

**CITY OF COLOGNE
CARVER COUNTY, MINNESOTA
RESOLUTION NO. 22-07**

**A RESOLUTION APPROVING A FINAL PLAT FOR A DEVELOPMENT KNOWN
AS WINKLER CROSSING 4th ADDITION**

WHEREAS, the City of Cologne is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, Loomis Development, LLC, a Minnesota limited liability company (the “Developer”) is the owner of certain real property located in the City of Cologne, State of Minnesota, legally described as follows:

Outlot C, WINKLER CROSSING 3rd ADDITION, Carver County, Minnesota

(the “Subject Property”); and

WHEREAS, the City Council of the City of Cologne did adopt Resolution No. 20-11 on May 4, 2020 approving a preliminary plat of the Subject Property; and

WHEREAS, the Planning Commission of the City of Cologne did recommend approval of the Final Plat at their March 7, 2022 meeting; and

WHEREAS, the City Council has considered the proposed Final Plat and it makes the following findings of fact:

1. The proposed Final Plat is consistent with the approved Preliminary Plat; and
2. There are numerous technical issues to be resolved prior to approval of construction plans.
3. The Final Plat prepared by James R. Hill, Inc. is attached hereto as “Exhibit A”.

NOW, THEREFORE, be it resolved that the Final Plat for WINKLER CROSSING 4th ADDITION prepared by James R. Hill, Inc. is approved subject to the following conditions:

1. The findings set forth above are incorporated into this Resolution as though set forth in full.
2. All findings and conditions of the City of Cologne Resolutions Nos. 20-10 and 20-11 approving the Rezoning/PRD and Preliminary Plat, respectively, are incorporated herein by reference as though set out in full.

3. All conditions and comments contained within the letters from Bolton and Menk dated March 3, 2022 and Collaborative Planning dated March 4, 2022 (collectively the “Staff Letters”) are incorporated herein.
4. The improvements on the Subject Property shall be constructed in substantial conformance with the plans known as WINKLER CROSSING 4th ADDITION dated February 7, 2022 prepared by James R. Hill, Inc. as revised to conform to the requirements of this Resolution and the Staff Letters and containing the following plans sheets (the “James R. Hill Plans”):
 1. Title Sheet (Sheet 1.0)
 2. Existing Conditions (Sheet 1.1)
 3. Existing Drainage Map (Sheet 1.2)
 4. Erosion and Sediment Control Plan (Sheet 2.1)
 5. Erosion and Sediment Control Plan Topsoil Management Plan (Sheet 2.2)
 6. Erosion and Sediment Control Plan Seeding Plan (Sheet 2.3)
 7. Erosion and Sediment Control Notes (Sheets 2.4 to 2.5)
 8. Erosion and Sediment Control Details (Sheet 2.6)
 9. Grading and Drainage Plan Overall (Sheet 3.0)
 10. Grading and Drainage Plan (Sheet 3.1)
 11. Grading and Drainage Plan (Sheet 3.2)
 12. Grading and Drainage Plan (Sheet 3.3)
 13. Grading and Drainage Plan Wetland Buffers (Sheet 3.4)
 14. Sanitary Sewer and Watermain Construction Prairie View Drive (Sheet 4.1)
 15. Sanitary Sewer and Watermain Construction Winkler Trail North (Sheet 4.2)
 16. Sanitary Sewer and Watermain Construction Street A (Sheet 4.3)
 17. Storm Sewer Construction (Sheets 5.1 to 5.4)
 18. Street Construction Prairie View Drive/Street A (Sheet 6.1)
 19. Street Construction Winkler Trail North (Sheet 6.2)
 20. Street Construction Bituminous Trail/Signage Plan (Sheet 6.3)
 21. Construction Details (Sheets 7.1 to 7.3)
5. No construction shall be permitted on the Subject Property until updated James R. Hill Plans addressing the comments of the Staff Letters and the conditions of this Resolution are provided for review and approval in writing by the City Engineer and City Planner. Following approval by the City Engineer and City Planner, these plans shall collectively be known as the “Approved Construction Plans”. The Final Plat shall not be released for recording until Approved Construction Plans exist.
6. If the Approved Construction Plans addressing the comments of the City Engineer, City Planner, or outside agencies necessitate revisions to any of the lot lines or easements on the Subject Property, then the Final Plat shall be revised by the Developer and submitted for amended approval by the City Council. If an off-site easement is required to address a comment, then a separate easement document shall be provided to the City for review and approval prior to release of the Final Plat for recording.

