



AGENDA

Rogers City Council

July 8, 2025 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. OPEN FORUM

Individuals may address the Council about any item not contained on the regular agenda. A maximum of 10 minutes is allocated for the Forum. If the full 10 minutes are not needed for the Forum, the Mayor will continue with the agenda. If additional time is needed for the Forum, the Council will continue the Forum following Other Business on the agenda. The Council will take no official action on items discussed at the Forum, with the exception of referral to staff of Commission for future report.

3. PRESENTATIONS

4. APPROVE AGENDA

Council members may add items to the agenda for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.

5. CONSENT AGENDA

These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

5.1 Approval of the June 24, 2025 Work Session Minutes and the June 24, 2025 City Council Meeting Minutes

5.2 Approval of Bills and Claims

5.3 Approval of Temporary On-Sale Liquor License Applications from the Rogers Lions Club for Music in the Park Events on August 13, 2025 and August 27, 2025 at the 21st Century Bank Event Center, 12716 Main Street, Rogers, MN

5.4 Accept Resignation of Paid-on-Call Firefighter Tessa Knutson

5.5 Authorize Approval of Contract with Metro West Inspection Services for State Designated Building Projects

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

7.1 Consider the Revised Development Plan for Cowley Lake Preserve

8. OTHER BUSINESS

9. CORRESPONDENCE AND REPORTS

10. ADJOURN



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: July 8, 2025

Agenda Item: 5.1

Subject: Approval of the June 24, 2025 Work Session Minutes and the June 24, 2025 City Council Meeting Minutes

Prepared By: Stacie Brown, City Clerk

Recommended Council Action

Motion to approve the June 24, 2025 Work Session Minutes and the June 24, 2025 City Council Meeting Minutes.

Overview / Background / Analysis

Staff Recommendation

Motion to approve the June 24, 2025 Work Session Minutes and the June 24, 2025 City Council Meeting Minutes.

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

- A. 06242025min worksession
- B. 06242025min

1. CALL TO ORDER

The Work Session of the City Council of the City of Rogers was called to order by Mayor Klick on Tuesday, June 24, 2025, at 5:36 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Zoom application.

Council present: Shannon Klick, Kevin Jullie, Mark Eiden, Amy Enga, Joel Brockman

Council excused: None.

Staff present: Steve Stahmer, Administrator; Stacy Scharber, Assistant City Administrator/HR Director; Bridget Bruska, Finance Director; Matthew Rathlisberger, Assistant Finance Director; Dan Wills, Chief of Police; Patrick Farrens, Fire Chief; Doran Cote, Public Works Director/City Engineer; Mike Bauer, Parks and Recreation Director; Brett Angell, Community Development Director; and Stacie Brown, City Clerk.

2. GENERAL BUSINESS

2.1 Opening Discussion for 2026 Budget

Finance Director Bruska shared an opening presentation on the 2026 budget process, explaining that line-item numbers are not yet available at this stage in the process. She provided a final 2025 property tax breakdown for all Hennepin County municipalities, with the average Tax Capacity Rate of 38.263%, and Rogers being slightly above that rate at 38.767%. She also shared a breakdown omitting the high-value lakefront properties in the Lake Minnetonka area, showing the average Tax Capacity Rate at 44.659%, and Rogers at 38.767%.

Bruska noted that many cities are in the same situation as Rogers in needing to increase the tax rate to serve citizens and provide core services. She reviewed details on the historical impact of taxes on a median-valued home, explaining that Hennepin County's personal property numbers for 2025 came in lower than expected. Bruska added that she has noticed that the County has been changing its values more drastically toward the end of the year.

Bruska shared current taxable market values and tax capacity as of today, with Hennepin County updating real estate values on a monthly basis. Overall, from 2025- 2026, a 4.7% increase is projected currently. For the purpose of calculating the tax rate, a 5% growth rate total would be a win for the City. She shared the Financial Management Plan, with a projected 2.5-3% increase expected each year to stabilize the tax rate to get the City campus on board in 2027, with the debt

payment coming in 2028. Within the calculations, the Facility Capital Reserve number is used to even out the tax rate. If all remains relatively stable, this approach will ease the strain that a City campus would put on the levy. However, another double-digit levy increase would be needed to continue toward that goal. More will be known as all requests and line items are added.

Councilor Jullie asked about how the property value projections for the future are calculated. Bruska explained that the City meets annually with Hennepin County Assessor, who provides input as to what is expected for property values on existing homes. Additionally, the Community Development department estimates new development projected for the property tax rolls. Jullie expressed that he believes it would be wise to project with flattening valuations in mind. Bruska referenced the budget schedule, recommending another longer workshop on an afternoon to review the line items, highlighting more significant impacts. She recommends approving the Preliminary Levy at the first meeting in September.

Bruska explained that this year, the 5-year review of franchise fees will be included, which will be a significant discussion. The 5-year capital equipment plan will also be included to approve a 2025-2026 equipment list, which will take more time. Bruska proposed August 6th for the initial meeting. The consensus was that August 6th would work for the initial meeting. Jullie inquired about the timing of Union negotiations for Cost-of-Living Adjustments. City Administrator Stahmer stated the process started earlier than usual this year; however, it's unlikely to be completed by the time the Preliminary Levy needs to be set. Assistant Administrator/HR Director Scharber added that she has emailed the Union representative twice and has not heard back.

Councilor Eiden asked if all departments are trying to remain conservative, with the Civic campus in mind. Stahmer expects that the initial requests will be similar to previous years. Eiden expressed that identifying priorities would save work. Bruska stated she has asked Department Heads to keep operational items as flat as possible, and they are being responsive to that; however, the needs are not going away.

Jullie asked if there was anything that emerged during Goal Setting that would impact the budget, and Bruska stated there were some staffing items, and some existing capital items. A few things may have come up that weren't in the 2026 Capital Improvement Plan, but that document is constantly changing as projects are pushed out. Jullie stated he knows some roadway projects have been prioritized and asked Public Works Director/City Engineer Cote how that will be approached. Cote explained that the projects are included in the Capital Improvement program, and funding sources are identified. For example, State Aid dollars would likely be used for Main Street. Stahmer added that General Fund dollars are not being used.

Councilor Brockman noted that in planning for a new City campus, he would not

anticipate any new improvements to the current City Hall and Police facilities. Stahmer confirmed that short of unforeseen maintenance, there are no improvements planned for these facilities. Jullie referenced speculation that more State and County costs may trickle down to local taxpayers, asking if that can be considered. Councilor Enga noted she has heard this in relation to health services/mental health services. Jullie asked if the City will now be mandated to pay for these things. Bruska stated that the City is not relying on a lot of State/Federal funding to support ongoing operations. Cote stated he has only heard talk Health and Human Services expenses trickling down to the County. Enga noted that the County portion of the tax bill will then appear higher. Bruska confirmed she would send invitations for the next budget workshop on August 6th, 2025.

2.2 Economic Development Tools

Community Development Director Angell presented details on various Economic Development tools which are available to cities, beginning with Tax Increment Financing (TIF). He explained that TIF is a commonly used tool in which the future increase to the tax base for a development site is used to pay for the initial costs of the development. Tax benefits from the development are delayed for taxing jurisdictions. A "but-for" test must be passed to show the development would not occur without assistance. TIF Districts are created based upon different types:

- Housing - up to 25 years
- Redevelopment - up to 26 years
- Economic Development - up to 9 years
- Renewal and Renovation - up to 16 years
- Hazardous Substance - up to 26 years
- Soil Condition - up to 21 years

Angell shared the criteria which are discussed during TIF negotiations, as well as common misconceptions about this Economic Development tool. Next, he provided details on Tax Abatement, in which taxing jurisdictions can abate all or a portion of the taxes to promote economic growth. He then explained Revolving Loan Funds, for which cities have the ability (typically through Economic Development Authority powers) to provide loans to aid in the locations and expansions of businesses within the community. A benefit of Revolving Loan Funds is that they are an option for existing businesses within the city. Angell noted that in his experience, this is the most underutilized Economic Development tool, which can be paired with other financing and incentives.

Councilor Jullie asked how often these tools are on the table when talking to new businesses. Angell replied that it's always been common to a point. However, the goal is to obtain State funding as much as possible. He noted that right now, the challenge is that development has become more expensive, and new construction has slowed for industry in the last few years.

Angell shared an overview of the proposed Business Subsidy and Revolving Loan Fund Policies and requested feedback on these drafts from Council by mid-July, as he hopes to bring the policies forward for approval at the end of July.

3. ADJOURN

Mayor Klick adjourned the Work Session at 6:45 p.m.

Respectfully submitted,

Stacie Brown
City Clerk

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The regular meeting of the City Council of the City of Rogers was called to order by Mayor Klick on Tuesday, June 24, 2025, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Zoom application.

Council present: Shannon Klick, Kevin Jullie, Mark Eiden, Amy Enga, Joel Brockman
Council excused: None

Staff present: Steve Stahmer, Administrator; Stacy Scharber, Assistant City Administrator/HR Director; Bridget Bruska, Finance Director; Matthew Rathlisberger, Assistant Finance Director; Dan Wills, Chief of Police; Patrick Farrens, Fire Chief; Doran Cote, Public Works Director/City Engineer; Mike Bauer, Parks and Recreation Director; Brett Angell, Community Development Director; Alec Henderson, City Planner; Bob Vose, City Attorney; and Stacie Brown, City Clerk.

1.1 Moment of Silence

Mayor Klick held a moment of silence in honor of House Speaker Emerita Melissa Hortman and her husband, Mark Hortman, who were killed on June 14, 2025, and Senator John Hoffman and his wife, Yvette Hoffman, who were shot and are recovering.

2. OPEN FORUM

No one came forward.

3. PRESENTATIONS

3.1 Recognize K9 Zeus' Retirement and Years of Service for K9 Handler Sergeant Nelson

Chief of Police Wills shared that K9 Zeus is serving his last shift tonight. Zeus will be turning 10 years old in October and has given a long working life to the Rogers Police Department. Additionally, with Sergeant Nelson in a first-line supervisory position, it does not make sense for him to continue in the K9 Handler role. Wills acknowledged Sergeant Nelson's significant contributions to the K9 program, which have made the agency safer. He noted that over the last week, Zeus has been celebrated for his service, including being named as Citizen of the Year at the Rockin' Rogers Parade.

Wills expressed that Zeus has been an important member of the department, and a highly regarded public engagement Officer. He has been utilized over 275 times for callouts and has presented to thousands of school-aged children and adults; highlighting the benefits of the K9 program. Sergeant Nelson and Zeus have made a

lasting impact through their dedicated service, and they have been a remarkable team. In closing, Chief Wills acknowledged the donors who have contributed to the success of the K9 program.

4. APPROVE AGENDA

Councilor Brockman moved, Councilor Jullie seconded a motion to approve the agenda as submitted. Motion carried 5-0.

5. CONSENT AGENDA

5.1 Approval of the June 10, 2025 City Council Meeting Minutes

5.2 Approval of Bills and Claims

5.3 Approval of Resolution No. 2025-43, A Resolution Acknowledging the Retirement and Transfer of Ownership of K9 Zeus to Sergeant Matt Nelson

5.4 Approval of Joint Powers Agreement between the City of Maple Grove and the City of Rogers for Membership at North Metro Regional Public Safety Training Facility

5.5 Approval of the Third Amendment to the Purchase Agreement with Jacob Ventures, LLC (dba Ray J's) to Allow for Additional Due Diligence Time

5.6 Approve Purchase of 11-Foot Mower Replacement

5.7 Approval of South Community Park Building Furniture, Fixtures, and Equipment Purchases

5.8 Approval of the Second Amendment to the Purchase Agreement with Duffy Development to Allow for an Additional 45 Days to Close

5.9 Approval of Change Order No. 1, South Community Park Pavilion

Councilor Brockman asked to pull Item 5.8 for separate discussion.

Councilor Enga moved, Councilor Brockman seconded a motion to approve the Consent Agenda as amended. Motion carried 5-0.

Item 5.8: Councilor Brockman asked for a status update on the Duffy Development project. Community Development Director Angell confirmed that he has been working with the developer extensively, and they have provided regular updates to him on all deadlines and dates related to closing. He shared that a big milestone is approaching early next week when a meeting will take place with Minnesota Housing (primary financier for the project) to obtain final approval related to closing. A construction

contract is expected to be signed with a General Contractor by the end of this week, and a notice to proceed with the General Contractor in early August. The County is currently reviewing the plat, which was approved by the City.

Angell added that he and City Attorney Vose have been working with the developer on the various agreements to determine which will be needed at closing (vs. post-closing). The developer is seeking to get an early start from Minnesota Housing Finance; however, there is about a 3-month delay before they can close on the financing. The early start agreement would allow work to begin, and things are progressing. Councilor Jullie inquired if the delay is simply process-related, and not due to issues coming up. Angell stated that no new issues have arisen over the past few weeks, and at this time, everything seems to be on track.

Councilor Enga moved, Councilor Eiden seconded a motion approving the Second Amendment to the Purchase Agreement with Duffy Development to Allow for an Additional 45 Days to Close. Motion carried 4-0-1; with Brockman abstaining.

6. PUBLIC HEARINGS

6.1 Public Hearing to Consider the Vacation of 133rd Avenue Platted Right of Way in Rogers Sunset Acres

Public Works Director/City Engineer Cote shared the location of the proposed right of way vacation. Platted in 1987 with Rogers Sunset Acres, this location has never been used or considered for roadway purposes. Cote explained that at that time, 133rd Avenue and Hynes Road existed as gravel Hassan Township roads west and north of this property, so it may have made sense to anticipate a future roadway in that area. However, the City vacated Hynes Road and 133rd Avenue in 1994, and Hassan Township vacated the rest of 133rd Avenue, allowing for the Fox Creek West development to occur.

Cote shared that residents Shannon Ivey and Daniel Iverson petitioned for this vacation as an assurance it will not be considered for road purposes in the future. The Resolution vacating the right of way reserves the drainage and utility easements. A Public Hearing notice was published, and notices were also sent to adjacent property owners and the Commissioner of Natural Resources, all in accordance with State Statutes.

Councilor Eiden moved, Councilor Enga seconded a motion to open the Public Hearing at 7:15 p.m. Motion carried 5-0.

Dan Iverson; 13280 Arthur Street; stated that his family is newer to the area, having lived there for 10 years. Throughout that time, all maintenance on that side of the easement has been done by him and Mr. Ivey. The easement was on his side of the property, and when the development to the north went in, there was no adjacent easement for the corresponding road. To bring it back to the property owners would be

nice, to ensure there will never be a road there.

Deborah Nelson; 23100 Edison Court: expressed that she and her husband are in favor of the vacation; it does impact access to their property, and they have been mowing as long as they've owned the property.

Shannon Ivey; 13255 Arthur Street: shared that he is an original homeowner of 33 years and bought the lot from former Mayor Steve Scharber. Shortly after he purchased the lot, he was told there was a development coming in. The developer's original plan was to have a road go through the end of Arthur Street and tie into 133rd. Mr. Ivey recalled at that time, Arthur Street homeowners hired a lawyer to stop the road from going through, thinking it would hurt property values. The petition from the Homeowners Association worked, and when the road didn't go through, he thought it was vacated at that time. He learned a few years ago that it was still City-owned property, and is in favor of the vacation, having taken care of the area for 33 years.

Councilor Eiden moved, Councilor Brockman seconded a motion to close the Public Hearing at 7:21 p.m. Motion carried 5-0.

Councilor Eiden moved, Councilor Enga seconded a motion approving Resolution No. 2025-44; Vacating a Portion of 133rd Avenue Platted Right of Way in Rogers Sunset Acres. Motion carried 5-0.

7. GENERAL BUSINESS

7.1 Review Pulte Homes Concept Plan for Hassan Sand & Gravel Parcel

City Planner Henderson presented a concept plan from Pulte Homes, including the site location, existing conditions, current land use and zoning, and an aerial view of the site. The Concept Plan is to develop this property into 57 lots. Steep slopes are present on approximately 8 acres of this parcel, which limits developability. Current zoning allows for 50' wide lots for single family, with no minimum lot sizes in the R4 district, and 5' side yard setbacks are permitted. The current plan proposes 55' lots with 10' side yard setbacks. This property is in the 2020-2030 staging decade for development. Hassan Sand & Gravel completed mining and restored the site, moving operations further west.

A land use amendment request would be likely to down-zone from mixed residential to low-density residential development, and rezoning to Planned Unit Development (PUD) would be needed for this site plan. Henderson explained that a decision is not needed at this time. However, comments are requested from the Council; specifically, if the Council would support re-guiding land use from mixed residential to low density residential, as well as support for a PUD.

Councilor Brockman inquired about a very low spot seen on the parcel, and if there would be lots in that area. Public Works Director/City Engineer Cote stated that the low spots are natural channels heading toward the storm sewers, and he anticipates the site would be regraded, and connections would be made to the storm sewer. Brockman

asked where it would go, and Cote explained there would be on-site storm water treatment, and it would then go across the road to a storm water pond on the north side of Industrial Boulevard.

Dean Lotter of Pulte Homes explained this is only a concept plan, and engineered drawings would be submitted at the time of Preliminary Plat, demonstrating compliance with City and watershed storm water regulations. Councilor Enga asked if they would have a homeowners association for this development, and Mr. Lotter replied that typically they do not with a stand-alone single-family development, but it's not known yet. Enga asked what the market projections are for single-family homes (price range). Mr. Lotter stated these are more on the entry-level side, in the \$400,000-\$500,000 range. Councilor Eiden expressed that he likes the idea of lowering the density and maintaining 10' setbacks.

Enga inquired about comments on street width requirements. Cote explained that the proposed street width on the plan was 28' and the proposed right-of-way of 50'. The City provided high-level comments stating that the street width requirement is 32', and the right-of-way requirement is 60'. Enga asked if there would be challenges in meeting those requirements with this layout, and Mr. Lotter replied that after checking with their Engineer, changes could be made to the right-of-way to comply with the City's requirements. The cul-de-sac diameter will also be enlarged to meet requirements.

Enga referenced discussion at the Planning Commission meeting that the site has been used as a sledding hill, and landscaping may be needed to prevent people from sledding into the pond or yards of the properties. Mr. Lotter stated they would work with staff to provide a detailed landscaping plan which is agreeable to the City. Mayor Klick expressed continued concern over traffic in this area. Enga noted the upside of this plan is lowering the density. She asked about a lot to the east; and if it would be developable. Mr. Lotter stated that they contacted the owner of that land, and they were not willing to sell. Community Development Director Angell stated the parcel is owned by Veit, and they see it as green space in the future. Angell noted that the concept plan review was done due to a Comprehensive Plan amendment which would be related to it, to ensure Council reviewed the lowering of density. But the lowering of density would not have a drastic impact.

Enga asked about Metropolitan Council's willingness to accept a down-grade in zoning. Henderson replied that if the application is submitted soon, it should go smoothly. If it were to come in at the end of this year or early next year, it may be harder. Angell stated that as part of the Concept Plan application process, it was shared on a preliminary basis with a Metropolitan Council sector representative, who had no major concerns. Henderson asked Council for confirmation of their general support of land use re-guidance with a possible PUD, with this general layout (assuming corrections to right-of-way and street width), storm water and grading work, and a landscaping plan. Council confirmed general support for the Concept plan as presented.

7.2 Approval of Contract Between the City of Rogers and ISD 728 for School

Resource Officer/Police Services

Chief of Police Wills shared the background on the School Resource Officer program and recent contract negotiations which have recently taken place with the School District and Police Department. He acknowledged many years of a good relationship with the School District, and working through challenges which came with law changes in recent years related to School Resource Officers. Despite pressure to remove Resource Officers from the schools, the Department worked with the District to keep them in place, which was what the community and Officers wanted, and what the school staff members and children deserved.

Wills explained that the Police Department's contract with the School District is typically negotiated in three-year terms. However, the District wished to contract for two-year terms to keep pace with how they negotiate with the Elk River Police Department. In the initial negotiations, the School District proposed a lower amount than what the Police Department wanted. After working with Finance Director Bruska, the Department proposed a higher percentage, which the District approved. This will keep two Resource Officers in the four schools until 2027, when negotiations will be needed again.

Mayor Klick moved, Councilor Brockman seconded a motion approving a Contract Between the City of Rogers and ISD 728 for School Resource Officer/Police Services. Motion carried 5-0.

8. OTHER BUSINESS

None.

9. CORRESPONDENCE AND REPORTS

None.

10. ADJOURN

Mayor Klick adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Stacie Brown
City Clerk



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: July 8, 2025

Agenda Item: 5.2

Subject: Approval of Bills and Claims

Prepared By: Bridget Bruska, Finance Director

Recommended Council Action

Motion to approve bills and claims as presented.

Overview / Background / Analysis

According to the City's purchasing policy, all purchases made by City staff must be reviewed and approved by the City Council during each Council meeting via the consent agenda.

The accounts payable registers detailing the payments issued by the City since the cutoff date of the last Council meeting are attached to this item.

Staff Recommendation

Motion to approve bills and claims as presented.

Financial Impact: N/A

Source Fund: N/A

Budgeted? N/A

Supporting Documentation

- A. AP Cover Sheet
- B. 06-17-2025 Checks #95472-95513 & ACH Payments
- C. 06-25-2025 Checks #95514-95547 & ACH Payments
- D. 07-02-2025 Checks #95548-95581 & ACH Payments

CITY OF ROGERS
07.08.2025 CITY COUNCIL MEETING
OPERATING ACCOUNTS - ADDITIONAL CLAIMS PAID/TO BE PAID

City Payroll Checks, Taxes & Misc Fees Paid

6/26/2025 ADP Child Support/Garnishment	124.62
6/26/2025 ADP Direct Deposits	273,077.78
6/26/2025 ADP Payroll Taxes	107,110.06
6/18/2025 Humana (Employee Paid Supplemental Plan)	471.94
6/24/2025 Colonial Life (Employee Paid Supplemental Plan)	227.58
6/26/2025 Health Equity FSA/DCAP	1,249.98
6/25/2025 Group Health EAP Charges	155.82
6/30/2025 ICMA Deferred Compensation	2,778.83
6/30/2025 Optum Health Plan Fund	6,536.12
6/30/2025 PERA	77,935.61

Payroll & Misc Fee Expenditures

469,668.34

City Checks & ACH Paid

6/17/2025 City Checks & ACH Paid (95472-95513)	532,229.99
6/25/2025 City Checks & ACH Paid (95514-95547)	1,894,842.47
7/2/2025 City Checks & ACH Paid (95548-95581)	315,376.30

City Check & ACH Expenditures

2,742,448.76

City Misc ACH/Wires Paid

6/24/2025 Wire Transfer To PMA - Investing Activity	2,500,000.00
6/26/2025 Wire Transfer To MCM - Investing Activity	2,500,000.00

City ACH/Wire Expenditures

5,000,000.00

City Total To Be Approved

8,212,117.10

Accounts Payable

Computer Check Proof List by Vendor

User: mrathlisberger@rogersmn.gov
Printed: 06/17/2025 - 9:05AM
Batch: 00004.06.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 4815ex 1188	4815 Excelsior LLC THC	590.00	06/17/2025	Check Sequence: 1 609-497-9760-42535-0000	ACH Enabled: False
	Check Total:	590.00			
Vendor: abdei 508145	Abdo 2024 Audit Progress Payment	407.70	06/17/2025	Check Sequence: 2 601-494-9440-43010-0000	ACH Enabled: True
508145	2024 Audit Progress Payment	407.70	06/17/2025	609-497-9760-43010-0000	
508145	2024 Audit Progress Payment	1,993.20	06/17/2025	100-410-1520-43010-0000	
508145	2024 Audit Progress Payment	407.70	06/17/2025	603-496-9495-43010-0000	
508145	2024 Audit Progress Payment	407.70	06/17/2025	602-495-9490-43010-0000	
	Check Total:	3,624.00			
Vendor: adain 4131387	Adam's Pest Control Inc Commercial Pest Control - 6/3/25	103.88	06/17/2025	Check Sequence: 3 100-410-1941-43100-0000	ACH Enabled: True
	Check Total:	103.88			
Vendor: advfi 0625-441	Advanced First-Aid Inc LPCR2 USB Fully Automatic Defibrillator - SCI	1,651.00	06/17/2025	Check Sequence: 4 410-450-5200-45200-2104	ACH Enabled: True
0625-441	Surface Mount Wall Cab. Door Alarm W/150 AE	299.00	06/17/2025	410-450-5200-45200-2104	
0625-442	Surface Mount Wall Cab. Door Alarm W/150 AE	299.00	06/17/2025	410-450-5200-45200-2201	
0625-442	USB Fully Automatic Defibrillator-Turf Facility	1,651.00	06/17/2025	410-450-5200-45200-2201	
	Check Total:	3,900.00			
Vendor: airgas 5516432522	Airgas Inc Oxygen & Acetylene	127.85	06/17/2025	Check Sequence: 5 100-430-3000-42160-0000	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	127.85			
Vendor: andenmn 24528	Anderson Engineering of Minnesota, LLC Work On Rogers Territorial Park May	11,650.00	06/17/2025	Check Sequence: 6 404-450-5200-43030-2207	ACH Enabled: False
	Check Total:	11,650.00			
Vendor: asse 243520	Assured Security, Inc. Rekey Buildings @ SCP	1,108.50	06/17/2025	Check Sequence: 7 410-450-5200-45200-2104	ACH Enabled: False
	Check Total:	1,108.50			
Vendor: blala 1755	Black Label and Company Logo/Seal Updates - PD	380.02	06/17/2025	Check Sequence: 8 100-420-2100-42102-0000	ACH Enabled: True
	Check Total:	380.02			
Vendor: boutr 86795183	Bound Tree Medical, LLC Pulse Ox Chest Seals OB Kits Bandages	246.77	06/17/2025	Check Sequence: 9 100-420-2210-42170-0000	ACH Enabled: False
	Check Total:	246.77			
Vendor: brofi W41764	Brothers Fire & Security PD Fire Alarm Semi Annual Inspection June 202	500.00	06/17/2025	Check Sequence: 10 100-420-2100-44010-0000	ACH Enabled: True
	Check Total:	500.00			
Vendor: minnc 720603072025	Business Planning Concepts Inc July Life Insurance EE Reimbursed	304.00	06/17/2025	Check Sequence: 11 100-000-0000-21704-0000	ACH Enabled: False
	Check Total:	304.00			
Vendor: cabcl CC26730	Cable Cloud Cabling Testing For Building Camera Issue	86.45	06/17/2025	Check Sequence: 12 100-410-1940-42102-0000	ACH Enabled: True
CC26730	Cabling Testing For Building Camera Issue	201.70	06/17/2025	100-430-3000-42102-0000	
	Check Total:	288.15			
Vendor: capbe 30260039	Capitol Beverage Beer Credit	-120.00	06/17/2025	Check Sequence: 13 609-497-9760-42520-0000	ACH Enabled: True
3146603	Liquor	1,400.80	06/17/2025	609-497-9760-42510-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
3146604	THC	1,296.00	06/17/2025	609-497-9760-42535-0000	
3146605	Mix Credit	-16.03	06/17/2025	609-497-9760-42540-0000	
3146605	Beer Credit	-20.20	06/17/2025	609-497-9760-42520-0000	
3146606	Beer	36.80	06/17/2025	609-497-9760-42520-0000	
3146607	NA	30.50	06/17/2025	609-497-9760-42540-0000	
3146607	Beer	4,906.45	06/17/2025	609-497-9760-42520-0000	
	Check Total:	7,514.32			
Vendor: miste	Car Wash Partners Inc			Check Sequence: 14	ACH Enabled: True
233829	PD Car Washes - May	232.00	06/17/2025	100-420-2100-44040-0000	
	Check Total:	232.00			
Vendor: cdwgo	CDW Government			Check Sequence: 15	ACH Enabled: True
AE4NI8A	Network Adapter - Drone	29.66	06/17/2025	100-420-2100-42010-0000	
AE5H79L	Computer Replacements - Bruska & Rathlisberg	4,908.42	06/17/2025	100-410-1520-42010-0000	
AE5H79L	Computer Replacement - Cote	2,454.21	06/17/2025	100-430-3000-42010-0000	
AE5H79L	Computer Replacement - Hagen	2,454.21	06/17/2025	100-420-2210-42010-0000	
	Check Total:	9,846.50			
Vendor: cencu	Center Cut Meats, LLC			Check Sequence: 16	ACH Enabled: True
May 2025	Sr. Dining - May 2025	1,122.00	06/17/2025	100-450-5186-43444-0000	
	Check Total:	1,122.00			
Vendor: cenen	CenterPoint Energy Resources Corp.			Check Sequence: 17	ACH Enabled: False
11177201-8	Gas - Event Center May	307.19	06/17/2025	100-410-1941-43830-0000	
11177201-8	Reversal of Overpaid Interim Rate Refund 05.18	45.09	06/17/2025	100-410-1941-43830-0000	
11177201-8	MN Interim Rate Refund 05.18.25 Credit-Correc	-29.41	06/17/2025	100-410-1941-43830-0000	
	Check Total:	322.87			
Vendor: cenen	CenterPoint Energy Resources Corp.			Check Sequence: 18	ACH Enabled: False
5490566-6	Gas - CH May	103.36	06/17/2025	100-410-1940-43830-0000	
5490566-6	Reversal of Overpaid Interim Rate Refund 05.18	63.77	06/17/2025	100-430-3000-43830-0000	
5490566-6	MN Interim Rate Refund 05.18.25 Credit-Correc	-14.31	06/17/2025	100-410-1940-43830-0000	
5490566-6	Reversal of Overpaid Interim Rate Refund 05.18	27.33	06/17/2025	100-410-1940-43830-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
5490566-6	Gas - PW May	241.15	06/17/2025	100-430-3000-43830-0000	
5490566-6	MN Interim Rate Refund 05.18.25 Credit-Correc	-33.39	06/17/2025	100-430-3000-43830-0000	
	Check Total:	387.91			
Vendor: cenhy	Central Hydraulics, Inc.			Check Sequence: 19	ACH Enabled: True
00649226	(8) 6 F5OX-S TRIPLE-LOK - ORB	27.07	06/17/2025	100-450-5200-42103-0000	
	Check Total:	27.07			
Vendor: cinco	Cintas Corporation			Check Sequence: 20	ACH Enabled: True
4226800756	RWAS Mats & Towels 4/9/25	116.68	06/17/2025	609-497-9760-43100-0000	
4233407483	Uniform - SWR 6/11/25	6.26	06/17/2025	602-495-9490-42180-0000	
4233407483	Uniform - WTR 6/11/25	6.26	06/17/2025	601-494-9440-42180-0000	
4233407483	Mats & Towels 6/11/25	22.00	06/17/2025	100-430-3000-44060-0000	
4233407483	Uniform - Janitorial 6/11/25	2.24	06/17/2025	100-410-1940-44060-0000	
4233407483	Uniform - PK 6/11/25	18.38	06/17/2025	100-450-5200-42180-0000	
4233407483	Uniform - PW 6/11/25	25.52	06/17/2025	100-430-3000-42180-0000	
4233407483	Uniform - Gen'l. Gov't. Bldgs. 6/11/25	2.95	06/17/2025	100-410-1940-42180-0000	
	Check Total:	200.29			
Vendor: citro	City of Rogers			Check Sequence: 21	ACH Enabled: False
003412-000	RWAS Water May	92.17	06/17/2025	609-497-9760-43820-0000	
004728-000	Water Service-12909 Main St May	17.11	06/17/2025	100-410-1940-43820-0000	
004729-000	Sr. Center Utilities - May 2025	17.11	06/17/2025	100-450-5186-43820-0000	
004730-000	Sewer/Water-CR May '25	75.70	06/17/2025	100-410-1940-43820-0000	
004730-000	Sewer/Water-FD May '25	8.41	06/17/2025	100-420-2210-43820-0000	
004732-000	Utility Service-PW May	160.37	06/17/2025	100-430-3000-43820-0000	
004732-000	Utility Service-CH May	68.74	06/17/2025	100-410-1940-43820-0000	
004736-000	RAC Utilities - May 2025	737.31	06/17/2025	205-450-5205-43820-0000	
007397-000	PD Sewer/Water - May	72.71	06/17/2025	100-420-2100-43820-0000	
008783-000	Utility Service-NCP Pk. Bldg. May	79.30	06/17/2025	100-450-5200-43820-0000	
010149-000	Event Center Utilities - May 2025	205.91	06/17/2025	100-410-1941-43820-0000	
011577-000	Utility Service-Splash Pad May	48.41	06/17/2025	100-450-5200-43820-0000	
012576-000	21701 Industrial Blvd. - Boyer Bldg. May	120.41	06/17/2025	100-410-1940-43820-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	1,703.66			
Vendor: comca	Comcast Cable Communications Inc.			Check Sequence: 22	ACH Enabled: False
8772 10 560 000	8772 10 560 0008870 FD June '25	2.27	06/17/2025	100-420-2210-43210-0000	
	Check Total:	2.27			
Vendor: mnpip	Core & Main LP			Check Sequence: 23	ACH Enabled: False
X076113	3/4X1/8 THK RUBBER MTR WASHER	24.00	06/17/2025	601-494-9440-42150-0000	
X076113	40N2 3/4 C-STYLE INSETTER 3/4X3/4 DPXD	15,808.00	06/17/2025	601-494-9440-42150-0000	
X076113	740-3S3 3/4 SOLDER SWIVEL NL NO LEAD :	1,900.00	06/17/2025	601-494-9440-42150-0000	
X076113	3/4S IPERL 1000G 3-TS 4WHL SM 7.5"LL I2S:	27,360.00	06/17/2025	601-494-9440-42150-0000	
X076113	740-3M4 1 MIP SWIVEL NO LEAD 5149-234	2,432.00	06/17/2025	601-494-9440-42150-0000	
X089472	ILL 39A Touchpad Black 5390720600811	1,567.65	06/17/2025	601-494-9440-42150-0000	
X143919	Omni+ 2 C2 Reg Retrofit Kit 1G 8WHL SM 20'	503.75	06/17/2025	601-494-9440-42150-0000	
	Check Total:	49,595.40			
Vendor: cryice	Crystal Springs Ice			Check Sequence: 24	ACH Enabled: False
02-501660	Ice	127.84	06/17/2025	609-497-9760-42570-0000	
	Check Total:	127.84			
Vendor: dahdi	Dahlheimer Distributing Co.			Check Sequence: 25	ACH Enabled: True
2493711	NA	130.65	06/17/2025	609-497-9760-42540-0000	
2493712	THC	90.00	06/17/2025	609-497-9760-42535-0000	
2493713	Beer	647.40	06/17/2025	609-497-9760-42520-0000	
	Check Total:	868.05			
Vendor: eldis	Dick Family Inc.			Check Sequence: 26	ACH Enabled: True
2216626	Beer	931.01	06/17/2025	609-497-9760-42520-0000	
	Check Total:	931.01			
Vendor: facmo	Elliot Auto Supply Co, Inc.			Check Sequence: 27	ACH Enabled: False
128-218404	#25-001 FVP P51 Battery CCA500 RC\$5	124.11	06/17/2025	100-450-5200-42103-0000	
128-218404	#15-011 FVP P51 Battery CCA500 RC\$5	124.11	06/17/2025	100-450-5200-42103-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	248.22			
Vendor: emede 00000485	Emergency Technical Decon Gear Decon & Repair	1,458.25	06/17/2025	Check Sequence: 28 100-420-2210-43100-0000	ACH Enabled: True
	Check Total:	1,458.25			
Vendor: envse 14438	Envirotech Services, Inc. Calcium Chloride 38% - Applied	27,706.16	06/17/2025	Check Sequence: 29 100-430-3120-43876-0000	ACH Enabled: False
	Check Total:	27,706.16			
Vendor: feren 1690531 1690531	Ferguson Enterprises #1657 A6063013002 @ 0.125 GPF 11.5 RI EXP URN I A6063013002 @ 0.125 GPF 11.5 RI EXP URN I	133.17 169.47	06/17/2025 06/17/2025	Check Sequence: 30 100-420-2210-42102-0000 100-410-1940-42102-0000	ACH Enabled: False
	Check Total:	302.64			
Vendor: finwa 78339TO	Finken Water Centers Water-FD June '25	26.20	06/17/2025	Check Sequence: 31 100-420-2210-43820-0000	ACH Enabled: True
	Check Total:	26.20			
Vendor: friso 64915	Fricke & Sons Sod Inc Sod (400 Rolls) - SCP	1,530.00	06/17/2025	Check Sequence: 32 410-450-5200-45300-2104	ACH Enabled: True
	Check Total:	1,530.00			
Vendor: hawch 7091923	Hawkins Inc. Chlorine Hydrofluosilicic Acid LPC-5	8,079.69	06/17/2025	Check Sequence: 33 601-494-9440-42160-0000	ACH Enabled: False
	Check Total:	8,079.69			
Vendor: usabl INV00737286	HD Supply Inc 14x10 Warning Sign:Tampering W/Facilty Fed C	331.71	06/17/2025	Check Sequence: 34 601-494-9440-42100-0000	ACH Enabled: True
	Check Total:	331.71			
Vendor: heapar 616866995939 616866995939	Health Partners July ER Paid Health Insurance July ER Paid Health Insurance	231.49 1,008.50	06/17/2025 06/17/2025	Check Sequence: 35 100-430-3245-41310-0000 100-420-2400-41310-0000	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
616866995939	July ER Paid Health Insurance	196.50	06/17/2025	100-420-2500-41310-0000	
616866995939	July ER Paid Health Insurance	36,208.33	06/17/2025	100-420-2100-41310-0000	
616866995939	July ER Paid Health Insurance	7,464.83	06/17/2025	100-450-5200-41310-0000	
616866995939	July ER Paid Health Insurance	491.25	06/17/2025	203-465-6500-41310-0000	
616866995939	July ER Paid Health Insurance	1,502.05	06/17/2025	100-450-5120-41310-0000	
616866995939	July ER Paid Health Insurance	2,179.70	06/17/2025	205-450-5205-41310-0000	
616866995939	July ER Paid Health Insurance	3,578.81	06/17/2025	609-497-9760-41310-0000	
616866995939	July ER Paid Health Insurance	6,594.15	06/17/2025	602-495-9490-41310-0000	
616866995939	July ER Paid Health Insurance	491.25	06/17/2025	100-410-1941-41310-0000	
616866995939	July ER Paid Health Insurance	3,913.61	06/17/2025	100-410-1520-41310-0000	
616866995939	July ER Paid Health Insurance	491.25	06/17/2025	100-450-5186-41310-0000	
616866995939	July ER Paid Health Insurance	6,987.14	06/17/2025	601-494-9440-41310-0000	
616866995939	July EE Paid Health Insurance	17,483.96	06/17/2025	100-000-0000-21706-0000	
616866995939	July ER Paid Health Insurance	2,934.99	06/17/2025	100-430-3000-41310-0000	
616866995939	July ER Paid Health Insurance	1,213.69	06/17/2025	100-410-1330-41310-0000	
616866995939	July ER Paid Health Insurance	5,030.61	06/17/2025	100-410-1950-41310-0000	
616866995939	July ER Paid Health Insurance	3,611.33	06/17/2025	603-496-9495-41310-0000	
616866995939	July ER Paid Health Insurance	1,237.22	06/17/2025	100-410-1940-41310-0000	
616866995939	July ER Paid Health Insurance	3,882.75	06/17/2025	100-410-1910-41310-0000	
616866995939	July ER Paid Health Insurance	196.50	06/17/2025	609-497-9780-41310-0000	
616866995939	July ER Paid Health Insurance	5,194.70	06/17/2025	100-430-3120-41310-0000	
616866995939	July ER Paid Health Insurance	6,436.29	06/17/2025	100-410-1325-41310-0000	
616866995939	July ER Paid Health Insurance	3,089.10	06/17/2025	100-420-2210-41310-0000	
	Check Total:	121,650.00			
Vendor: hencosh	Hennepin County Accounts Receivable			Check Sequence: 36	ACH Enabled: False
1000247220	Radio Fleet Fee - May	6,006.45	06/17/2025	100-420-2100-44120-0000	
1000247245	Radio Fleet Fee- May '25	4,683.40	06/17/2025	100-420-2210-43250-0000	
	Check Total:	10,689.85			
Vendor: hohen	Hohensteins Inc			Check Sequence: 37	ACH Enabled: False
830090	Beer	570.75	06/17/2025	609-497-9760-42520-0000	
830090	Mix	36.00	06/17/2025	609-497-9760-42540-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	606.75			
Vendor: impda	Imperial Dade			Check Sequence: 38	ACH Enabled: False
4389703	Hand Towels T-Paper Soap & Cleaning Supplies	700.48	06/17/2025	410-450-5200-45200-2104	
	Check Total:	700.48			
Vendor: infos	InfoSend			Check Sequence: 39	ACH Enabled: False
288088	Infosend Printing Fees May 2025	1,488.92	06/17/2025	601-494-9440-43500-0000	
288088	Infosend Printing Fees May 2025	439.91	06/17/2025	603-496-9495-43500-0000	
288088	Infosend Printing Fees May 2025	1,285.89	06/17/2025	602-495-9490-43500-0000	
288088	Infosend Printing Fees May 2025	169.20	06/17/2025	100-430-3245-43500-0000	
	Check Total:	3,383.92			
Vendor: innof	Innovative Office Solutions LLC			Check Sequence: 40	ACH Enabled: True
IN4860685	Supder Glue 20GR	8.96	06/17/2025	100-430-3000-42100-0000	
IN4860685	Battery Procell C 12/BOX	98.16	06/17/2025	100-410-1940-42102-0000	
	Check Total:	107.12			
Vendor: jlgar	JLG Architects			Check Sequence: 41	ACH Enabled: True
20166-20	Construction Administration-Indoor Turf Facility	9,067.26	06/17/2025	410-450-5200-43030-2201	
	Check Total:	9,067.26			
Vendor: johbr	Johnson Brothers Liquor Co.			Check Sequence: 42	ACH Enabled: False
2808452	Wine	93.31	06/17/2025	609-497-9760-42530-0000	
2806775	Liquor	552.45	06/17/2025	609-497-9760-42510-0000	
2806776	Wine	243.12	06/17/2025	609-497-9760-42530-0000	
2808451	Liquor	302.33	06/17/2025	609-497-9760-42510-0000	
2808494	Liquor	6,092.95	06/17/2025	609-497-9760-42510-0000	
2808495	Wine	7,353.16	06/17/2025	609-497-9760-42530-0000	
2808496	THC	741.60	06/17/2025	609-497-9760-42535-0000	
3773751	THC	369.90	06/17/2025	609-497-9760-42535-0000	
6991692	Liquor	106.92	06/17/2025	609-497-9760-42510-0000	
6991694	THC	192.00	06/17/2025	609-497-9760-42535-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	16,047.74			
Vendor: k&seng 13933	K&S Engraving LLC SCBA Par Tag Name Plate-Hertwig	18.50	06/17/2025	Check Sequence: 43 100-420-2210-42100-0000	ACH Enabled: True
	Check Total:	18.50			
Vendor: konin 871697684	KONE Inc Elevator Maintenance - June 2025	181.08	06/17/2025	Check Sequence: 44 100-410-1940-44010-0000	ACH Enabled: False
871697684	Elevator Maintenance - June 2025	181.08	06/17/2025	205-450-5205-44010-0000	
871697685	PD Elevator Maintenance June 2025	156.07	06/17/2025	100-420-2100-44010-0000	
	Check Total:	518.23			
Vendor: kueco PAY APP #19	KUE Contractors Inc Rogers Fire St 2 - Pay App #19	55,043.62	06/17/2025	Check Sequence: 45 449-420-2210-45200-2209	ACH Enabled: False
	Check Total:	55,043.62			
Vendor: lakre INV067135	Lake Restoration, Inc. Pond Treatment	389.00	06/17/2025	Check Sequence: 46 603-496-9495-43100-0000	ACH Enabled: False
	Check Total:	389.00			
Vendor: lawpr 9312547227	Lawson Products 27236 2 - 10 Quick Rise Hose Clamp	134.11	06/17/2025	Check Sequence: 47 100-430-3120-42260-0000	ACH Enabled: False
9312557783	16645 -4X-6 Fern Jicsw 90Z-Series Ftg	150.54	06/17/2025	100-430-3000-42100-0000	
	Check Total:	284.65			
Vendor: leami 10002863	League of MN Cities Ins. Trust 3rd Quarter WC Premium	316.00	06/17/2025	Check Sequence: 48 209-450-5207-41510-0000	ACH Enabled: False
10002863	3rd Quarter WC Premium	1,001.00	06/17/2025	100-410-1950-41510-0000	
10002863	3rd Quarter WC Premium	269.00	06/17/2025	100-410-1910-41510-0000	
10002863	3rd Quarter WC Premium	1,026.00	06/17/2025	100-410-1940-41510-0000	
10002863	3rd Quarter WC Premium	25.00	06/17/2025	100-430-3245-41510-0000	
10002863	3rd Quarter WC Premium	527.00	06/17/2025	100-410-1325-41510-0000	
10002863	3rd Quarter WC Premium	20.00	06/17/2025	100-410-1110-41510-0000	
10002863	3rd Quarter WC Premium	7,640.00	06/17/2025	100-450-5200-41510-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
10002863	3rd Quarter WC Premium	462.00	06/17/2025	403-420-2210-41510-0000	
10002863	3rd Quarter WC Premium	149.00	06/17/2025	100-410-1941-41510-0000	
10002863	3rd Quarter WC Premium	2,256.00	06/17/2025	609-497-9760-41510-0000	
10002863	3rd Quarter WC Premium	2,029.00	06/17/2025	602-495-9490-41510-0000	
10002863	3rd Quarter WC Premium	31.00	06/17/2025	203-465-6500-41510-0000	
10002863	3rd Quarter WC Premium	118.00	06/17/2025	100-450-5186-41510-0000	
10002863	3rd Quarter WC Premium	303.00	06/17/2025	100-410-1520-41510-0000	
10002863	3rd Quarter WC Premium	559.00	06/17/2025	603-496-9495-41510-0000	
10002863	3rd Quarter WC Premium	15,493.00	06/17/2025	100-420-2210-41510-0000	
10002863	3rd Quarter WC Premium	2,619.00	06/17/2025	205-450-5205-41510-0000	
10002863	3rd Quarter WC Premium	49,088.00	06/17/2025	100-420-2100-41510-0000	
10002863	3rd Quarter WC Premium	3,905.00	06/17/2025	100-430-3120-41510-0000	
10002863	3rd Quarter WC Premium	243.00	06/17/2025	100-410-1330-41510-0000	
10002863	3rd Quarter WC Premium	386.00	06/17/2025	100-420-2400-41510-0000	
10002863	3rd Quarter WC Premium	2,226.00	06/17/2025	601-494-9440-41510-0000	
10002863	3rd Quarter WC Premium	1,154.00	06/17/2025	100-450-5120-41510-0000	
10002863	3rd Quarter WC Premium	829.00	06/17/2025	100-430-3000-41510-0000	
10002863	3rd Quarter WC Premium	767.00	06/17/2025	100-420-2500-41510-0000	
	Check Total:	93,441.00			
Vendor: liffi	Lifesaver Fire Protection, LLC			Check Sequence: 49	ACH Enabled: True
28737	Splash Pad Annual INSP - Performed On 6/4/25	388.00	06/17/2025	100-450-5200-43100-0000	
	Check Total:	388.00			
Vendor: litfa	Little Falls Machine, Inc.			Check Sequence: 50	ACH Enabled: True
373870	#40-013 AP-300162-12 1 NC Nylock Jam Nut -	3.02	06/17/2025	100-430-3120-42103-0000	
373870	#40-013 TVVZ205053-00 Step Float Bushing	47.10	06/17/2025	100-430-3120-42103-0000	
373870	Freight	17.22	06/17/2025	100-430-3120-42103-0000	
373870	#40-013 TVVZ205080-00 Slide Bolt Postless TV	34.65	06/17/2025	100-430-3120-42103-0000	
	Check Total:	101.99			
Vendor: lucli	Luce Line Brewing			Check Sequence: 51	ACH Enabled: False
E-4010	THC	402.00	06/17/2025	609-497-9760-42535-0000	
E-4025	Beer	310.00	06/17/2025	609-497-9760-42520-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	712.00			
Vendor: lyn&mc Y-10032	Lynde & McLeod, Inc Yardwaste Site Rent Billing For June	568.45	06/17/2025	Check Sequence: 52 100-450-5200-43180-0000	ACH Enabled: False
	Check Total:	568.45			
Vendor: maceq P49625 P50012	MacQueen Equipment, Inc. 30" Pop Up Cones 30" Cones	27.29 299.79	06/17/2025 06/17/2025	Check Sequence: 53 100-420-2210-42105-0000 100-420-2210-42105-0000	ACH Enabled: True
	Check Total:	327.08			
Vendor: cleri 810165	McDonald Distributing Company Beer	173.00	06/17/2025	Check Sequence: 54 609-497-9760-42520-0000	ACH Enabled: True
	Check Total:	173.00			
Vendor: metcou May 2025 May 2025	Metropolitan Council Environmental Services SAC Report 05/2025 SAC Report Adj. (Payment Discount) 03/2025	59,043.60 -670.95	06/17/2025 06/17/2025	Check Sequence: 55 408-430-3330-43851-0000 408-430-3330-43851-0000	ACH Enabled: True
	Check Total:	58,372.65			
Vendor: midla 10353 10353 10353 10353 10353 10353 10353 10353 10353 10362 10362 10362	Midwest Landscapes (12) Blue Heaven Little Bluestem #1 (4) Limeglow Juniper #5 (3) Buffalo Juniper #5 (5) Edging 20' (4) Holmstrup Arborvitae #5 (12) Shenandoah Grass #2 (3) Colorado Sester's Dwarf #7 (4) Spartan Juniper #6 (3) Sea Of Gold Juniper #2 Humpback Whale Hosta #1 & Edging For Brook Humpback Whale Hosta #1 & Edging For Brook Humpback Whale Hosta #1 & Edging For Brook	115.25 172.09 129.07 55.62 172.09 191.69 597.26 491.96 133.77 -89.28 89.28 89.28	06/17/2025 06/17/2025 06/17/2025 06/17/2025 06/17/2025 06/17/2025 06/17/2025 06/17/2025 06/17/2025 06/17/2025 06/17/2025 06/17/2025	Check Sequence: 56 205-450-5205-42102-0000 205-450-5205-42102-0000 205-450-5205-42102-0000 205-450-5205-42102-0000 205-450-5205-42102-0000 205-450-5205-42102-0000 205-450-5205-42102-0000 205-450-5205-42102-0000 404-000-0000-10100-4016 404-450-5200-45300-2502 404-000-0000-10100-0000	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	2,148.08			
Vendor: mnrest 31649	Minnesota Restaurant Services Reach In Freezer Repair	408.40	06/17/2025	Check Sequence: 57 205-450-5205-44040-0000	ACH Enabled: False
	Check Total:	408.40			
Vendor: mnlab ALRO176777X	MN Dept of Labor & Industry Annual Elevator Operating Permit-St 2	100.00	06/17/2025	Check Sequence: 58 100-420-2210-43100-0000	ACH Enabled: False
	Check Total:	100.00			
Vendor: schso P48643 P49500 P49500	MN Equipment Inc. AM133602 GAUGE KIT RE45609 TUBE RE54302 TUBE	50.74 73.56 81.77	06/17/2025 06/17/2025 06/17/2025	Check Sequence: 59 100-450-5200-42103-0000 100-450-5200-42103-0000 100-450-5200-42103-0000	ACH Enabled: True
	Check Total:	206.07			
Vendor: napa 394419	NAPA Auto Parts (3) 04Z-666 Z HOSE END FITTINGS - #10-035	64.11	06/17/2025	Check Sequence: 60 100-450-5200-42103-0000	ACH Enabled: False
	Check Total:	64.11			
Vendor: reawa 2217267	Ready Watt Electric 2025 Siren Maintenance	6,350.00	06/17/2025	Check Sequence: 61 100-420-2500-44070-0000	ACH Enabled: True
	Check Total:	6,350.00			
Vendor: redwi 20250612062893	Red Wing Business Advantage Safety Boots - S. Weltzin	191.39	06/17/2025	Check Sequence: 62 100-450-5200-42180-0000	ACH Enabled: True
	Check Total:	191.39			
Vendor: reiin 3409987-00	Reinders, Inc Roundup Quikpro 6.8# JG Plus Reward (PK4/1/t	560.00	06/17/2025	Check Sequence: 63 100-450-5200-43180-0000	ACH Enabled: True
	Check Total:	560.00			
Vendor: repse 0899-004750171	Republic Services #899 RWAS Trash April	1,010.30	06/17/2025	Check Sequence: 64 609-497-9760-43840-0000	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
0899-004773153	RWAS Garbage May	1,010.30	06/17/2025	609-497-9760-43840-0000	
0899-004773282	Refuse-FD St 2 June '25	147.37	06/17/2025	100-420-2210-43840-0000	
0899-004773282	Refuse-CR June '25	255.27	06/17/2025	100-410-1940-43840-0000	
0899-004773282	Refuse-FD St 1 June '25	28.36	06/17/2025	100-420-2210-43840-0000	
0899-004773349	RAC Garbage Pickup - June 2025	231.15	06/17/2025	205-450-5205-43840-0000	
0899-004773710	EC Garbage Pickup - May 2025	469.47	06/17/2025	100-410-1941-43840-0000	
	Check Total:	3,152.22			
Vendor: rogtr	Rogers True Value Hardware Inc			Check Sequence: 65	ACH Enabled: False
29610	4599213 REPL WASH HOSE BLU/RDPK2	9.68	06/17/2025	100-420-2210-42102-0000	
29610	4599213 REPL WASH HOSE BLU/RDPK2	12.31	06/17/2025	100-410-1940-42102-0000	
29610	7060999 Y BRASS HOSE W/ SHUTOFF	7.04	06/17/2025	100-420-2210-42102-0000	
29610	7060999 Y BRASS HOSE W/ SHUTOFF	8.95	06/17/2025	100-410-1940-42102-0000	
29619	Caulk Lexel Clear 10.5Oz	12.99	06/17/2025	100-420-2100-42102-0000	
29619	Sealant Clr WTRPF 10.1Oz	13.99	06/17/2025	100-410-1940-42102-0000	
29619	Caulk White AcrI. LT 10.1Oz	3.49	06/17/2025	100-420-2100-42102-0000	
29629	Couple Insert Poly 1.25X1"	4.58	06/17/2025	410-450-5200-45200-2104	
	Check Total:	73.03			
Vendor: tcpro	Sabot Promotional LLC			Check Sequence: 66	ACH Enabled: True
68494	Summer 2025 Newsletter	4,106.54	06/17/2025	100-410-1325-43500-0000	
68580	Business Cards - J. Beck	71.50	06/17/2025	100-420-2100-42000-0000	
68580	Business Cards - D. Wills	71.50	06/17/2025	100-420-2100-42000-0000	
68580	Business Cards - N. Pearson	71.50	06/17/2025	100-420-2100-42000-0000	
68580	Business Cards - J. Foster	71.50	06/17/2025	100-420-2100-42000-0000	
	Check Total:	4,392.54			
Vendor: johla	SiteOne Landscape Supply			Check Sequence: 67	ACH Enabled: False
154402889-001	PROTURF BLUE POLY PIPE 1 IN. X 300 FT N	213.60	06/17/2025	410-450-5200-45300-2104	
154402889-001	SCH 40 PVC RISER EXTENSION 1 IN. FIPT 3	34.30	06/17/2025	410-450-5200-45300-2104	
154402889-001	OETIKER 316SS CRIMP CLAMP STAINLESS	21.40	06/17/2025	410-450-5200-45300-2104	
154402889-001	POLY INSERT COMBINATION REDUCING T	7.38	06/17/2025	410-450-5200-45300-2104	
154739453-001	In-Ground Sprinklers Parts Updates @ RAC	387.29	06/17/2025	205-450-5205-44010-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	663.97			
Vendor: souwi	Southern Glazers Wine & Spirits of Minnesota			Check Sequence: 68	ACH Enabled: False
2634992	Liquor	473.05	06/17/2025	609-497-9760-42510-0000	
	Check Total:	473.05			
Vendor: strei	Streicher's Inc.			Check Sequence: 69	ACH Enabled: False
I1765751	Uniforms - Alteration/Belt - Burau	43.99	06/17/2025	100-420-2100-42180-0000	
I1766223	Uniforms - Hegland	11.99	06/17/2025	100-420-2100-42180-0000	
I1766768	Uniforms - Shirt Alterations - Beck	163.98	06/17/2025	100-420-2100-42180-0000	
	Check Total:	219.96			
Vendor: sumla	Summer Lakes Beverage LLC			Check Sequence: 70	ACH Enabled: True
9744	Mix	231.00	06/17/2025	609-497-9760-42540-0000	
	Check Total:	231.00			
Vendor: teeja	Tee Jay North			Check Sequence: 71	ACH Enabled: False
53426	Repair Of Main Entry Exterior Door	1,389.82	06/17/2025	205-450-5205-44010-0000	
	Check Total:	1,389.82			
Vendor: theam	The American Bottling Co.			Check Sequence: 72	ACH Enabled: False
4849605276	Mix	680.32	06/17/2025	609-497-9760-42540-0000	
	Check Total:	680.32			
Vendor: tshwill	The Sherwin Williams Co			Check Sequence: 73	ACH Enabled: True
6383-8	Gallon 220W12651 PM 200 0 EG Extra Color: S	534.94	06/17/2025	100-410-1941-42102-0000	
	Check Total:	534.94			
Vendor: urbgr	Urban Growler Brewing Company, LLC			Check Sequence: 74	ACH Enabled: False
E-39966	Beer	259.50	06/17/2025	609-497-9760-42520-0000	
	Check Total:	259.50			
Vendor: serth	US Ice Rink Association			Check Sequence: 75	ACH Enabled: False
6692	M. Bauer Membership 8/1/25 - 7/31/26	95.00	06/17/2025	205-450-5205-44330-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	95.00			
Vendor: verwi	Verizon Wireless Services, LLC			Check Sequence: 76	ACH Enabled: True
6115148615	Mobile Broadband May	40.03	06/17/2025	601-494-9440-43250-0000	
6115148615	Mobile Broadband May	80.02	06/17/2025	100-410-1950-43250-0000	
6115148615	Mobile Broadband May	35.01	06/17/2025	603-496-9495-43250-0000	
6115148615	Mobile Broadband May	75.02	06/17/2025	100-430-3000-43250-0000	
6115148615	Mobile Broadband May	40.02	06/17/2025	602-495-9490-43250-0000	
6115148615	Mobile Broadband May	78.73	06/17/2025	100-450-5200-43250-0000	
	Check Total:	348.83			
Vendor: grain	W.W. Grainger, Inc.			Check Sequence: 77	ACH Enabled: True
9534589511	2LNV5 Banding Bracket Standard Duty 3/4"Pk 1	232.36	06/17/2025	100-430-3120-42260-0000	
9534589511	2LNU4 SS Band Standard Duty Steel 3/4"	220.08	06/17/2025	100-430-3120-42260-0000	
	Check Total:	452.44			
Vendor: wruse	Wruck Sewer & Portable Rental			Check Sequence: 78	ACH Enabled: False
I27942	Porta Potty Rental For Reservoir Fields 6/5-6/10	655.00	06/17/2025	100-450-5200-43100-0000	
	Check Total:	655.00			
Vendor: zarbr	Zarnoth Brush Works, Inc.			Check Sequence: 79	ACH Enabled: True
0202429-IN	EL-1035525 Dirt Shoe - Front	107.20	06/17/2025	603-496-9495-42103-0000	
0202429-IN	ZBW-GB-EHH21 Elgin/Tymco435 Threaded Di	335.00	06/17/2025	603-496-9495-42103-0000	
0202429-IN	EL-1054322 Dirt Shoe - Rear	159.60	06/17/2025	603-496-9495-42103-0000	
	Check Total:	601.80			
	Total for Check Run:	532,229.99			
	Total of Number of Checks:	79			

