

# City of Hastings

## Planning Commission Memorandum

**To:** Planning Commission  
**From:** John Hinzman, Community Development Director  
**Date:** September 23, 2013  
**Item:** Final Plat – Wallin 15<sup>th</sup> Addition

### REQUEST

Wallin Limited Partnership seeks Final Plat approval of Wallin 15<sup>th</sup> Addition consisting of 15 single family lots located south and west of Fallbrooke Drive between General Sieben Drive and Greystone Road.

### BACKGROUND INFORMATION

#### Preliminary Plat & Master Development Agreement

The property is part of the Wallin Preliminary Plat and Master Development Agreement approved by the City Council on July 8, 2002. The agreement was further extended on March 15, 2012 and is valid until July 31, 2017. The Final Plat is consistent with the 2002 Preliminary Plat.

#### Comprehensive Plan Classification

The use is consistent with the Comprehensive Plan. The property is guided Low Density Residential in the Comprehensive Plan.

#### Zoning Classification

The use is permitted within the Zoning Code. The property is zoned R-1 - Low Density Residence. Single family homes are a permitted use in the R-1 District.

#### Adjacent Zoning and Land Use

The following land uses about the property:

Direction	Existing Use	Zoning	Comp Plan
North	Fallbrooke Drive Single Family Homes	R-1 – Low Density	Low Density
East	Fallbrooke Drive Single Family Homes	R-1 – Low Density	Low Density
South	Vacant – Future Wallin Dev. Greystone Rd	R-1 – Low Density	Low Density
West	Vacant – Future Wallin Dev. General Sieben Drive	R-1 – Low Density Nininger Twp	Low Density Nininger Twp

**Existing Condition**

The existing site is vacant. Fallbrooke Drive has been constructed.

**Proposed Condition**

Subdivision of Outlot A, Wallin 11th Addition into 15 single family lots. No new public roads would be constructed.

**FINAL PLAT REVIEW****Preliminary Plat**

Preliminary Plat approval was granted by the City Council on July 8, 2002. The Final Plat is consistent with the Preliminary Plat.

**Grading, Drainage, and Erosion Control Plan**

The Grading, Drainage, and Erosion Control Plan was approved as part of the Preliminary Plat.

**Tree Plan**

The Tree Planting Plan was approved as part of the Preliminary Plat.

**Utilities**

The Utility Plan was approved as part of the Preliminary Plat.

**Public Land Dedication**

Public land dedication has been previously satisfied.

**Sewer Interceptor Fees**

Sewer Interceptor Fees have been previously satisfied.

**RECOMMENDED ACTION**

Approval of the final plat of WALLIN 15TH ADDITION to the City Council, subject to the following conditions:

1. Conformance with the approved Preliminary Plat and Master Development Agreement as approved by the City Council on July 8, 2002, as amended.

**ATTACHMENTS**

- Location Map
- Final Plat
- Preliminary Plat
- Application

# Location Map



# WALLIN 15TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Duane R. Wallin and Winston R. Wallin Limited Liability Limited Partnership, a Minnesota limited liability limited partnership, fee owner of the following described property situated in the County of Dakota, State of Minnesota, to wit:

Outlot A, WALLIN 11TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota

Has caused the same to be surveyed and platted as WALLIN 15TH ADDITION, and does hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage.

In witness whereof, said Duane R. Wallin and Winston R. Wallin Limited Liability Limited Partnership, a Minnesota limited liability limited partnership, has caused these presents to be signed by its general partner this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_  
Roberta Sjodin, General Partner

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Roberta Sjodin, general partner of Duane R. Wallin and Winston R. Wallin Limited Liability Limited Partnership, a Minnesota limited liability limited partnership, on behalf of the partnership.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
Peter J. Hawkinson, Professional Land Surveyor  
Minnesota License Number 42299

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate, was acknowledged before me, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ , by Peter J. Hawkinson, Land Surveyor.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

## PLANNING COMMISSION OF THE CITY OF HASTINGS, MINNESOTA

Approved by the Planning Commission of the City of Hastings, Minnesota, at a regular meeting thereof, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Chairperson

Signed: \_\_\_\_\_  
Secretary

## CITY COUNCIL OF HASTINGS, MINNESOTA

We do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of Hastings, Minnesota, approved this plat.

