



COUNTY OF
Olmsted

PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.328.7070

October 20, 2014

Township Cooperative Planning Association
4111 - 11th Ave. SW, Rm 10
Rochester, MN 55902

Dear Township Cooperative Planning Association:

The Public Works Department has reviewed the Application for a final plat of the Majestic Meadows subdivision.

No Comments

Sincerely,

Michael T. Sheehan
Director of Public Works

MTS/lc

cc: Beth Davis
Kaye Bieniek
Chad Schuman
Cascade Township



AN EQUAL OPPORTUNITY EMPLOYER

Administration Building Maintenance Surveying and Mapping Engineering Highway Maintenance Parks & Agriculture Solid Waste



Final Plat for Review

Wojchik Eric <wojchik.eric@co.olmsted.mn.us>

Thu, Oct 9, 2014 at 4:52 PM

To: Davis Beth <davis.beth@co.olmsted.mn.us>, Alwes Richard <alwes.richard@co.olmsted.mn.us>, Tjossem Logan <tjossem.logan@co.olmsted.mn.us>, Harford John <harford.john@co.olmsted.mn.us>, Vankeulen Don <vankeulen.don@co.olmsted.mn.us>, "david@tcpamn.org" <david@tcpamn.org>

Hello David,

We only have two comments regarding the Majestic Meadows subdivision in Cascade Township:

- 1) It looks as though Lot 2 in Block 1 may not meet the Lot Width Regulations in Section 6.02(C)(6)(a) – lot width of 100' at the building line (30' front yard) if the lot opens on to Majestic Lane NW. If the front yard is along Majestic Drive NW, this site layout will comply with the Ordinance.
- 2) Lots 9, 10, and 11 will be subject to Shoreland District and top-of-bluff provisions in terms of final site layout.

Kind Regards,

Eric

Eric Wojchik, Planner | Rochester-Olmsted Planning Department | 2122 Campus Drive SE, Suite 100 | Rochester, MN 55904 | Phone: 507.328.7102 | E-mail: wojchik.eric@co.olmsted.mn.us



"A dynamic, world class county delivering excellence every day"

Pre-application planning advice is given without prejudice to the consideration of any subsequent application received by the Rochester-Olmsted Planning Department.



Roger Ihrke <roger@tcpamn.org>

FW: Majestic Meadows Subdivision

3 messages

Harford John <harford.john@co.olmsted.mn.us>

To: Vankeulen Don <vankeulen.don@co.olmsted.mn.us>, Roger Ihrke <roger@tcpamn.org>

Thu, Oct 16, 2014 at 12:31 PM

Roger, FYI in case you had not heard.

John

From: Thoreson Joel

Sent: Thursday, October 16, 2014 12:06 PM

To: Harford John

Subject: RE: Majestic Meadows Subdivision

The property is located in Section 1 which is a fractional section. Therefore the south line of the plat will need to move by approximately 20 feet. I would imagine that most of the plat configuration will need to change in order to maintain the 2 acre lot requirement.

Joel S. Thoreson

Olmsted County Surveyor

2122 Campus Dr. SE, Suite 200

Rochester, MN 55904-4744

Phone (507) 328-7055

From: Harford John
Sent: Wednesday, October 15, 2014 11:44 AM
To: Thoreson Joel
Subject: RE: Majestic Meadows Subdivision

Out of curiosity what are they?

From: Thoreson Joel
Sent: Wednesday, October 15, 2014 9:49 AM
To: Harford John
Subject: RE: Majestic Meadows Subdivision

John,

During our review an issue came up that will cause substantial changes to this plat.

Joel S. Thoreson
Olmsted County Surveyor
2122 Campus Dr. SE, Suite 200
Rochester, MN 55904-4744

Phone (507) 328-7055

From: Harford John
Sent: Monday, October 13, 2014 10:57 AM
To: Vankeulen Don; Thoreson Joel
Subject: FW: Majestic Meadows Subdivision

FYI.

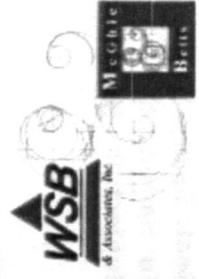
John

From: Mark Severtson [mailto:MSevertson@mcghiebetts.com]
Sent: Sunday, October 12, 2014 9:02 PM
To: Harford John
Subject: RE: Majestic Meadows Subdivision

John,

We checked all the lot acreages and they all exceed the 2-acre minimum (based on square feet).

Mark Severtson
Professional Land Surveyor
d: 507-218-3382 | c: 507-226-3606
McGhie & Betts, a Division of WSB & Associates, Inc. | 1648 Third Avenue SE | Rochester, MN 55904



McGhie & Betts has joined WSB & Associates, Inc., a Minnesota-owned consulting firm serving a broad array of clients with civil engineering, planning, landscape architecture, environmental, and construction services.

This email, and any files transmitted with it, is confidential and is intended solely for the use of the addressee. If you are not the addressee, please delete this email from your system. Any use of this email by unintended recipients is strictly prohibited. WSB & Associates, Inc. does not accept liability for any errors or omissions which arise as a result of electronic transmission. If verification is required, please request a hard copy.

From: Harford John [mailto:harford.john@CO.OLMSTED.MN.US]
Sent: Wednesday, October 08, 2014 10:19 AM
To: Mark Severtson
Subject: Majestic Meadows Subdivision

Mark,

We received a referral for this subdivision plat. So in the process of review I was looking at the size of the lots. Some of the smaller rectangular lots do not have 90 degree corners so cant calculate the size without the help of Joel Thoreson. He is backed up so thought I would ask you. Can you tell me if the smaller lots all meet the minimum two acre lot size? They must be 2x43,560 to comply with the ordinance. The Co Bd determined that issue years

ago so that a lot that is 1.999 acres is not a two acre lot – cant be rounded up to meet the requirements. Thus the question. Are all of the lots 87, 120 s.f. or larger? Thanks.

John Harford

Roger Ihrke <roger@tcpamn.org>

To: Harford John <harford.john@co.olmsted.mn.us>

Thu, Oct 16, 2014 at 1:59 PM

Thanks John. It will be interesting to see how McGhie tries to handle this.

Roger

[Quoted text hidden]

Roger Ihrke <roger@tcpamn.org>

To: David Meir <david@tcpamn.org>

Tue, Oct 21, 2014 at 3:07 PM

----- Forwarded message -----

From: **Harford John** <harford.john@co.olmsted.mn.us>

Date: Thu, Oct 16, 2014 at 12:31 PM

Subject: FW: Majestic Meadows Subdivision

[Quoted text hidden]