Accounts Payable

Computer Check Proof List by Vendor

User: mrathlisberger@rogersmn.gov
Printed: 06/25/2025 - 12:43PM
Batch: 00005.06.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: abmeq	ABM Equipment & Supply LLC			Check Sequence: 1	ACH Enabled: False
0183165-IN	#40-014 Annual Inspection	612.25	06/25/2025	100-430-3000-43100-0000	
0183165-IN	#40-014 Repair Of Leak In Rotary Motor	1,213.29	06/25/2025	100-430-3000-42103-0000	
	Check Total:	1,825.54			
Vendor: ameen	American Engineering Testing Inc			Check Sequence: 2	ACH Enabled: True
INV-262849	Work @ Rogers Indoor Turf Facility	1,216.60	06/25/2025	410-450-5200-43030-2201	
	Check Total:	1,216.60			
Vendor: amewa	American Water Works Assoc. Inc.			Check Sequence: 3	ACH Enabled: False
SO240991	9/1/25 - 8/31/26 Membership For D. Cote	83.00	06/25/2025	601-494-9440-44330-0000	
	Check Total:	83.00			
Vendor: belco	Bellboy Corporation			Check Sequence: 4	ACH Enabled: True
0208034500	Liquor	804.02	06/25/2025	609-497-9760-42510-0000	
020810660	Liquor	225.50	06/25/2025	609-497-9760-42510-0000	
0300039400	THC	995.25	06/25/2025	609-497-9760-42535-0000	
	Check Total:	2,024.77			
Vendor: Wirbe	BreakThru Beverage Minnesota Wine & Sprirts			Check Sequence: 5	ACH Enabled: True
121891055	Wine	349.80	06/25/2025	609-497-9760-42530-0000	
121891056	Mix	307.72	06/25/2025	609-497-9760-42540-0000	
121891057	Liquor	1,540.92	06/25/2025	609-497-9760-42510-0000	
	Check Total:	2,198.44			
Vendor: callto	CallTower Inc			Check Sequence: 6	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
202598320	Monthly Phone Service June	1,532.80	06/25/2025	100-410-1330-43250-0000	
	Check Total:	1,532.80			
Vendor: capbe	Capitol Beverage			Check Sequence: 7	ACH Enabled: True
3143849	Beer Credit	-30.00	06/25/2025	609-497-9760-42520-0000	
3150048	Wine	169.20	06/25/2025	609-497-9760-42530-0000	
3150049	Beer Credit	-42.30	06/25/2025	609-497-9760-42520-0000	
3150050	THC	96.00	06/25/2025	609-497-9760-42535-0000	
3150051	Beer	5,205.00	06/25/2025	609-497-9760-42520-0000	
3150052	Liquor	2,028.25	06/25/2025	609-497-9760-42510-0000	
	Check Total:	7,426.15			
Vendor: cbdpl	CBD Plus			Check Sequence: 8	ACH Enabled: False
1567	THC	683.00	06/25/2025	609-497-9760-42535-0000	
1576	THC	330.00	06/25/2025	609-497-9760-42535-0000	
	Check Total:	1,013.00			
Vendor: berbe	Chas. A. Bernick, Inc.			Check Sequence: 9	ACH Enabled: False
10367494	THC	296.22	06/25/2025	609-497-9760-42535-0000	
10367495	Beer	947.65	06/25/2025	609-497-9760-42520-0000	
	Check Total:	1,243.87			
Vendor: chell	Chet's Shoes LLC			Check Sequence: 10	ACH Enabled: True
LLC22162	Boots-Hertwig	121.60	06/25/2025	100-420-2210-42180-0000	
	Check Total:	121.60			
Vendor: cinco	Cintas Corporation			Check Sequence: 11	ACH Enabled: True
4234159760	Uniform - SWR 6/18/25	6.26	06/25/2025	602-495-9490-42180-0000	
4234159760	Uniform - PK 6/18/25	18.39	06/25/2025	100-450-5200-42180-0000	
4234159760	Uniform - Janitorial 6/18/25	2.24	06/25/2025	100-410-1940-44060-0000	
4234159760	Mats & Towels 6/18/25	63.24	06/25/2025	100-430-3000-44060-0000	
4234159760	Uniform - PW 6/18/25	25.51	06/25/2025	100-430-3000-42180-0000	
4234159760	Uniform - WTR 6/18/25	6.26	06/25/2025	601-494-9440-42180-0000	
4234159760	Uniform - Gen'l. Gov't. Bldgs. 6/18/25	2.95	06/25/2025	100-410-1940-42180-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
4234165024	RWAS Mats & Towels 6/18/25	212.93	06/25/2025	609-497-9760-43100-0000	
	Check Total:	337.78			
Vendor: cit	Computer Integration Technologies Inc			Check Sequence: 12	ACH Enabled: True
404333	DNS Web Filter July	187.50	06/25/2025	100-410-1330-43190-0000	
404951	Endpoint Detection Monthly Service July	414.00	06/25/2025	100-410-1330-43190-0000	
405671	Sonicwall SMA210 Support Renewal 1Yr	470.00	06/25/2025	100-410-1330-43190-0000	
	Check Total:	1,071.50			
Vendor: mnpip	Core & Main LP			Check Sequence: 13	ACH Enabled: False
X182961	OMNI+ 2 C2 Reg Retrofit Kit 1G 8WHL SM 20	2,436.50	06/25/2025	601-494-9440-42150-0000	
	Check Total:	2,436.50			
Vendor: cryice	Crystal Springs Ice			Check Sequence: 14	ACH Enabled: False
03-500491	Ice	57.36	06/25/2025	609-497-9760-42570-0000	
03-500559	Ice	213.04	06/25/2025	609-497-9760-42570-0000	
	Check Total:	270.40			
Vendor: dahdi	Dahlheimer Distributing Co.			Check Sequence: 15	ACH Enabled: True
2432827	Beer Credit	-198.40	06/25/2025	609-497-9760-42520-0000	
2495348	Beer	20,194.22	06/25/2025	609-497-9760-42520-0000	
2495418	Beer Credit	-165.60	06/25/2025	609-497-9760-42520-0000	
2495421	THC Credit	-54.00	06/25/2025	609-497-9760-42535-0000	
2496162	Beer	127.20	06/25/2025	609-497-9760-42520-0000	
2499602	THC	69.00	06/25/2025	609-497-9760-42535-0000	
2499603	NA	93.85	06/25/2025	609-497-9760-42540-0000	
2499604	Beer	1,431.50	06/25/2025	609-497-9760-42520-0000	
	Check Total:	21,497.77			
Vendor: cldis	Dick Family Inc.			Check Sequence: 16	ACH Enabled: True
2120734	THC Credit	-25.16	06/25/2025	609-497-9760-42535-0000	
2120756	Beer	1,300.60	06/25/2025	609-497-9760-42520-0000	
	Check Total:	1,275.44			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: facmo	Elliot Auto Supply Co, Inc.			Check Sequence: 17	ACH Enabled: False
1-10853920	#35-052 MTC FT202 HL3Z7A098A TRANS FI	114.80	06/25/2025	100-420-2210-42103-0000	
1-10853920	#35-052 MTC XT10QLVC XT10QLVC + TRA	80.04	06/25/2025	100-420-2210-42103-0000	
128-218719	#50-004 FVP 31AXXHD Battery CCA1000 RC	152.37	06/25/2025	100-450-5200-42103-0000	
	Check Total:	347.21			
Vendor: rical	Richard A. Erickson			Check Sequence: 18	ACH Enabled: False
2025	Park Entertainment - Teddy Bear Band 6/19/25	825.00	06/25/2025	100-450-5120-43445-0000	
	Check Total:	825.00			
Vendor: fasco	Fastenal Company Inc.			Check Sequence: 19	ACH Enabled: True
MNTC4194474	4-1/2"T27CutOffWhl	61.88	06/25/2025	100-430-3000-42100-0000	
MNTC4194474	#112 Buna-N 100Ct	4.88	06/25/2025	100-430-3000-42100-0000	
MNTC4194474	#110 Buna-N 100Ct	4.52	06/25/2025	100-430-3000-42100-0000	
MNTC4194474	#111 Buna-N 100Ct	4.75	06/25/2025	100-430-3000-42100-0000	
	Check Total:	76.03			
Vendor: feren	Ferguson Enterprises #1657			Check Sequence: 20	ACH Enabled: False
1698740	(2) PFXPP9G LF 1 PXP SR 90 ELL	21.14	06/25/2025	100-450-5200-42104-0000	
1698740	(1) PFXPPS9G LF 1 FTGXP ST 90 ELL	12.61	06/25/2025	100-450-5200-42104-0000	
	Check Total:	33.75			
Vendor: fireq	FES Inc			Check Sequence: 21	ACH Enabled: True
21536	Boots-Dunleavy Palmer & Silbaugh	1,212.00	06/25/2025	100-420-2210-42106-0000	
21546	Boots-Hertwig & Silbaugh	808.00	06/25/2025	100-420-2210-42106-0000	
	Check Total:	2,020.00			
Vendor: friso	Fricke & Sons Sod Inc			Check Sequence: 22	ACH Enabled: True
65203	Sod For RAC	255.00	06/25/2025	205-450-5205-42102-0000	
65203	Sod For SCP	127.50	06/25/2025	410-450-5200-45300-2104	
	Check Total:	382.50			
Vendor: grabe	Grape Beginnings, Inc.			Check Sequence: 23	ACH Enabled: False
MN00167933	Wine	523.90	06/25/2025	609-497-9760-42530-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
MN00167934	Wine	276.00	06/25/2025	609-497-9760-42530-0000	
	Check Total:	799.90			
Vendor: guape	Guardian Pest Solutions, Inc.			Check Sequence: 24	ACH Enabled: False
2670109	Pest Control - Hassan Town Hall June	33.60	06/25/2025	100-410-1940-43140-0000	
2671474	Commercial Pest Control June	37.80	06/25/2025	100-430-3000-43140-0000	
2671474	Commercial Pest Control June	16.20	06/25/2025	100-410-1940-43140-0000	
2673808	Commercial Pest Control-St 2 June	58.06	06/25/2025	100-420-2210-43100-0000	
	Check Total:	145.66			
Vendor: hawch	Hawkins Inc.			Check Sequence: 25	ACH Enabled: False
7099516	Chlorine Cylinders	50.00	06/25/2025	601-494-9440-42160-0000	
	Check Total:	50.00			
Vendor: henpu	Hennepin County Recorder			Check Sequence: 26	ACH Enabled: False
1000247418	RecordEASE Web Transactions June	125.00	06/25/2025	100-430-3000-44300-0000	
1000247418	RecordEASE Web Transactions June	125.00	06/25/2025	100-410-1325-44300-0000	
	Check Total:	250.00			
Vendor: howan	Andrew Howard			Check Sequence: 27	ACH Enabled: False
MFU25-000016	MFU25-000016 Refund - Unnecessary Per J. All	75.00	06/25/2025	100-420-2210-32251-0000	
	Check Total:	75.00			
Vendor: jeffi	Jefferson Fire & Safety, Inc.			Check Sequence: 28	ACH Enabled: False
IN326561	Thermal Imager-New Grass 11	4,677.36	06/25/2025	400-420-2210-45500-0000	
IN328162	SCBA Bracket-New SQ1	50.96	06/25/2025	400-420-2210-45500-0000	
	Check Total:	4,728.32			
Vendor: johbr	Johnson Brothers Liquor Co.			Check Sequence: 29	ACH Enabled: False
2808497	Liquor	4,782.13	06/25/2025	609-497-9760-42510-0000	
2813896	Liquor	135.02	06/25/2025	609-497-9760-42510-0000	
2813897	Wine	325.31	06/25/2025	609-497-9760-42530-0000	
2813898	Liquor	440.94	06/25/2025	609-497-9760-42510-0000	
2813989	Liquor	3,184.25	06/25/2025	609-497-9760-42510-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
2813990	Wine	870.47	06/25/2025	609-497-9760-42530-0000	
2813991	Mix	41.77	06/25/2025	609-497-9760-42540-0000	
2813992	Liquor	11,427.06	06/25/2025	609-497-9760-42510-0000	
6991693	Wine	515.65	06/25/2025	609-497-9760-42530-0000	
6991733	Liquor	4,074.31	06/25/2025	609-497-9760-42510-0000	
6991734	Wine	1,931.87	06/25/2025	609-497-9760-42530-0000	
6991735	Mix	183.87	06/25/2025	609-497-9760-42540-0000	
6995923	Wine	79.14	06/25/2025	609-497-9760-42530-0000	
6995924	Wine	101.13	06/25/2025	609-497-9760-42530-0000	
6995991	Liquor	1,374.86	06/25/2025	609-497-9760-42510-0000	
6995992	Wine	3,075.61	06/25/2025	609-497-9760-42530-0000	
6995993	NA/Mix	119.59	06/25/2025	609-497-9760-42540-0000	
7523396	Wine	445.31	06/25/2025	609-497-9760-42530-0000	
758526	Wine Credit	-10.00	06/25/2025	609-497-9760-42530-0000	
	Check Total:	33,098.29			
Vendor: kengr	Kennedy & Graven, Chartered			Check Sequence: 30	ACH Enabled: True
RG135-00001	Naming Rights May 2025	291.00	06/25/2025	410-450-5200-43040-0000	
RG135-00001	General Municipal Matters May 2025	1,852.70	06/25/2025	100-410-1325-43040-0000	
RG135-00011	Police Department Matter May 2025	650.90	06/25/2025	100-420-2100-43040-0000	
RG135-00020	Duffy Development May 2025	174.10	06/25/2025	203-410-1325-43040-8150	
RG135-00081	Asguard Development May 2025	577.50	06/25/2025	100-410-1325-43040-8150	
RG135-00112	Northland Addition (Cote Property) May 2025	486.00	06/25/2025	100-410-1325-43040-8150	
RG135-00113	Fletcher Bypass Matter May 2025	-143.50	06/25/2025	402-000-0000-10100-5000	
RG135-00113	Fletcher Bypass Matter May 2025	143.50	06/25/2025	402-430-3121-43040-1409	
RG135-00113	Fletcher Bypass Matter May 2025	143.50	06/25/2025	402-000-0000-10100-0000	
RG135-00114	Veit Headquarters May 2025	469.50	06/25/2025	100-410-1325-43040-8150	
RG135-00117	2025 City Council Meetings May 2025	1,261.00	06/25/2025	100-410-1325-43040-0000	
RG135-00118	Taylor Lane Project May 2025	96.00	06/25/2025	100-410-1325-43040-8150	
RG135-00119	Sale To Lariat Companies May 2025	36.00	06/25/2025	601-494-9440-43040-0000	
RG135-00121	Northview Preserve Subdivision May 2025	672.00	06/25/2025	100-410-1325-43040-8150	
RG135-00122	Cowley Lake Preserve Development May 2025	682.50	06/25/2025	100-410-1325-43040-8150	
	Check Total:	7,392.70			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: lakga 4219635	Lakes Gas Co. Propane For Parks Zamboni	29.80	06/25/2025	Check Sequence: 31 100-450-5200-42120-0000	ACH Enabled: True
	Check Total:	29.80			
Vendor: lanst INV-163903	Landscape Structures Inc. Playground Equipment For Brookside Meadows	-195,605.91	06/25/2025	Check Sequence: 32 404-000-0000-10100-4016	ACH Enabled: False
INV-163903	Playground Equipment For Brookside Meadows	195,605.91	06/25/2025	404-000-0000-10100-0000	
INV-163903	Playground Equipment For Brookside Meadows	195,605.91	06/25/2025	404-450-5200-45300-2502	
	Check Total:	195,605.91			
Vendor: mamun 405075	M Amundson Cigar & Candy Co LLP Tobacco	3,789.18	06/25/2025	Check Sequence: 33 609-497-9760-42560-0000	ACH Enabled: True
405075	Mix	76.36	06/25/2025	609-497-9760-42540-0000	
	Check Total:	3,865.54			
Vendor: menar 50309	Menards, Inc. YELLOW WP BUTT SPLICE -25	9.99	06/25/2025	Check Sequence: 34 205-450-5205-42102-0000	ACH Enabled: True
50309	BL WP BTT SPLC 16-14AW-25	9.69	06/25/2025	205-450-5205-42102-0000	
50309	3/4" PVC EXPANSION CPLR	16.35	06/25/2025	205-450-5205-42102-0000	
50328	2PK Libman Ultra TWL	3.79	06/25/2025	100-410-1940-42102-0000	
50328	All Purpose Squeegee	2.97	06/25/2025	100-410-1940-42102-0000	
50328	1.88"X15YD ELK & YLW Tape	19.96	06/25/2025	100-410-1940-42102-0000	
	Check Total:	62.75			
Vendor: midla 10354	Midwest Landscapes (12) Goldstrum Rudbeckia #1	157.89	06/25/2025	Check Sequence: 35 100-420-2210-42102-0000	ACH Enabled: True
10354	(2) Red Creeping Thyme 4"/10T	46.53	06/25/2025	100-420-2210-42102-0000	
10372	Edging 20'	111.23	06/25/2025	410-450-5200-45300-2104	
10372	90 Degree Connector Poly	14.74	06/25/2025	410-450-5200-45300-2104	
	Check Total:	330.39			
Vendor: mpca 10000217974	Minnesota Pollution Control Agency Petro Brownfields-21701 Ind Blvd+13013 Main	450.00	06/25/2025	Check Sequence: 36 450-465-6500-43030-2304	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	450.00			
Vendor: minrec 11232	Minnesota Recreation and Park Assoc. Turf Operations Supervisor Job Posting	175.00	06/25/2025	Check Sequence: 37 100-450-5120-43420-0000	ACH Enabled: True
	Check Total:	175.00			
Vendor: schso P50396	MN Equipment Inc. #15-016 TF23P Pin	35.05	06/25/2025	Check Sequence: 38 100-450-5200-42105-0000	ACH Enabled: True
	Check Total:	35.05			
Vendor: motor 8282136465	Motorola Solutions Credit Company LLC Ethernet Cable-Motorola FS 1	141.00	06/25/2025	Check Sequence: 39 100-420-2210-42010-0000	ACH Enabled: True
	Check Total:	141.00			
Vendor: napa 384369	NAPA Auto Parts Fin. Chrg.-Prior Invoice OC-2419309	0.70	06/25/2025	Check Sequence: 40 100-420-2210-42120-0000	ACH Enabled: False
384369	Credit-Prior Invoice 346564	-2.04	06/25/2025	100-420-2210-42120-0000	
384369	DEF	32.36	06/25/2025	100-420-2210-42120-0000	
384369	Fin. Chrg.-Prior Invoice OC-2573414	0.26	06/25/2025	100-420-2210-42120-0000	
384369	Fin. Chrg.-Prior Invoice OC-2480627	0.03	06/25/2025	100-420-2210-42120-0000	
395154	(4) 7-04250 SPIN BRG	30.84	06/25/2025	100-450-5200-42103-0000	
396088	B/FLUID DOT 3-120Z	4.20	06/25/2025	100-430-3000-42120-0000	
	Check Total:	66.35			
Vendor: noramsaf #CM833	North American Safety, Inc. Credit For Screen Printing Charge	-11.00	06/25/2025	Check Sequence: 41 100-410-1950-42180-0000	ACH Enabled: True
#CM833	Credit For Screen Printing Charge	-44.00	06/25/2025	100-450-5200-42180-0000	
#CM833	Credit For Screen Printing Charge	-22.00	06/25/2025	100-430-3000-42180-0000	
#CM833	Credit For Screen Printing Charge	-11.00	06/25/2025	601-494-9440-42180-0000	
#CM833	Credit For Screen Printing Charge	-11.00	06/25/2025	602-495-9490-42180-0000	
#CM834	Credit For Screen Printing Charges	-79.20	06/25/2025	100-430-3000-42180-0000	
#CM835	Credit For Screen Printing Charge	-99.00	06/25/2025	100-430-3000-42180-0000	
#INV98865	Screen Printing Charge	79.20	06/25/2025	100-430-3000-42180-0000	
#INV98865	Safety Hoodies	34.00	06/25/2025	100-410-1950-42180-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
#INV98865	Safety Hoodies	34.00	06/25/2025	603-496-9495-42180-0000	
#INV98865	Safety Hoodies	51.00	06/25/2025	601-494-9440-42180-0000	
#INV98865	Safety Hoodies	170.00	06/25/2025	100-430-3000-42180-0000	
#INV98865	Safety Hoodies	34.00	06/25/2025	100-410-1940-42180-0000	
#INV98865	Safety Hoodies	51.00	06/25/2025	602-495-9490-42180-0000	
#INV98865	Safety Hoodies	170.00	06/25/2025	100-450-5200-42180-0000	
#INV98971	Safety Jackets	74.00	06/25/2025	100-430-3000-42180-0000	
#INV98971	Screen Printing Charge	99.00	06/25/2025	100-430-3000-42180-0000	
#INV98971	Safety Jackets	148.00	06/25/2025	100-450-5200-42180-0000	
#INV98971	Safety Jackets	18.50	06/25/2025	601-494-9440-42180-0000	
#INV98971	Safety Jackets	37.00	06/25/2025	100-410-1950-42180-0000	
#INV98971	Safety Jackets	18.50	06/25/2025	602-495-9490-42180-0000	
#INV98971	Safety Jackets	37.00	06/25/2025	603-496-9495-42180-0000	
	Check Total:	778.00			
Vendor: norcab 51072	Northland Cabinets Inc Event Center Cabinet Improvements - Final Payr	6,034.77	06/25/2025	Check Sequence: 42 404-450-5200-45300-0000	ACH Enabled: False
	Check Total:	6,034.77			
Vendor: omabr 18696*	Omann Brothers Inc. AC Fines Mix	181.80	06/25/2025	Check Sequence: 43 100-430-3120-42240-0000	ACH Enabled: False
	Check Total:	181.80			
Vendor: pauso 267815	Paustis & Sons Wine	699.00	06/25/2025	Check Sequence: 44 609-497-9760-42530-0000	ACH Enabled: True
	Check Total:	699.00			
Vendor: premr IN200-2006163	PreCise MRM LLC 5MB Flat Data Plan US With NAF C-US-5MB	260.00	06/25/2025	Check Sequence: 45 100-430-3120-43190-0000	ACH Enabled: True
	Check Total:	260.00			
Vendor: prelo 42928	Premier Locating Inc Locates 01/16/25 - 01/31/25	14.00	06/25/2025	Check Sequence: 46 603-496-9495-43150-0000	ACH Enabled: False
42928	Locates 01/16/25 - 01/31/25	43.00	06/25/2025	601-494-9440-43150-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
42928	Locates 01/16/25 - 01/31/25	43.00	06/25/2025	602-495-9490-43150-0000	
43126	Locates 06/01/25 - 06/15/25	140.00	06/25/2025	603-496-9495-43150-0000	
43126	Locates 06/01/25 - 06/15/25	430.00	06/25/2025	602-495-9490-43150-0000	
43126	Locates 06/01/25 - 06/15/25	430.00	06/25/2025	601-494-9440-43150-0000	
	Check Total:	1,100.00			
Vendor: reiin	Reinders, Inc			Check Sequence: 47	ACH Enabled: True
3410225-00	Marking Chalk Powder For Athletic Fields #50	1,000.00	06/25/2025	100-450-5200-42100-0000	
	Check Total:	1,000.00			
Vendor: midwe	Rock River Industries LLC			Check Sequence: 48	ACH Enabled: True
25-0273	Ford F-550 G11 Chassis Qck Attck-1FDSW5HN	57,988.00	06/25/2025	400-420-2210-45500-0000	
	Check Total:	57,988.00			
Vendor: freeeasy	James Rodriguez			Check Sequence: 49	ACH Enabled: False
2025	Park Entertainment - Free & Easy Band 6/25/25	2,100.00	06/25/2025	100-450-5120-43445-0000	
	Check Total:	2,100.00			
Vendor: rogtr	Rogers True Value Hardware Inc			Check Sequence: 50	ACH Enabled: False
29488	Paint For FD Frames	6.99	06/25/2025	100-420-2210-42100-0000	
29647	Fish Tape 65' L	45.99	06/25/2025	603-496-9495-42100-0000	
29678	Insect Killer	15.99	06/25/2025	100-420-2210-42100-0000	
29679	Bondic Welder Kit & Epoxy-Plaque For FCW	18.78	06/25/2025	404-000-0000-10100-0000	
29679	Bondic Welder Kit & Epoxy-Plaque For FCW	18.78	06/25/2025	404-450-5200-45300-2503	
29679	Bondic Welder Kit & Epoxy-Plaque For FCW	-18.78	06/25/2025	404-000-0000-10100-4016	
29685	12PK MED BLK Pic Strips	14.99	06/25/2025	601-494-9440-42100-0000	
29690	Buckle Side Release 1-1/2"	3.59	06/25/2025	100-430-3000-42103-0000	
29698	COUPLE GALV STEEL 1-1/4"	8.59	06/25/2025	601-494-9440-42104-0000	
29698	NIPPLE GALV 1.25"X10"	14.99	06/25/2025	601-494-9440-42104-0000	
	Check Total:	129.91			
Vendor: simpli	Simplifile LC			Check Sequence: 51	ACH Enabled: False
930987218485SFL	Recording Fees June	138.75	06/25/2025	100-410-1910-43520-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	138.75			
Vendor: johla	SiteOne Landscape Supply			Check Sequence: 52	ACH Enabled: False
155052448-001	SCH 40 PVC Coupling 2" Socket	5.28	06/25/2025	100-450-5200-42104-0000	
155052448-001	SCH 40 PVC 90 Degree Reducing Elbow 2" X 1	25.42	06/25/2025	100-450-5200-42104-0000	
155052448-001	PVC Pipe 2" X 20' SDR-26 (CL 160) Bell End	44.68	06/25/2025	100-450-5200-42104-0000	
	Check Total:	75.38			
Vendor: souwi	Southern Glazers Wine & Spirits of Minnesota			Check Sequence: 53	ACH Enabled: False
2634993	Liquor	2,439.92	06/25/2025	609-497-9760-42510-0000	
2634994	Wine	2,837.93	06/25/2025	609-497-9760-42530-0000	
	Check Total:	5,277.85			
Vendor: strei	Streicher's Inc.			Check Sequence: 54	ACH Enabled: False
I1768466	EMS Jacket-Hertwig	192.99	06/25/2025	100-420-2210-42106-0000	
	Check Total:	192.99			
Vendor: sunbel	Sunbelt Rentals			Check Sequence: 55	ACH Enabled: False
169802319-0001	Rental: 36" Track Trencher Walk Behind	196.25	06/25/2025	410-450-5200-45300-2104	
	Check Total:	196.25			
Vendor: tersu	Terminal Supply Co			Check Sequence: 56	ACH Enabled: False
36085-00	Freight	11.74	06/25/2025	100-430-3000-42100-0000	
36085-00	(50) RBC-114 Metal Clamp - Vinyl Insulated	19.94	06/25/2025	100-430-3000-42100-0000	
36085-00	(200) TRM-BLK Cable Tie - 8" X .18"	19.74	06/25/2025	100-430-3000-42100-0000	
36085-00	(25) ATR-20 2 Leg Micro Fuse - 20 AMP	10.04	06/25/2025	100-430-3000-42100-0000	
36085-00	(25) ATR-15 2 Leg Micro Fuse - 15 AMP	10.04	06/25/2025	100-430-3000-42100-0000	
	Check Total:	71.50			
Vendor: terge	Terra General Contractors, LLC			Check Sequence: 57	ACH Enabled: True
Pay App #7	Pay App #7-Turf Facility - Labor	1,032,951.92	06/25/2025	410-450-5200-45200-2201	
Pay App #7	Pay App #7-Turf Facility - Material	426,664.87	06/25/2025	410-450-5200-45200-2201	
Pay App #7	Pay App #7-SCP Warming House & Heated Stor	39,764.63	06/25/2025	410-450-5200-45200-2104	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	1,499,381.42			
Vendor: onene D-510360	theipguys.net LLC Monthly Fiber Data & Analog Services June	1,390.02	06/25/2025	Check Sequence: 58 100-410-1330-43250-0000	ACH Enabled: False
	Check Total:	1,390.02			
Vendor: verwi 6112639335	Verizon Wireless Services, LLC Verizon-FD April '25	600.87	06/25/2025	Check Sequence: 59 100-420-2210-43210-0000	ACH Enabled: True
	Check Total:	600.87			
Vendor: verwi 6115148614	Verizon Wireless Services, LLC Verizon-FD May '25	620.54	06/25/2025	Check Sequence: 60 100-420-2210-43210-0000	ACH Enabled: True
	Check Total:	620.54			
Vendor: vinin 0375322-IN	Vinocopia Inc Wine	620.67	06/25/2025	Check Sequence: 61 609-497-9760-42530-0000	ACH Enabled: True
0375322-IN	NA	28.66	06/25/2025	609-497-9760-42540-0000	
0375322-IN	Liquor	80.67	06/25/2025	609-497-9760-42510-0000	
	Check Total:	730.00			
Vendor: grain 9539554320	W.W. Grainger, Inc. (6) 5EFF2 Battery 6VDC 4.5AH 0.187" Faston	90.48	06/25/2025	Check Sequence: 62 100-430-3000-42102-0000	ACH Enabled: True
	Check Total:	90.48			
Vendor: wauti 720593	Wausau Tile Trash Cans & Liners - Brookside	-705.79	06/25/2025	Check Sequence: 63 404-000-0000-10100-4016	ACH Enabled: True
720593	Trash Cans & Liners - Fox Creek West	-705.79	06/25/2025	404-000-0000-10100-4016	
720593	Trash Cans & Liners - Fox Creek West	705.79	06/25/2025	404-000-0000-10100-0000	
720593	Trash Cans & Liners - Brookside	705.79	06/25/2025	404-000-0000-10100-0000	
720593	Trash Cans & Liners - Brookside	705.79	06/25/2025	404-450-5200-45300-2502	
720593	Trash Cans & Liners - Fox Creek West	705.79	06/25/2025	404-450-5200-45300-2503	
	Check Total:	1,411.58			
Vendor: webal	Webaloo LLC			Check Sequence: 64	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
13598-17540	Communications Consultant 6/2/25 - 6/13/25	195.00	06/25/2025	100-410-1325-43100-0000	
	Check Total:	195.00			
Vendor: weswh 964299	Westside Wholesale Tire & Supply #15-008 Repair 400/80R24 Nokian	85.00	06/25/2025	Check Sequence: 65 100-430-3120-44040-0000	ACH Enabled: True
	Check Total:	85.00			
Vendor: wsbas	WSB & Associates, Inc.			Check Sequence: 66	ACH Enabled: True
R-017511-000-52	Skye Meadows 2nd Addition April 2025	531.25	06/25/2025	100-410-1950-43030-8150	
R-019314-000-36	Towns At Fox Creek (Busch) April 2025	891.25	06/25/2025	100-410-1950-43030-8150	
R-019437-000-40	Skye Meadows 3rd Addition April 2025	531.25	06/25/2025	100-410-1950-43030-8150	
R-019805-000-35	Aster Mills (Pulte) April 2025	1,185.00	06/25/2025	100-410-1950-43030-8150	
R-019812-000-33	Big Woods (Forestar) April 2025	915.00	06/25/2025	100-410-1950-43030-8150	
R-020120-000-35	Harvest View (Tamarack) April 2025	825.00	06/25/2025	100-410-1950-43030-8150	
R-020241-000-34	Grass Lake Preserve Development - April 2025	825.00	06/25/2025	100-410-1950-43030-8150	
R-020362-000-22	David Koch Reconstruction Project - April 2025	1,134.00	06/25/2025	401-430-3121-43030-2204	
R-022690-000-25	Skye Meadows 4th Addition April 2025	557.50	06/25/2025	100-410-1950-43030-8150	
R-022691-000-22	Skye Meadows 5th Addition April 2025	2,362.50	06/25/2025	100-410-1950-43030-8150	
R-023609-000-21	Aster Mills 2nd Addition April 2025	1,277.50	06/25/2025	100-410-1950-43030-8150	
	Check Total:	11,035.25			
Vendor: xcele	Xcel Energy			Check Sequence: 67	ACH Enabled: False
51-6488909-6	Reservoir Fields Irrigation May	290.40	06/25/2025	100-450-5200-43810-0000	
51-6488909-6	12475 Main St-SCP Well & Lights May	126.49	06/25/2025	100-450-5200-43810-0000	
51-6488909-6	Rogers Middle School Fields-20859 141st Ave N	-96.89	06/25/2025	100-450-5200-43810-0000	
51-6488909-6	NCP - 13750 Bittersweet Dr May	1,260.97	06/25/2025	100-450-5200-43810-0000	
51-6488909-6	12521 Main St-Maintenance Bldg May	74.02	06/25/2025	100-450-5200-43810-0000	
51-6488909-6	Lynch Park - 21901 137TH Ave N May	131.51	06/25/2025	100-450-5200-43810-0000	
51-6488909-6	Triangle Park/Veteran's Mem'l - 12720 Main St N	42.03	06/25/2025	100-450-5200-43810-0000	
51-6488909-6	Lions Splash Pad May	153.52	06/25/2025	100-450-5200-43810-0000	
51-6488909-6	13850 Bittersweet Lane May	109.81	06/25/2025	100-450-5200-43810-0000	
51-6488909-6	12521 Main St-SCP Warming Hse May	84.67	06/25/2025	100-450-5200-43810-0000	
	Check Total:	2,176.53			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: xcele	Xcel Energy			Check Sequence: 68	ACH Enabled: False
51-6488908-5	Lift Stations May	2,162.05	06/25/2025	602-495-9490-43810-0000	
	Check Total:	2,162.05			
Vendor: xcele	Xcel Energy			Check Sequence: 69	ACH Enabled: False
51-6488911-0	Traffic Signal - N. Ramp Hwy 101 & 94 May	40.40	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 141st & High School May	107.48	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 19285 Rogers Dr May	82.39	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - CSAH 81 & Industrial Blvd May	55.29	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 11841 Brockton Ln May	79.55	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 141st Ave & James Rd May	100.42	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - S Diamond Lk Rd & Northdale M	50.71	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 141st Ave & Northdale May	92.83	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - Rogers Dr. & S. Diamond Lk Rd	67.62	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - Brockton Ln & S Diamond Lk R	55.68	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - Hwy 101 & S Diamond Lk Rd M	59.96	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - CSAH 81 & John Deere Ln May	98.91	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - CSAH 81 & Memorial Dr May	53.53	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 141st Ave & Median E Of 101 M	45.25	06/25/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 141st Ave & Median W Of 101 M	103.25	06/25/2025	100-430-3120-43170-0000	
	Check Total:	1,093.27			
Vendor: xcele	Xcel Energy			Check Sequence: 70	ACH Enabled: False
51-0014705272-9	Electric-St 2 May	1,084.95	06/25/2025	100-420-2210-43810-0000	
	Check Total:	1,084.95			
	Total for Check Run:	1,894,842.47			
	Total of Number of Checks:	70			

Accounts Payable

Computer Check Proof List by Vendor

User: mrathlisberger@rogersmn.gov
Printed: 07/02/2025 - 8:06AM
Batch: 00001.07.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: ajfli 06/21/2025	A Journey For Life Inc Wellness Session (3)	525.00	07/02/2025	Check Sequence: 1 100-420-2100-43140-0000	ACH Enabled: False
	Check Total:	525.00			
Vendor: actfl 17952	Action Fleet Inc #6856 New Squad Build	8,264.01	07/02/2025	Check Sequence: 2 400-420-2100-45500-0000	ACH Enabled: False
	Check Total:	8,264.01			
Vendor: prepo 59741 59742	ADA Enterprises Inc Surface Mount Kits - Trash Cans Bike Rack Lg. Picnic Tables For SCP	9,588.00 12,368.00	07/02/2025 07/02/2025	Check Sequence: 3 410-450-5200-45300-2104 410-450-5200-45300-2104	ACH Enabled: False
	Check Total:	21,956.00			
Vendor: ale360 16400717	Alert 360 RWAS Alarm July	47.94	07/02/2025	Check Sequence: 4 609-497-9760-43100-0000	ACH Enabled: False
	Check Total:	47.94			
Vendor: ameen INV-259606	American Engineering Testing Inc Work On Rogers Territorial Park June	6,650.00	07/02/2025	Check Sequence: 5 404-450-5200-43030-2207	ACH Enabled: True
	Check Total:	6,650.00			
Vendor: ancso City Hall 20 #2 City Hall 20 #2 City Hall PW 20 City Hall PW 20	Anchor Solar Investments, LLC PW Solar PPA - July City Hall Solar PPA - July PW Solar PPA - July City Hall Solar PPA - July	140.94 60.41 139.05 59.60	07/02/2025 07/02/2025 07/02/2025 07/02/2025	Check Sequence: 6 100-430-3000-43810-0000 100-410-1940-43810-0000 100-430-3000-43810-0000 100-410-1940-43810-0000	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
N. Comm. Park 3	NCP Solar PPA - July	413.12	07/02/2025	100-450-5200-43810-0000	
PD 20	PD Solar PPA - July	198.65	07/02/2025	100-420-2100-43810-0000	
PD 20 #2	PD Solar PPA - July	201.35	07/02/2025	100-420-2100-43810-0000	
RAC 20	RAC Solar PPA - July	207.54	07/02/2025	205-450-5205-43810-0000	
RAC 20 #2	RAC Solar PPA - July	201.35	07/02/2025	205-450-5205-43810-0000	
	Check Total:	1,622.01			
Vendor: apogl	Apollo Glass			Check Sequence: 7	ACH Enabled: False
A0084823	Windshield Replacement #6821	840.09	07/02/2025	100-420-2100-44040-0000	
	Check Total:	840.09			
Vendor: beaoi	Beaudry Oil & Service Inc.			Check Sequence: 8	ACH Enabled: True
1125944	Fuel - Unleaded & Diesel	12,304.24	07/02/2025	100-000-0000-14100-0000	
	Check Total:	12,304.24			
Vendor: belco	Bellboy Corporation			Check Sequence: 9	ACH Enabled: True
0300083200	THC	1,605.00	07/02/2025	609-497-9760-42535-0000	
	Check Total:	1,605.00			
Vendor: Wirbe	BreakThru Beverage Minnesota Wine & Spirits			Check Sequence: 10	ACH Enabled: True
121992660	Liquor	9,321.96	07/02/2025	609-497-9760-42510-0000	
121992661	Liquor	1,280.33	07/02/2025	609-497-9760-42510-0000	
121992662	Wine	707.25	07/02/2025	609-497-9760-42530-0000	
122107858	Wine	378.90	07/02/2025	609-497-9760-42530-0000	
122107859	Mix	27.50	07/02/2025	609-497-9760-42540-0000	
122108568	Liquor	6,198.11	07/02/2025	609-497-9760-42510-0000	
365830594	Mix Credit	-11.58	07/02/2025	609-497-9760-42540-0000	
	Check Total:	17,902.47			
Vendor: capbe	Capitol Beverage			Check Sequence: 11	ACH Enabled: True
3153009	Liquor	855.00	07/02/2025	609-497-9760-42510-0000	
3153011	Beer	4,278.40	07/02/2025	609-497-9760-42520-0000	
3153011	NA	172.00	07/02/2025	609-497-9760-42540-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	5,305.40			
Vendor: cdwgo	CDW Government			Check Sequence: 12	ACH Enabled: True
AE5263P	RWAS Server Replacement	1,308.59	07/02/2025	609-497-9760-42010-0000	
AE5263P	Computer Replacement Goodrich	1,308.59	07/02/2025	205-450-5205-42010-0000	
AE5263P	Computer Replacement CSO	1,308.59	07/02/2025	100-420-2100-42010-0000	
AE6746G	Ipad For Irrigation @ SCP	483.77	07/02/2025	410-450-5200-45300-2104	
	Check Total:	4,409.54			
Vendor: embpw	Century Link			Check Sequence: 13	ACH Enabled: False
313022581	Telephone Service - Hassan Town Hall May & Jt	124.78	07/02/2025	100-410-1940-43210-0000	
	Check Total:	124.78			
Vendor: berbe	Chas. A. Bernick, Inc.			Check Sequence: 14	ACH Enabled: False
10370062	THC	635.92	07/02/2025	609-497-9760-42535-0000	
10370063	NA	240.00	07/02/2025	609-497-9760-42540-0000	
10370063	Beer	2,755.20	07/02/2025	609-497-9760-42520-0000	
10372756	THC	937.50	07/02/2025	609-497-9760-42535-0000	
10372757	NA	58.00	07/02/2025	609-497-9760-42540-0000	
10372757	Liquor	420.00	07/02/2025	609-497-9760-42510-0000	
10372757	Beer	820.70	07/02/2025	609-497-9760-42520-0000	
	Check Total:	5,867.32			
Vendor: cinco	Cintas Corporation			Check Sequence: 15	ACH Enabled: True
4231912277	PD Floor Mats - 05/28/2025	72.16	07/02/2025	100-420-2100-44060-0000	
4234165132	CR Floor Mats 6/18/25	8.86	07/02/2025	100-410-1940-44060-0000	
4234921126	Uniform - SWR 6/25/25	6.26	07/02/2025	602-495-9490-42180-0000	
4234921126	Uniform - Janitorial 6/25/25	2.24	07/02/2025	100-410-1940-44060-0000	
4234921126	Uniform - PW 6/25/25	25.51	07/02/2025	100-430-3000-42180-0000	
4234921126	Uniform - PK 6/25/25	18.39	07/02/2025	100-450-5200-42180-0000	
4234921126	Uniform - WTR 6/25/25	6.26	07/02/2025	601-494-9440-42180-0000	
4234921126	Uniform - Gen'l. Gov't. Bldgs. 6/25/25	2.95	07/02/2025	100-410-1940-42180-0000	
4234921126	Mats & Towels 6/25/25	22.00	07/02/2025	100-430-3000-44060-0000	
9324627097	PD Floor Mats Credit	-3.60	07/02/2025	100-420-2100-44060-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	161.03			
Vendor: creth 688	Creative Therapy Center LLC Wellness #1 & #2	430.00	07/02/2025	Check Sequence: 16 100-420-2100-43140-0000	ACH Enabled: False
	Check Total:	430.00			
Vendor: cryice 03-500596	Crystal Springs Ice Ice	232.40	07/02/2025	Check Sequence: 17 609-497-9760-42570-0000	ACH Enabled: True
03-500646	Ice	88.32	07/02/2025	609-497-9760-42570-0000	
	Check Total:	320.72			
Vendor: cusco 4388-062425	Customer Contact Services Answering Service July	76.30	07/02/2025	Check Sequence: 18 602-495-9490-43100-0000	ACH Enabled: True
4388-062425	Answering Service July	76.30	07/02/2025	601-494-9440-43100-0000	
	Check Total:	152.60			
Vendor: dahdi 2501659	Dahlheimer Distributing Co. Liquor	1,607.00	07/02/2025	Check Sequence: 19 609-497-9760-42510-0000	ACH Enabled: True
2501660	Beer	13,858.55	07/02/2025	609-497-9760-42520-0000	
2505671	NA	243.40	07/02/2025	609-497-9760-42540-0000	
2505687	Beer	1,192.72	07/02/2025	609-497-9760-42520-0000	
2505688	Liquor	423.00	07/02/2025	609-497-9760-42510-0000	
2508058	THC	945.00	07/02/2025	609-497-9760-42535-0000	
2508059	Beer	24,667.50	07/02/2025	609-497-9760-42520-0000	
	Check Total:	42,937.17			
Vendor: delde CNS0001876513	Delta Dental of Minnesota July EE Paid Dental Insurance	4,015.28	07/02/2025	Check Sequence: 20 100-000-0000-21707-0000	ACH Enabled: False
	Check Total:	4,015.28			
Vendor: cldis 2124835	Dick Family Inc. Beer	777.60	07/02/2025	Check Sequence: 21 609-497-9760-42520-0000	ACH Enabled: True
	Check Total:	777.60			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: ecm	ECM Publishers, Inc.			Check Sequence: 22	ACH Enabled: True
1053518	Publication - 2024 Financial Statement	1,152.00	07/02/2025	100-410-1520-43520-0000	
1053689	PHN - Vacating 133rd Ave ROW	239.99	07/02/2025	100-410-1325-43520-0000	
1053690	AFB - Territorial Park Bids	623.99	07/02/2025	404-450-5200-43520-2207	
	Check Total:	2,015.98			
Vendor: facmo	Elliot Auto Supply Co, Inc.			Check Sequence: 23	ACH Enabled: False
1-10861092	(2) WIX 46449 Radial Seal Outer Air	21.76	07/02/2025	100-450-5200-42103-0000	
1-10861092	(4) WIX 46438 Radial Seal Outer Air	56.24	07/02/2025	100-450-5200-42103-0000	
1-10873391	FVP MV50/50-Gal Multivehicle AF Prediluted C	66.36	07/02/2025	100-430-3000-42160-0000	
128-218904	#6804 FVP P48AGM Battery CCA760 RC120	193.78	07/02/2025	100-420-2100-42103-0000	
128-218904	#6804 FVP P94RAGM Battery CCA800 RC140	207.81	07/02/2025	100-420-2100-42103-0000	
128-718285	Core Credits	-8.00	07/02/2025	601-494-9440-42103-0000	
128-718285	Core Credits	-54.00	07/02/2025	100-430-3000-42103-0000	
128-718285	Core Credits	-88.00	07/02/2025	100-450-5200-42103-0000	
128-718285	Core Credits	-8.00	07/02/2025	602-495-9490-42103-0000	
128-718285	FVP31TXXHD Battery CCA1000 RC200	304.74	07/02/2025	100-430-3000-42103-0000	
128-718285	Warranty Credits	-282.29	07/02/2025	100-420-2100-42103-0000	
	Check Total:	410.40			
Vendor: finan	Finance and Commerce			Check Sequence: 24	ACH Enabled: False
745791885	Ad For Bids - Territorial Park Playground	268.09	07/02/2025	404-450-5200-43520-2207	
	Check Total:	268.09			
Vendor: marso	Marc Frederickson			Check Sequence: 25	ACH Enabled: False
1943	Solar Salt (40 Bags)	318.00	07/02/2025	205-450-5205-43820-0000	
1947	Salt - PW	79.50	07/02/2025	100-430-3000-42102-0000	
1947	Salt - EC	63.60	07/02/2025	100-410-1941-42102-0000	
1947	Salt - RWAS	39.75	07/02/2025	609-497-9760-42102-0000	
1947	Salt - Splashpad	55.65	07/02/2025	100-450-5200-42102-0000	
1947	Salt - SCP Warming House	111.30	07/02/2025	410-450-5200-45200-2104	
	Check Total:	667.80			
Vendor: garre	Gartner Refrigeration Inc			Check Sequence: 26	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
12453187	Processor Board Capacitor Repair	362.00	07/02/2025	205-450-5205-44010-0000	
12453188	C1 Compressor Control Replacement	17,199.00	07/02/2025	205-450-5205-44010-0000	
	Check Total:	17,561.00			
Vendor: ghate	GHA Technologies Inc.			Check Sequence: 27	ACH Enabled: True
1163627	Computer Replacements - Bateman And Tushar	5,195.32	07/02/2025	100-420-2100-42010-0000	
	Check Total:	5,195.32			
Vendor: guaran	Guardian Angels Senior Services			Check Sequence: 28	ACH Enabled: False
1462971	Dam Dep. Ref.-Guardian Angels Staff Trng 6/23.	300.00	07/02/2025	100-000-0000-22000-0000	
	Check Total:	300.00			
Vendor: guape	Guardian Pest Solutions, Inc.			Check Sequence: 29	ACH Enabled: False
2671705	Commercial Pest Control - PD June	54.00	07/02/2025	100-420-2100-43140-0000	
	Check Total:	54.00			
Vendor: hawch	Hawkins Inc.			Check Sequence: 30	ACH Enabled: False
7109958	Chlorine Hydrofluosilicic Acid LPC-5	7,039.90	07/02/2025	601-494-9440-42160-0000	
	Check Total:	7,039.90			
Vendor: hencosh	Hennepin County Accounts Receivable			Check Sequence: 31	ACH Enabled: False
1000248206	Jail Per Diem - May 2025	784.72	07/02/2025	100-420-2100-43100-0000	
	Check Total:	784.72			
Vendor: htgar	Hickey Thorstenson Grover LTD			Check Sequence: 32	ACH Enabled: True
23744	RAC Expansion Engineering Services Thru 6/23.	18,345.00	07/02/2025	411-450-5205-43030-2406	
	Check Total:	18,345.00			
Vendor: hinksa	Samantha Hinkemeyer			Check Sequence: 33	ACH Enabled: True
101	Rooted In Rogers 2025 Video	2,500.00	07/02/2025	203-465-6500-44601-0000	
	Check Total:	2,500.00			
Vendor: hirsh	Hirshfield's			Check Sequence: 34	ACH Enabled: True
0029665-IN	1412-320 Athletic Field Striping White	1,999.20	07/02/2025	100-450-5200-42100-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	1,999.20			
Vendor: hohen	Hohensteins Inc			Check Sequence: 35	ACH Enabled: False
834671	Beer	885.00	07/02/2025	609-497-9760-42520-0000	
834671	Mix	54.00	07/02/2025	609-497-9760-42540-0000	
	Check Total:	939.00			
Vendor: impda	Imperial Dade			Check Sequence: 36	ACH Enabled: False
4394206	Upright Vacuum	299.99	07/02/2025	100-410-1941-42105-0000	
	Check Total:	299.99			
Vendor: innof	Innovative Office Solutions LLC			Check Sequence: 37	ACH Enabled: True
IN4868152	Trash Can Liners - EC	91.00	07/02/2025	100-410-1941-42100-0000	
	Check Total:	91.00			
Vendor: inbre	Insight Brewing			Check Sequence: 38	ACH Enabled: False
24895	THC	1,630.00	07/02/2025	609-497-9760-42535-0000	
	Check Total:	1,630.00			
Vendor: jeffi	Jefferson Fire & Safety, Inc.			Check Sequence: 39	ACH Enabled: False
IN328463	Halligan X2	575.94	07/02/2025	100-420-2210-42105-0000	
	Check Total:	575.94			
Vendor: johbr	Johnson Brothers Liquor Co.			Check Sequence: 40	ACH Enabled: False
281987	Mix	389.47	07/02/2025	609-497-9760-42540-0000	
2811595	Liquor	1,104.90	07/02/2025	609-497-9760-42510-0000	
2811596	Wine	53.49	07/02/2025	609-497-9760-42530-0000	
2819790	Liquor	1,025.12	07/02/2025	609-497-9760-42510-0000	
2819791	Liquor	1.77	07/02/2025	609-497-9760-42510-0000	
2819873	Liquor	1,912.42	07/02/2025	609-497-9760-42510-0000	
2819874	Wine	582.43	07/02/2025	609-497-9760-42530-0000	
2819876	THC	1,027.80	07/02/2025	609-497-9760-42535-0000	
2819877	Liquor	2,513.74	07/02/2025	609-497-9760-42510-0000	
3777210	Beer	110.80	07/02/2025	609-497-9760-42520-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
3777211	THC	1,311.40	07/02/2025	609-497-9760-42535-0000	
6999934	Liquor	0.15	07/02/2025	609-497-9760-42510-0000	
6999935	Wine	202.01	07/02/2025	609-497-9760-42530-0000	
6999997	Liquor	348.24	07/02/2025	609-497-9760-42510-0000	
6999998	Wine	351.32	07/02/2025	609-497-9760-42530-0000	
6999999	NA	195.51	07/02/2025	609-497-9760-42540-0000	
7524268	Wine	97.77	07/02/2025	609-497-9760-42530-0000	
7524292	Wine	245.46	07/02/2025	609-497-9760-42530-0000	
	Check Total:	11,473.80			
Vendor: kjoen	Kjolhaug Environmental Serv LLC			Check Sequence: 41	ACH Enabled: True
810335	2025-074 - Rachel - Cowley Lake Preserve LGU	520.00	07/02/2025	603-496-9495-43030-8150	
	Check Total:	520.00			
Vendor: btac	Melanie Koenen			Check Sequence: 42	ACH Enabled: True
1043	Wellness Session 9	130.00	07/02/2025	100-420-2100-43140-0000	
	Check Total:	130.00			
Vendor: lawpr	Lawson Products			Check Sequence: 43	ACH Enabled: False
9312572877	-4X-6 Fern Jic Sw Z-Series Ftg	68.11	07/02/2025	100-430-3000-42100-0000	
9312576775	Cotter Pins Hex Nuts Washers & Screws Etc.	352.66	07/02/2025	100-430-3000-42100-0000	
	Check Total:	420.77			
Vendor: lubtec	Lube-Tech & Partners LLC			Check Sequence: 44	ACH Enabled: False
3845645	Motivity Full Synthetic SAE 5W-30 Dexos1 Ger	1,652.18	07/02/2025	100-430-3000-42120-0000	
	Check Total:	1,652.18			
Vendor: marri	Marie Ridgeway LICSW, LLC			Check Sequence: 45	ACH Enabled: True
3239	May Wellness Check-Ins And Therapy Session	1,850.00	07/02/2025	100-420-2100-43140-0000	
	Check Total:	1,850.00			
Vendor: menar	Menards, Inc.			Check Sequence: 46	ACH Enabled: True
48992	Plunger W/4" Cup - NCP	3.49	07/02/2025	100-450-5200-42102-0000	
48992	Silver Streak Round Holder 6 Refills	11.99	07/02/2025	100-410-1940-42100-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
48992	Performax 16' Tape	5.49	07/02/2025	100-410-1940-42100-0000	
48992	15A ST GFCI-LA - NCP	13.98	07/02/2025	100-450-5200-42102-0000	
48992	1G Chapin Bleach Sprayer	15.98	07/02/2025	100-410-1940-42100-0000	
	Check Total:	50.93			
Vendor: schso	MN Equipment Inc.			Check Sequence: 47	ACH Enabled: True
P50865	Shield #10-034	523.96	07/02/2025	100-450-5200-42103-0000	
P51157	#10-034 Return: Shield	-392.97	07/02/2025	100-450-5200-42103-0000	
	Check Total:	130.99			
Vendor: norto	Northern Tool & Equipment			Check Sequence: 48	ACH Enabled: True
2735a57c	Air Compressor 5 HP 60 Gal + Filter (FFE)-SCP	1,689.98	07/02/2025	410-450-5200-45200-2104	
9f5776ec	Reciprical Saw & Adj. Wrench Set	144.98	07/02/2025	100-450-5200-42105-0000	
	Check Total:	1,834.96			
Vendor: offde	Office Depot			Check Sequence: 49	ACH Enabled: False
428053190001	Office Supplies - Perm Markers & Mouse Suppo	56.48	07/02/2025	100-420-2100-42000-0000	
	Check Total:	56.48			
Vendor: pauso	Paustis & Sons			Check Sequence: 50	ACH Enabled: True
269005	Wine	547.00	07/02/2025	609-497-9760-42530-0000	
	Check Total:	547.00			
Vendor: rdoeq	RDO Equipment			Check Sequence: 51	ACH Enabled: True
E0343614	Bucket For Backhoe SN: J000181858-1	260.00	07/02/2025	602-495-9490-42105-0000	
E0343614	Bucket For Backhoe SN: J000181858-1	260.00	07/02/2025	100-430-3120-42105-0000	
E0343614	Bucket For Backhoe SN: J000181858-1	260.00	07/02/2025	603-496-9495-42105-0000	
E0343614	Bucket For Backhoe SN: J000181858-1	260.00	07/02/2025	100-450-5200-42105-0000	
E0343614	Bucket For Backhoe SN: J000181858-1	260.00	07/02/2025	601-494-9440-42105-0000	
	Check Total:	1,300.00			
Vendor: rogtr	Rogers True Value Hardware Inc			Check Sequence: 52	ACH Enabled: False
29699	(2) Adapter Insert Poly 1" MPT	2.58	07/02/2025	410-450-5200-45300-2104	
29721	Soap & Scrubber For Playground Eq-FCW	-32.47	07/02/2025	404-000-0000-10100-4016	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
29721	Soap & Scrubber For Playground Eq-FCW	32.47	07/02/2025	404-000-0000-10100-0000	
29721	Soap & Scrubber For Playground Eq-FCW	32.47	07/02/2025	404-450-5200-45300-2503	
29723	Hex Key Set SAE STL 8PC	23.99	07/02/2025	601-494-9440-42105-0000	
29723	Roundup Weed & Grass Killer	26.99	07/02/2025	601-494-9440-42102-0000	
29723	Credit Return	-5.00	07/02/2025	601-494-9440-36233-0000	
29732	Misc Hardware	19.56	07/02/2025	100-430-3000-42100-0000	
29740	Poly And Misc. Hardware	13.38	07/02/2025	205-450-5205-42102-0000	
	Check Total:	113.97			
Vendor: tcpro	Sabot Promotional LLC			Check Sequence: 53	ACH Enabled: True
68626	CPA Promo Postcards	118.00	07/02/2025	100-420-2100-43500-0000	
68626	Zeus Bio Cards	46.50	07/02/2025	100-420-2100-43500-0000	
68626	Zeus Signature Card	46.50	07/02/2025	100-420-2100-43500-0000	
68626	Zeus Table Tent Cards	57.50	07/02/2025	100-420-2100-43500-0000	
	Check Total:	268.50			
Vendor: sawho	Sawtooth Holdings			Check Sequence: 54	ACH Enabled: True
F23632	Poured In Place Materials & Install-FCW	26,450.55	07/02/2025	404-450-5200-45300-2503	
F23632	Poured In Place Materials & Install-FCW	-26,450.55	07/02/2025	404-000-0000-10100-4016	
F23632	Poured In Place Materials & Install-FCW	26,450.55	07/02/2025	404-000-0000-10100-0000	
F23649	Geo Textile Fabric & Eng. Wood & Install-FCW	15,102.51	07/02/2025	404-000-0000-10100-0000	
F23649	Geo Textile Fabric & Eng. Wood & Install-FCW	-15,102.51	07/02/2025	404-000-0000-10100-4016	
F23649	Geo Textile Fabric & Eng. Wood & Install-FCW	15,102.51	07/02/2025	404-450-5200-45300-2503	
	Check Total:	41,553.06			
Vendor: johla	SiteOne Landscape Supply			Check Sequence: 55	ACH Enabled: False
155048882-001	Irrigation Sys Repair Parts (Centerpt)-SCP	261.78	07/02/2025	410-450-5200-45300-2104	
155066665-001	Irrigation Sys Repair Parts (Centerpt)-SCP	291.60	07/02/2025	410-450-5200-45300-2104	
155283141-001	Irrigation System Install Parts-SCP	1,242.71	07/02/2025	410-450-5200-45300-2104	
	Check Total:	1,796.09			
Vendor: souwi	Southern Glazers Wine & Spirits of Minnesota			Check Sequence: 56	ACH Enabled: False
2637722	Liquor	293.76	07/02/2025	609-497-9760-42510-0000	
2637723	Liquor	7,693.98	07/02/2025	609-497-9760-42510-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
2637724	Wine	3,889.60	07/02/2025	609-497-9760-42530-0000	
2640385	Liquor	539.27	07/02/2025	609-497-9760-42510-0000	
2640386	Liquor	5.12	07/02/2025	609-497-9760-42510-0000	
2640387	Liquor	6,177.79	07/02/2025	609-497-9760-42510-0000	
2640388	Wine	71.17	07/02/2025	609-497-9760-42530-0000	
2640389	Liquor	1.28	07/02/2025	609-497-9760-42510-0000	
	Check Total:	18,671.97			
Vendor: strei	Streicher's Inc.			Check Sequence: 57	ACH Enabled: False
I1767444	Uniform - CSO Crider	201.99	07/02/2025	100-420-2100-42180-0000	
I1768122	Uniforms - Parka - Bureau	257.00	07/02/2025	100-420-2100-42180-0000	
I1768286	Uniforms - Shirt - Hegland	64.99	07/02/2025	100-420-2100-42180-0000	
	Check Total:	523.98			
Vendor: sumfi	Summit Fire Protection			Check Sequence: 58	ACH Enabled: False
3316940	Annual Inspection-CR Kitchen	361.75	07/02/2025	100-410-1940-43100-0000	
	Check Total:	361.75			
Vendor: verwi	Verizon Wireless Services, LLC			Check Sequence: 59	ACH Enabled: True
6115148613	PD - May Verizon Wireless	1,655.54	07/02/2025	100-420-2100-43250-0000	
	Check Total:	1,655.54			
Vendor: vinin	Vinocopia Inc			Check Sequence: 60	ACH Enabled: True
0376185-IN	Liquor	527.50	07/02/2025	609-497-9760-42510-0000	
0376185-IN	Wine	246.00	07/02/2025	609-497-9760-42530-0000	
	Check Total:	773.50			
Vendor: grain	W.W. Grainger, Inc.			Check Sequence: 61	ACH Enabled: True
9554258567	5AHD4 Line Interactive 700.0 VA 120VAC	169.08	07/02/2025	601-494-9440-42103-0000	
	Check Total:	169.08			
Vendor: welfit	Wellness That Fits LLC			Check Sequence: 62	ACH Enabled: False
#12916	Wellness Session 7	175.00	07/02/2025	100-420-2100-43140-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	175.00			
Vendor: weswh 965449	Westside Wholesale Tire & Supply CAS 450356 18X950X8/4 P605 RM SMOOTH	40.53	07/02/2025	Check Sequence: 63 100-450-5200-42103-0000	ACH Enabled: True
	Check Total:	40.53			
Vendor: wrihe 35032230585	Wright-Hennepin Coop Electric Assn Streetlights - Unmetered June	482.64	07/02/2025	Check Sequence: 64 100-430-3120-43160-0000	ACH Enabled: True
	Check Total:	482.64			
Vendor: wruse 128228	Wruck Sewer & Portable Rental Rental: Porta Potties For Rockin' Rogers	3,250.00	07/02/2025	Check Sequence: 65 100-450-5200-43125-0000	ACH Enabled: False
	Check Total:	3,250.00			
Vendor: xcele 51-9712220-4	Xcel Energy Streetlights-Unmetered May	8,094.29	07/02/2025	Check Sequence: 66 100-430-3120-43160-0000	ACH Enabled: False
51-9712220-4	Streetlights-Metered May	743.54	07/02/2025	100-430-3120-43160-0000	
	Check Total:	8,837.83			
Vendor: xcele 51-6488907-4	Xcel Energy Towers & Wells Electric May Service	16,236.86	07/02/2025	Check Sequence: 67 601-494-9440-43810-0000	ACH Enabled: False
	Check Total:	16,236.86			
Vendor: yalme 268058	Yale Mechanical, LLC Repairs @ PW/CH	98.10	07/02/2025	Check Sequence: 68 100-410-1940-44010-0000	ACH Enabled: True
268058	Repairs @ RAC	966.35	07/02/2025	205-450-5205-44010-0000	
268058	Repairs @ PW/CH	228.90	07/02/2025	100-430-3000-44010-0000	
	Check Total:	1,293.35			
Vendor: ziein IN001967051	Ziegler, Inc. Rental: Lights For Rockin' Rogers	2,160.00	07/02/2025	Check Sequence: 69 100-450-5200-43125-0000	ACH Enabled: True
IN001967257	WT-SSL PR123 Hydraulic Power Box Rake 90"	150.00	07/02/2025	603-496-9495-42103-0000	
	Check Total:	2,310.00			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Total for Check Run:	315,376.30			
	Total of Number of Checks:	69			



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: July 8, 2025

Agenda Item: 5.3

Subject: Approval of Temporary On-Sale Liquor License Applications from the Rogers Lions Club for Music in the Park Events on August 13, 2025 and August 27, 2025 at the 21st Century Bank Event Center, 12716 Main Street, Rogers, MN

Prepared By: Stacie Brown, City Clerk

Recommended Council Action

Motion to approve Temporary On-Sale Liquor License applications from the Rogers Lions Club for Music in the Park events to be held on August 13, 2025 and August 27, 2025 at the 21st Century Bank Event Center located at 12716 Main Street, Rogers; conditioned on Parks and Recreation Advisory Commission review

Overview / Background / Analysis

The Rogers Lions Club has submitted Temporary On-Sale Liquor License applications for Music in the Park events to be held on August 13, 2025 and August 27, 2025 at the 21st Century Bank Event Center located at 12716 Main Street in Rogers. Approval is conditioned on review by the Parks and Recreation Advisory Commission regarding alcohol sales at Music/Movies in the Parks events at their July meeting.

All required documents have been submitted for these applications.

Staff Recommendation

Motion to approve Temporary On-Sale Liquor License applications from the Rogers Lions Club for Music in the Park events to be held on August 13, 2025 and August 27, 2025 at the 21st Century Bank Event Center located at 12716 Main Street, Rogers; conditioned on Parks and Recreation Advisory Commission review

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

None



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: July 8, 2025

Agenda Item: 5.4

Subject: Accept Resignation of Paid-on-Call Firefighter Tessa Knutson

Prepared By: Patrick Farrens, Fire Chief

Recommended Council Action

Accept resignation of paid-on-call firefighter Tessa Knutson.

Overview / Background / Analysis

Paid-on-call Firefighter Tessa Knutson resigned from the Rogers Fire Department with an effective date of June 17, 2025.

Staff Recommendation

Accept resignation of paid-on-call firefighter Tessa Knutson.

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

None



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: July 8, 2025

Agenda Item: 5.5

Subject: Authorize Approval of Contract with Metro West Inspection Services for State Designated Building Projects

Prepared By: Patrick Farrens, Fire Chief

Recommended Council Action

Motion to approve contract with any such final changes necessary for execution to be approved by the City Administrator and City Attorney.

Overview / Background / Analysis

During the 2024 budget process, the City of Rogers authorized the creation of an in-house building inspections program. The City of Rogers will be seeking designation from the Minnesota Department of Labor and Industry to conduct plan reviews and inspections on state building projects; however, our staff is currently not approved to complete these tasks. This contract designates Metro West to complete plan review and inspection services on state projects. It offers an hourly rate option for additional inspection service assistance, should it be needed in the future. Attachments will be available on July 6, 2025.

Staff Recommendation

Motion to approve contract with any such final changes necessary for execution to be approved by the City Administrator and City Attorney.

Financial Impact: The financial terms of the contract stipulate: **Source Fund:**

- State projects: The Contractor receives 50% of the plan review fee.
- Inspection services (inspection, zoning, investigation, meetings, etc.): \$85.00 per hour.
- Re-inspection fee: \$50 for each re-inspection.
- Any additional work will be compensated for as agreed upon by both parties, in advance of completion of such work.

Budgeted? N/A

Supporting Documentation

A. Metro West Contract 7.8.2025

**AGREEMENT
BETWEEN THE CITY OF ROGERS
AND METRO WEST BUILDING INSPECTION SERVICES, INC.**

THIS AGREEMENT is entered into by and between the City of Rogers, a Minnesota municipal corporation (“City”), and Metro West Inspection Services, Inc., a Minnesota corporation (“Contractor”).

The City is hereby retaining Contractor to continue rendering certain services described in Exhibit A. Except as specifically provided herein, this Agreement supersedes and replaces any and all agreements, whether oral or written, between City and Contractor including that certain contract dated _____, 20__ (“Prior Contract”) which, the parties agree, is terminated

In consideration of the foregoing, and the terms, conditions and mutual promises contained herein, the parties agree as follows:

AGREEMENT

1. SCOPE OF SERVICES

A. Contractor shall provide the building official services described in Exhibit A. Contractor shall perform such services in a professional manner employing a level of skill and care commensurate with industry standards and the requirements of the work to be performed.

B. Contractor shall prepare, maintain, and submit to City such reports, records and memoranda of all building permit applications received, inspections performed, and other activities undertaken pursuant to this Agreement as City may request from time to time.

2. COMPENSATION

A. Contractor shall be compensated as follows:

- State projects: The Contractor receives 50% of the plan review fee.
- Inspection services (inspection, zoning, investigation, meetings, etc.): \$85.00 per hour.
- Re-inspection fee: \$50 for each re-inspection.
- Any additional work will be compensated agreed upon by both parties, in advance of completion of such work.

B. Payment process. Permit applicants shall pay all fees directly to the City, and the City will calculate and pay to Contractor the agreed upon fee.

C. Current projects. Contractor will complete all pending or current permit projects under the payment terms in the Prior Contract, provided that for the following

projects Contractor will only conduct plan review and going forward the City will assume all responsibility for inspecting and closing out such permits:

- Duffy Development, 12913 Main St.
 - CNC23-000008- 40 UNIT SENIOR LIVING
 - D23-000010- DEMO OF COMMERCIAL SITE INCLUDING 3 BLDGS. OWNED BY CITY
- Rogers Tech Project, 21000 Church Ave.
 - P25-000024- Plumbing for new Tech Center
 - CB25-000027- 1 STORY OFFICE/WAREHOUSE WITH 9 SPACES FOR LEASE- ADDITION/BUILD-OUT
 - CNC25-000004- 1 STORY OFFICEWAREHOUSE WITH 9 SPACES FOR LEASE
- Word of Peace Lutheran Church Expansion, 21705 129th Ave. N
 - CB25-000001- REMOVAL OF WALL
 - CB25-000010- REMODEL AND ADDITION TO EXISTING SPACE
 - MH25-000011- INSTALLING 3 ROOF TOP UNITS FOR NEW ADDITION
 - P25-000033- PLUMBING REMODEL
 - CB25-000030- ADDITION OF MEZZANINE

3. EXPENSES

Contractor shall be responsible for all its costs and expenses associated with delivery of services pursuant to this Agreement provided, however, that Contractor will be reimbursed for any out-of-pocket expenses which are reasonable and necessary to be incurred in furtherance of its performance as long as the City approves such expense in advance. Contractor must provide receipts to confirm the actual amount of claimed expenses.

4. ASSIGNMENT

Services will be performed by the Contractor's employees. This Agreement shall not be assigned except upon City's written consent.

5. AGREEMENT ADMINISTRATION; COMPLAINTS AND DISPUTES

This Agreement shall be administered by the City's Fire Chief or City Administrator. Any complaints received by the City about the Contractor will be forwarded to the Contractor, and the Contractor must respond to the City, and complainant as appropriate, within ten (10) business days.

Appeals from orders, decisions, or determinations made by the Contractor relative to the application and interpretation of the state building code, including those arising out of state projects, shall be heard by a board of appeals designated by the City in accordance with MN Rules, Part 1300.0230.

6. AMENDMENTS

No amendments may be made to this Agreement except in writing and executed in the same manner as this Agreement.

7. INDEPENDENT CONTRACTOR

Contractor shall not be an employee of the City. It is agreed that Contractor will act hereunder as an independent contractor providing its services using independent judgment and discretion, and shall acquire no rights to tenure, workers compensation benefits, re-employment compensation benefits, medical and hospital benefits, sick and vacation leave, severance pay, pension benefits or other rights or benefits offered to employees of the City.

8. LIABILITY AND INDEMNIFICATION

Any and all claims that arise or may arise against the Contractor, its officers, agents, employees or contractors as a consequence of any act or omission on the part of the Contractor or its officers, agents, employees or contractors while engaged in the performance of the Agreement shall be solely Contractor's, and shall in no way be the obligation or responsibility of the City. Contractor agrees to defend, indemnify and hold the City harmless from any liability, claims, damages, costs, judgments, or expenses resulting directly or indirectly from the provision of the services provided to the City under this Agreement. Nothing in this Agreement shall constitute a waiver or limitation on the City's statutory limits or immunities from liability under Minnesota Statutes, Chapter 466.

9. TERM OF AGREEMENT

This Agreement shall be in full force and effect for two (2) years from the date of full execution. The City may terminate this Agreement upon 30 days' notice to Contractor, subject to City's payment obligation as provided in paragraph 2 above.

10. DATA PRACTICES

A. The Contractor agrees to comply with the Minnesota Government Data Practices Act (the “Act”) and all other applicable state and federal laws relating to data privacy or confidentiality. Contractor will immediately report to the City any requests from third parties for information relating to this Agreement, or services provided thereunder. The City agrees to promptly respond to inquiries from the Contractor concerning data requests. Contractor agrees to hold the City and employees harmless from any claims resulting from Contractor’s failure to disclose data maintained by Contractor and authorized for release by the City, and from Contractor’s unlawful disclosure or use of data protected under state and federal laws.

B. Any information, data, reports, records, contracts or other materials given to or prepared or assembled by Contractor under this Agreement shall be kept confidential and Contractor shall not make any of this material available to any individual or organization without prior approval of the City. Upon termination of this Agreement, all information, data, reports, records, contracts or other materials maintained under this Agreement shall be and remain the City’s property.

11. AUDITS

Contractor agrees that the City or the State Auditor, including any duly authorized representatives of the City or State Auditor, shall have access to and the right to examine, audit, excerpt and transcribe any books, documents, papers, and records that involve relevant transactions relating to this Agreement at any time during normal business hours and as often as they may reasonably deem necessary.

12. APPLICABLE LAW

The laws of the State of Minnesota shall govern all interpretations of this Agreement, and the appropriate venue and jurisdiction for any litigation which may arise hereunder will be in and under those courts located within Hennepin County, Minnesota.

13. CANCELLATION FOR DEFAULT

A. Either party may cancel this Agreement upon 10 days’ written notice of default to the other, subject to a right to cure during such 10 day notice period.

B. Contractor shall not be relieved of liability to the City for damages sustained by the City as a result of any breach of this Agreement by Contractor. The City may, in such event, withhold payments due to Contractor for the purpose of set-off until such time as the exact amount of damages due to the City is determined. The rights or remedies provided for herein shall not limit the City, in case of any default by Contractor, from asserting any other right or remedy allowed by law, equity, or by statute.

14. [INTENTIONALLY OMITTED]

15. INSURANCE

A. The Contractor must maintain commercial general liability insurance with limits of not less than \$2,000,000 per person and \$2,000,000 per occurrence to protect against claims and liability for injury or damage to persons or property arising out of any work performed by the Contractor and its respective employees or agents under this Agreement. The policy must name the City as an “additional insured.” Prior to performing any services under this Agreement, the Contractor must provide evidence to the City that acceptable insurance coverage is effective.

B. The Contractor shall have workers’ compensation insurance coverage that meets the requirements of Minnesota law.

16. COMPLIANCE REQUIREMENTS

During the performance of this Agreement, Contractor shall be in compliance with applicable federal, state and city, statutes, regulations, ordinances, and policies, including without limitation, Minnesota Statutes, Section 181.59, and shall not discriminate against any person, or any employee or applicant for employment because of race, color, religion, sex or national origin.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

METRO WEST BUILDING INSPECTION SERVICES, INC. BY: _____. ITS: _____.	CITY OF ROGERS BY: _____ Mayor BY: _____ City Administrator
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EXHIBIT A SERVICES

The Minnesota Department of Labor and Industry has designated the City to administer the state building code for state projects. In turn, the City hereby authorizes the Contractor to complete plan review and inspections for state projects occurring within the City. The Contractor represents and warrants that it is certified by the State of Minnesota as an approved building official for both plan review and inspections on state projects.

