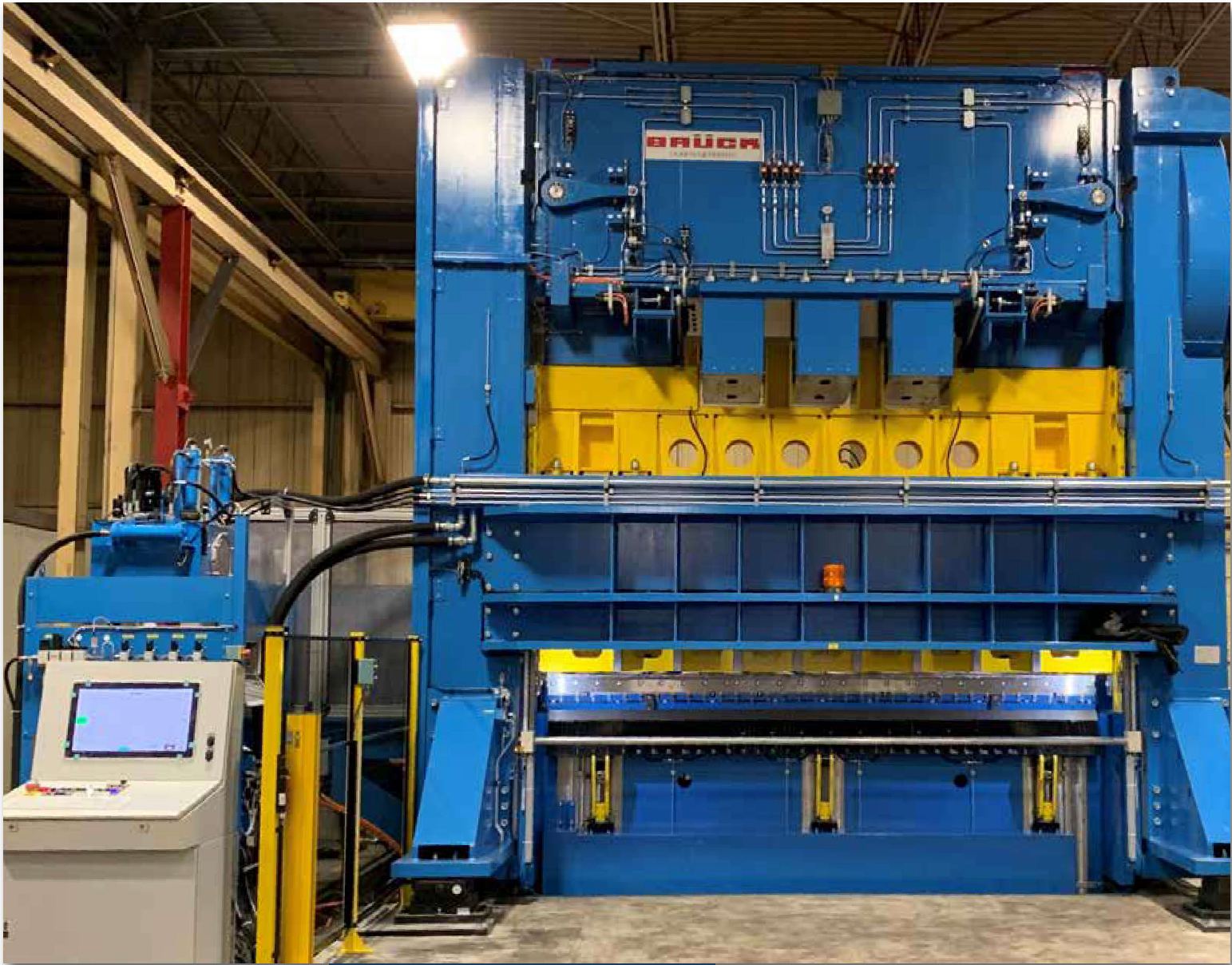
THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION FOR DRAWING REFERENCE AND REVISION INFORMATION SEE PHYSICAL INDEX SHEET.			
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UMORE PARK		UMP	
14951 BLAINE AVE., ROSEMOUNT, MN 55068			
		SCALE	REV 0

AMIGUARD® 6000 & 7000 MESHES



AMICO®
PERIMETER SECURITY

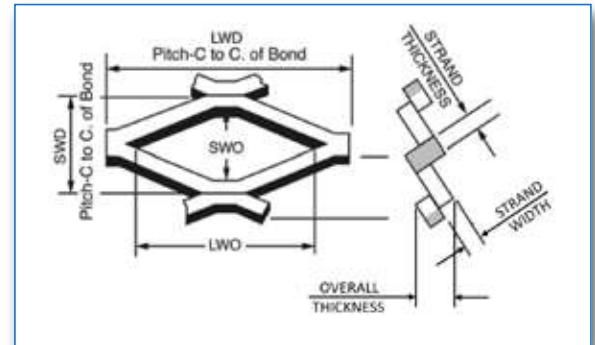
AMIGUARD® 6000 & 7000 MESHES



AMIGUARD®
FENCING INFILLS

Each AMIGUARD® 6000 Security Mesh and AMIGUARD® 7000 High Security Mesh panel goes through a process of slitting and stretching metal sheet to form the desired style. The Security Panel has strands and intersecting strands called bonds forming a sharp angle to the original plane of the solid sheet. This process creates the unique pattern and allows a single sheet of metal to be processed into several sheets of Security Mesh Panels.

DIAMONDS SIZED NO GRATER THAN 1/2" X 1 1/3"



AMICO Security offers a wide range of AMIGUARD® 6000 Security Mesh and AMIGUARD® 7000 High Security Meshes. Meshes differentiate by weight and the size of the diamond openings. All meshes are available in Hot Dipped Galvanized or Black Powder coating over zinc primer/zinc e-coating.

AMIGUARD® Mesh Style	Short Way of Diamond	Long Way of Diamond	Strand Thickness	Strand Width	Percent Open Area	Weight per sq. ft. galv.
6030	1.85"	4.00"	.134"	.149"	84%	.990 lbs
6050	1.33"	3.00"	.134"	.144"	78%	1.31 lbs
6100	.500"	1.20"	.090"	.096"	62%	1.63 lbs
6200	.923"	2.10"	.108"	.165"	64%	1.75 lbs
6300	.923"	2.00"	.134"	.150"	67%	1.96 lbs
6800	1.33"	3.00"	.198"	.203"	69%	2.65 lbs
7100	.500"	1.20"	.090"	.188"	25%	3.10 lbs
7300	1.28"	3.00"	.075"	.600"	6%	3.18lbs
7500			.090"	.400"	14%	3.50 lbs
7700			.179"	.240"	52%	3.76 lbs
7800	1.00"	2.25"	.179"	.250"	50%	3.92 lbs

7100 could be used as alternate

Tolerances: Short Way of Diamond (SWD) & Long Way of Diamond (LWD) 0 + 0.25" per 12" of width.



