

**COLOGNE CITY COUNCIL  
RESOLUTION NO. 13- 13**

**A RESOLUTION APPROVING A FINAL PLAT OF 13 RESIDENTIAL  
SINGLE FAMILY LOTS ON 3.889 ACRES FOR  
HANS HAGEN HOMES**

**WHEREAS**, the City of Cologne (the "City") is a Minnesota municipal corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

**WHEREAS**, Hans Hagen Homes, Inc., a Minnesota corporation (the "Developer"), is the fee owner of certain real property located in the City of Cologne, County of Carver, State of Minnesota, legally described as follows:

Outlot A, Outlot B, and Outlot C, The Village at Cologne Fourteenth Addition

(the "Subject Property"); and

**WHEREAS**, the Planning Commission has considered the proposed final plat and it made the following findings of fact:

1. The proposed final plat is consistent with the City's current comprehensive plan as amended to facilitate the development of the Subject Property.
2. Approval of the final plat is appropriate.

**WHEREAS**, the Planning Commission on February 7, 2005, approved the proposed preliminary plat of The Village at Cologne and rezoning; and

**WHEREAS**, the City Council, by Resolution No. 05-01, adopted on March 21, 2005, approved the proposed preliminary plat of The Village at Cologne and rezoning. Resolution No. 05-01 was amended at the request of the Developer on May 2, 2005, and amended by consent

of the City and Developer by Agreement dated May 7, 2007, and approved by the City Council on May 7, 2007.

**NOW, THEREFORE,** the final plat for The Village at Cologne Fifteenth Addition prepared by E.G. Rud & Sons, Inc., which is attached hereto as **Exhibit "A"** is approved subject to the following conditions:

1. The plat shall be labeled "The Village at Cologne Fifteenth Addition."
2. All terms and conditions of Resolution No. 05-01 (as amended May 7, 2007), including all exhibits thereto, are incorporated into this final plat Resolution by reference as though set out in full.
3. Single family residential is the permitted use on the thirteen single family lots (Lots 1-7, Block 1; Lots 1-5, Block 2; and Lot 1, Block 3).
4. All houses shall be constructed in conformance with the applicable setback requirements of the City.
5. The single family homes on the thirteen lots will have exterior elevations which are consistent with what was in the PUD approved plan and the standards of City Ordinance No. 105-K. The Developer shall, on or before January 15<sup>th</sup> of each year, provide to the City a written summary of the exterior elevation materials on each housing unit within each plat of The Village at Cologne.
6. The lowest floor elevations, lowest opening elevations and garage floor elevations for each house pad on each separate lot must be shown on the grading plan.

The freeboard standards related to the houses shall be as follows:

- A. Low opening of each house is a minimum of 2-feet above the 100-year, 24-hour storm flood elevation for each house adjacent to ponds, wetlands, lakes or streams with a separate emergency overflow.
- B. Low opening of each house is a minimum of 3-feet above the 100-year, 24-hour storm flood elevation for each house adjacent to ponds, wetlands, lakes or streams without a separate emergency overflow.

- C. Low floor elevations of each house is a minimum of 1-foot above the 100-year, 24-hour storm flood elevation for each house adjacent to ponds, wetlands, lakes or streams.

In addition, residences and garages shall not be constructed within 25-feet horizontally of the calculated 100-year, 24-hour storm encroachment line.

7. The Developer must submit details on corrected building pads including compaction tests, limits of the pads and elevations of the excavations. The general soils report for the development must also be submitted to the City prior to the issuance of building permits.
8. All improvements to be constructed for The Village at Cologne Fifteenth Addition shall be constructed in accordance with the plans approved by the City Engineer.
9. Utilities have been previously designed and constructed by the Developer.
10. The Developer may not commence construction of any improvements on the Subject Property until the City Engineer has approved both the detailed grading plan and the detailed construction plan and issued written confirmation to the City and the Developer of the approval of such plans and Developer has complied with paragraph 20 herein.
11. The Developer shall locate all existing agricultural tile lines on the Subject Property and provide for their continued discharge through the storm water system that will be constructed by Developer.
12. The Developer shall supply detailed storm sewer calculations for ten year storm events to the City Engineer to review and approve.
13. The Developer, if not already provided, shall supply detailed construction plans for sanitary sewer, water main, street access points and storm sewer improvements for the City Engineer to review and approve. All utility improvements shall be constructed in accordance with the City's specifications and detail standards.
14. The Developer shall be responsible for obtaining and complying with all necessary permits from the Metropolitan Council, Minnesota Department of Health, DNR, Carver Watershed District, PCA, MnDOT, Carver County Public Works Department and any other governmental agencies.
15. The Developer shall incorporate the standards and procedures of the Best Management Practices Handbook for site restoration and erosion control measures during the construction process.