Upon notice from the City that its building official has been registered and approved to conduct plan reviews or inspections, or both, on state projects, the City's building official will assume authority to conduct the same and Contractor will cease doing so provided, however, that Contractor shall close out pending or current permit projects as provided in paragraph 2 above.

The Contractor is responsible for providing all necessary equipment, with the exception of electronic equipment and data lines needed to access city-owned municipal computer programs. Any electronic equipment (e.g., tablets) used to access the City's programs will be owned and secured by the City.



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: July 8, 2025

Agenda Item: 7.1

Subject: Consider the Revised Development Plan for Cowley Lake Preserve

Prepared By: Alec Henderson, City Planner

Recommended Council Action

Option 1: Approve Ordinance 2025-03, Resolution 2025-30A, and Resolution 2025-32 which would approve the project as revised.

-OR-

Option 2: Approve Resolution 2025-30B which would deny the project (additional findings can be added if necessary).

Overview / Background / Analysis

Rachel Development has applied for Preliminary Plat and Planned Unit Development for a residential subdivision which originally consisted of 169 lots. The development proposes a range of detached single-family home styles. The development is within the shoreland overlay district and proposes the Alternative Development Standards framework as outlined in the Shoreland ordinance. The Applicant also requests a Planned Unit Development Rezoning deviating from the standard R2 zoning performance standards.

The Council tabled this item at the 4/22/2025 meeting. Additional information regarding traffic the included traffic memo and other build-out scenarios was provided in the May 27th, 2025 report. At the May 27th, 2025 meeting, the Council reviewed the additional information. Council at this meeting did not voice support for the proposal and directed staff to bring back a Resolution of Denial.

At the June 10th, 2025 meeting, the City Council tabled action on the proposal and accepted the developer's request to continue revising plans and a waiver to the Statutory Review Period for an additional 30 days (extended to July 24, 2025). The Council voiced the following as direction related to desired plan revisions: all lots should have 10 ft setbacks (carriage lot area does not conform), Oakwood Drive traffic is an issue (revise plans to reduce traffic to Oakwood), and the Willandale Road/Territorial intersection skew is a safety issue (revise plans to address).

The developer has submitted revised site plans addressing the feedback from the June 10th meeting. The following are the changes proposed by the developer:

1. 133rd Ave is no longer proposed to connect directly to Edgewater Parkway and is instead adjusted to end in a cul-de-sac and ultimately run parallel to Edgewater Parkway (similar to the original Edgewater Master Plan from the

2000's).

2. The sub-50 ft-wide Carriage lots have been switched out with 60 ft-wide villa lots. The result is that all lots are 60 ft or 70 ft wide. The 60-ft-wide villas propose a minimum size of 7,500 sq ft and average at 8,662 sq ft. The 60-ft-wide standard single-family lot proposes a minimum of 7,500 sq ft and are averaging at 9,650 sq ft. The 70-ft-wide lots propose a minimum of 8,750 sq ft and are averaging at 10,773 sq ft. All lots now have 10 ft interior side setbacks and meet all other R2 setbacks.
3. The developer does propose an adjustment to the intersection of Willandale and Territorial to adjust the skew. The proposed bends Willandale to meet Territorial at a 90-degree angle T-intersection.
4. The lot count has been reduced from 169 lots down to 156 lots. The density has shifted from 2.32 u/ac to 2.16 u/ac.
5. All right of way is now the standard 60 ft width (previously the carriage area was proposed at 50 ft ROW width).

A copy of the May 27th staff report related to this item is included with this memorandum for reference as an attachment.

Staff Recommendation

Staff has prepared two options.

Option 1: Approve Ordinance 2025-03, Resolution 2025-30A, and Resolution 2025-32 which would approve the project as revised.

Option 2: Approve Resolution 2025-30B which would deny the project (additional findings can be added if necessary).

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Ordinance 2025-03 Rezoning Cowley Lake Preserve to PUD Revised
- B. Resolution 2025-32 Authorizing Summary Publication of Ordinance 2025-03 Revised
- C. Resolution No. 2025-30A_Preliminary Plat_Cowley Lake Preserve
- D. Resolution_No_2025-30B_DENIAL_Cowley_Lake_Preserve
- E. 23970-PRE-PLAT
- F. 23970-NET DENSITY
- G. 23970-CONCEPT PLAN
- H. 05_27_25 Council - Cowley Lake Item Reduced

ORDINANCE NO. 2025 - 03

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ROGERS; REZONING THE SUBJECT PROPERTIES FROM SINGLE-FAMILY RESIDENTIAL (R2) TO PLANNED UNIT DEVELOPMENT (PUD) FOR THE COWLEY LAKE PRESERVE DEVELOPMENT

The City Council hereby ordains as follows:

Section 1. Zoning Map Amendment

The official zoning map of the City of Rogers is hereby amended as follows:

The Subject Properties legally described in Exhibit A are hereby rezoned from Single Family Residential (R2) to Planned Unit Development (PUD).

Section 2. Permitted Uses

Pursuant to the Planned Unit Development (PUD) zoning of the Subject Properties legally described in Exhibit A, the permitted uses shall be as follows:

Permitted Uses

Single-Family Detached Residential Dwellings

Section 3. PUD District Standards

Pursuant to the Planned Unit Development (PUD) zoning of the Subject Properties legally described in Exhibit A, the following standards shall be applicable (shown in Exhibit B):

70' Single Family Residential

Lot Standards					
Housing Type: Single-Family Residential					
Lots: Blocks 1-4 & 13					
	Setbacks (Min)				Height (Max)
	Front Yard	Rear Yard	Side Yard	Corner Yard	
70' Minimum	25 ft	20 ft	10 ft	25 ft	35 ft
Lot Area	Minimum of 8,750 square feet				
Impervious Surface	50% maximum				

60' Single Family Residential

Lot Dimensions	
Housing Type: Single-Family Residential	
Lots: Blocks 5, 6, 8, & 12 & Lots 15- 17, Block 9	

	Lot			
	Front Yard	Rear Yard	Side Yard	Corner Yard
60' Minimum	25 ft	20 ft	10 ft	25 ft
Lot Area	Minimum of 7,500 square feet			
Impervious Surface	50% maximum			

Lot Dimensions				
Housing Type: Single-Family Residential (Villa Lots)				
Lots: Blocks 7, 10 & 11 & Lots 1-14, Block 9				
	Lot			
	Front Yard	Rear Yard	Side Yard	Corner Yard
60' Minimum	25 ft	20 ft	10 ft	25 ft
Lot Area	Minimum of 7,500 square feet			
Impervious Surface	50% maximum			

All lots within the Cowley Lake Preserve development area shall remain subject to the Shoreland Overlay District requirements per Section 125-100, Shoreland Management as may be amended from time to time. The development has adequately shown the development is meeting the Residential Alternative Development Standards (ADS) and shall be labeled as such on the zoning map.

Section 4. Effective

The City Clerk is directed to revise the official zoning map consistent with this ordinance. This ordinance shall have full force effect upon its passage and publication as required by law.

Passed by the City Council of the City of Rogers, Hennepin County, Minnesota, this 8th day of July, 2025.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

COWLEY LAKE PRESERVE LEGAL DESCRIPTIONS

Existing Legal Descriptions

Scherber Parcel (PID 21-120-23-24-0005)

Legal Description:

Beginning at a point on the East line of Government Three (3) distant 525 feet North 0 degrees 14 minutes 28 seconds West from the Southeast corner thereof; thence South 89 degrees 44 minutes 7 seconds West parallel with the South line thereof distant 553.53 feet; thence South 0 degrees 21 minutes East to center line of county road; thence Northwesterly along said center line to the West line thereof; thence Northerly to the Northwest corner thereof; thence along the Northerly line thereof to the Northeast corner thereof; thence Southerly to the point of beginning.

Also that part of the West 30 rods of Government Lot 2 lying North of the South 53 rods thereof, except roads, in Section Twenty-one (21), Township One Hundred Twenty (120), Range Twenty-three (23), Hennepin County, State of Minnesota.

Casco Parcel (PID 21-120-23-13-0004)

Legal Description:

That part of Government Lot 2 in Section 21, Township 120, Range 23, described as commencing at the Southwest corner thereof, thence South 89 degrees 48 minutes 24 seconds East, assumed bearing along the South line of Government Lot 2, a distance of 438.00 feet to the point of beginning; thence North 00 degrees 13 minutes 06 seconds East parallel to the West line of Government Lot 2, a distance of 874.50 feet; thence South 89 degrees 48 minutes 24 seconds East a distance of 57.00 feet; thence North 0 degrees 13 minutes 06 seconds East a distance of 891.00 feet, more or less, to the shore of Cowley Lake; thence Northeasterly along said shoreline a distance of 1043.00 feet, more or less, to the East line of Government Lot 2; thence South 00 degrees 20 minutes 20 seconds West along said East line to a point which is 1604.32 feet North of the Southeast corner of Government Lot 2; thence North 89 degrees 39 minutes 40 seconds West a distance of 154.63 feet; thence South 22 degrees 32 minutes 57 seconds West a distance of 930.19 feet; thence South 00 degrees 13 minutes 06 seconds West distance 744.43 feet to the South line of Government Lot 2; thence North 89 degrees 48 minutes 24 seconds West along said South line a distance of 387.00 feet to the point of beginning, Hennepin County, Minnesota.

Weber Parcel (PID 21-120-23-11-0003)

Legal Description:

That part of Government Lot 1, Section 16, Township 120 North, Range 23 West, Hennepin County, Minnesota, which lies southerly of a line, and its westerly extension, described as commencing at the

southeast corner of said Government Lot 1; thence northerly along the east line of said Government Lot 1, a distance of 343.00 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 440.00 feet; thence southerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 200 feet; thence westerly deflecting to the right, 90 degrees 00 minutes 00 seconds to the west line of said Government Lot 1 and said line there terminating;

AND

That part of Government Lot 1, Section 21, Township 120, Range 23, Hennepin County, Minnesota, which lies northerly of a line described as commencing at the northeast corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 182.88 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 222.02 feet; thence South 67 degrees 30 minutes 11 seconds West a distance of 91.95 feet; thence South 76 degrees 13 minutes 23 seconds West a distance of 165.87 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 100.00 feet; thence South 76 degrees 59 minutes 00 seconds West a distance of 124.04 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 191.00 feet; thence South 58 degrees 41 minutes 05 seconds West a distance of 100.13 feet; thence South 51 degrees 12 minutes 52 seconds West a distance of 298.78 feet; thence South 30 degrees 17 minutes 17 seconds West a distance of 353.33 feet to a point in the west line of said Government Lot 1 which is 1604.32 feet north of the southwest corner thereof, and said line there terminating.

EXHIBIT B

**COWLEY LAKE PRESERVE
MASTER DEVELOPMENT PLAN**

RESOLUTION 2025-32

A RESOLUTION AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE NO. 2025-03

WHEREAS, the City Council of the City of Rogers adopted Ordinance No. 2025-03 titled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ROGERS; REZONING THE SUBJECT PROPERTIES FROM SINGLE-FAMILY RESIDENTIAL (R2) TO PLANNED UNIT DEVELOPMENT (PUD) FOR THE COWLEY LAKE PRESERVE DEVELOPMENT”, and

WHEREAS, in the case of lengthy ordinances or those containing charts or maps, Minnesota state law allows the City Council to approve, by a four-fifths vote, the publication of an Ordinance by title and summary only; and

WHEREAS, the expense to publish the complete text of Ordinance No. 2025-03 is not justified; and

WHEREAS, the following summary clearly informs the public of the intent and effect of the ordinance.

NOW THEREFORE, IT IS HEREBY RESOLVED, by the City Council of the City of Rogers, Hennepin County, Minnesota, that the following summary is hereby approved for official publication:

Summary of Ordinance 2025-03

AN ORDINANCE OF THE CITY OF ROGERS, MINNESOTA, REZONING PROPERTY FROM R2 TO PUD

On the 8th day of July, 2025, the Rogers City Council passed Ordinance No. 2025-03, An Ordinance of the City of Rogers, Minnesota Amending the Zoning Map for the City of Rogers; Rezoning the Subject Properties from Single-Family Residential (R2) to Planned Unit Development (PUD) for the Cowley Lake Preserve Development. The ordinance approves deviations from the R2 district for Cowley Lake Preserve and establishes single-family lot performance standards specific to the 156-lot single-family subdivision proposed by Rachel Development.

The full text of the Ordinance and figures may be reviewed at City Hall, located at 22350 South Diamond Lake Road, Rogers, MN 55374. The ordinance can also be viewed online at our website <http://rogersmn.gov>.

Moved by Councilmember _____, seconded by Councilmember _____;

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 27th day of May, 2025.

ATTEST:

Shannon Klick, Mayor

Stacie Brown, City Clerk

RESOLUTION NO. 2025 – 30A

A RESOLUTION GRANTING APPROVAL OF THE PRELIMINARY PLAT AND MASTER DEVELOPMENT PLAN FOR THE COWLEY LAKE PRESERVE SUBDIVISION

WHEREAS, Rachel Development (“Applicant”), has submitted application to the City of Rogers (“City”), requesting Preliminary Plat (“Plat”) approval and Planned Unit Development for Cowley Lake Preserve (“Development”); and,

WHEREAS, the Development is a 156-lot residential development, located on three (3) properties (PIDs: 21-120-23-24-0005, 21-120-23-13-0004, and approximately 20 acres of 21-120-23-11-0003) (“Subject Property”) north and east of Territorial Road and east of Willandale Road legally described in Exhibit A; and,

WHEREAS, the Rogers 2040 Comprehensive Plan (“2040 Plan”) guides the Subject Property as Low Density Residential with a required residential density of 2.0 to 5.0 units per net acre; and,

WHEREAS, the Development proposes a residential density of 2.16 units per net acre; and,

WHEREAS, the Development proposes a Planned Unit Development (“PUD”) to deviate from its current zoning of R2, single-family residential; and,

WHEREAS, PUDs are regulated by Section 125-29, Planned Unit Developments; and,

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on April 7, 2025 to consider and receive public comment regarding the proposed Plat and PUD; and,

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to any and all owners of affected properties, as required by State Statute; and,

WHEREAS, verbal and written comments were received and considered by the Commission regarding traffic, stormwater, parks, lot sizes and development density; and recommended approval of the Plat and Development’s PUD request with conditions outlined by staff and directed staff to forward the recommendation to Council; and,

WHEREAS, the Council reviewed the Plat and Development at its April 22, 2025 meeting tabled the item for further review and consideration based on concerns related to setbacks of the carriage home products, density, and traffic; and,

WHEREAS, the City Council resumed consideration of the application at its meeting on May 27, 2025 and tabled the item to prepare findings for denial related to concerns with Oakwood Drive traffic, carriage lot setbacks, and Willandale Road and Territorial Road intersection skew safety concerns; and

WHEREAS, the City Council resumed consideration of the item on June 10th, 2025 and accepted the applicant’s offer to extend the applicable review period under Minn. Stat. Sec. 15.99 for an additional 30-days (to July 24th, 2025), and the applicant’s request to table the item

to allow further revisions to the Development plans to address Oakwood Drive traffic, carriage lot setbacks, and Willandale Road and Territorial Road intersection skew safety concerns; and

WHEREAS, The City Council resumed consideration of the application on July 8th, 2025 and reviewed the Applicant's changes to the Development plans that disconnect 133rd Avenue from Edgewater Parkway which reduces traffic to Oakwood Drive, exchange the carriage lots for villa lots on street F which makes all lots meet 10 ft side setbacks, and proposes a possible adjustment to the Willandale Road and Territorial Road intersection to adjust the skew. All together the changes reduce the lot count and density from 169 lots to 156 Lots and 2.32 u/ac to 2.16 u/ac respectively and also reduce lot widths which range from 60 to 70 feet; and

WHEREAS, on July 8th, 2025, the City Council also considered Ordinance No. 2025-03, Rezoning the Subject Property from Single Family Residential (R2) to Planned Unit Development (PUD) establishing the master development plan (attached as Exhibit B) and PUD district standards for the Development, thereby making the Plat consistent with the Comprehensive Plan and Zoning and make the following findings related to the Plat and Development:

- i. The PUD enables clustering of lots and preservation of key natural resources (wetlands and natural drainage features) that could not be achieved under strict R-2 compliance. The Development also includes wetland buffers, shoreland buffers, and shoreland open which exceed code requirements.
- ii. The project achieves the Low-Density Residential net density range (2.16 units/acre) and reflects goals for housing variety, natural resource stewardship, and infrastructure efficiency.
- iii. The PUD facilitates key infrastructure extensions/improvements (Territorial Road intersection improvements, Edgewater Parkway and trunk utilities extensions) and includes wetland preservation, stormwater basins, and public trail connectivity.
- iv. The development provides appropriate transitions to adjacent uses, maintains tree buffers, and supports regional planning objectives without creating adverse impacts; and,

WHEREAS, the City Council concludes that the Revised Cowley Lake Preserve Preliminary Plat and Planned Unit Development are consistent with the goals and policies of the Rogers 2040 Comprehensive Plan and meet the intent and criteria of Section 125-29 of the Zoning Code, the Subdivision Code, and Shoreland Management Ordinance of the City, and the development area shall be labeled as ADS on the zoning map per Section 125-100, Shoreland Management (per Ord 2024-10).

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Preliminary Plat and Master Development Plan for Cowley Lake Preserve is hereby approved with the following conditions:

1. The Applicant shall revise the preliminary plans (the development, civil plans, and preliminary plat) to the satisfaction of the Public Works Department, City Engineer, and City Planner based on the revised site plans reviewed by the Council on July 8th, 2025.
2. The Applicant shall receive approval for the Stormwater Management Plan from Elm Creek Watershed Management Commission, and shall address and conform to all requirements of the Elm Creek Watershed Management Commission, including but not limited to the requisite wetland approvals and delineations, and other conditions as established.

3. The Applicant shall continue to work with Hennepin County's Natural Resources Department regarding impacts to the Conservation Easement and ensuring the development meets the terms of the Conservation Easement. Revisions to the plan may be required to satisfy the requirements of Hennepin County.
4. The Applicant shall be responsible for constructing turn lane improvements at Territorial Road at their cost. The Applicant shall meet the requirements of the Hennepin County Transportation Department and improvements shall be permitted prior to construction.
5. The Applicant shall construct the proposed trail and boardwalk improvements within the shoreland buffer and conservation easement, and construct the public improvements as shown on the plans.
6. The Shoreland Buffer shall be dedicated to the City when the public improvements are accepted by the City.
7. The Applicant shall be responsible for constructing trunk utilities through the development to Willandale Road and shall continue to review options to extend water main to the east for potential watermain looping.
8. The Applicant shall ensure the public benefits outlined in the resolution are provided.
9. A Lot Split shall be processed prior to Final Plat approval for the approximate north 20 acres of PID 21-120-23-11-0003.
10. A vacation request shall be processed prior to the plat including the existing half right of way of Hawkins Drive within the subject property.
11. The Development shall conform to the PUD rezoning, Ord. No. 2025-03, as approved by Council on April 22, 2025.
12. The Applicant shall continue to work with the City to resolve issues related to Drain Tiles, and adequately maintain Drain Tile drainage through the site to the satisfaction of the City Engineer so as to not adversely impact drainage conditions of properties downstream of the development.
13. The Applicant shall submit current title work for the Preliminary Plat and shall conform to any requirements resulting from City staff and the City Attorney's review of the title work and plat opinion.
14. The Applicant shall form a Homeowner's Association to manage and maintain shared amenities and common areas, in a form satisfactory to both City staff and the City Attorney. Said Homeowner's Association and Protective Covenants must be provided prior to the first phase Final Plan and shall be recorded with Hennepin County.
15. The applicant shall enter into a Stormwater Maintenance Agreement for the development that shall identify the terms and conditions of the Development.
16. The applicant shall enter into and execute a Subdivision Development Agreement with the City governing each phase of development in conjunction with final plat approval, of which said Subdivision Development Agreement shall outline the terms and conditions and financial obligations of the Applicant for each phase of development.
17. The Applicant shall pay to the City all applicable fees and expenses incurred by the City as related to the development.
18. Except as otherwise expressly authorized by City resolution or ordinance, all aspects of the development shall comply with all applicable state laws, city codes, ordinances, and regulations.
19. The Developer shall construct the Willandale Road and Territorial Road intersection realignment considered in the revised site plan by phase three. Final design and viability of the realignment shall be reviewed by the City and authorized as part of third phase should it be deemed necessary.

BE IT FURTHER RESOLVED, the City Council authorizes City staff and City consultants to take any appropriate action necessary and convenient in order to accomplish the intent of this Resolution, and to prepare any appropriate documents to facilitate the directives of the City Council as set forth in this Resolution.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 8th day of July, 2025.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

COWLEY LAKE PRESERVE LEGAL DESCRIPTIONS

Existing Legal Descriptions

Scherber Parcel (PID 21-120-23-24-0005)

Legal Description:

Beginning at a point on the East line of Government Three (3) distant 525 feet North 0 degrees 14 minutes 28 seconds West from the Southeast corner thereof; thence South 89 degrees 44 minutes 7 seconds West parallel with the South line thereof distant 553.53 feet; thence South 0 degrees 21 minutes East to center line of county road; thence Northwesterly along said center line to the West line thereof; thence Northerly to the Northwest corner thereof; thence along the Northerly line thereof to the Northeast corner thereof; thence Southerly to the point of beginning. Also that part of the West 30 rods of Government Lot 2 lying North of the South 53 rods thereof, except roads, in Section Twenty-one (21), Township One Hundred Twenty (120), Range Twenty-three (23), Hennepin County, State of Minnesota.

Casco Parcel (PID 21-120-23-13-0004)

Legal Description:

That part of Government Lot 2 in Section 21, Township 120, Range 23, described as commencing at the Southwest corner thereof, thence South 89 degrees 48 minutes 24 seconds East, assumed bearing along the South line of Government Lot 2, a distance of 438.00 feet to the point of beginning; thence North 00 degrees 13 minutes 06 seconds East parallel to the West line of Government Lot 2, a distance of 874.50 feet; thence South 89 degrees 48 minutes 24 seconds East a distance of 57.00 feet; thence North 0 degrees 13 minutes 06 seconds East a distance of 891.00 feet, more or less, to the shore of Cowley Lake; thence Northeasterly along said shoreline a distance of 1043.00 feet, more or less, to the East line of Government Lot 2; thence South 00 degrees 20 minutes 20 seconds West along said East line to a point which is 1604.32 feet North of the Southeast corner of Government Lot 2; thence North 89 degrees 39 minutes 40 seconds West a distance of 154.63 feet; thence South 22 degrees 32 minutes 57 seconds West a distance of 930.19 feet; thence South 00 degrees 13 minutes 06 seconds West distance 744.43 feet to the South line of Government Lot 2; thence North 89 degrees 48 minutes 24 seconds West along said South line a distance of 387.00 feet to the point of beginning, Hennepin County, Minnesota.

Weber Parcel (PID 21-120-23-11-0003)

Legal Description:

That part of Government Lot 1, Section 16, Township 120 North, Range 23 West, Hennepin County, Minnesota, which lies southerly of a line, and its westerly extension, described as commencing at the southeast corner of said Government Lot 1; thence northerly along the east line of said Government Lot 1, a distance of 343.00 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 440.00 feet; thence southerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 200 feet; thence westerly deflecting to the right, 90 degrees 00 minutes 00 seconds to the west line of said Government Lot 1 and said line there terminating;

AND

That part of Government Lot 1, Section 21, Township 120, Range 23, Hennepin County, Minnesota, which lies northerly of a line described as commencing at the northeast corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 182.88 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 222.02 feet; thence South 67 degrees 30 minutes 11 seconds West a distance of 91.95 feet; thence South 76 degrees 13 minutes 23 seconds West a distance of 165.87 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 100.00 feet; thence South 76 degrees 59 minutes 00 seconds West a distance of 124.04 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 191.00 feet; thence South 58 degrees 41 minutes 05 seconds West a distance of 100.13 feet; thence South 51 degrees 12 minutes 52 seconds West a distance of 298.78 feet; thence South 30 degrees 17 minutes 17 seconds West a distance of 353.33 feet to a point in the west line of said Government Lot 1 which is 1604.32 feet north of the southwest corner thereof, and said line there terminating.

EXHIBIT B

**COWLEY LAKE PRESERVE
MASTER DEVELOPMENT PLAN**

RESOLUTION NO. 2025-30B

A RESOLUTION DENYING THE REZONING AND PRELIMINARY PLAT APPLICATION FOR THE COWLEY LAKE PRESERVE SUBDIVISION

WHEREAS, Rachel Development (“Applicant”) submitted an application to the City of Rogers (“City”) requesting rezoning of the subject properties to a Planned Unit Development (PUD) and approval of the Preliminary Plat of Cowley Lake Preserve (“Development”); and

WHEREAS, the proposed Development consists of a 156-lot residential subdivision located on properties legally described in Exhibit A; and

WHEREAS, the subject properties are guided for Low Density Residential in the Rogers 2040 Comprehensive Plan with a required density range of 2.0 to 5.0 units per net acre, and are currently zoned R2, Single-Family Residential; and

WHEREAS, the proposed Development sought to rezone the property to PUD to allow numerous deviations from R2 performance standards and accommodate lot clustering and infrastructure modifications; and

WHEREAS, a public hearing was held by the Planning Commission on April 7, 2025, pursuant to Minnesota Statutes §462.357 and §462.358 and the City Code, with notice provided as required by law; and

WHEREAS, public comments received at the hearing and in writing raised concerns regarding traffic impacts, compatibility with adjacent neighborhoods, and overall density and scale of the Development; and

WHEREAS, the Applicant provided a traffic study addressing the increased traffic volumes created by the proposed Development and the impact on safety at certain nearby intersections, and the study concludes that traffic safety at such intersections would not be reduced to unacceptable levels; and

WHEREAS, the City Council considered the public hearing input concerning the proposed Development at its April 22, 2025 meeting, and considered additional council member concerns regarding the Development including the reduced setbacks, close proximity of homes to one another and the street, the reduced width of public street rights-of-way, and increased traffic on Oakwood Drive; and

WHEREAS, the City Council voted to table the item for further review and consideration based on concerns raised during deliberation; and

WHEREAS, the City Council resumed consideration of the application at its meeting on May 27, 2025 and tabled the item to prepare findings for denial related to concerns with

Oakwood Drive traffic, carriage lot setbacks, and Willandale Road and Territorial Road intersection skew safety concerns; and

WHEREAS, the City Council resumed consideration of the item on June 10th, 2025 and accepted the applicant's offer to extend the applicable review period under Minn. Stat. Sec. 15.99 for an additional 30-days (to July 24th, 2025), and the applicant's request to table the item to allow further revisions to the Development plans to address Oakwood Drive traffic, carriage lot setbacks, and Willandale Road and Territorial Road intersection skew safety concerns; and

WHEREAS, The City Council resumed consideration of the application on July 8th, 2025 and reviewed the Applicant's changes to the Development plans that disconnect 133rd Avenue from Edgewater Parkway which reduces traffic to Oakwood Drive, exchange the carriage lots for villa lots on street F which makes all lots meet 10 ft side setbacks, and proposes a possible adjustment to the Willandale Road and Territorial Road intersection to adjust the skew. All together the changes reduce the lot count and density from 169 lots to 156 Lots and 2.32 u/ac to 2.16 u/ac respectively and also reduce lot widths which range from 60 to 70 feet; and

WHEREAS, as provided in Section 125-102 of the City Code, in evaluating a rezoning to PUD the City Council is to consider whether a proposed development "provides development design, style, amenities, uses, or other elements which exceed the City's normally applicable zoning standards..."; and

WHEREAS, as provided in Section 125-29 of the City Code, the Purpose of a PUD is "to provide flexibility in the application of development code provisions to allow a more creative and effective approach to development which achieves the vision, goals, policies and land use guidance of the Comprehensive Plan"; and

WHEREAS, under Section 125-29, "[t]he various standards of the most closely related zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purposes of the PUD. The applicant shall demonstrate why departure from the standards is in the public interest"; and

WHEREAS, under Section 125-29(i)(4), the City has established criteria for considering approval of a PUD rezoning:

... the City Council shall consider how the proposed PUD will impact:

- a. The health, safety, and general welfare of the occupants of the surrounding lands.
- b. Existing and anticipated traffic conditions within the PUD and on adjacent streets and land.

- c. Parks, schools, and other public facilities and utilities.
- d. Natural resources, scenic views, and historic or cultural resources in the surrounding area.
- e. The reasonable enjoyment of neighboring property.

WHEREAS, the City Council finds that the proposed Development:

1. Deviates too substantially from the established R2 zoning district performance standards. While the PUD tool allows for flexibility, the significant departures from base R2 zoning standards is not warranted by the public benefits proposed, and would conflict with the intent of the R2 district and existing neighborhood character.
2. Does not sufficiently demonstrate that the proposed benefits of the PUD, such as trail connections, stormwater management, and shoreland preservation, are adequate to justify the zoning flexibility requested. The proposal does not present a need for PUD approval when compared to standard subdivision alternatives consistent with R2 zoning.

WHEREAS, pursuant to Minnesota Statutes §15.99, any denial of the Applicant's rezoning request must include a written statement of the reasons for denial; and

WHEREAS, a rezoning to PUD is necessary in order for the Preliminary Plat of the Development to be legally feasible and permissible; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the application for a rezoning from R2 to a Planned Unit Development for Cowley Lake Preserve is hereby denied based on the above findings.

BE IT RESOLVED FURTHER, that the application for Preliminary Plat for Cowley Lake Preserve is denied because the proposed Development is, in numerous respects, inconsistent with the R2 zoning of the subject properties and the associated R2 performance standards.

Moved by Councilmember _____, seconded by Councilmember _____.

The following voted in favor of the resolution:

The following voted against the resolution:

The following abstained:

Whereupon the resolution was declared duly adopted this ____ day of July , 2025.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A
COWLEY LAKE PRESERVE
LEGAL DESCRIPTIONS

Existing Legal Descriptions

Scherber Parcel (PID 21-120-23-24-0005)

Legal Description:

Beginning at a point on the East line of Government Three (3) distant 525 feet North 0 degrees 14 minutes 28 seconds West from the Southeast corner thereof; thence South 89 degrees 44 minutes 7 seconds West parallel with the South line thereof distant 553.53 feet; thence South 0 degrees 21 minutes East to center line of county road; thence Northwesterly along said center line to the West line thereof; thence Northerly to the Northwest corner thereof; thence along the Northerly line thereof to the Northeast corner thereof; thence Southerly to the point of beginning.

Also that part of the West 30 rods of Government Lot 2 lying North of the South 53 rods thereof, except roads, in Section Twenty-one (21), Township One Hundred Twenty (120), Range Twenty-three (23), Hennepin County, State of Minnesota.

Casco Parcel (PID 21-120-23-13-0004)

Legal Description:

That part of Government Lot 2 in Section 21, Township 120, Range 23, described as commencing at the Southwest corner thereof, thence South 89 degrees 48 minutes 24 seconds East, assumed bearing along the South line of Government Lot 2, a distance of 438.00 feet to the point of beginning; thence North 00 degrees 13 minutes 06 seconds East parallel to the West line of Government Lot 2, a distance of 874.50 feet; thence South 89 degrees 48 minutes 24 seconds East a distance of 57.00 feet; thence North 0 degrees 13 minutes 06 seconds East a distance of 891.00 feet, more or less, to the shore of Cowley Lake; thence Northeasterly along said shoreline a distance of 1043.00 feet, more or less, to the East line of Government Lot 2; thence South 00 degrees 20 minutes 20 seconds West along said East line to a point which is 1604.32 feet North of the Southeast corner of Government Lot 2; thence North 89 degrees 39 minutes 40 seconds West a distance of 154.63 feet; thence South 22 degrees 32 minutes 57 seconds West a distance of 930.19 feet; thence South 00 degrees 13 minutes 06 seconds West distance 744.43 feet to the South line of Government Lot 2; thence North 89 degrees 48 minutes

24 seconds West along said South line a distance of 387.00 feet to the point of beginning, Hennepin County, Minnesota.

Weber Parcel (PID 21-120-23-11-0003)

Legal Description:

That part of Government Lot 1, Section 16, Township 120 North, Range 23 West, Hennepin County, Minnesota, which lies southerly of a line, and its westerly extension, described as commencing at the southeast corner of said Government Lot 1; thence northerly along the east line of said Government Lot 1, a distance of 343.00 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 440.00 feet; thence southerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 200 feet; thence westerly deflecting to the right, 90 degrees 00 minutes 00 seconds to the west line of said Government Lot 1 and said line there terminating;

AND

That part of Government Lot 1, Section 21, Township 120, Range 23, Hennepin County, Minnesota, which lies northerly of a line described as commencing at the northeast corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 182.88 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 222.02 feet; thence South 67 degrees 30 minutes 11 seconds West a distance of 91.95 feet; thence South 76 degrees 13 minutes 23 seconds West a distance of 165.87 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 100.00 feet; thence South 76 degrees 59 minutes 00 seconds West a distance of 124.04 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 191.00 feet; thence South 58 degrees 41 minutes 05 seconds West a distance of 100.13 feet; thence South 51 degrees 12 minutes 52 seconds West a distance of 298.78 feet; thence South 30 degrees 17 minutes 17 seconds West a distance of 353.33 feet to a point in the west line of said Government Lot 1 which is 1604.32 feet north of the southwest corner thereof, and said line there terminating.

SURVEYED PROPERTY

Scherber Parcel:

Parcel 1:
Beginning at a point on the East line of Government Three (3) distant 525 feet North 0 degrees 14 minutes 28 seconds West from the Southeast corner thereof; thence South 89 degrees 44 minutes 7 seconds West parallel with the South line thereof distant 553.53 feet; thence South 0 degrees 21 minutes East to center line of county road; thence Northwesterly along said center line to the West line thereof; thence Northerly to the Northwest corner thereof; thence along the Northerly line thereof to the Northeast corner thereof; thence Southerly to the point of beginning. Also, that part of the West 30 rods of Government Lot 2 lying North of the South 53 rods thereof, except roads, in Section Twenty-one (21), Township One Hundred Twenty (120), Range Twenty-three (23), Hennepin County, State of Minnesota.

Casco Parcel:

That part of Government Lot 2 in Section 21, Township 120, Range 23, described as commencing at the Southwest corner thereof, thence South 89 degrees 48 minutes 24 seconds East, assumed bearing along the South line of Government Lot 2, a distance of 438.00 feet to the point of beginning; thence North 00 degrees 13 minutes 06 seconds East parallel to the West line of Government Lot 2, a distance of 874.50 feet; thence South 89 degrees 48 minutes 24 seconds East a distance of 57.00 feet; thence North 0 degrees 13 minutes 06 seconds East a distance of 891.00 feet, more or less, to the shore of Crowley Lake; thence Northeasterly along said shoreline a distance of 1043.00 feet, more or less, to the East line of Government Lot 2; thence South 00 degrees 20 minutes 20 seconds West along said East line to a point which is 1604.32 feet North of the Southeast corner of Government Lot 2; thence North 89 degrees 39 minutes 40 seconds West a distance of 154.63 feet; thence South 22 degrees 32 minutes 57 seconds West a distance of 930.19 feet; thence South 00 degrees 13 minutes 06 seconds West distance 744.43 feet to the South line of Government Lot 2; thence North 89 degrees 48 minutes 24 seconds West along said South line a distance of 387.00 feet to the point of beginning, Hennepin County, Minnesota.

Weber Parcel:

That part of Government Lot 1, Section 16, Township 120 North, Range 23 West, Hennepin County, Minnesota, which lies southerly of a line, and its westerly extension, described as commencing at the southeast corner of said Government Lot 1; thence northerly along the east line of said Government Lot 1, a distance of 343.00 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 440.00 feet; thence southerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 200 feet; thence westerly deflecting to the right, 90 degrees 00 minutes 00 seconds to the west line of said Government Lot 1 and said line there terminating; AND
That part of Government Lot 1, Section 21, Township 120, Range 23, Hennepin County, Minnesota, which lies northerly of a line described as commencing at the northeast corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 182.88 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 222.02 feet; thence South 67 degrees 30 minutes 11 seconds West a distance of 91.95 feet; thence South 76 degrees 13 minutes 23 seconds West a distance of 165.87 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 100.00 feet; thence South 76 degrees 59 minutes 00 seconds West a distance of 124.04 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 191.00 feet; thence South 58 degrees 41 minutes 05 seconds West a distance of 100.13 feet; thence South 51 degrees 12 minutes 52 seconds West a distance of 298.78 feet; thence South 30 degrees 17 minutes 17 seconds West a distance of 353.33 feet to a point in the west line of said Government Lot 1 which is 1604.32 feet north of the southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 21, and said line there terminating.

EXISTING ZONING IS R2
PROPOSED ZONING IS PUD

TOTAL SITE AREA	±88.99 AC.
LOT AREA	34.90 AC.
-(70' WIDE LOTS)	(14.35 AC.)
-(60' WIDE LOTS)	(10.41 AC.)
-(60' WIDE VILLA LOTS)	(10.14 AC.)
OUTLOT AREA	±39.27 AC.
-(OPEN SPACE — OUTLOTS A–H)	(±36.53 AC.)
-(FUTURE DEVELOPMENT — OUTLOTS I–J)	(2.74 AC.)
RIGHT OF WAY AREA	14.82 AC.
-(EXISTING ROADS — WILLANDALE & TERRITORIAL)	(2.85 AC.)
-(SUBDIVISION ROADS)	(11.97 AC.)

SITE DATA

70' WIDE STANDARD LOTS — 58 LOTS
(BLOCKS 1–4 & 13)
MINIMUM LOT AREA — 8,750 S.F. (70'x125')
AVERAGE LOT AREA — 10,773 S.F.

60' WIDE STANDARD LOTS — 47 LOTS
(BLOCKS 5, 6, 8, & 12 & LOTS 15–17, BLOCK 9)
MINIMUM LOT AREA — 7,500 S.F. (60'x125')
AVERAGE LOT AREA — 9,650 S.F.

60' WIDE VILLA LOTS — 51 LOTS
(BLOCK 7, 10, & 11 & LOTS 1–14, BLOCK 9)
MINIMUM LOT AREA — 7,500 S.F. (60'x125')
AVERAGE LOT AREA — 8,662 S.F.

TOTAL LOT COUNT — 156 LOTS

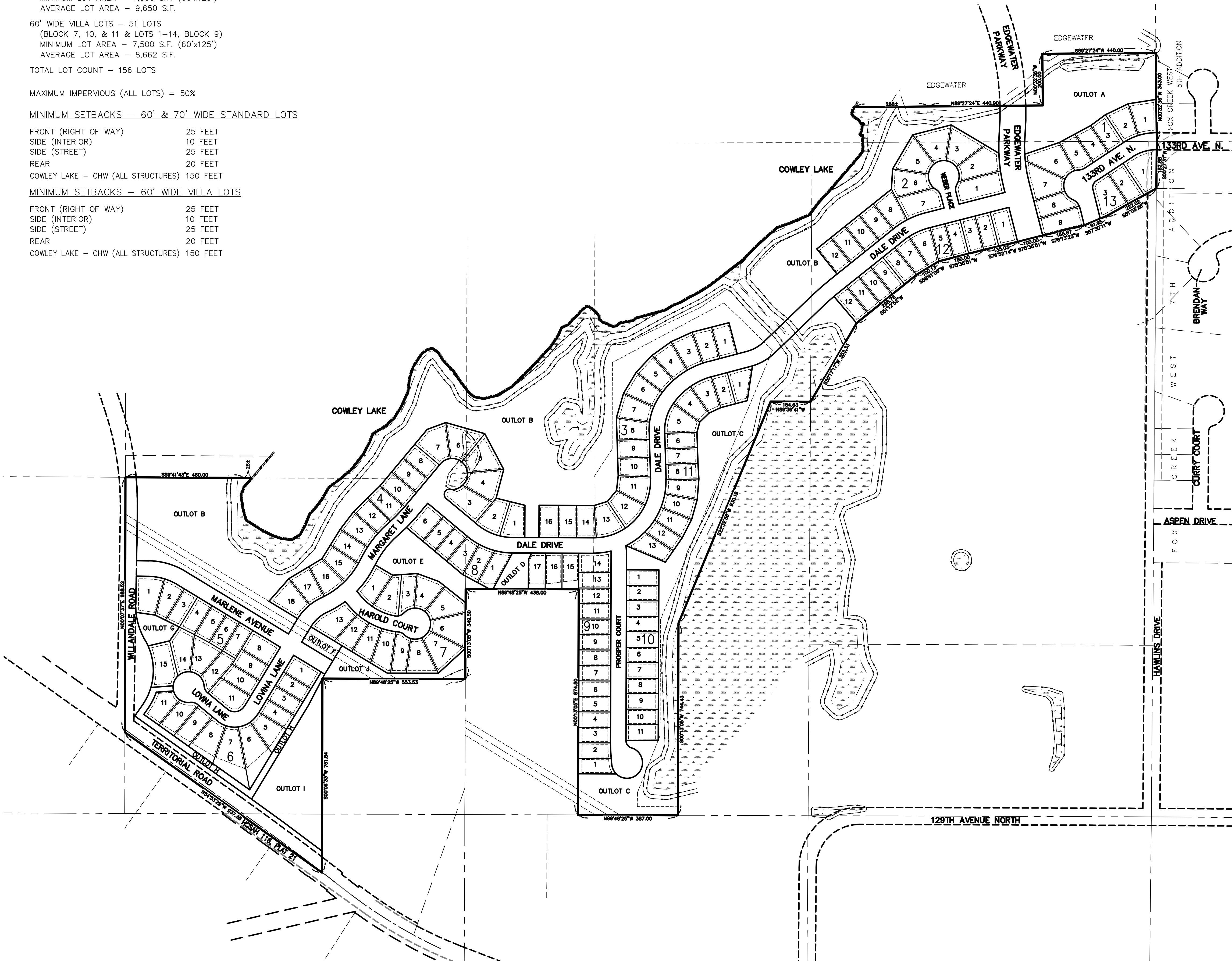
MAXIMUM IMPERVIOUS (ALL LOTS) = 50%

MINIMUM SETBACKS — 60' & 70' WIDE STANDARD LOTS

FRONT (RIGHT OF WAY)	25 FEET
SIDE (INTERIOR)	10 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET
COWLEY LAKE — OHW (ALL STRUCTURES)	150 FEET

MINIMUM SETBACKS — 60' WIDE VILLA LOTS

FRONT (RIGHT OF WAY)	25 FEET
SIDE (INTERIOR)	10 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET
COWLEY LAKE — OHW (ALL STRUCTURES)	150 FEET



James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS

2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306

PHONE: 952.890.6044

rhampton@jrhillinc.com

www.jrhillinc.com

COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

PRELIMINARY PLAT

FOR

RACHEL DEVELOPMENT

4180 MAPLER COURT, ST. MICHAEL, MN 55376

DRAWN BY
PLM

DATE
2/24/2025

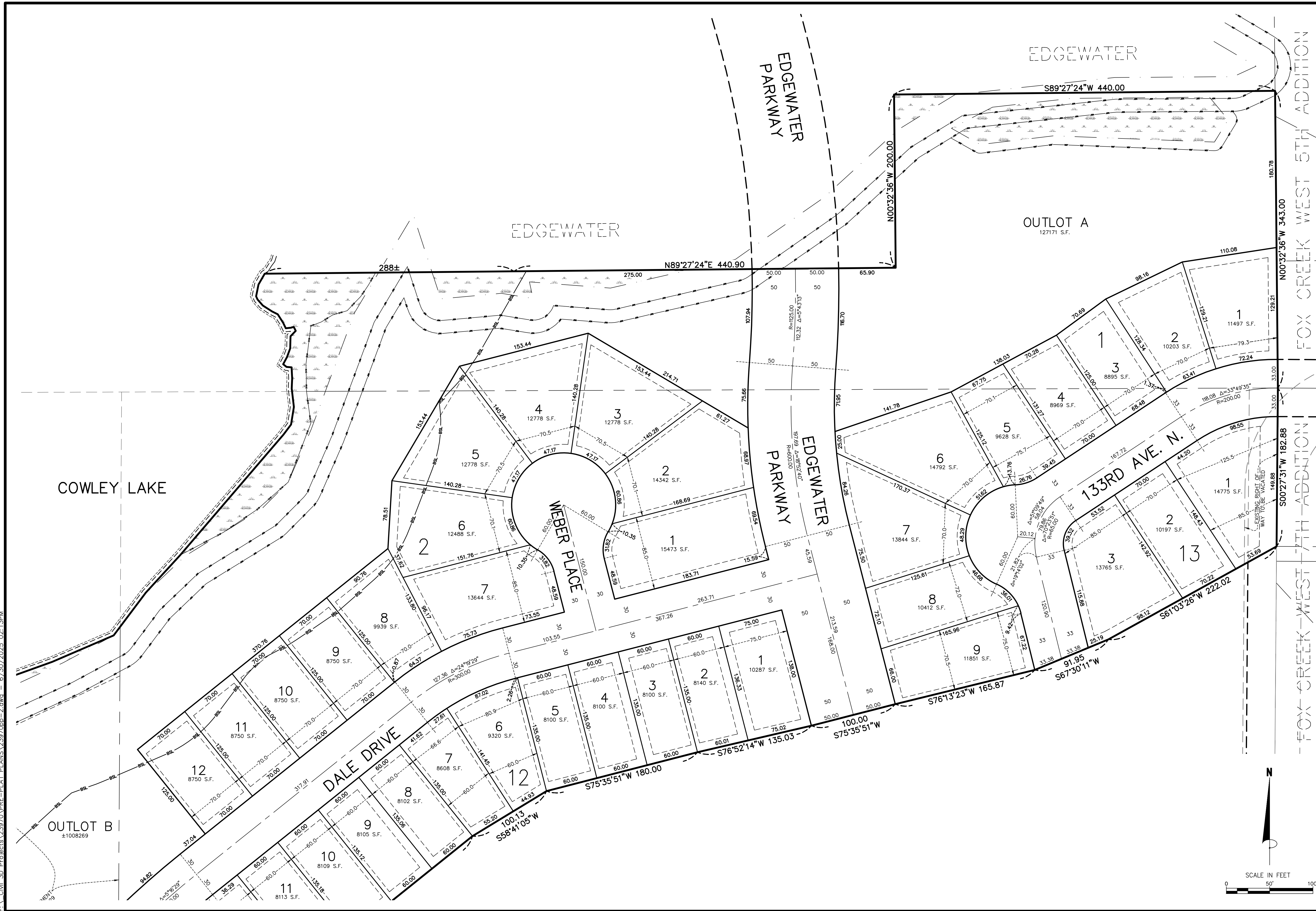
REVISIONS

A. 04/04/25: STREET NAMES
B. 06/06/25: LAYOUT
C. 06/27/25: LAYOUT
D. 06/30/25: OUTLOTS

CAD FILE
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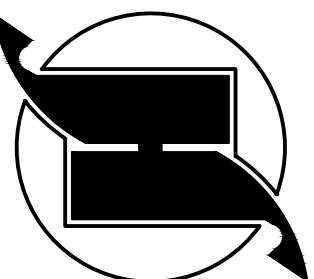
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23970-00

2.0



James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mthampton@jrhinc.com
www.jrhinc.com



COWLEY LAKE PRESERVE

PRELIMINARY PLAT
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
PLM

DATE
11/24/2025

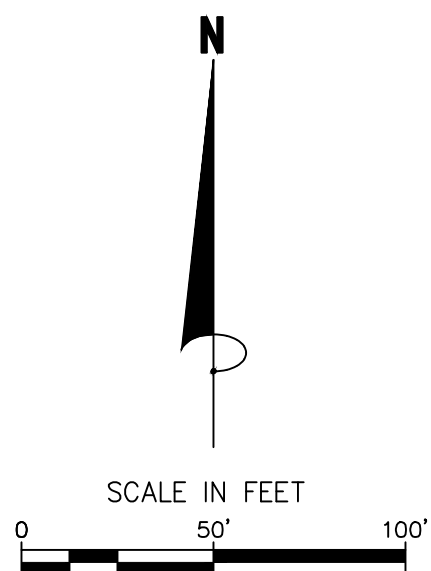
REVISIONS

A. 04/04/25: STREET NAMES
B. 06/06/25: LAYOUT
C. 06/27/25: LAYOUT
D. 06/30/25: OUTLOTS

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PROJECT NO.

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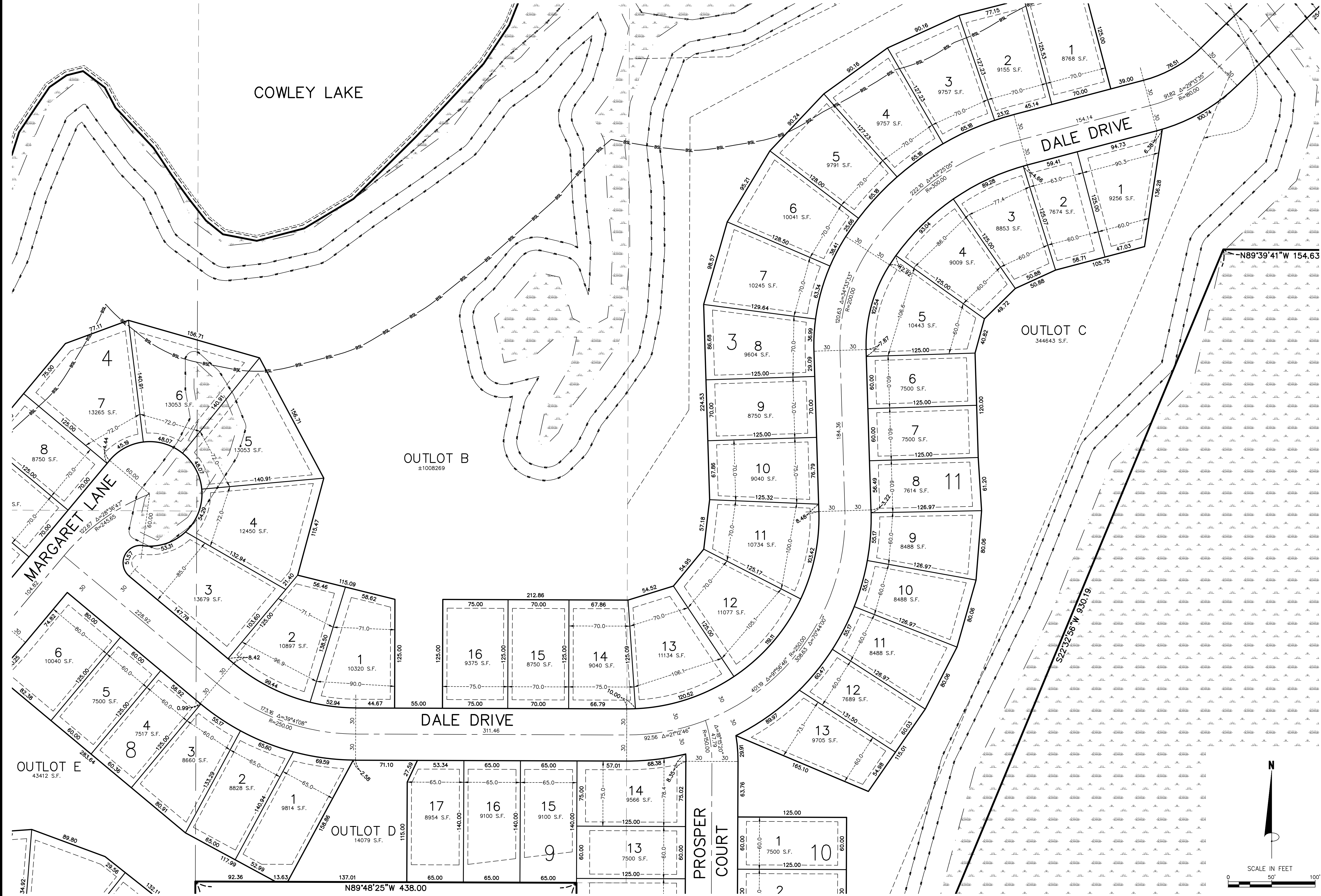


PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mhampton@irhinc.com
www.irhinc.com

PRELIMINARY PLAT
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

2.2

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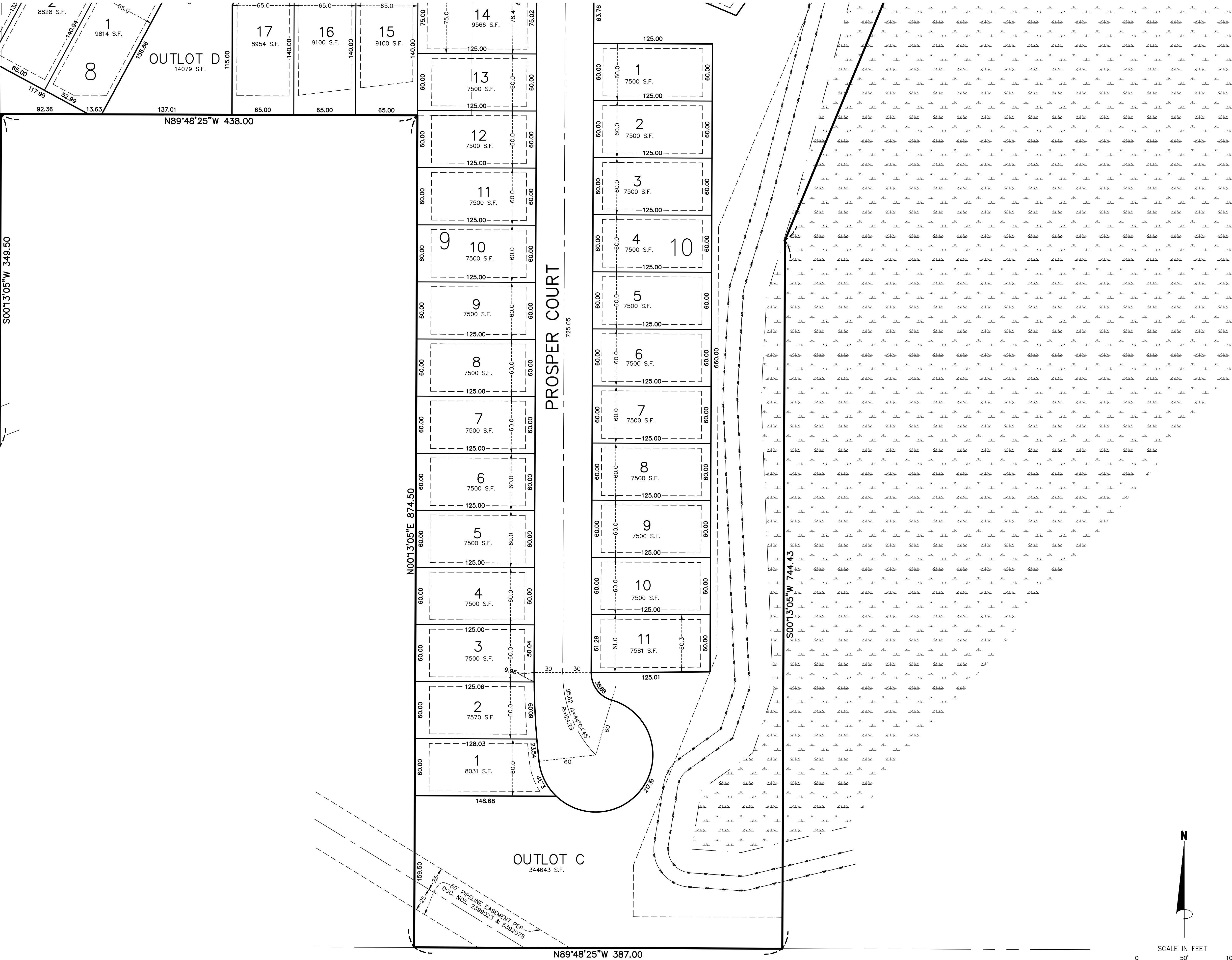


James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mhampson@jrhillinc.com www.jrhillinc.com

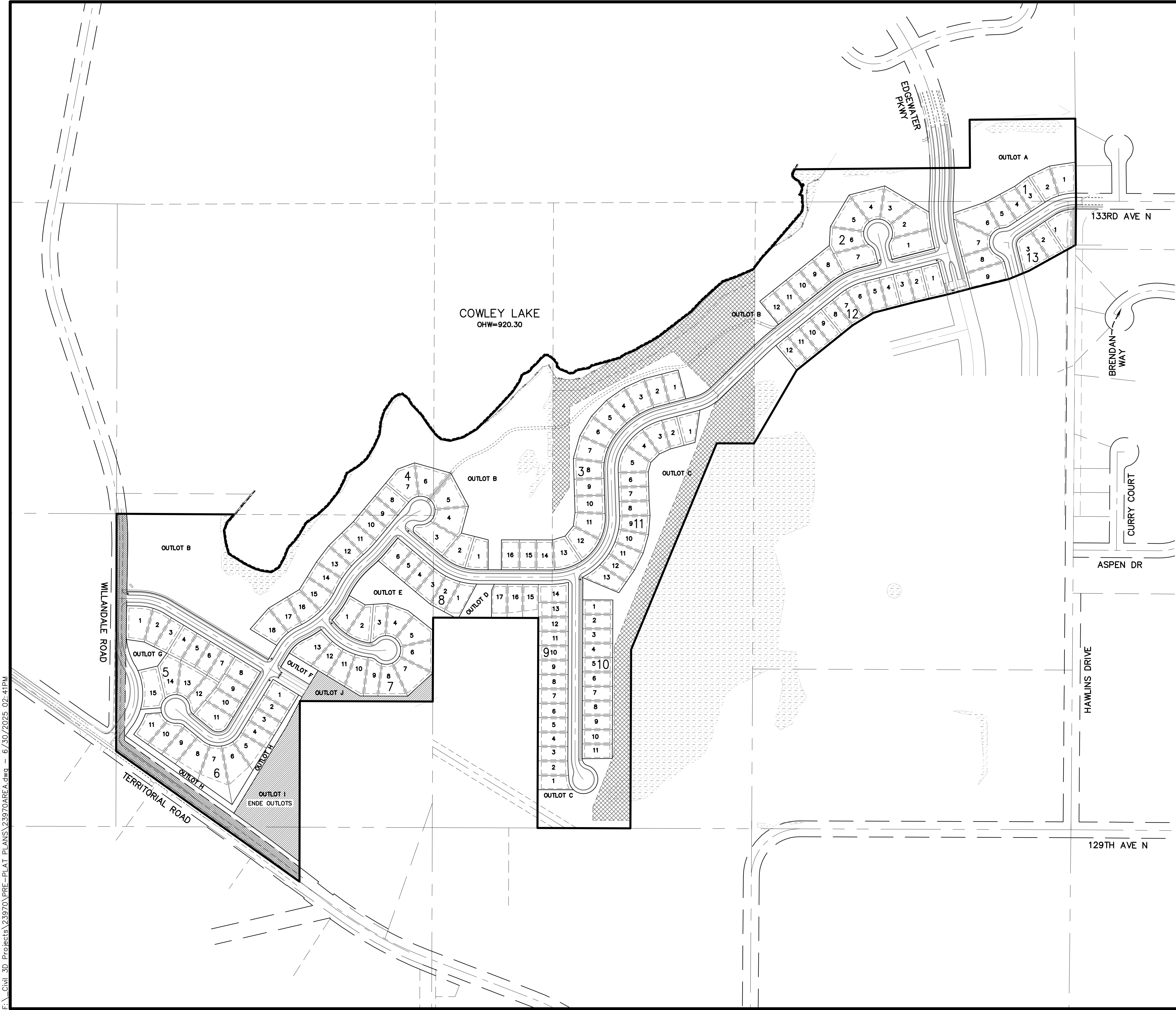
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY PLAT
FOR
RACHEL DEVELOPMENT
4180 MAPLER COURT, ST. MICHAEL, MN 55376

DRAWN BY
PLM
DATE
2/24/2025
REVISIONS
A. 04/04/25: STREET NAMES
B. 06/06/25: LAYOUT
C. 08/27/25: LAYOUT
D. 08/30/25: OUTLOTS

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PROJECT NO.
23970-00
2.3



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LEGEND

- DELINEATED WETLAND
- RIGHT-OF-WAY (TERRITORIAL/WILLANDALE)
- ENDE OUTLOTS
- CONSERVATION EASEMENT

PROJECT AREA SUMMARY

COMPUTE NET PROJECT AREA	
GROSS AREA (AREA HAVING AN ELEVATION ABOVE THE OHW)	87.63 AC
SUBTRACT EXISTING ROW (WILLANDALE & TERRITORIAL)	-2.07 AC
SUBTRACT OUTLOTS TO BE DEEDED TO ENDE	-2.74 AC
SUBTRACT EXISTING WETLAND	-2.46 AC
SUBTRACT EXISTING CONSERVATION EASEMENT	-8.20 AC
NET PROJECT AREA	72.16 AC
TOTAL NUMBER OF LOTS	
DENSITY (# LOT / NET PROJECT AREA = 156 / 72.16)	156 LOTS 2.16 UNIT/AC

N

SCALE IN FEET

0200400600

1 inch = 200 feet

James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS

2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306

PHONE: (952)890-6044 FAX: (952)890-6244

COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

NET DENSITY EXHIBIT

FOR

RACHEL DEVELOPMENT

4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY

JSO

DATE

09/27/2024

REVISIONS

09/27/2024 LAYOUT

11/05/2024 LAYOUT

06/06/2025 LAYOUT

06/25/2025 LAYOUT

06/30/2025 OUTLOTS

CAD FILE

23970AREA

PROJECT NO.

23970

SHEET 1 OF 1

70' WIDE STANDARD LOTS - 58 LOTS
(BLOCKS 1-4 & 13)
MINIMUM LOT AREA - 8,750 S.F. (70'x125')
AVERAGE LOT AREA - 10,773 S.F.

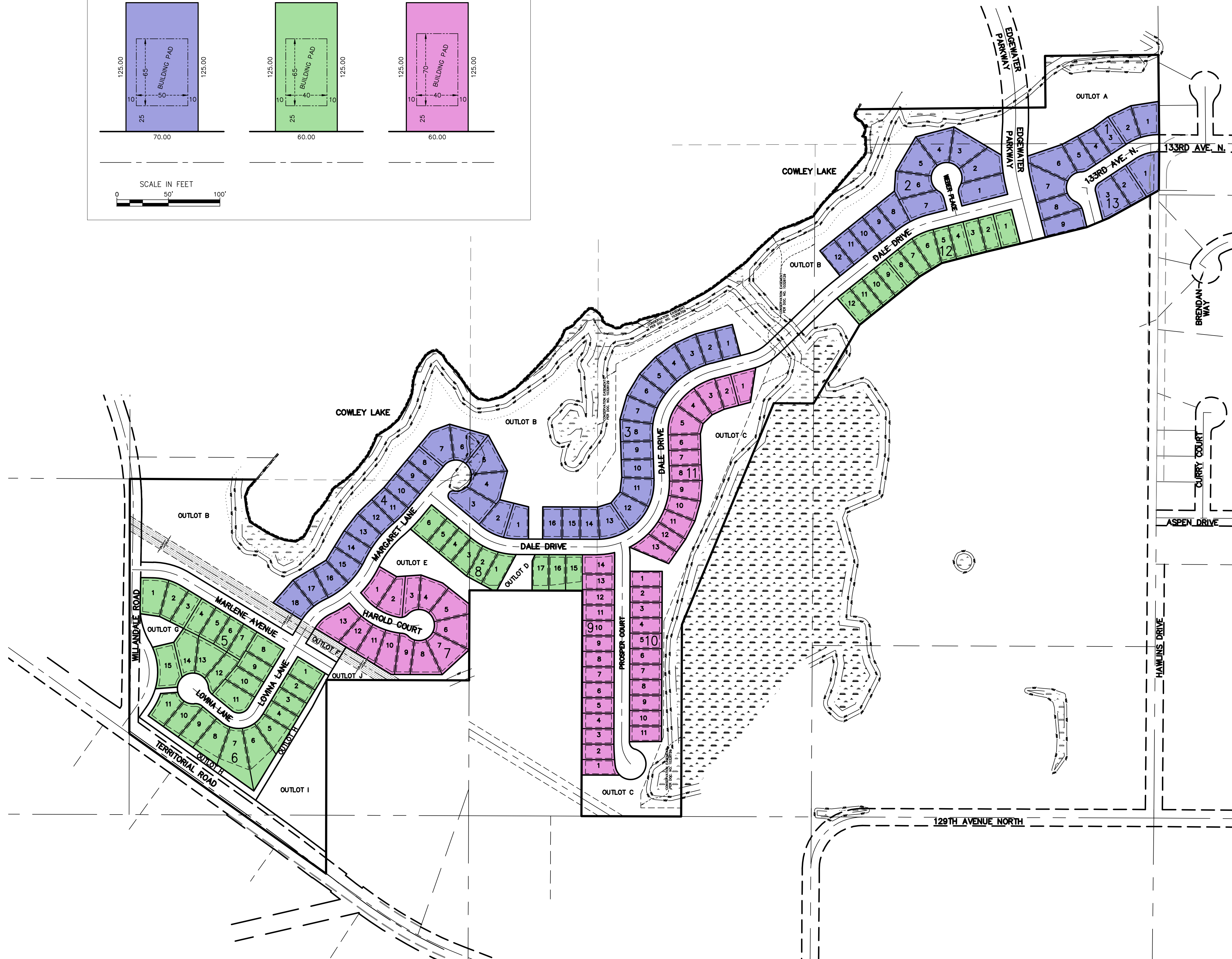
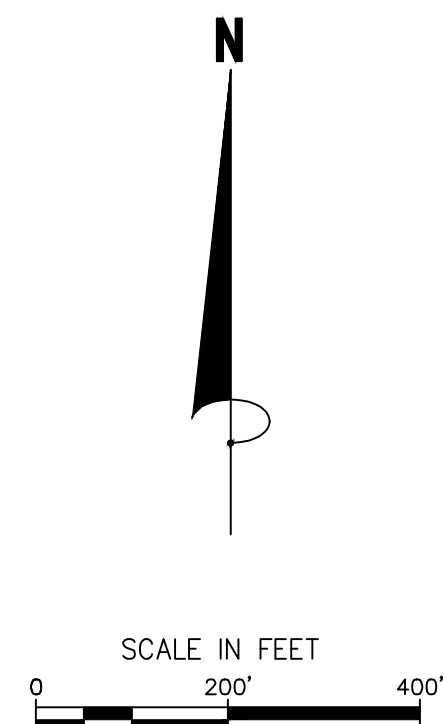
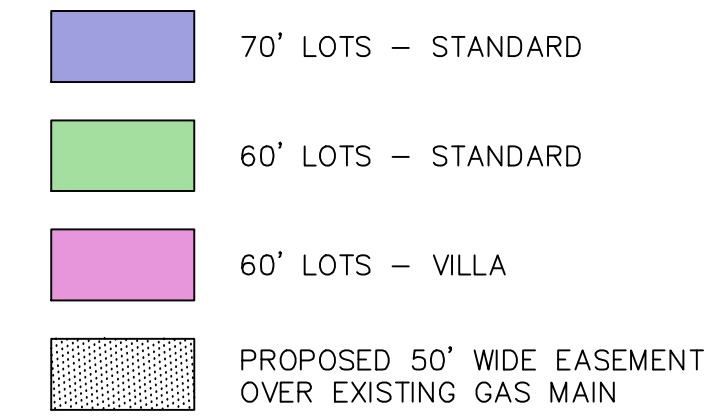
60' WIDE STANDARD LOTS - 47 LOTS
(BLOCKS 5, 6, 8, & 12 & LOTS 15-17, BLOCK 9)
MINIMUM LOT AREA - 7,500 S.F. (60'x125')
AVERAGE LOT AREA - 9,650 S.F.