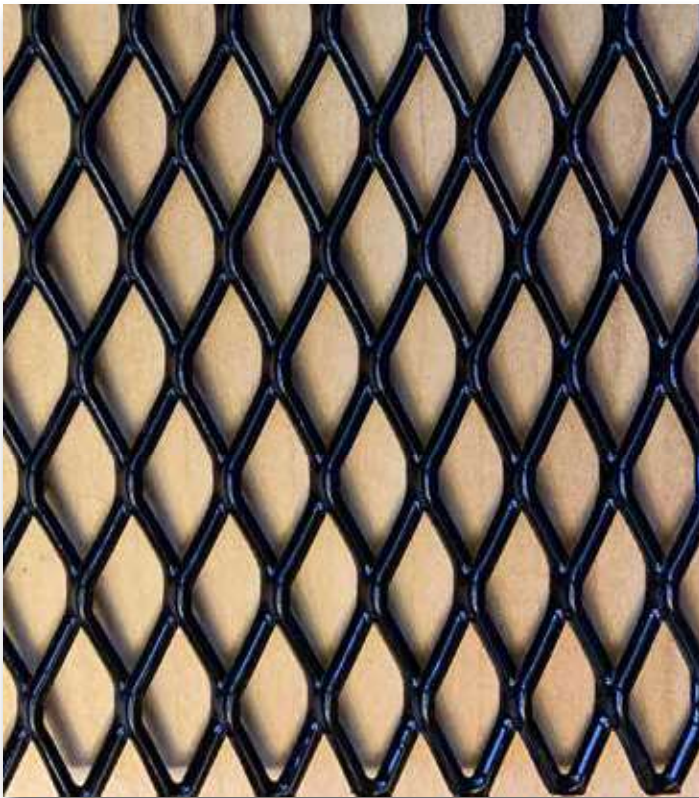
AMIGUARD® 6000 SERIES SECURITY MESHES



AMIGUARD® 6030 Security Mesh



AMIGUARD® 6050 Security Mesh



AMIGUARD® 6100 Security Mesh

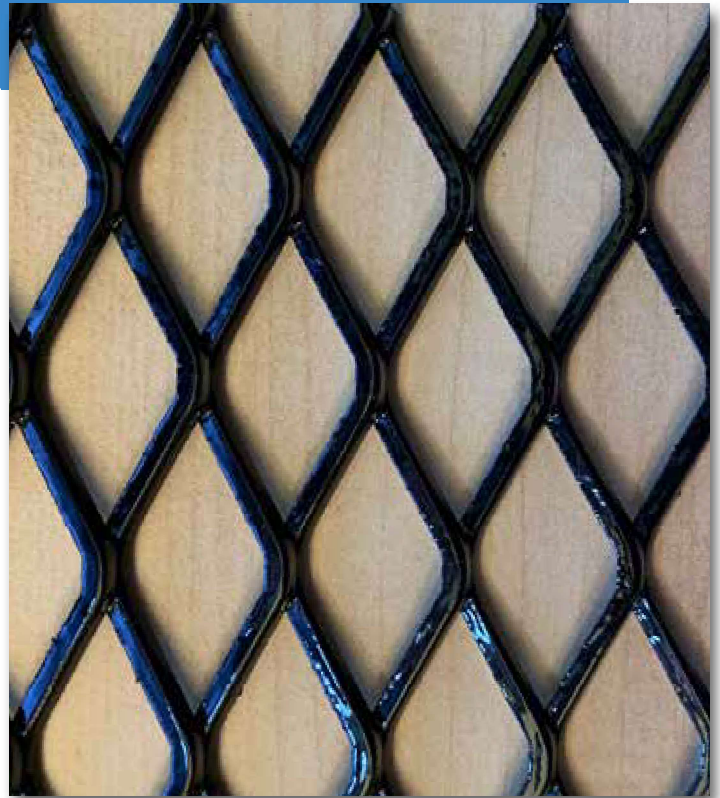


AMIGUARD® 6200 Security Mesh



AMIGUARD® 6100 Security Mesh

Samples shown in 1:1 scale



AMIGUARD® 6300 Security Mesh

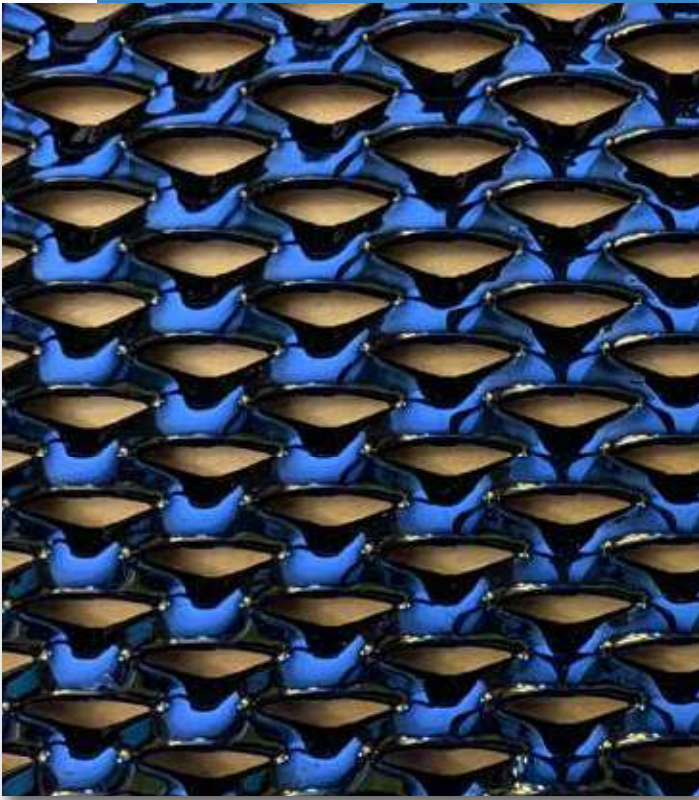


AMIGUARD® 6800 Security Mesh



AMIGUARD® 6300 Security Mesh

AMIGUARD® 7000 SERIES HIGH SECURITY MESHES

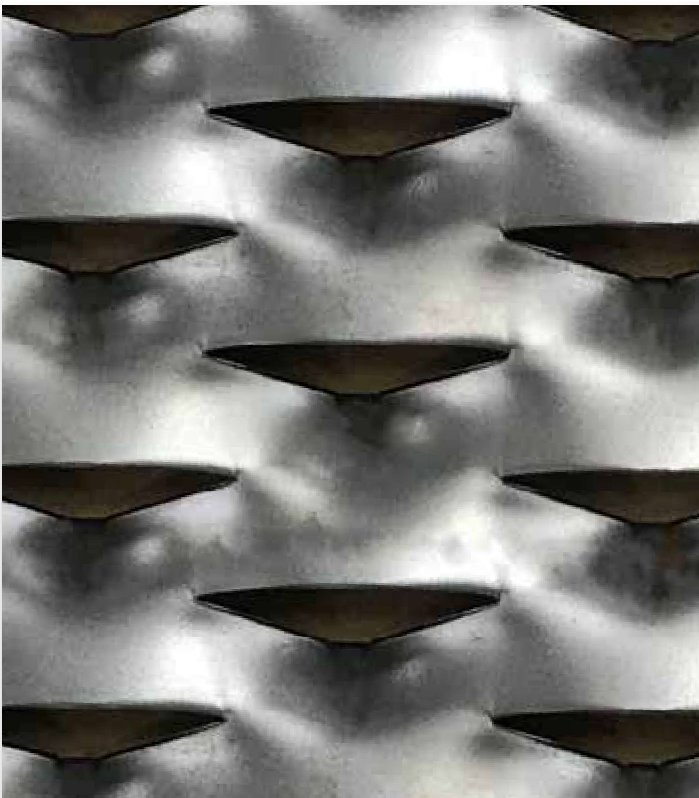


AMIGUARD® 7100 High Security Mesh

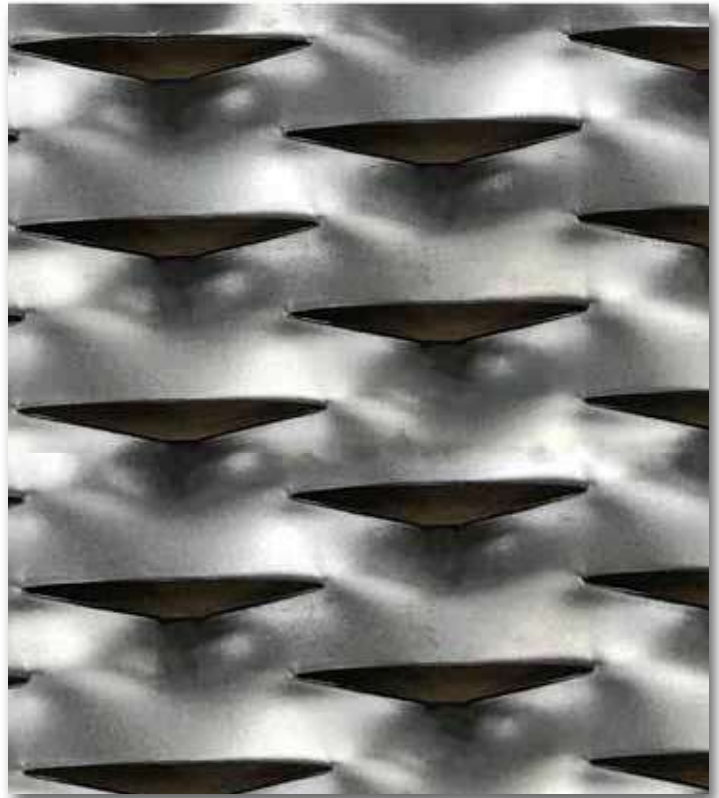


AMIGUARD® 7100 High Security Mesh

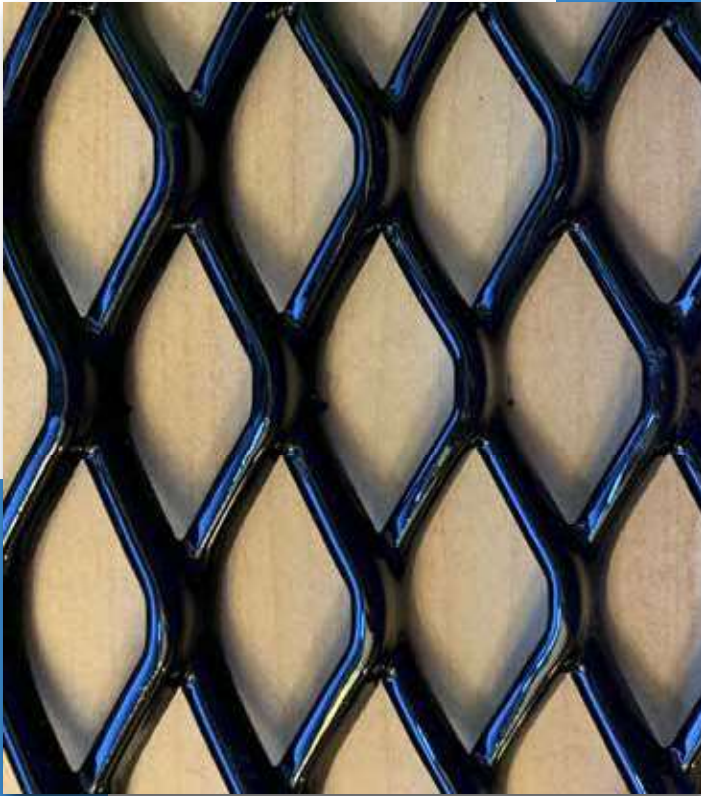
Samples shown in 1:1 scale



AMIGUARD® 7300 Security Mesh



AMIGUARD® 7500 Security Mesh



AMIGUARD® 7700 Security Mesh



AMIGUARD® 7700 Security Mesh



AMIGUARD® 7700 Security Mesh



AMIGUARD® 7800 Security Mesh



AMIGUARD® 7800 Security Mesh

AMICO Security offers three highly corrosion resistant finishing options:

- **Hot-Dip Galvanizing**
- **AMICOAT™ Powder coating over E-Coating or primer**
- **AMICOAT™ Duplex Coating, Powder coating over Hot-Dip Galvanizing**

All of AMICO Security's finishing processes involve a zinc layer for superior corrosion protection. While a traditional paint layer aims to prevent water from touching the steel, a zinc layer provides a superior cathodic protection replacing the steel anode with a zinc anode resulting in zinc oxide which forms a protective layer instead of rust.

AMICOAT™ Standard Colors for AMIGUARD® 6000 & 7000 Security Meshes



Please note that standard AMICOAT™ colors shown in here are for reference only as they can deviate slightly from the actual colors depending on electronic screen or printing.



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3245 Fayette Avenue
Birmingham, AL 35208
855-552-6426

amicosecurity.com
info@amicosecurity.com
[linkedin.com/company/amicosecurity](https://www.linkedin.com/company/amicosecurity)



REV.	DESCRIPTION	DATE
SHEET REVISIONS		
ENTITLEMENT # PACKAGE		2023-10-31
PROJECT ISSUANCES		

PROJECT:

DWG. TITLE

OVERALL SITE PLAN

PROJECT NO: E22-01915
DATE: 2/23/2021
SCALE:  DWG. NO: C100.00
SHEET SIZE: 8 (36"x48")



SHEET REVISIONS	
ENTITLEMENT II PACKAGE	2023-10-31
PROJECT ISSUANCES	

SUBJECT:

**OVERALL LANDSCAPE
PLAN**

0	75	150	300
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References

PROPOSED ZONING:	BUSINESS PARK (BP)
LANDSCAPE AREA WITHIN AFFECTED PROPERTY OFFSET:	3,733,526 S.F.
LANDSCAPE AREA OUTSIDE OF STORMWATER BASIN:	3,089,484 S.F.
TREES REQUIRED (1 PER 300 S.F.):	1,024 TREES
	2,560* CALPUER
TREES PROVIDED:	2,827 TREES
EXISTING RETAINED:	17,049*
NEW PROPOSED:	1,834*

PLANT LEGEND (ON SITE)

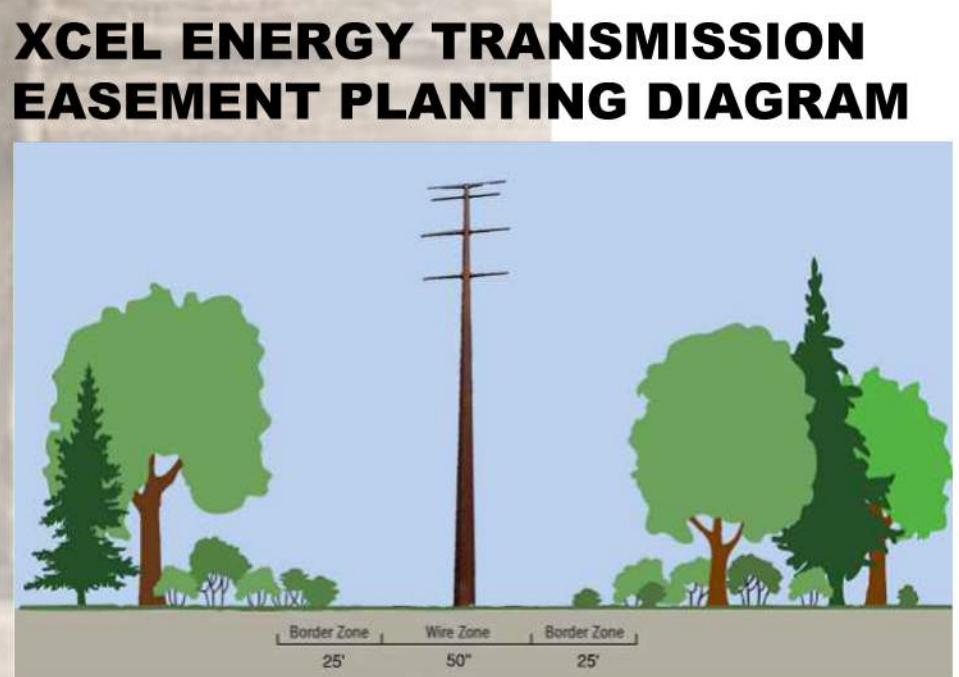
SYMBOLS (NTS)
EXISTING TREES
(39%)

CONFEROUS
TREES
(17%)

DECIDUOUS
TREES
(44%)

PLANT LEGEND (300' PROPERTY OFFSET)

KEY PLAN



GENERAL NOTES	
CITY OF ROSEMOUNT 11-6-3. LANDSCAPING REQUIREMENTS:	
PROPOSED ZONING: BUSINESS PARK (BP)	
LANDSCAPE AREA WITHIN AFFECTED PROPERTY OFFSET: 3,733,509 SF	
LANDSCAPE AREA OUTSIDE OF STORMWATER BASIN: 3,069,484 S.F.	
TREES REQUIRED (1 PER 3,000 S.F.): 1,024 TREES	
TREES PROVIDED: 2,867 CAULPERS	
EXISTING RETAINED: 2,827 TREES	
NEW PROPOSED: 17,046*	
TREE REMOVAL CALCULATIONS:	
BIGFOOT PROPERTY	
TOTAL CAULPER INCHES OF SIGNIFICANT TREES: 19,361*	
CAULPER INCHES ALLOWED FOR REMOVAL (25%): 4,840*	
CAULPER INCHES OF SIGNIFICANT TREES REMOVED: 8,342*	
CAULPER INCHES TO BE REPLACED (0.5" - 1"):	
17,951*	
TOTAL CAULPER INCHES OF HERITAGE TREES: 13,125*	
CAULPER INCHES ALLOWED FOR REMOVAL (50%): 0*	
CAULPER INCHES OF HERITAGE TREES REMOVED: 6,856*	
CAULPER INCHES TO BE REPLACED (1" - 1"):	
8,407*	
CAULPER INCHES OF TREE REPLACEMENT PROVIDED: 1,834*	
XCEL SUBSTATION & ASSOCIATED EASEMENTS	
TOTAL CAULPER INCHES OF SIGNIFICANT TREES: 2,789*	
CAULPER INCHES ALLOWED FOR REMOVAL (25%): 700*	
CAULPER INCHES OF SIGNIFICANT TREES REMOVED: 2,413*	
CAULPER INCHES TO BE REPLACED (0.5" - 1"):	
9,515*	
TOTAL CAULPER INCHES OF HERITAGE TREES: 2,218*	
CAULPER INCHES ALLOWED FOR REMOVAL (25%): 0*	
CAULPER INCHES OF HERITAGE TREES REMOVED: 2,218*	
CAULPER INCHES TO BE REPLACED (1" - 1"):	
3,075*	
CAULPER INCHES OF TREE REPLACEMENT PROVIDED: 0*	

PLANT LEGEND (ON SITE)	
NOTES PER CITY OF ROSEMOUNT CODE OF ORDINANCES SECTION 11-6-3. LANDSCAPING REQUIREMENTS	
1. ALL PLANTING MATERIALS SHALL BE DISEASE FREE AND ABLE TO SURVIVE IN ASSIGNED LOCATIONS IN A HEALTHY CONDITION WITH THE BENEFIT OF ONLY MINOR MAINTENANCE.	
2. ALL STOCK TO BE PLANTED (SHADE AND FLOWERING TREES, DECIDUOUS SHRUBS, CONIFEROUS EVERGREENS, BROAD LEAF EVERGREENS, ROSES, VINES AND GROUND COVERS AND FRUIT TREES) MUST FOLLOW THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.	
3. WHERE NATURAL MATERIALS SUCH AS TREES OR HEDGES ARE APPROVED IN LIEU OF FENCES, THE DENSITY AND SPECIES OF SUCH PLANTINGS SHALL BE SUCH TO ACHIEVE NINETY PERCENT (90%) OPACITY. SCREENING MUST MEET OVERSTORY PLANTING REQUIREMENTS.	
4. CREDIT FOR THE RETENTION OF EXISTING TREES WHICH ARE OF ACCEPTABLE SPECIES, SIZE AND LOCATION MAY BE GIVEN TO SATISFY THE MINIMUM NUMBER OF REQUIREMENTS SET FORTH IN CITY OF ROSEMOUNT CODE OF ORDINANCES SECTION 11-6-3. LANDSCAPING REQUIREMENTS	
SYMBOLS (NTS) EXISTING TREES (ONSITE)	
CONIFEROUS TREES (177)	
DECIDUOUS TREES (446)	
BOTANICAL NAME COMMON NAME	
HERITAGE TREE SPECIES VARY	
SIGNIFICANT TREE (MASSING) SPECIES VARY	
PICEA MARINA BLACK SPRUCE	
PINUS STROBUS WHITE PINE	
BETULA NIGRA RIVER BIRCH	
CARYA CORDIFORMIS BITTERNUT HICKORY	
CARYA OVATA SHAGBARK HICKORY	
CELTIS OCCIDENTALIS COMMON HACKBERRY	
QUERCUS BICOLOR SWAMP WHITE OAK	
QUERCUS RUBRA RED OAK	
TULIA AMERICANA 'OTR 123' LEGEND® AMERICAN LINDEN	
TREES SHOWN AT THIS TIME ARE FOR SCHEMATIC DRAWING SUBMITTAL. ADDITIONAL TREES TO BE PROPOSED ON PERMIT DRAWINGS AFTER ADDITIONAL ASSESSMENT OF ONSITE UTILITY LOCATIONS AND CLEARANCES. FINAL TREE QUANTITIES AND CALCULATIONS WILL BE PROVIDED AT THAT TIME.	

PLANT LEGEND (300' PROPERTY OFFSET)	
SYMBOLS (NTS) EXISTING TREES (OFFSITE)	
CONIFEROUS TREES (082)	
DECIDUOUS TREES (121)	
BOTANICAL NAME COMMON NAME	
HERITAGE TREE SPECIES VARY	
SIGNIFICANT TREE (MASSING) SPECIES VARY	
PICEA MARINA BLACK SPRUCE	
PINUS STROBUS WHITE PINE	
BETULA NIGRA RIVER BIRCH	
CARYA OVATA SHAGBARK HICKORY	
CELTIS OCCIDENTALIS COMMON HACKBERRY	
QUERCUS BICOLOR SWAMP WHITE OAK	
QUERCUS RUBRA RED OAK	
TULIA AMERICANA 'OTR 123' LEGEND® AMERICAN LINDEN	
CONTAINER CAL./XLT	
M. HT. M. SPL.	
QTY.	
REMARKS	

KEY PLAN	
PROJECT NO: 822-01015	
DATE: 2023-10-31	
SCALE: 1" = 40'	
DWG. TITLE	
OVERALL LANDSCAPE PLAN	
PROJECT ISSUANCES	
ENTITLEMENT II PACKAGE 2023-10-31	
PROJECT ISSUANCES	

DRAFT NOT FOR CONSTRUCTION

PROJECT:

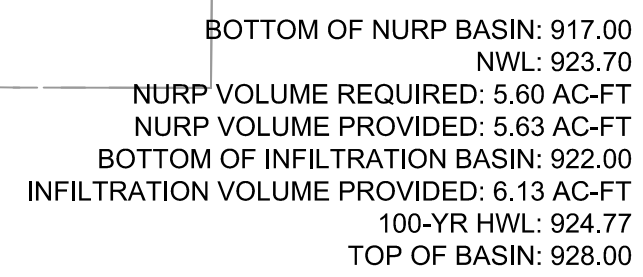
PROJECT
BIGFOOT

DWG. TITLE
OVERALL LANDSCAPE
PLAN

PROJECT NO: 822-01015
DATE: 2023-10-31
SCALE: 1" = 40'

DWG. NO:
L100.00

SHEET SIZE: E (36"x48")



No.	Description	Date
SHEET REVISIONS		

ENTITLEMENT II PACKAGE	2023-10-31
PROJECT ISSUANCES	

PROJECT:

DWG. TITLE

**OVERALL GRADING
PLAN**

0' 75' 150' 300' SHEET SIZE: E (36"x48")

Page 49 of 7

CAUTION: EXISTING WETLANDS AND STREAM:

CONTRACTOR SHALL NOT DISTURB ANY WETLAND OR STREAM CHANNEL AREAS.