16. The City shall be responsible for removal of snow on platted streets after the first lift of bituminous is installed but prior to acceptance of such streets by the City.
17. The Developer must reimburse City for all costs incurred by City and its consultants in relation to review of the proposed development plan of Developer and in relation to the installation of any improvements making up the development of the Subject Property.
18. The Developer shall comply with and/or satisfy all requirements set forth in the City Engineer's report dated May 30, 2013, and the City Planner's report of June 3, 2013.
19. The Developer shall satisfy parkland dedication requirements for the Subject Property as provided in Resolution No. 05-01 (as amended).
20. The Developer may not proceed with any construction until the Developer has entered into a Developer's Agreement, or an addendum to the existing Developer's Agreement for The Village at Cologne, prepared and approved by the City Attorney, and posted the financial security required by Cologne City Code.
21. The approval is conditional upon the City Engineer receiving and approving a grading plan for the Subject Property.

Adopted and approved by the City Council of the City of Cologne on a 5 to 0 vote effective on the 3<sup>rd</sup> day of June, 2013.

  
\_\_\_\_\_  
Matt Lein, Mayor

Attest:

  
\_\_\_\_\_  
John Hendel, City Administrator

**EXHIBIT "A"**

Final Plat

# THE VILLAGE AT COLOGNE FIFTEENTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS, that Hans Hagen Homes, Inc., a Minnesota corporation, for and on behalf of the following described property situated in the County of Carver, State of Minnesota, to-wit:

Carl A. Guld, B. and Duane C. THE VILLAGE AT COLOGNE FIFTEENTH ADDITION, Carver County, Minnesota.

have caused the same to be surveyed and platted as THE VILLAGE AT COLOGNE FIFTEENTH ADDITION and do hereby certify and declare to the public the true and correct plat and duly returned to the County Recorder.

In witness whereof said Hans Hagen Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED: HANS HAGEN HOMES, INC.

John P. Ross, Vice President

STATE OF MINNESOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by John P. Ross, Vice President of Hans Hagen Homes, Inc., a Minnesota corporation, on behalf of the corporation.

(Printed name)

(Signed)

My Commission Expires \_\_\_\_\_ County, Minnesota

I, David W. Guernsey, do hereby certify that this plat was prepared by me or under my direct supervision, that the same is a true and correct copy of the original as shown to me, and that I am duly qualified to perform the duties of a County Auditor/Recorder, and that I am duly sworn to perform the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

David W. Guernsey, Licensed Land Surveyor

STATE OF MINNESOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ of \_\_\_\_\_, Minnesota (license No. \_\_\_\_\_).

(Printed Name)

(Signed)

My Commission Expires \_\_\_\_\_ County, Minnesota

COLORADO, MINNESOTA

This plat of THE VILLAGE AT COLOGNE FIFTEENTH ADDITION was approved and accepted by the City Council of the City of Cologne, Minnesota, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is in compliance with the provisions of Minnesota Statutes, Section 305.01, Subsection 2.

CITY COUNCIL OF THE CITY OF COLOGNE, MINNESOTA

By \_\_\_\_\_ Mayor

By \_\_\_\_\_ Clerk

COUNTY RECORDER, Carver County, Minnesota

Approved in Chapter 305, Minnesota Laws of 1971, that plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

John E. Franzen, Carver County Surveyor

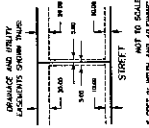
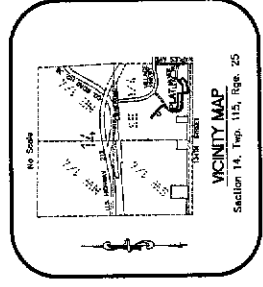
COUNTY AUDITOR/RECORDER, Carver County, Minnesota