TOTAL LOT COUNT - 156 LOTS

MAXIMUM IMPERVIOUS (ALL LOTS) = 50%

FRONT (RIGHT OF WAY)	25 FEET
SIDE (INTERIOR)	10 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET
COWLEY LAKE - OHW (ALL STRUCTURES)	150 FEET

FRONT (RIGHT OF WAY)	25 FEET
SIDE (INTERIOR)	10 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET
COWLEY LAKE - OHW (ALL STRUCTURES)	150 FEET



COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

CONCEPT PLAN

FOR

RACHEL DEVELOPMENT

DRAWN BY PLM
DATE 7/28/2022
REVISIONS A. 11/16/23: Shoreland setback layout revisions. B. 9/27/24: Layout C. 6/6/25: Layout D. 6/27/25: Layout E. 06/30/25: OUTLOTS
CAD FILE 23970cp.dwg
PROJECT NO. 23970-00
SHEET 1 OF 3



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 27, 2025

Agenda Item: 7.2

Subject: Consider Applications by Rachel Development for Preliminary Plat and Planned Unit Development for Cowley Lake Preserve (169-lot Subdivision).

- Consider Ordinance 2025-03, Rezoning to PUD
- Consider Resolution 2025-32, Authorizing Summary Publication of Ordinance
- Consider Resolution 2025-30, Approval of Preliminary Plat and Master Development Plan for Cowley Lake Preserve

Prepared By:

Recommended Council Action

Motion to Approve Ordinance 2025-03, Approving a Rezoning from R2 to PUD for Cowley Lake Preserve.

Motion to Approve Resolution 2025-32, Authorizing Summary Publication of Ord. 2025-03.

Motion to Approve Resolution 2025-30, Approval of the Preliminary Plat and Master Development Plan for the Cowley Lake Preserve Subdivision.

Overview / Background / Analysis

Rachel Development has applied for Preliminary Plat and Planned Unit Development for a residential subdivision consisting of 169 lots. The development proposes a range of detached single-family home styles. The development is within the shoreland overlay district and proposes the Alternative Development Standards framework as outlined in the Shoreland ordinance. The Applicant also requests a Planned Unit Development Rezoning deviating from the Standard R2 Zoning Performance standards.

Concept Plan

The developer previously went through concept plan review and multiple meetings over a year ago preceding the recent Shoreland updates which were codified in early 2025. The Concept Plan initially showed 182 units with fewer lots meeting 10-ft setbacks. The feedback provided by the city included: reduction in units, increased setbacks and more consideration of the shoreline with regard to buffering and open space. The developer has since reworked the plan to increase setbacks for the majority of the lots to 10 ft side setbacks. A block of the development does differ more greatly from the standard R2 requirements with 42 ft wide lots with 6 ft side yard setbacks for a smaller single-family home product. The developer has increased the shoreland buffer area compared to the concept plan above what is required in Code.

Rachel Development submitted their application on February 24, 2025. Preliminary Plats follow a 120-day timeline per state statute and the PUD is tied to the preliminary plat plans. The applications have a mandatory deadline of June 24, 2025.

The Council tabled this item at the 4/22/2025 meeting. This report provides additional information in the transportation section of this report regarding the included traffic memo and other build-out scenarios.

Primary Issues to Consider

1. Land Use & Zoning
2. Development Plan
3. Conservation Easement

Analysis of Primary Issues

1. Land Use & Zoning

The development consists of two existing parcels (Scherber Trust 2112023240005 and Casco Ventures LLC 2112023130004) and a portion of a third parcel (Weber LP2112023110003). The subject area falls within the Low Density Residential (LDR) land use designation. The LDR designation permits **2-5 units per acre** and allows for single-family development.

Comprehensive Plan Goals

The Comprehensive Plan also includes goals beyond just simply meeting land use density thresholds. The Cowley Lake Preserve development is consistent with the Rogers 2040 Comprehensive Plan and advances City goals in the following ways:

Housing Diversity & Livability

- Provides three distinct lot types and housing sizes to serve a range of household sizes, income levels, and life stages, including first-time buyers, families, and seniors. [Chapter 5 – Housing, p. 66; Chapter 11 – Implementation, p. 175]
- Supports lifecycle housing and reinvestment through design flexibility and coordinated infrastructure that aligns with the City’s housing strategy. [Chapter 10 – Resiliency, p. 165]

Natural Resource Protection & Stewardship

- Preserves approximately 19 acres of wetlands, buffers, and conservation easements in accordance with the updated Shoreland Ordinance and impaired water body protections. [Chapter 8 – Water Resources, p. 105–109]

- Integrates stormwater BMPs and open space as functional and aesthetic design elements. [Chapter 10 – Resiliency, p. 164–165]

Transportation & Infrastructure Connectivity

- Extends Edgewater Parkway towards Territorial Road, supporting long-range transportation connectivity and circulation goals. [Chapter 9 – Transportation, p. 136–137]
- Prepares a logical and phased expansion of utilities and roads, maximizing efficiency of municipal infrastructure investments. [Chapter 11 – Implementation, p. 179–180]
- Plans for internal pedestrian routes and trail linkages to connect residents to adjacent neighborhoods and open spaces. [Chapter 11 – Implementation, p. 181]

Sustainable and Efficient Growth

- Employs compact, clustered lot design to balance density with environmental preservation and reduce land consumption while achieving density targets. [Chapter 10 – Resiliency, p. 164; Chapter 3 – Vision, p. 31]
- Promotes smart growth principles in a greenfield context by aligning development with existing and planned infrastructure corridors. [Chapter 11 – Implementation, p. 180]

Existing Zoning

The subject area currently falls within the R2 district which permits, by right (meaning without additional land use approvals), 10,000 square foot lots (65 ft wide minimum), 10 ft side setbacks, 25 ft front and corner setbacks and 20 ft rear setbacks. Additionally, the area falls within the Shoreland Overlay district, which applies additional development restrictions related to shoreland protection. Traditional R2 development can *generally* reach around, or slightly above 2 units an acre based upon lot requirements in the code. Anything above the minimum density of 2 units/acre – depending on the existing conditions – would generally require Planned Unit Development approvals. A PUD provides a new zoning district specific to a development plan. The unique physical characteristics of the parcels involved in this development make it unlikely that the site area would be able to meet the minimum density requirements of the R2 district (parcel shape and environmental constraints) without the use of a PUD. The Developer proposes a Planned Unit Development to deviate from the R2 standards which allows for the development to reach the required density range.

Proposed Zoning

The developer is requesting a Planned Unit Development (PUD) to deviate from the R2 zoning requirements for their development area. PUDs can be requested and reviewed

by the City. PUDs are typically an exchange where the developer proposes different performance standards and the city reviews the particulars of the development and how it would be in the public interest (or what the benefits are) to approve deviations. The benefits can be development-specific, are usually related to comprehensive plan goals, and can include offsite improvements. The theory behind PUDs is that the design/development outcomes proposed by the developer outweigh the benefits of keeping to the by-right zoning district standards. PUDs effectively rezone a property to allow different standards. Because PUDs rezone the property, this is a legislative or policy decision for the council with high discretion. PUDs have previously been approved for other residential developments within the community, including Skye Meadows, Grass Lake Preserve, and Laurel Creek.

The applicant is requesting PUD approval to deviate from R-2 standards in accordance with Section 125-29 of the Rogers Zoning Code. The PUD request could be justified for the following reasons:

- Better Design Outcome – The PUD enables clustering of lots and preservation of key natural resources that could not be achieved under strict R-2 compliance.
- Consistency with Comprehensive Plan – The project achieves the Low Density Residential net density range (2.32 units/acre) and reflects goals for housing variety, natural resource stewardship, and infrastructure efficiency.
- Public Benefit – The PUD facilitates key infrastructure extensions and improvements (Edgewater Parkway and trunk utilities) and includes wetland preservation, stormwater basins, public trail connectivity, and sediment load reduction for Cowley Lake.
- No Detriment to Surrounding Properties – The development provides appropriate transitions to adjacent uses, maintains tree buffers, and supports regional planning objectives without creating adverse impacts.

PUD Deviations

The proposed PUD includes three lot standards for four different single-family product types: a 70 ft wide lot (8,750 sq ft minimum) with 10 ft side setbacks; a 60 ft wide lot (7,500 sq ft minimum) with 10 ft side setbacks for a standard single-family home and a villa style home; and a 42 ft wide lot (5,460 sq ft minimum) with 6 ft side setbacks. All other setbacks are proposed to meet the minimum required (25 ft front/corner, 20 ft rear).

- 59 lots are proposed to be 70 ft-wide lots with standard single-family homes.
- 74 lots are proposed to be 60 ft-wide lots
 1. 48 lots are proposed to be 60 ft-wide lots with standard single-family homes.
 2. 26 lots are proposed to be 60 ft-wide lots with villa-style homes.
- 36 lots are proposed to be 42 ft-wide lots with carriage-style homes.

All lots are proposed to deviate from the R2 minimum lot size (59 exceed the lot width minimum but are shy of the 10,000 sq ft lot size only by reason of depth). However, 133 lots would meet the required R2 setbacks. The 74 proposed 60-ft-wide lots are under the 65 ft R2 minimum.

PUD Benefits

The narrative includes additional information regarding the proposed products and their identified benefits.

Developer Identified Benefits:

- Preservation of wetland and natural drainage features
- Ensuring a smooth transition to adjacent [planned] higher density properties – [The Land use plan shows higher density land uses to the south east of the subject property]
- Offer a variety of home types to serve diverse household sizes and price points

City Analysis of benefits

The development does preserve natural drainage features and wetlands. However, existing wetland regulations already accomplish much of the wetland protection. That being said, there are a number of benefits that could be argued that the developer is providing through this development.

- The shoreland ordinance Alternative Development Standards requires a 75 ft shoreline buffer to be dedicated to the city. The developer is proposing on average double that buffer which increases shoreland protection (ranges from 122 ft to 536 ft). This is identified as a benefit.
- **The shoreland ordinance would require 22.8 acres of open space for the development. The developer proposes 32.86 acres.** This exceeds the Alternative Development standards and is identified as a benefit.
- A trail and boardwalk within the buffer area, and pedestrian connections through the site are proposed for the development that would be usable by the public.
- The developer proposes the extension of trunk utilities to Willandale Rd through the development, which is a public benefit.
- The developer proposes turn lane improvements within Territorial Road which is a public benefit.
- Cowley Lake is currently classified as an impaired waterbody by the DNR. An impaired water body is one which does not meet established water quality standards. The subject site is currently agricultural and therefore has no formal sediment controls to protect Cowley Lake from sediment runoff. The Cowley Lake Preserve stormwater management and lake buffer areas now provide significant sediment controls. The stormwater management modeling suggests a reduction in total suspended solids in excess of 6,000lbs. The reduction in suspended solids and chemicals such as phosphorus aid in the potential improvement of water quality standards for the lake.

Shoreland Overlay

When within the shoreland overlay district, properties may be developed in two ways: traditional shoreland development, or Alternative Development Standards (ADS). Traditional shoreland development requires much larger minimum lot sizes – 20,000 to 40,000 square feet depending on the DNR-designated type of lake – and allows new riparian lot creation (meaning lots which touch the shoreland). Traditional shoreland development would not permit a development to reach the minimum density required by the Comprehensive Plan for LDR.

The Alternative Development Standards (as proposed in this application) would permit the lots created to match the underlying zoning in exchange for dedication of shoreland buffer land, decreased impervious surface, open space, and more stringent stormwater management requirements. The Alternative Shoreland Development Standards do permit Planned Unit Development which alter the underlying zoning provided the deviations requested only impact the performance standards of the zoning district and not the requirements of the shoreland overlay (e.g. open space requirements must be met, impervious surface limitations, shoreland setbacks, etc). All of the shoreland protections measures required by the Alternative Development Standards are being met as proposed by the developer: the site is under 25% impervious surface, open spaces have been provided, the shoreland buffer zone provided exceeds the minimum, the shoreline setbacks are met, and the stormwater management plan meets the increased standards required by the ADS.

The plans are consistent with the comprehensive plan, and shoreland ordinance. Planned Unit Developments are processes identified in ordinance which require Council authorization and approval. Assuming a PUD is approved, the plan would be consistent with land use and zoning requirements.

2. Development Plan

Transportation

The development plan includes the extension of Edgewater Parkway within the project boundary (two-lane divided by a median), and the extension of 133rd Ave to the west and South to Willandale. Three additional offshoots of proposed road ways end in cul-de-sacs. The plan also includes turn lane improvements on Territorial Road (left turn lane for east-bound traffic on Territorial and right turn lane for west-bound traffic). No turn lanes are proposed from Willandale Road. The Transportation Study did not identify additional roadway improvements. Hennepin County review has been completed.

It should be noted that Street F proposed 50 ft right of way as a public street. The City standard is 60 ft. This is a deviation from code and included in the deviations. The roadway as constructed would match what is required for public streets but the overall right-of-way would be less than standard.

A traffic study was completed for the proposed Cowley Lake Preserve development, which includes 169 new single-family homes in Rogers. The study evaluated both current traffic patterns and how they might change once the development and nearby properties are fully built out (2030 scenario using Land Use Densities). It found that all nearby intersections, including Territorial Road and Willandale Road, currently operate at good levels of service (LOS B or better) and are expected to continue functioning efficiently through 2030, even with the added traffic from new homes.

The development is projected to generate about 1,636 vehicle trips per day, including 120 during the morning peak hour and 163 during the evening peak hour. Despite this increase, the overall impact on area traffic operations is expected to be minimal. The only recommended improvement is the addition of a westbound right-turn lane at the intersection of Territorial Road and Willandale Road to enhance safety and flow. No other turn lanes or roadway expansions are warranted at this time. The plan also includes sidewalks and future roadway connections to improve local circulation and pedestrian access.

At the previous meeting there was considerable discussion related to traffic impacts of this PUD development vs a more standard development. The following is an overview of likely traffic counts based on different lot counts:

1. Trip Generation Recap for 169 Lots (Original Study):

- AM Peak Hour: 120 trips
- PM Peak Hour: 163 trips
- Daily Trips: 1,636 trips

2. 120-Lot Scenario Estimates & Reductions

- AM Peak Hour: 85 trips → ↓ 35 trips → 29.2% reduction
- PM Peak Hour: 115 trips → ↓ 48 trips → 29.4% reduction
- Daily Trips: 1,162 trips → ↓ 474 trips → 29.0% reduction

It should be noted that the net density of a 120-lot development would not meet the minimum density of 2 units/ac. The density would be 1.65 units/ac. This scenario would still require some other land use application that granted deviations (PUD or Variance).

3. 145-Lot Scenario Estimates & Reductions

- AM Peak Hour: 103 trips → ↓ 17 trips → 14.2% reduction
- PM Peak Hour: 139 trips → ↓ 24 trips → 14.7% reduction
- Daily Trips: 1,404 trips → ↓ 232 trips → 14.2% reduction

While may be possible to achieve exactly 145 lots, it is likely there would still need to be

some additional land use approvals (e.g. PUD) due to the shape of the site, the irregular nature of Cowley Lake, and the limited ROW and utility crossing over the conservation easement.

Regardless of the above three scenarios, the level of service for intersections would still operate at an A-/B+.

The traffic study indicates that the planned connection of Edgewater Parkway through the Cowley Lake Preserve development—and its potential future extension south to 129th Avenue—would provide important benefits to the surrounding transportation network. While specific traffic shifts from the southern extension were not modeled, the study suggests that improved connectivity would offer residents more direct travel routes, reduce reliance on Oakwood Drive as a cut-through street, and help distribute traffic more evenly across the local system. This enhanced network flexibility is expected to reduce traffic volumes on Oakwood Drive and improve overall circulation without requiring major infrastructure upgrades. The timeline of when Edgewater could fully extend depends on when the Weber family is a willing seller of the remainder of their property.

Hennepin County has reviewed the application and will require a westbound right turn lane.

Utilities

The Plan includes the construction of water, sewer, and stormwater facilities consistent with the Comprehensive Plan goals. Sewer and water are planned to go through a conservation easement through an established easement identified as a street and utility corridor within the easement. All public infrastructure proposed is planned within right of way and drainage and utility easements. The utility plans are under review by the Engineer and will require approval prior to final plat application and ultimately construction. The stormwater plans indicate that pre-construction and post-construction stormwater runoff rates and filtration are the same or improved as compared to the existing conditions. Additionally, the Elm Creek Watershed Management Commission reviews the development plans to ensure compliance with watershed rules.

Park and Trails

Trails are planned or accounted for through the construction or creation of Trail easement. A park search area is not in the subject property and lies generally to the south the east of the development area nearer to 129th Avenue. Park dedication is expected through fees in lieu of land dedication.

The Development adequately plans for utility and infrastructure delivery consistent with the needs for the development and meeting the goals of the Comprehensive Plan.

3. Conservation Easement

A conservation easement exists within the Casco Ventures Property. The plan identifies the extension of road and utilities through a corridor which is allowed for by the easement. However, some construction activities and stormwater infrastructure are shown outside of identified areas. The Developer and City are working with Hennepin County (owners of the Easement) on reviewing impacts and determining if these improvements meet the terms of the easement or if modifications to the easement are warranted. Continued coordination is required of the developer. If the County is not willing to amend terms, some revisions to the stormwater plan will be required. A condition of approval related to this item is included in the proposed motions.

4. Miscellaneous

Homeowners Association (HOA)

The villas and carriage homes will be under an HOA. HOA documentation will be required to be submitted with future final plats.

Eagle Nest

An eagle nest is within the site boundary but not within the construction area. Meaning no direct impacts are expected. However, disturbance from construction will need review by the US Fish and Wildlife. The Developer is in contact and coordination with the Wildlife Service and is in the process of gaining any required permits prior to construction activity. The permits include review of the nest, buffer requirements, review of mating season timing, and monitoring of the nest.

Planning Commission Review and Hearing

The Planning Commission reviewed the applications and held a public hearing on April 7th, 2025. Ultimately, the items were recommended for approval with staff conditions with a 5-2 vote.

The Commission, in recommending approval, identified the following:

- The development goes beyond code requirements for shoreland and wetland protection that wouldn't otherwise be possible through standard zoning.
- The development may not be able to meet minimum density requirements without a PUD (some 1.6 units/acre due to constraints with conservation easement, parcel shape, and shoreland).
- The multiple product types available may not be possible with standard zoning and the PUD proposes multiple products that have lower entry points than would otherwise be possible.
- The extension of utilities through this area is important for long-range plans.
- A few items came up regarding the development from the residents attending the hearing as well.

Concerns communicated by residents:

- Concerns with eagles nest and wildlife impact (pre construction vs post construction).
- Concerns about traffic (existing Territorial traffic is bad and increased development will impact territorial and adjacent streets).
- Desire for additional park land.
- Off-site drainage concerns.
- Impacts to schools.
- Xcel electrical capacity concerns.
- Drain Tiles through the property should be maintained.
- Taxes are too high
- There is generally too much development.

The Commission did also forward to the council recommendations (none related to the items' motion) to continue to review concerns about stormwater in adjacent neighborhoods, review traffic safety concerns on adjacent roadways, and to possibly explore acquiring additional park land nearby.

Staff have been in contact with Xcel Energy related to concerns voiced regarding the electrical grid which they are currently planning for upgrades in the coming years. Staff also continue to discuss population trends with the school district to ensure they have the resources needed to adequately plan for their facility needs, as the school district would be the entity to decide if and when an additional school would be needed.

Staff Recommendation

Planning Commission recommended approval of the PUD and Preliminary Plat applications. The following motions are recommended:

Motion to Approve Ordinance 2025-03, Approving a Rezoning from R2 to PUD for Cowley Lake Preserve.

Motion to Approve Resolution 2025-32, Authorizing Summary Publication of Ord. 2025-03.

Motion to Approve Resolution 2025-30, Approval of the Preliminary Plat and Master Development Plan for the Cowley Lake Preserve Subdivision.

The following are recommended conditions by staff and the commission and are found in the resolution.

1. The Applicant shall revise the preliminary plans (the development, civil plans, and preliminary plat) to the satisfaction of the Public Works Department, City Engineer, and City Planner.
2. The Applicant shall receive approval for the Stormwater Management Plan from Elm Creek Watershed Management Commission, and shall address and conform to all requirements of the Elm Creek Watershed Management

Commission, including but not limited to the requisite wetland approvals and delineations, and other conditions as established.

3. The Applicant shall continue to work with Hennepin County's Natural Resources Department regarding impacts to the Conservation Easement and ensuring the development meets the terms of the Conservation Easement. Revisions to the plan may be required to satisfy the requirements of Hennepin County.
4. The Applicant shall be responsible for constructing turn lane improvements at Territorial Road at their cost. The Applicant shall meet the requirements of the Hennepin County Transportation Department and improvements shall be permitted prior to construction.
5. The Applicant shall construct the proposed trail and boardwalk improvements within the shoreland buffer and conservation easement, and construct the public improvements as shown on the plans.
6. The Shoreland Buffer shall be dedicated to the City when the public improvements are accepted by the City.
7. The Applicant shall be responsible for constructing trunk utilities through the development to Willandale Road and shall continue to review options to extend water main to the east for potential watermain looping.
8. The Applicant shall ensure the public benefits outlined in the resolution are provided.
9. A Lot Split shall be processed prior to Final Plat approval for the approximate north 20 acres of PID 21-120-23-11-0003.
10. A vacation request shall be processed prior to the plat including the existing half right of way of Hawkins Drive within the subject property.
11. The Development shall conform to the PUD rezoning, Ord. No. 2025-03, as approved by Council on April 22, 2025.
12. The Applicant shall continue to work with the City to resolve issues related to Drain Tiles, and adequately maintain Drain Tile drainage through the site to the satisfaction of the City Engineer so as to not adversely impact drainage conditions of properties downstream of the development.
13. The Applicant shall submit current title work for the Preliminary Plat and shall conform to any requirements resulting from City staff and the City Attorney's review of the title work and plat opinion.
14. The Applicant shall form a Homeowner's Association to manage and maintain shared amenities and common areas, in a form satisfactory to both City staff and the City Attorney. Said Homeowner's Association and Protective Covenants must be provided prior to the first phase Final Plan and shall be recorded with Hennepin County.
15. The applicant shall enter into a Stormwater Maintenance Agreement for the development that shall identify the terms and conditions of the Development.
16. The applicant shall enter into and execute a Subdivision Development Agreement with the City governing each phase of development in conjunction with final plat approval, of which said Subdivision Development Agreement shall outline the terms and conditions and financial obligations of the Applicant for each phase of development.
17. The Applicant shall pay to the City all applicable fees and expenses incurred by

the City as related to the development.

18. Except as otherwise expressly authorized by City resolution or ordinance, all aspects of the development shall comply with all applicable state laws, city codes, ordinances, and regulations.

Financial Impact: NA

Source Fund: NA

Budgeted?

Supporting Documentation

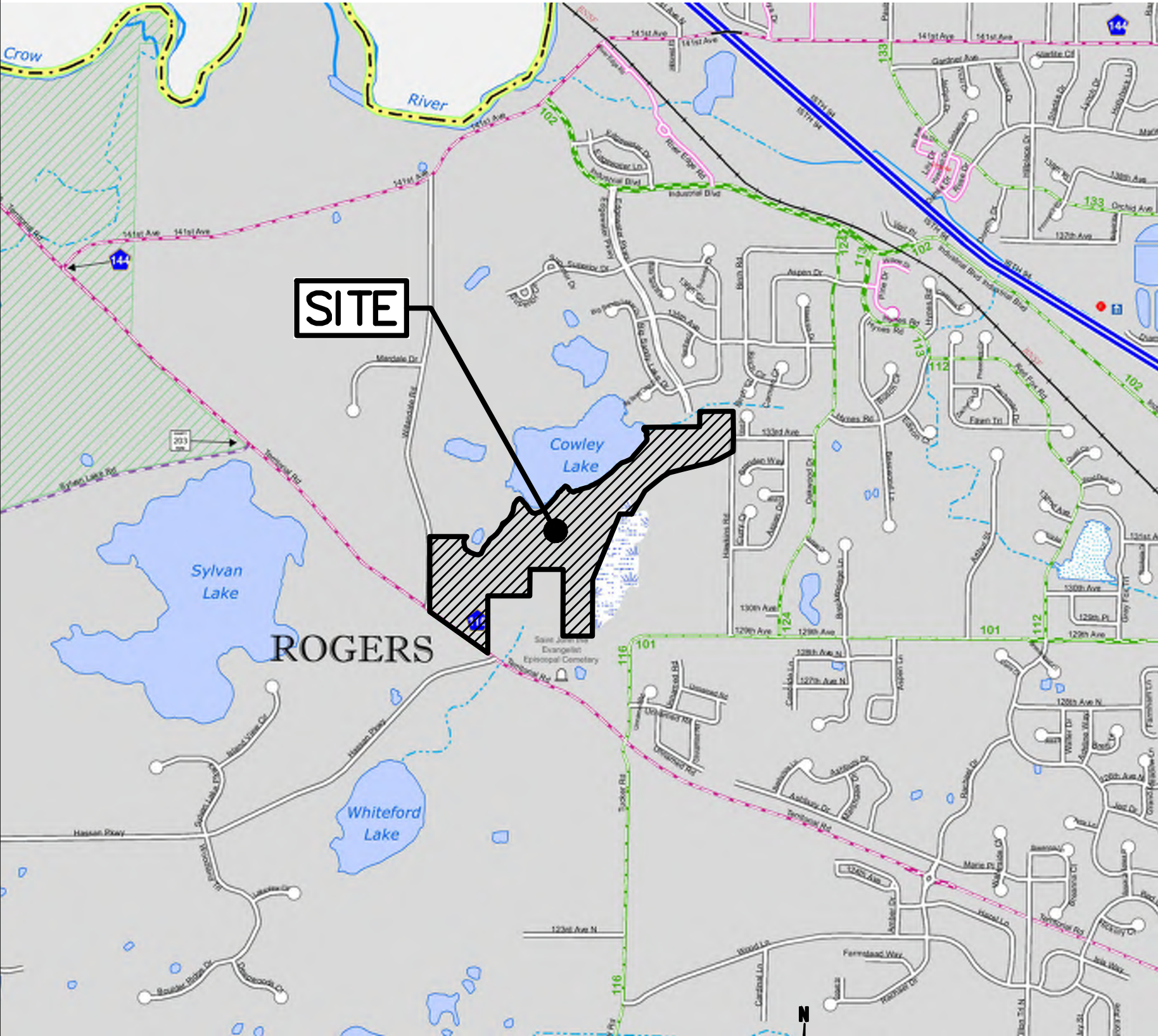
- A. Ordinance 2025-03 Rezoning Cowley Lake Preserve to PUD
- B. Resolution 2025-32 Authorizing Summary Publication of Ordinance 2025-03
- C. Resolution No. 2025-30_Preliminary Plat_Cowley Lake Preserve
- D. Rachel Development - Cowley Lake Preserve Preliminary Plat-PUD
Narrative_FINAL
- E. Existing Conditions Survey
- F. Cowley Lake Preserve - Preliminary Plan Set 04-15-2025
- G. Cowley - Stormwater Mgmt Plan 04-15-2025
- H. Cowley Lake Preserve - Preliminary Plat - Outlot ownership plan
- I. Draft_ScherberPropertyDevelopment_TrafficStudy
- J. Henn. Co. Rev - Plat 4029 - Rogers - Cowley Lake Preserve (CSAH 159)

BENCHMARKS

#1 TOP NUT HYDRANT EAST PROPERTY LINE,
NORTH SIDE OF 133RD AVE N
ELEV=930.85

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY PLAT EXHIBITS

FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376
PHONE: (763) 424-1525



PROJECT COORDINATES

N 45° 11' 30"
W 93° 35' 40"

LOCATION MAP

1" = 1600'

SITE DATA

70' WIDE LOTS - 59 LOTS
(BLOCKS 1-4 & 13)
MINIMUM LOT AREA - 8,750 S.F. (70'x125')
60' WIDE LOTS - 48 LOTS
(BLOCKS 5, 6, 8, & 12 & LOTS 21-23, BLOCK 9)
MINIMUM LOT AREA - 7,500 S.F. (60'x125')
60' WIDE VILLA LOTS - 26 LOTS
(BLOCK 7 & 11)
MINIMUM LOT AREA - 7,500 S.F. (60'x125')
42' WIDE CARRIAGE LOT - 36 LOTS
(BLOCK 10, & LOTS 1-20, BLOCK 9)
MINIMUM LOT AREA - 5,460 S.F. (42'x130')

TOTAL LOT COUNT - 169 LOTS

MAXIMUM IMPERVIOUS (ALL LOTS) = 50%

EXISTING ZONING IS R2
PROPOSED ZONING IS PUD

TOTAL SITE AREA ±88.99 AC.
LOT AREA 35.64 AC.
-(70' WIDE LOTS) (14.41 AC.)
-(60' WIDE LOTS) (10.60 AC.)
-(60' WIDE VILLA LOTS) (6.01 AC.)
-(42' WIDE CARRIAGE LOT) (4.62 AC.)
OUTLOT AREA ±39.16 AC.
-(OPEN SPACE - OUTLOTS A-G) (±36.98 AC.)
-(FUTURE DEVELOPMENT - OUTLOTS H-I) (2.18 AC.)
RIGHT OF WAY AREA 14.19 AC.
-(EXISTING ROADS - WILLANDALE & TERRITORIAL) (2.44 AC.)
-(SUBDIVISION ROADS) (11.75 AC.)

MINIMUM SETBACKS - 60' & 70' WIDE STANDARD LOTS

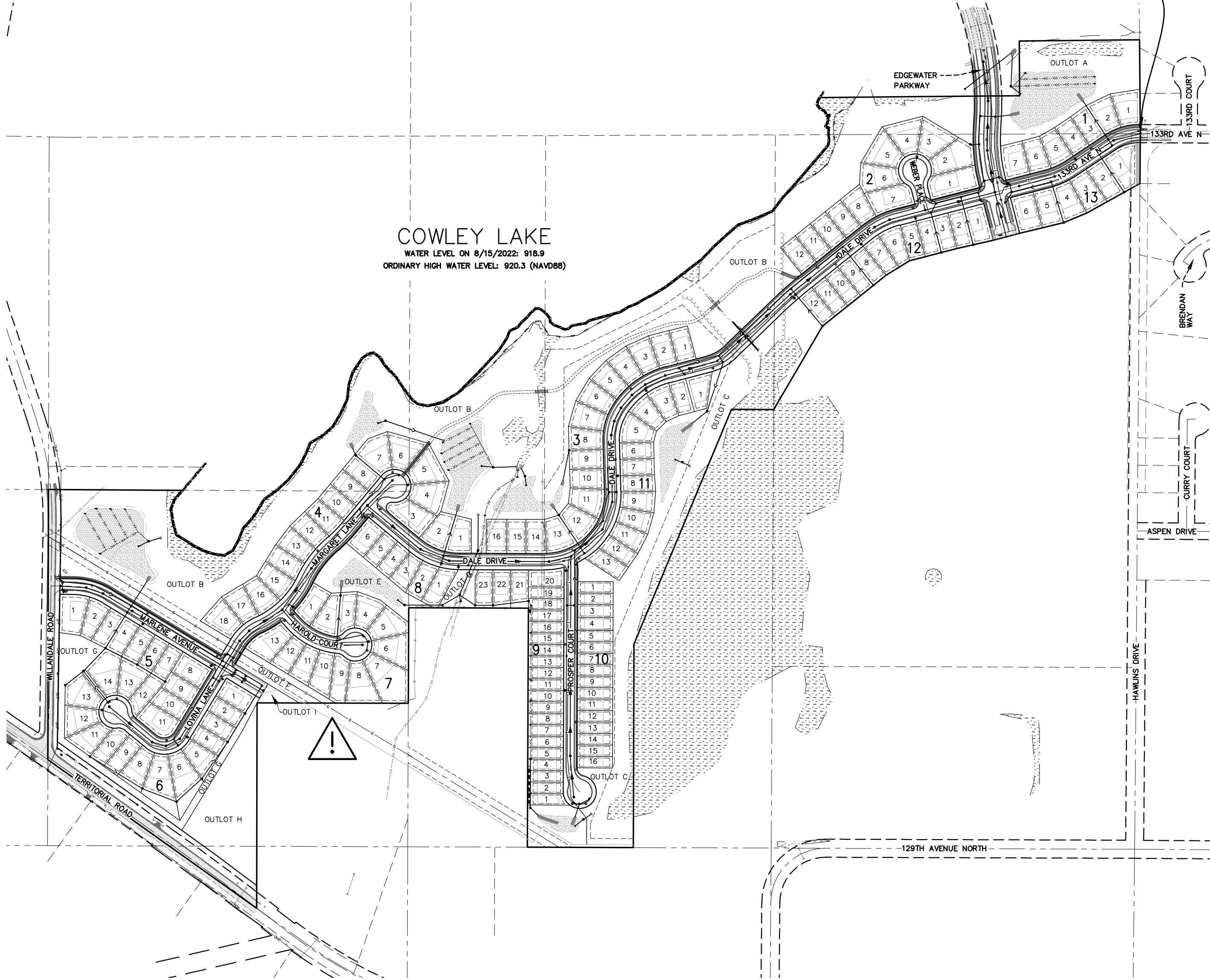
FRONT (RIGHT OF WAY) 25 FEET
SIDE (INTERIOR) 10 FEET
SIDE (STREET) 25 FEET
REAR 20 FEET
COWLEY LAKE - OHW (ALL STRUCTURES) 150 FEET

MINIMUM SETBACKS - 60' WIDE VILLA LOTS

FRONT (RIGHT OF WAY) 25 FEET
SIDE (INTERIOR) 10 FEET
SIDE (STREET) 25 FEET
REAR 20 FEET
COWLEY LAKE - OHW (ALL STRUCTURES) 150 FEET

MINIMUM SETBACKS - 42' WIDE CARRIAGE LOTS

FRONT (RIGHT OF WAY) 25 FEET
SIDE (INTERIOR) 6 FEET
SIDE (STREET) 25 FEET
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COWLEY LAKE - OHW (ALL STRUCTURES) 150 FEET



WARNING!

UNDERGROUND HIGH PRESSURE PIPELINE
CONTACT ENERGY TRANSFER REPRESENTATIVE
AT 1-800-753-5531 PRIOR TO PERFORMING WORK
WITHIN THE PIPELINE EASEMENT

PROJECT CONTACTS

PROJECT ENGINEER:
DEVELOPER:
CITY ENGINEER:
NPDES OFFICER:
GENERAL CONTRACTOR REPRESENTATIVE:

RICK L. OSBERG, P.E. - JAMES R. HILL, INC.
DAVID STRADTMAN - RACHEL DEVELOPMENT
DORAN COTE
JOSH NORMAN - MPCA
TBD

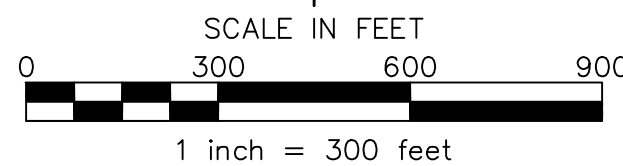
952-890-6044 (O)
763-424-1525 (O)
763-428-8580 (O)
651-757-2389 (O)

INDEX

TITLE SHEET	1.0
EXISTING CONDITIONS	1.1
OVERALL SITE PLAN	1.2
SHORELAND OVERLAY EXHIBIT	1.3
PRELIMINARY PLAT	2.0-2.6
EROSION & SEDIMENT CONTROL PLAN	3.0-3.1
EROSION & SEDIMENT CONTROL DETAILS	3.2-3.4
DRAINAGE MAPS	3.5
PRELIMINARY GRADING & DRAINAGE PLAN	4.0-4.7
OVERALL UTILITY PLAN	5.0
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN	5.1-5.7
PRELIMINARY STORM SEWER PLAN	5.8-5.14
EXISTING GAS MAIN EXHIBIT	5.15
CONSTRUCTION DETAILS	6.0-6.7
WETLAND IMPACTS AND BUFFERS EXHIBIT	7.0-7.1

LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING SANITARY FORCEMAIN
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING ELECTRIC OUTLET POST
	EXISTING GUY WIRE
	EXISTING LIGHT POLE
	EXISTING MANHOLE (WATER)
	EXISTING SIGN
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING VAULT
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING CONTOUR
	EXISTING WETLAND EDGE
	EXISTING SOIL BORING LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING WETLAND
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN

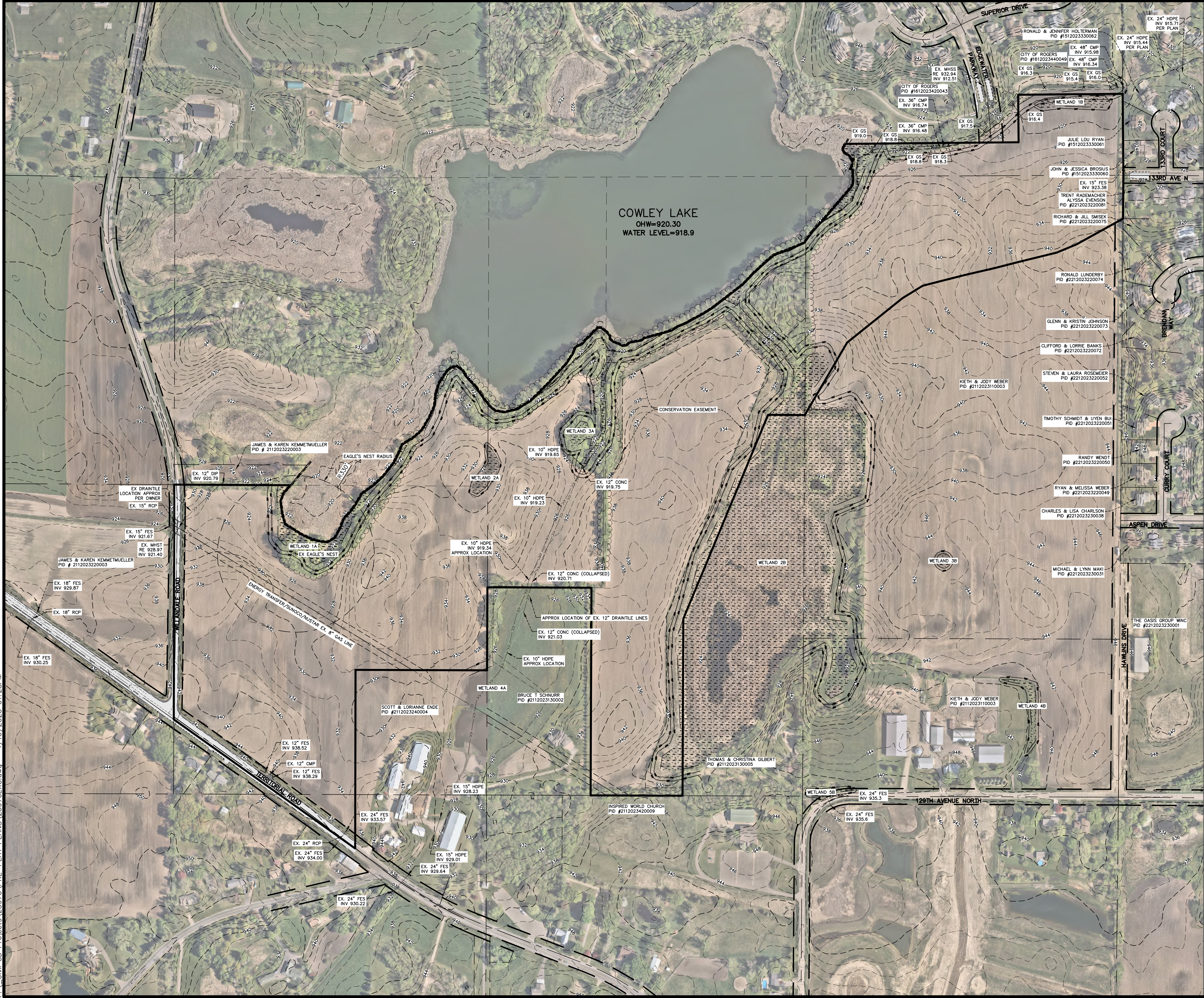


James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date: _____ Reg. No. _____

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
TITLE SHEET
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY VUN/JSO
DATE 02/24/2025
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE 23970TS
PROJECT NO. 23970
1.0



LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
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- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND

NOTE

1. DRAINILE LOCATIONS ARE APPROXIMATE AND SHOWN PER FIELD LOCATES AND/OR OWNER TESTIMONY.

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ROGERS, MINNESOTA
EXISTING CONDITIONS
FOR
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4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN

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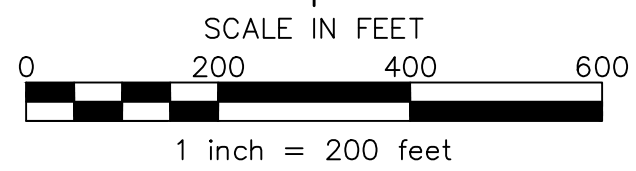
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PROJECT NO.
23970

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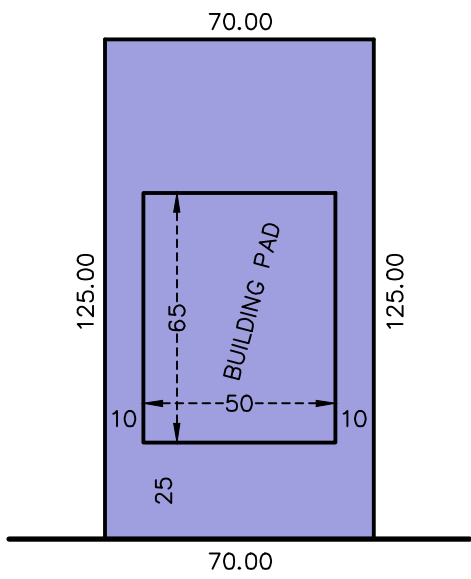
Know what's below.
Call before you dig.



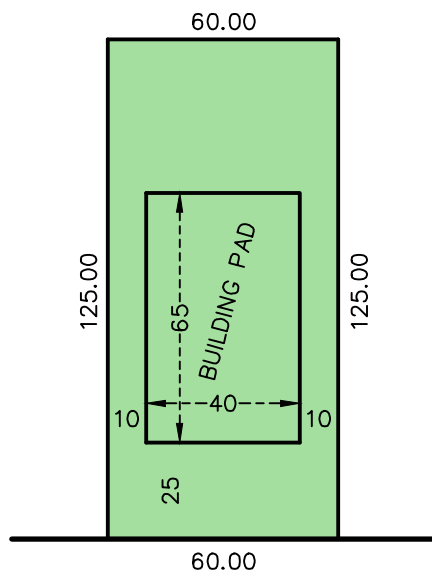
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TYPICAL MINIMUM LOT AND PAD DIMENSIONS

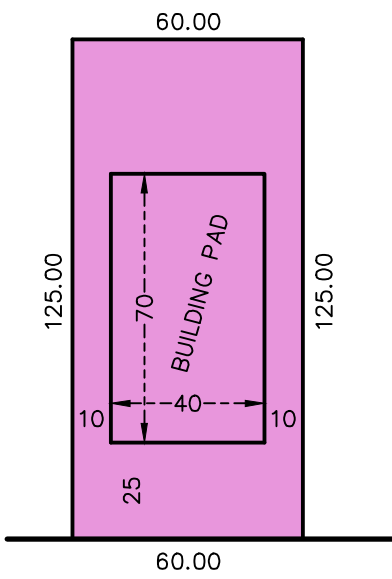
70' STANDARD LOTS



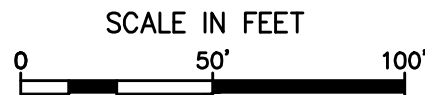
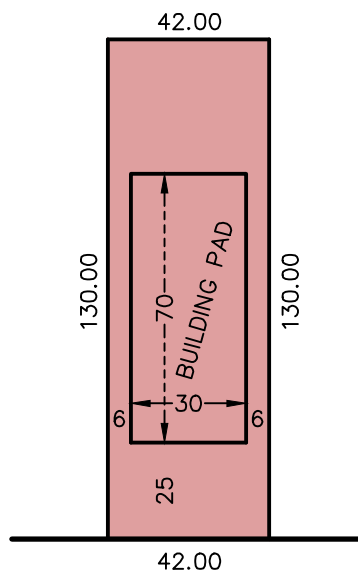
60' STANDARD LOTS



60' VILLA LOTS



42' CARRIAGE LOT



COWLEY LAKE
OHW=920.30

BOARDWALK

10' UNPAVED TRAIL

LEGEND

- 70' LOTS - STANDARD
- 60' LOTS - STANDARD
- 60' LOTS - VILLA
- 42' LOTS - CARRIAGE

SITE DATA

70' WIDE LOTS - 59 LOTS
(BLOCKS 1-4 & 13)
MINIMUM LOT AREA - 8,750 S.F. (70'x125')

60' WIDE LOTS - 48 LOTS
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42' WIDE CARRIAGE LOT - 36 LOTS
(BLOCK 10, & LOTS 1-20, BLOCK 9)
MINIMUM LOT AREA - 5,460 S.F. (42'x130')

TOTAL LOT COUNT - 169 LOTS

MAXIMUM IMPERVIOUS (ALL LOTS) = 50%

MINIMUM SETBACKS - 60' & 70' WIDE STANDARD LOTS

FRONT (RIGHT OF WAY) 25 FEET
SIDE (INTERIOR) 10 FEET
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COWLEY LAKE - OHW (ALL STURCTURES) 150 FEET

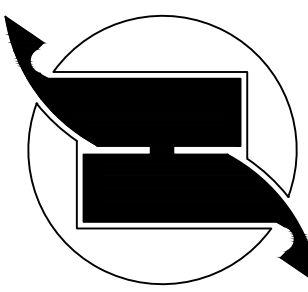
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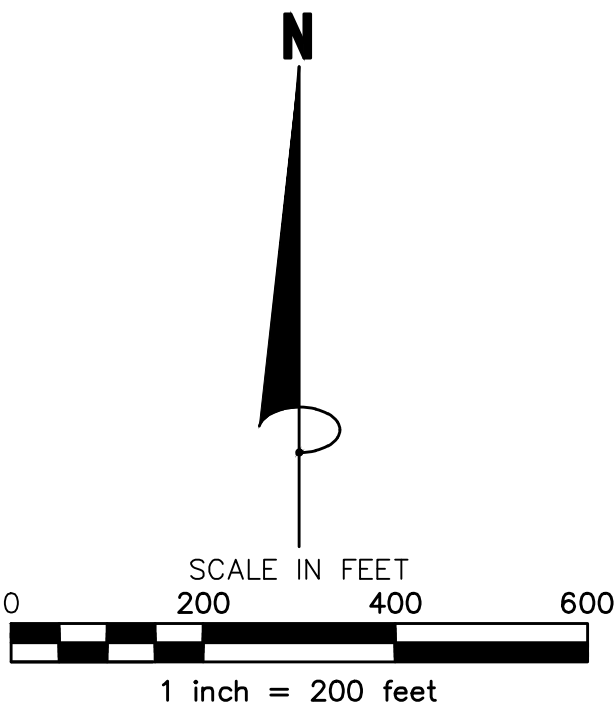
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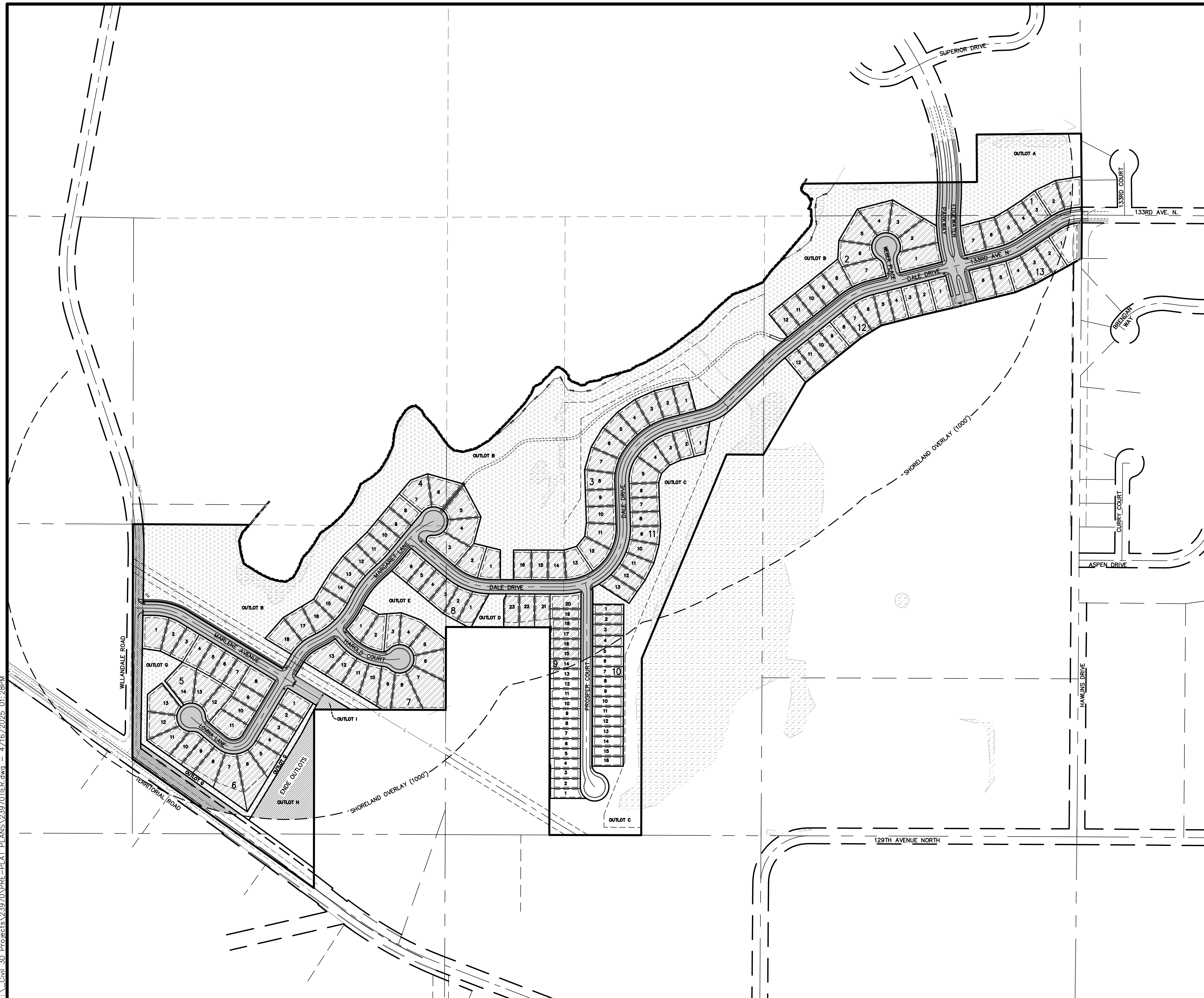
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
OVERALL SITE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/EPF
DATE
02/24/2025

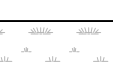
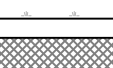
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS

CAD FILE
23970SITE
PROJECT NO.
23970
1.2





LEGEND

	DELINEATED WETLAND
	RIGHT-OF-WAY (TERRITORIAL/WILLANDALE)
	ENDE OUTLOTS
	OPEN SPACE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT AREA

PROJECT AREA SUMMARY

COMPUTE NET PROJECT AREA	
GROSS AREA (AREA WITHIN 1000 FT. OF OHW AND HAVING AN ELEVATION ABOVE OT OHW.)	79.19 AC
SUBTRACT EXISTING ROW (WILLANDALE & TERRITORIAL)	-1.44 AC
SUBTRACT PROPOSED ROW	-11.04 AC
SUBTRACT OUTLOTS TO BE DEEDED TO ENDE	-1.51 AC
NET PROJECT AREA	65.20 AC
COMPUTE PROJECT IMPERVIOUS	
PROPOSED LOT AREA	32.01 AC
PROPOSED IMPERVIOUS (50% OF LOT AREA = 32.01 X 0.5)	16.01 AC
% IMPERVIOUS (IMPERVIOUS AREA / NET PROJECT AREA = 16.01/65.20)	24.6 %
MAXIMUM IMPERVIOUS ALLOWABLE	25.0 %
COMPUTE OPEN SPACE	
PROPOSED OPEN SPACE (NET PROJECT AREA - LOT AREA)	33.17 AC
% OPEN SPACE (OPEN SPACE AREA / NET PROJECT AREA = 33.17/65.20)	50.9 %
MINIMUM OPEN SPACE REQUIRED	35.0 %

hereby certify that this plan,
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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

SHORELAND OVERLAY EXHIBIT
FOR

RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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VUN/EPF

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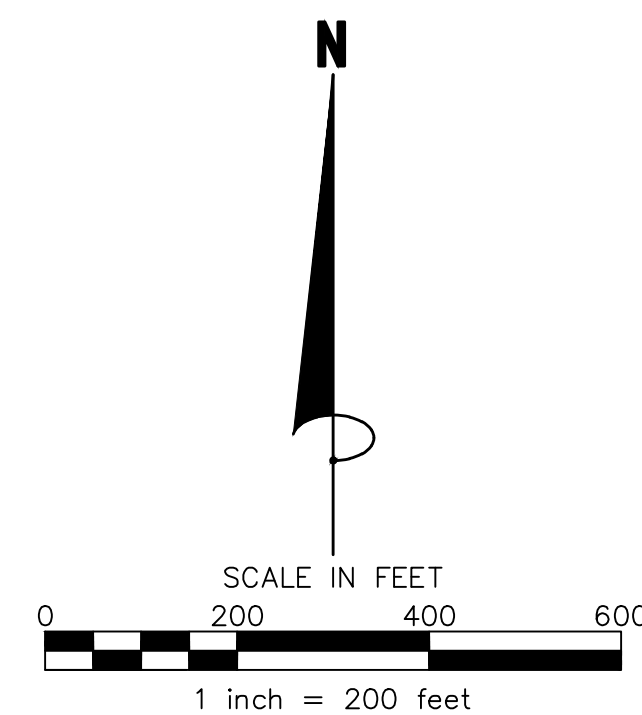
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CAD FILE
23970TIER

PROJECT NO.
23970

1.3



SURVEYED PROPERTY

Scherber Parcel:

Parcel 1:
Beginning at a point on the East line of Government Three (3) distant 525 feet North 0 degrees 14 minutes 28 seconds West from the Southeast corner thereof; thence South 89 degrees 44 minutes 7 seconds West parallel with the South line thereof distant 553.53 feet; thence South 0 degrees 21 minutes East to center line of county road; thence Northwesterly along said center line to the West line thereof; thence Northerly to the Northwest corner thereof; thence along the Northerly line thereof to the Northeast corner thereof; thence Southerly to the point of beginning. Also that part of the West 30 rods of Government Lot 2 lying North of the South 53 rods thereof, except roads, in Section Twenty-one (21), Township One Hundred Twenty (120), Range Twenty-three (23), Hennepin County, State of Minnesota.

Casco Parcel:

That part of Government Lot 2 in Section 21, Township 120, Range 23, described as commencing at the Southwest corner thereof, thence South 89 degrees 48 minutes 24 seconds East, assumed bearing along the South line of Government Lot 2, a distance of 438.00 feet to the point of beginning; thence North 00 degrees 13 minutes 06 seconds East parallel to the West line of Government Lot 2, a distance of 874.50 feet; thence South 89 degrees 48 minutes 24 seconds East a distance of 57.00 feet; thence North 0 degrees 13 minutes 06 seconds East a distance of 891.00 feet, more or less, to the shore of Crowley Lake; thence Northeasterly along said shoreline a distance of 1043.00 feet, more or less, to the East line of Government Lot 2; thence South 00 degrees 20 minutes 20 seconds West along said East line to a point which is 1604.32 feet North of the Southeast corner of Government Lot 2; thence North 89 degrees 39 minutes 40 seconds West a distance of 154.63 feet; thence South 22 degrees 32 minutes 57 seconds West a distance of 930.19 feet; thence South 00 degrees 13 minutes 06 seconds West distance 744.43 feet to the South line of Government Lot 2; thence North 89 degrees 48 minutes 24 seconds West along said South line a distance of 387.00 feet to the point of beginning, Hennepin County, Minnesota.

Weber Parcel:

That part of Government Lot 1, Section 16, Township 120 North, Range 23 West, Hennepin County, Minnesota, which lies southerly of a line, and its westerly extension, described as commencing at the southeast corner of said Government Lot 1; thence northerly along the east line of said Government Lot 1, a distance of 343.00 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 440.00 feet; thence southerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 200 feet; thence westerly deflecting to the right, 90 degrees 00 minutes 00 seconds to the west line of said Government Lot 1 and said line there terminating; AND
That part of Government Lot 1, Section 21, Township 120, Range 23, Hennepin County, Minnesota, which lies northerly of a line described as commencing at the northeast corner of said Governmen Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 182.88 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 222.02 feet; thence South 67 degrees 30 minutes 11 seconds West a distance of 91.95 feet; thence South 76 degrees 13 minutes 23 seconds West a distance of 165.87 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 100.00 feet; thence South 76 degrees 59 minutes 00 seconds West a distance of 124.04 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 191.00 feet; thence South 58 degrees 41 minutes 05 seconds West a distance of 100.13 feet; thence South 51 degrees 12 minutes 52 seconds West a distance of 298.78 feet; thence South 30 degrees 17 minutes 17 seconds West a distance of 353.33 feet to a point in the west line of said Government Lot 1 which is 1604.32 feet north of the southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 21, and said line there terminating.

EXISTING ZONING IS R2
PROPOSED ZONING IS PUD

TOTAL SITE AREA	±88.99 AC.
LOT AREA	35.59 AC.
-(70' WIDE LOTS)	(14.37 AC.)
-(60' WIDE LOTS)	(10.60 AC.)
-(60' WIDE VILLA LOTS)	(6.00 AC.)
-(42' WIDE CARRIAGE LOT)	(4.62 AC.)
OUTLOT AREA	±39.22 AC.
-(OPEN SPACE - OUTLOTS A-G)	(±37.04 AC.)
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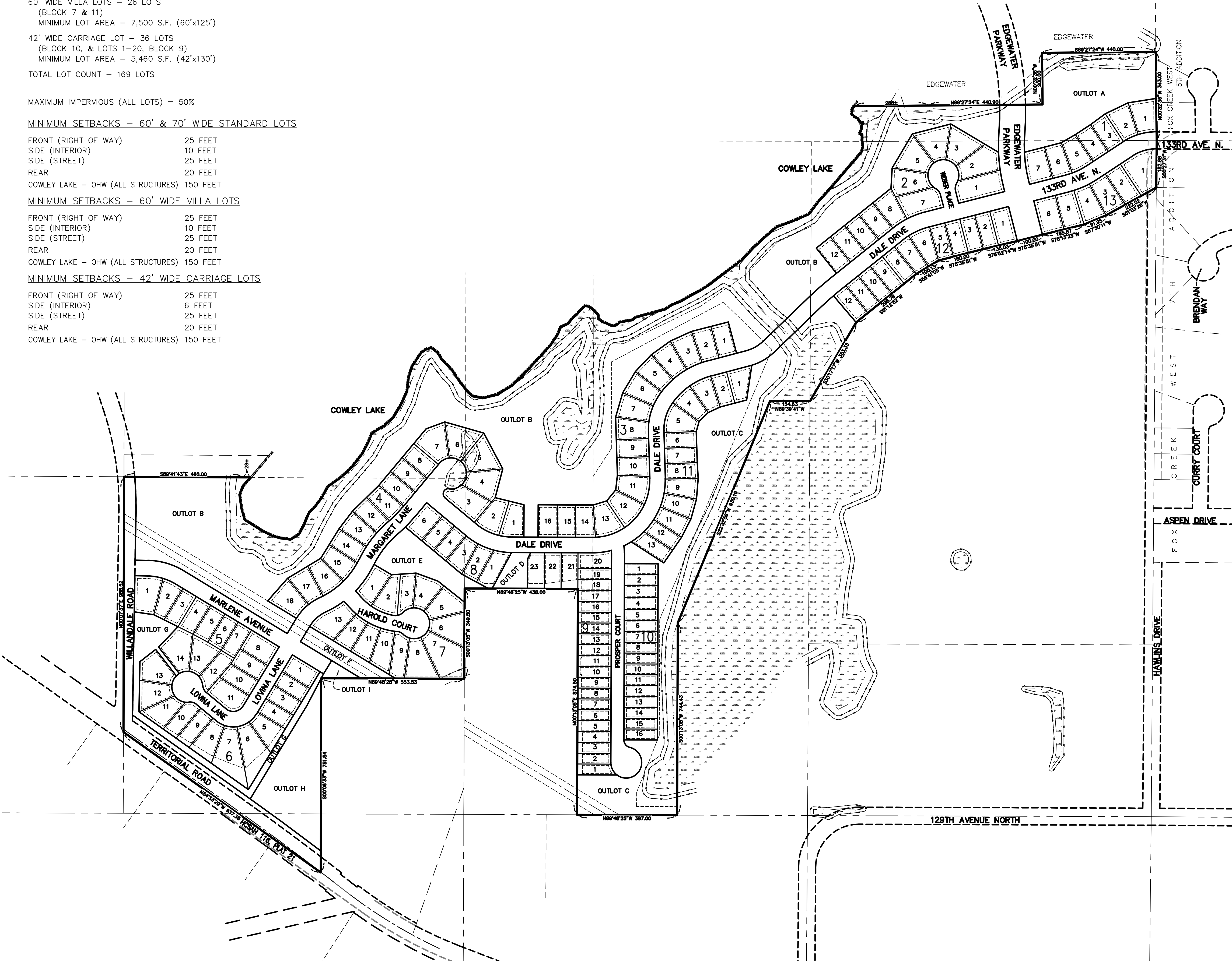
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REAR	20 FEET
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SIDE (STREET)	25 FEET
REAR	20 FEET
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SIDE (STREET)	25 FEET
REAR	20 FEET
COWLEY LAKE - OHW (ALL STRUCTURES)	150 FEET



James R. Hill, Inc.

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2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306

PHONE: 952.890.6044

mhampston@jrhinc.com

www.jrhinc.com

COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

PRELIMINARY PLAT

FOR

RACHEL DEVELOPMENT

4180 WAPER COURT, ST. MICHAEL, MN 55376

DRAWN BY

PLM

DATE

2/24/2025

REVISIONS

A. 04/04/25: STREET NAMES

CAD FILE

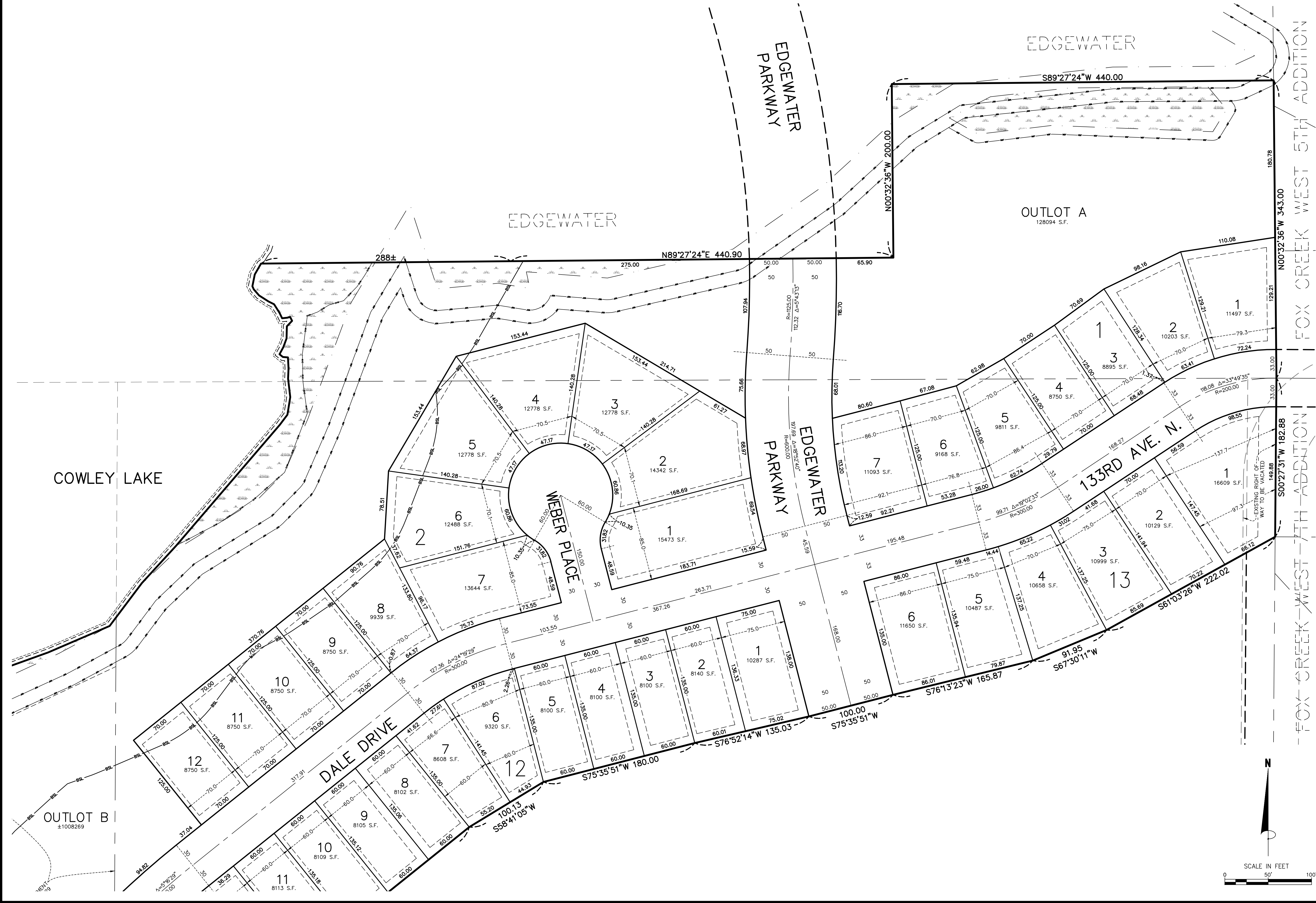
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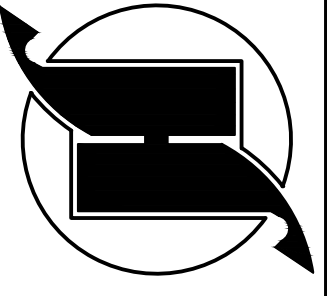
PROJECT NO.