Signed: \_\_\_\_\_  
Mayor

Signed: \_\_\_\_\_  
Clerk

## DAKOTA COUNTY SURVEYOR

Pursuant to Section 383D.65, Minnesota Statutes, and the Dakota County Contiguous Plat Ordinance this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
Dakota County Surveyor

## BOARD OF COUNTY COMMISSIONERS

This plat of WALLIN 15TH ADDITION was approved pursuant to Minnesota Statutes Chapter 505 and pursuant to the Dakota County Contiguous Plat Ordinance and approved by resolution of the Board of Commissioners of Dakota County, Minnesota, at a regular meeting of said Board this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Chair, County Board

Attest: \_\_\_\_\_  
County Treasurer-Auditor

## DAKOTA COUNTY TREASURER-AUDITOR

I hereby certify that the taxes for the year 20\_\_\_\_ for the land described on this plat as WALLIN 15TH ADDITION have been paid and that there are no delinquent taxes due and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
County Treasurer-Auditor, Dakota County, Minnesota

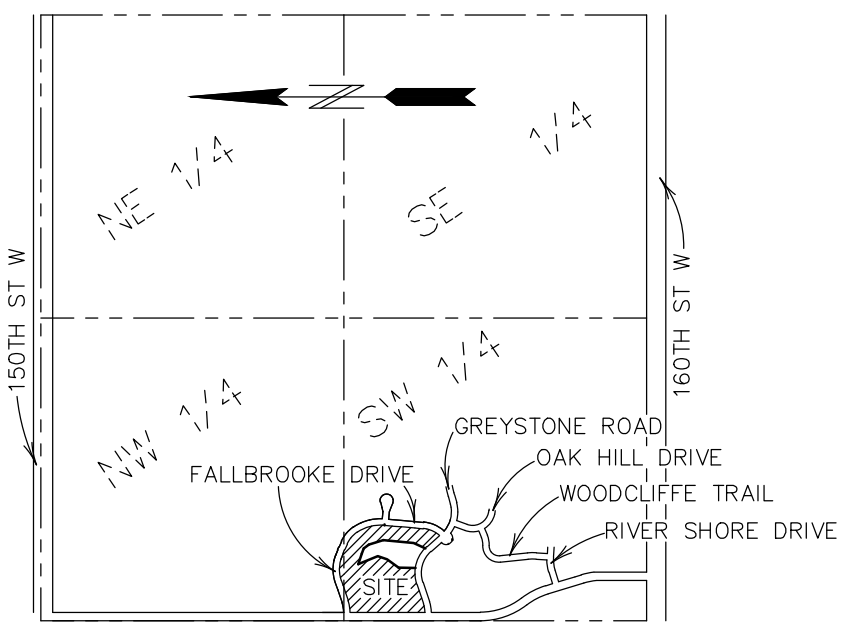
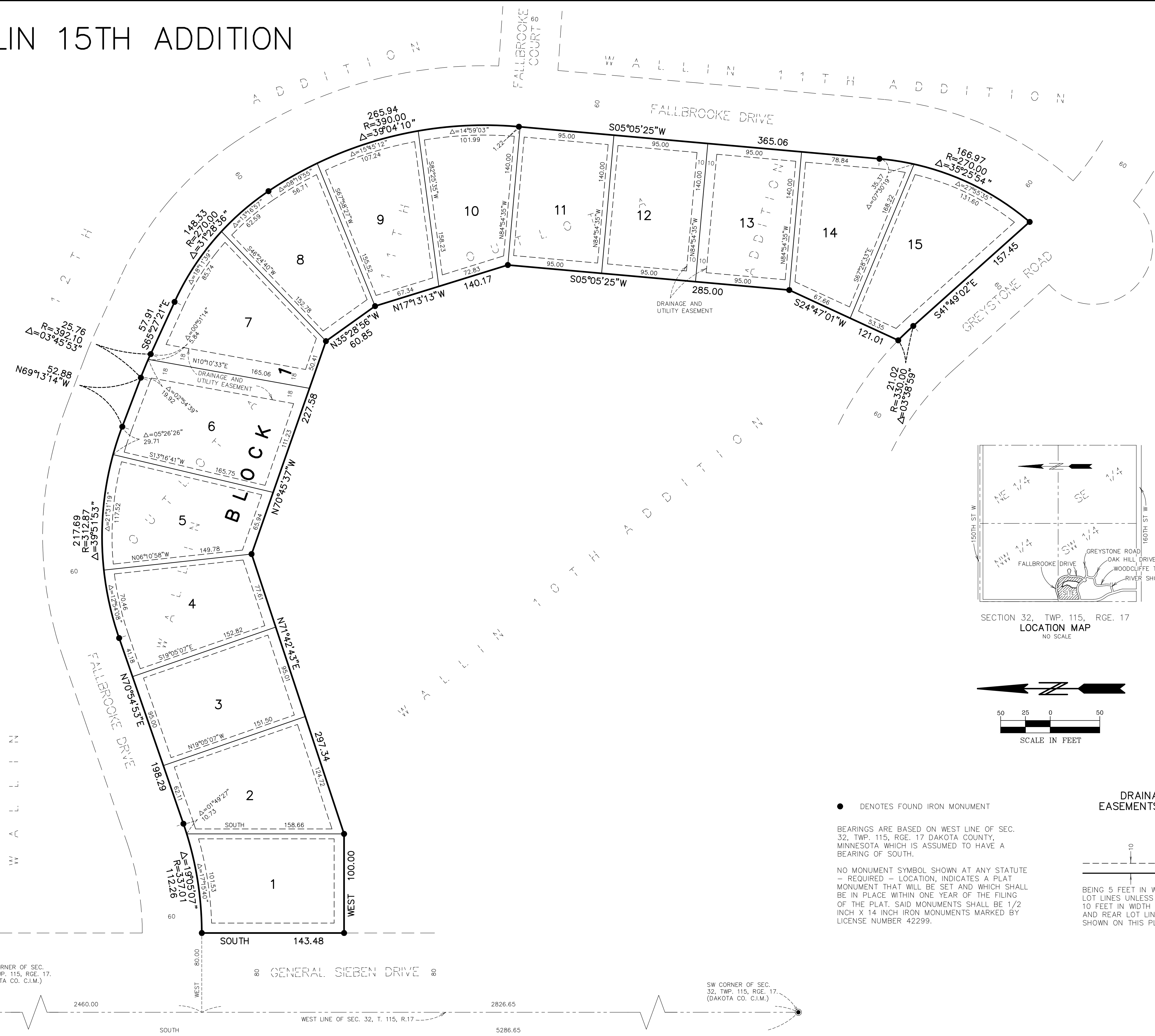
## DAKOTA COUNTY RECORDER

Document Number \_\_\_\_\_

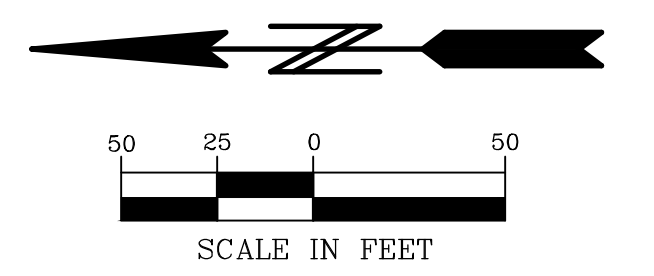
I hereby certify that this instrument was filed in the office of the County Recorder for record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ .M, and was duly recorded in Book \_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_.

