

**CITY OF COLOGNE
CARVER COUNTY, MINNESOTA
RESOLUTION NO. 25-28**

**A RESOLUTION APPROVING A FINAL PLAT FOR A DEVELOPMENT KNOWN
AS THE VILLAGE AT COLOGNE 18TH 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, Southside Villages of Cologne, LLC, a Minnesota limited liability corporation (the “Developer”) is the owner of certain real property located in the City of Cologne, State of Minnesota, legally described as follows:

Outlot C, THE VILLAGE AT COLOGNE FIFTH ADDITION, Carver County,
Minnesota

Outlot C, THE VILLAGE AT COLOGNE NINTH ADDITION, Carver County,
Minnesota

Outlot A, THE VILLAGE AT COLOGNE SEVENTH ADDITION, Carver County,
Minnesota

(the “Subject Property”); and

WHEREAS, the City Council of the City of Cologne did adopt Resolution No. 25-18 on August 18, 2025 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 October 1, 2025 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 VILLAGE AT COLOGNE 18TH ADDITION prepared by Anderson Engineering of Minnesota, LLC 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 No. 25-18 approving the Preliminary Plat 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 September 15, 2025 and Collaborative Planning dated September 25, 2025 (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 THE VILLAGE AT COLOGNE 18TH ADDITION dated August 29, 2025 prepared by Anderson Engineering of Minnesota, LLC as revised to conform to the requirements of this Resolution and the Staff Letters and containing the following plans sheets (the “Anderson Plans”):
 1. Title Sheet (Sheet G0)
 2. Existing Parcel Map (Sheet E1)
 3. Existing Conditions and Demolition Plan (Sheet D1)
 4. Overall Plat (Sheet C1)
 5. Final Plat (Sheet C2)
 6. Site Plan (Sheet C3)
 7. Grading and Erosion Control Plan (Sheet C4)
 8. Topsoil Management Plan (Sheet C5)
 9. Stormwater Pollution Prevention Plan (Sheets C6-C7)
 10. Sanitary Sewer and Water Main Plan (Sheet C8)
 11. Street and Storm Sewer Plan (Sheet C9)
 12. Civil Details (Sheets C10-C13)
 13. Landscape Plan (Sheet L1)
 14. Landscape Notes and Details (Sheet L2)
5. No construction shall be permitted on the Subject Property until updated Anderson 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 Approved Construction 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 December 6, 2025.
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 December 6, 2025.
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 Lots 1-15, Block 1.
16. No lots or outlots are permitted to access directly onto Village Parkway or Silver Leaf Trail.
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. Park dedication fees shall be paid by the Developer 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.
20. A trail is required along the western side of Village Parkway adjacent to the lots in the plat. Paving of said trail may be deferred by the City Council to a future phase of development of the outlots on the plat if agreed to within a Development Agreement. The Final plat and plans shall show proposed grading and future construction of the trail. Installation of landscaping along the berm and Village Parkway shall be completed with this phase of development.
21. Civil defense siren fees shall be paid by the Developer 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 WMO, 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. A streetlight shall be installed at the intersection of Silver Leaf Trail and Cobblestone Drive by the developer and lights selected shall be consistent with those in The Village of Cologne. 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 written prior approval of the City Engineer. These improvements must be constructed by the Developer or, if the Developer sells any lot to any builder, the Developer's purchase agreement with such builder must obligate the builder to construct the drain tiles, sump, and install the sump pump in the manner set forth herein.

28. In relation to landscaping, the Developer shall cause the following to occur:
- a. Until sod is installed as required herein, the Developer shall provide for silt fences (as an erosion control measure) to be installed within ten (10) days after small utilities are installed in the boulevard.
 - b. At the time each single-family residence is constructed, sod shall be installed from the curb back to the rear lot line. The sod must be installed within sixty (60) days of the issuance of a Certificate of Occupancy unless the Certificate of Occupancy is granted after September 15th in a given year in which case the sod must be installed by July 15th of the following year.
 - c. Comply with all requirements of the landscape plan included in the Approved Construction Plans.

The obligations of the Developer to install landscaping, sod and trees are the sole responsibility of the Developer and are not relegable to the homeowner.

29. The Developer shall pay for the production and installation of all required City street signs. In addition, the Developer shall provide a street lighting system in accordance with City and electric company standards. The street lighting system shall be completed and energized for each phase of the Subject Property at the earliest of the following events:
- a. When the Developer has applied for building permits upon 10% of the lots in each phase, or
 - b. One year from the date of the approval of the final plat for each phase.
30. The City projects that sufficient wastewater capacity is available to service this development based on existing experienced per capita volume and other plant capacity limit requirements. In the event that the City experiences a change in measured performance of the existing wastewater treatment facility prior to an upgrade to the existing plant, building permits may cease to be issued until the capacity situation is upgraded.
31. Additional conditions as determined necessary by the City Planner, City Engineer, and City Attorney prior to release of the final plat for recording.

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Adopted and approved by the City Council of the City of Cologne on a vote of 4 ayes and 0 nays effective on the 20th day of October, 2025.