23970-00

2.0

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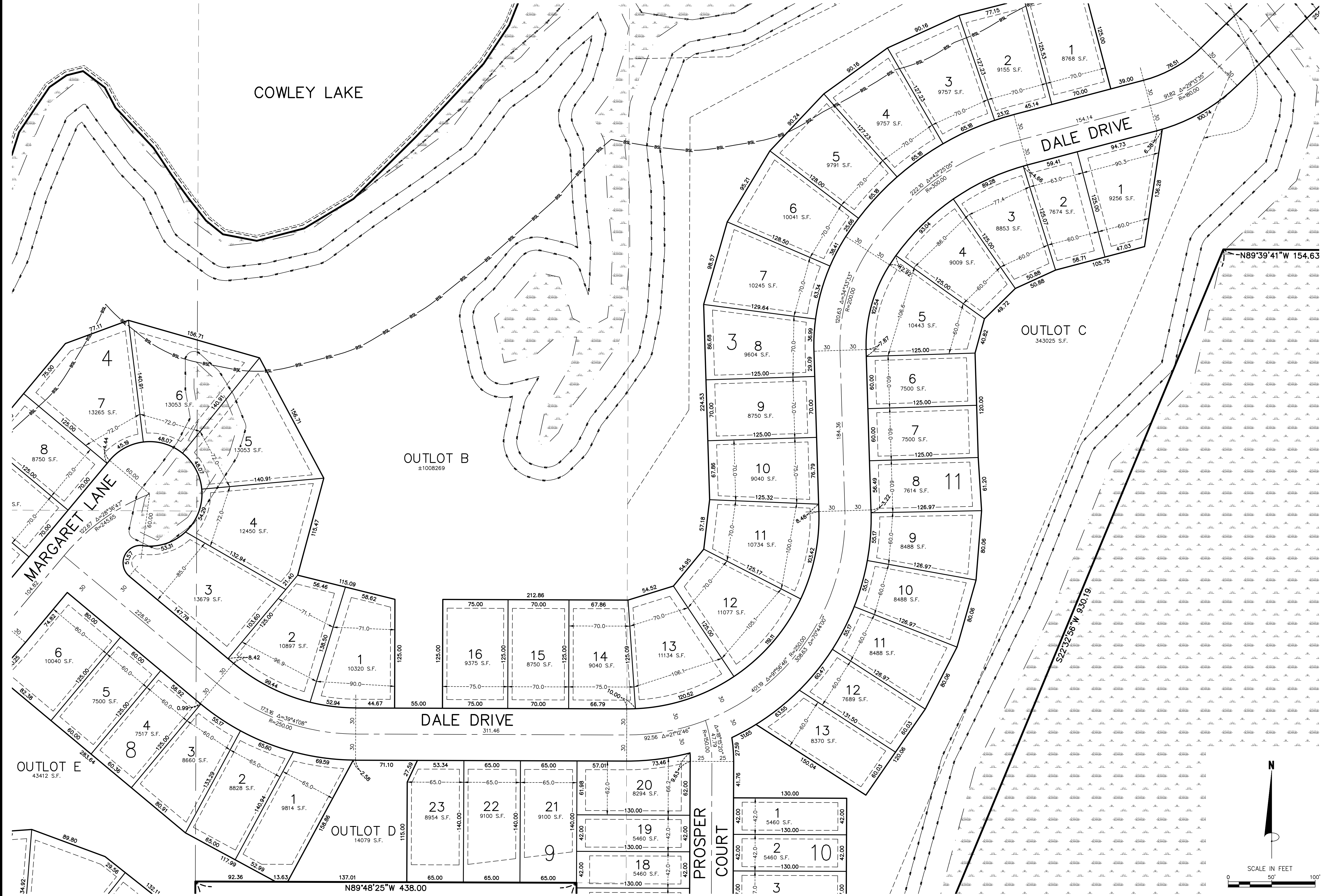


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COWLEY LAKE PRESERVE
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PRELIMINARY PLAT
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DRAWN BY	PLM
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	2.1

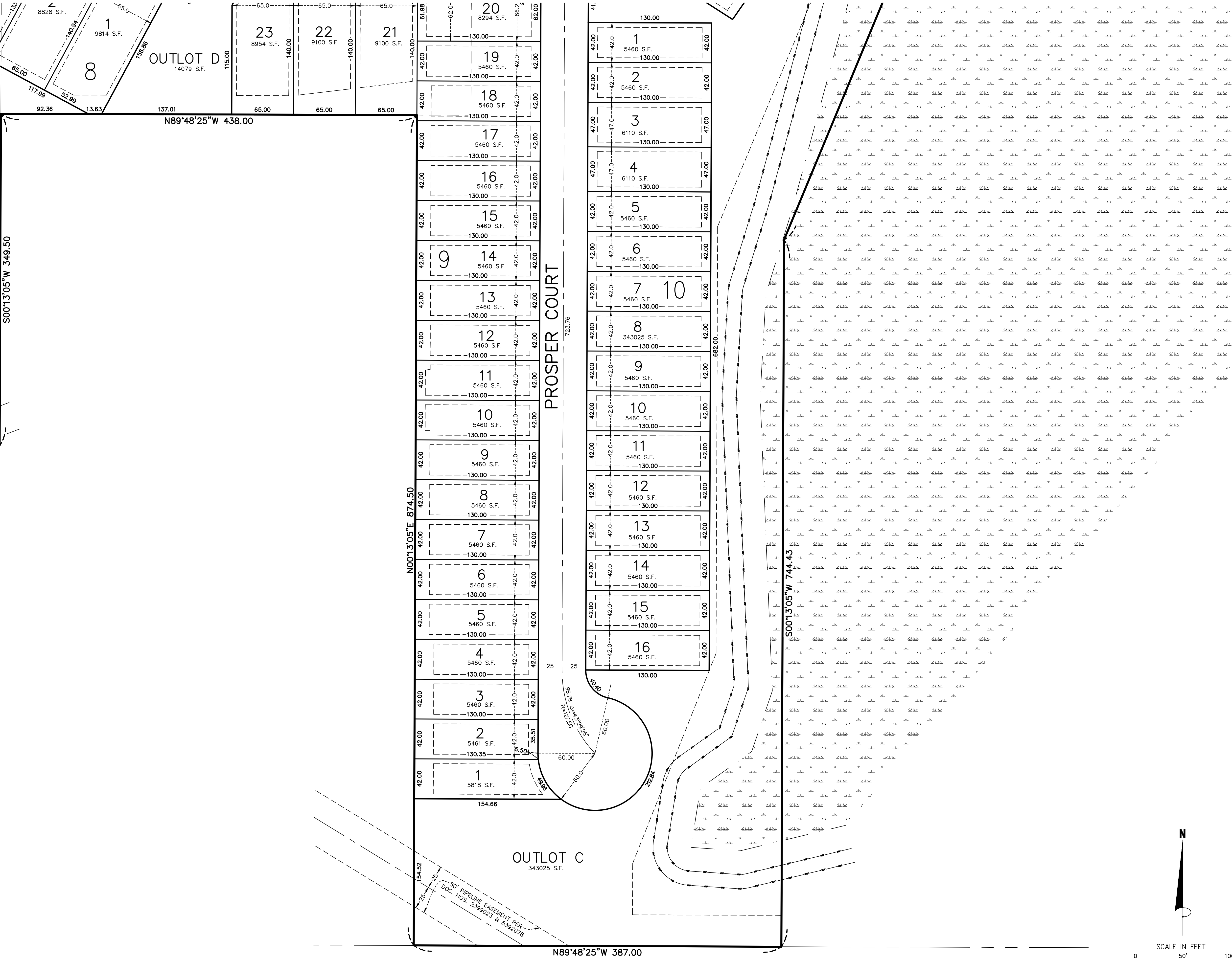
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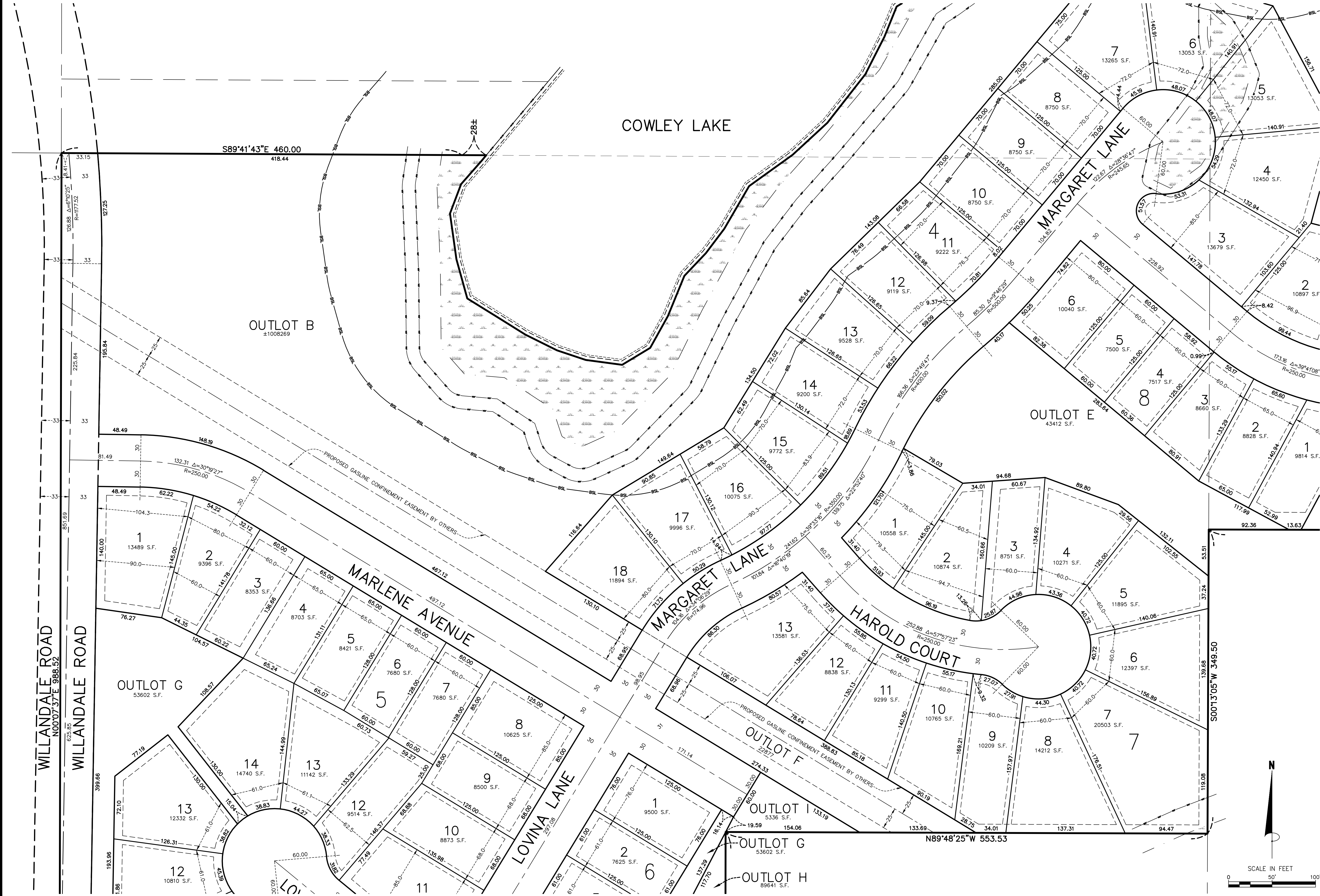
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PHONE: 952.890.6044 mhill@jrhinc.com www.jrhinc.com

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY PLAT
FOR
RACHEL DEVELOPMENT
4180 MAPLER COURT, ST. MICHAEL, MN 55376

DRAWN BY	PLM
DATE	2/24/2025
REVISIONS	A. 04/04/25: STREET NAMES
CAD FILE	23970pp-2.dwg
PROJECT NO.	23970-00
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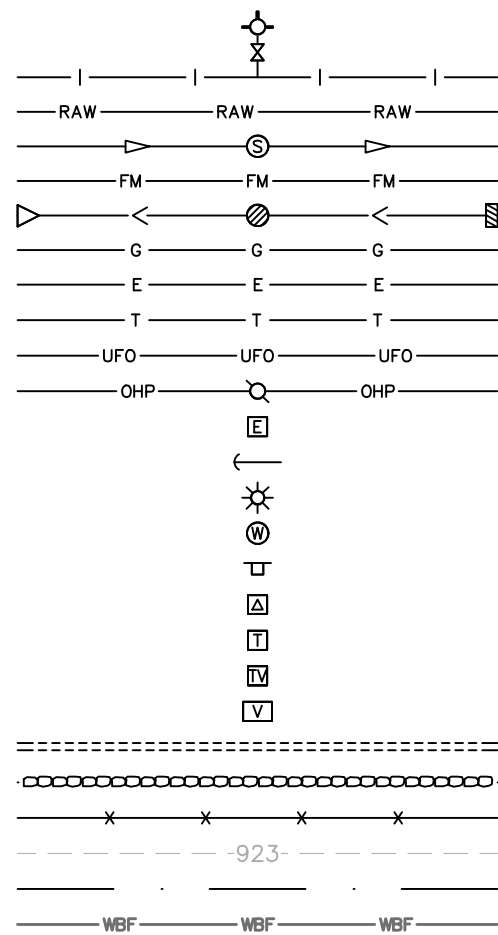
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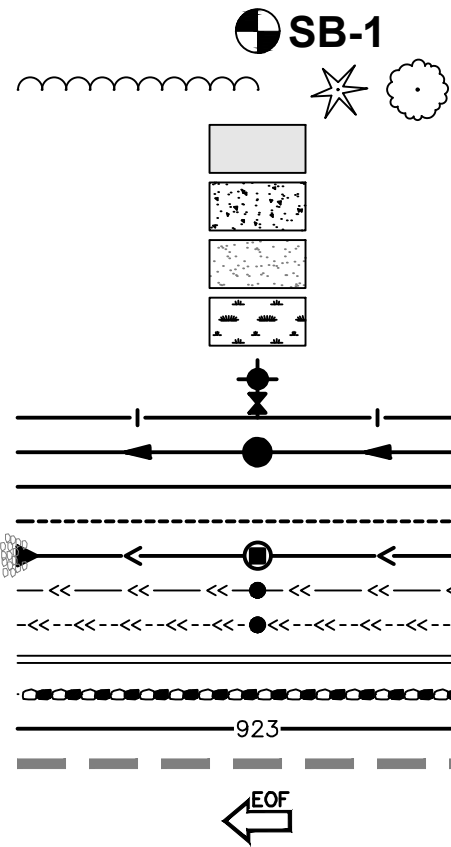
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4180 MAPER COURT, ST. MICHAEL, MN 55376

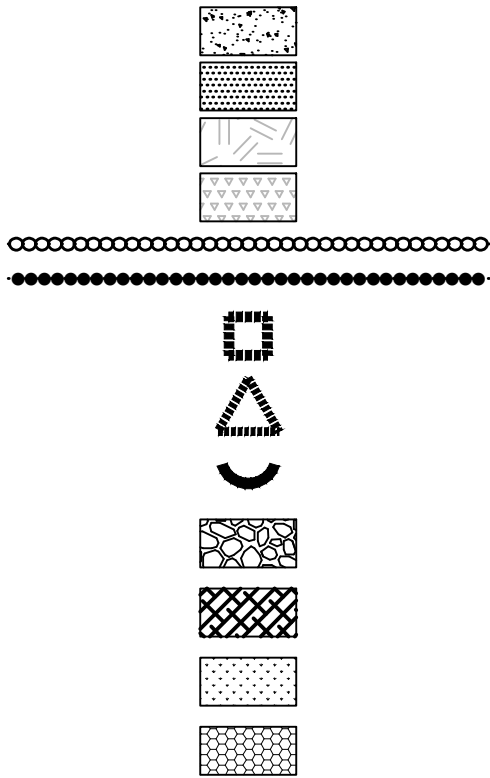
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DATE	2/24/2025
REVISIONS	A. 04/04/25: STREET NAMES
CAD FILE	23970pp-2.dwg
PROJECT NO.	23970-00
	2.5



EXISTING WATERMAIN
EXISTING RAW WATERMAIN
EXISTING SANITARY SEWER
EXISTING SANITARY FORCEMAIN
EXISTING STORM SEWER
EXISTING UNDERGROUND GAS
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND FIBER OPTIC
EXISTING OVERHEAD POWER LINE
EXISTING ELECTRIC OUTLET POST
EXISTING GUY WIRE
EXISTING LIGHT POLE
EXISTING MANHOLE (WATER)
EXISTING SIGN
EXISTING TRANSFORMER
EXISTING TELEPHONE PEDESTAL
EXISTING TV PEDESTAL
EXISTING VAULT
EXISTING CURB & GUTTER
EXISTING RETAINING WALL
EXISTING FENCE
EXISTING CONTOUR
EXISTING WETLAND EDGE
EXISTING WETLAND BUFFER



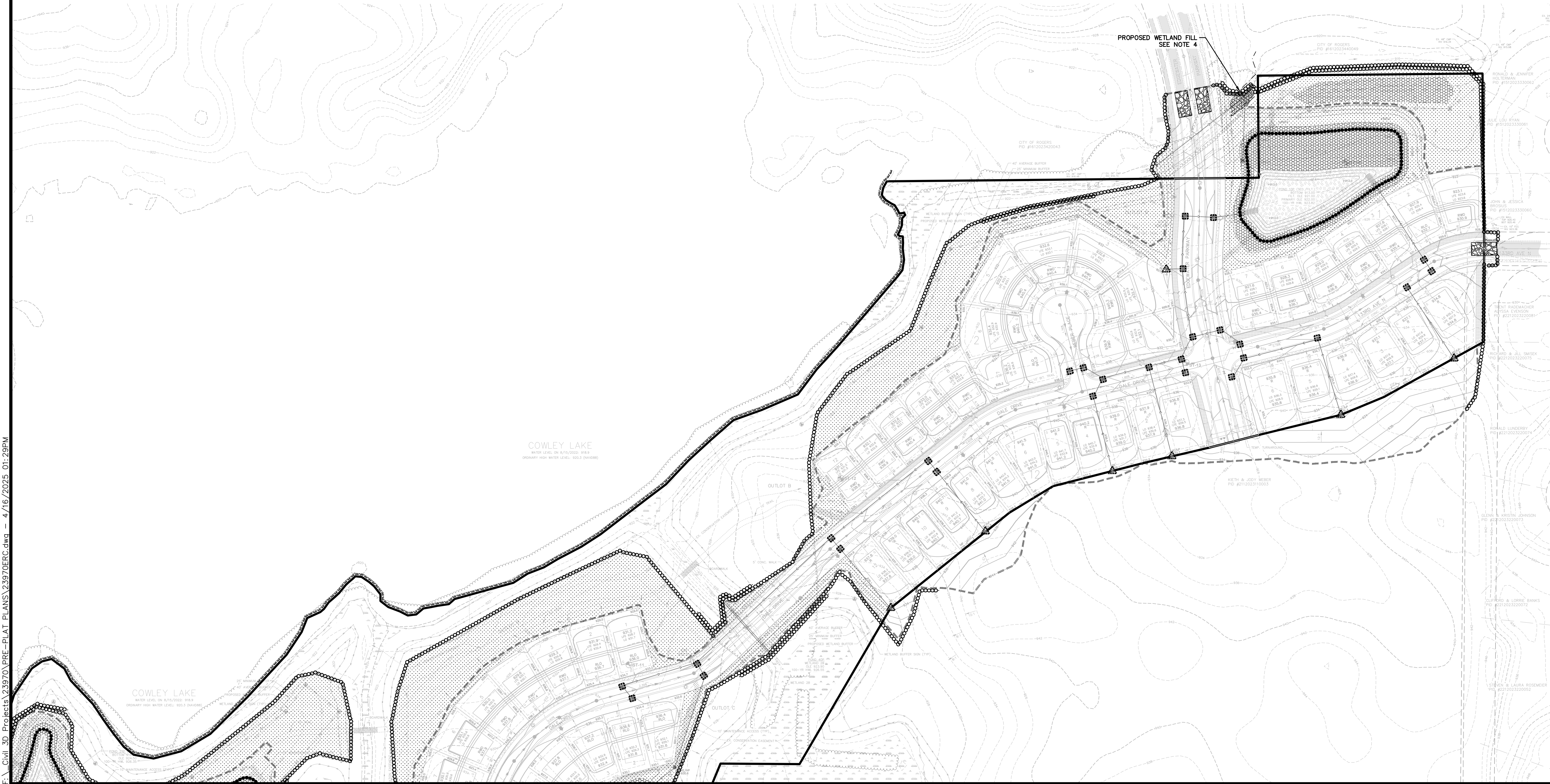
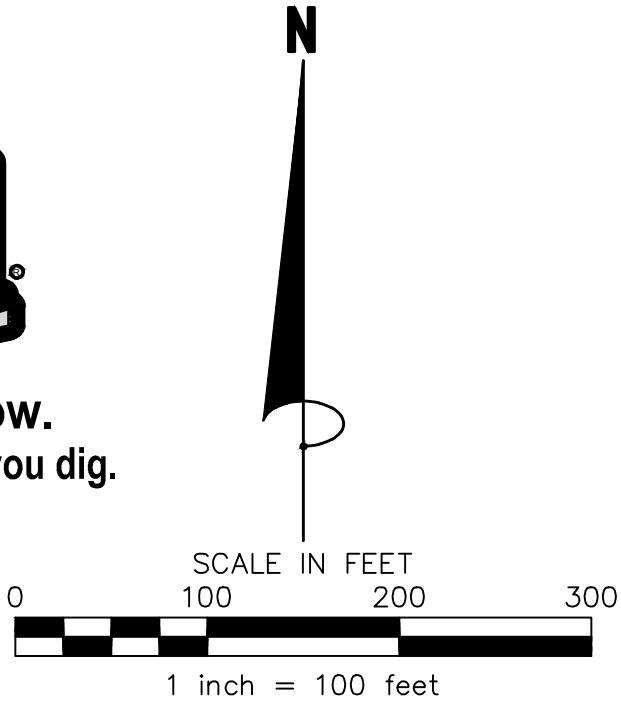
EXISTING SOIL BORING LOCATION
EXISTING TREELINE/TREES
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING GRAVEL
EXISTING WETLAND
PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED SANITARY SERVICE
PROPOSED WATER SERVICE
PROPOSED STORM SEWER
PROPOSED DRAINTILE
PROPOSED PERFORATED DRAINTILE
PROPOSED CURB & GUTTER
PROPOSED RETAINING WALL
PROPOSED CONTOUR
PROPOSED GRADING LIMITS
PROPOSED EMERGENCY OVERFLOW



PROPOSED CONCRETE
PROPOSED ASPHALT SURFACE
PROPOSED SEDIMENT BASIN
PROPOSED INFILTRATION BASIN
PROPOSED SILT FENCE
PROPOSED SILT FENCE POST CONSTRUCTION
PROPOSED WIMCO OR EQUAL
POST STORM SEWER CONSTRUCTION
PROPOSED YARD CB INLET PROTECTION
POST STORM SEWER CONSTRUCTION
PROPOSED DITCH CHECK - POST
GRADING/UTILITY CONSTRUCTION
PROPOSED TEMPORARY ROCK
CONSTRUCTION ENTRANCE
PROPOSED EROSION CONTROL BLANKET
PROPOSED BWSR SEED MIX 33-261
PROPOSED BWSR SEED MIX 32-231

NOTES

- ALL DISTURBED GREEN SPACE AREAS NOT NOTED ON THE PLAN SHALL BE SEEDED & MULCH WITH MNDOT "SOUTHERN BOULEVARD" SEED MIX.
- OUTLOTS AND FARMED AREAS OUTSIDE OF GRADING LIMITS SHALL BE RESTORED WITH MNDOT "SOUTHERN TALLGRASS ROADSIDE" SEED MIX. SEE PLAN FOR LOCATIONS.
- REDUNDANT PERIMETER CONTROL REQUIRED FOR ALL DISTURBANCES WITHIN 50' OF THE EXISTING WETLAND EDGE, SUCH AS DOUBLE ROW OF SILT FENCE. A SLASH MULCH BERM AT LEAST 12" HIGH IS ACCEPTABLE AS A SECONDARY PERIMETER CONTROL.
- PROPOSED WETLAND FILL PERMIT APPLICATIONS WITH BWSR AND ACOE ARE BEING PREPARED AS OF MARCH 13, 2025. NO GRADING WITHIN 10' OF WETLAND PRIOR TO OBTAINING WETLAND IMPACT APPROVAL. INTERIM PERIMETER CONTROL AROUND WETLAND TO BE INSTALLED AS TIMING REQUIRES.



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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
FOR
EROSION & SEDIMENT CONTROL PLAN
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

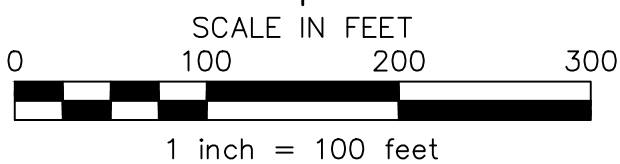
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REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE
23970ERC
PROJECT NO.
23970
3.0



WARNING!
UNDERGROUND HIGH PRESSURE PIPELINE
CONTACT ENERGY TRANSFER REPRESENTATIVE
AT 1-800-753-5531 PRIOR TO PERFORMING WORK
WITHIN THE PIPELINE EASEMENT



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LEGEND

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	EXISTING SANITARY SEWER
	EXISTING SANITARY FORCEMAIN
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING ELECTRIC OUTLET POST
	EXISTING GUY WIRE
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	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING CONTOUR
	EXISTING WETLAND EDGE
	EXISTING WETLAND BUFFER
	EXISTING SOIL BORING LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING WETLAND
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SERVICE
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	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
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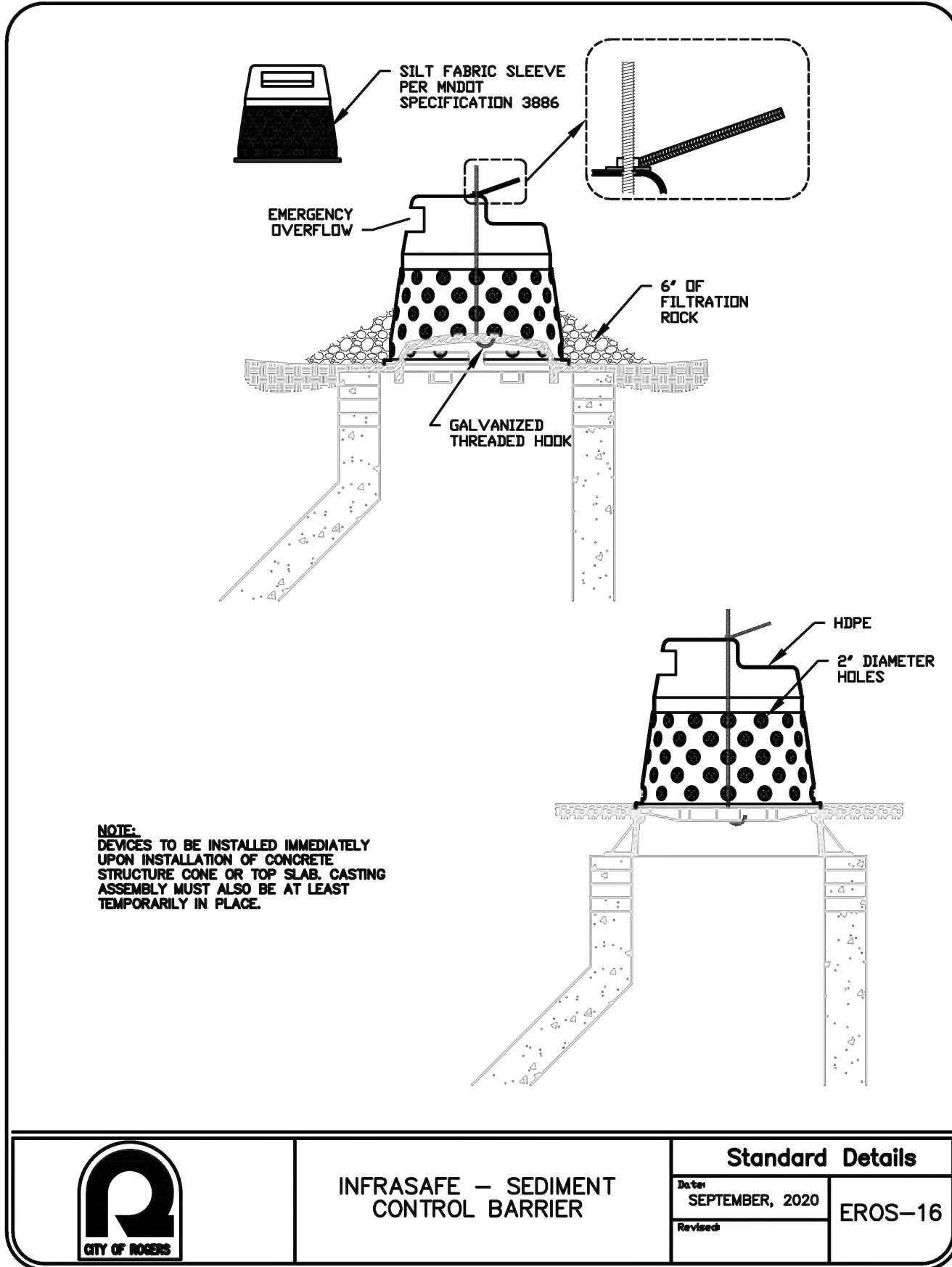
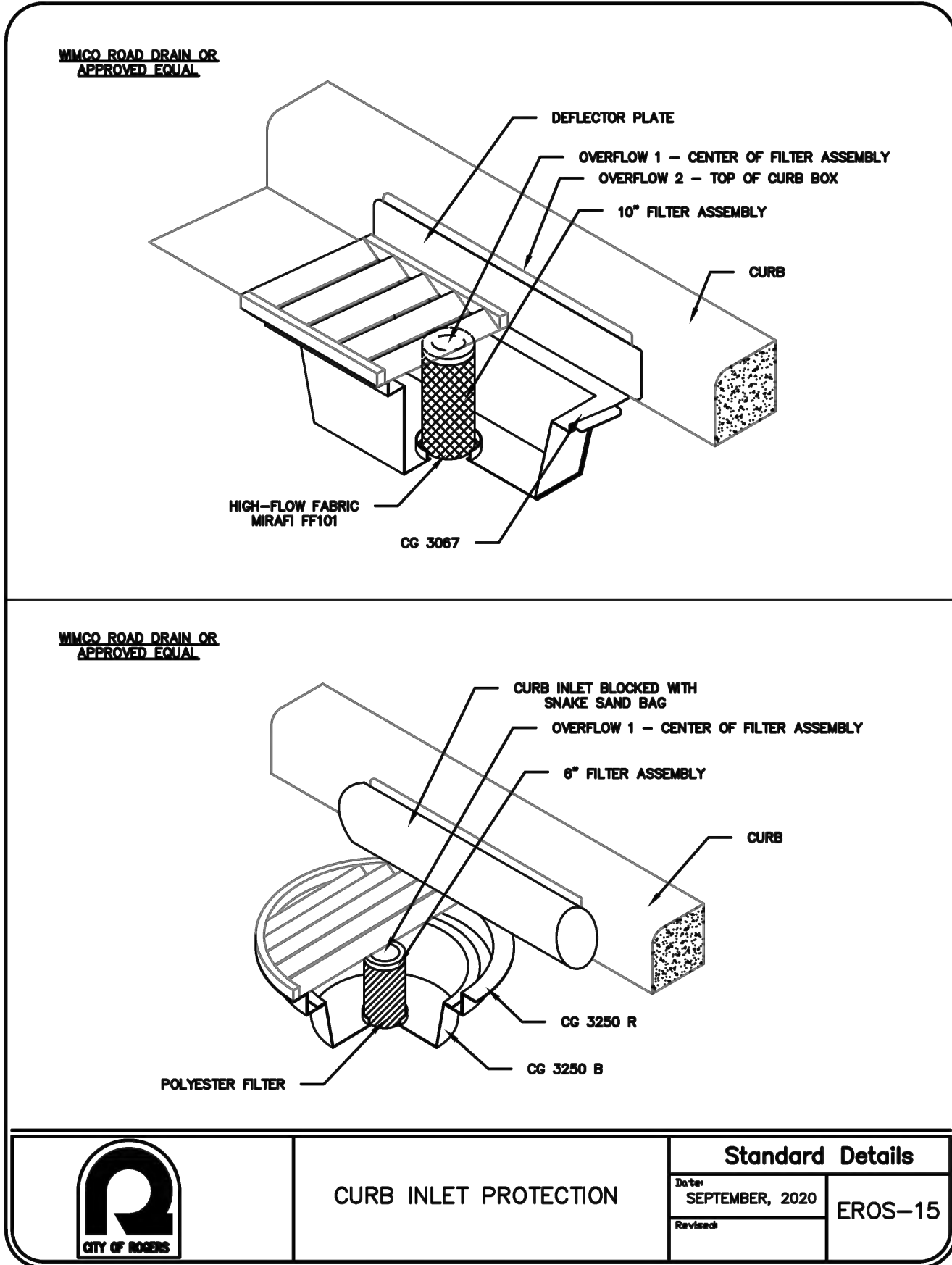
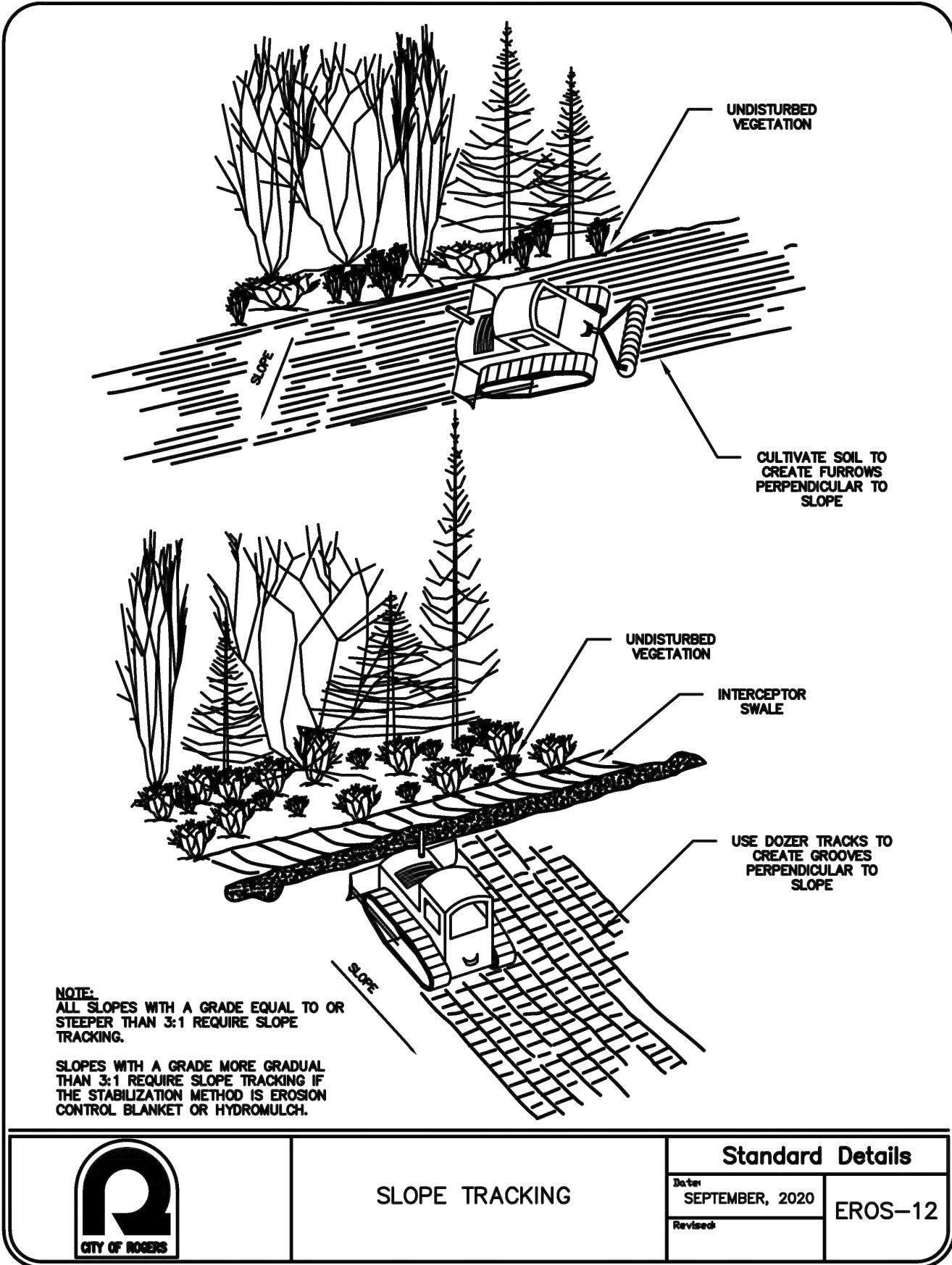
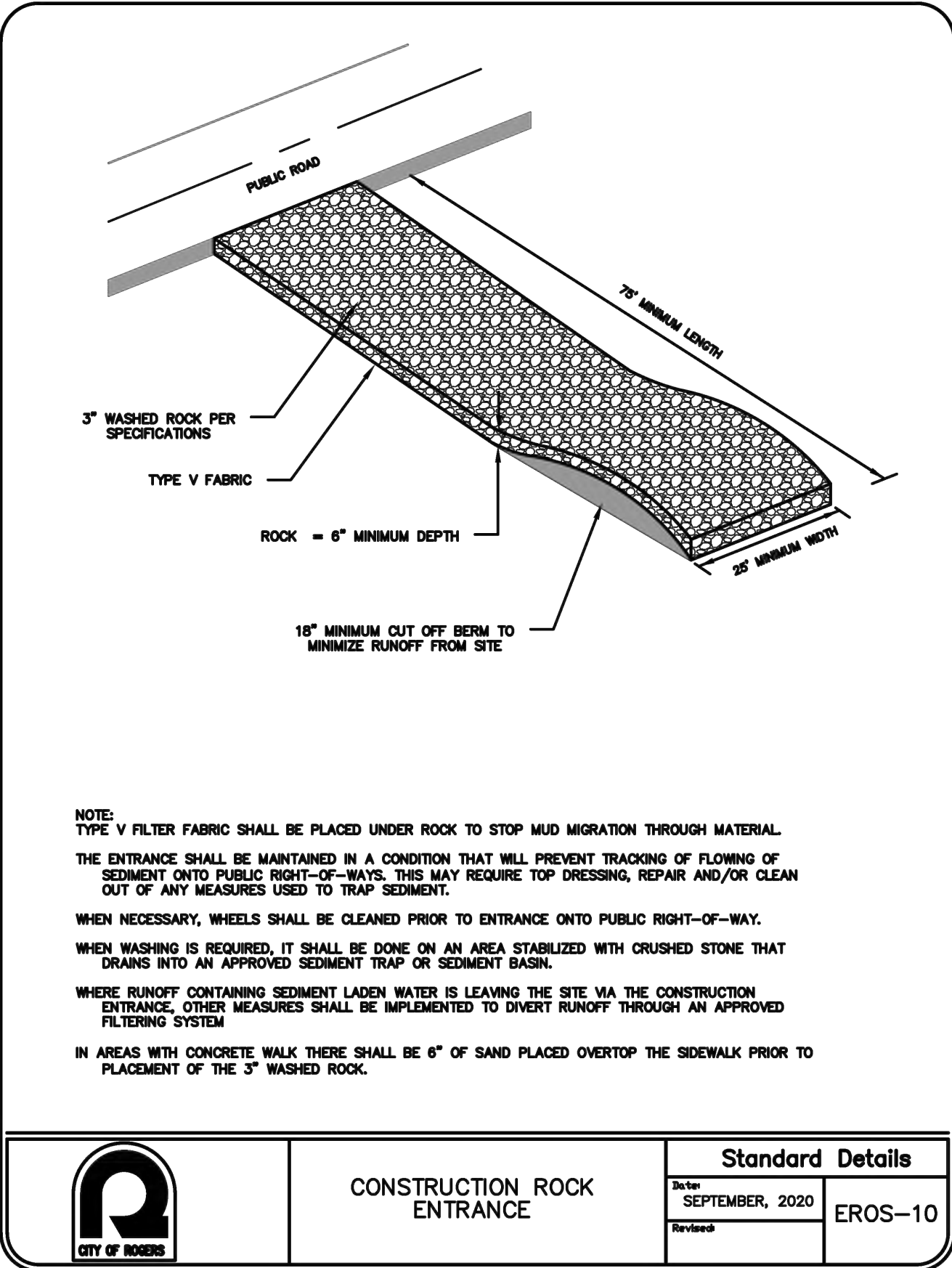
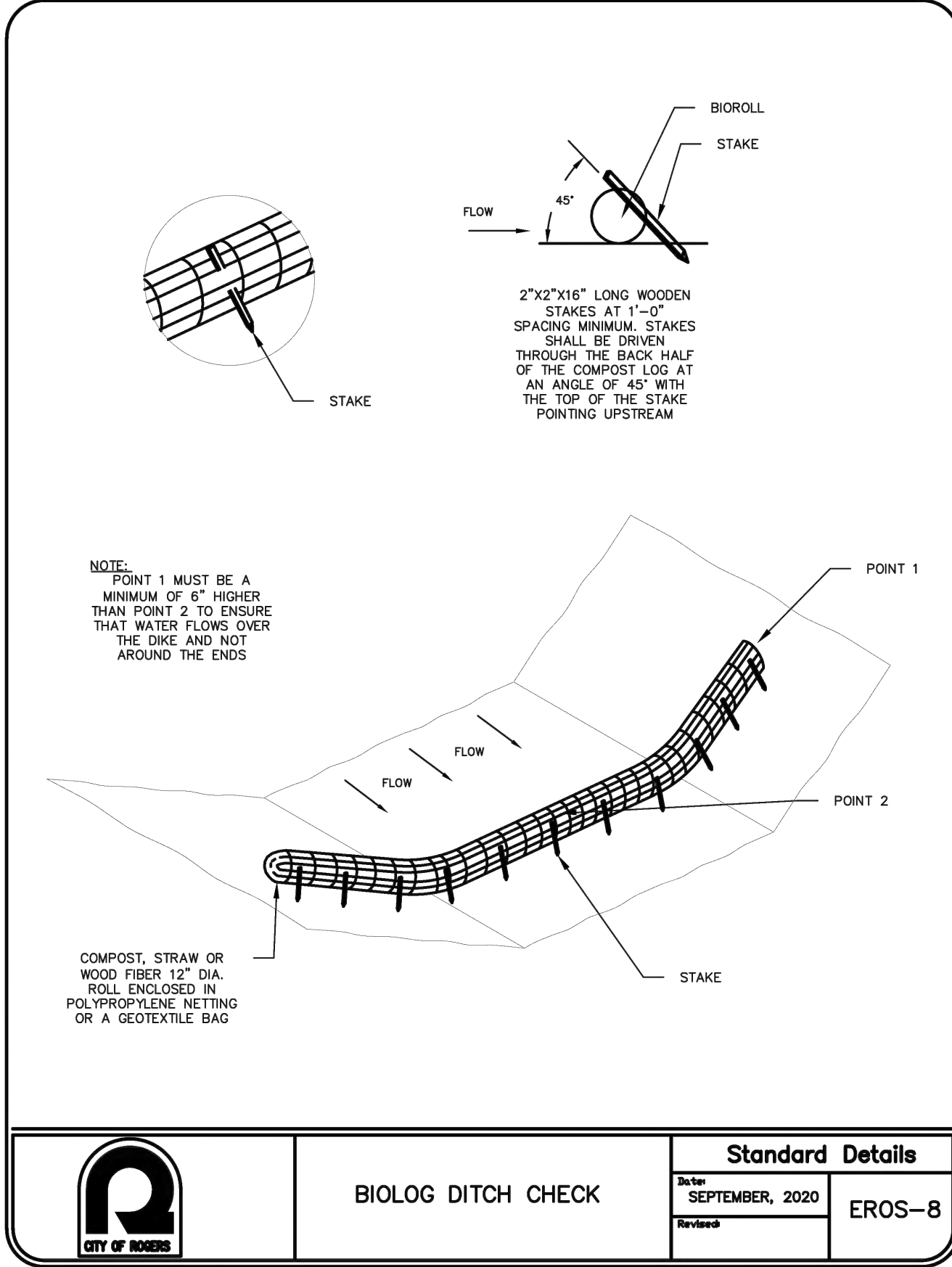
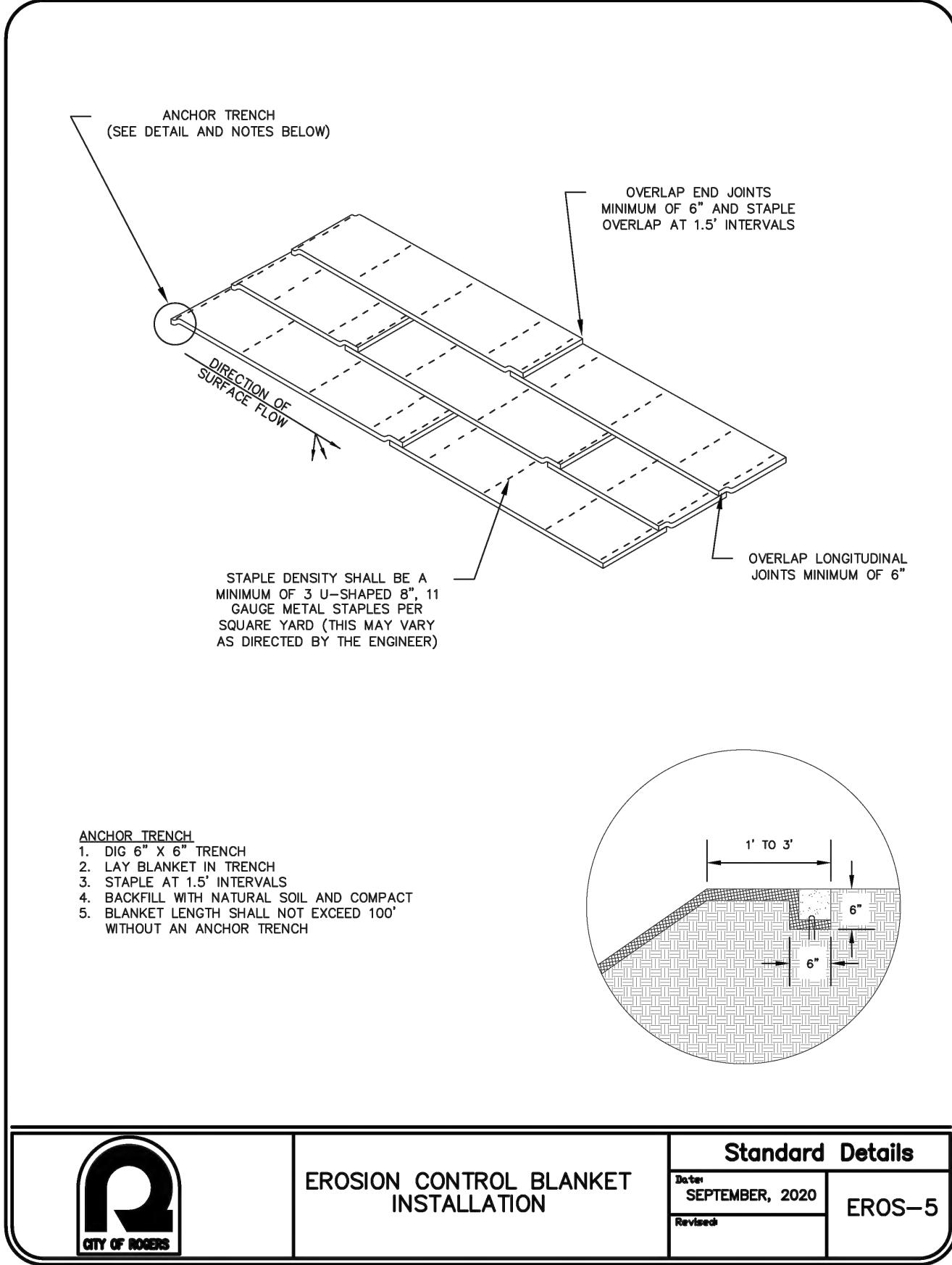
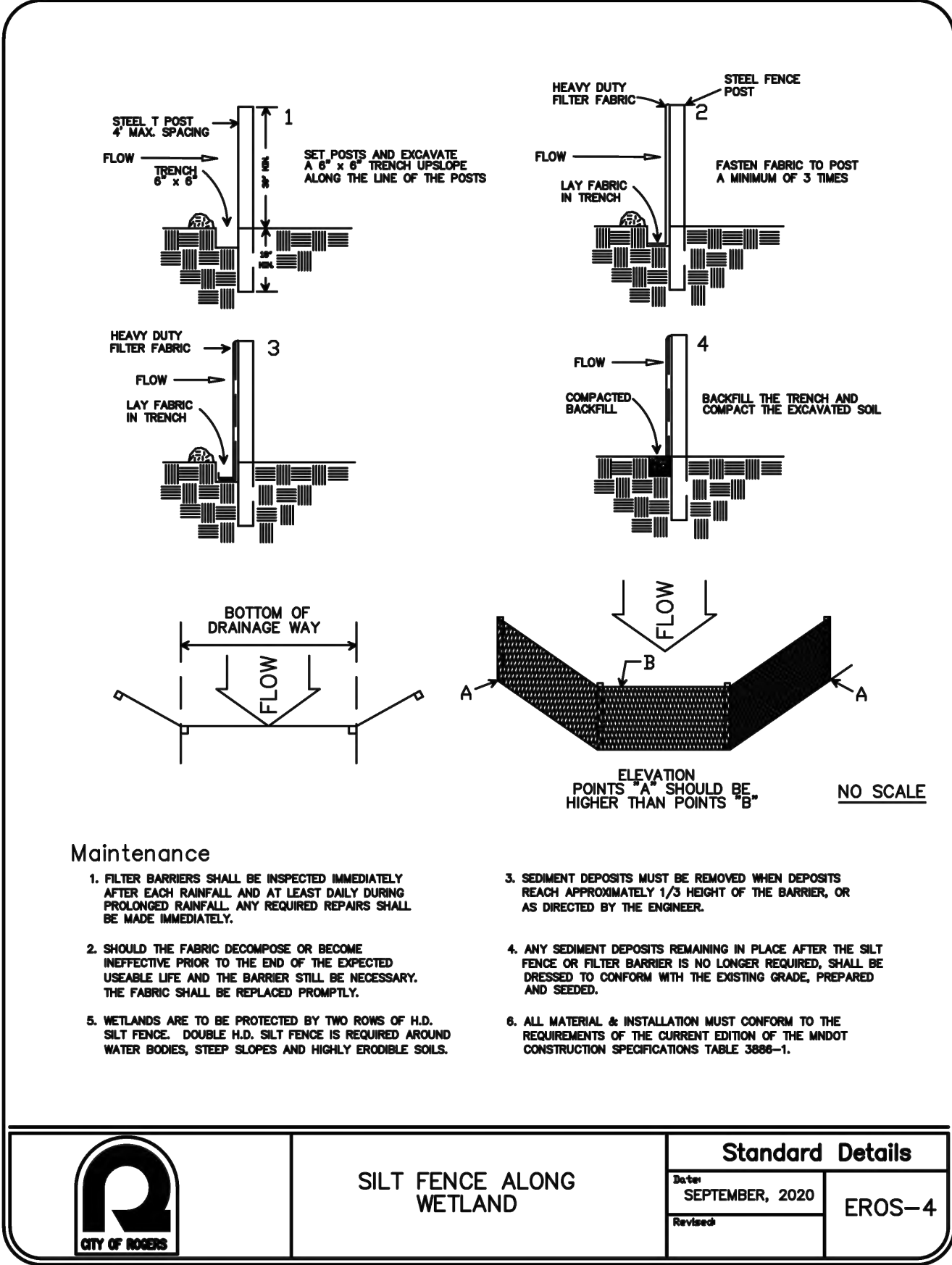
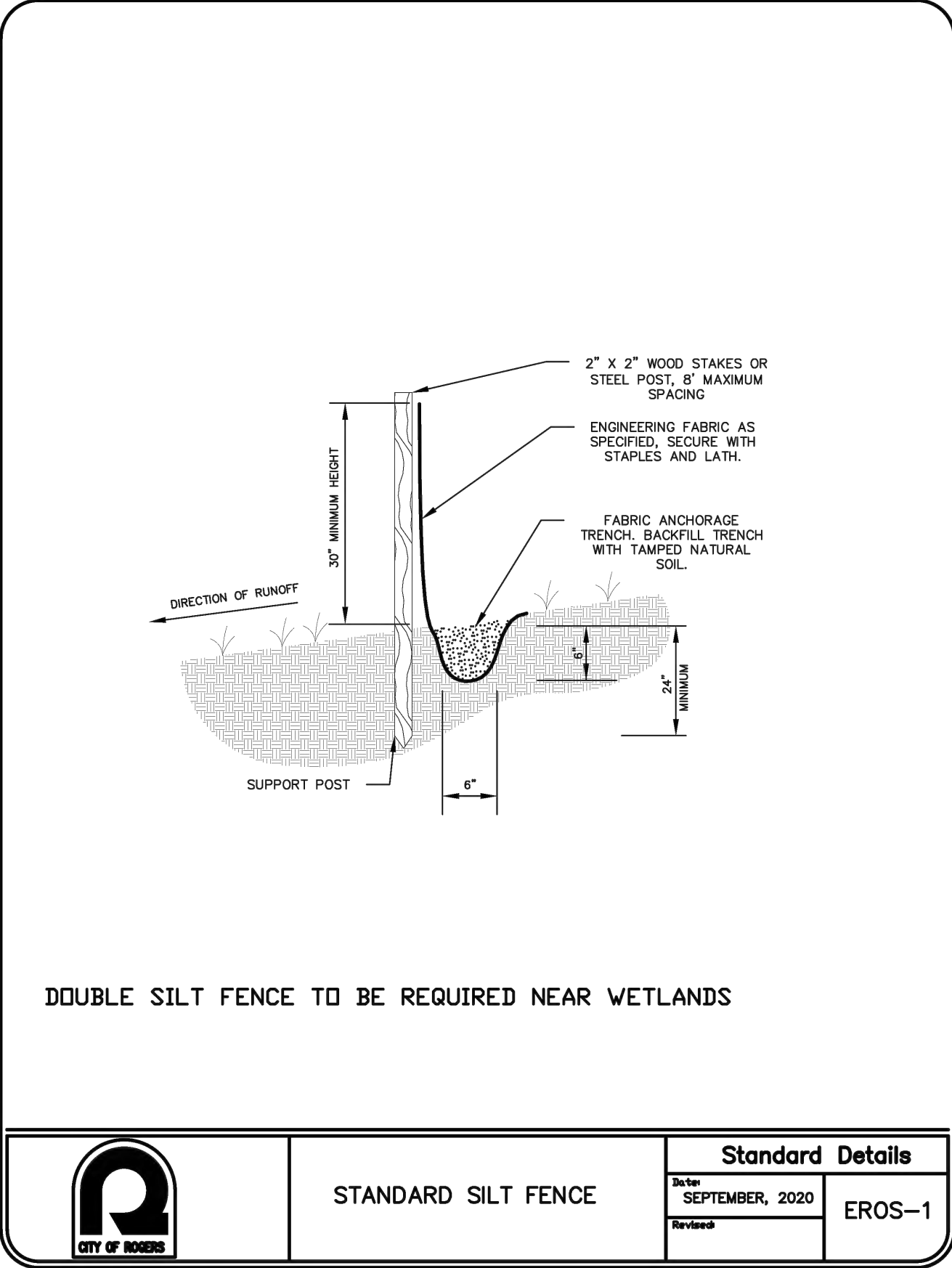
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
EROSION & SEDIMENT CONTROL PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/JSO
DATE
02/24/2025

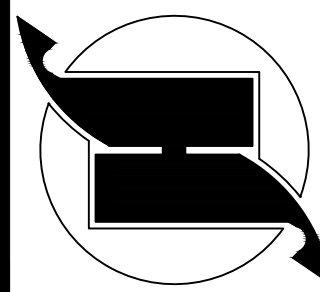
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS

CAD FILE
23970ERC
PROJECT NO.
23970
3.1

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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
EROSION & SEDIMENT CONTROL DETAILS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO
DATE
02/24/2025
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE
23970ERD
PROJECT NO.
23970
3.3

1. SUBCATCHMENT 30S: REAR ROOF DRAINAGE FROM LOTS 11-23, BLOCK 9 WILL BE COLLECTED BY STORM SEWER. LOTS 5-7, BLOCK 7 AND LOTS 1-2, BLOCK 8 REAR ROOFS, FOR AN ESTIMATED TOTAL OF 9,550 SF (0.22 AC) IMPERVIOUS, ARE PROPOSED TO RUNOFF DIRECTLY TO ADJACENT LAND.

Legend:

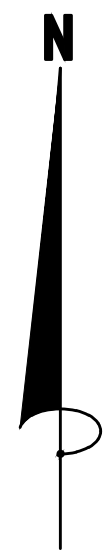
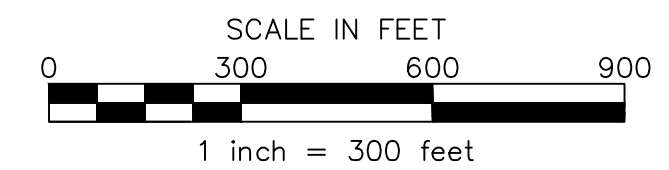
- 1P POND AREA
- 1S DRAINAGE AREA
- 1R REACH
- FLOW DIRECTION
- ToC PATH
- DRAINAGE BOUNDARY

Additional labels for the hexagon symbol:

- 1.234 AC
- 0.123 AC
- IMP

Additional labels for the map:

- TOTAL DRAINAGE AREA
- IMPERVIOUS AREA



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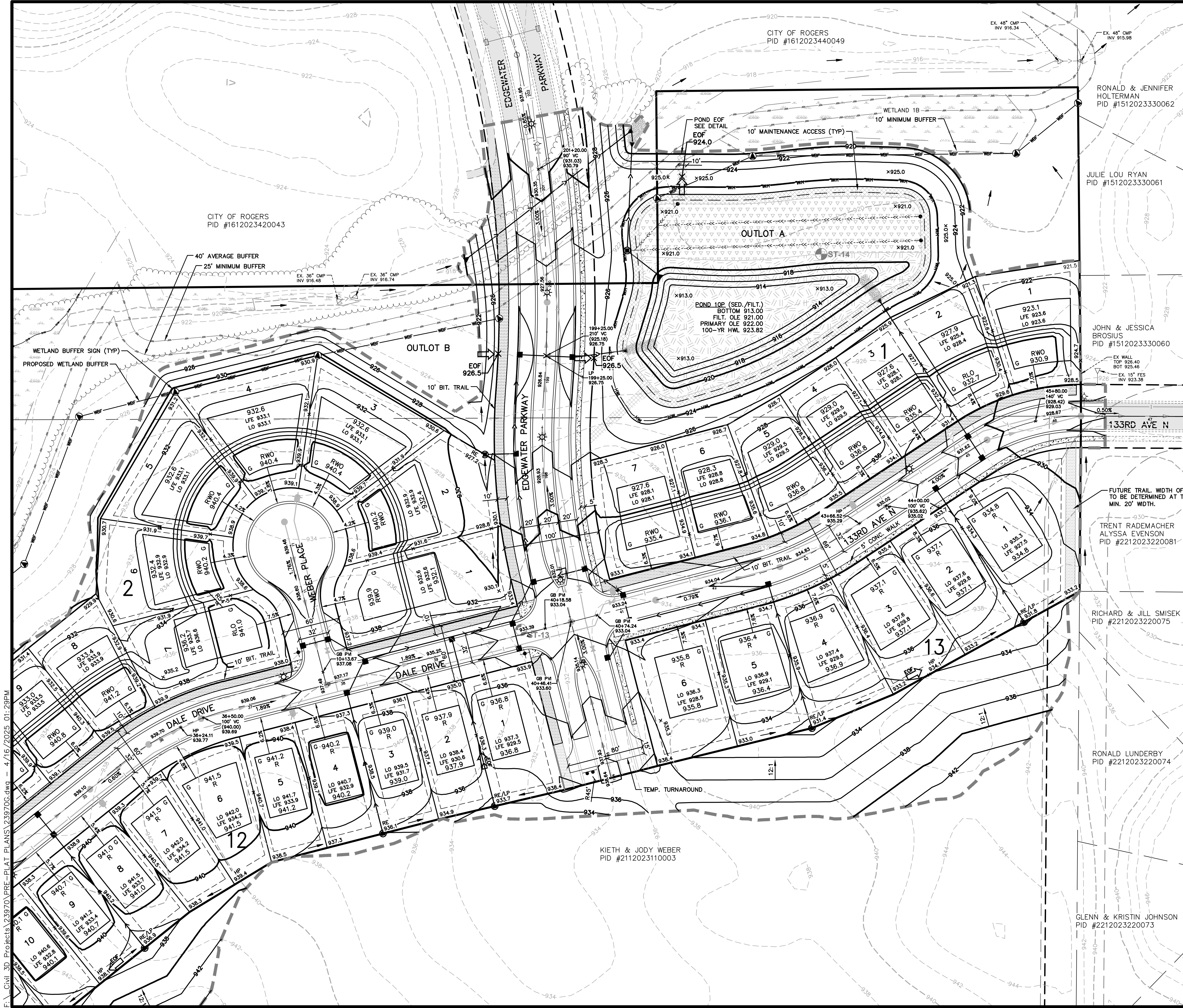
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

DRAINAGE MAPS
FOR

RACHEL DEVELOPMENT
4180 NADIER COURT ST. MICHAEL, MN 55376

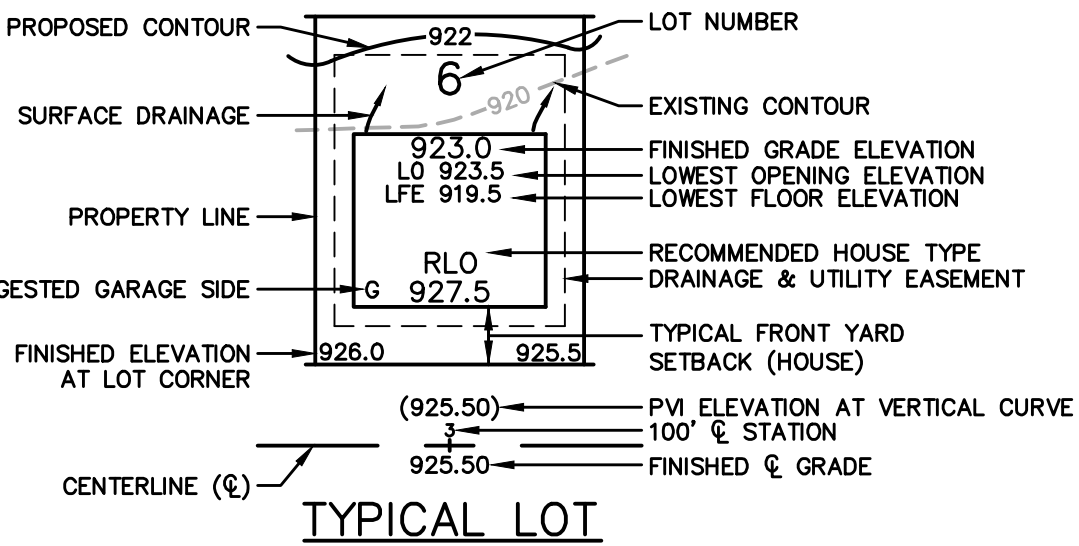
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03/19/2025 MPCA REVIEW SUBMITTA
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04/15/2025 WATERSHED COMMENTS
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PROJECT NO. 23970
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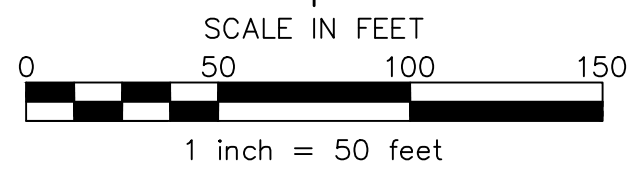


LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
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- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
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- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN
- PROPOSED MAINTENANCE ACCESS
- WETLAND BUFFER SIGN



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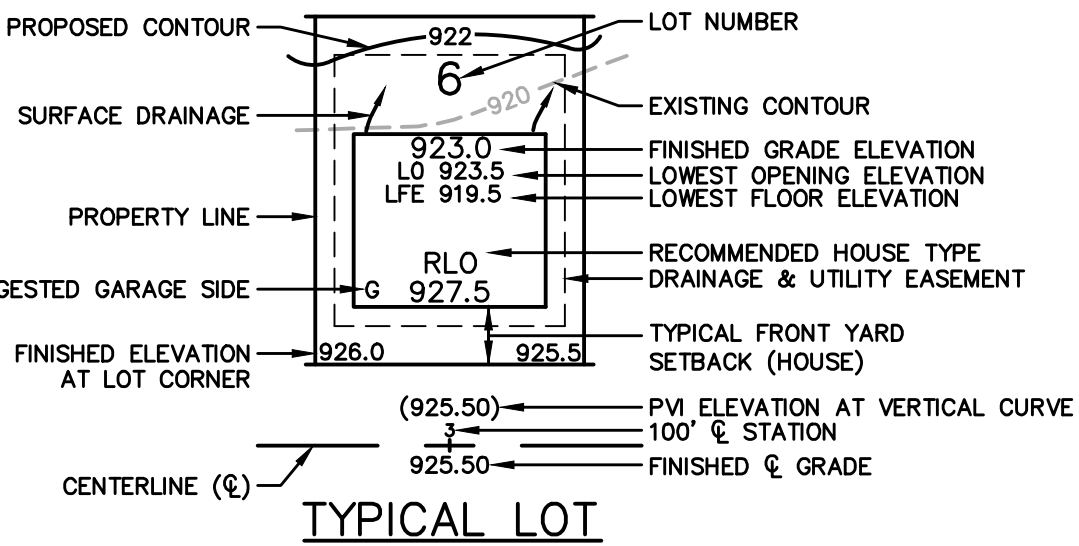
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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04/04/2025	PARTIAL CITY COMMENTS
04/15/2025	WATERSHED COMMENTS
CAD FILE	23970G
PROJECT NO.	23970
	4.1

COWLEY LAKE
WATER LEVEL ON 8/15/2022: 918.9
ORDINARY HIGH WATER LEVEL: 920.3 (NAVD88)