GRADING INFORMATION TABLE	
AREA	CONTOURS REPRESENT
STREETS / INTERNAL DRIVES	FINISHED GROUND (TOP OF SLAB)
PARKING LOT PAVED AREAS	FINISHED GROUND (TOP OF SLAB)
BUILDING AREAS	FINISHED GROUND (FINISHED FLOOR ELEV.)
DETENTION AREAS	FINISHED GROUND
ALL OTHER NON-PAVED / NON-BUILDING AREAS	FINISHED GROUND

FILL PLACEMENT COMPACTION GUIDELINES		
AREAS OF FILL PLACEMENT	COMPACTION RECOMMENDATION (ASTM D698 - STANDARD PROCTOR)	MOISTURE CONTENT (PERCENT OF OPTIMUM)
STRUCTURAL FILLS (ALL FILL AREAS)	98 %	-3 TO +3 PERCENT
FLOOR SLABS	95 %	-3 TO +3 PERCENT
UTILITY TRENCHES	95 %	-3 TO +3 PERCENT
RETAINING WALLS	98 %	-3 TO +3 PERCENT
ALL OTHER LOCATIONS	95 %	-3 TO +3 PERCENT
AREAS OF FILL PLACEMENT	COMPACTION RECOMMENDATION (ASTM D1557 - MODIFIED PROCTOR)	MOISTURE CONTENT (PERCENT OF OPTIMUM)
PAVEMENT	98 %	-3 TO +3 PERCENT

PROPERTY LINE

PROPOSED BUILDING OUTLINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

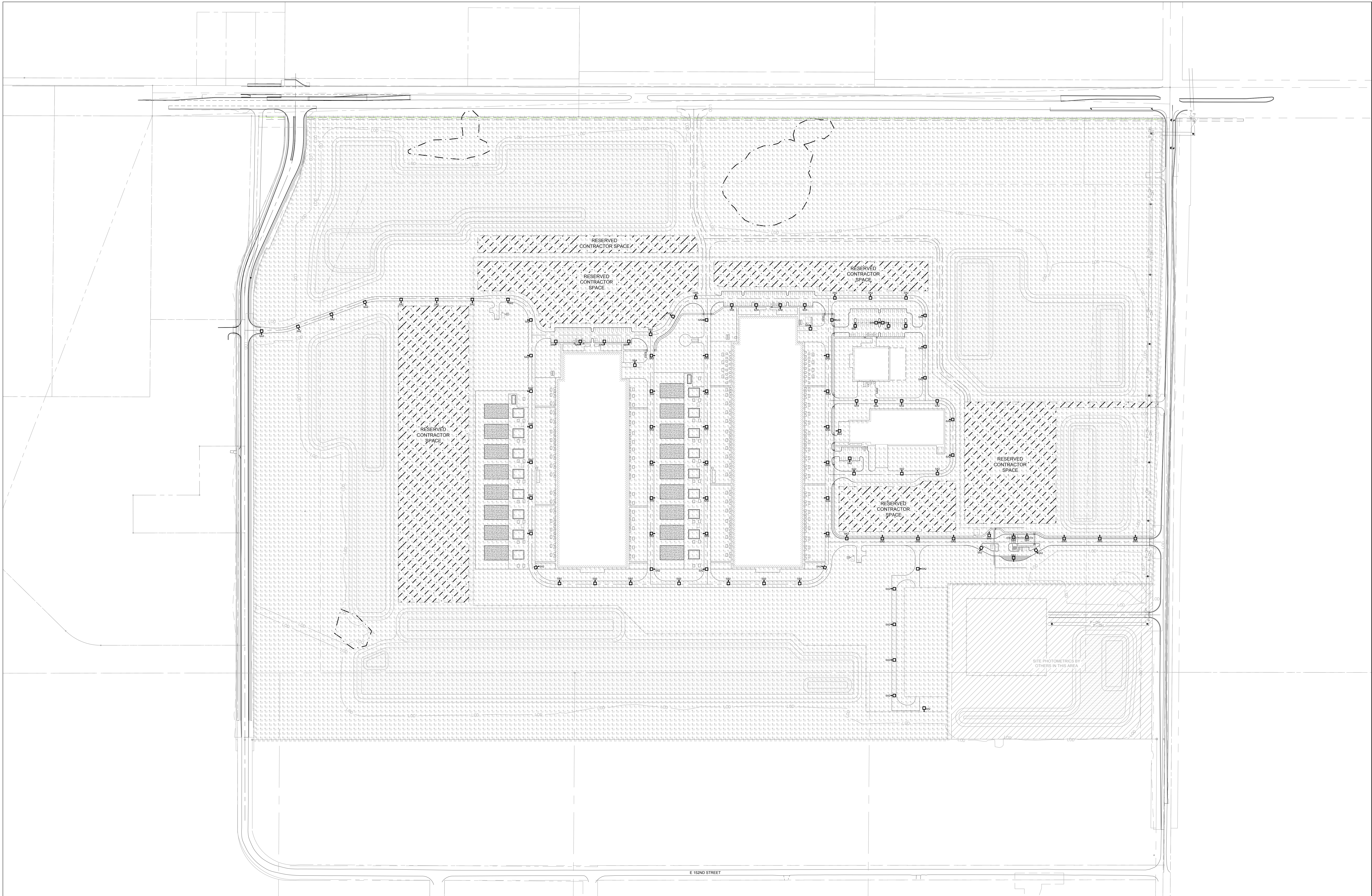
PROPOSED MINOR CONTOUR

PROPOSED STORM SEWER

PROPOSED STORM/SANITARY MANHOLE

STORMWATER BASIN

[illegible]



GENERAL NOTES

- A. LIGHT LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.80 WAS APPLIED TO ACCOUNT FOR LUMEN DEPRECIATION.
- B. LIGHTS LOCATED ADJACENT TO DRIVES OR BEHIND PARKING EDGE AND/OR CURB, SHALL BE LOCATED 3'-0" ON CENTER BEHIND EDGE OF PAVING OR BACK OF CURB.

SCHEDULES

ELECTRICAL LIGHTING DEVICE SCHEDULE									
SYMBOLS	LABEL	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LF	WATTS	MOUNTING HEIGHT
	S42	DSX1 LED P1 40K 80 CRI T2M	LITHONIA DSX1 4000K LED	DSX1 LED P1 40K 80 CRI T2M	JES	6887	0.8	50.9	27'-6"
	S44	DSX1 LED P1 40K 80 CRI T4M	LITHONIA DSX1 4000K LED	DSX1 LED P1 40K 80 CRI T4M	JES	7071	0.8	50.9	27'-6"
	S45	DSX1 LED P1 40K 80 CRI T5W	LITHONIA DSX1 4000K LED	DSX1 LED P1 40K 80 CRI T5W	JES	7392	0.8	50.9	27'-6"
	S82	DSX1 LED P4 40K 80 CRI T2M	LITHONIA DSX1 4000K LED	DSX1 LED P4 40K 80 CRI T2M	JES	14,541	0.8	123.9	27'-6"

PROPERTY LINE LIGHTING CALCULATIONS

AREA	SYMBOL	MAXIMUM	ADJACENT ZONING
NORTH PROPERTY LINE	←	0.0	NON-RESIDENTIAL
EAST PROPERTY LINE	←	0.2	NON-RESIDENTIAL
SOUTH PROPERTY LINE	←	0.0	NON-RESIDENTIAL
WEST PROPERTY LINE	←	0.5	NON-RESIDENTIAL

NOTES:
1. CALCULATION VALUES ARE IN HORIZONTAL FOOT CANDLES.

SHEET LEGEND

KEY PLAN

No.	Description	Date
-----	-------------	------

SHEET REVISIONS

ISSUED FOR REVIEW 2023-08-22

PROJECT ISSUANCES

DRAFT NOT FOR
CONSTRUCTION

PROJECT:

PROJECT
BIGFOOT

DWG. TITLE

OVERALL SITE
LIGHTING PLAN

PROJECT NO: 822-01015

DATE: 2023-08-22

SCALE:

0' 75' 150' 300'

DWG. NO:

ES100.00

SHEET SIZE: E (36"x48")

Planning Commission Regular Meeting: April 23, 2024

Tentative City Council Meeting: May 21, 2024

AGENDA ITEM:	Request by KJ Walk, Inc for Preliminary and Final Plat approval for Rosewood Commons 3rd Addition.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	AGENDA NO.	6.d.
ATTACHMENTS:	Site Location, Preliminary Plat Set , Final Plat, Parks and Recreation Director's Memo Dated April 18, 2024	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to recommend the City Council approve the Preliminary and Final Plats for Rosewood Commons Third Addition, subject to the following conditions: 1. Execution of a Subdivision Agreement. 2. Payment of all required development fees, including park dedication fees and trunk area charges.			

BACKGROUND

Property Owner:	Warren and Kathleen Israelson
Applicant:	KJ Walk, Inc
Site Location:	Outlot A, Rosewood Commons 2nd Addition - North of 150th Street West (County Road 42) and West of Business Parkway
Site Area in Acres:	13.58 Acres
Comp. Guide Plan Designation:	CC - Community Commercial
Current Zoning:	C4 PUD - General Commercial Planned Unit Development

The Planning Commission is being asked to consider a request by KJ Walk, Inc for preliminary and final plat approval for Rosewood Commons Third Addition in anticipation of future commercial development. The applicant is proposing to plat five buildable commercial lots and one outlot north of 150th Street West and west of Business Parkway. Commercial development projects are required to go through the site plan review process, so if the proposed plats for Rosewood Commons 3rd Addition are approved, site plan reviews would be required for each development project to come forward on the five buildable lots. Staff is recommending approval of the requested preliminary and final plats, subject to the conditions listed in the recommended action.

BACKGROUND

In 2020, the applicant came forward to the city with a request for a Comprehensive Plan Amendment, Rezoning, Planned Unit Development Master Development and Final Development Plans and Preliminary Plat for a hotel complex, senior apartment buildings and future development. These initial requests were the first phase of development for Rosewood Commons. The Planning Commission reviewed and recommended approval of the requests with the City Council ultimately approving them as well in late 2020. The area of Rosewood Commons was originally approved for a mixture of high density residential and commercial use which was for senior housing, a hotel, and various retail. The applicant brought forward a rezoning and site plan review request for a memory care and assisted living facility to be constructed within the Rosewood Commons plat area, which was approved by Council in June 2022.

The Rosewood Commons final plat was approved by the City Council in April 2022. The final plat was the final step in the subdivision process and was necessary to allow for development to move forward on the approved sites. Along with the submittal of the Rosewood Commons final plat the applicant included two additional parcels in the southern portion of the preliminary plat area for commercial use, but because the parcels were not included in the original plat area, they were not able to be platted along with the Rosewood Commons final plat. Preliminary and final plat requests for Rosewood Commons 2nd addition were submitted to the city for the creation of those two commercial lots plus an additional third commercial lot. The City Council approved those plat requests in January 2023.

The Planning Commission is required to hold a public hearing to review commercial parcels as part of the preliminary and final plat process, which is why the applicant was required to go through the preliminary and final plat process for the proposed commercial lots that are being proposed.

ISSUE ANALYSIS

Legal Authority

Preliminary and final plat requests are quasi-judicial decisions for the Planning Commission. This means the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance are being followed. Generally, if the proposed preliminary and final plats meet the standards and requirements for reviewing this type of request, it must be approved.

Plat

The applicant is proposing a plat that will contain five buildable lots and one outlot which is currently a part of the Rosewood Commons 2nd Addition plat area. This land is located directly west of both Rosewood Commons and Rosewood Commons 2nd Addition and is directly north of 150th Street West (County Road 42). The five buildable lots are shown to be in the southern portion of the plat area with the outlot being the remaining developable land to the north. The existing road extension of 149th Street west off of Business Parkway is shown to extend further west for access to the proposed commercial lots.

The Zoning Ordinance contains standards related to the dimensions of lots within the C4 – General Commercial zoning districts. There is no minimum lot depth specified in the City Code, but a minimum lot width and area is required. The plat shows that all five commercial lots meet the lot minimum requirements. The standards and a comparison of the proposed plat is provided in the table below.

Standards related to setbacks, lot coverage, building height, etc. will be reviewed by staff and the Planning Commission when site plan review applications are submitted.

Lot Standards	Required	Lot 1, Block 1	Lot 2, Block 1	Lot 3, Block 1	Lot 4, Block 1	Lot 5, Block 1
Minimum Width	120 feet	>120 feet	243 feet	137 feet	126 sq ft	243 ft
Minimum Area	20,000 sq ft	76,654 sq ft	59,853 sq ft	40,126 sq ft	42,805 sq ft	81,876 sq ft

Park Dedication

The park's dedication requirement for commercial development is either 10% of the total land area or cash. The City's Parks and Recreation staff reviewed the proposed plat and is recommending a cash-in-lieu of land dedication for the proposed commercial sites. A cash dedication for the 6.91-acre lots is \$62,190 (6.91 acres x \$90,000/acre. The Parks and Recreation Department has provided a memorandum which is attached. Within the memorandum it states that the park dedication fees will be due for each lot prior to the issuance of a building permit.

Engineering

The City's engineer reviewed the overall plan for the Rosewood Commons 3rd Addition development. Previous engineering and stormwater reviews have been completed with the first two phases of development in this area. As each lot within the plat area is developed, a full review of the civil plans will be completed to ensure development complies with the city's engineering standards.

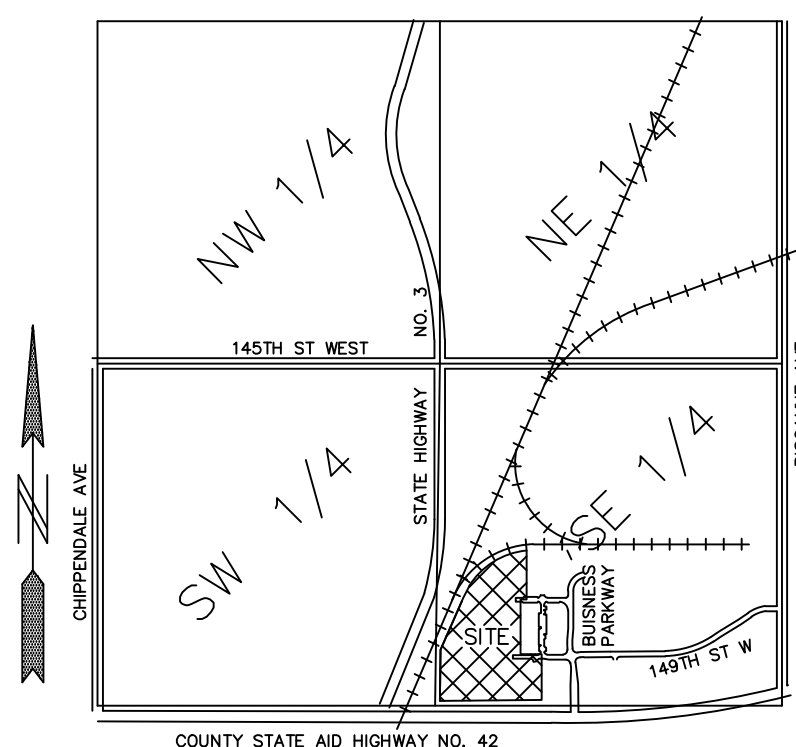
RECOMMENDATION

Staff is recommending approval of the preliminary and final plats based on the information provided by the applicant and reviewed in this report, subject to the conditions listed in the recommended action.