I hereby certify that this plat of THE VILLAGE AT COLOGNE FIFTEENTH ADDITION was filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Document No. \_\_\_\_\_

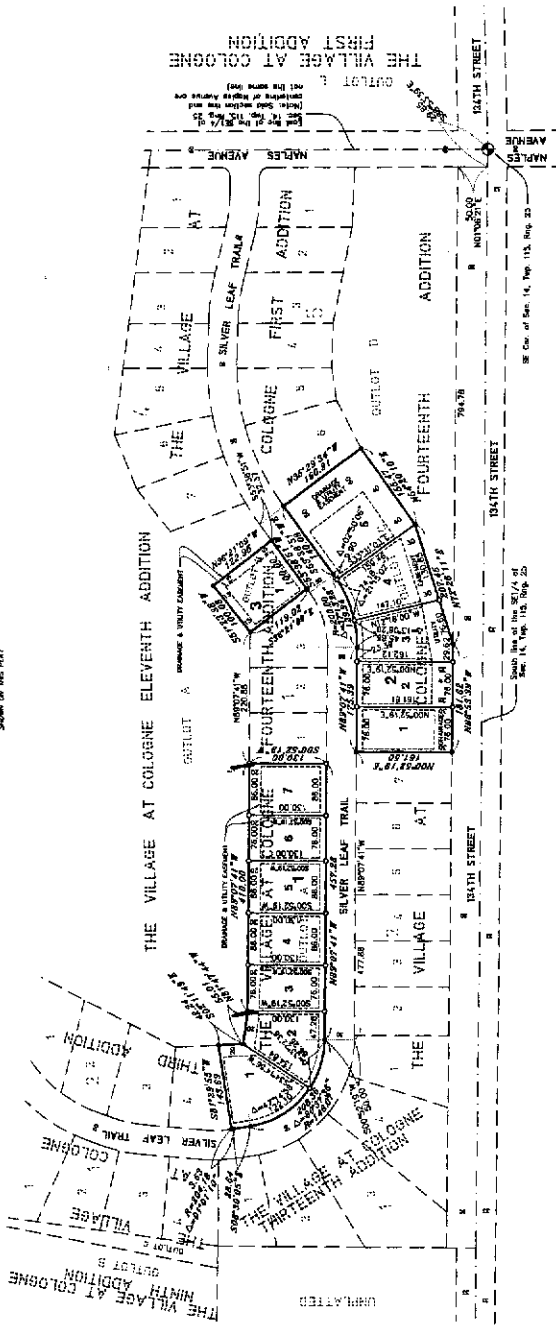
MARK LINDSEY, County Recorder

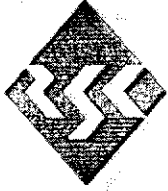


PLAT FILE NO. \_\_\_\_\_  
C.R. DOC. NO. \_\_\_\_\_



NOT TO SCALE  
SHOWS THE LOCATION OF THE VILLAGE AT COLOGNE FIFTEENTH ADDITION IN RELATION TO THE VILLAGE AT COLOGNE ELEVENTH ADDITION AND THE VILLAGE AT COLOGNE FOURTEENTH ADDITION.





**RESOURCE  
STRATEGIES  
CORPORATION**

1611 HILL RIDGE TERRACE  
MINNETONKA, MN  
55305

952/513-9548  
FAX 952/513-9549

rscmn@spacestar.net

To: Cologne Planning Commission/City Council  
John Hendel, City Administrator

From: Dean Johnson, City Planner

Date: June 3, 2013

Re: Village at Cologne 15<sup>th</sup> Addition Final Plat  
Amended Memo

I have discussed general plat issues with John Rask since I forwarded my May 30<sup>th</sup> Memo to you. While we are not anticipating any changes in easement descriptions, I am recommending that we add language to the plat approval that will allow verification of the ponding easement access and rear lot grades raised in the May 30<sup>th</sup> letter from Bolton and Menk. We have also discussed adding a provision to require property markers along private and public property lines to clearly mark City ponding areas that have been and will be dedicated to the City, as well as park and trail boundaries. Below is my original memo with the additions highlighted in red.