LEGEND

- EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING UNDERGROUND GAS
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
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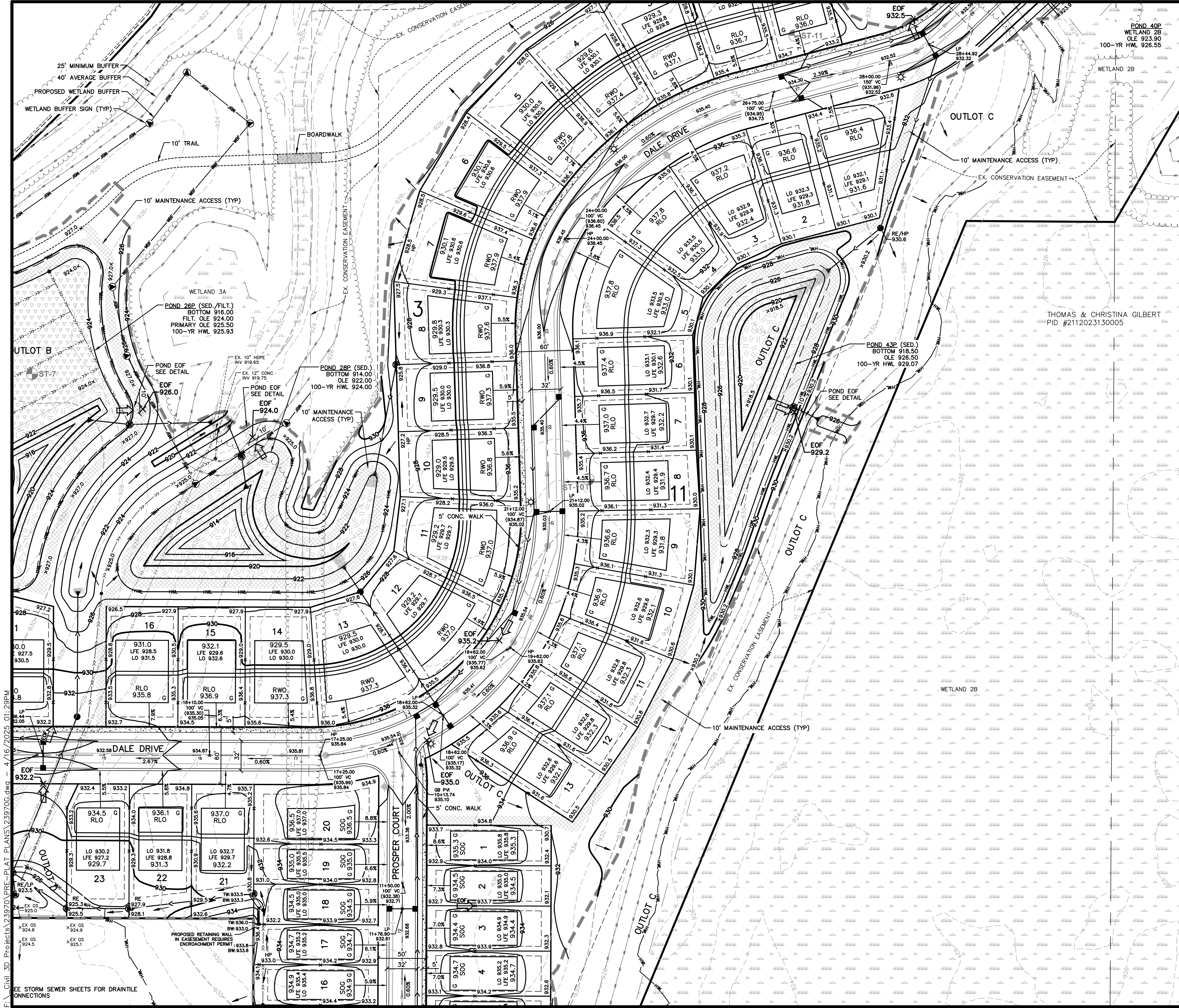
SCALE IN FEET
0 50 100 150
1 inch = 50 feet

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PRELIMINARY GRADING & DRAINAGE PLAN
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RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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04/15/2025 WATERSHED COMMENTS
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23970G
PROJECT NO.
23970
4.2



LEGEND

EXISTING WATERMAIN

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING UNDERGROUND GAS

EXISTING UNDERGROUND ELECTRIC

EXISTING UNDERGROUND TELEPHONE

EXISTING UNDERGROUND FIBER OPTIC

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EXISTING ASPHALT

EXISTING CONCRETE

EXISTING GRAVEL

EXISTING WETLAND

PROPOSED WATERMAIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED WATER SERVICE

PROPOSED STORM SEWER

PROPOSED DRAIN TILE

PROPOSED PERFORATED DRAIN TILE

PROPOSED CURB & GUTTER

PROPOSED RETAINING WALL

PROPOSED CONTOUR

PROPOSED GRADING LIMITS

PROPOSED EMERGENCY OVERFLOW

PROPOSED CONCRETE

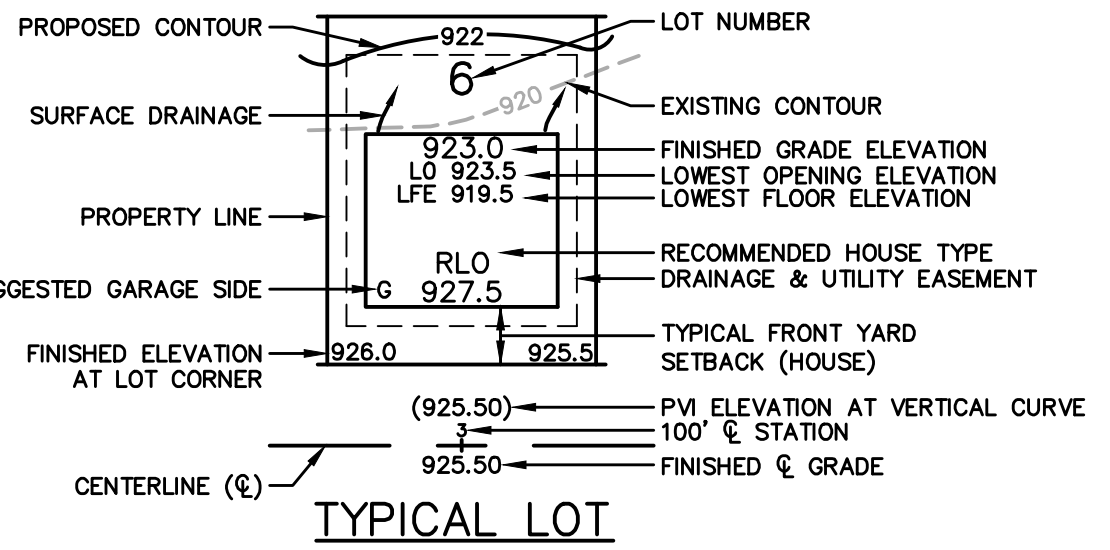
PROPOSED ASPHALT SURFACE

PROPOSED SEDIMENT BASIN

PROPOSED FILTRATION BASIN

PROPOSED MAINTENANCE ACCESS

WETLAND BUFFER SIGN

PROPOSED CONTOURSURFACE DRAINAGEPROPERTY LINESUGGESTED GARAGE SIDEFINISHED ELEVATION AT LOT CORNERCENTERLINE (C)LOT NUMBEREXISTING CONTOURFINISHED GRADE ELEVATIONLOWEST OPENING ELEVATIONLOWEST FLOOR ELEVATIONRECOMMENDED HOUSE TYPEDRAINAGE & UTILITY EASEMENTTYPICAL FRONT YARD SETBACK (HOUSE)PVI ELEVATION AT VERTICAL CURVE100' STATIONFINISHED GRADE

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SCALE IN FEET
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1 inch = 50 feet

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COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

PRELIMINARY GRADING & DRAINAGE PLAN

FOR

RACHEL DEVELOPMENT

4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/JSO

DATE
02/24/2025

REVISIONS

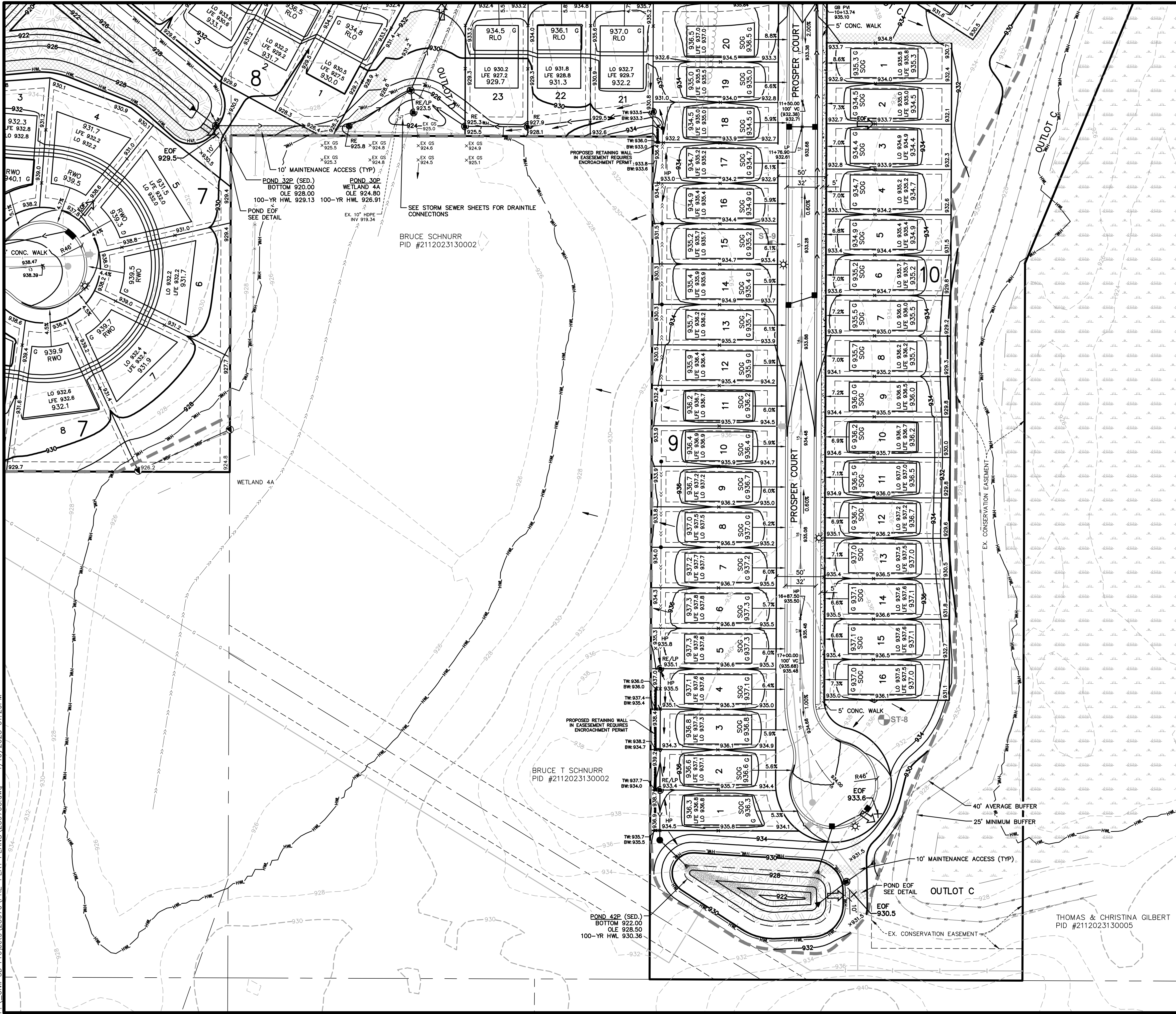
03/19/2025	MPCA REVIEW SUBMITTAL
04/04/2025	PARTIAL CITY COMMENTS
04/15/2025	WATERSHED COMMENTS

CAD FILE
23970G

PROJECT NO.
23970

4.3

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LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING FENCE
	EXISTING CONTOUR
	EXISTING WETLAND EDGE
	EXISTING SOIL BORING LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING WETLAND
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	PROPOSED GRADING LIMITS
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN
	PROPOSED MAINTENANCE ACCESS
	WETLAND BUFFER SIGN

TYPICAL LOT

PROPOSED CONTOUR	LOT NUMBER
SURFACE DRAINAGE	EXISTING CONTOUR
PROPERTY LINE	FINISHED GRADE ELEVATION
SUGGESTED GARAGE SIDE	LOWEST OPENING ELEVATION
FINISHED ELEVATION AT LOT CORNER	LOWEST FLOOR ELEVATION
CENTERLINE (C)	RECOMMENDED HOUSE TYPE DRAINAGE & UTILITY EASEMENT
	TYPICAL FRONT YARD SETBACK (HOUSE)
	PVI ELEVATION AT VERTICAL CURVE
	100' STATION
	FINISHED G GRADE

811
Know what's below.
Call before you dig.

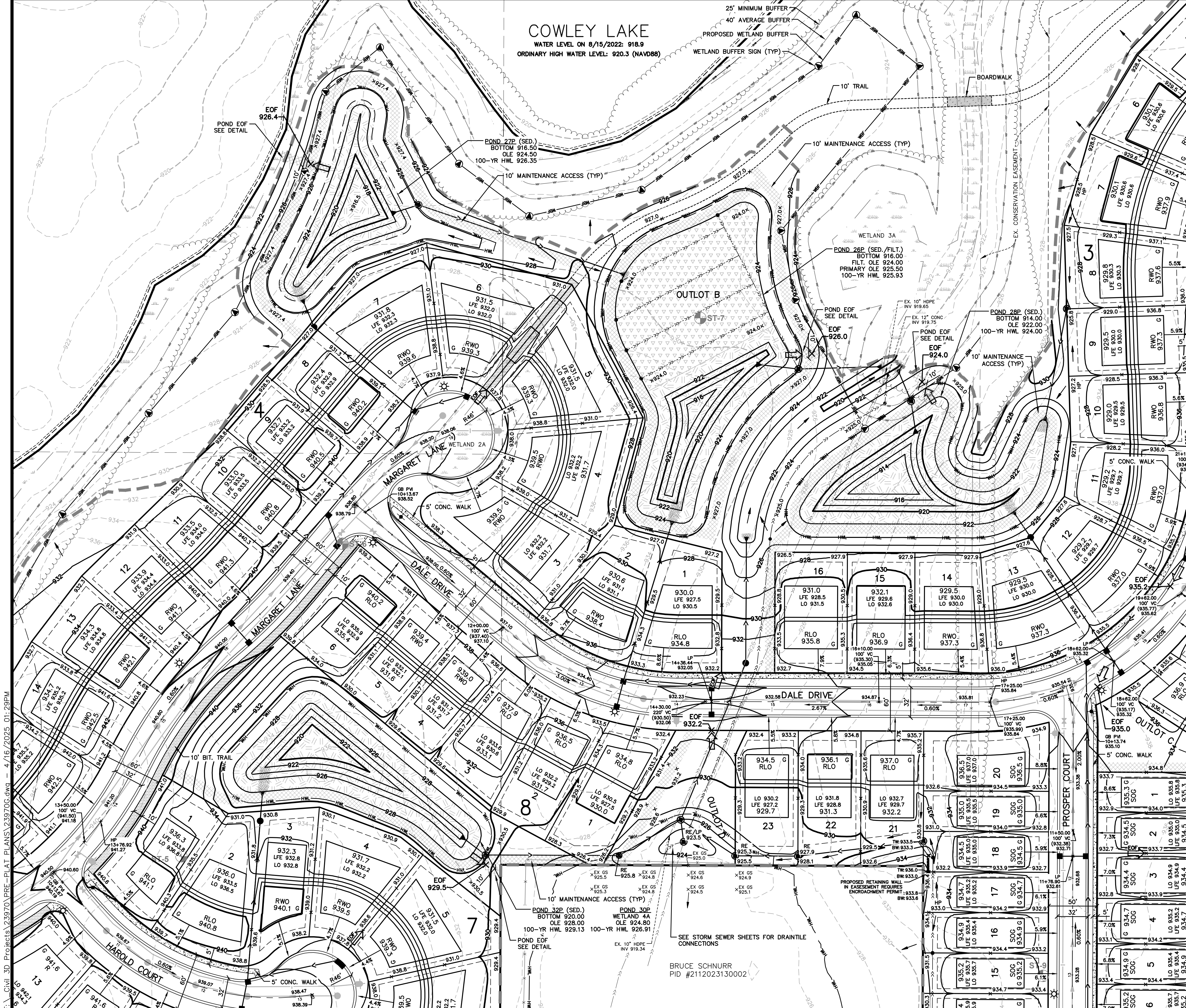
SCALE IN FEET
0 50 100 150
1 inch = 50 feet

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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	VUN/JSO
DATE	02/24/2025
REVISIONS	
03/19/2025	MPCA REVIEW SUBMITTAL
04/04/2025	PARTIAL CITY COMMENTS
04/15/2025	WATERSHED COMMENTS
CAD FILE	23970G
PROJECT NO.	23970
	4.4

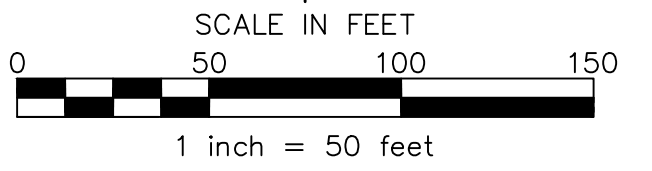


LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING FENCE
	EXISTING CONTOUR
	EXISTING WETLAND EDGE
	EXISTING SOIL BORING LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING WETLAND
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
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CENTERLINE (C)	TYPICAL FRONT YARD SETBACK (HOUSE)
	PVI ELEVATION AT VERTICAL CURVE 100' @ STATION
	FINISHED @ GRADE



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ROGERS, MINNESOTA

PRELIMINARY GRADING & DRAINAGE PLAN

FOR

RACHEL DEVELOPMENT

4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/JSO

DATE
02/24/2025

REVISIONS

03/19/2025	MPCA REVIEW SUBMITTAL
04/04/2025	PARTIAL CITY COMMENTS
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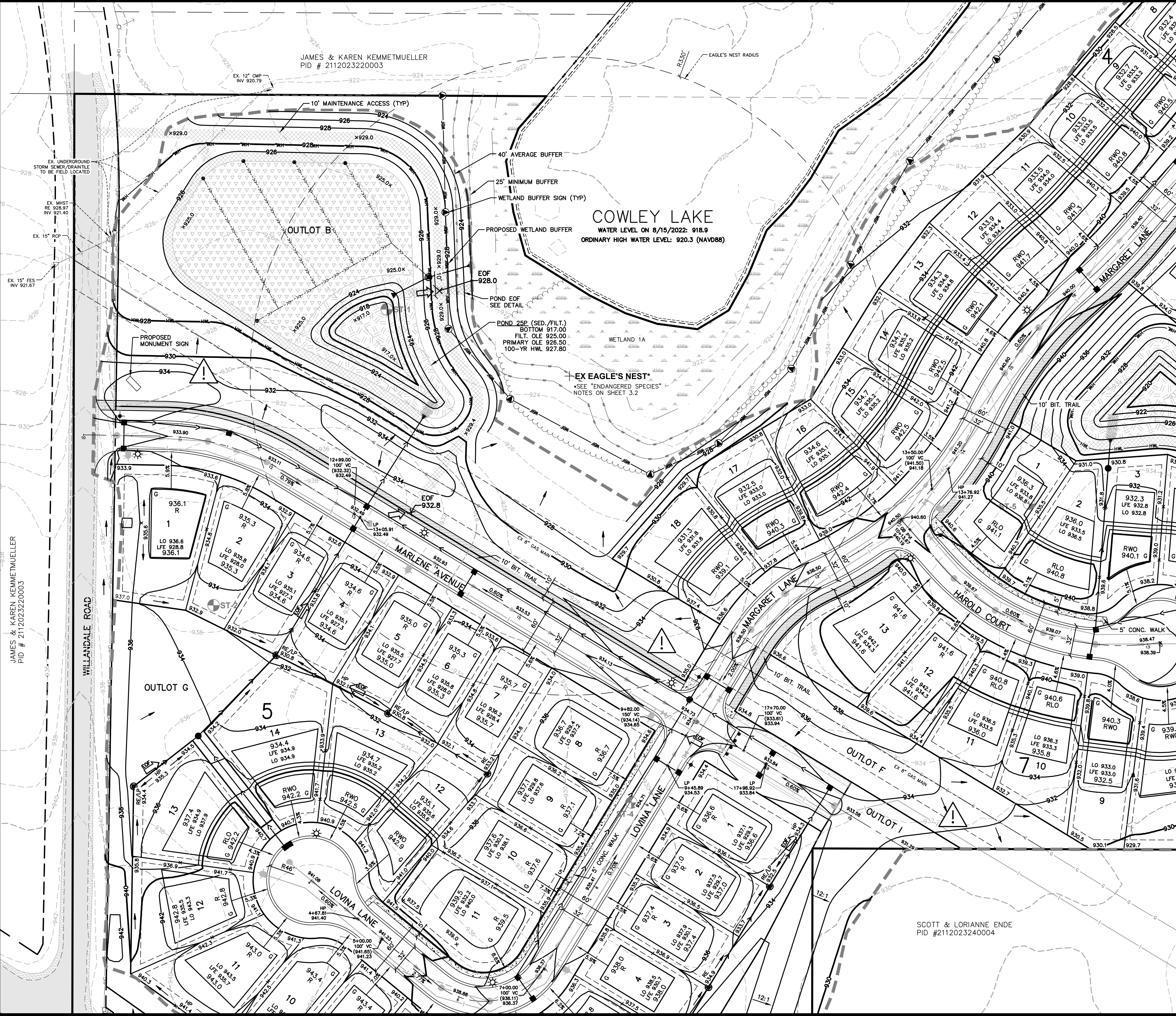
CAD FILE
23970G

PROJECT NO.
23970

4.5

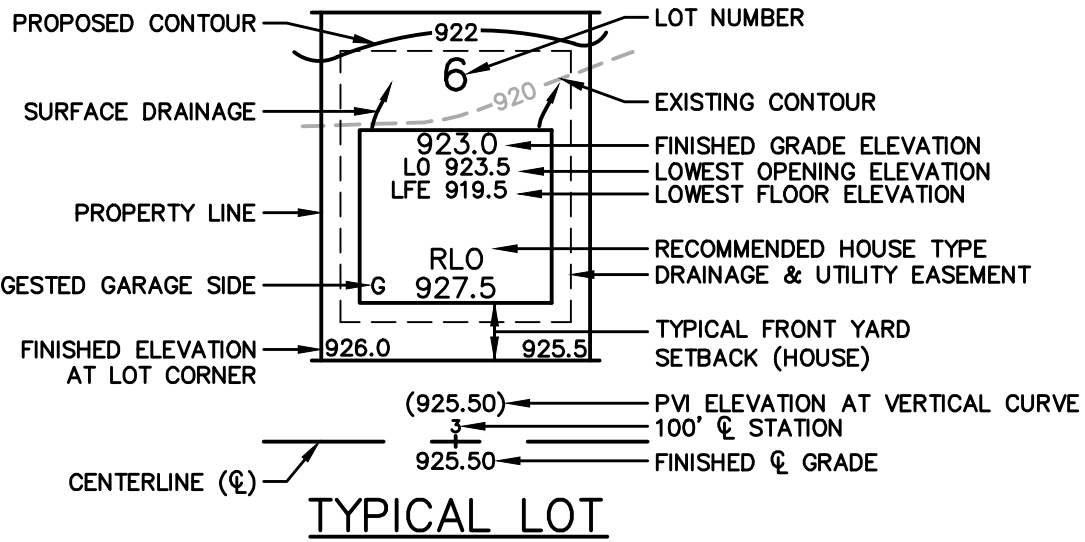
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JAMES & KAREN KEMMETMUELLER
PID # 2112023220003



LEGEND

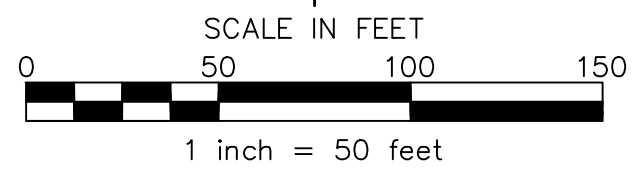
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| | EXISTING UNDERGROUND FIBER OPTIC |
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| | EXISTING ASPHALT |
| | EXISTING CONCRETE |
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| | PROPOSED SEDIMENT BASIN |
| | PROPOSED FILTRATION BASIN |
| | PROPOSED MAINTENANCE ACCESS |
| | WETLAND BUFFER SIGN |



WARNING!
UNDERGROUND HIGH PRESSURE PIPELINE
CONTACT ENERGY TRANSFER REPRESENTATIVE
AT 1-800-753-5531 PRIOR TO PERFORMING WORK
WITHIN THE PIPELINE EASEMENT



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PRELIMINARY GRADING & DRAINAGE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY VUN/JSO
DATE 02/24/2025
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE 23970G
PROJECT NO. 23970
4.6

JAMES & KAREN KEMMETWUELLER
PID # 2112023220003

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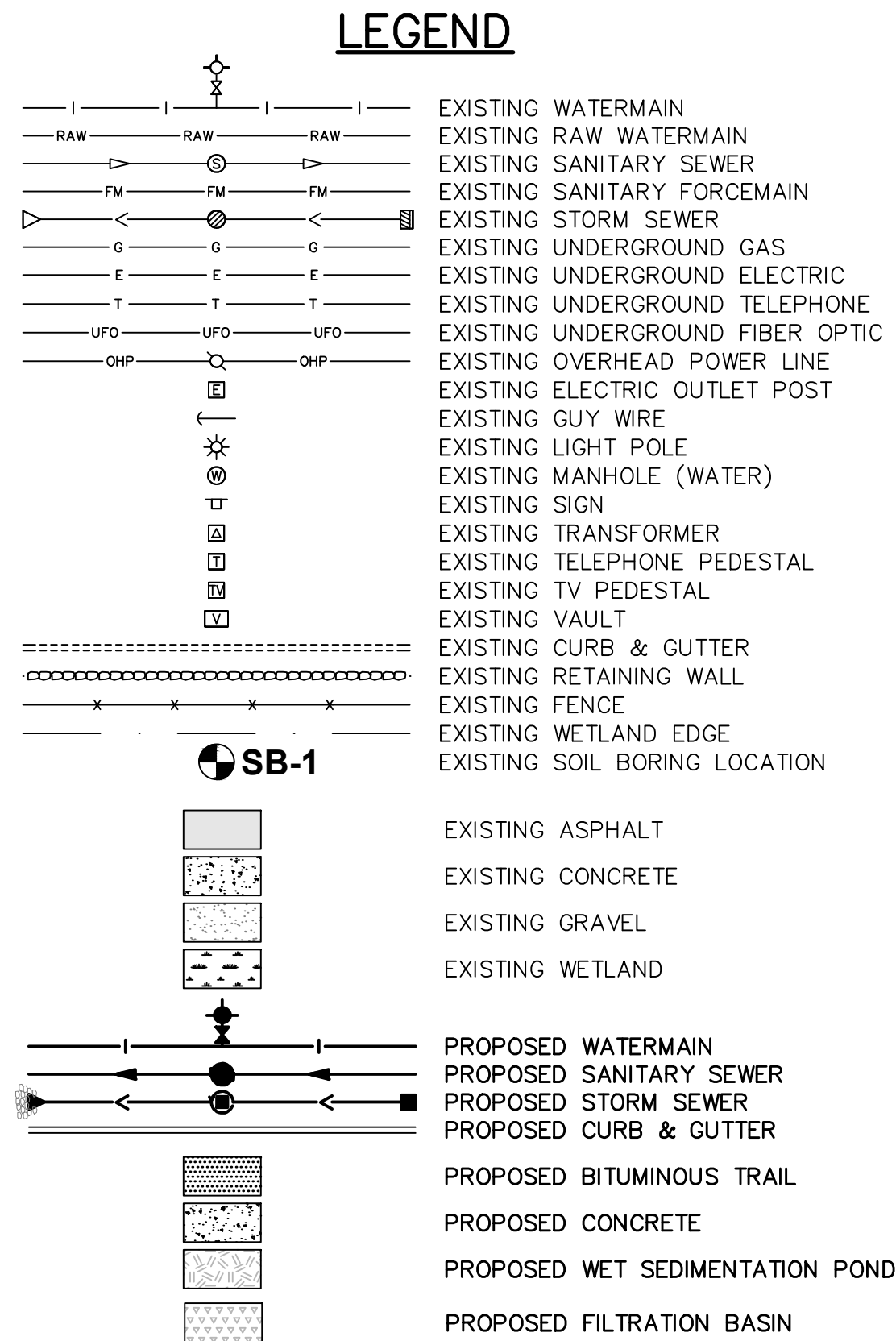
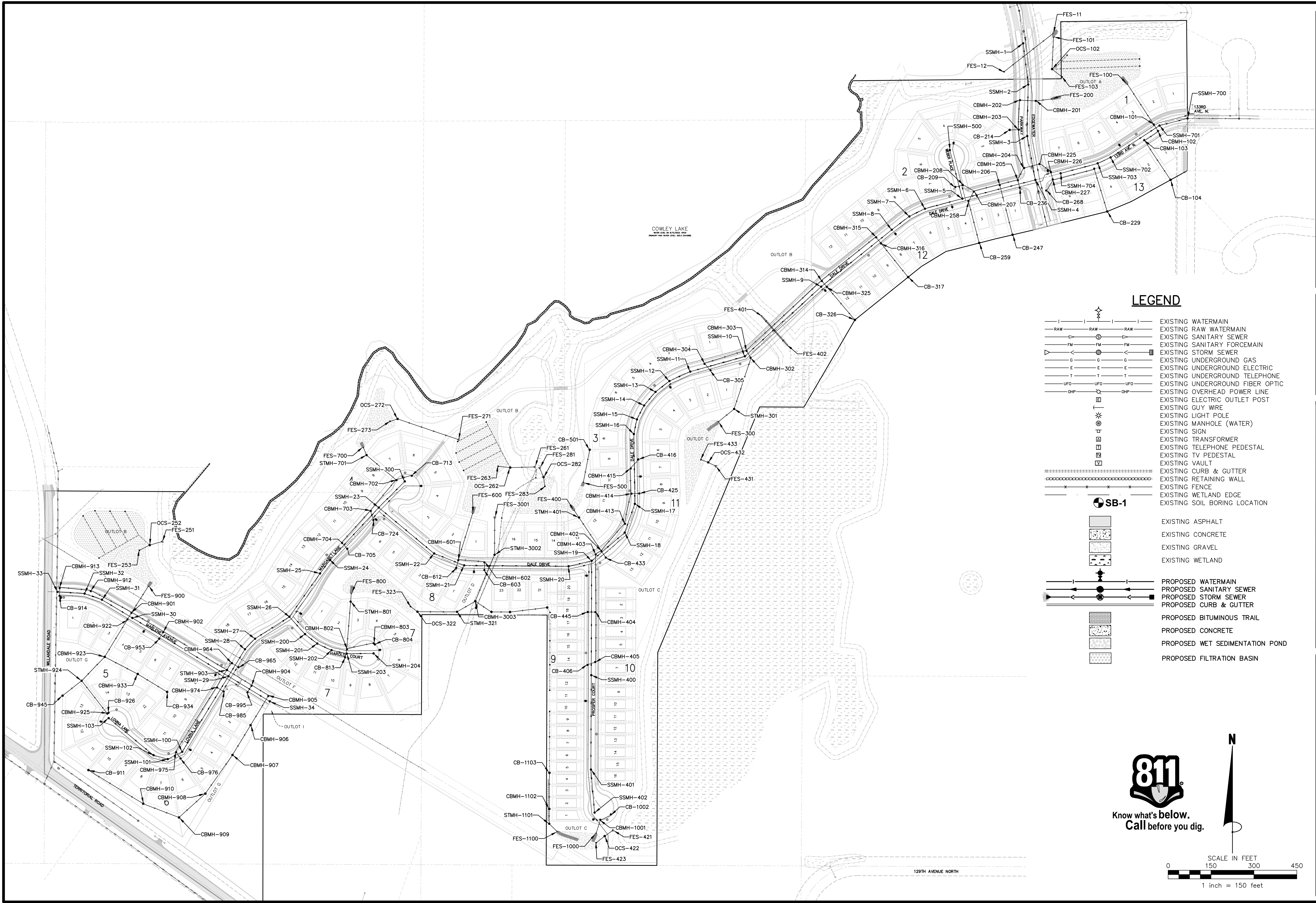
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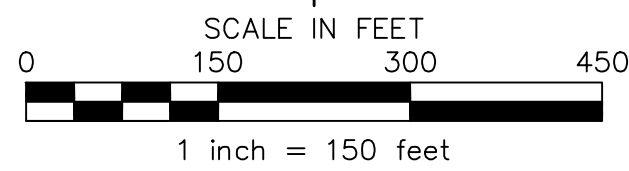
OUTLOT G

OUTLOT G

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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
OVERALL UTILITY PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/EPF/JSO

DATE
02/24/2025

REVISIONS

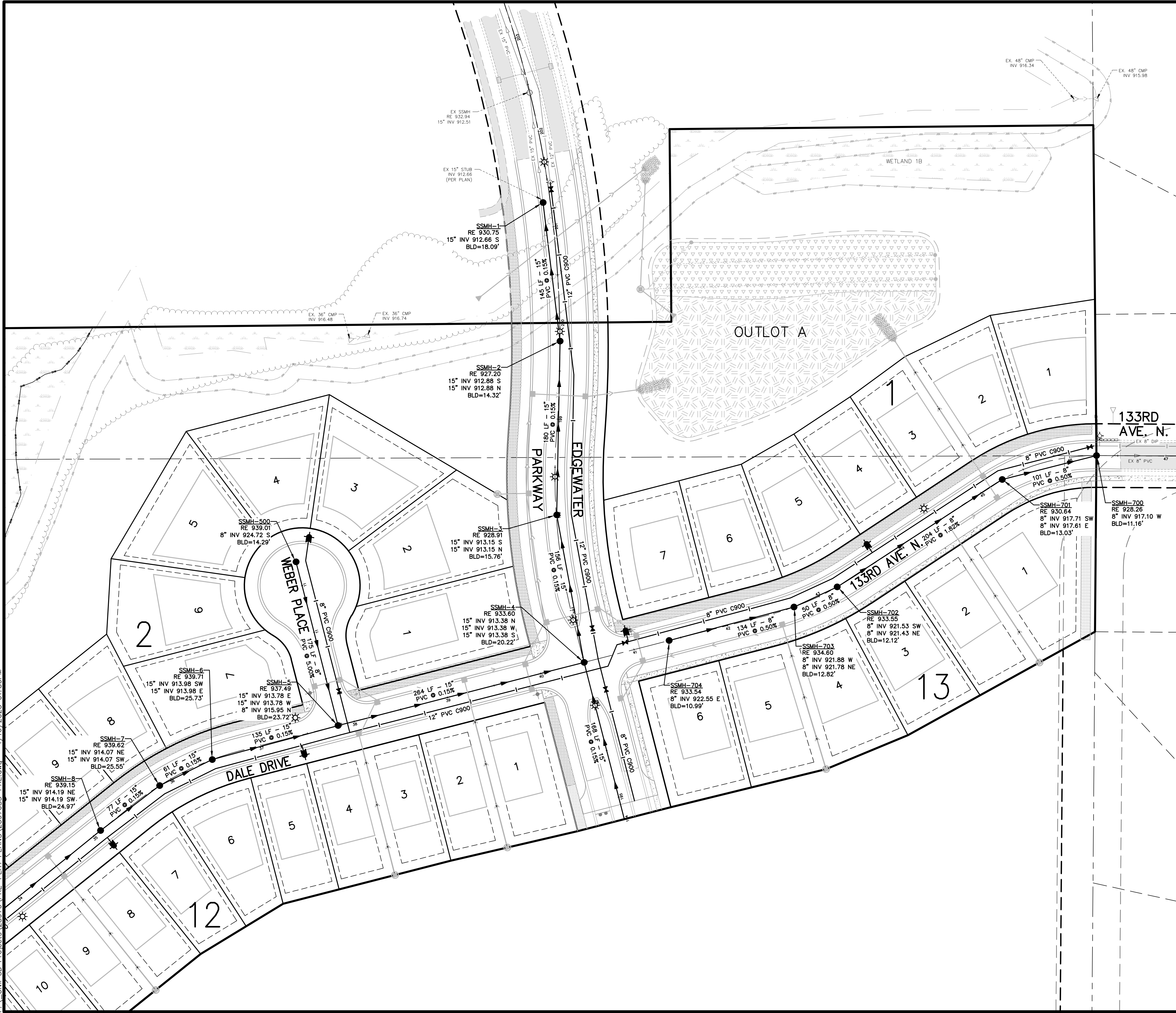
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03/19/2025	MPCA REVIEW SUBMITTAL	
04/04/2025	PARTIAL CITY COMMENTS	
04/15/2025	WATERSHED COMMENTS	

CAD FILE
23970SS-PRE

PROJECT NO.
23970

5.0

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LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS VALVE
	EXISTING GUY WIRE
	EXISTING HANDHOLE
	EXISTING LIGHT POLE
	EXISTING MANHOLE (ELECTRIC)
	EXISTING MANHOLE (WATER)
	EXISTING SEMAPHORE
	EXISTING SIGN
	EXISTING TELEPHONE PEDESTAL
	EXISTING TRANSFORMER
	EXISTING TV PEDESTAL
	EXISTING VAULT
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING SOIL BORING LOCATION
	EXISTING TEST PIT LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAINTILE
	PROPOSED PERFORATED DRAINTILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN

SB-1
TP-1

EXISTING SOIL BORING LOCATION
EXISTING TEST PIT LOCATION

EXISTING TREELINE/TREES

EXISTING ASPHALT
EXISTING CONCRETE
EXISTING GRAVEL

PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED DRAINTILE
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PROPOSED CURB & GUTTER
PROPOSED RETAINING WALL

PROPOSED CONCRETE
PROPOSED ASPHALT SURFACE
PROPOSED SEDIMENT BASIN
PROPOSED FILTRATION BASIN

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SCALE IN FEET
0 50 100 150
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PRELIMINARY

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/EPF/JSO

DATE
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REVISIONS

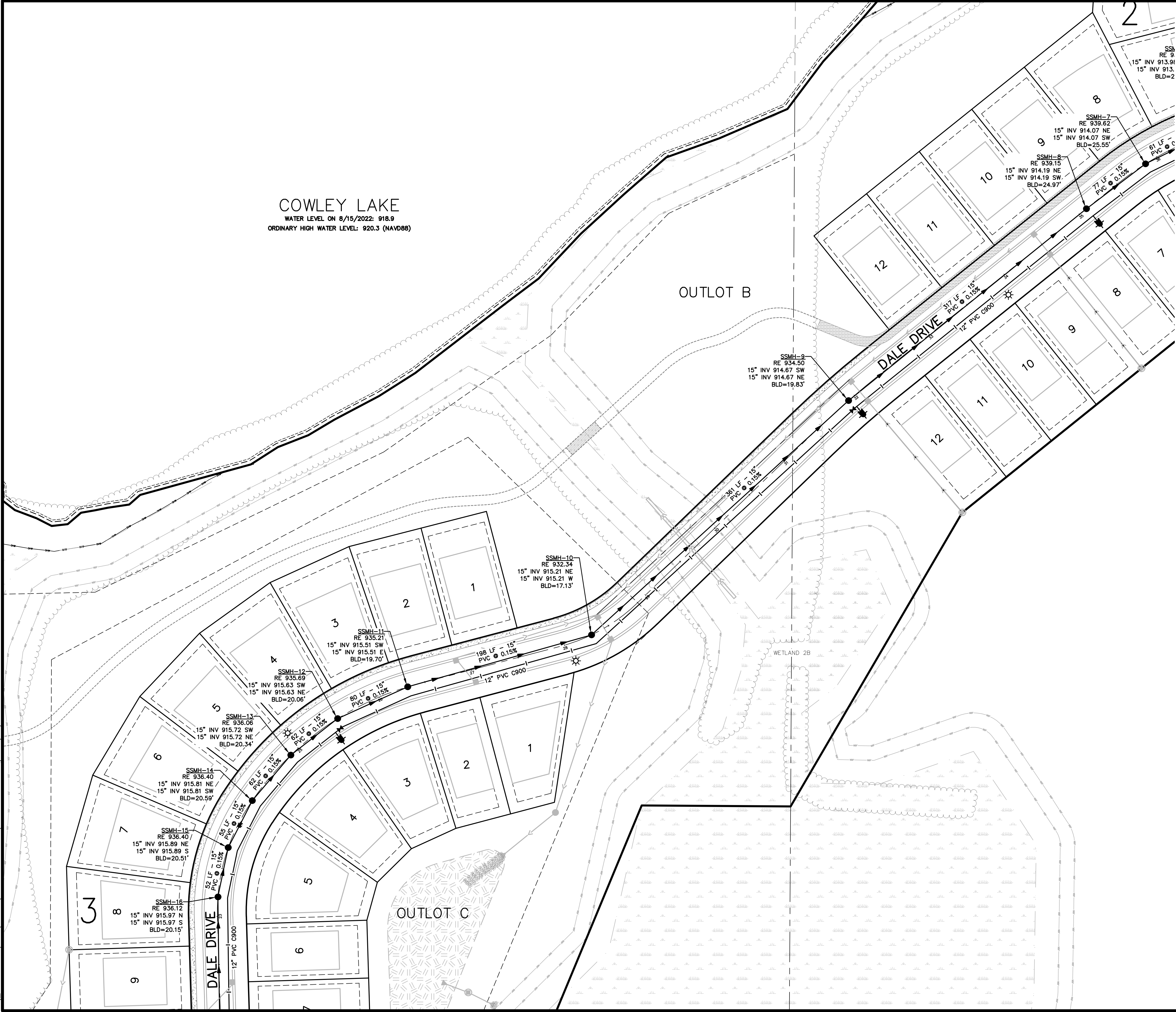
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CAD FILE
23970SS-PRE

PROJECT NO.
23970

5.1

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COWLEY LAKE
WATER LEVEL ON 8/15/2022: 918.9
ORDINARY HIGH WATER LEVEL: 920.3 (NAVD88)

OUTLOT B

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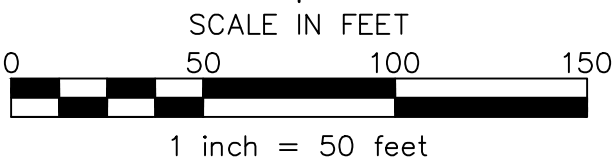
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LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS VALVE
	EXISTING GUY WIRE
	EXISTING HANDHOLE
	EXISTING LIGHT POLE
	EXISTING MANHOLE (ELECTRIC)
	EXISTING MANHOLE (WATER)
	EXISTING SEMAPHORE
	EXISTING SIGN
	EXISTING TELEPHONE PEDESTAL
	EXISTING TRANSFORMER
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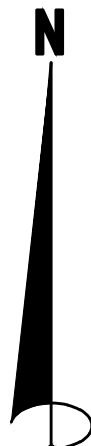
COWLEY LAKE PRESERVE
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PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
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DRAWN BY
VUN/EPF/JSO
DATE
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04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS

CAD FILE
23970SS-PRE
PROJECT NO.
23970
5.2

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS VALVE
	EXISTING GUY WIRE
	EXISTING HANDHOLE
	EXISTING LIGHT POLE
	EXISTING MANHOLE (ELECTRIC)
	EXISTING MANHOLE (WATER)
	EXISTING SEMAPHORE
	EXISTING SIGN
	EXISTING TELEPHONE PEDESTAL
	EXISTING TRANSFORMER
	EXISTING TV PEDESTAL
	EXISTING VAULT
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING SOIL BORING LOCATION
	EXISTING TEST PIT LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAINTILE
	PROPOSED PERFORATED DRAINTILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN



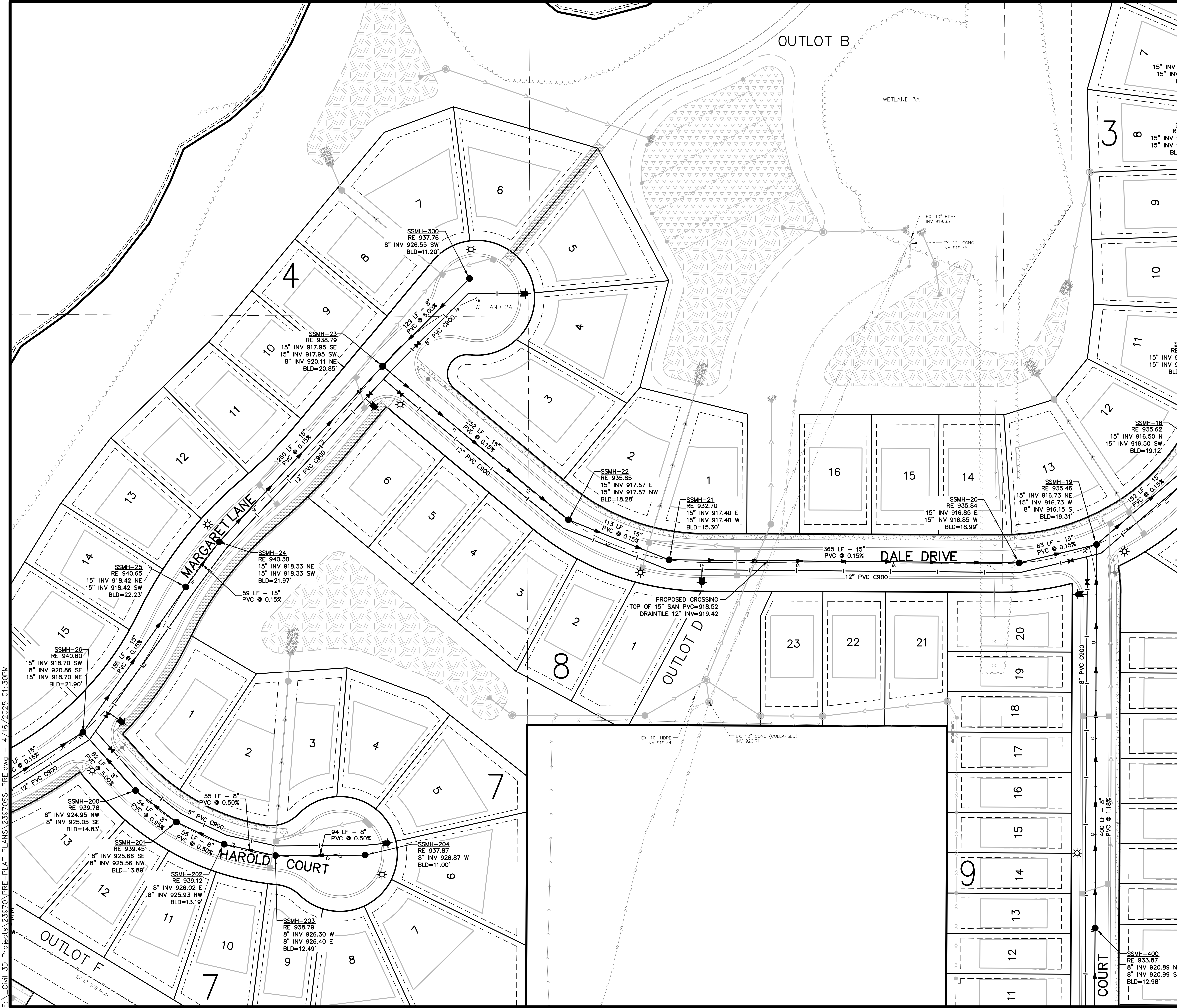
SCALE IN FEET

0 50 100 150

1 inch = 50 feet

5.4

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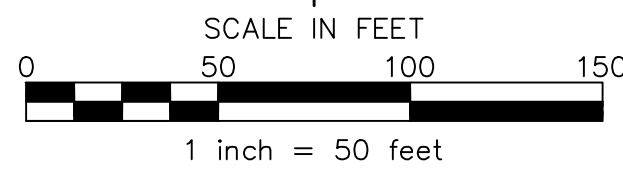
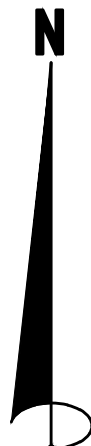


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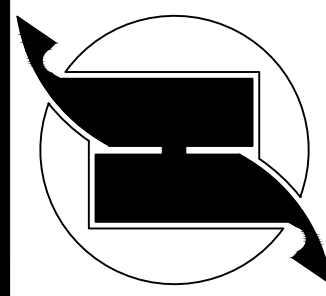
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| | EXISTING STORM SEWER |
| | EXISTING UNDERGROUND ELECTRIC |
| | EXISTING UNDERGROUND FIBER OPTIC |
| | EXISTING OVERHEAD POWER LINE |
| | EXISTING GAS VALVE |
| | EXISTING GUY WIRE |
| | EXISTING HANDHOLE |
| | EXISTING LIGHT POLE |
| | EXISTING MANHOLE (ELECTRIC) |
| | EXISTING MANHOLE (WATER) |
| | EXISTING SEMAPHORE |
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| | EXISTING TRANSFORMER |
| | EXISTING TV PEDESTAL |
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| | EXISTING RETAINING WALL |
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| | EXISTING TEST PIT LOCATION |
| | EXISTING TREELINE/TREES |
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| | PROPOSED CONCRETE |
| | PROPOSED ASPHALT SURFACE |
| | PROPOSED SEDIMENT BASIN |
| | PROPOSED FILTRATION BASIN |



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Date: _____ Reg. No. _____

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/EPF/JSO
DATE
02/24/2025

REVISIONS
03/19/2025 MP&A REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS

CAD FILE
23970SS-PRE
PROJECT NO.
23970
5.5

WILLANDALE ROAD

OUTLOT G

OUTLOT B

WETLAND 1A

MARLENE AVENUE

MARGARET LANE

HAROLD COURT

OUTLOT F

OUTLOT I

LOVINA LANE

LOVINA LANE

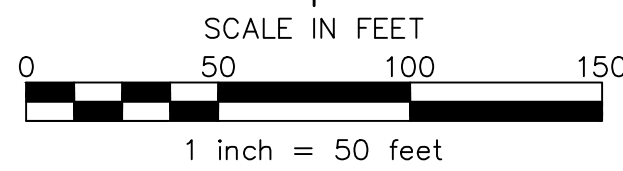
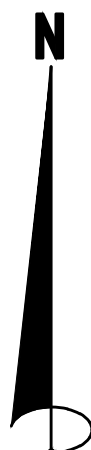
FUTURE WATERMAIN (FINAL SIZE AND LOCATION TBD)

LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS VALVE
	EXISTING GUY WIRE
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	EXISTING TV PEDESTAL
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	EXISTING RETAINING WALL
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	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
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	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN



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PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY VUN/EPF/JSO
DATE 02/24/2025
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03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE 23970SS-PRE
PROJECT NO. 23970
5.6

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WILLANDALE ROAD

OUTLOT G

TERRITORIAL ROAD

MARLENE AVENUE

LOVINA LANE

OUTLOT F

OUTLOT I

FUTURE WATERMAIN (FINAL SIZE AND L

LEGEND

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| | EXISTING WATERMAIN |
| | EXISTING SANITARY SEWER |
| | EXISTING STORM SEWER |
| | EXISTING UNDERGROUND ELECTRIC |
| | EXISTING UNDERGROUND FIBER OPTIC |
| | EXISTING UNDERGROUND GAS |
| | EXISTING OVERHEAD POWER LINE |
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| | PROPOSED ASPHALT SURFACE |
| | PROPOSED SEDIMENT BASIN |
| | PROPOSED FILTRATION BASIN |



WARNING!
UNDERGROUND HIGH PRESSURE PIPELINE
CONTACT ENERGY TRANSFER REPRESENTATIVE
AT 1-800-753-5531 PRIOR TO PERFORMING WORK
WITHIN THE PIPELINE EASEMENT



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N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

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FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/EPF/JSO

DATE
02/24/2025

REVISIONS

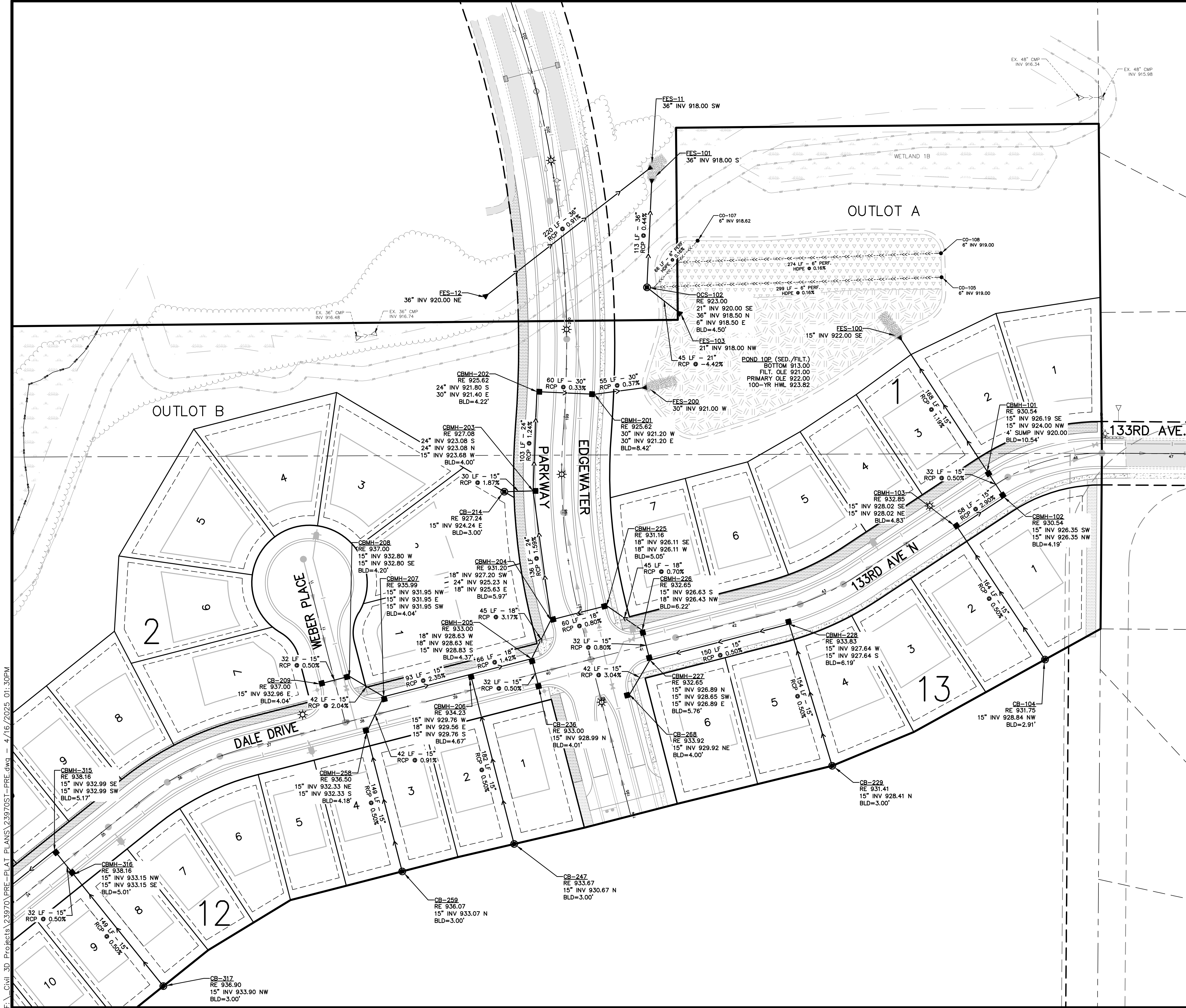
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS

CAD FILE
23970SS-PRE

PROJECT NO.
23970

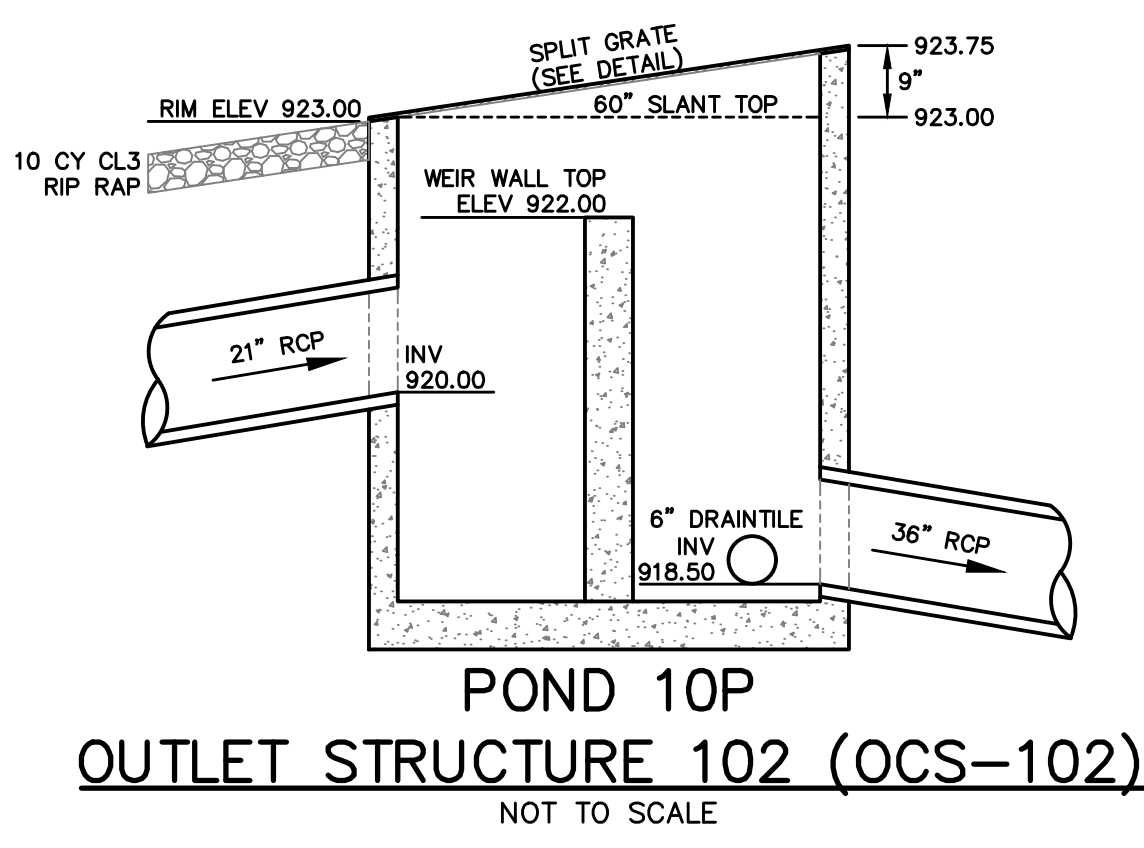
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LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
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	EXISTING TRANSFORMER
	EXISTING TV PEDESTAL
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	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN



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0 50 100 150
1 inch = 50 feet

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COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

PRELIMINARY STORM SEWER PLAN

FOR
RACHEL DEVELOPMENT

4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/EPF/JSO

DATE
02/24/2025

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03/19/2025	MPCA REVIEW SUBMITTAL
04/04/2025	PARTIAL CITY COMMENTS
04/15/2025	WATERSHED COMMENTS

CAD FILE
23970ST-PRE

PROJECT NO.
23970

5.8

COWLEY LAKE
WATER LEVEL ON 8/15/2022: 918.9
ORDINARY HIGH WATER LEVEL: 920.3 (NAVD88)

OUTLOT B

DALE DRIVE

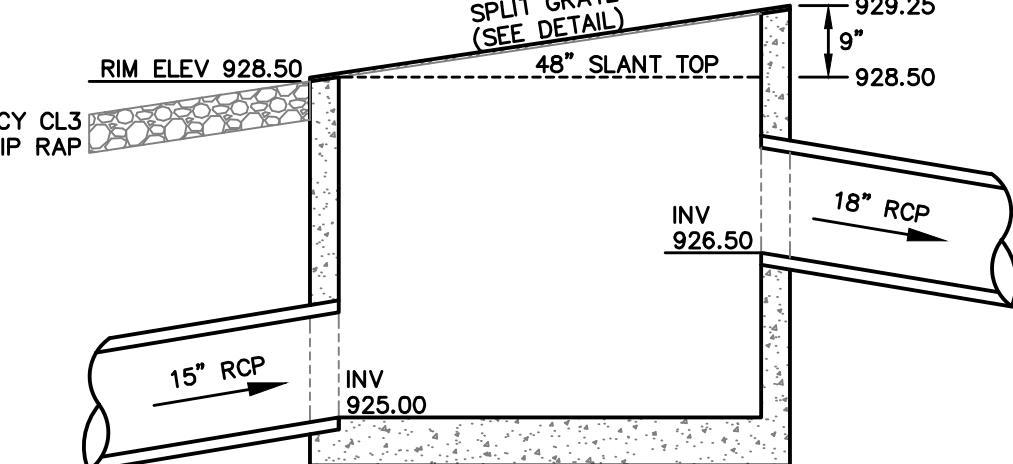
DALE DRIVE

DALE DRIVE

OUTLOT C

LEGEND

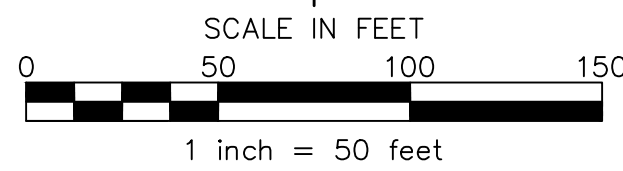
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EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND FIBER OPTIC
EXISTING UNDERGROUND GAS
EXISTING OVERHEAD POWER LINE
EXISTING GAS VALVE
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EXISTING MANHOLE (WATER)
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EXISTING CURB & GUTTER
EXISTING RETAINING WALL
EXISTING FENCE
- EXISTING SOIL BORING LOCATION
EXISTING TEST PIT LOCATION
EXISTING TREELINE/TREES
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING GRAVEL
- PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED DRAINTILE
PROPOSED PERFORATED DRAINTILE
PROPOSED CURB & GUTTER
PROPOSED RETAINING WALL
- PROPOSED CONCRETE
PROPOSED ASPHALT SURFACE
PROPOSED SEDIMENT BASIN
PROPOSED FILTRATION BASIN



POND 43P
OUTLET STRUCTURE 432 (OCS-432)
NOT TO SCALE



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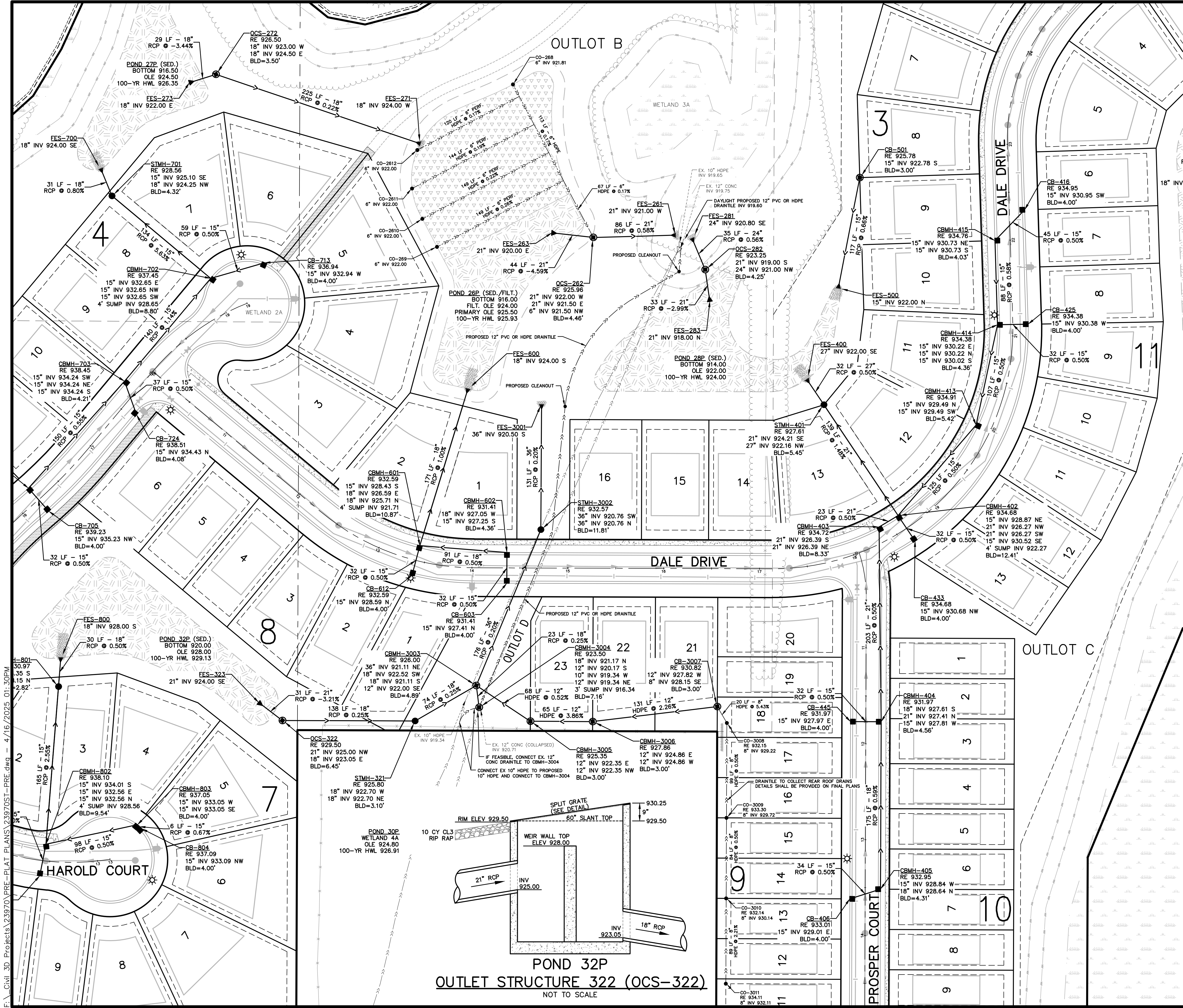
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FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

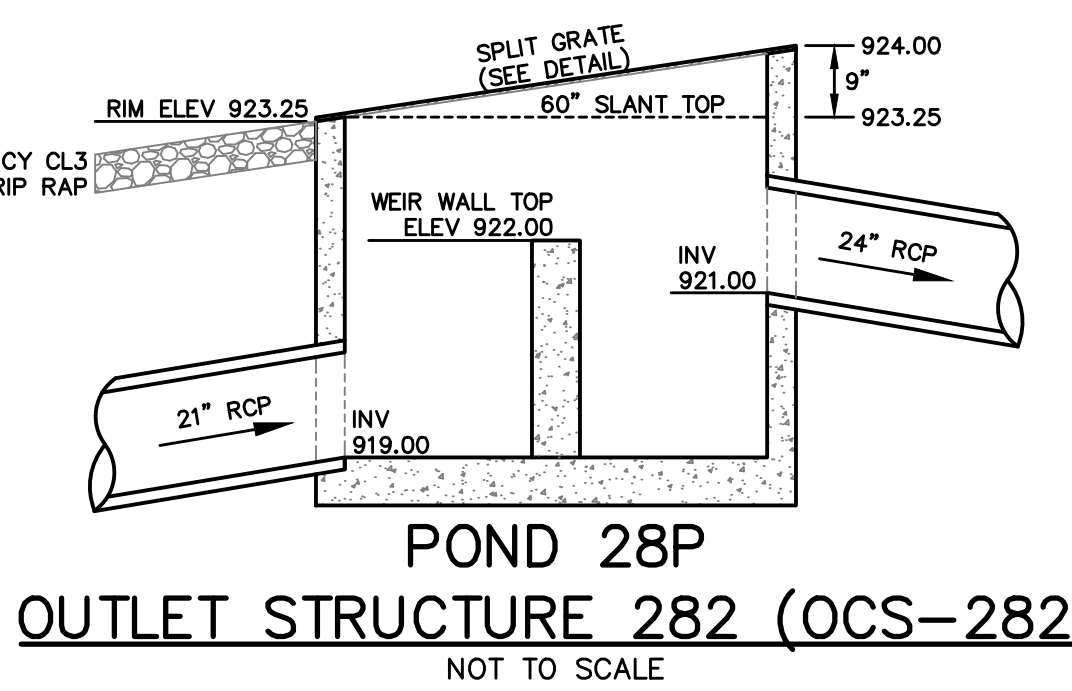
DRAWN BY VUN/EPF/JSO
DATE 02/24/2025
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE 23970ST-PRE
PROJECT NO. 23970
5.9