[illegible]

	Existing watermain
	Proposed watermain
	Existing sanitary
	Proposed sanitary
	Existing storm
	Proposed storm
	Existing hydrant
	Proposed hydrant
	Existing gate valve
	Proposed gate valve
	Existing manhole
	Proposed manhole
	Proposed catchbasin
	Silt fence
	Inlet protectors
	Parking lot lights
	Building Lights
	Rip Rap
	Drainage Arrow
	Spot Elevation



SECTION 29, TWP. 115, RGE. 19
LOCATION MAP
NO SCALE

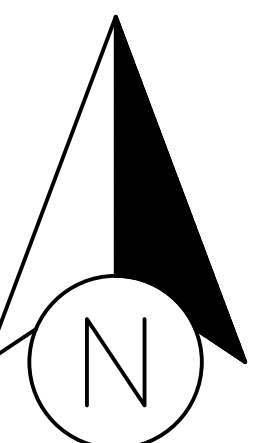
1	Cover
2	Preliminary Plat
3	Preliminary Grading and Erosion Control
4	SWPPP Plan
5	Preliminary Sanitary Sewer and Watermain Plan
6	Preliminary Storm Plan
7	Details

KJ Walk, Inc.	Luke Israelson
6001 Egan Drive, Ste 100	952.826.9068
Savage, MN 55378	

Legal Description:
Outlot D, and Outlot E, Rosewood Estates,
Dakota County, Minnesota.

T.N.H AT BRENNER COURT AND
BUSINESS PARKWAY - ELEV. 955.74

DATUM: NAD83



6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.

[Signature]

Luke Warren Israelson Registration #: 51362		Date: 2/22/2024
Date: 02/22/2024	Revision: Original	

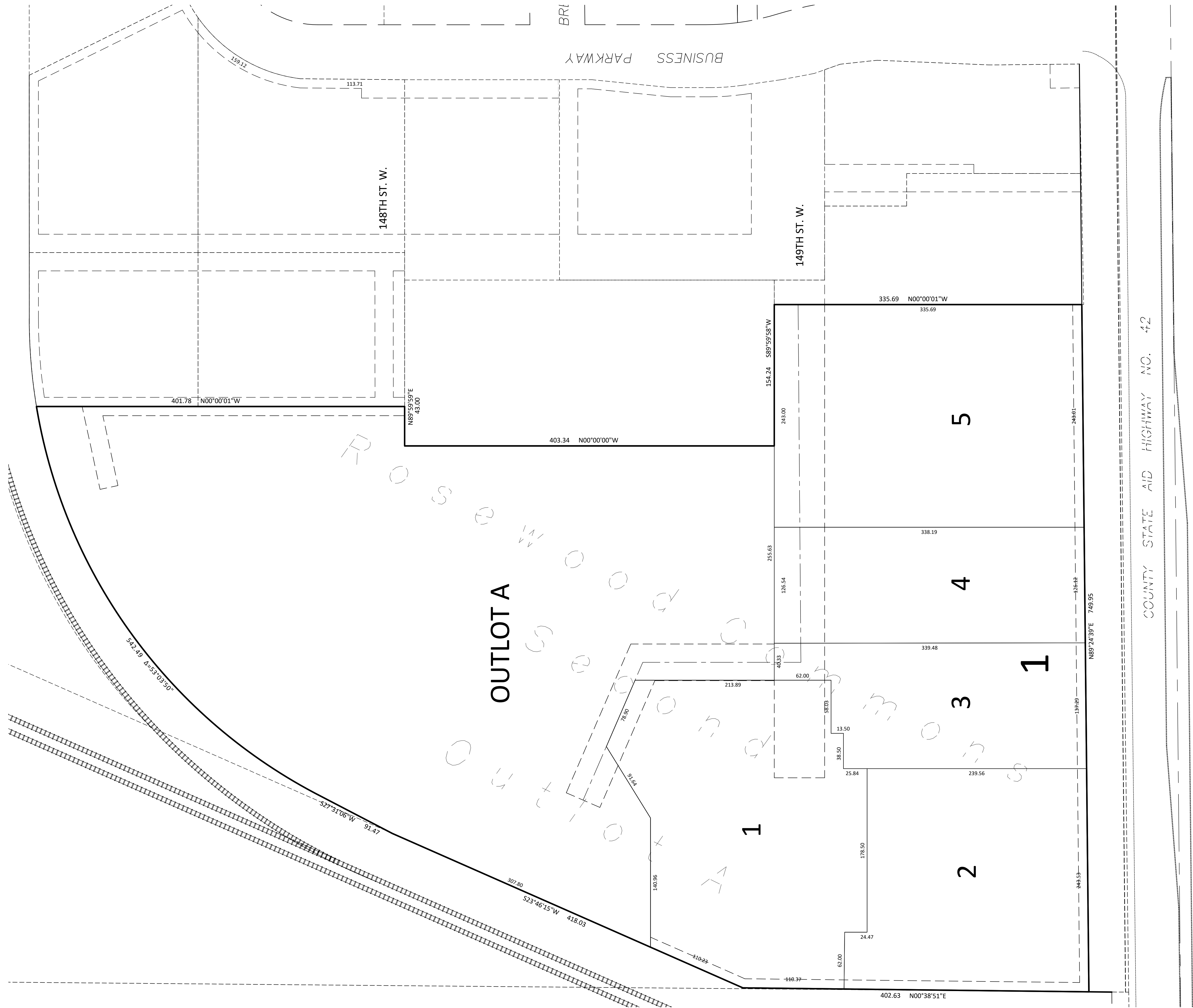
ROSEWOOD COMMONS
THIRD ADDITION
ROSEMOUNT, MN



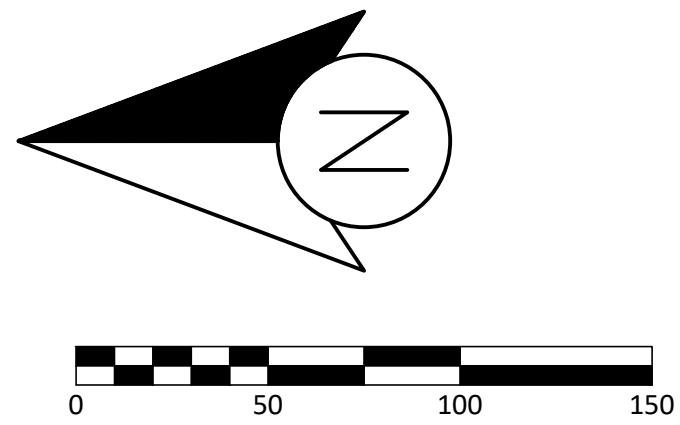
For Review
February 22, 2024

Preliminary Plat Set Cover

SHEET 1 of 7



PARCEL	SQUARE FEET	ACRES
L1 B1	76,654	1.76
L2 B1	59,853	1.37
L3 B1	40,126	0.92
L4 B1	42,805	0.98
L5 B1	81,876	1.88
OUTLOT A	290,398	6.67





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Phone: 952.226.3200 Web: www.kjwalk.com

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Luke Warren Israelson
Registration #: 51362 Date: 2/22/2024

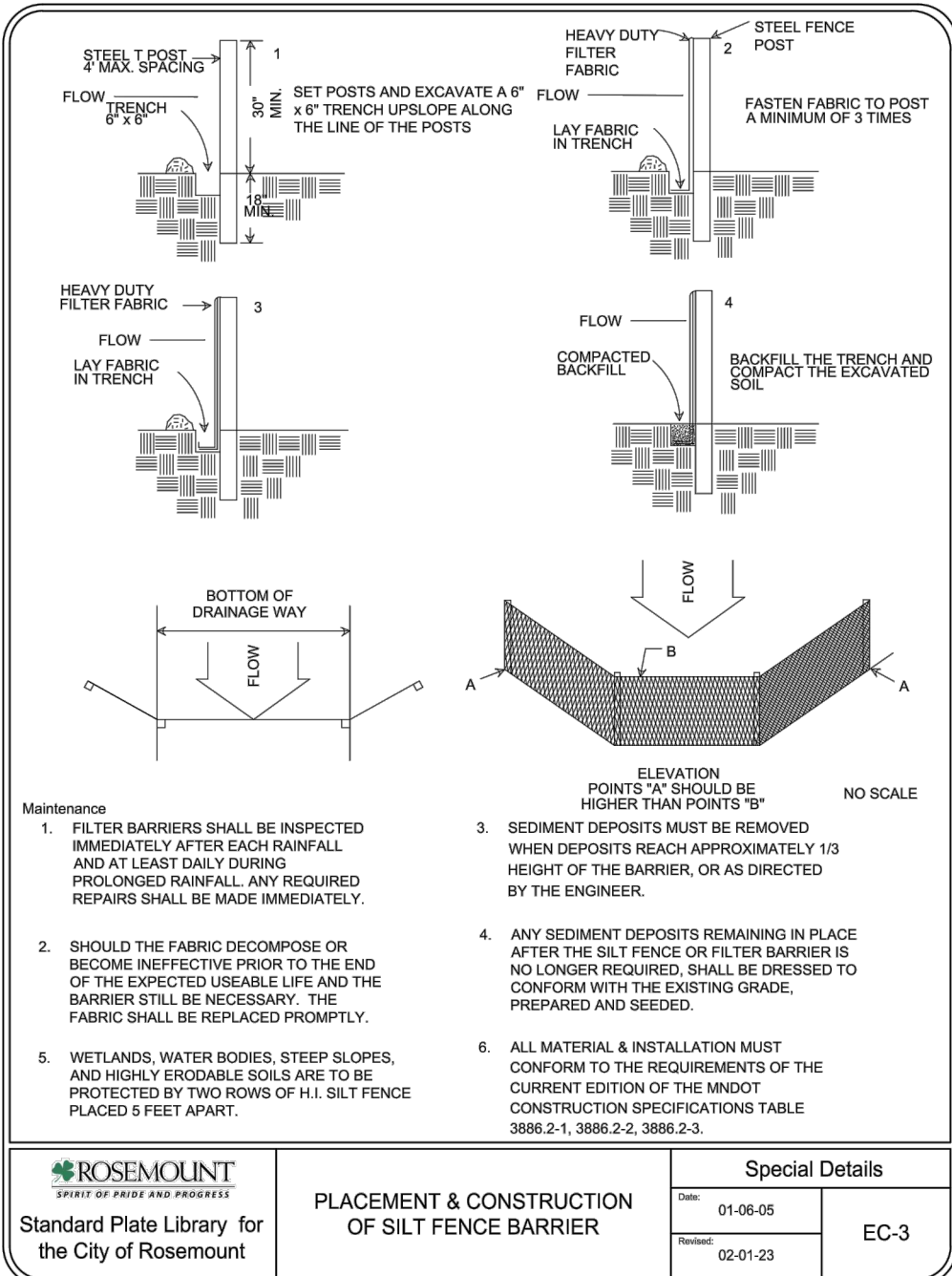
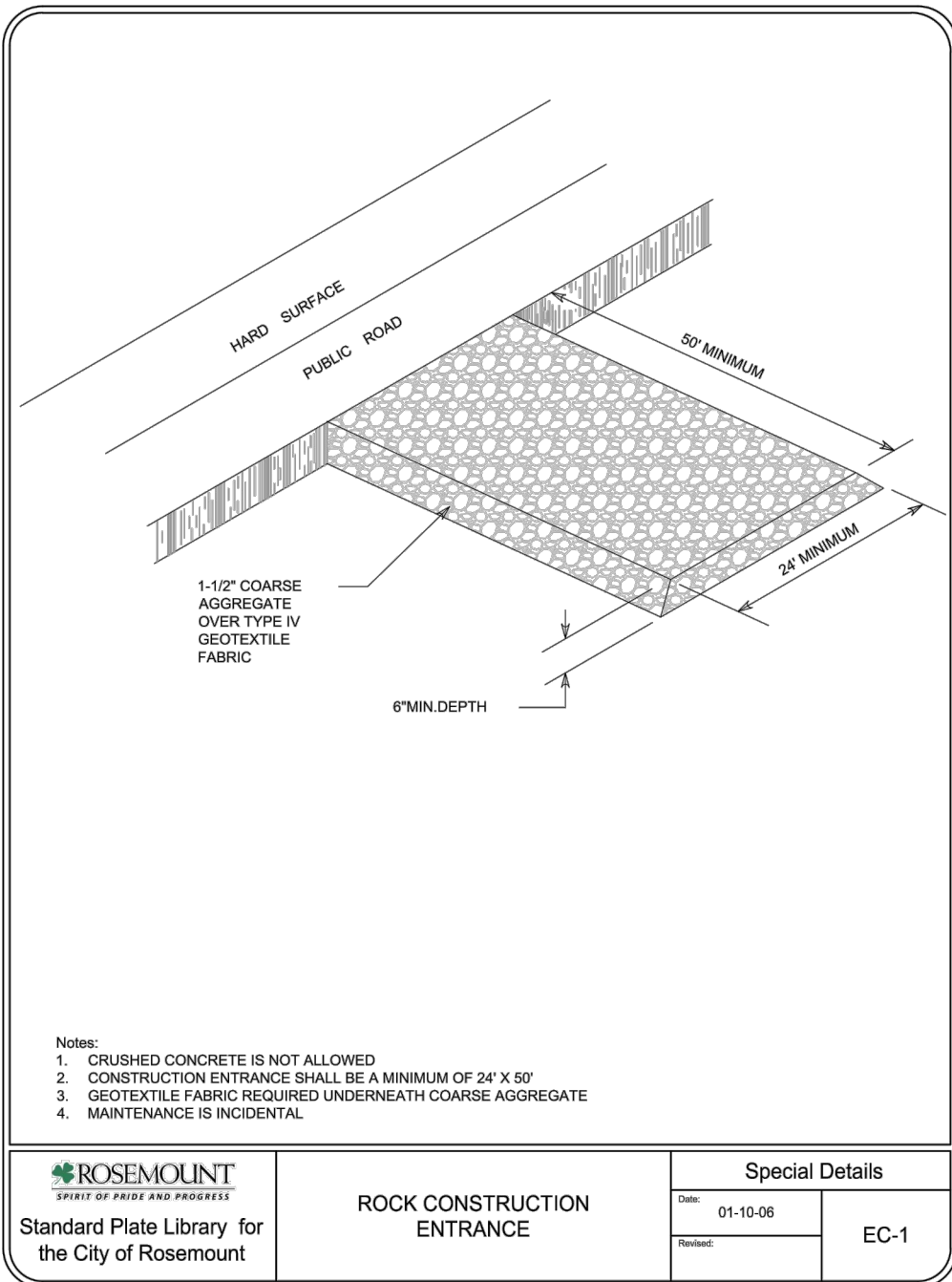
Date:	Revision:
02/22/2024	Original