The Village at Cologne 15<sup>th</sup> Addition Final Plat is a re-plat of Outlots A, B, and C, Village at Cologne 14<sup>th</sup> Addition. The 15<sup>th</sup> Addition includes 13 single family lots, described as Lots 1-7, Block 1, and Lots 1-5 Block 2, and Lot 1, Block 3, Village at Cologne 15<sup>th</sup> Addition. The plat is located on Silver Leaf Trail and backs up to 134<sup>th</sup> Street. Site grading, streets, and utilities have been completed in previous additions.

The proposed plat abuts previously platted single family lots and two previously platted outlots. Outlot A (northerly), Village at Cologne 11<sup>th</sup> Addition, and Outlot D (southerly), Village at Cologne 14<sup>th</sup> Addition, are drainage and utility easements for stormwater ponding and have been previously required to be conveyed to the City.

The proposed lot layout is consistent with the approved Preliminary Plat/PUD for the Village at Cologne. The homes proposed in this addition are part of the Executive Series. The front building façades will be brick and wood or cement board with accents of composite trim and aluminum fascia. All other requirements of the approved PUD will govern the plat development. The City Engineer has not recommended any changes or required any special conditions for the plat.

The Planning Commission should pass a motion finding that the Village at Cologne 15<sup>th</sup> Addition Final Plat is consistent with the approved Village at Cologne Preliminary Plat/PUD and recommend approval of the Village at Cologne 15<sup>th</sup> Addition Final Plat, subject to an approving resolution and addendum to the Developer's Agreement, including verification of ponding area access and lot grades and subject to the addition of public property identification signs in a style and locations agreed upon by the City and developer.

The City Council should adopt the approving resolution and the Addendum to Developer's Agreement prepared by the City Attorney, subject to verification of ponding area access and lot grades and subject to the addition of public property identification signs in a style and locations agreed upon by the City and developer.

Please do not hesitate to contact me if you have any questions.

Copy: Larry Harris, City Attorney  
Kreg Schmidt, City Engineer  
John Rask, Hans Hagen Homes





# BOLTON & MENK, INC.

## Consulting Engineers & Surveyors

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Phone (952) 448-8838 • Fax (952) 448-8805  
www.bolton-menk.com

May 30, 2013

City of Cologne  
Attn: John Hendel, City Administrator  
1211 Village Parkway  
P.O. Box 120  
Cologne, MN 55327

**RE: The Village at Cologne Fifteenth Addition  
Plat Review**

Dear Mr. Hendel:

Pursuant to your request, we have reviewed the plat information submitted by Hans Hagen Homes for the above referenced project. The submitted plat is titled "The Village At Cologne Fifteenth Addition", prepared by E. G. Rud & Sons, Inc. The plat is undated. We offer the following comments and recommendations for your consideration:

- 1) The submitted plat essentially completes infill lots originally platted as Outlots in several previous Village At Cologne additions, along Silver Leaf Trail.
- 2) Street and utility construction in the area was completed under a previous project associated with the Village At Cologne First Addition.
- 3) A grading plan for the proposed lots has not been submitted for review. It is our understanding that site grading in this area was completed as part of previous additions to the development. As-Built grading plans do not appear to be available for review.
- 4) The submitted Plat and lot configuration appears to generally conform with plats and construction plans previously submitted for other additions to the development.
- 5) The Drainage and Utility Easements (D/U's) shown appear to conform with previously submitted plats and construction plans, however, we recommend the following be considered:
  - a. All D/U's should extend an adequate distance upslope from ponds and drainage swales top of slope to allow access for maintenance equipment.
  - b. We recommend a minimum of 10 feet of easement width be provided upslope of pond and swale top of slope for maintenance access, such that the access area is located on slopes flatter than 4:1.



Village At Cologne Fifteenth Addition  
Plat Review  
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- c. The above recommendations may require some adjustments in D/U widths based on the existing as-built grading of the site.

This concludes our review of the information submitted. We are available to discuss this matter at your convenience.

Respectfully Submitted,  
**BOLTON & MENK, INC.**

A handwritten signature in black ink that reads "Jake D. Saulsbury". The signature is written in a cursive, flowing style.

Jake Saulsbury, P.E.

cc: Dean Johnson, City Planner  
Larry Harris, City Attorney  
Kreg Schmidt, City Engineer