

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION #2003-087

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTHFIELD, MINNESOTA DECLARING THE ENVIRONMENTAL ASSESSMENT WORKSHEET FOR ARCON DEVELOPMENT TO BE COMPLETE.

WHEREAS, the Koester Property is the subject of the EAW and has a total area of 78.7 acres, with Arcon Development ("the Developer") desiring to develop 69 acres of land and the remaining 9.70 acres to be retained by Vernon Koester ("the Property Owner") to be developed at a later date; and

WHEREAS, through a joint resolution with Northfield Township, the City Council became the Responsible Government Unit (RGU) to begin the EAW for the Arcon Development and as the RGU, the City is charged with seeing that the EAW is completed and is reviewed through the EAW process; and

WHEREAS, the property is located in the southeast portion of the City of Northfield and is bounded by the future extension of Maple Street on the east and the existing M.T.H. # 246 on the west and north of C.S.A.H. #81; and

WHEREAS, the guidelines from the Minnesota Environmental Quality Board (EQB) require that a development of this size and nature requires the preparation of an Environmental Assessment Worksheet (EAW); and

WHEREAS, Arcon Development have caused the preparation of information required by an EAW; and

WHEREAS, the EAW was prepared with the participation of City Staff; and

WHEREAS, the EAW has been reviewed by City Staff, and the information provided has been determined to be complete.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

The Environmental Assessment Worksheet, which is required by the Minnesota Environmental Quality Board and City Code, is hereby accepted and found to be complete.

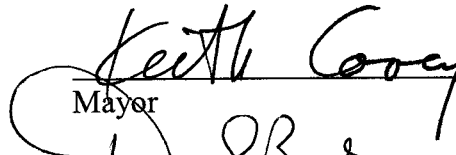
NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

The City Council directs Staff to undertake the following:

1. That the EAW be submitted to the Minnesota Environmental Quality Board for publication in the EQB monitor.
2. That the EAW be distributed to the organizations and agencies on the EQB distribution list.

3. That a press release be prepared and submitted to the Northfield News acknowledging the acceptance of the EAW in accordance with EQB Guidelines.
4. That a copy of the EAW be referred to the Planning Commission in order for the Planning Commission to hold a public hearing on the EAW, pursuant to City Code Sec. 34-809.

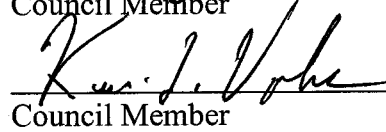
PASSED by the City Council of the City of Northfield this 17th day of March 2003.



Mayor



Council Member



Council Member

ATTEST:



Finance Director/City Clerk

VOTE: Y BOND Y COVEY Y GRAHAM Y LINSTROTH Y MALECHA
Y POKORNEY Y VOHS

The site is currently used and has been used for decades for agricultural row cropping and a single residence in the northwest corner of the site. A windbreak consisting of coniferous trees is located along the site's western boundary and a small tree nursery is located in the northern portion of the site. Numerous coniferous and deciduous trees are associated with the residence. A grassed waterway, which is tributary to Spring Creek traverses the site in a southwest to northeast orientation. In addition to the residence, several out buildings exist on the Property Owner's portion of the site and one water well is present near the residence.

The 69 acre project proposed by the Developer would establish single family residential use on 54 lots, 148 row-style townhome units and 124 back-to-back townhome units. The single-family lots would have minimum sizes of 6,500 square feet. The row townhome units would be contained within 37 separate structures with 4 units in each structure. The back-to-back townhome units would be contained within 14 separate structures with 124 total units of 8-10 units per structure. Whereas, the 9.70 acre project proposed by the Property Owner would establish single-family residential use on 25 lots.

Required park dedication for the entire 78.7 acres would be 6.5 acres, however the Developer is proposing to dedicate 13.2 acres of land for parks, trails and open space located primarily along the property's north side to provide additional space to Spring Creek Park. A hiking trail would also be constructed through this area of parkland which would be accessible from the new development, from existing trails in the Spring Creek Park ballfields and from Aspen and Maple Streets. Additionally, a greenway corridor would be established in the area of the existing grassed waterway on the site. A hiking trail would be constructed in this greenway which would connect to the trail planned for the north park area. A small neighborhood park would also be established in the southeastern corner of the site. This park would consist of playground equipment and open space. Stormwater ponding would be provided on the site in four areas.