ROSEWOOD COMMONS
THIRD ADDITION
ROSEMOUNT, MN

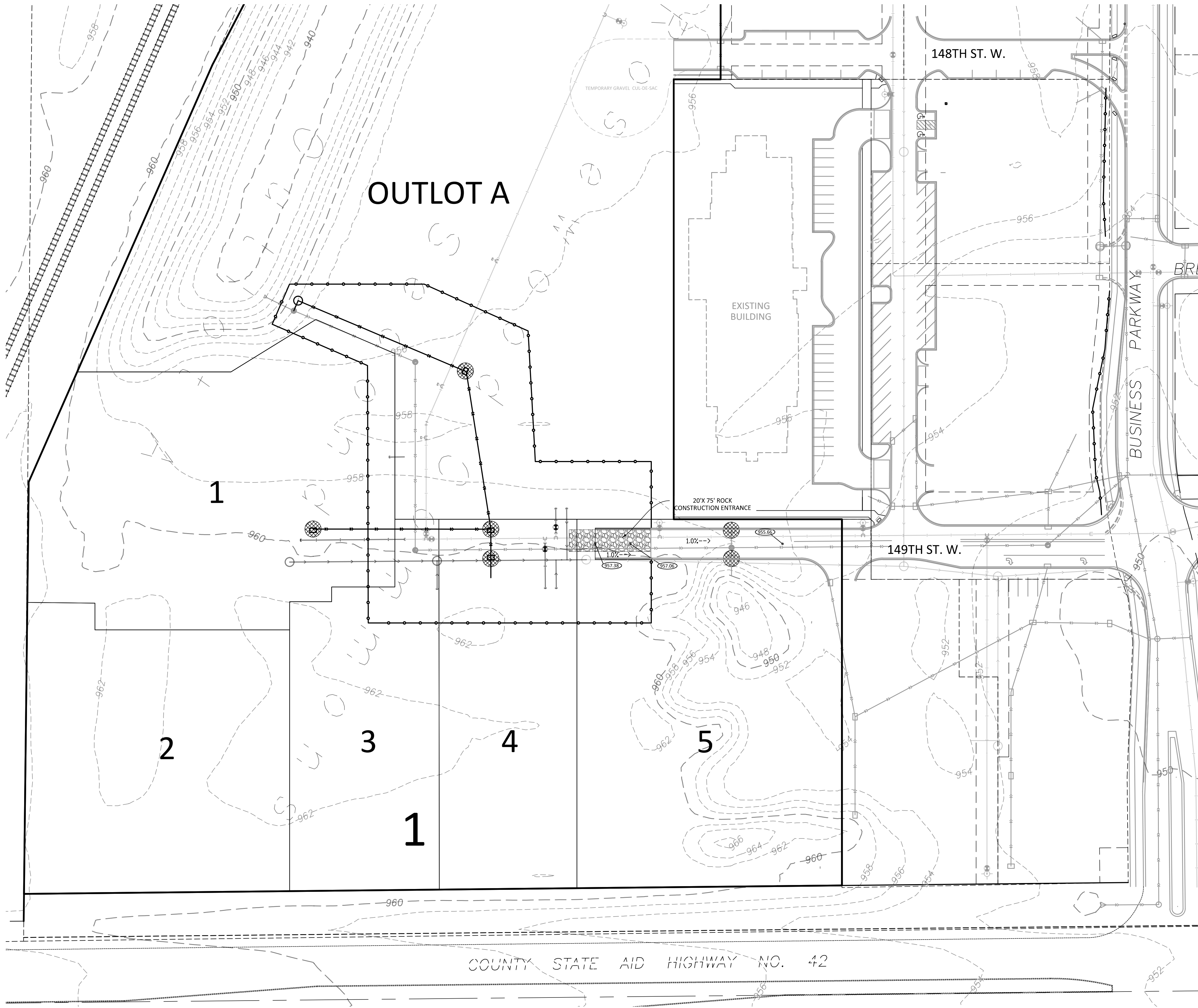
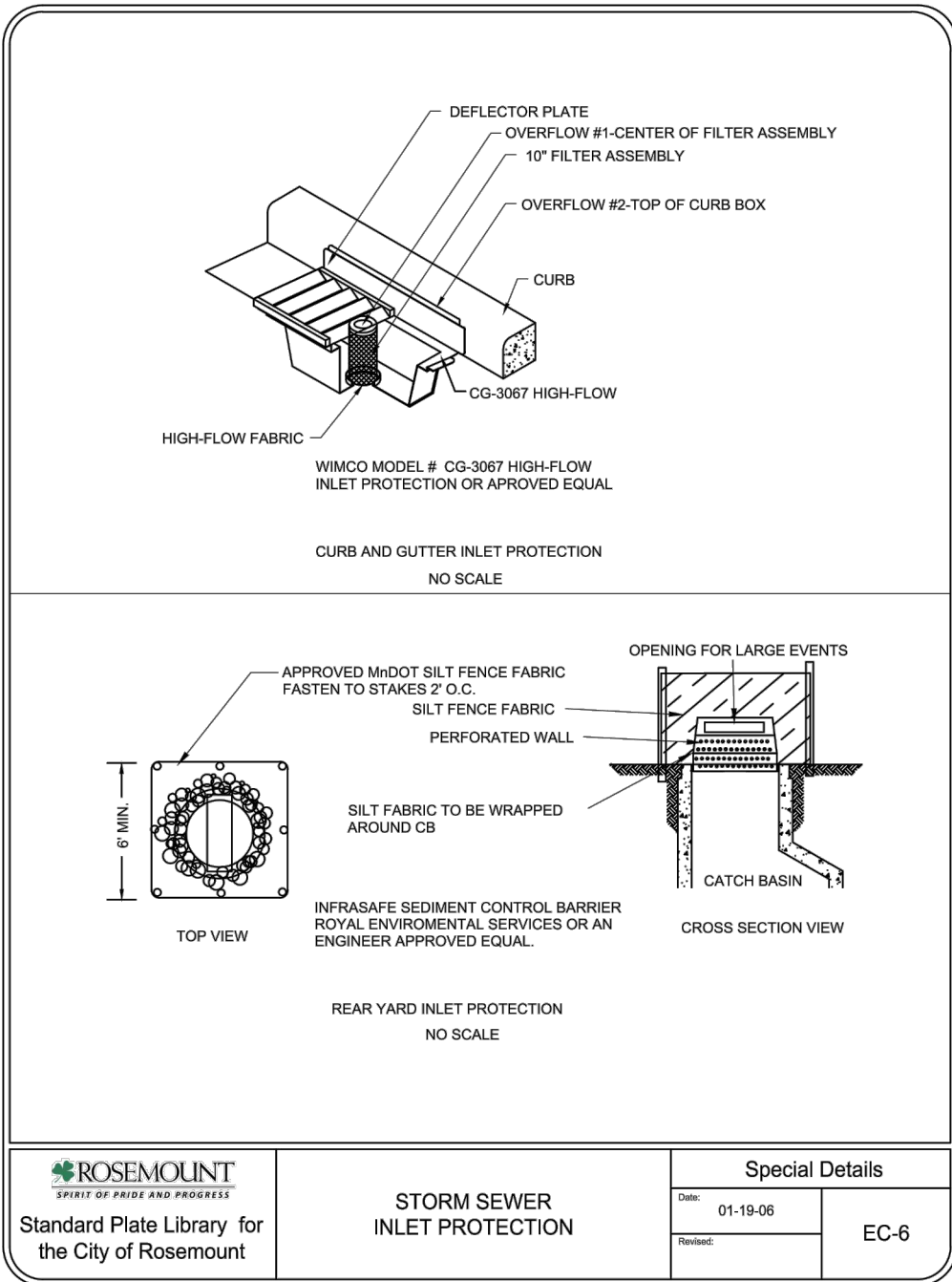


For Review
February 22, 2024
Preliminary Plat Set
Preliminary Plat

SHEET 2 of 7



Silt Fence to be installed along perimeter of construction area prior to the start of work.



- Legend
- Silt fence
 - Inlet protectors
 - Drainage Arrow
 - Spot Elevation
 - Back of Curb Spot Elevation

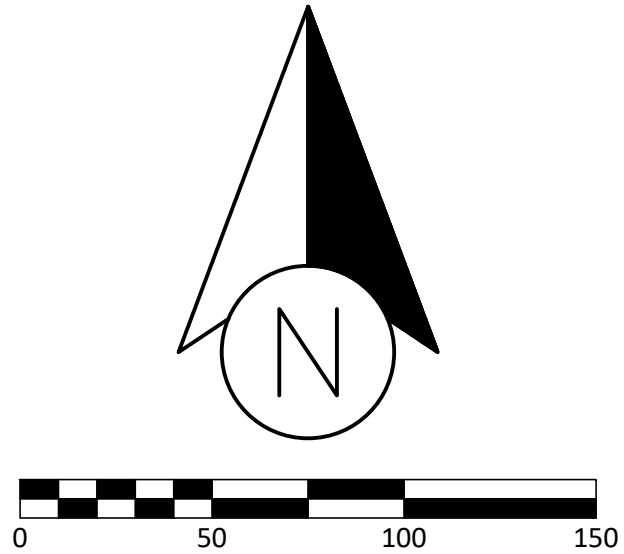
NOTES:

DISTURBED AREAS TO BE TEMPORARY SEEDDED AND MULCHED WITHIN 14 DAYS OF STOPPAGE OF WORK.

PERMANENT COVER TO BE INSTALLED WITHIN 14 DAYS OF FINAL GRADE BEING ESTABLISHED.

TEMPORARY SEEDING AND PERMANENT SEEDING IN UNDEVELOPED AREAS TO BE EROSION CONTROL MIX

FINISH SEED/SOD TO BE BLUEGRASS AND/OR FESCUES.



KJwalk INC.

6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.

LUKE WARREN ISRAELSON
Registration #: 51362 Date: 2/22/2024

Date: 02/22/2024 Revision: Original

ROSEWOOD COMMONS
THIRD ADDITION
ROSEMOUNT, MN



For Review
February 22, 2024
Preliminary Plat Set
Grading and Erosion Control

SHEET 3 of 7

SWPPP (STORM WATER POLLUTION PREVENTION PLAN)

GENERAL PROJECT INFORMATION:

RESPONSIBLE PARTIES:

The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the postmarked date on the permit application. [Longer time frames apply to sites that: (1) disturb areas greater than 50 acres AND discharge within 1 mile of a Special or Impaired Water; or (2) Use alternative storm water treatment techniques].

Owner:	KJ Walk, Inc.	Luke Israelson	<952.226.3200>
		Contact Person	Phone
SWPPP Preparer:	KJ Walk, Inc.	Luke Israelson	<952.226.3200>
		Contact Person	Phone
Contractor:	KJ Walk, Inc.	Luke Israelson	<952.226.3200>
		Contact Person	Phone
Person Responsible For Inspections:	KJ Walk, Inc.	Luke Israelson	<952.226.3200>
		Contact Person	Phone
Party Responsible for Long Term O&M of Permanent Storm Water Management Facility:	City of Rosemount		
		Contact Person	Phone

PROJECT LOCATION:

County, State	Township	Range	Section(s)	Latitude	Longitude
Dakota, MN	115	19	29		

PROJECT DESCRIPTION:

This project includes disturbance of approximately 8.6 acres. Construction activities include Stripping of topsoil and stock piling of material.

Soils on the site are primarily of Hydrologic Soil Group Type A, with high infiltration capacity.

Planned Construction Start Date: 07/15/2024
Estimated Construction Completion Date: 12/01/2024

PROJECT AREAS:

Total Project Size (disturbed area) = ≈1.50 AC
Existing area of impervious surface = 0 AC
Post construction area of impervious surface = 0.03 AC
Total new impervious surface area created = 0.03 AC

STORM WATER MANAGEMENT:

Type of storm water management used if more than 1 acre of new impervious surface is created:

Wet sedimentation basin ☒ Regional pond ☐ Alternative methods ☐
Infiltration ☐ Permanent storm water management not required ☐
Filtration ☐

Required Water Quality Volume: 1.38 ACRE FT
Design Water Quality Volume: N/A
Elevation of Water Quality Volume Storage: 935.00
Surface Area at Water Quality Volume Storage: N/A
Allowable Discharge of Water Quality Volume: N/A
Designed Discharge for Water Quality Volume: 0 CFS
Required Infiltration Volume: 0.54 ACRE FT
Designed Infiltration Volume: 1.38 ACRE FT

RECEIVING WATERS:

Surface waters which will receive storm water from the site within 1 mile of project boundary. Include waters shown on USGS 7.5 minute quad and all waters identified in Appendix A of the permit.

Name of Water Body	Type (ditch, pond, wetland, lake, etc.)	Appendix A Special Water?	Flows to Impaired Water within 1 mile?	USEPA Approved TMDL?

Impairment: _____

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION PRACTICES:

Phased construction will be used to extent practical or as indicated in the plans to minimize exposed soils.

Areas not to be disturbed shall be delineated with flags, stakes, signs, silt fence, etc. prior to work beginning. The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Energy dissipation or other outlet treatment must be installed within 24 hours of connection.

All exposed soils must be stabilized as soon as possible but in no case later than 7 days after the construction activity has temporarily or permanently ceased.

Seed and/or sod, fertilizer, and mulch shall be placed as indicated in the plans and project specifications.

Rapid stabilization shall be of type and quantity indicated in the project specifications. Additional rapid stabilization may be necessary to minimize erosion throughout the duration of the project. Type and quantity shall be determined by the engineer or inspector prior to installation.

If the Contractor stockpiles material on site, he shall install the appropriate erosion control devices around the stockpile and perform the best management practices possible to avoid erosion from the stockpile.

Temporary (or permanent) sedimentation ponds are required for areas > 10 acres of disturbed soils draining to one point.

SEDIMENT CONTROL PRACTICES:

Installation of silt fence and all other down gradient sediment protection measures shall be completed prior to commencement of upstream land disturbing activities.

Silt fence shall be installed along constant contours with continuous lengths not to exceed 600 feet. As indicated on plans, silt fence will be periodically broken and hooked upslope in "J-hook" or "smile" patterns to provide ponding and slow runoff.

No unbroken slope lengths greater than 75 feet are permitted when slope is 3:1 or greater. Slope shall be broken with silt fence or biorolls as indicated on plans.

BMP	QUANTITY
Silt Fence	1195 LF
Rock Construction Entrance	1 Each
Temporary Seed And Mulch	1.46 ACRES
Inlet Protectors	5

Vehicle tracking to be minimized to all practical extents. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

All stock piles shall be surrounded by silt fence and seeded with temporary seed and mulch. See erosion and sediment control plans.

All site storm sewer inlets, as well as off site downstream inlets with potential to receive sediment, shall be protected with approved inlet protection measures at all times. Inlets shall remain protected until site is 100% stabilized and vegetation is at least 70% established. Inlet protection may be removed in winter, if the project has an approval letter from jurisdictional authority or can produce it within 72 hours.

TEMPORARY SEDIMENTATION BASINS & DEWATERING:

Temporary sedimentation basins are required prior to runoff leaving the construction site or entering surface waters when 10 or more acres of disturbed soils drain to a common location. The basin must provide 3,600 cubic feet of storage below the outlet per acre drained. If hydraulic calculations are available, the temporary sedimentation basin must provide a storage volume equivalent to the 2-year, 24-hour storm, but in no case less than 1800 cubic feet per acre drained. The temporary sedimentation basin must be constructed and made operational concurrent with the start of soil disturbance upgradient of the pond.

All dewatering on site during construction must be routed to temporary sedimentation basins.

Temporary sedimentation basins must be drained within 48 hours of any rainfall event. If the rock filtered outlets plug or cause the pond not to drain within 48 hours, ponds are to be drained with pumps. Pump inlets should be protected with a geotextile membrane and rock filter setup as shown in the details, or an approved alternative. Excessive sediment-laden water that is not properly filtered will not be permitted to discharge from site.

Dewatering practices cannot cause downstream nuisance conditions, erosion, or non-permitted wetland inundation causing adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed of in accordance with MPCA disposal requirements.

Concrete washout must be contained in a dedicated area surrounded by silt fence with proper signage

All hazardous materials (e.g., oil, gasoline, fuel, antifreeze, paint, cleaning solvents, curing compounds, fertilizers, etc.) must be properly stored (including secondary containment when necessary) to prevent spills, leaks, or other discharge. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.

External washing areas must be limited to a defined area of the site. All runoff containing any hazardous material must be properly collected and disposed of. Defined area must be contained with heavy- or super-duty silt fence. NO ENGINE DEGREASING ALLOWED ON SITE.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

INSPECTION & MAINTENANCE:

The permittees must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

All inspections performed during construction must be recorded and records retained on site with the SWPPP in accordance with the storm water permit. Records must include a site map showing areas of land disturbing activities and areas where activities have temporarily or permanently ceased.