Approved:



Matt Lein
Mayor

Attested:



Michelle Morrison
City Administrator

M/ Olson

Lein yes

Szaroletta yes

Bower yes

S/ Bowers

Bruss absent Olson yes

C:\Users\cnash\Dropbox\Cologne\Developments\Ron Olson\2025 Subdivision\Final Plat\Resolution\Final Plat Resolution VAC 18th final plat
draft2.docx
October 17, 2025

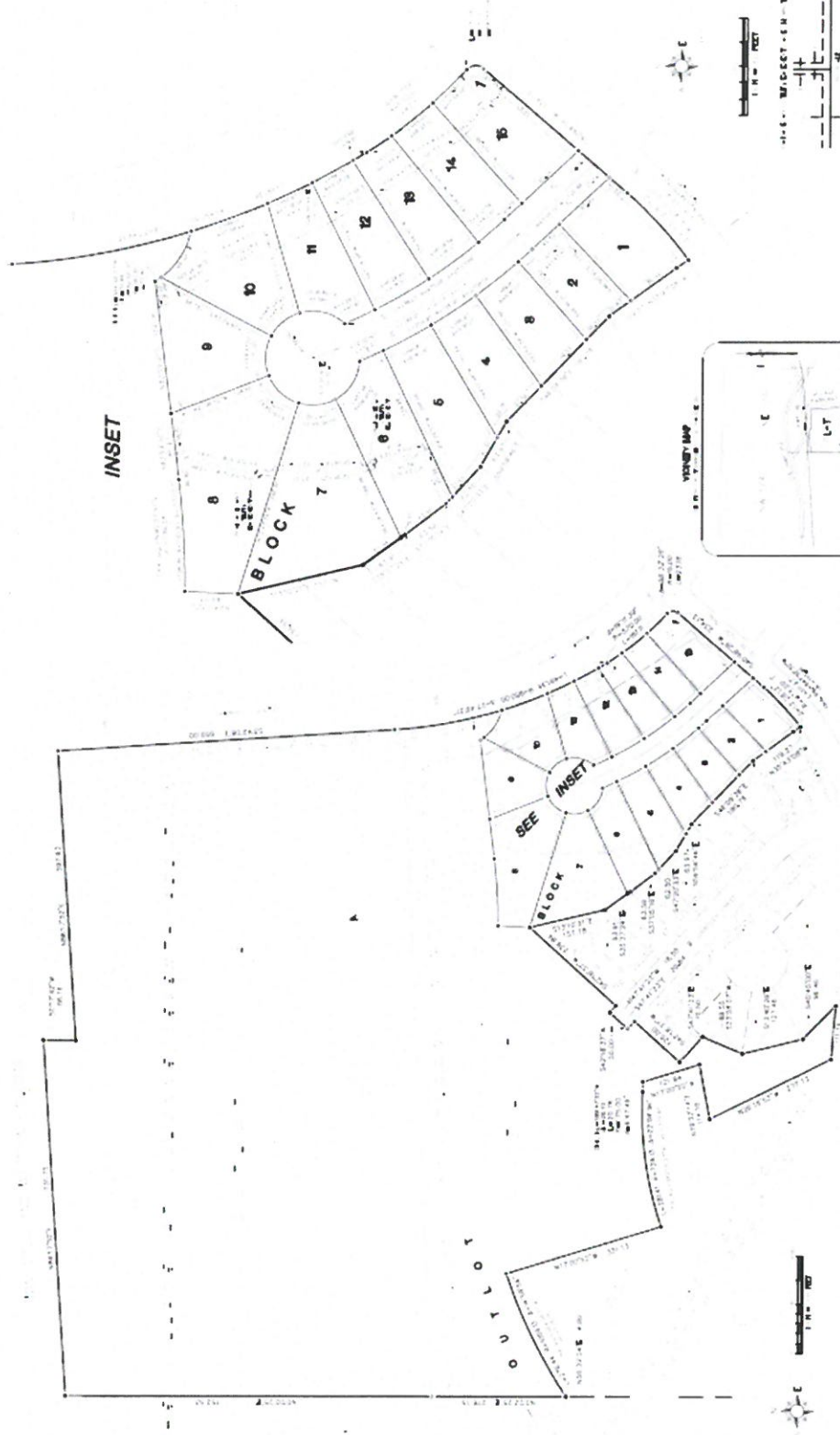
Final Plat

THE VILLAGE AT COLOGNE EIGHTEENTH ADDITION

[illegible]

PLAT FILE NO.
OR DOG NO.

THE VILLAGE AT COLOGNE EIGHTEENTH ADDITION



INSET

BLOCK 7

SEE INSET



ANDERSON
SURVEYING & ENGINEERING, INC.
1000 N. 10TH ST., SUITE 100
MINNEAPOLIS, MN 55412
(612) 338-1111

• CENTER OF LOT 1 IS THE POINT OF BEGINNING FOR THE EIGHTH ADDITION.
• THE EIGHTH ADDITION IS A SUBDIVISION OF THE SEVENTH ADDITION.
• THE SEVENTH ADDITION IS A SUBDIVISION OF THE SIXTH ADDITION.
• THE SIXTH ADDITION IS A SUBDIVISION OF THE FIFTH ADDITION.
• THE FIFTH ADDITION IS A SUBDIVISION OF THE FOURTH ADDITION.
• THE FOURTH ADDITION IS A SUBDIVISION OF THE THIRD ADDITION.
• THE THIRD ADDITION IS A SUBDIVISION OF THE SECOND ADDITION.
• THE SECOND ADDITION IS A SUBDIVISION OF THE FIRST ADDITION.