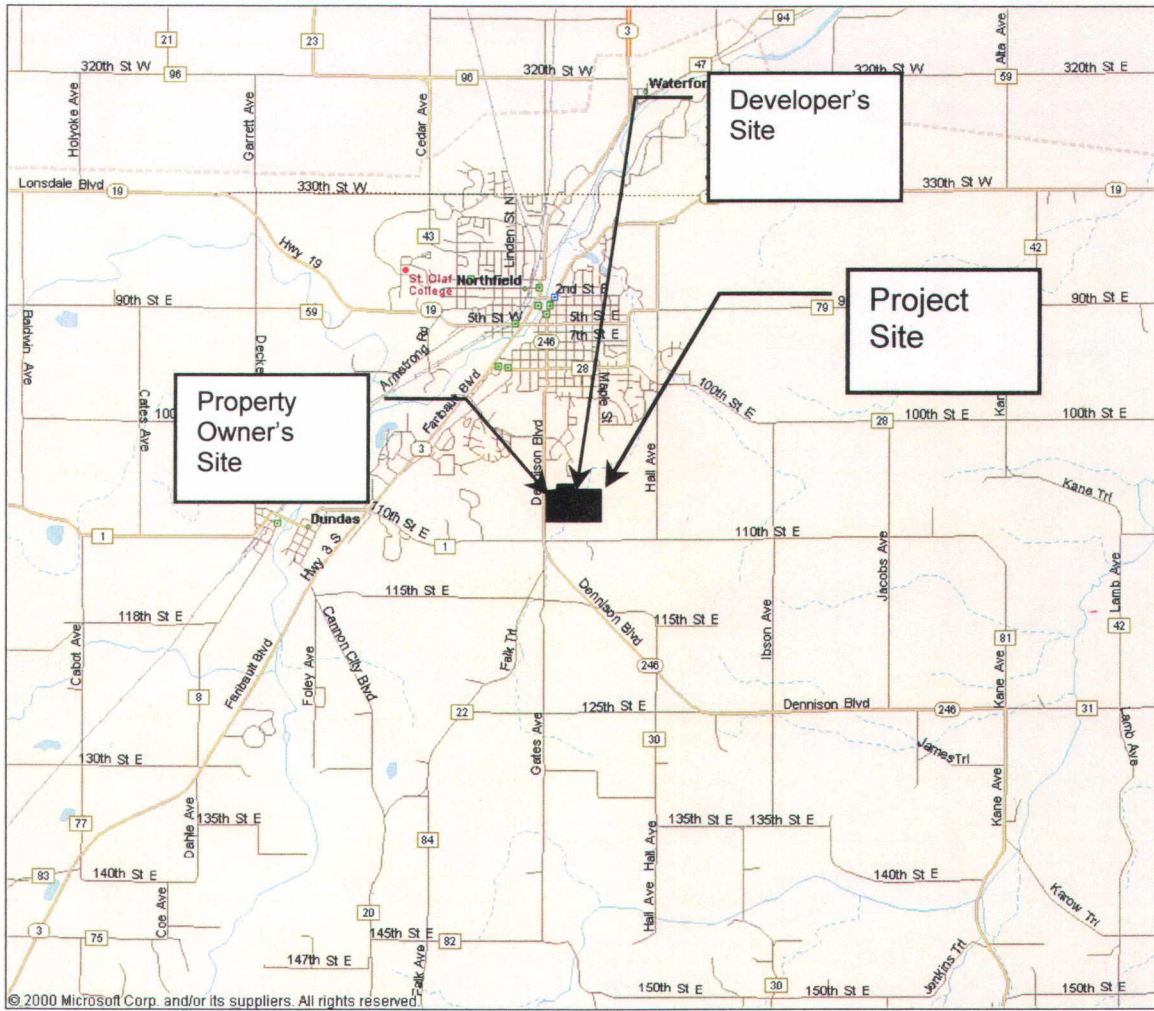
The development would be accessed from Minnesota Trunk Highway (MTH) 246 on the west, Aspen Street on the north and Maple Street (which has not yet been extended to the south) on the east. The project would be connected to the municipal water, sanitary sewer and storm sewer systems. Total grading will move approximately 195,000 cubic yards of earth. The project proposed by the Developer will be constructed in three phases over a period of four years (Exhibit D). Phase 1 will occur in the east/southeast portion of the site and will include a mixture of row townhouses, back-to-back townhomes and ten (10) single-family lots. This phase will have two accesses onto the new Maple Street extension. This phase will include the extension of sanitary sewer and water into the project, installation of storm sewer pipe, construction of several storm water ponds and a small park. Phase 2 will occur in the south portion of the overall site, connecting Phase 1 and MTH 246. This connection will allow east/west access through the site. Phase 2 will include row townhouses, back-to-back townhomes and 44 single-family lots. As with Phase 1, this phase will also include sanitary sewer, water main, storm sewer and street improvements. Phase 3 will complete the development in the north and middle part of the site. Phase 3 will make a final connection to the north and add significant parkland to the City park system. Phase 3 will include row townhomes and back-to-back townhomes along with typical public improvements. Whereas, the 9.7 acres of land retained by the Property Owner will be constructed independently at a later date.

c. Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.

The project will provide moderately priced residential and recreational opportunities in the City of Northfield. The housing portion of the project will address a continuing consumer need in the area for additional housing options, with complimentary recreational amenities. The project is consistent with the City's Comprehensive Plan for this site.

d. Are future stages of this development including development on any outlots planned or likely to happen? _____ Yes No

If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.



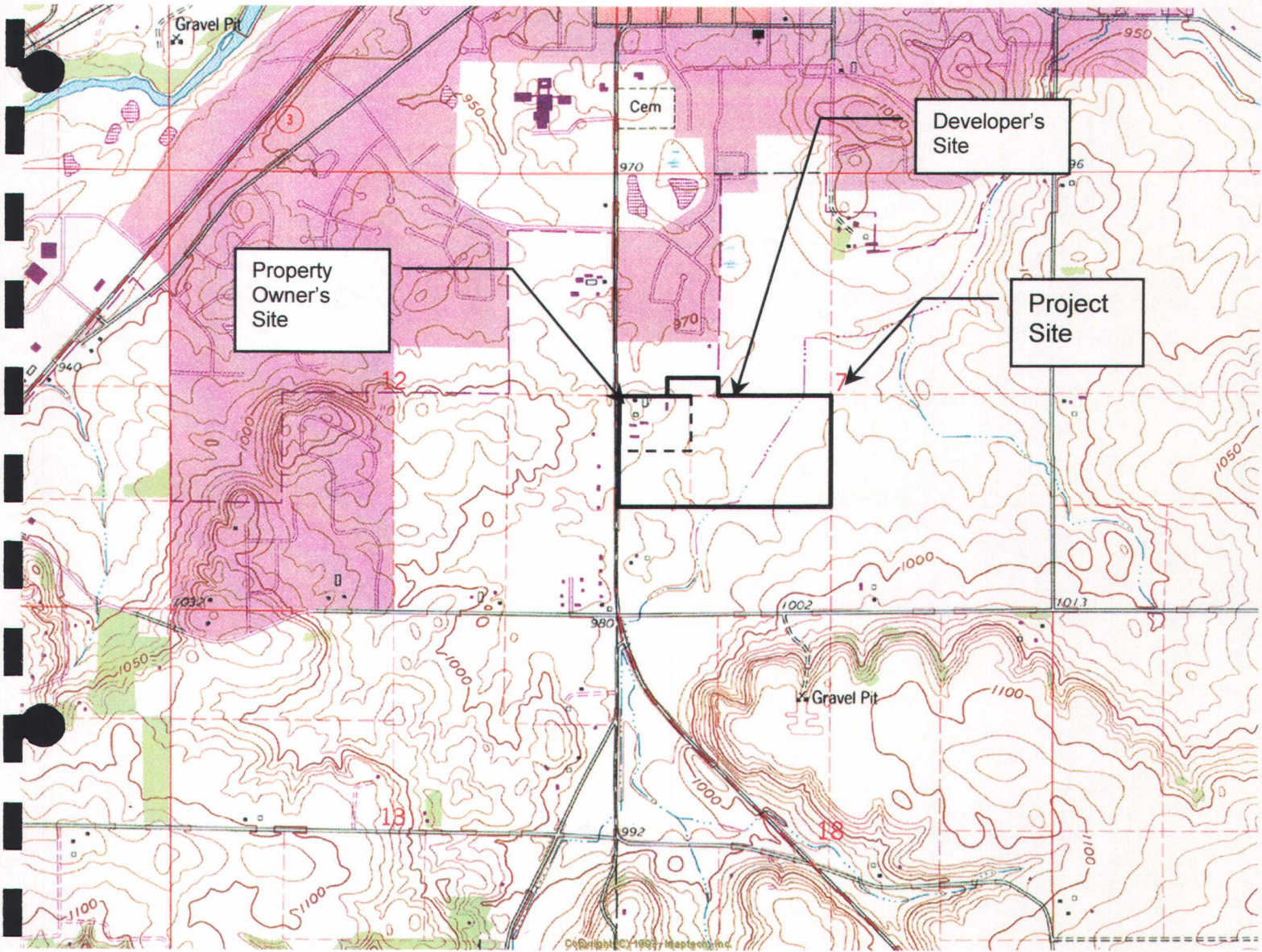


Exhibit B

TOTAL AREA: 78.7 ACRES
 DEVELOPER: 69.0 ACRES
 OWNER: 9.7 ACRES

DEVELOPER LAND USE AREAS:
 BACK TO BACK TOWNHOMES: 10.6 ACRES
 ROW TOWNHOMES: 16.6 ACRES
 SINGLE FAMILY: 11.8 ACRES
 POND: 2.0 ACRES
 PUBLIC RIGHT-OF-WAY: 13.1 ACRES
 PARK: 13.2 ACRES
 GREENWAY: 1.7 ACRES

WEST OF GREENWAY:

ROW TOWNHOME UNITS: 88
 BACK TO BACK TOWNHOME UNITS: 98
 SINGLE FAMILY LOTS: 44
 TOTAL UNITS: 230

EAST OF GREENWAY:



TOTAL ROW TOWNHOME UNITS: 56
 BACK TO BACK TOWNHOME UNITS: 30
 SINGLE FAMILY LOTS: 10
 TOTAL UNITS: 96

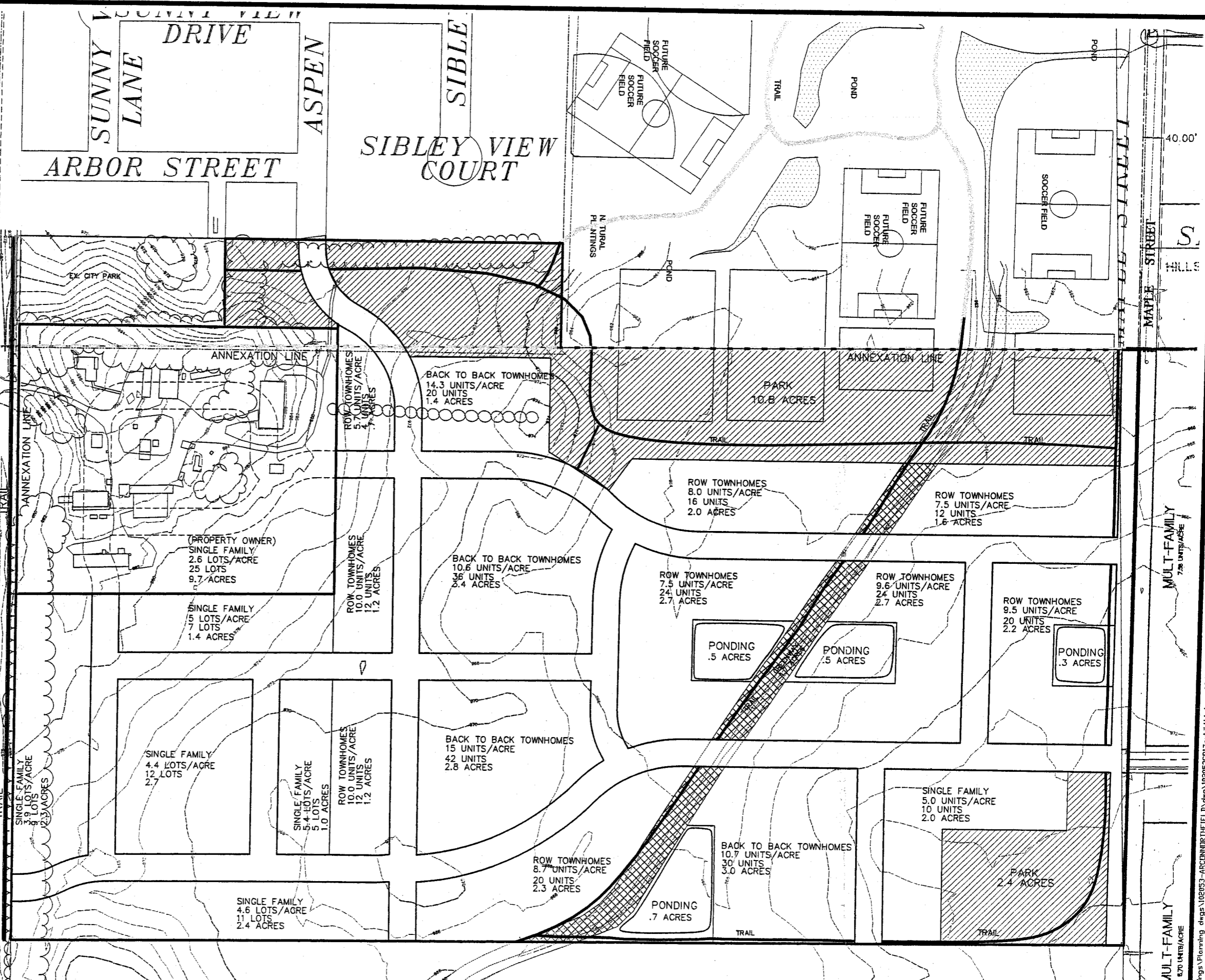
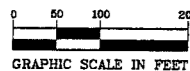
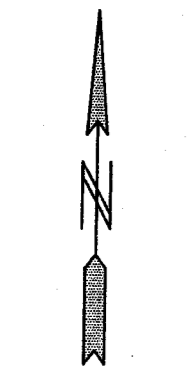
TOTAL UNITS ON DEVELOPERS SITE: 326

PROPERTY OWNER LAND USE AREA:

SINGLE FAMILY: 9.7 ACRES
 SINGLE FAMILY LOTS: 25

TOTAL DEVELOPER AND
 PROPERTY OWNER SITES: 351

-  PROPOSED PARK
-  EXISTING GRASSED WATERWAY



2423 Emerson Ave
 Northfield, MN 55206
 (763) 937-1111 FAX (763) 937-1112
 I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota

Name _____ Date _____
 Reg. No. _____

Revisions _____
 Date 2/25/03
 Designed J.H.
 Drawn J.M.