Silt fence, biorolls and inlet protection devices must be maintained when non-functional or when accumulated sediment reaches 1/3 of device height.

Off site vehicle tracking to be removed within 24 hours of occurrence and the streets must be cleared of debris at the end of each day.

All non-functional BMPs must be repaired, replaced, or supplemented with functional BMPs within 24 hours of discovery, or as soon as field conditions allow access.

FINAL STABILIZATION:

The permittees must submit a Notice of Termination (N.O.T.) within 30 days of final stabilization or transferring permit responsibility to another owner or operator.

The Contractor must ensure final stabilization of the site. Final stabilization shall include a minimum of 70% vegetation establishment (100% stabilized) on all pervious areas.

All temporary erosion control measures and BMPs must be removed as part of the final site stabilization, unless directed otherwise by owner or engineer.

IMPLEMENTATION SCHEDULE & PHASING:

- 1) Install silt fence
- 2) Install rock construction entrances
- 3) Mass grading
- 4) Install utilities
- 5) Streets/Parking
- 6) Small utilities
- 7) Final stabilization(Finish seed/sod to be Bluegrass and/or Fescues)
- 8) Remove BMPs

RECORD RETENTION:

The SWPPP, all changes to it, and inspections and maintenance records must be kept at the site during construction. All owner(s) must retain the following for 3 years after submittal of NOT:

- 1) SWPPP;
- 2) Any other permits required for the project;
- 3) Inspection and maintenance logs;
- 4) All permanent operation and maintenance agreements for surface water facilities;
- 5) All design calculations for temporary and permanent storm water management.

PLAN SHEETS:

Sheet number 2 and 3 of this plan set is also considered a part of the SWPPP for this project.



6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.


Luke Warren Israelson
Registration #: 51362 Date: 2/22/2024

Date: 02/22/2024 Revision: Original

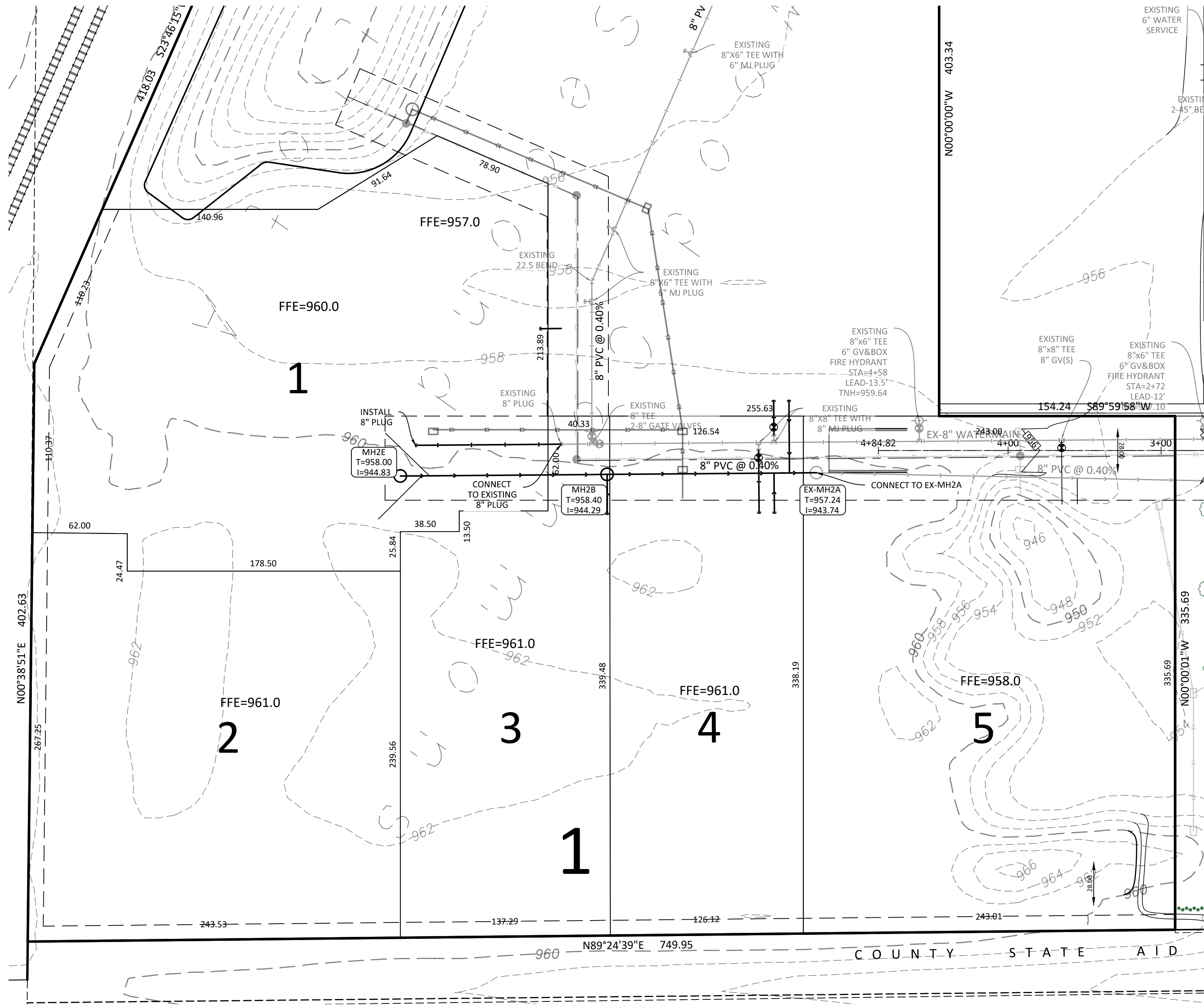
ROSEWOOD COMMONS
THIRD ADDITION
ROSEMOUNT, MN



For Review
February 22, 2024

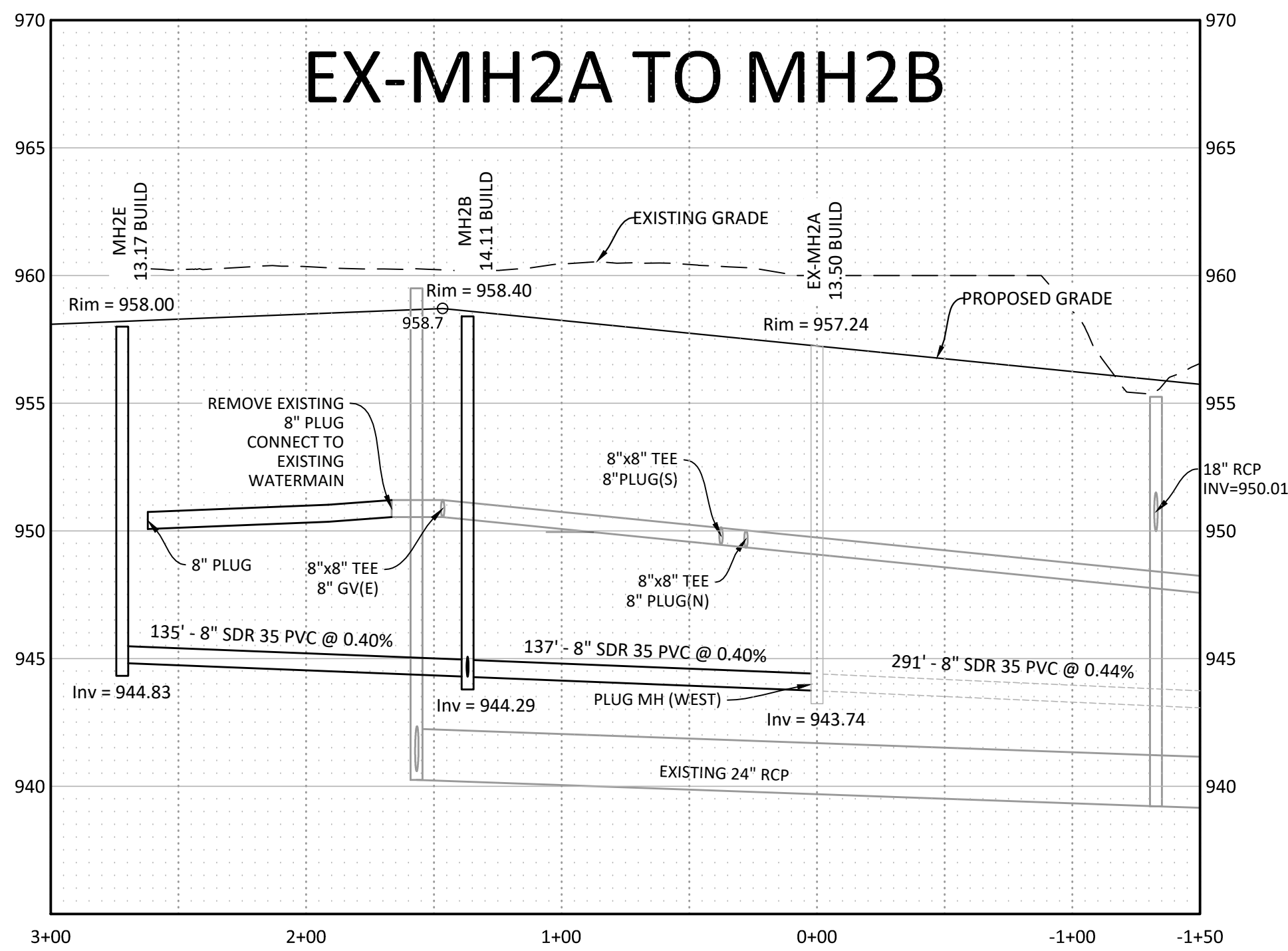
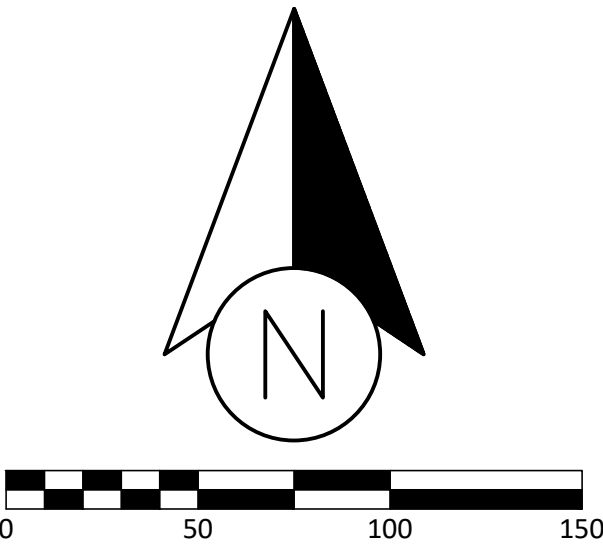
Preliminary Plat Set
SWPPP

SHEET 4 of 7



NOTE:
SERVICES TO BE 4" DIP FOR WATER
AND 6" PVC FOR SANITARY UNLESS
NOTED OTHERWISE

FIRE HYDRANT LEADS ARE FROM THE
CENTER OF THE MAIN TO THE
CENTER OF THE HYDRANT





6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me,
or under my direct supervision, and that I am a
duly registered engineer under the laws of the
State of Minnesota.



Luke Warren Israelson
Registration #: 51362 Date: 2/22/2024

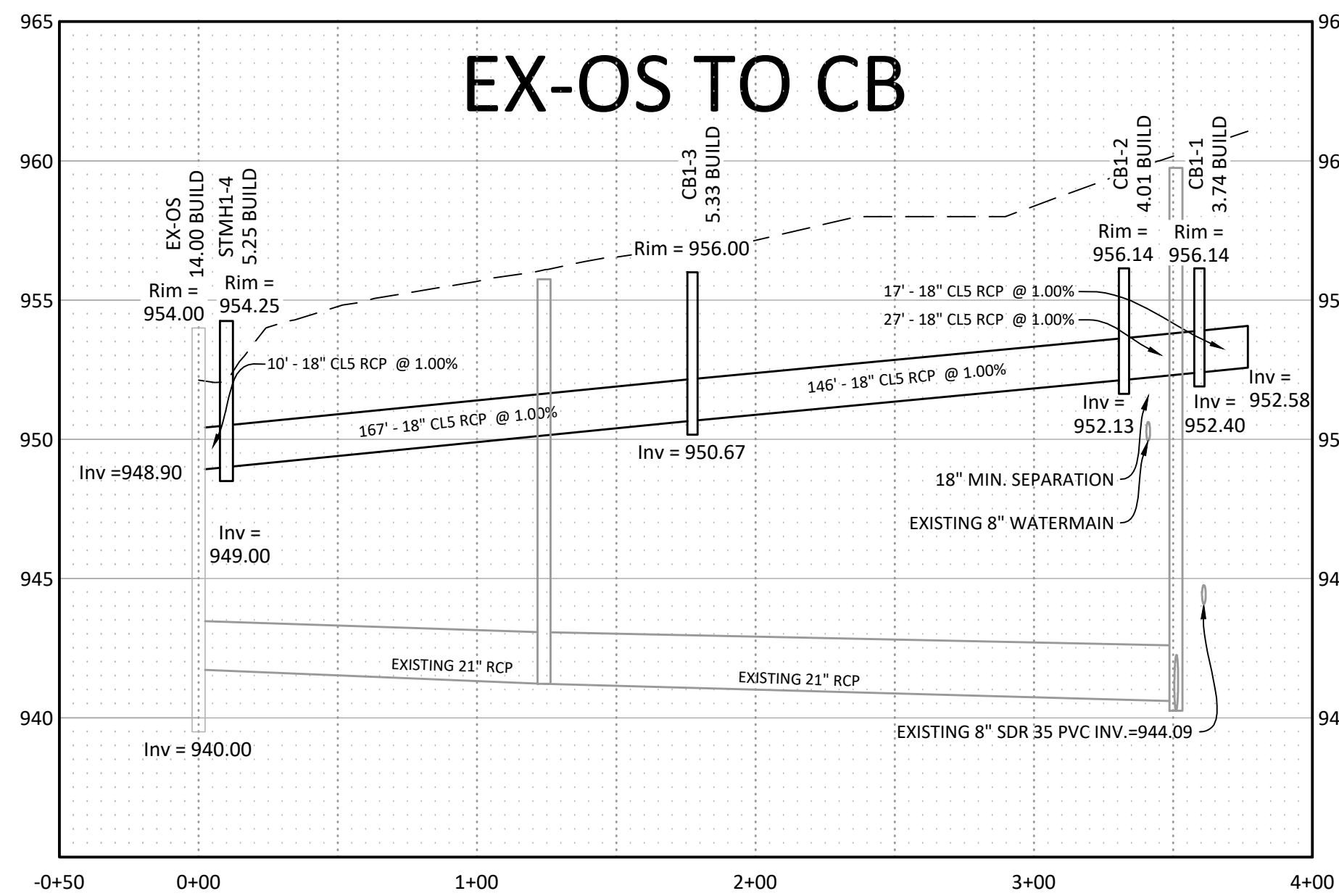
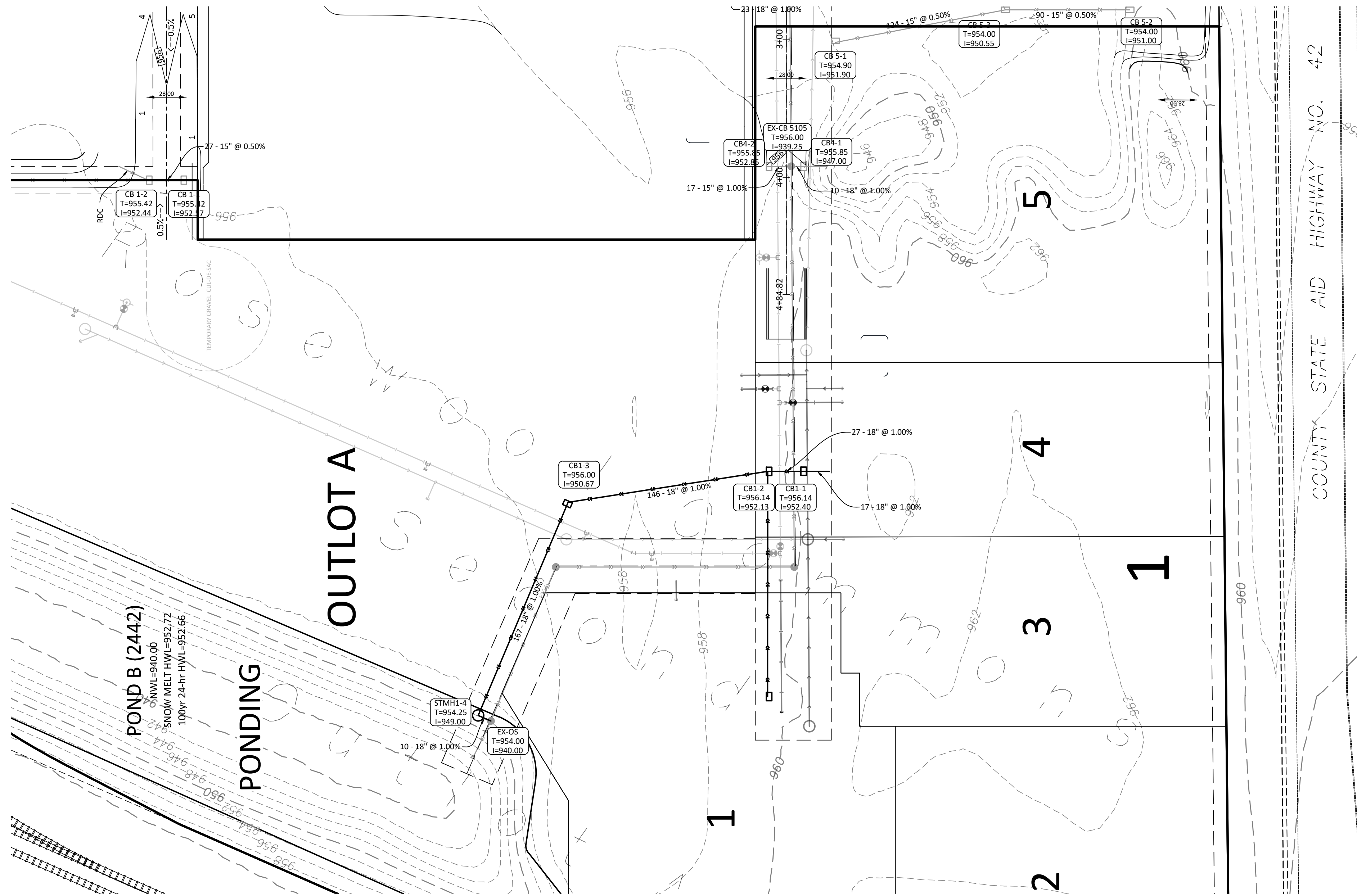
Date:	Revision:
02/22/2024	Original