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LEGEND

EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND FIBER OPTIC
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PROPOSED SEDIMENT BASIN
PROPOSED FILTRATION BASIN



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FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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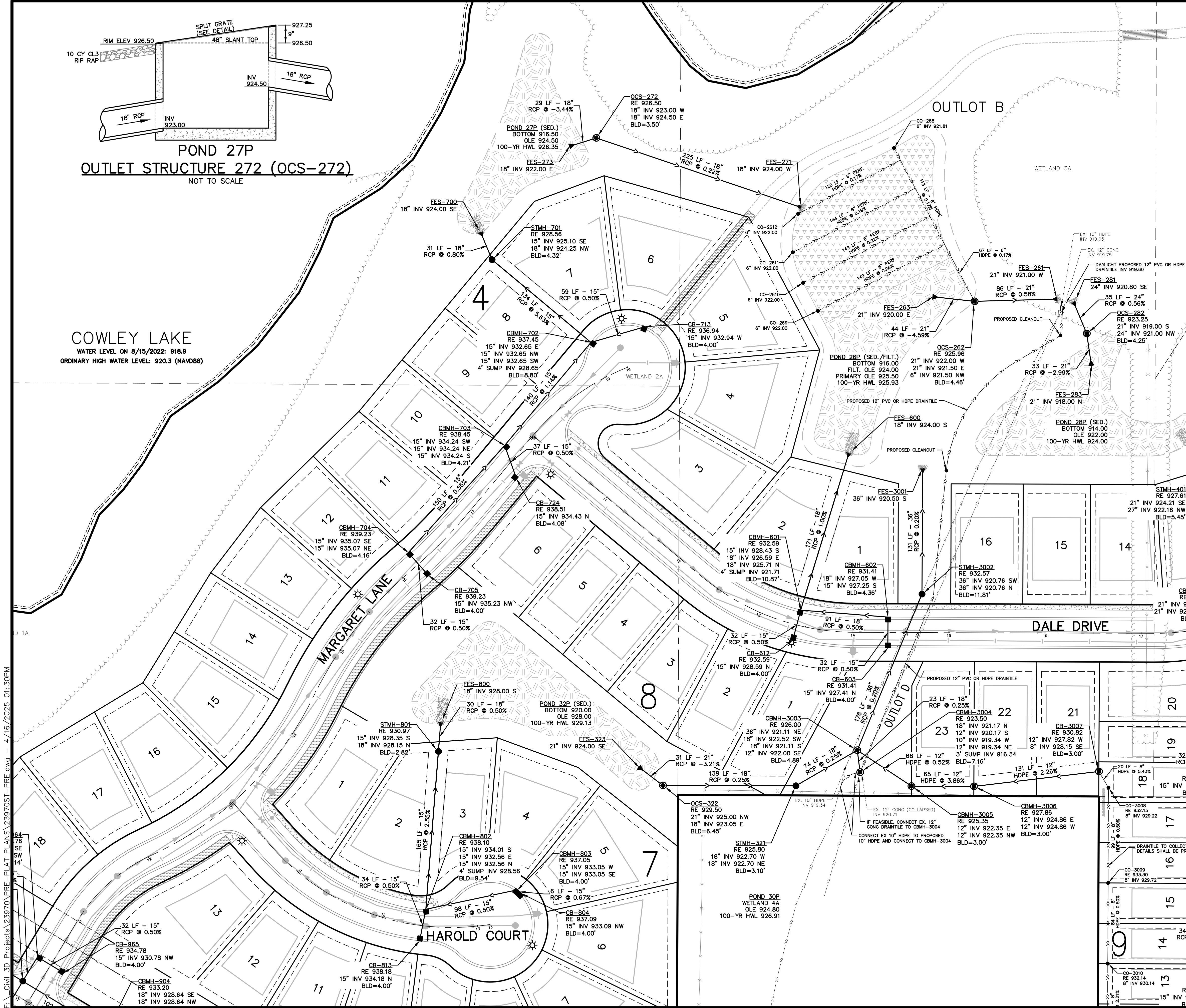
DATE
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03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS

CAD FILE
23970ST-PRE

PROJECT NO.
23970

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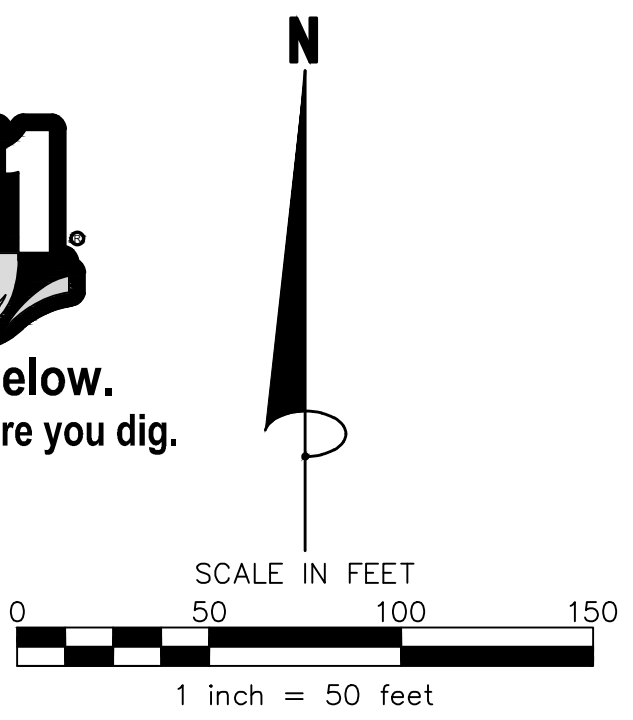
LEGEND

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	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
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	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN

SB-1
TP-1

POND 26P
OUTLET STRUCTURE 262 (OCS-262)
NOT TO SCALE

811
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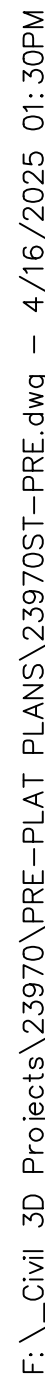
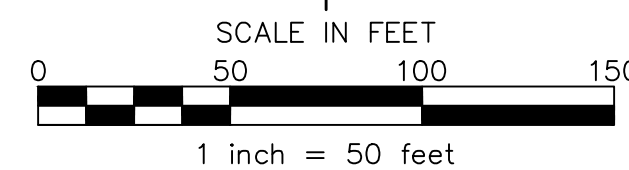
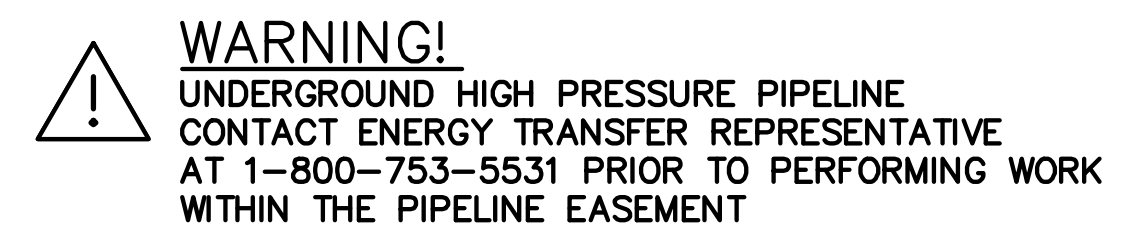


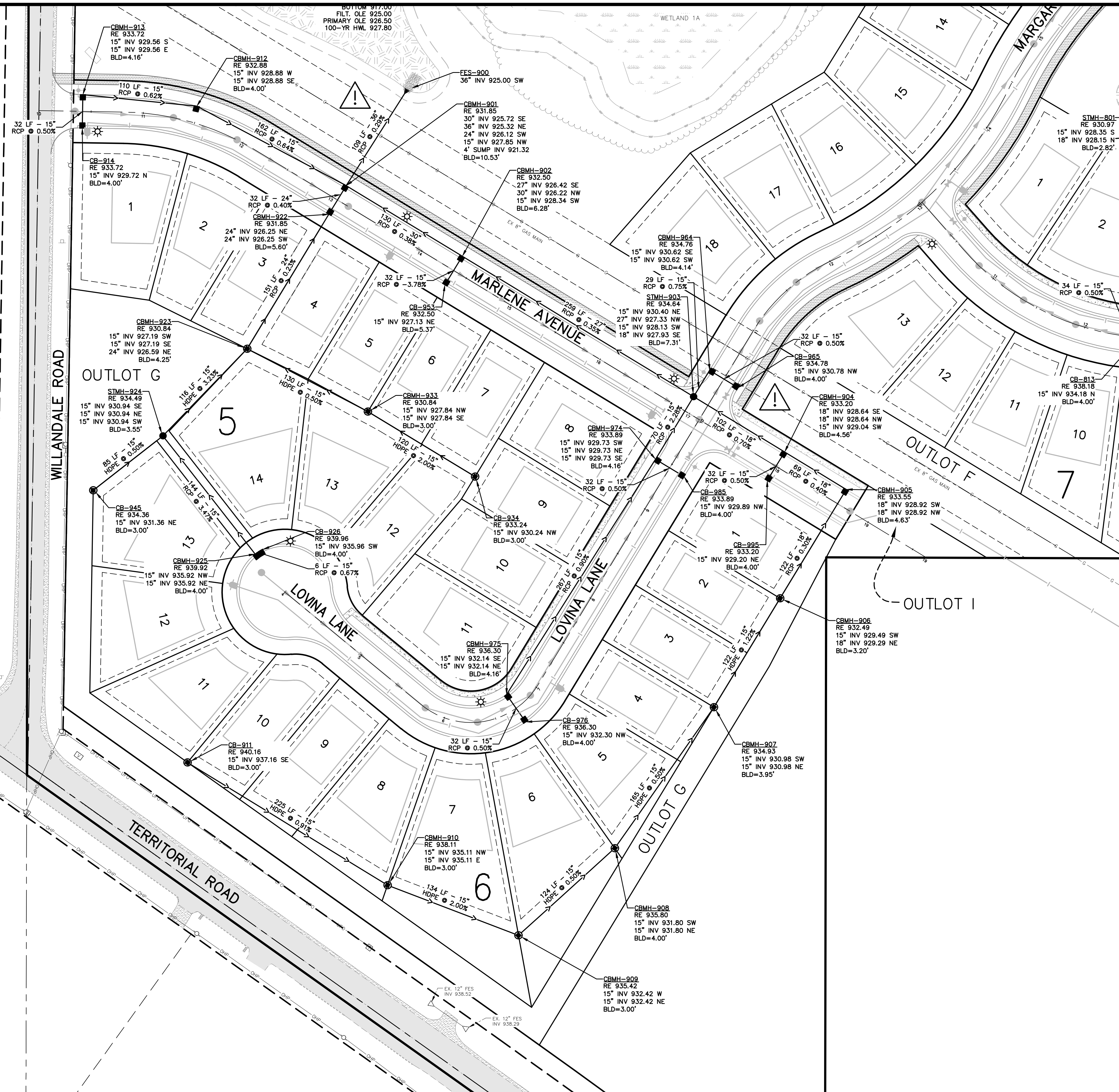
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PRELIMINARY STORM SEWER PLAN
FOR
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4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	VUN/EPF/JSO
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04/04/2025	PARTIAL CITY COMMENTS
04/15/2025	WATERSHED COMMENTS
CAD FILE	23970ST-PRE
PROJECT NO.	23970
	5.12



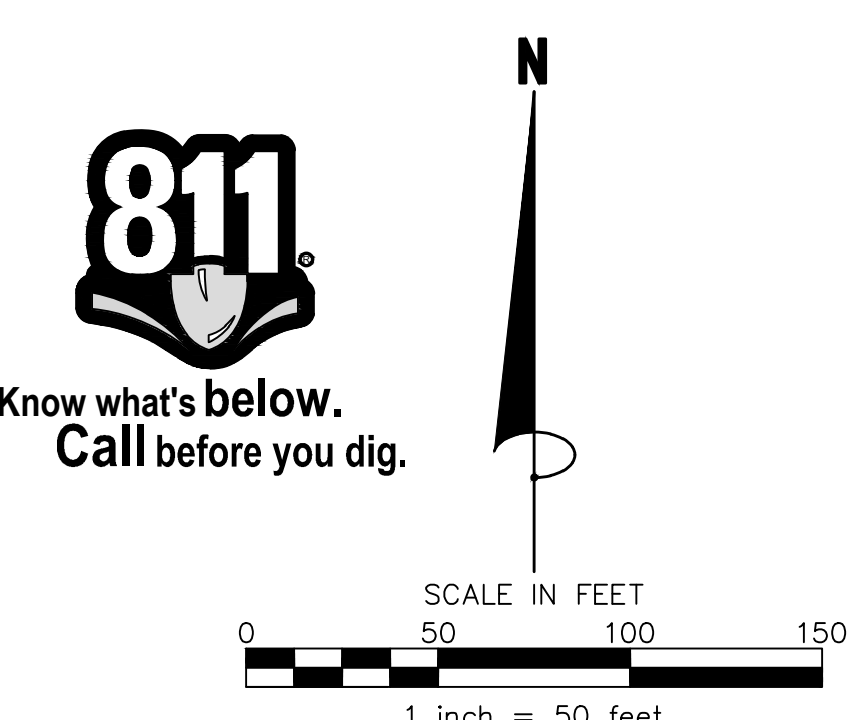


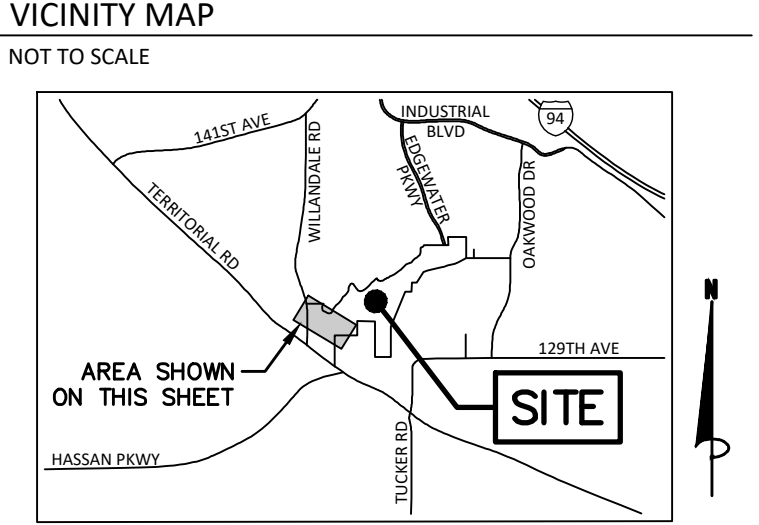
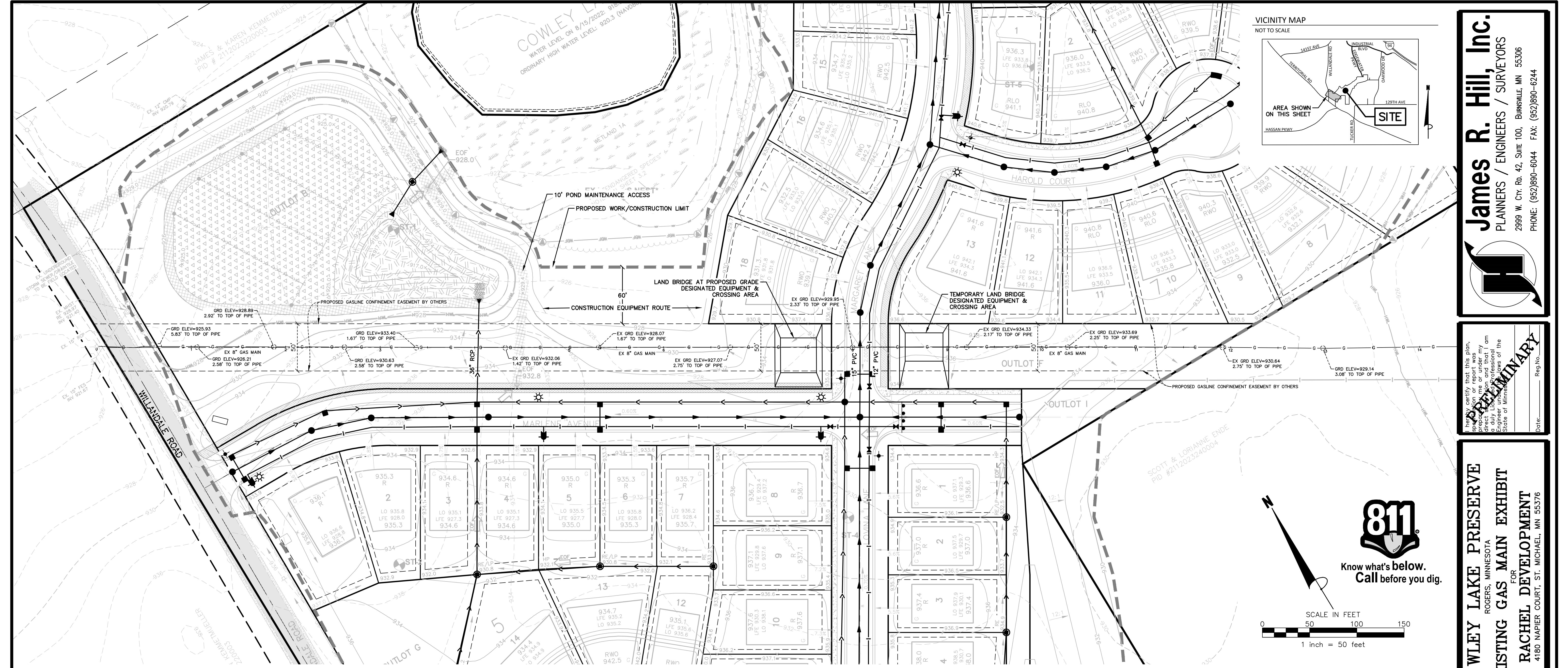
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LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
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	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAINLINE
	PROPOSED PERFORATED DRAINLINE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED INFILTRATION BASIN

WARNING!
UNDERGROUND HIGH PRESSURE PIPELINE
CONTACT ENERGY TRANSFER REPRESENTATIVE
AT 1-800-753-5531 PRIOR TO PERFORMING WORK
WITHIN THE PIPELINE EASEMENT

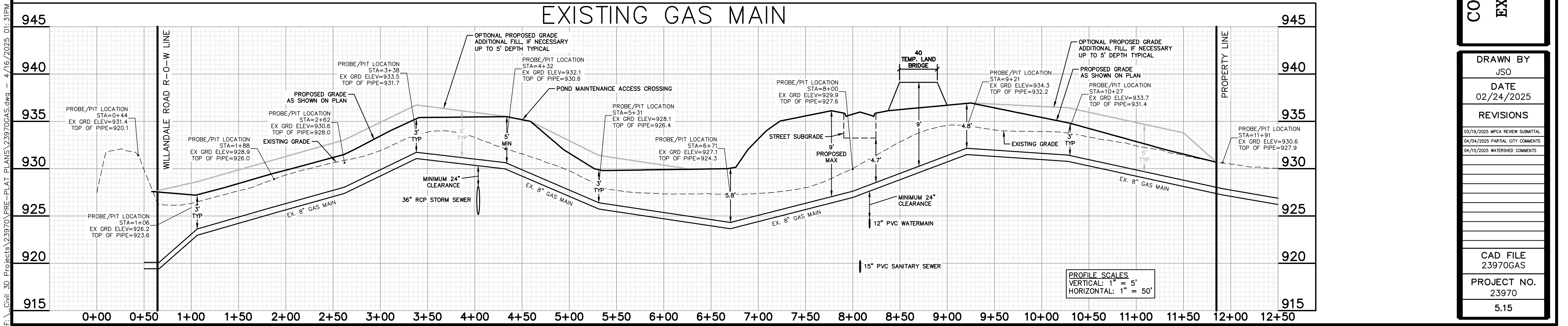
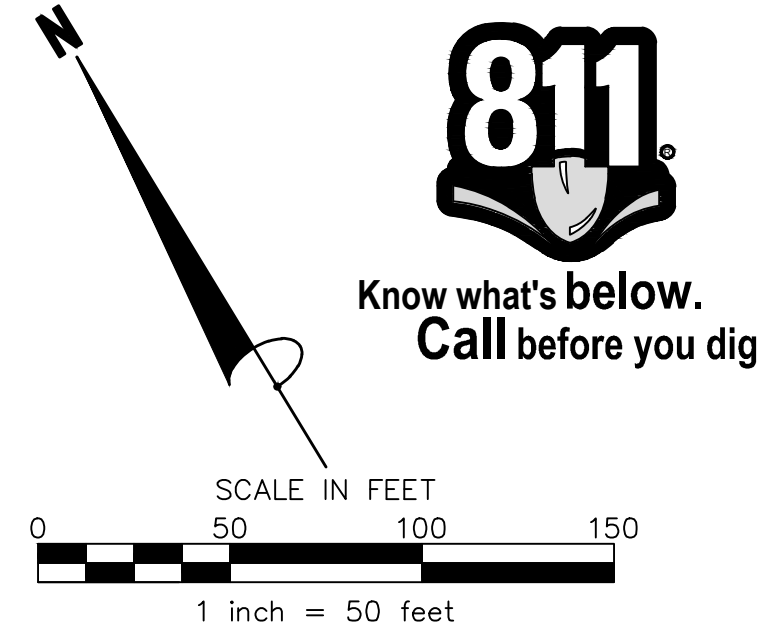
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: _____ Reg. No. _____



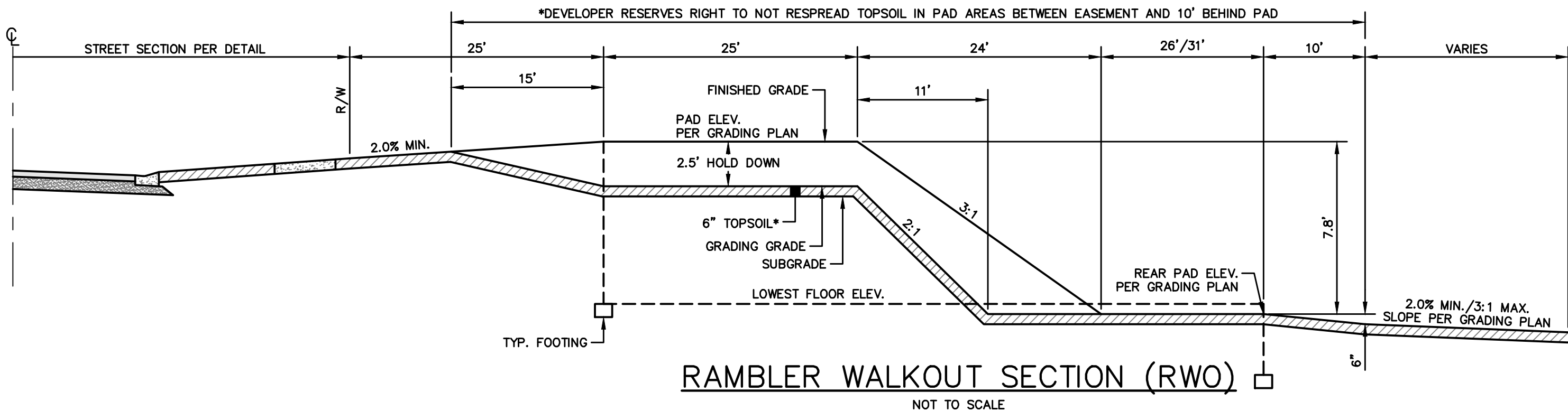
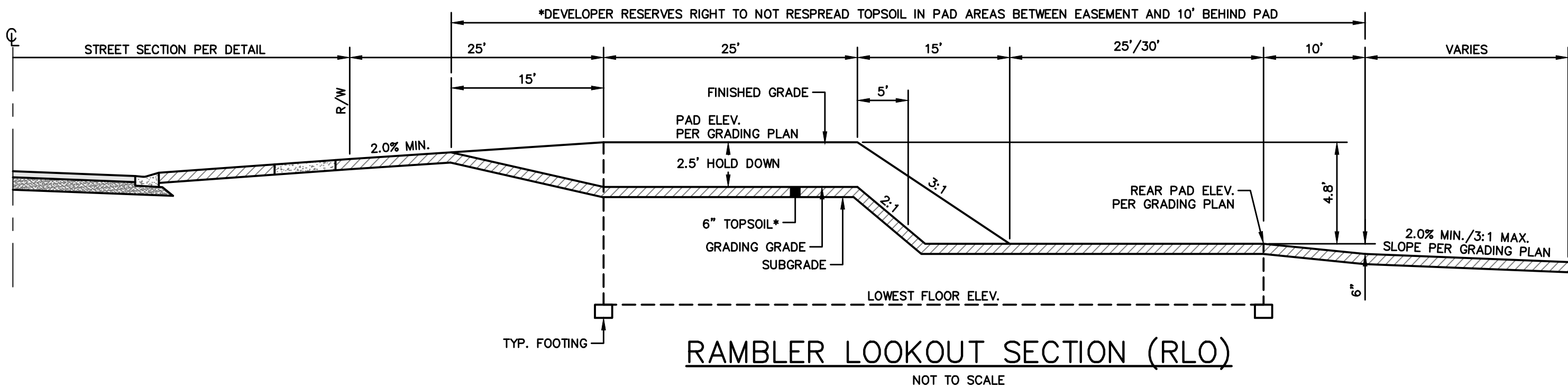
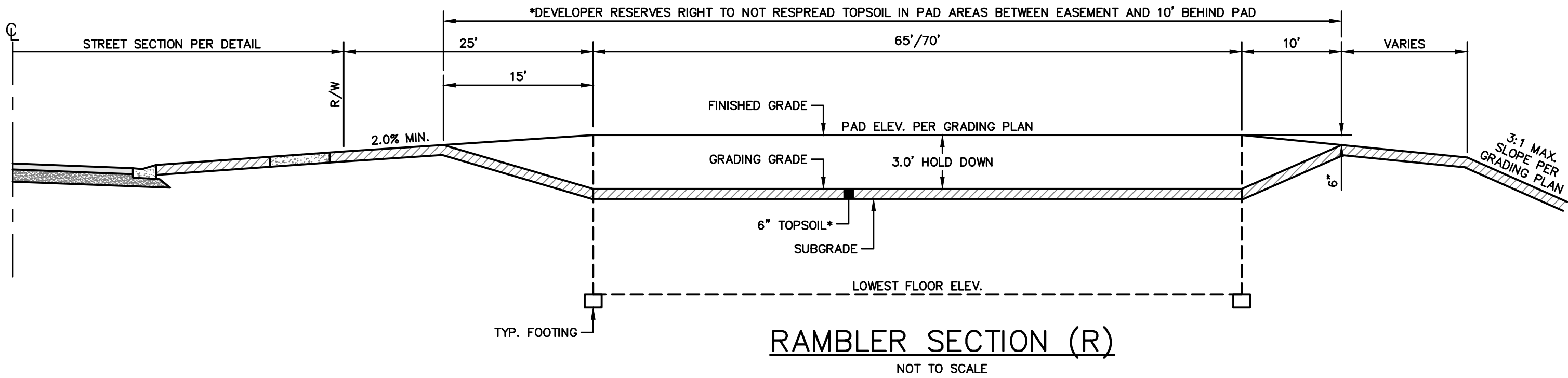
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
EXISTING GAS MAIN EXHIBIT
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	JSO
DATE	02/24/2025
REVISIONS	
03/19/2025	MPCA REVIEW SUBMITTAL
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04/15/2025	WATERSHED COMMENTS
CAD FILE	23970GAS
PROJECT NO.	23970
	5.15

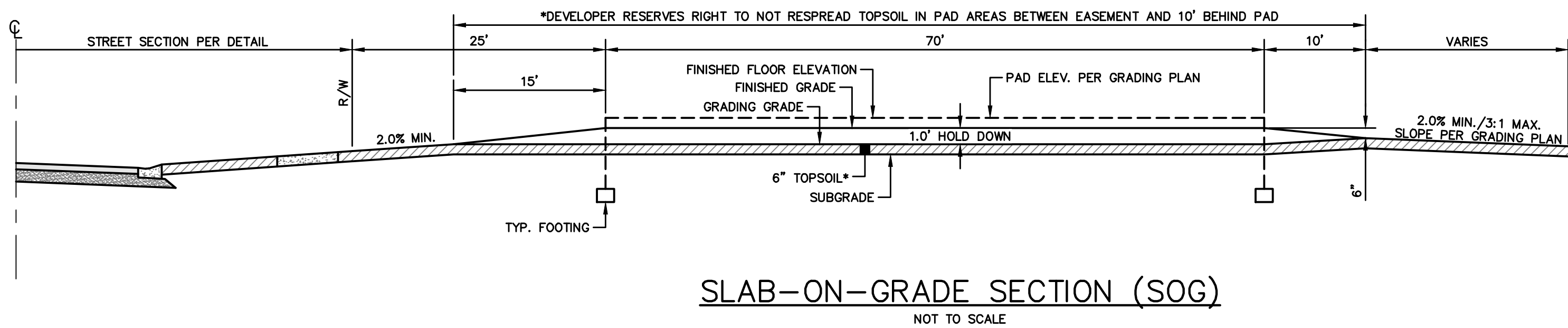
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65' DEPTH STANDARD/70' DEPTH VILLA LOT HOLD DOWNS



CARRIAGE LOTS



RECOMMENDED HOUSE TYPES

SOG

SLAB ON GRADE LOT – ELEVATION IS THE SAME AT THE FRONT AND REAR OF THE HOUSE. LOT CAN ACCOMMODATE A SLAB ON GRADE HOME. LOWEST FLOOR ELEVATION/OPENING IS 0.5' ABOVE FINISHED GROUND ELEVATION SHOWN.

R

STANDARD LOT – FINISHED GROUND ELEVATION IS THE SAME AT THE FRONT AND REAR OF HOUSE. LOT CAN ACCOMMODATE RAMBLER, SPLIT ENTRY OR TWO STORY HOME. BASEMENT FLOOR ELEVATION IS 7.3' LOWER THAN FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE.

RLO

LOOKOUT LOT – FINISHED GROUND ELEVATION FOR LOOKOUT IS 4.8' LOWER THAN FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE. WINDOW OPENINGS ARE 0.5' ABOVE FINISHED GROUND ELEVATION SHOWN AT LOOKOUT.

RWO

WALKOUT LOT – FINISHED GROUND ELEVATION FOR WALKOUT IS 7.8' LOWER THAN FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE. BASEMENT FLOOR ELEVATION/OPENING IS 0.5' ABOVE FINISHED GROUND ELEVATION SHOWN AT WALKOUT.

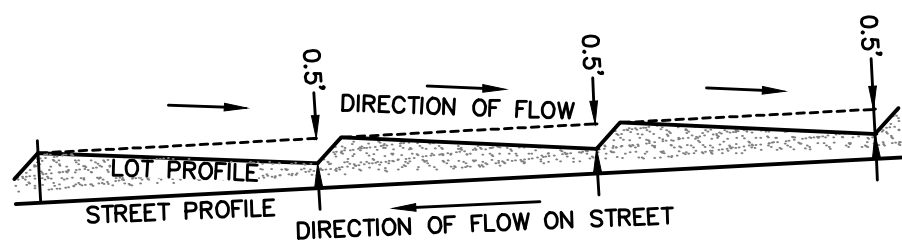
NOTE: FOR ALL RECOMMENDED HOUSE TYPES, GARAGE FLOOR ELEVATION IS 0.3' ABOVE FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE. TOP OF BLOCK ELEVATION IS 0.7' ABOVE FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE.

STANDARD GRADING NOTES:

- SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
- GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
- ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
- IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
- THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
- MINIMUM DENSITY REQUIREMENTS NOTES 8-10 (REFER TO GEOTECHNICAL REPORT FOR DENSITY RECOMMENDATIONS)
- DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS, WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.
- LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 790 "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED
- BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
- THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
- TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

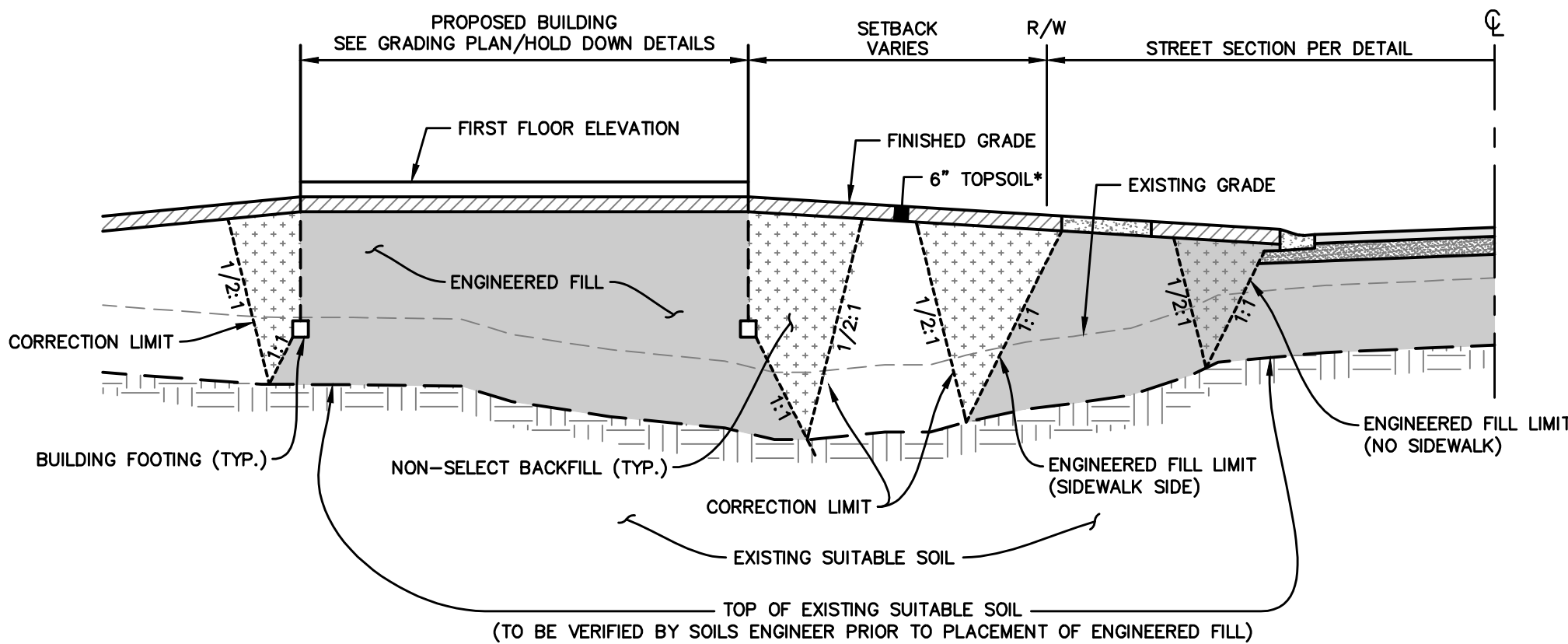
SPECIFIC GRADING NOTES:

- THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY MNTOPOLIDAR, AND SUPPLEMENTED WITH FIELD ELEVATIONS AND OBTAINED BY JAMES R. HILL FROM 6/7/2022 TO 12/17/2024. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.



LOT BENCHING DETAIL

NOT TO SCALE



SUBGRADE CORRECTION DETAIL

NOT TO SCALE

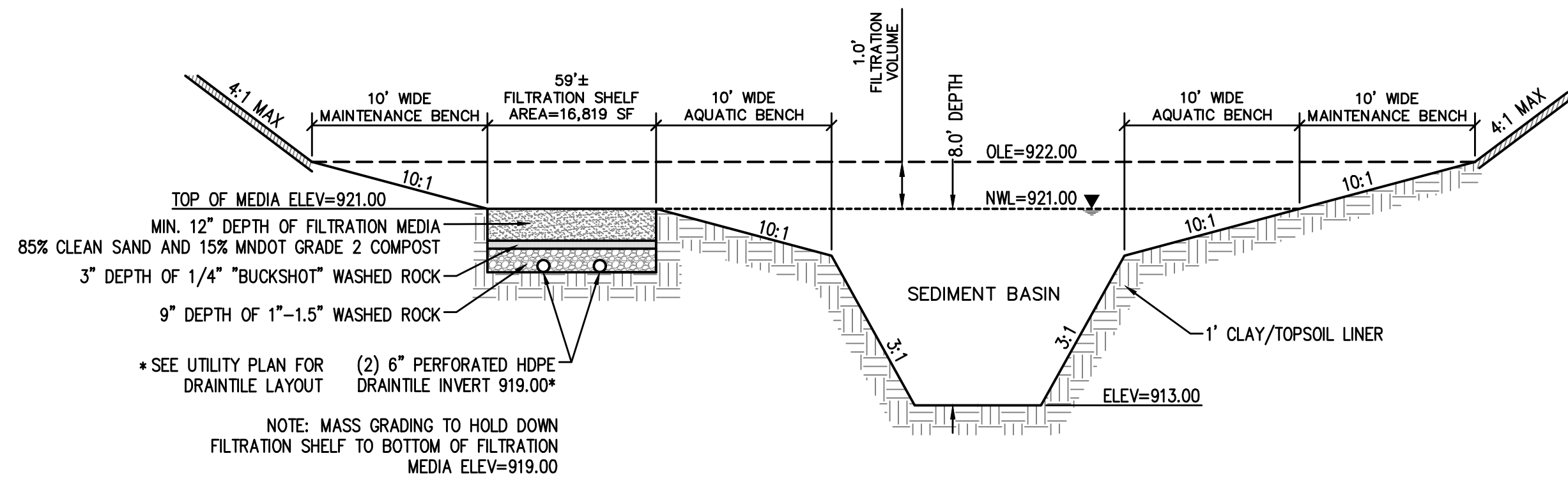
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COWLEY LAKE PRESERVE
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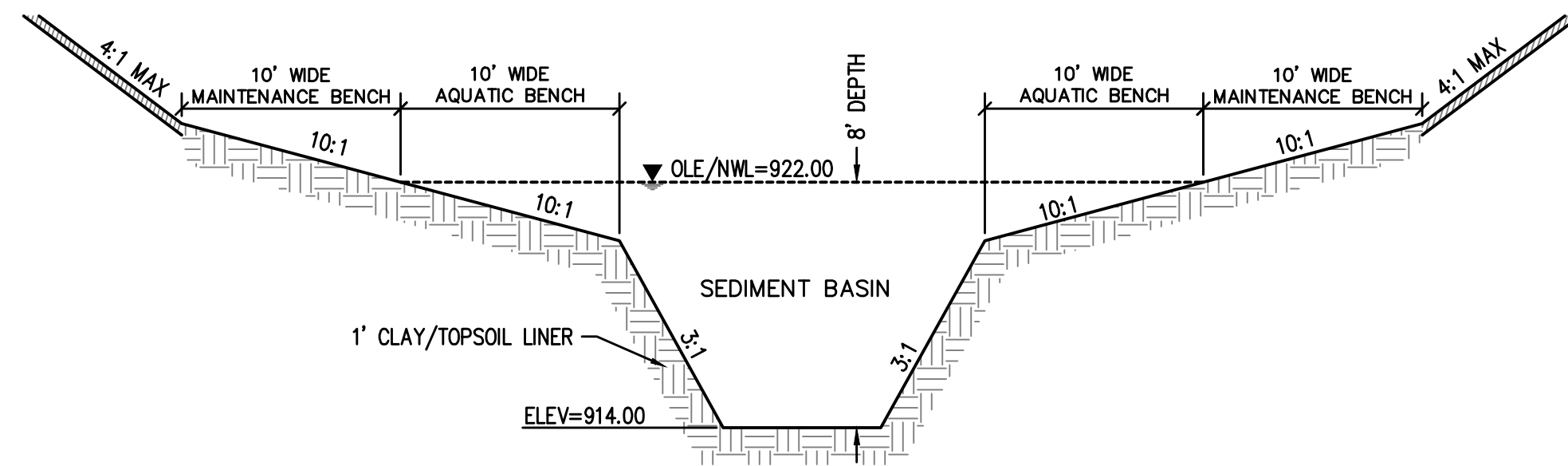
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PROJECT NO.
23970
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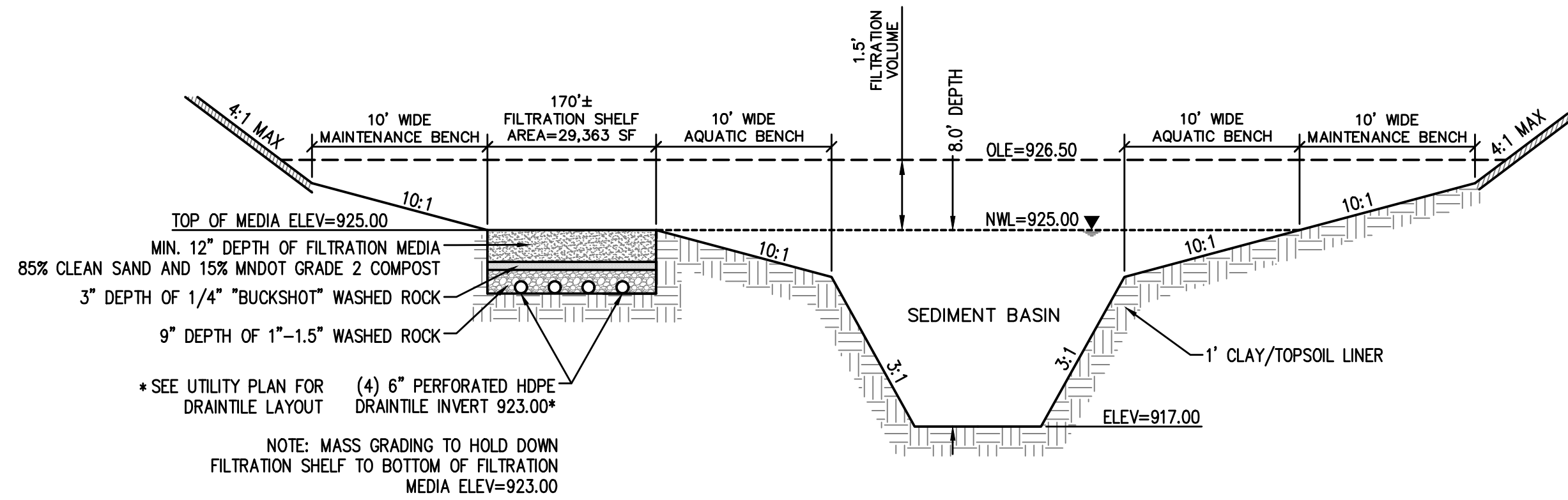
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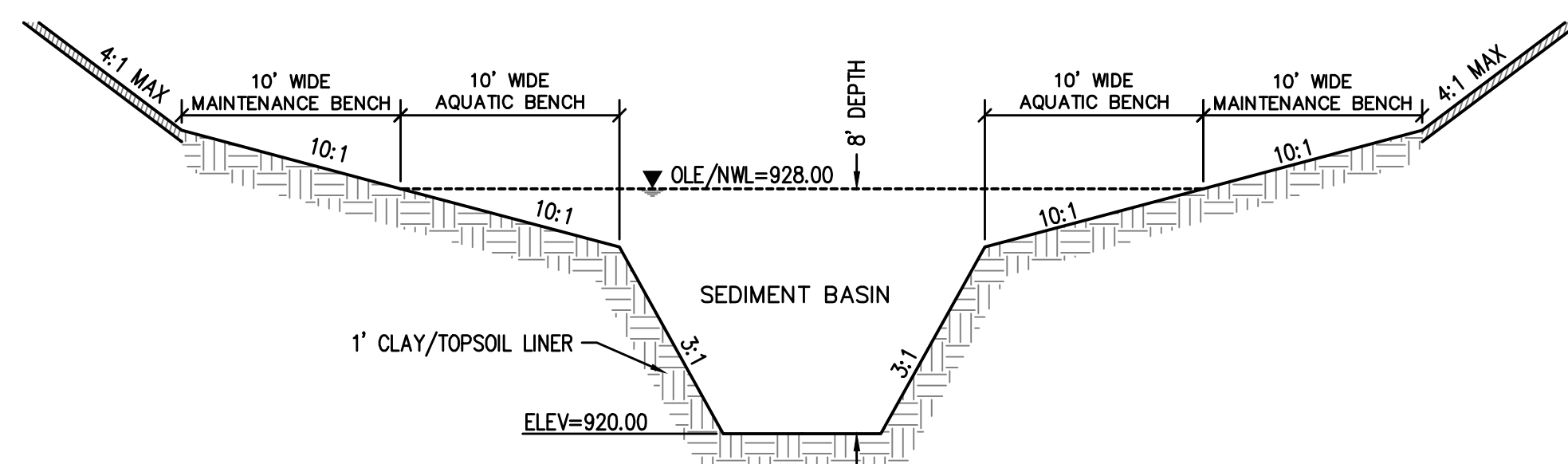
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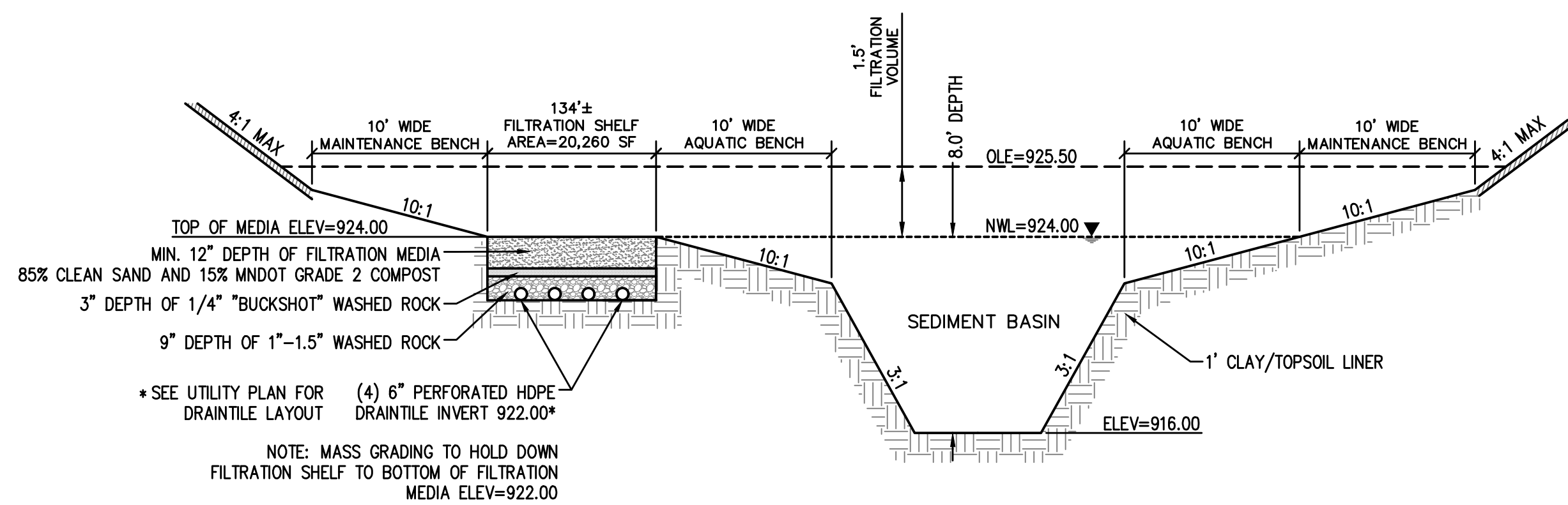
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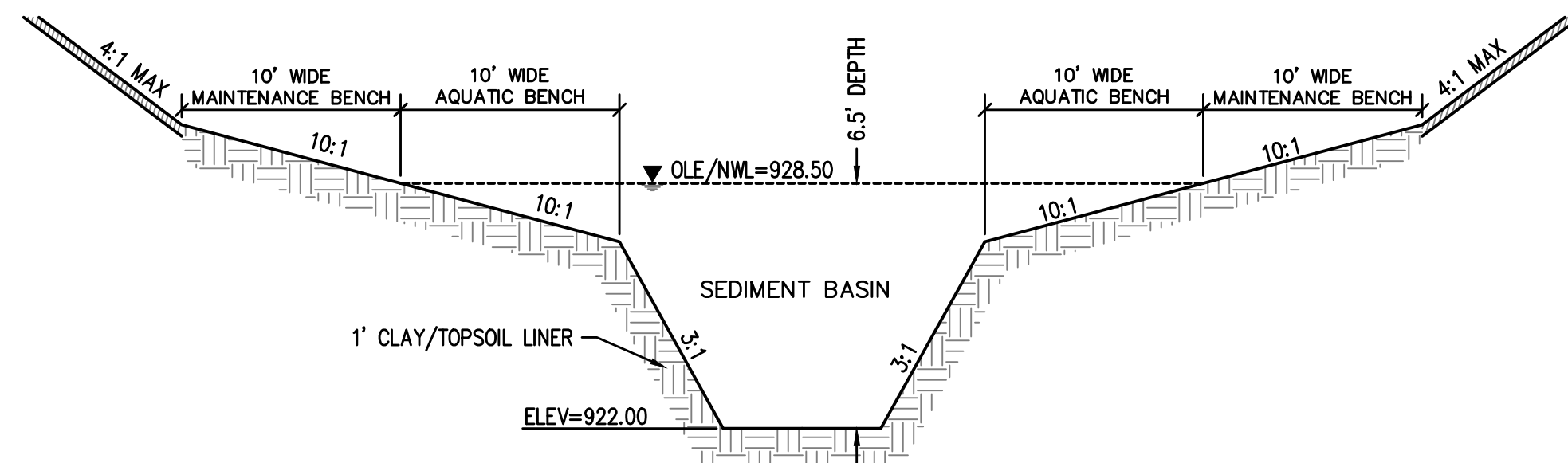
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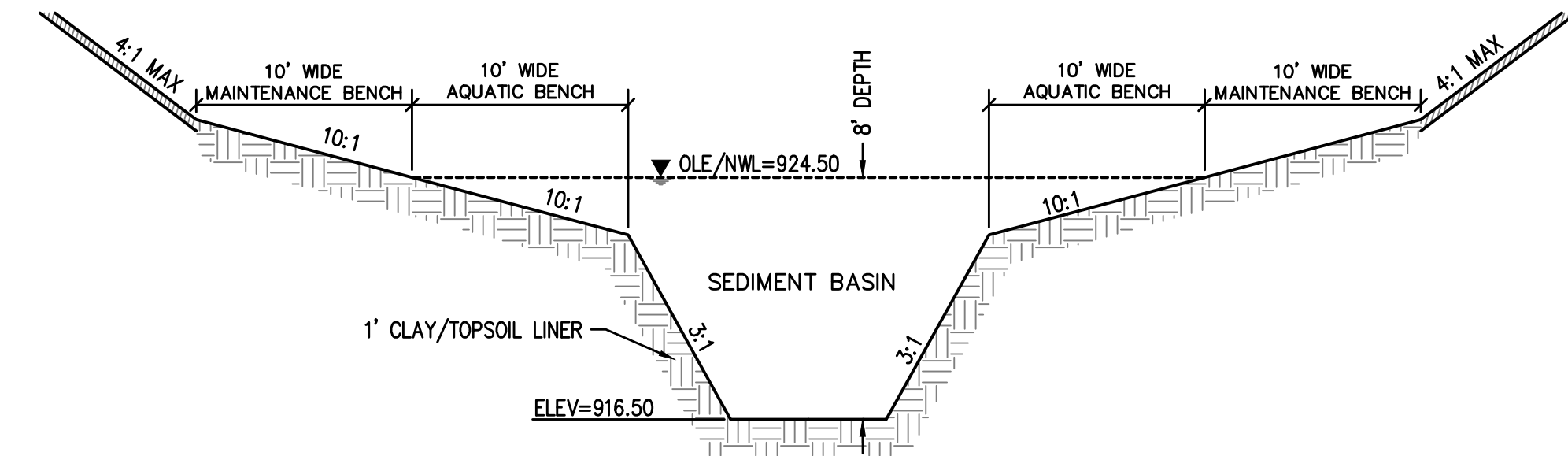
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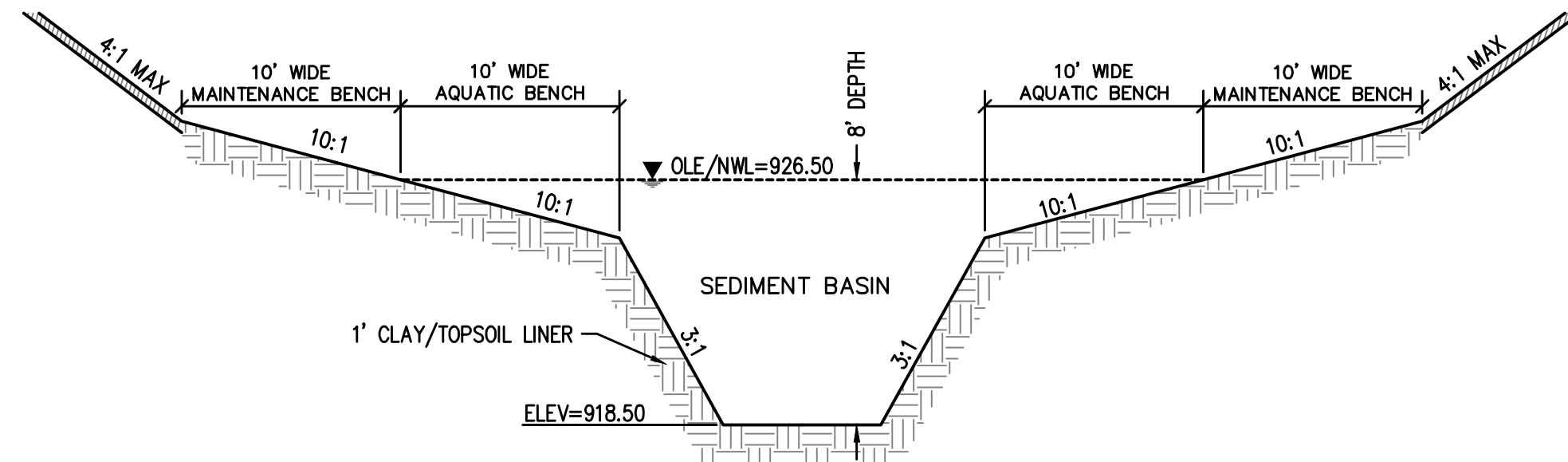
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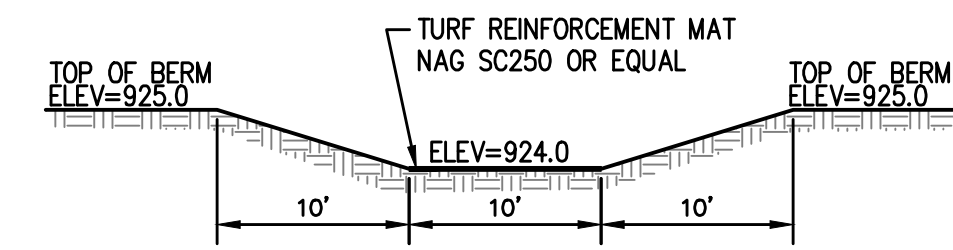
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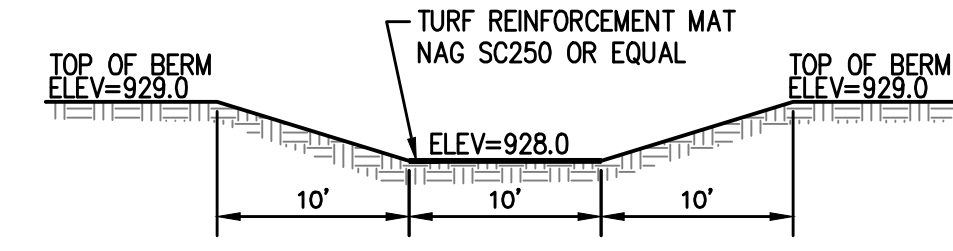