BY: \_\_\_\_\_  
County Recorder, Dakota County, Minnesota

# WALLIN 15TH ADDITION



SECTION 32, TWP. 115, RGE. 17  
LOCATION MAP  
NO SCALE

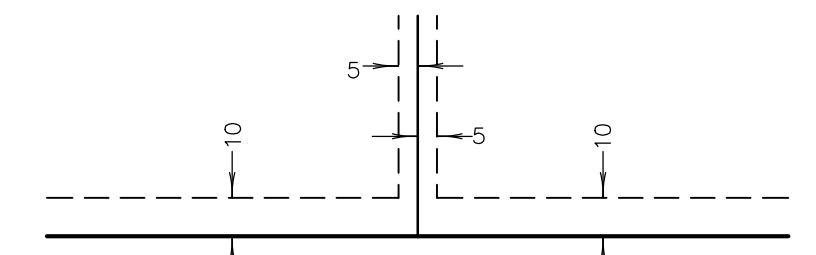


● DENOTES FOUND IRON MONUMENT

BEARINGS ARE BASED ON WEST LINE OF SEC. 32, TWP. 115, RGE. 17 DAKOTA COUNTY, MINNESOTA WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE - REQUIRED - LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

NW CORNER OF SEC. 32, TWP. 115, RGE. 17. (DAKOTA CO. C.I.M.)

SW CORNER OF SEC. 32, TWP. 115, RGE. 17. (DAKOTA CO. C.I.M.)





# City of Hastings

## Land Use Application

Address or PID of Property: Outlot A, Wallin 11th Aod.

Applicant Name: S TODD RAPP  
Address: \_\_\_\_\_

Property Owner: Duane R Wallin and Winston R Wallin LLLP  
Address: 4734 Westgate Road  
Minnetonka, MN 55345

Phone: 651-379-3000  
Fax: 651-379-3100  
Email: TODD@STLAWYER.COM

Phone: 651-480-1170  
Fax: 952-401-7829  
Email: Greg@Wyndhamhillsofhastings.com

Description of Request: FINAL PLAT (PAPER PLAT ONLY: ALL INFRAStructure in) of 15 single family lots as "WALLIN 15th ADDITION" in conformity w/ PRIOR PRELIMINARY PLAT & MASTER Development Agreement.

If requesting site plan review of multi-family units (three or more attached), are the units intended to be for sale or rental units? N/A

Check Applicable Line(s) Please Note: All Fees and Escrows are due at time of application.

- |  |   |
|--|---|
| <input type="checkbox"/> Rezone \$500                | <input type="checkbox"/> Minor Subdivision \$500              |
| <input checked="" type="checkbox"/> Final Plat \$600 | <input type="checkbox"/> Special Use Permit \$500             |
| <input type="checkbox"/> Variance \$250              | <input type="checkbox"/> Comp Plan Amend. \$500               |
| <input type="checkbox"/> Vacation \$400              | <input type="checkbox"/> Lot Split/Lot Line Adj. \$50         |
| <input type="checkbox"/> House Move \$500            | <input type="checkbox"/> Annexation \$500 plus legal expenses |
| <input type="checkbox"/> Prelim Plat \$500 + escrow  | <input type="checkbox"/> EAW \$500 + \$1,000 escrow           |
| <input type="checkbox"/> Site Plan \$500 + escrow    |   |

Total Amount Due: \$ 600.

Make checks payable to City of Hastings.  
Credit cards also accepted.

Please ensure that all copies of required documents are attached.

DR Wallin & WR Wallin  
Lim. Liab. Lim. Prsp

[Signature] 9/13/13  
Applicant Signature Date

[Signature] \_\_\_\_\_  
Owner Signature Date

S. TODD RAPP, Attorney  
Applicant Name and Title - Please Print

Roberta L. Sjodin  
Owner Name - Please Print  
DR. WALLIN AND W.R. WALLIN LLLP  
ITS: GENERAL PARTNER

OFFICIAL USE ONLY

File # \_\_\_\_\_ Rec'd By: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_ Receipt # \_\_\_\_\_

Date Rec'd: \_\_\_\_\_  
App. Complete