ROSEWOOD COMMONS
THIRD ADDITION
ROSEMOUNT, MN



For Review
February 22, 2024
Preliminary Plat Set
Utilities

SHEET 5 of 7



6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me,
or under my direct supervision, and that I am a
duly registered engineer under the laws of the
State of Minnesota.

Handwritten signature

Luke Warren Israelson
Registration #: 51362 Date: 2/22/2024

Date: 02/22/2024 Revision: Original

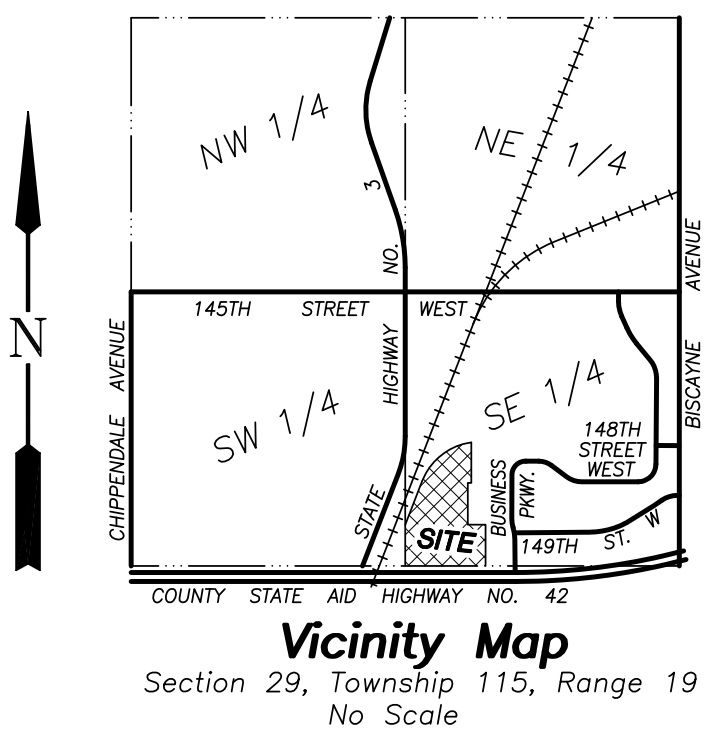
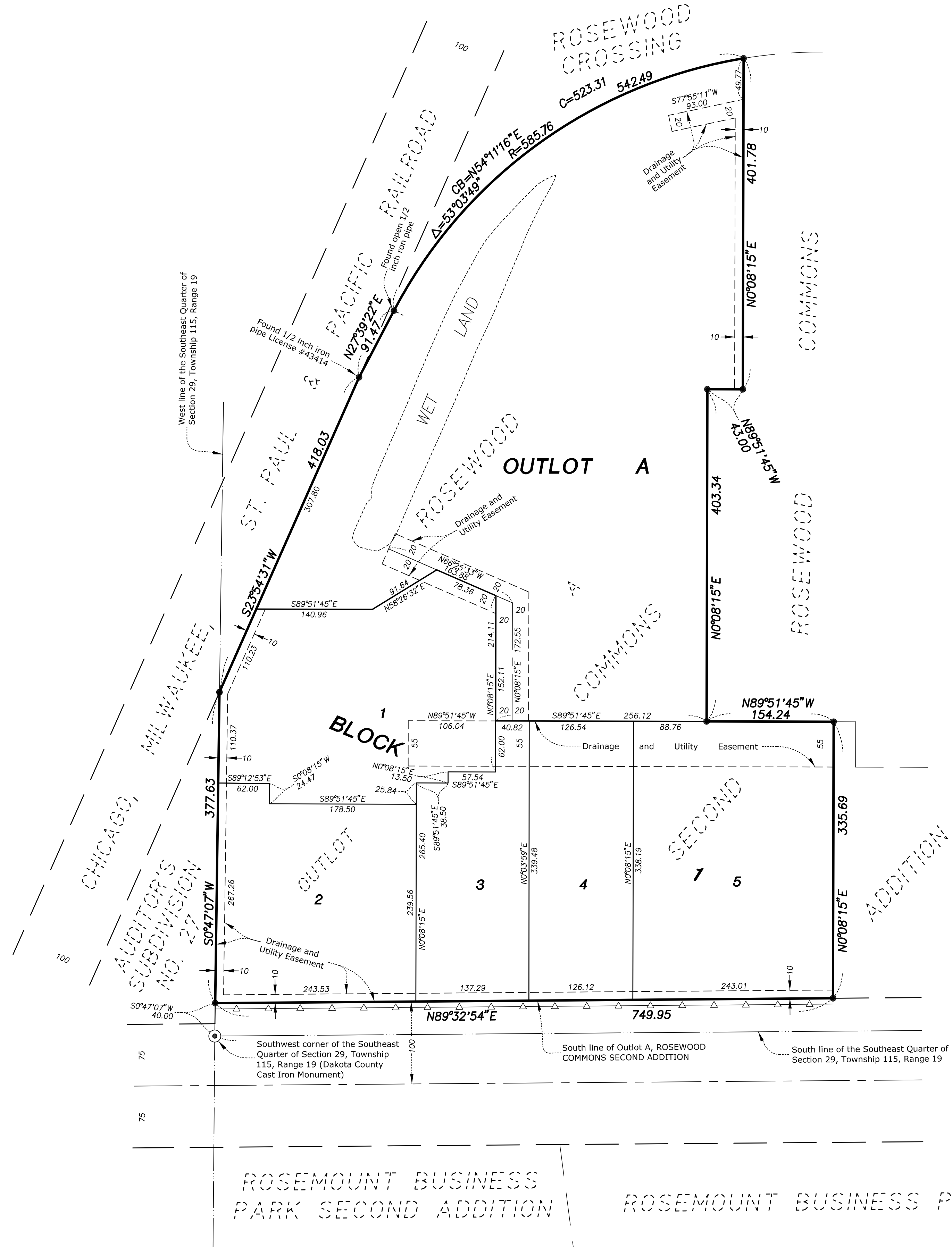
ROSEWOOD COMMONS
THIRD ADDITION
ROSEMOUNT, MN



For Review
February 22, 2024
Preliminary Plat Set
Utilities

SHEET 6 of 7

ROSEWOOD COMMONS THIRD ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That Warren J. Israelson and Kathleen M. Israelson, husband and wife, fee owners of the following described property:

Outlot A, ROSEWOOD COMMONS SECOND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Have caused the same to be surveyed and platted as ROSEWOOD COMMONS THIRD ADDITION and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Warren J. Israelson and Kathleen M. Israelcon, huband and wife, have hereunto set their hands this ____ day of _____, 2024.

Warren J. Israelson Kathleen M. Israelson

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 2024, by Warren J. Israelson and Kathleen M. Israelson, husband and wife.

Signature _____
Printed _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this ____day of _____, 2024.

Gary C. Huber, Licensed Land Surveyor
Minnesota License No. 22036

STATE OF MINNESOTA
COUNTY OF DAKOTA

This instrument was acknowledged before me on _____, 2024, by Gary C. Huber.

Signature _____
Printed _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

This plat was approved by the City Council of Rosemount, Minnesota, this ____ day of _____, 2024 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By _____, Mayor By _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 2024.

Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 3rd day of January, 2023, the Board of Commissioners of Dakota County, Minnesota, approved this plat of ROSEWOOD COMMONS THIRD ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

Chair County Board
Attest: _____
Dakota County Treasurer-Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 2024.

Amy A. Koethe
Director, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of ROSEWOOD COMMONS THIRD ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 2024 at _____ o'clock ____M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Amy A. Koethe
County Recorder

Rehder and Associates, Inc.



M E M O R A N D U M

To: Adam Kienberger Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: April 18, 2024

Subject: Commercial Development Plan Review

The Parks and Recreation Department recently reviewed the plans for the following projects:

- **KJ Walk Rosewood Center 2nd Addition.**
- **KJ Walk Rosewood Commons 3rd Addition**
- **First State Bank of Rosemount**
- **Akron 42, LLC/Lennar**

After reviewing the plans, the Parks and Recreation Department staff has the following comments:

PARKS DEDICATION

Staff is recommending that the parks dedication for each individual lot be collected as cash in lieu of land and payable prior to the issuance of a building permit. The cash dedication method used is detailed in the City's Subdivision Ordinance (12-3-6) and the fees are based on the City's fee policy at the time of payment.

Please let me know if you have any questions about this memo.

Planning Commission Regular Meeting: April 23, 2024

Tentative City Council Meeting: May 21, 2024

AGENDA ITEM:	Request by KJ Walk, Inc for Preliminary and Final Plat approval for Rosewood Center 2nd Addition.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	AGENDA NO.	6.e.
ATTACHMENTS:	Site Location, Final Plat, Rosewood Center Preliminary Plat From 2014, Parks and Recreation Director's Memo Dated April 18, 2024	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to recommend the City Council approve the Preliminary and Final Rosewood Center Second Addition Plats, subject to the following conditions: 1. Execution of a Subdivision Agreement. 2. Incorporation of any easements necessary to accommodate drainage, ponding, trails, underpasses, conservation areas, streets and utilities. 3. Payment of all required development fees, including park dedication fees and trunk area charges.			

BACKGROUND

Property Owner:	Warren and Kathleen Israelson
Applicant:	KJ Walk, Inc
Site Location:	Outlots C & D, Rosewood Center - Northwest quadrant of the intersection of 150th Street West (County Road 42) and Biscayne Ave and land directly west of 2678 149th Street West
Site Area in Acres:	7.34 Acres
Comp. Guide Plan Designation:	CC - Community Commercial
Current Zoning:	C4 - General Commercial

The Planning Commission is being asked to consider requests by KJ Walk, Inc for preliminary and final plat approval for Rosewood Center Second Addition in anticipation of future commercial development in the area. The preliminary plat would subdivide two existing outlots into five buildable lots and one non buildable outlot. The two existing outlots that are proposed to be subdivided are a part of the Rosewood Center plat area which was approved in 2014 by the City Council. The preliminary plat for Rosewood Center included the five commercial lots that are being requested to be subdivided now. Though the plat was approved, preliminary plats are only valid for 5 years after approval, which is why preliminary plat approval is needed at this time. The proposed plat area is consistent with what was approved back in 2014. Staff recommends approval of these requests subject to the conditions outlined in the recommended action

section above.

BACKGROUND

In 2014, KJ Walk, Inc submitted preliminary and final plat requests for Rosewood Center. Along with the plat requests were rezoning of the area and site plan review for an Anytime Fitness to be built on one of the buildable lots. The preliminary plat area for Rosewood Center was originally zoned R-1 Low Density Residential, but the land use designation was CC – Community Commercial. The applicant requested that the area be rezoned to C-4 General Commercial to facilitate future commercial development, which the C4 zoning district is allowed under the CC – Community Commercial land use designation. The Rosewood Center preliminary plat showed the area to contain six buildable lots and three outlots. The final plat that was approved created one buildable lot, which is where the Anytime Fitness building is currently located, and four outlots which consisted of two for future development, one for stormwater management, and one remnant parcel. The applicant is now requesting to subdivide the two outlots that were reserved for future commercial development. The outlot that contains ponding will remain as an outlot and will not be developed.

ISSUE ANALYSIS

Legal Authority

Preliminary and final plat requests are quasi-judicial decisions for the Planning Commission. This means the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance are being followed. Generally, if the proposed preliminary and final plats meet the standards and requirements for reviewing this type of request it must be approved.

Plat

The applicant is proposing a plat that will contain five buildable commercial lots that are currently apart of the Rosewood Center plat area. Four of the buildable lots total 5.52 acres of land and are located in the northwest quadrant of the intersection of 150th Street West (County Road 42) and Biscayne Ave. The remaining buildable lot and outlot that total 1.81 acres of land is located directly west of the Anytime Fitness site south of 149th Street West and located directly east of the New Horizons Academy, which is located in the northeast quadrant of the intersection of 150th Street West and Business Parkway. All five buildable lots would have access to the existing roadway of 149th Street West.

The Zoning Ordinance contains standards related to the dimensions of lots within the C4 – General Commercial zoning districts. There is no minimum lot depth specified in the City Code, but a minimum lot width and area is required. The plat shows that all five commercial lots meet the lot minimum requirements. The standards and a comparison of the proposed plat is provided in the table below. Standards related to setbacks, lot coverage, building height, etc. will be reviewed by staff and the Planning Commission when site plan review applications are submitted.

