



3601 18th Street South • Suite # 103 • St. Cloud, MN 56301
Phone: 320.258.4438 • 320.252.3603

April 30, 2020

Mark Noble, Senior Planner
Members of the City Council & Planning Commission

City of Shakopee
485 Gorman St.
Shakopee, MN 55379

RE: POWERS DEVELOPMENT—Vacation of Easements & ROW Application

Mr. Noble and Members of the City Council/ Planning Commission:

Trident Development, LLC is pleased to present an application for ***vacation of easements and ROW*** for the mixed-use development located near the intersection of Marystown Road (County Rd 15) and 17th Ave (County Rd 16)—generally known as the *Powers Development*.

Vacation of Easements Application

Trident Development, LLC is seeking vacation of the easements and ROW listed below.

1. Watermain/ Utility Easement, Document #A1085418, Exhibit A
This easement (#1085418) is redundant to A990965 (which will stay in place). This is administrative step cleans up title but does not remove the underlying existing easement.
2. Roadway/ Utility Easement, Document #A1085416, Exhibit B
This easement was previously needed on the Powers First Addition Plat for Lusitano encroachment into ISD 720 property. The new Second Addition Plat is re-routing Lusitano and therefore this easement is no longer needed.
3. Powers First Addition Plat, D/U Easements and ROW, Exhibits C & D
These are City easements and ROW provided within the original Powers First Addition Plat. The new Powers Second Addition plat will replace/ put in place all required city easements and ROW; and therefore, these are no longer needed.
4. Jackson Elementary Plat, D/U Easements, Exhibit E
These are City easements provided within the original Jackson Elementary Plat. This request only concerns the 3.5-acre parcel being purchased/ split-off from ISD 720 and being incorporated into the Powers Second Addition Plat. The new Powers Second Addition plat will replace/ put in place all required city easements and ROW; and therefore, these are no longer needed.

5. Infiltration Basin Access Easement, Document #A1085419, Exhibit F

This is an access easement provided to the City for the regional stormwater pond needed for the Powers Development. Due to the reconfiguration of lots and ROW from the first addition plat, to the second addition plat, this former easement is no longer needed. The new 2.9-acre City-owned Outlot A contains said regional storm system—which has direct access via a public ROW (Lusitano).

6. Access Control to Marystown Road, Jackson Elementary and Powers First Addn. Plats

A previous access control agreement between the City and County has resulted in access control notations on two previous recorded plats effecting this project (Jackson Elementary Plat and Powers First Addition Plat).

Access to Marystown Road is required for this development. In coordination with City and County staff, the developer is showing access to Marystown Road via the extension of Lusitano Drive, on the Powers Second Addition Plat. The developer needs to obtain formal written authorization from the County and City that this access control is no longer required so it can be removed from property records.

The developer has also applied for preliminary/final plat for this project—please reference that application for additional details and supplemental information (including existing survey and tittle work).

Your consideration is appreciated. We are available to answer questions.

Respectfully,



Patrick E. Brama
Trident Development, LLC

(763) 412-7609, patrickb@tridentdevelopmentmn.com