

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Annexation – 86.05 Acres in Jackson Township, Scott County
(property address 13030 Townline Avenue)

PID #: 69-240020, 69-240030, 69-240040, 69-240080, 69-240090 & 69-
240091 (Jackson Township PIDs)

DATE: April 29, 2020

The application indicates a request to annex six (6) properties from Jackson Township. These properties are located southwest of the intersection of County Road 78 (130th Street) and County Road 79 (Townline Avenue) at 13030 Townline Avenue.

The engineering department has completed its review and offers the following comments at this time for the applicant and for the planning department:

1. Submit as-built drawings for the site.
2. The site currently contains gravel trails, drive aisles and parking areas. It is recommended that these areas be paved with bituminous or concrete material.
3. Currently, storm sewer is not extended to the property, however, storm water runoff is conveyed through the City of Shakopee trunk storm system. Therefore, the trunk storm water charge will be due at the time of annexation.
4. Currently, no sanitary sewer is extended to the property. If sanitary is extended and the site is connected in the future, the trunk sanitary sewer charge would be due at that time.
5. Obtain final approval of the Storm Water Management Plan for the site.
6. Dedicate drainage and utility easement to encompass the 100-year high water level of all storm basins and wetlands.
7. Submit a copy of all drainage and utility easements that have been recorded for this property.
8. It is assumed that all trails throughout the site and adjacent to County Road 78 and County Road 79 are private. If the trails along the county roads are to be public trails, trail easement must be dedicated to the City of Shakopee.

9. Submit a copy of an executed Utility Facilities Easement Agreement. The agreement must also be recorded with the county.
10. All storm water infrastructure on the site is private and should be denoted as such on the as-built plans.
11. All pedestrian ramps adjacent to public roadways must be ADA compliant.
12. Submit a copy of the wetland delineation that was completed for the site.

Recommendation

Following our review, the Public Works department recommends approval of the annexation with the items above attached as conditions of the approval.