Lot Standard	Required	Lot 1, Block 1	Lot 1, Block 2	Lot 2, Block 2	Lot 3, Block 2	Lot 4, Block 2
Minimum Width	120 feet	125 feet	205 feet	195 feet	168 feet	163 feet
Minimum Area	20,000 sq ft	34,050 sq ft	53,953 sq ft	56,661 sq ft	62,230 sq ft	67,763 sq ft

Park Dedication

The parks dedication requirement for commercial development is either 10% of the total land area or cash. The City's Parks and Recreation staff reviewed the proposed plat and is recommending a cash-in-lieu of land dedication for the proposed commercial sites. A cash dedication for the 6.30-acre lots is \$56,700 (6.30 acres x \$90,000/acre. The Parks and Recreation Department has provided a memorandum which is attached. Within the memorandum it states that the park dedication fees will be due for each lot prior to the issuance of a building permit.

Engineering

The City's engineer reviewed the overall plan for the Rosewood Center 2nd Addition development area. In 2014, the city's engineering department reviewed the Rosewood Center preliminary and final plats, and a memorandum was created with comments pertaining to the plat and site, utility, and grading plans. As each lot within the plat area is developed, a full review of the civil plans will be completed to ensure development complies with the city's engineering standards.

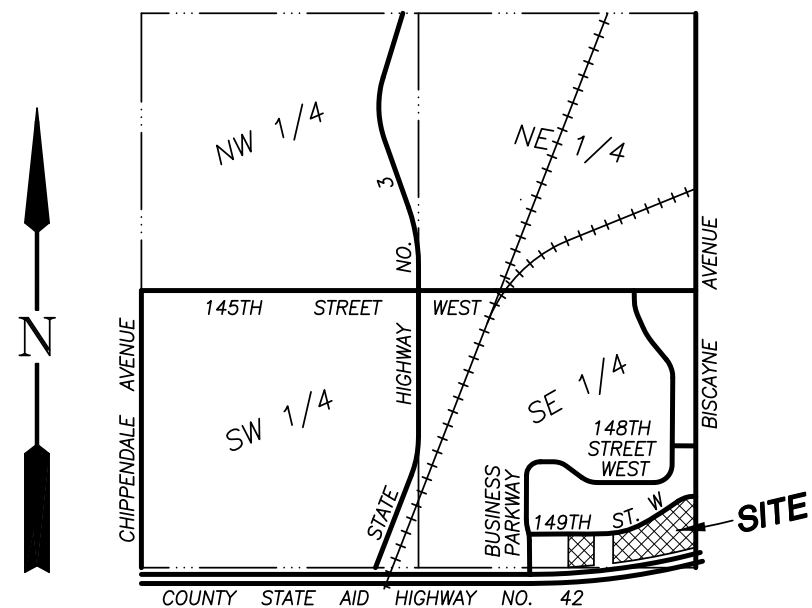
The applicant has also applied for the vacation of drainage and utility easements and public right-of-way easements covering a portion of Outlots C & D, Rosewood Commons. New drainage and utility easements will be dedicated on the Rosewood Center 2nd Addition Plat. This request will go in front of the City Council at a later date.

RECOMMENDATION

Staff is recommending approval of the preliminary and final plats based on the information provided by the applicant and reviewed in this report, subject to the conditions listed in the recommended action.

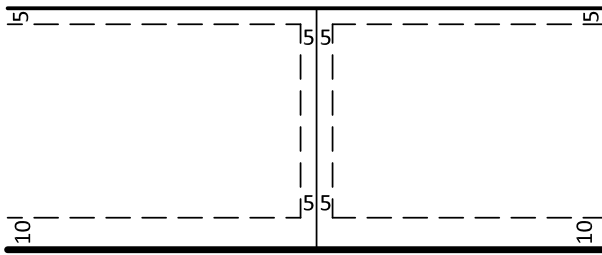


ROSEWOOD CENTER SECOND ADDITION

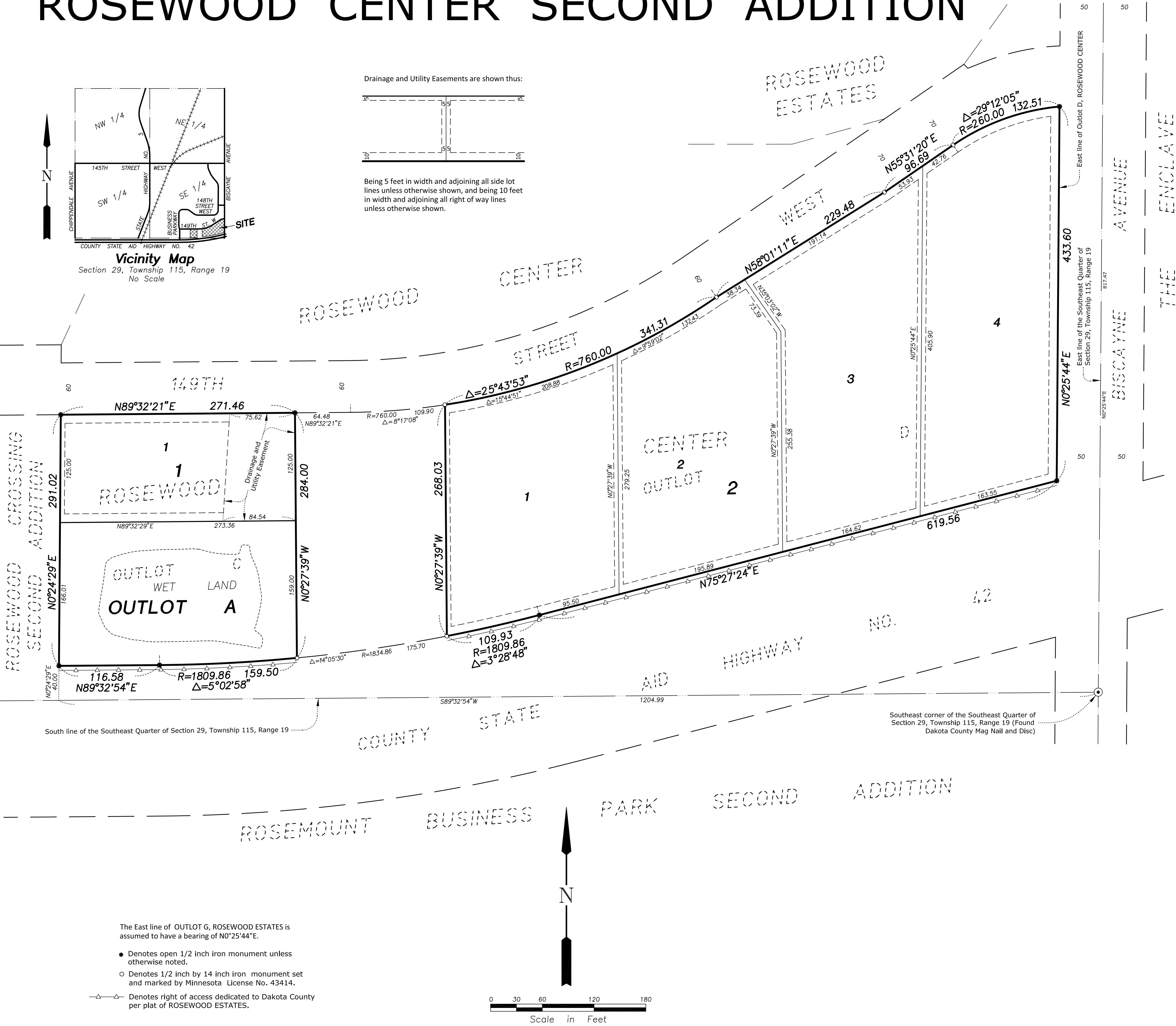


Vicinity Map
Section 29, Township 115, Range 19
No Scale

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining all side lot lines unless otherwise shown, and being 10 feet in width and adjoining all right of way lines unless otherwise shown.



KNOW ALL MEN BY THESE PRESENTS: That KJ Walk, Inc, a Florida corporation, fee owner of the following described property situated in the County of Scott, State of Minnesota, to wit:

Outlots C and D, ROSEWOOD CENTER, according to the recorded plat thereof, Dakota County, Minnesota.
Has caused the same to be surveyed and platted as ROSEWOOD CENTER SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said KJ Walk, Inc., a Florida corporation, has caused these presents to be signed by its officer this ____ day of _____, 2024.

KJ WALK, INC.

By _____
Warren J. Israelson, Chief Executive Officer

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 2024, by Warren J. Israelson, Chief Executive Officer of KJ Walk, Inc., a Florida corporation, on behalf of the corporation.

Signature _____
Printed _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this ____ day of _____, 2024.

Gary C. Huber, Licensed Land Surveyor
Minnesota License No. 22036

STATE OF MINNESOTA
COUNTY OF DAKOTA

This instrument was acknowledged before me on _____, 2024, by Gary C. Huber.

Signature _____
Printed _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

This plat was approved by the City Council of Rosemount, Minnesota, this ____ day of _____, 2024 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By _____, Mayor By _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 2024.

Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 22nd day of March, 2024, the Board of Commissioners of Dakota County, Minnesota, approved this plat of ROSEWOOD CENTER SECOND ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

Chair County Board
Attest: _____
Dakota County Treasurer-Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 2024.

Amy A. Koethe
Director, Department of Property Taxation and Records

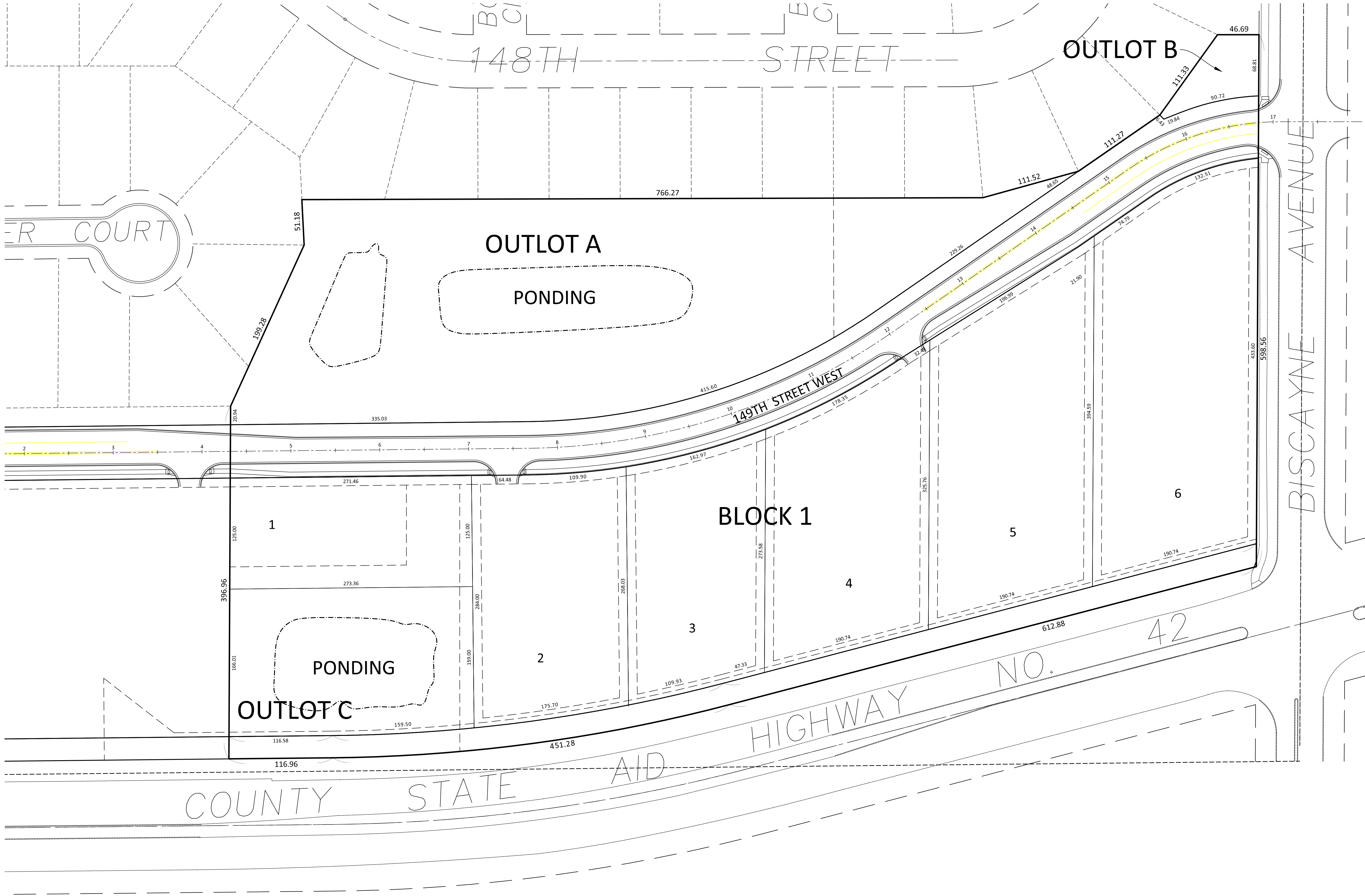
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of ROSEWOOD CENTER SECOND ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 2024 at ____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

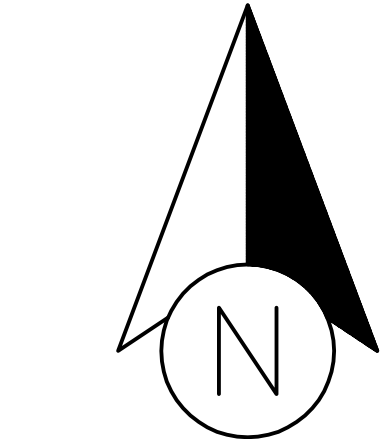
Amy A. Koethe
County Recorder

Rehder and Associates, Inc.

ROSEWOOD CENTER



AREA		
LOT #	SQ.FT.	ACRES
LOT 1	33057.321	0.759
LOT 2	47875.016	1.099
LOT 3	41667.995	0.957
LOT 4	54386.877	1.249
LOT 5	66275.261	1.521
LOT 6	78277.043	1.797
OUTLOT A	167723.704	3.850
OUTLOT B	5862.728	0.135
OUTLOT C	46207.041	1.061
NET	541332.985	12.427
ROW	137957.753	3.167
TOTAL	679290.738	15.594



6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.

[Signature]

Luke Warren Israelson
Registration #: 51362 Date: 6/27/2014

Date: 06/27/14
Revision: Original

ROSEWOOD CENTER
ROSEMOUNT, MN

For Review
June 27, 2014
PRELIMINARY PLAT

SHEET 1 of 1



M E M O R A N D U M

To: Adam Kienberger Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: April 18, 2024

Subject: Commercial Development Plan Review

The Parks and Recreation Department recently reviewed the plans for the following projects:

- **KJ Walk Rosewood Center 2nd Addition.**
- **KJ Walk Rosewood Commons 3rd Addition**
- **First State Bank of Rosemount**
- **Akron 42, LLC/Lennar**

After reviewing the plans, the Parks and Recreation Department staff has the following comments:

PARKS DEDICATION

Staff is recommending that the parks dedication for each individual lot be collected as cash in lieu of land and payable prior to the issuance of a building permit. The cash dedication method used is detailed in the City's Subdivision Ordinance (12-3-6) and the fees are based on the City's fee policy at the time of payment.

Please let me know if you have any questions about this memo.