SHEET TITLE
EXHIBIT C

OWNER
ARCON DEVELOPMENT

PROJECT
**KOESTER PROPERTY
 NORTHFIELD, MINNESOTA**

SHEET OF SHEETS

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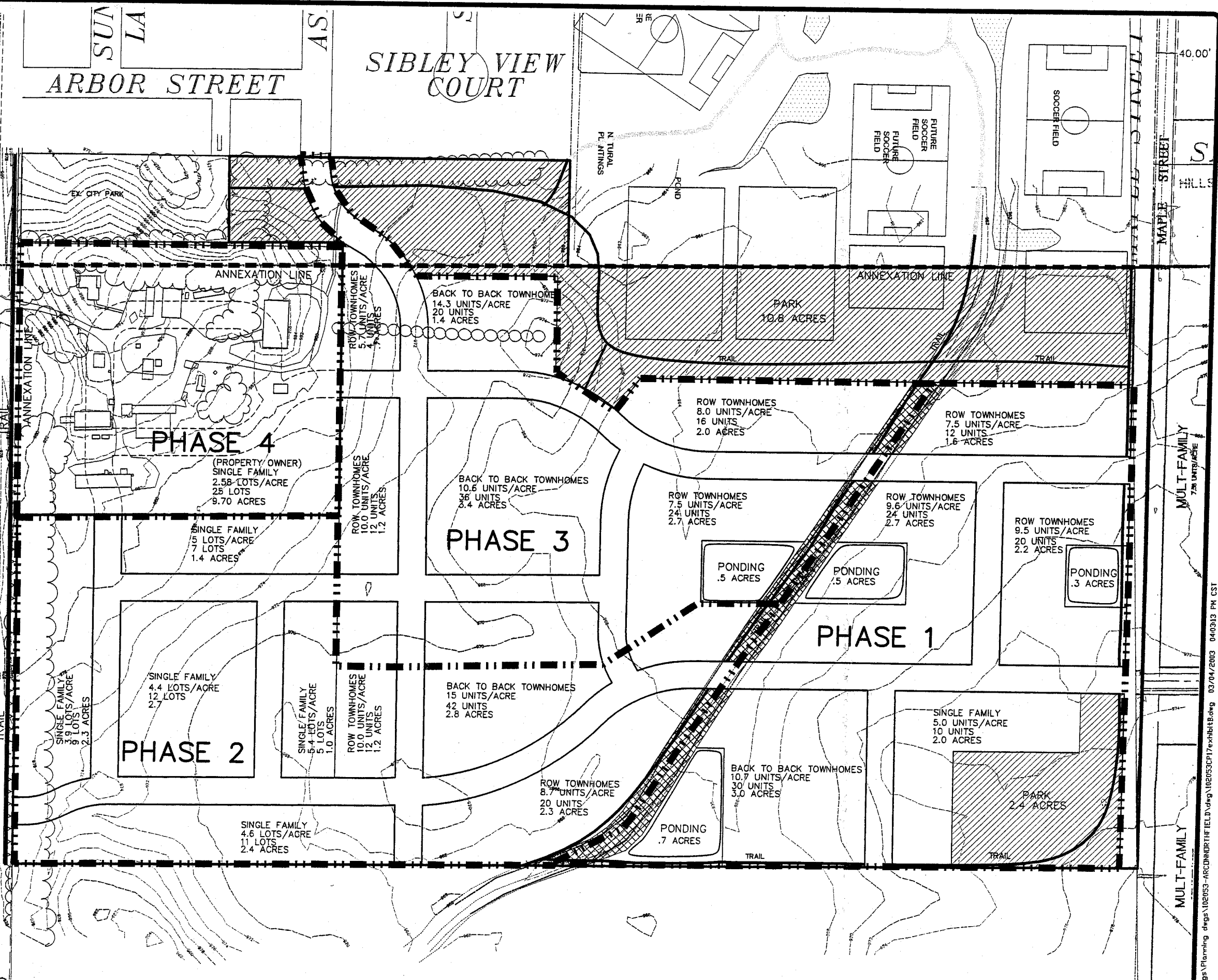
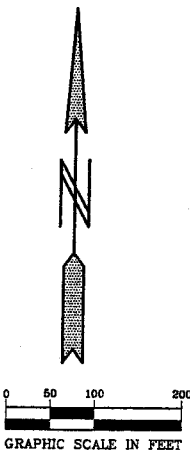
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 PROPERTY OWNER SITES: 351

 PROPOSED PARK
 EXISTING GRASSED WATERWAY

 PHASE BOUNDARY



PIONEER engineering

2422 Excelsior Blvd
 Northfield, MN 55206
 (507) 851-1234 FAX 851-1245
 1525 Highway 105 N.E.
 Fridley, MN 55422
 (763) 783-1800 FAX 783-1883

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

Name _____
 Reg. No. _____ Date _____

Revisions _____
 Date 2/25/03 SHEET TITLE EXHIBIT D
 Designed J.H.
 Drawn J.H.

OWNER ARCON DEVELOPMENT

PROJECT KOESTER PROPERTY
 NORTHFIELD, MINNESOTA

SHEET OF SHEETS

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