7. To the extent that there are differences or conflicts between the Approved Construction Plans and this Resolution, the terms of this Resolution shall be controlling.
8. If the Site Plans have not been approved for permitting for the CCWMO, compliance with their requirements may result in the changes to or the removal of lots, outlots, or right of way, in which case the Developer shall revise the Final Plat as necessary.
9. The timing of the construction of the infrastructure improvements on the Subject Property will be subject to the conditions of a Developer's Agreement between the City and the Developer.
10. The Developer shall secure all easements for and construct all street, utility, trail, stormwater, park, and other improvements as shown on the Approved Construction Plans at their sole expense except as provided for herein. To the extent that utilities are oversized at the request of the City, the City shall reimburse the Developer for the cost of the extra diameter of the pipe. The location of such utility lines within the Subject Property shall be as designated and approved by the City Engineer.
11. The approval of the Final Plat shall terminate if a Developer's Agreement has not been entered into between the City and Developer by May 20, 2022.
12. The approval of the Final Plat shall terminate unless all conditions of this Resolution are completed and the Final Plat is recorded no later than May 20, 2022.
13. Financial security in a form required by the City Code and approved by the City Attorney and in an amount approved by the City Engineer must be provided by the Developer prior to release of the Final Plat for recording. The Developer's Agreement shall specify the amount of the financial security.
14. The Developer must reimburse the City for all costs incurred by the City and its consultants in relation to review of the proposed development plans as well as the preparation of the Developer's Agreement.
15. Single-family homes are the permitted use on the lots on Blocks 1 through 6.
16. Outlots A and B of WINKLER CROSSING 4th ADDITION will be platted into lots and right of way in one or more future phases. Installation of utility and street infrastructure for future phase(s) shall not occur until such time as a Final Plat for said future phase(s) has been approved by the City Council and a Developer's Agreement has been executed.
17. A current title commitment shall be provided for the review of the City Attorney before the Final Plat is released for recording.
18. Map updating fees shall be paid prior to the release of the final plat for recording. Fees shall be paid by the Developer for each lot and outlot contained within the Subject Property as per the City fee schedule in effect at the time of the execution of the Developer's Agreement. Future subdivisions of outlots may result in additional base map updating fees.

The Developer shall submit the plat, construction, and as-built plans in the electronic format required by the City Engineer.

19. Per the Development Agreement for WINKLER CROSSING 3RD ADDITION, the Developer has a credit of \$158,435.80 that is carried forward to this WINKLER CROSSING 4TH ADDITION. The Developer's Agreement shall memorialize the use of the carry-over credit and specify how any additional carryover park dedication credit remaining for future phases. Park dedication for Outlots A and B of WINKLER CROSSING 4TH ADDITION shall be paid at the time of future platting and development of said outlots and is not being charged at this time.
20. Trails within the development shall be constructed at the sole expense of the Developer as shown on the Approved Construction Plans. The following trails shall be installed:
 - A. The trail in Outlot A of WINKLER CROSSING 3RD ADDITION located west of the pond shall be constructed from Winkler Trail North to the existing trail in Outlot A.
21. Civil defense siren fees shall be paid prior to the release of the final plat for recording as per the City fee schedule in effect at the time of execution of the Developer's Agreement.
22. The Developer shall survey all storm water holding ponds as required by the City. The Developer shall be responsible for storm sewer cleaning and holding pond dredging, as required, by the City prior to completion of the development of the Subject Property.
23. The Developer shall be responsible for obtaining and complying with all necessary permits from the Metropolitan Council, Minnesota Department of Health, DNR, Carver County Watershed District, PCA, MnDOT, Carver County Public Works Department and any other governmental agencies.
24. The Developer shall complete construction, site restoration and erosion control in accordance with all permitting agency requirements including but not limited to MPCA-NPDES, CCWMO, and City Standards.
25. 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.
26. Streetlights shall be installed by the developer. Streetlights will be maintained by the City if they are done in accordance with the provisions of the street light maintenance plan that the City has in effect.
27. Each residence constructed within any lot within the Subject Property shall have drain lines and sumps which must include an operable sump pump which shall be hard plumbed to the exterior, discharging through a drain tile to either a stormwater pond or to a tile connection in the right-of-way. Any deviation from this requirement must receive