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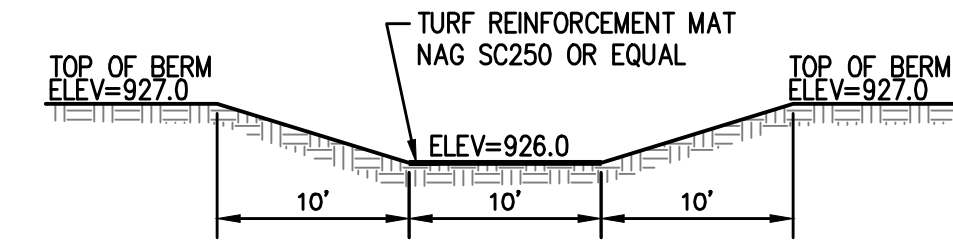
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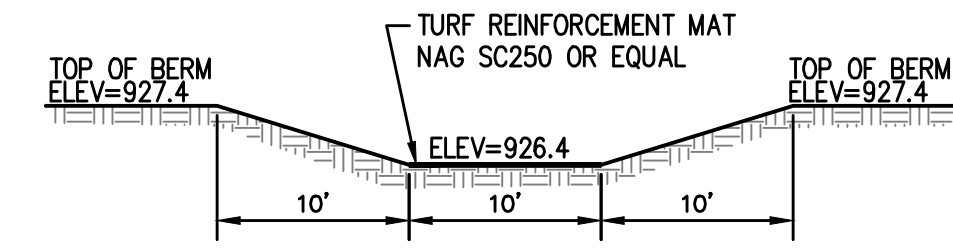
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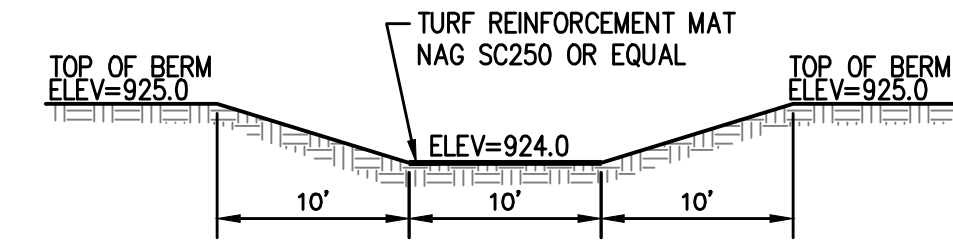
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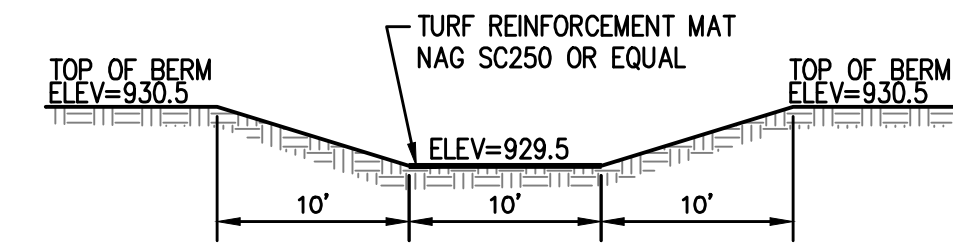
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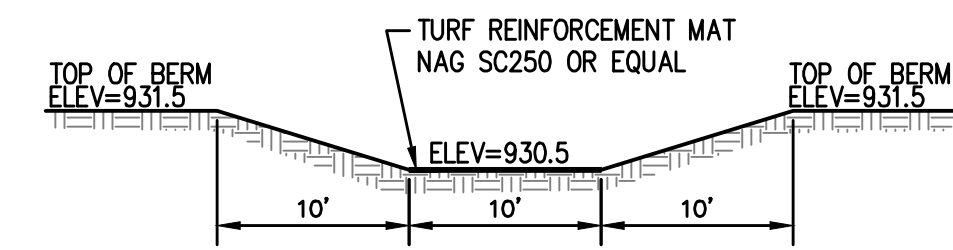
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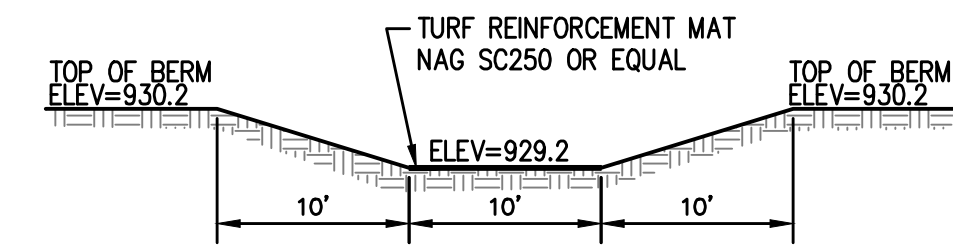
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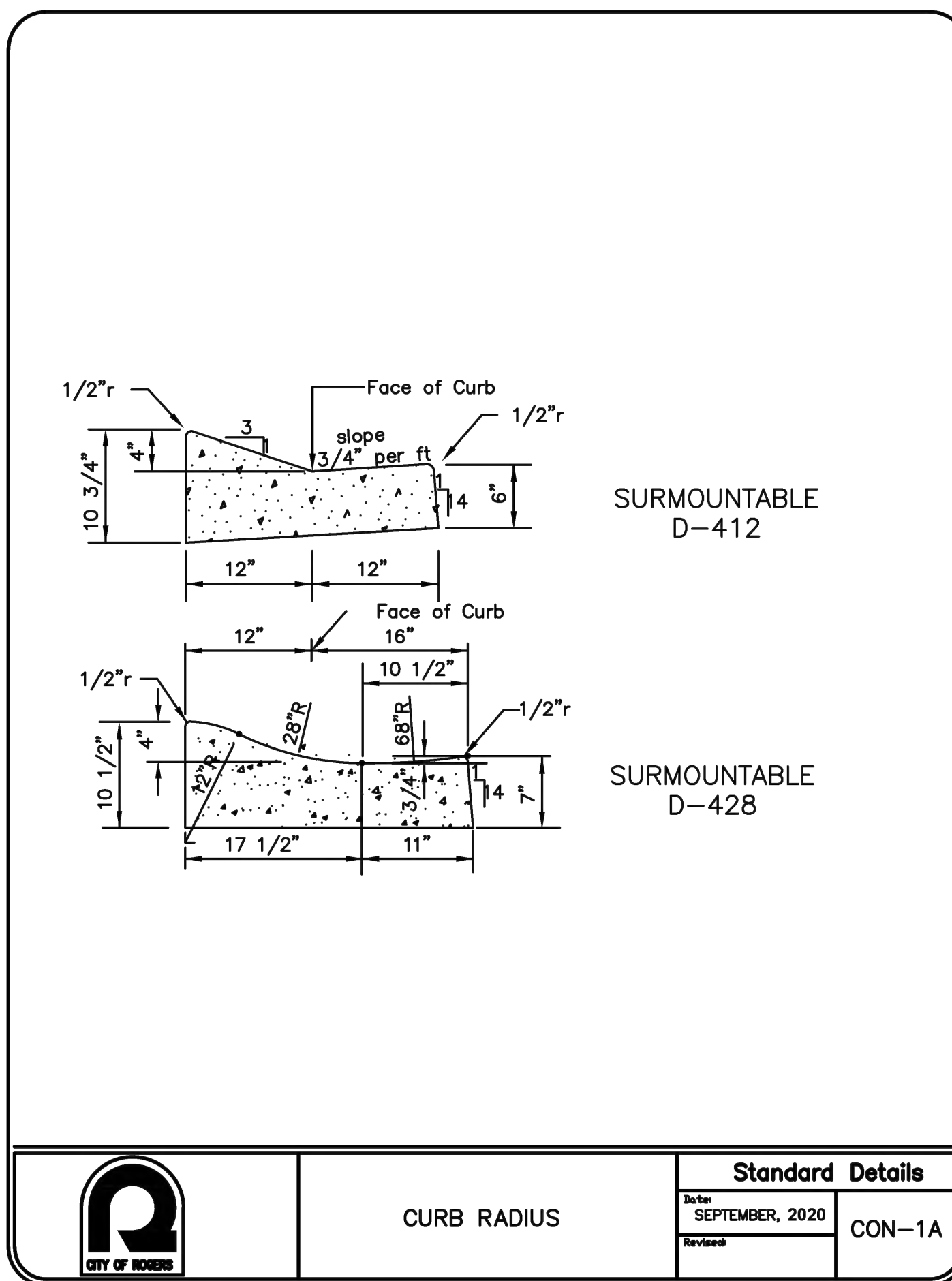
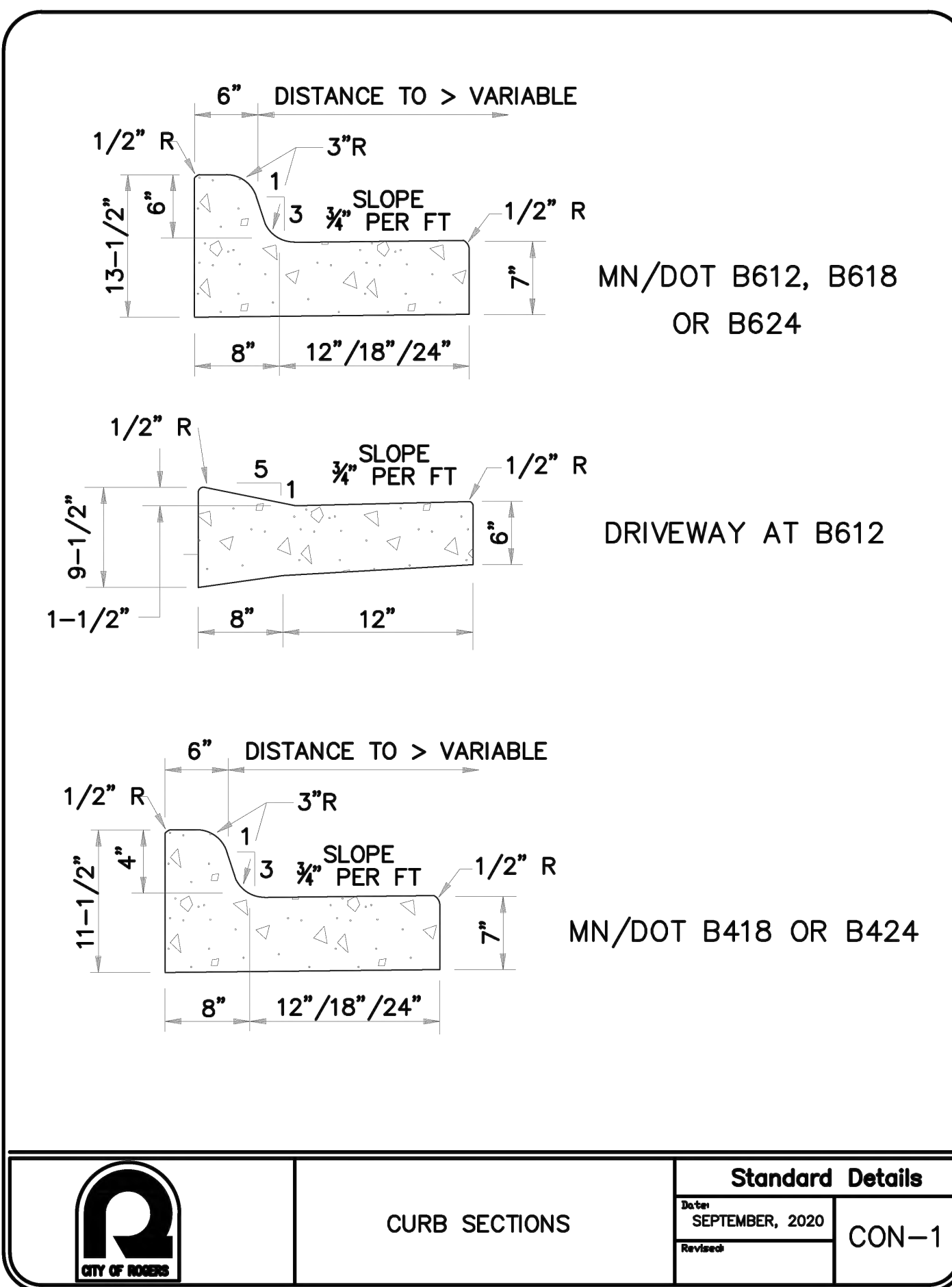
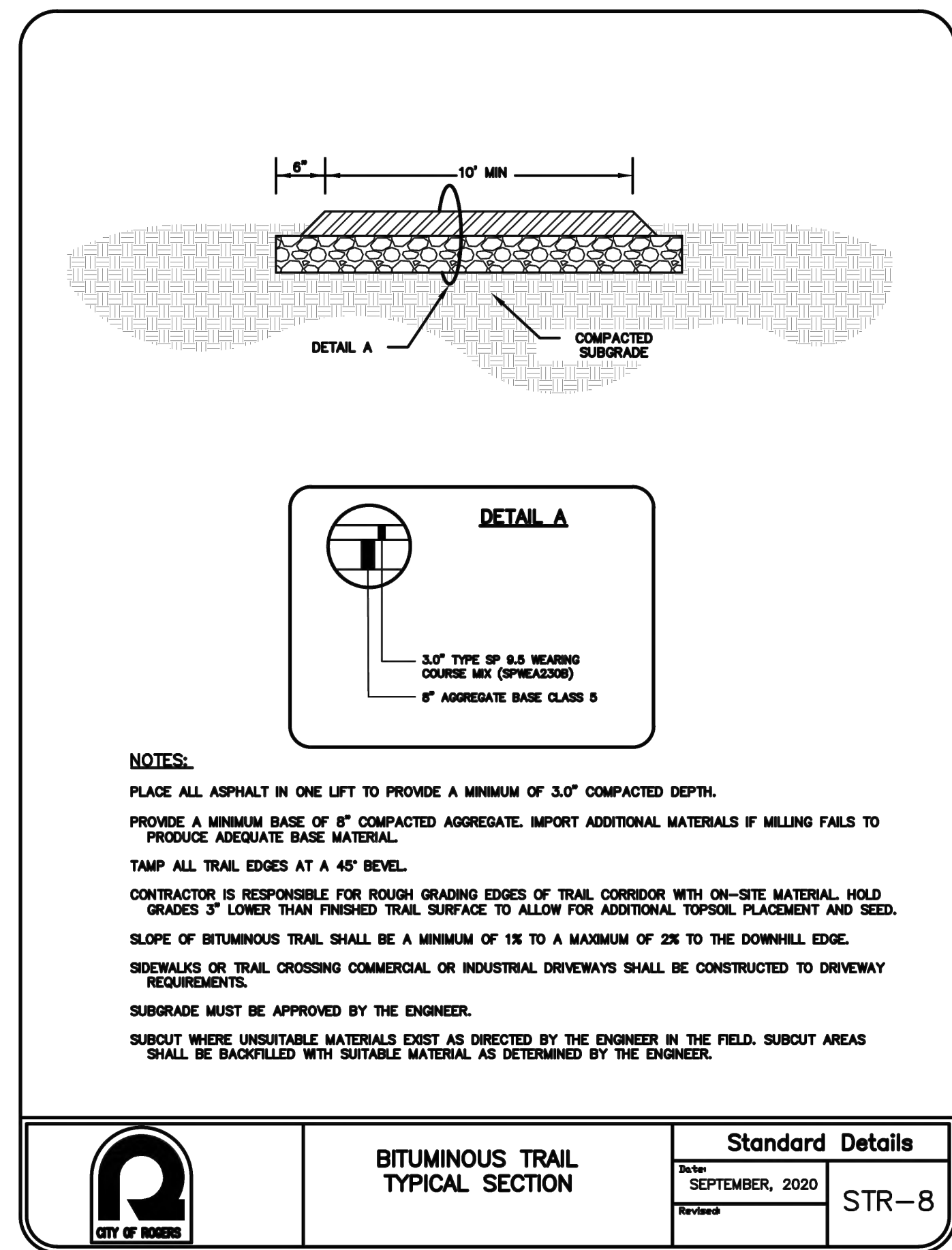
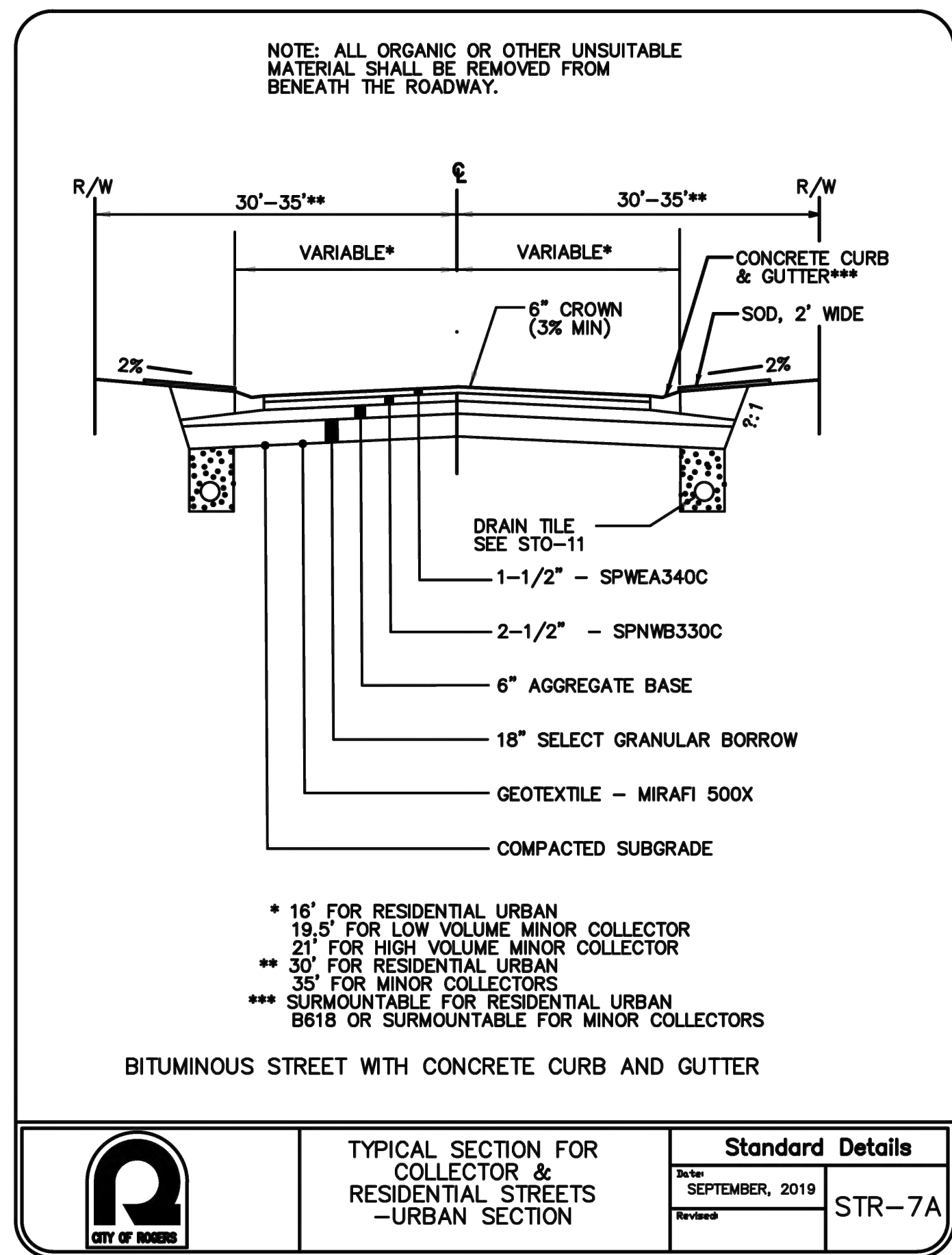
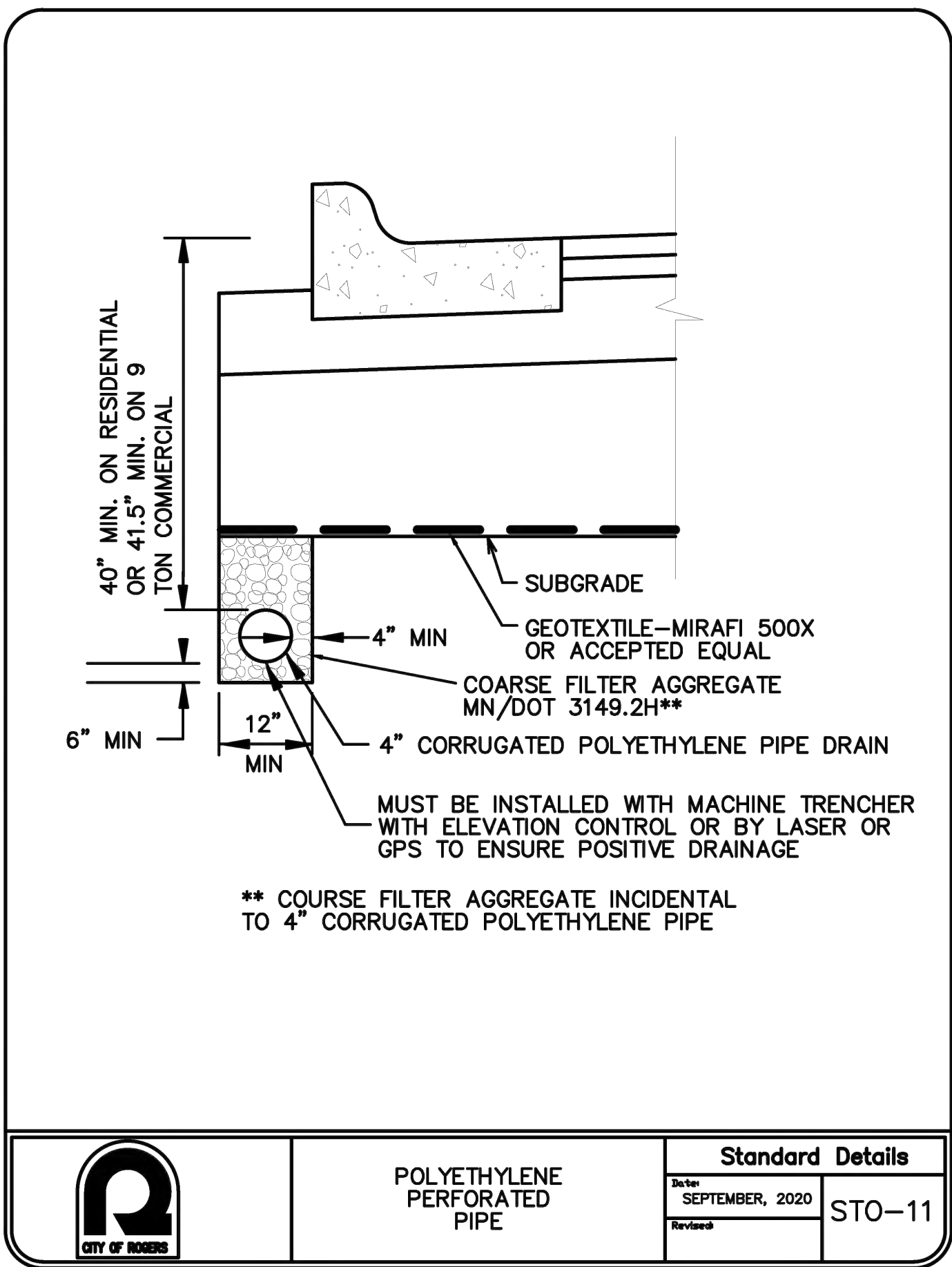
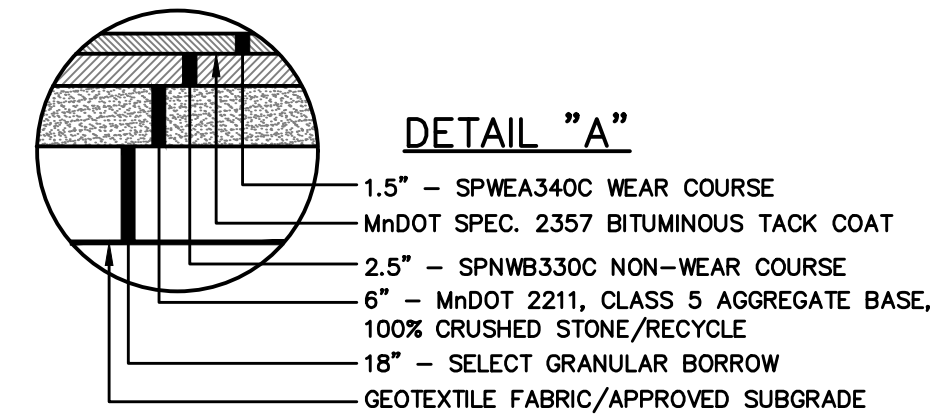
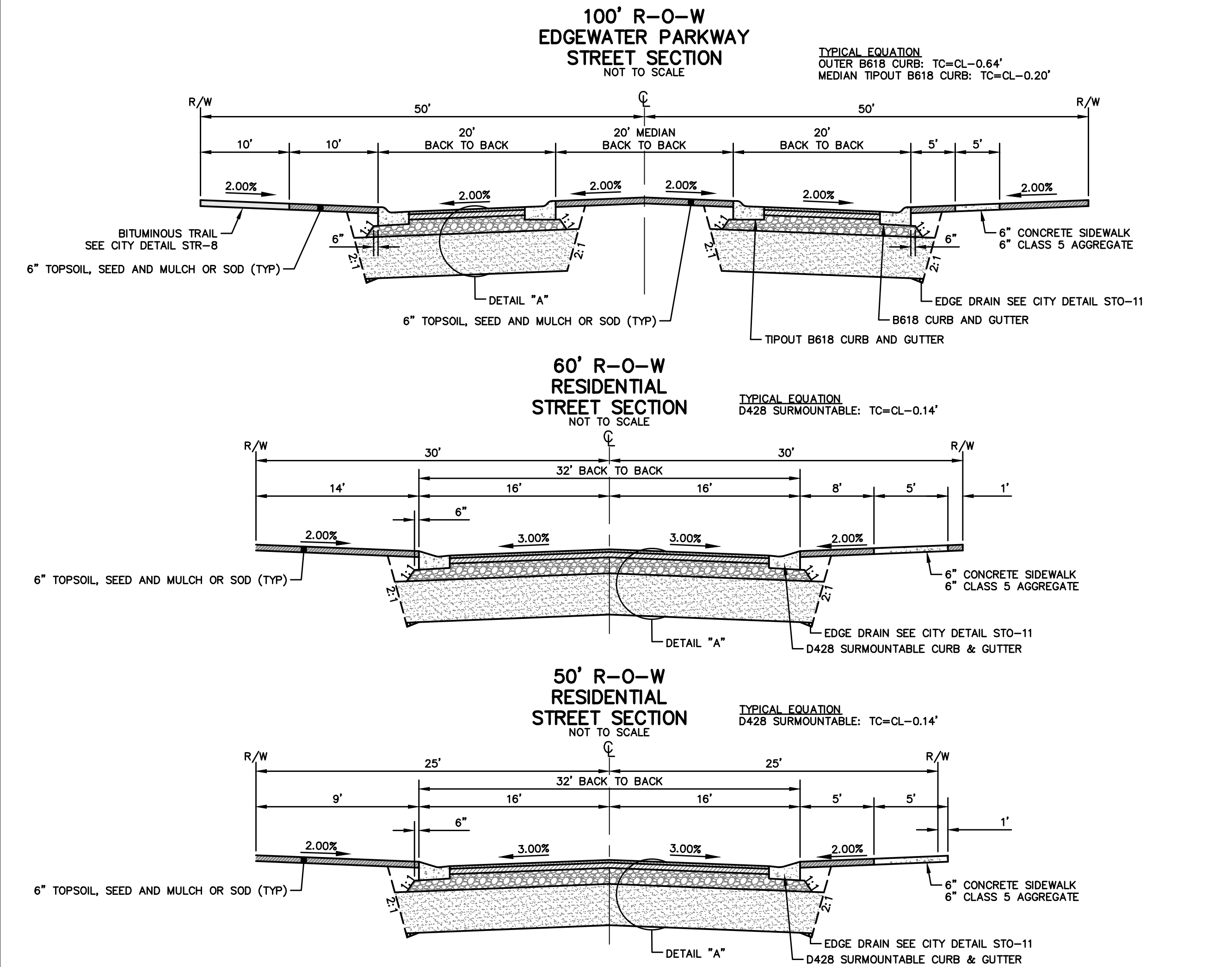
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POND 42P STABILIZED EMERGENCY OVERFLOW



POND 43P STABILIZED EMERGENCY OVERFLOW



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Date: Reg. No.

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
FOR
CONSTRUCTION DETAILS
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

DATE
02/24/2025

REVISIONS

03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS

CAD FILE
23970D

PROJECT NO.
23970

6.2

GENERAL UTILITY CONSTRUCTION NOTES:

1. **SPECIFICATIONS:** THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF ROGERS GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.
2. **EXISTING FACILITIES:** IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY AND STORM SEWER, WATERMAIN, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN THE EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER IN COOPERATION WITH THE UTILITY COMPANIES, SHALL DETERMINE THE NECESSITY FOR ANY RELOCATION OF THESE FACILITIES.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES SO THAT THEY WILL CONTINUE TO FUNCTION IN THEIR PROPER MANNER BOTH DURING CONSTRUCTION AND IN THE FUTURE. ANY SUPPORTING STRUCTURE THAT MAY BE REQUIRED BECAUSE OF THE CONTRACTOR'S OPERATION SHALL BE PROVIDED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES EXISTING PRIOR TO THE CONTRACTOR'S EXCAVATION. ONCE EXCAVATION HAS COMMENCED, IT WILL BE ASSUMED THAT ALL DAMAGE TO UNDERGROUND UTILITIES HAS BEEN CAUSED BY THE CONTRACTOR'S OPERATIONS AND IT WILL BE HIS RESPONSIBILITY TO MAKE THE NECESSARY REPAIRS.

3. **CONTRACTOR RESPONSIBILITIES:**
THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR RECEIVING WATER FROM PUBLIC OR PRIVATE SOURCES AND SECURE NECESSARY PERMITS AND PAY REGULAR CHARGES. ALL CITY WATER SHALL BE METERED. DISPOSAL OF ANY WASTEWATER OR ANY TEST WATER INTO THE CITY SANITARY SEWER SYSTEM IS SUBJECT TO CITY CHARGE. CONTRACTORS ARE NOT TO OPERATE GATE VALVES OR HYDRANTS ON CITY WATER SUPPLY.

THE CITY ENGINEER AND THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE SUBJECT TO SHUT DOWN IF PROPER NOTIFICATION IS NOT GIVEN TO THE ENGINEER.

CITY STREETS THAT ARE UTILIZED FOR INGRESS TO OR EGRESS FROM THE CONSTRUCTION SITE SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS. RESULTING FROM SAID CONSTRUCTION. COST FOR THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ADEQUATE STORM DRAINAGE PROTECTION OF THE SITE IN ORDER TO PREVENT EROSION AND SILTING OF ON-SITE AND OFF-SITE AREAS. THIS SHALL BE ACCOMPLISHED BY PLACEMENT OF HAY BALES OR FILTER FABRIC FENCE AROUND THE DRAINAGE INLETS AND OUTLETS AND BY CONSTRUCTION OF DITCHES, BERMS, DEBRIS BASINS, FILTER FABRIC FENCING AND BY ANY OTHER ON-SITE PROTECTION AS DETERMINED BY THE ENGINEER. UNLESS SPECIFICALLY CALLED OUT AS A BID ITEM ON THE BID FORM, ANY TEMPORARY DITCHING, CULVERTS, HAY BALES, AND FILTER FABRIC FENCE NECESSARY TO ACCOMPLISH THIS SHALL BE AT THE CONTRACTOR'S EXPENSE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND LEAVE UNDISTURBED THOSE MARKERS OR MONUMENTS SET FOR THE SUBDIVISION OF LAND.

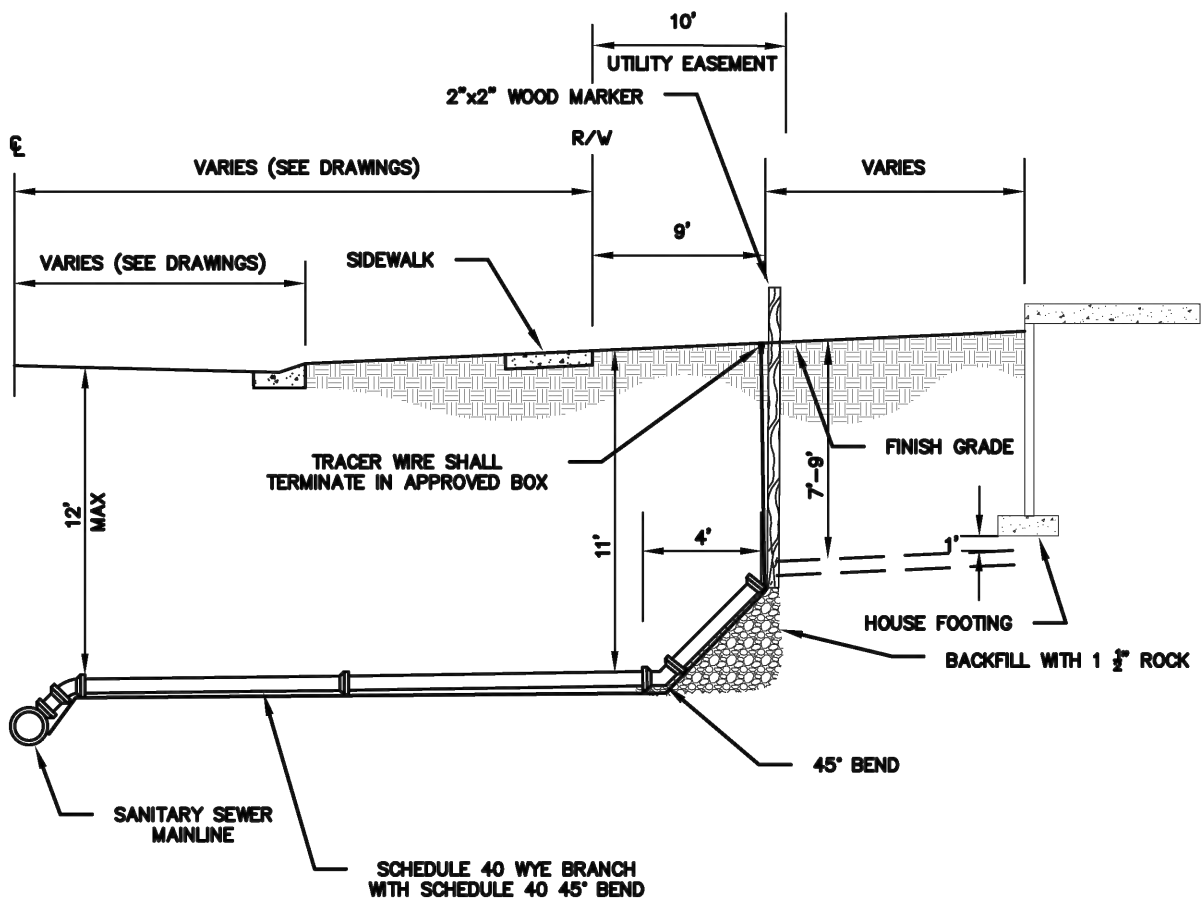
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.

2. **COMPACTION:** DENSITY TESTS SHALL BE TAKEN ON ALL TRENCHES WITHIN THE STREET CROSS SECTION AND THE PAD AREAS TO EVALUATE THE COMPACTION ACHIEVED DURING UTILITY CONSTRUCTION. WITHIN THE UPPER 3 FEET OF STREET SUBGRADE THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY (AASHTO T-99) BE PROVIDED. WITHIN UTILITY TRENCHES IN OPEN SPACE AREAS (PAD AREAS) AND AREAS BELOW THE UPPER 3 FEET OF STREET SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE SURFACE OF ALL UTILITY TRENCHES SHALL BE FINISHED GRADED TO THE ELEVATIONS AS STAKED BY THE ENGINEER TO WITHIN A TOLERANCE OF $\pm 0.3'$ IN OPEN SPACE AREAS AND $\pm 0.1'$ WITHIN STREET RIGHT OF WAYS. THE DENSITY WILL BE TESTED BY AN APPROVED TESTING LABORATORY. AN APPROVED TESTING METHOD WHICH UTILIZES A NUCLEAR DENSITY METER MAY BE USED FOR THE DENSITY TESTS. THE LOCATION OF THE TESTS WILL BE AT THE DIRECTION OF THE ENGINEER.

THE OWNER SHALL BEAR ALL COSTS OF THE TESTING. FAILURE TO MEET THE COMPACTION REQUIREMENTS OUTLINED IN THIS SECTION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL COSTS FOR ANY RE-TESTING ASSOCIATED WITH ANY CORRECTIVE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

3. ALL PVC WATERMAIN TO BE INSTALLED WITH 8.5' MINIMUM COVER. ALL DIP WATERMAIN TO BE INSTALLED WITH 7.5' MINIMUM COVER.
4. ALL 8" WATERMAIN TO BE CONSTRUCTED OF CLASS C900 PVC W/ TRACER WIRE.

5. **SANITARY SEWER PIPE TYPE & CLASS AS FOLLOWS:**
- 0' - 18' DEEP = PVC SDR 35
 - 18' - 28' DEEP = PVC SDR 26
 - 28' - 32' DEEP = PVC SDR 18, AWWA C900
 - 32' + DEEP = POLYBOND LINED DIP, ASTM A746



NOTES:

SEWER SERVICE, PVC SCHEDULE 40 4" OR 6" AS SPECIFIED

2% MINIMUM SLOPE OR 12% MAXIMUM SLOPE, 1/2" PER FOOT

ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149 B.1 OR COURSE FILTER AGGREGATE 3149H

END OF SERVICE SHALL BE 7' TO 9' DEEP AT END OF SERVICE. THE END SHALL BE A FACTORY JOINT WITH PLUG, USING A FACTORY MANUFACTURED ADAPTOR WHERE NECESSARY



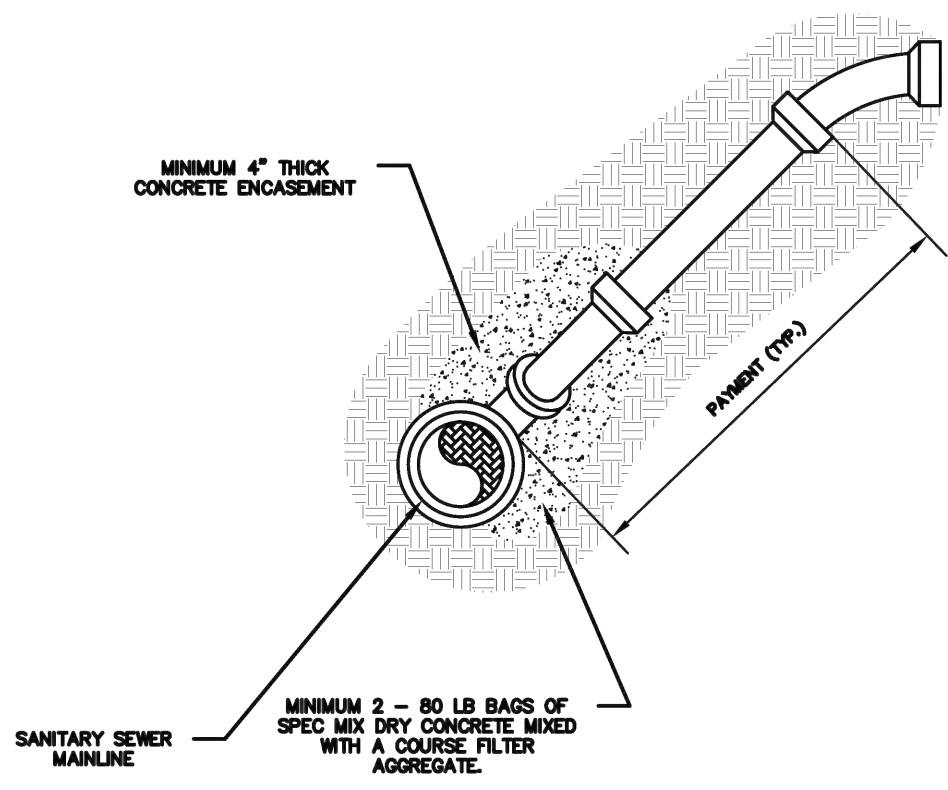
SANITARY SEWER SERVICE

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-1



NOTES:

SERVICE CONNECTION TO BE AT 2:00 OR 10:00 WITH APPROVED FACTORY INSTALLED SCHEDULE 40 WYE.

4" OR 6" SANITARY SEWER SERVICE RISER SUPPORT ON TRENCH SLOPE 1:1 MAX

SCHEDULE 40 PVC SERVICES



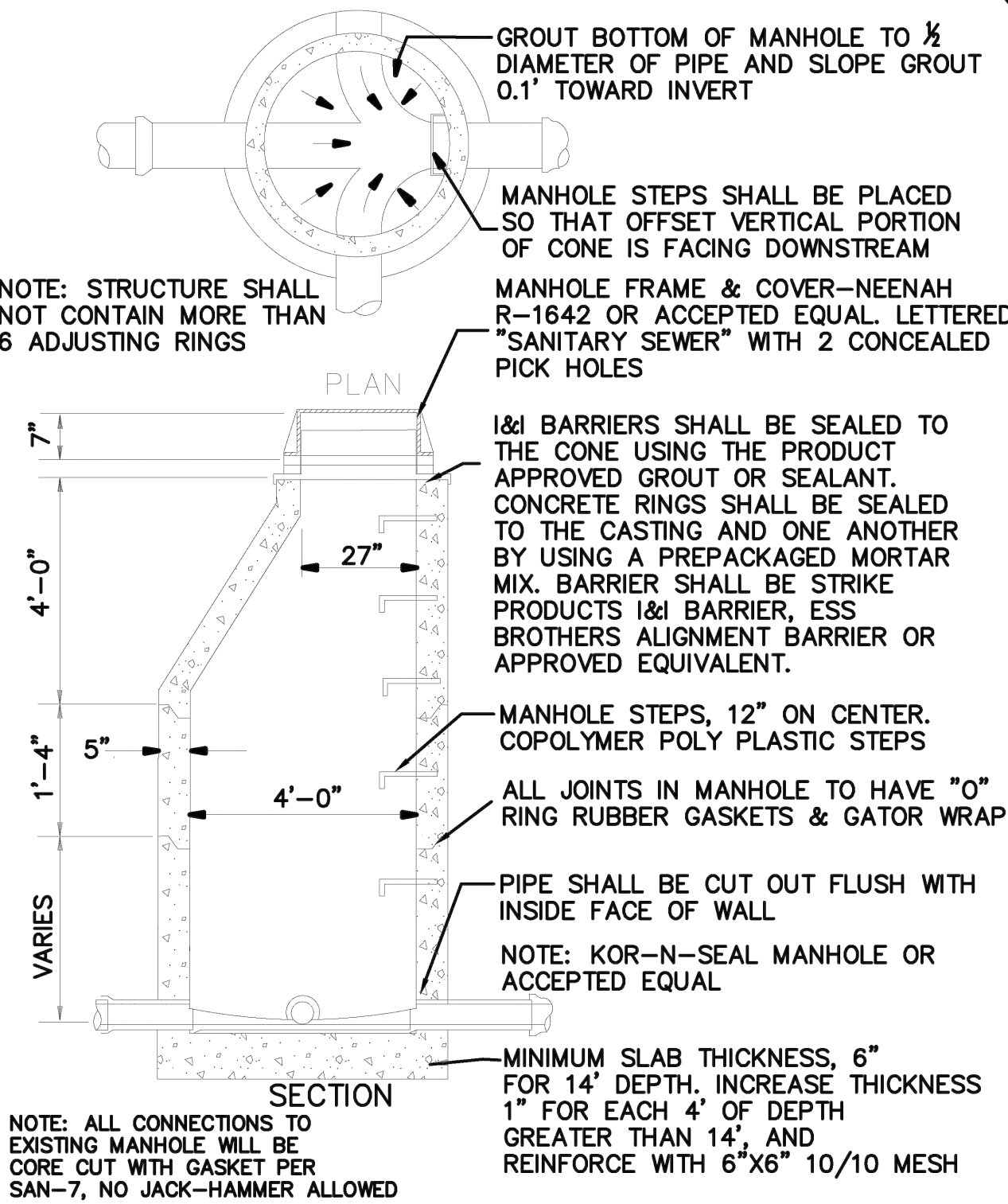
SANITARY SEWER SERVICE RISER

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-2



NOTE: STRUCTURE SHALL NOT CONTAIN MORE THAN 6 ADJUSTING RINGS

GROUT BOTTOM OF MANHOLE TO 1/2 DIAMETER OF PIPE AND SLOPE GROUT 0.1' TOWARD INVERT

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM
MANHOLE FRAME & COVER-NEENAH R-1642 OR ACCEPTED EQUAL. LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES

1&1/2" BARRIERS SHALL BE SEALED TO THE CONE USING THE PRODUCT APPROVED GROUT OR SEALANT. CONCRETE RINGS SHALL BE SEALED TO THE CASTING AND ONE ANOTHER BY USING A PREPACKAGED MORTAR MIX. BARRIER SHALL BE STRIKE PRODUCTS 1&1/2" BARRIER, ESS BROTHERS ALIGNMENT BARRIER OR APPROVED EQUIVALENT.

MANHOLE STEPS, 12" ON CENTER. COPOLYMER POLY PLASTIC STEPS

ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS & GATOR WRAP
PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL

NOTE: KOR-N-SEAL MANHOLE OR ACCEPTED EQUAL

MINIMUM SLAB THICKNESS, 6" FOR 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14', AND REINFORCE WITH 6"x6" 10/10 MESH

NOTE: ALL CONNECTIONS TO EXISTING MANHOLE WILL BE CORE CUT WITH GASKET PER SAN-7, NO JACK-HAMMER ALLOWED



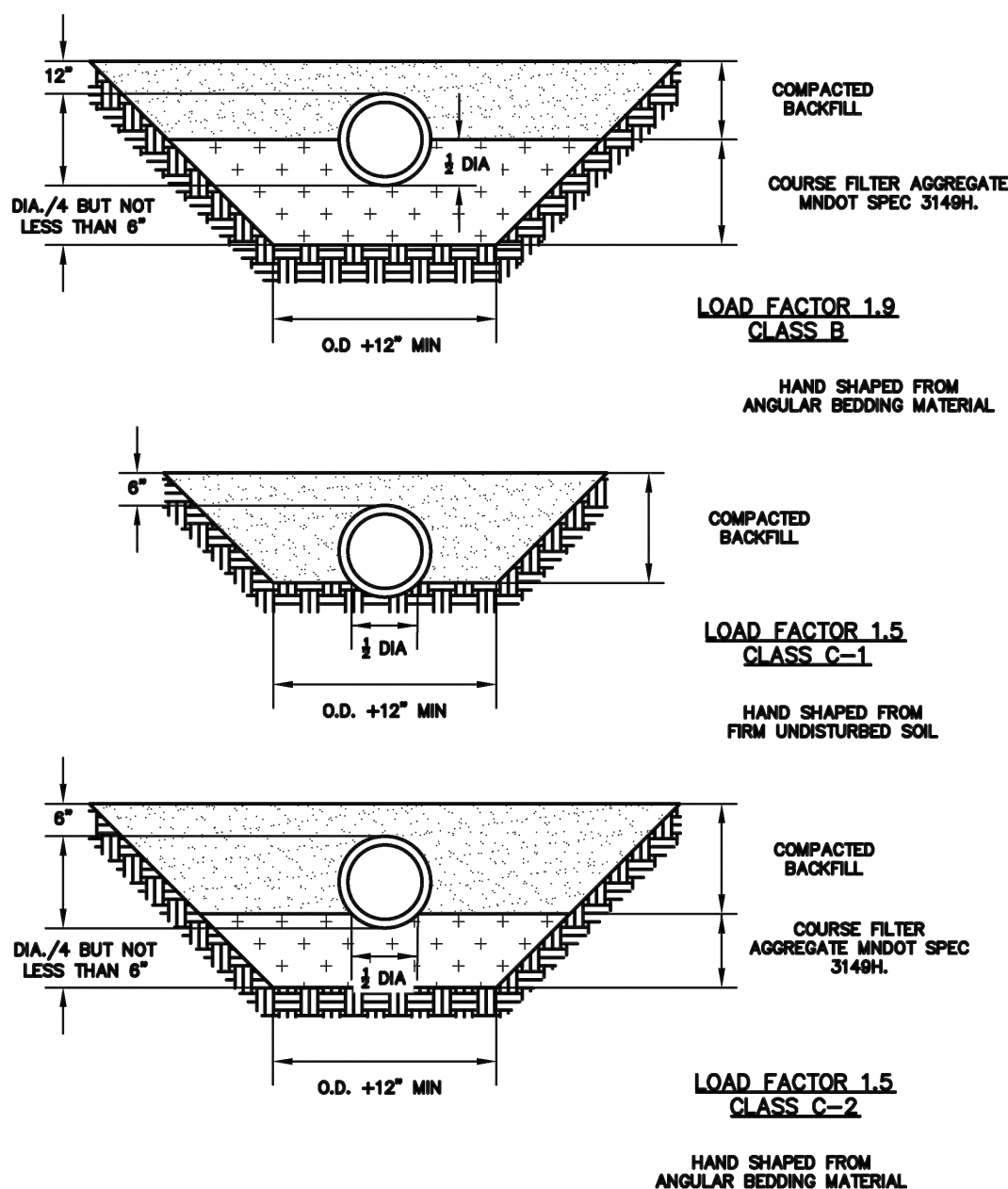
STANDARD SANITARY MANHOLE

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-4



NOTES:

"DIA" DENOTES OUTSIDE DIAMETER OF PIPE



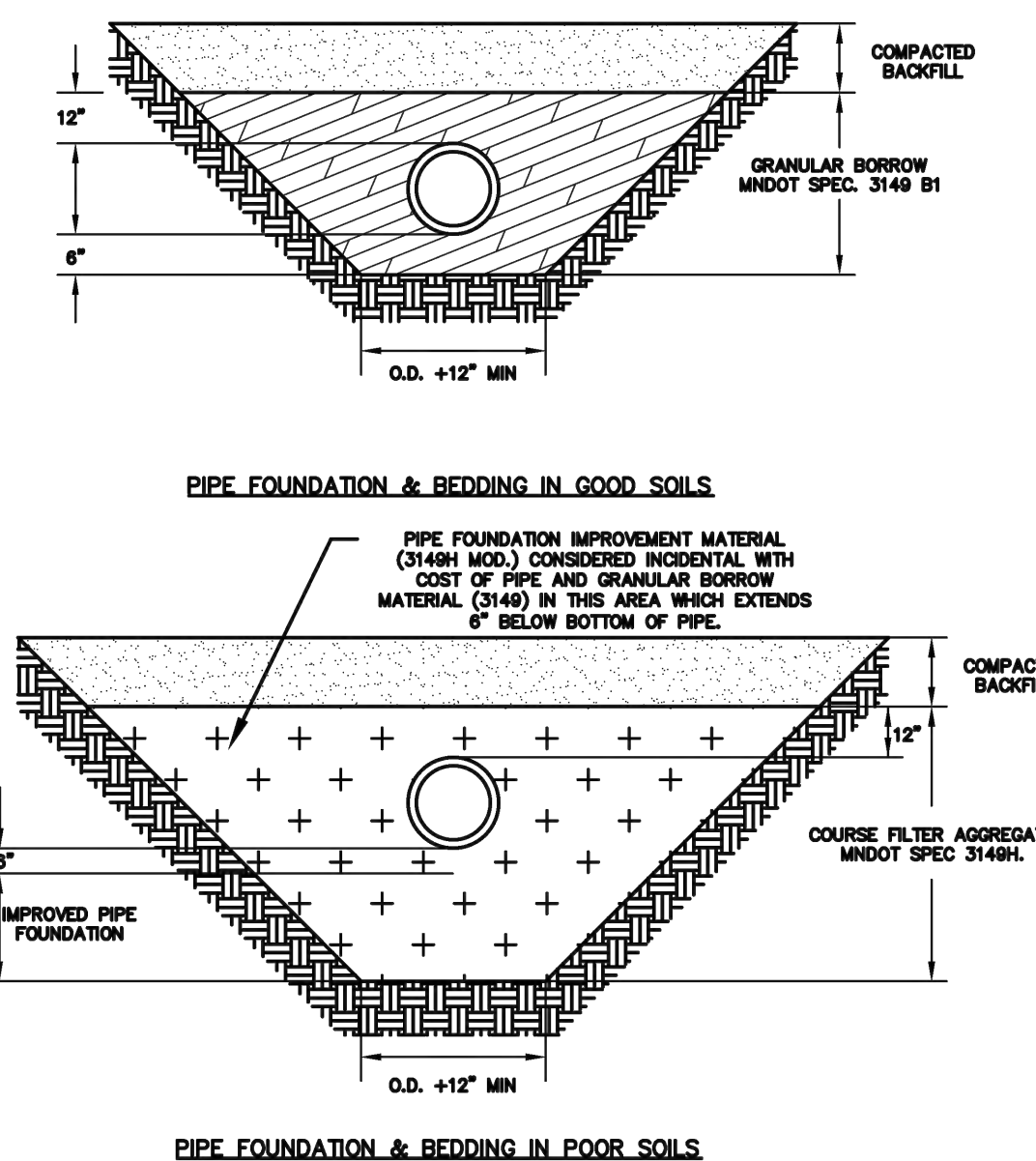
PIPE BEDDING METHODS FOR RCP OR DIP

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-11



PIPE FOUNDATION & BEDDING IN GOOD SOILS

PIPE FOUNDATION IMPROVEMENT MATERIAL (3149H MOD.) CONSIDERED INCIDENTAL WITH COST OF PIPE AND GRANULAR BORROW MATERIAL (3149) IN THIS AREA WHICH EXTENDS 6" BELOW BOTTOM OF PIPE.

PIPE FOUNDATION & BEDDING IN POOR SOILS



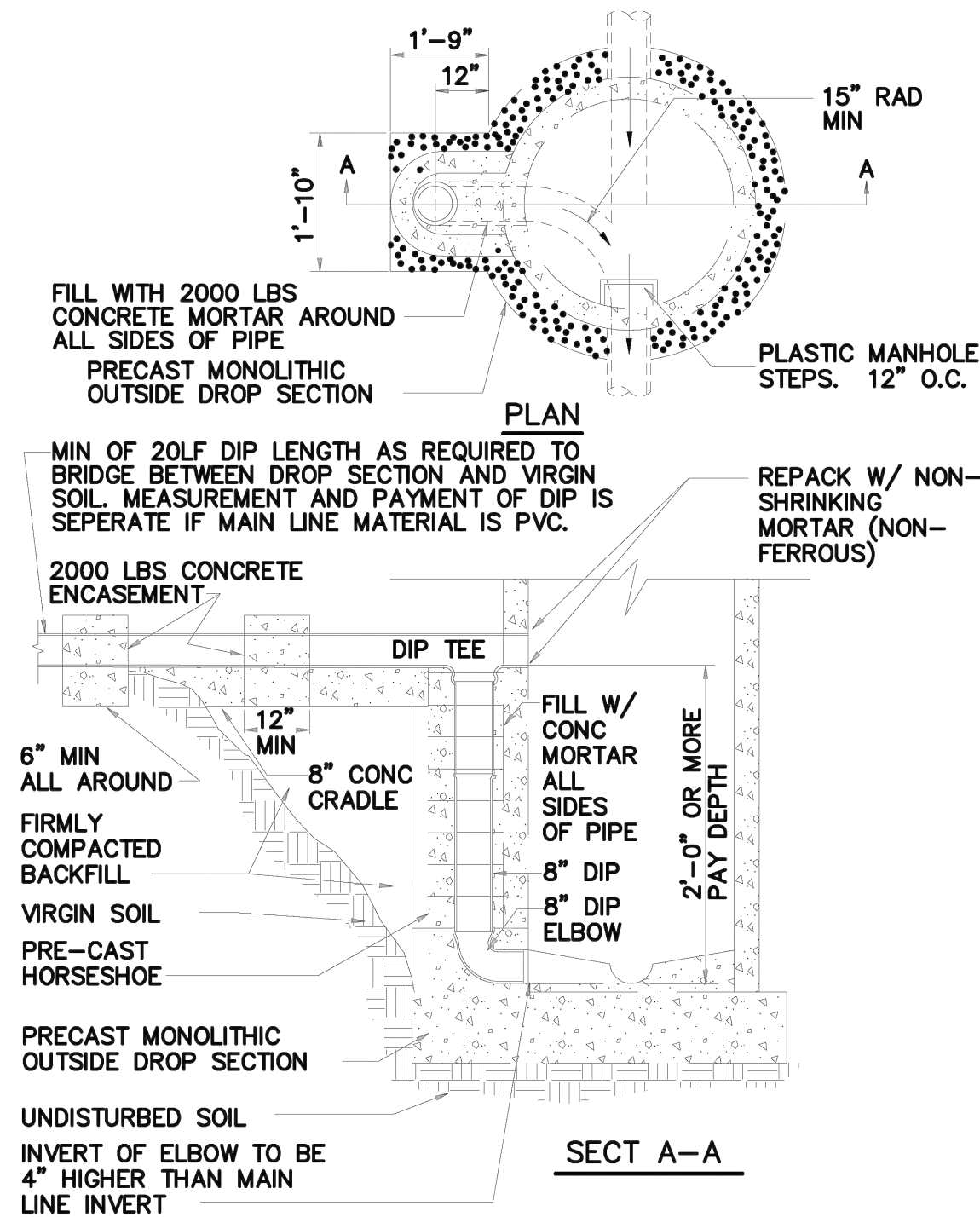
PIPE BEDDING METHODS FOR PVC

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-12



FILL WITH 2000 LBS CONCRETE MORTAR AROUND ALL SIDES OF PIPE
PRECAST MONOLITHIC OUTSIDE DROP SECTION

REPACK W/ NON-SHRINKING MORTAR (NON-FERROUS)

MIN OF 20LF DIP LENGTH AS REQUIRED TO BRIDGE BETWEEN DROP SECTION AND VIRGIN SOIL. MEASUREMENT AND PAYMENT OF DIP IS SEPARATE IF MAIN LINE MATERIAL IS PVC.

2000 LBS CONCRETE ENCASEMENT

DIP TEE

6" MIN ALL AROUND

FIRMLY COMPACTED BACKFILL

VIRGIN SOIL

PRE-CAST HORSESHOE

PRECAST MONOLITHIC OUTSIDE DROP SECTION

UNDISTURBED SOIL

INVERT OF ELBOW TO BE 4" HIGHER THAN MAIN LINE INVERT

SECT A-A



SANITARY MANHOLE OUTSIDE DROP SECTION

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-13

COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

CONSTRUCTION DETAILS

FOR RACHEL DEVELOPMENT

4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO
DATE
02/24/2025

REVISIONS

03/19/2025 MP&A REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS

CAD FILE
23970D
PROJECT NO.
23970
6.3

James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS

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COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

CONSTRUCTION DETAILS

FOR RACHEL DEVELOPMENT

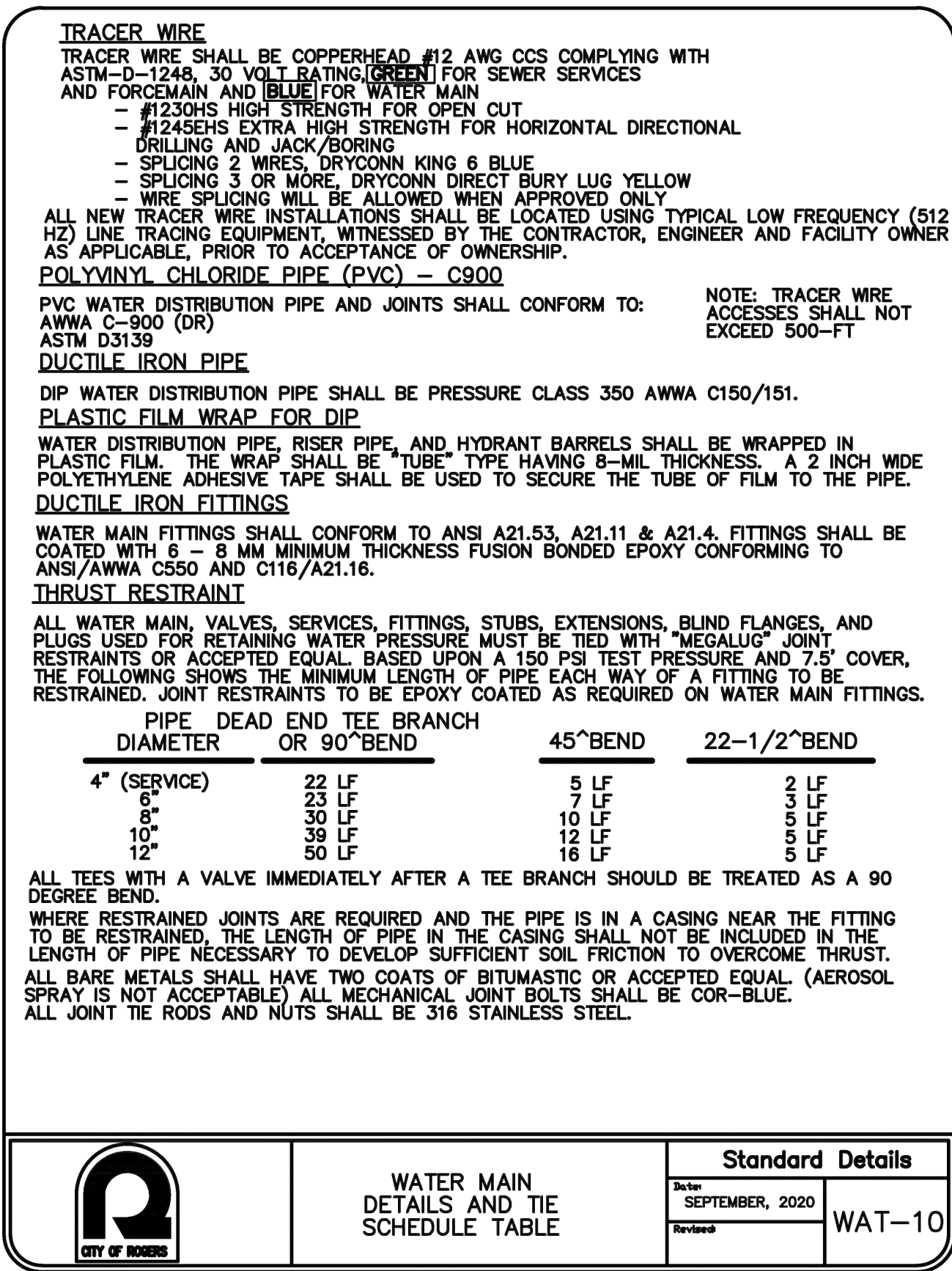
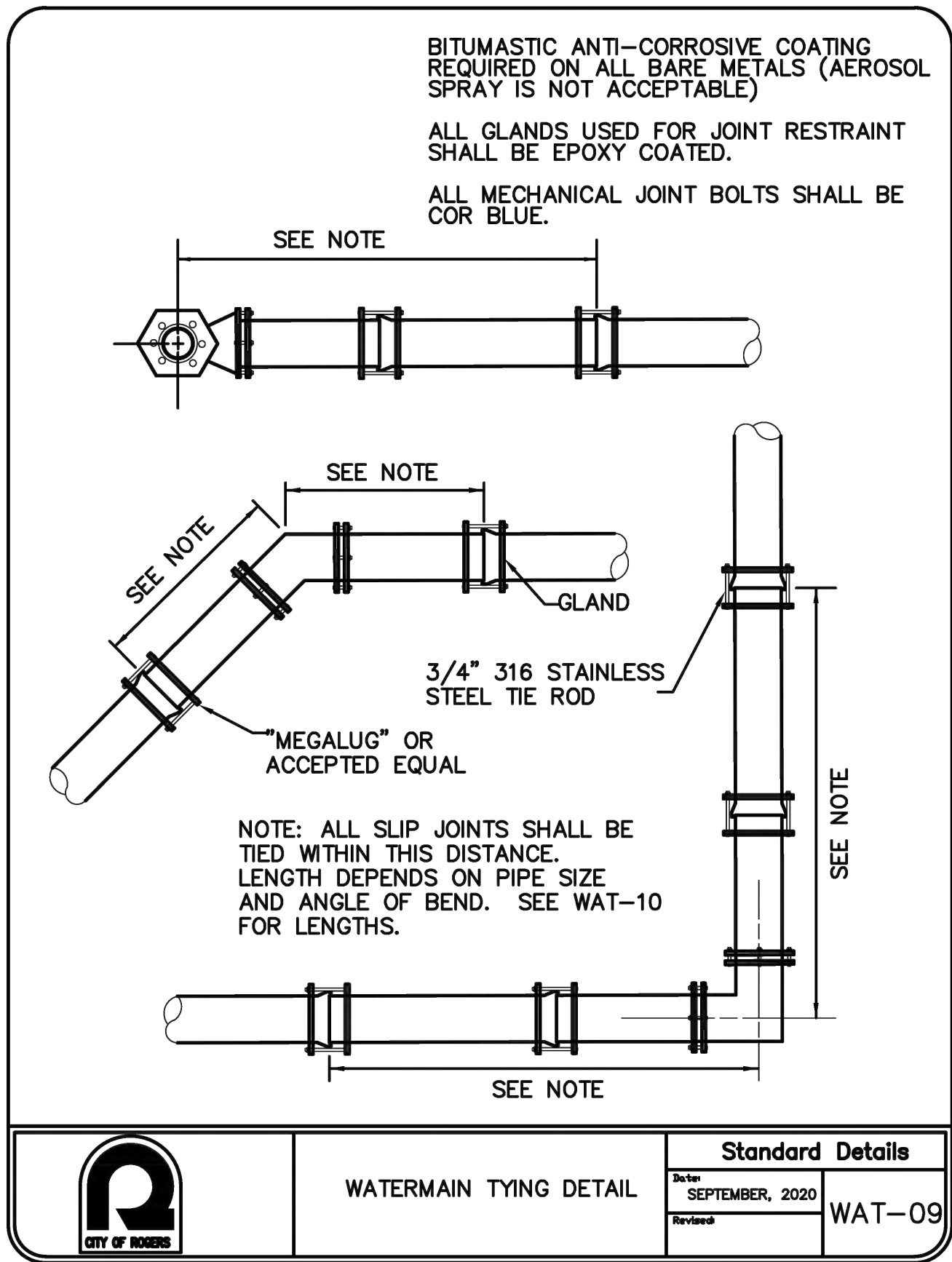
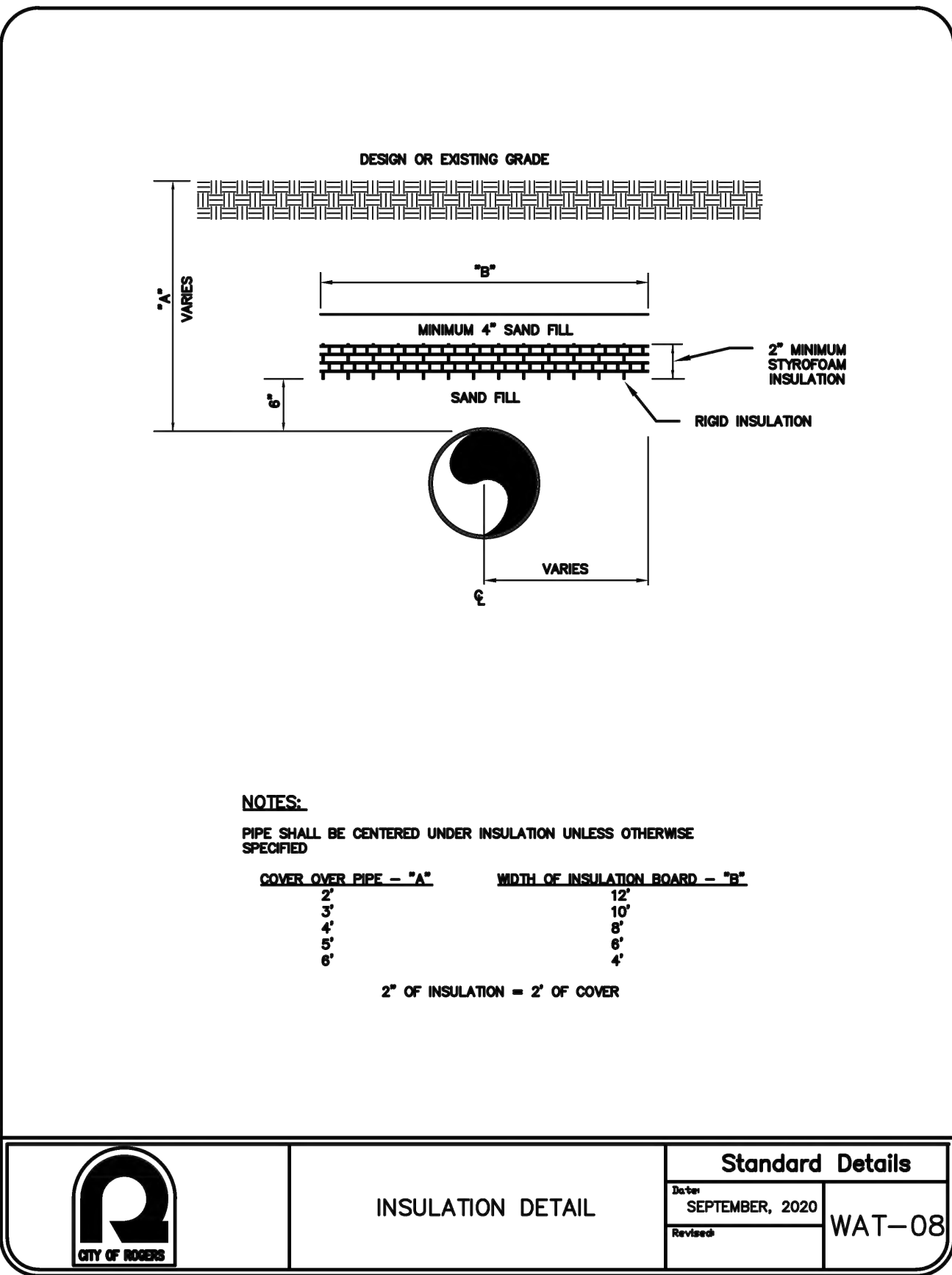
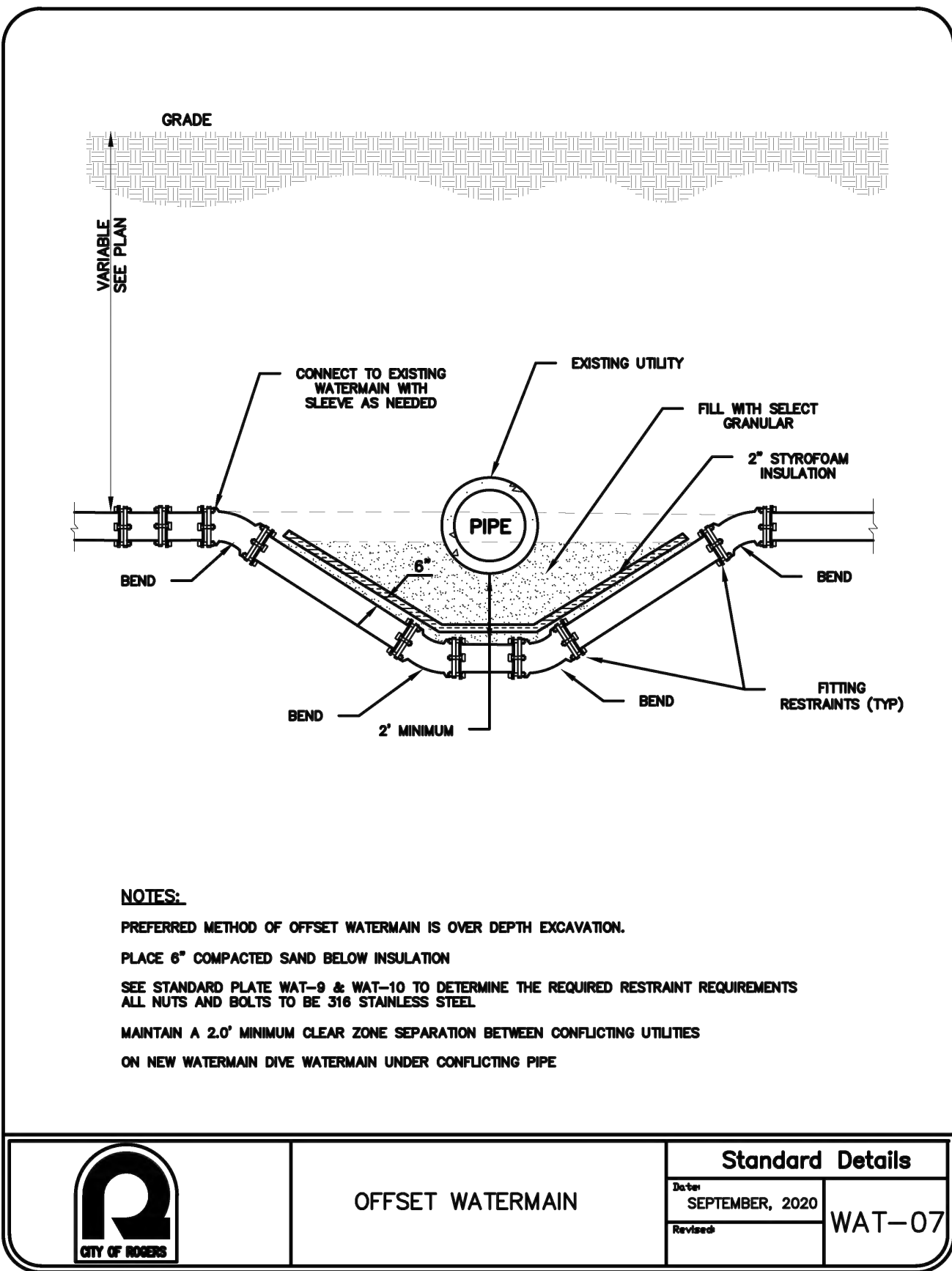
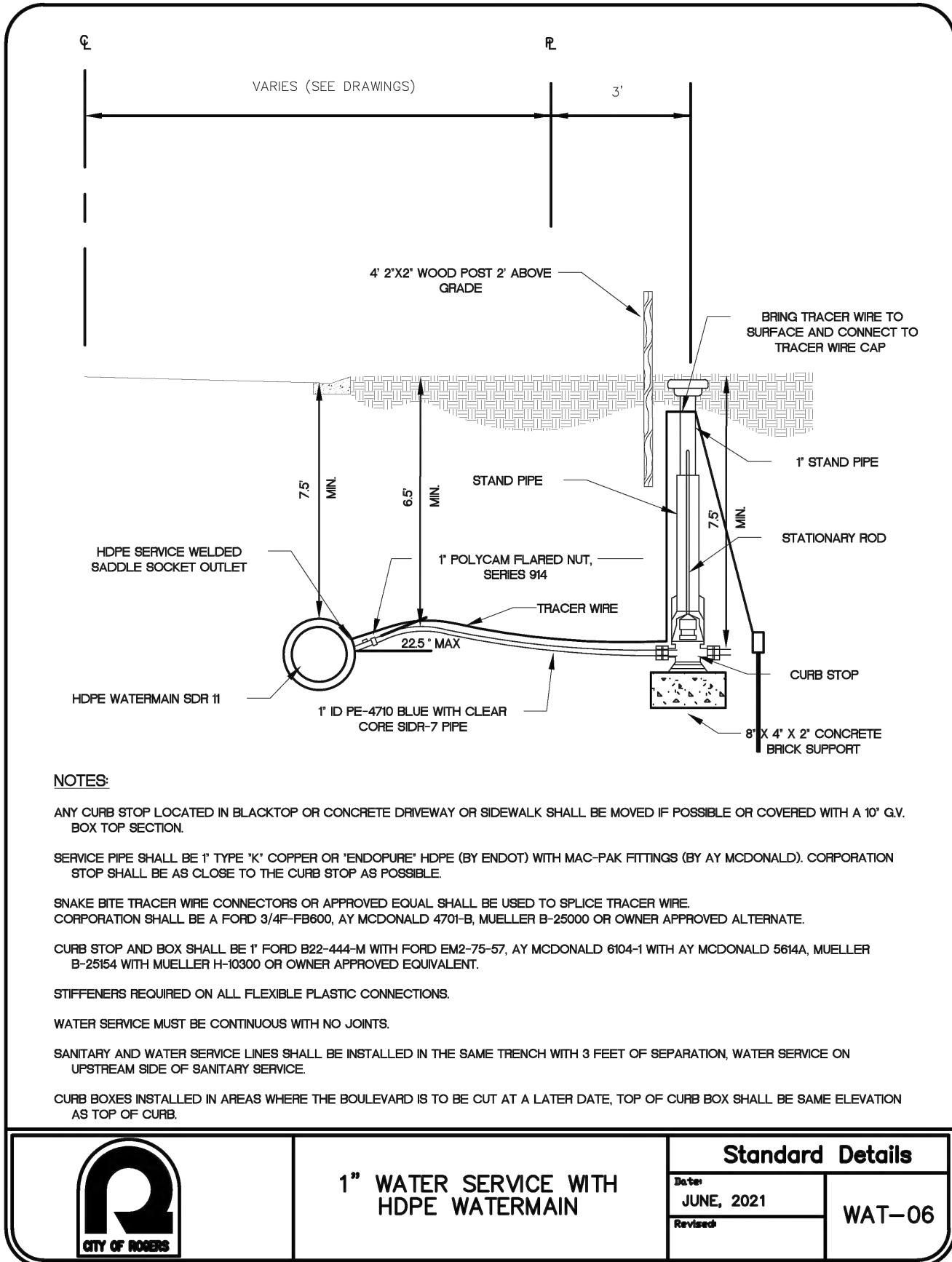
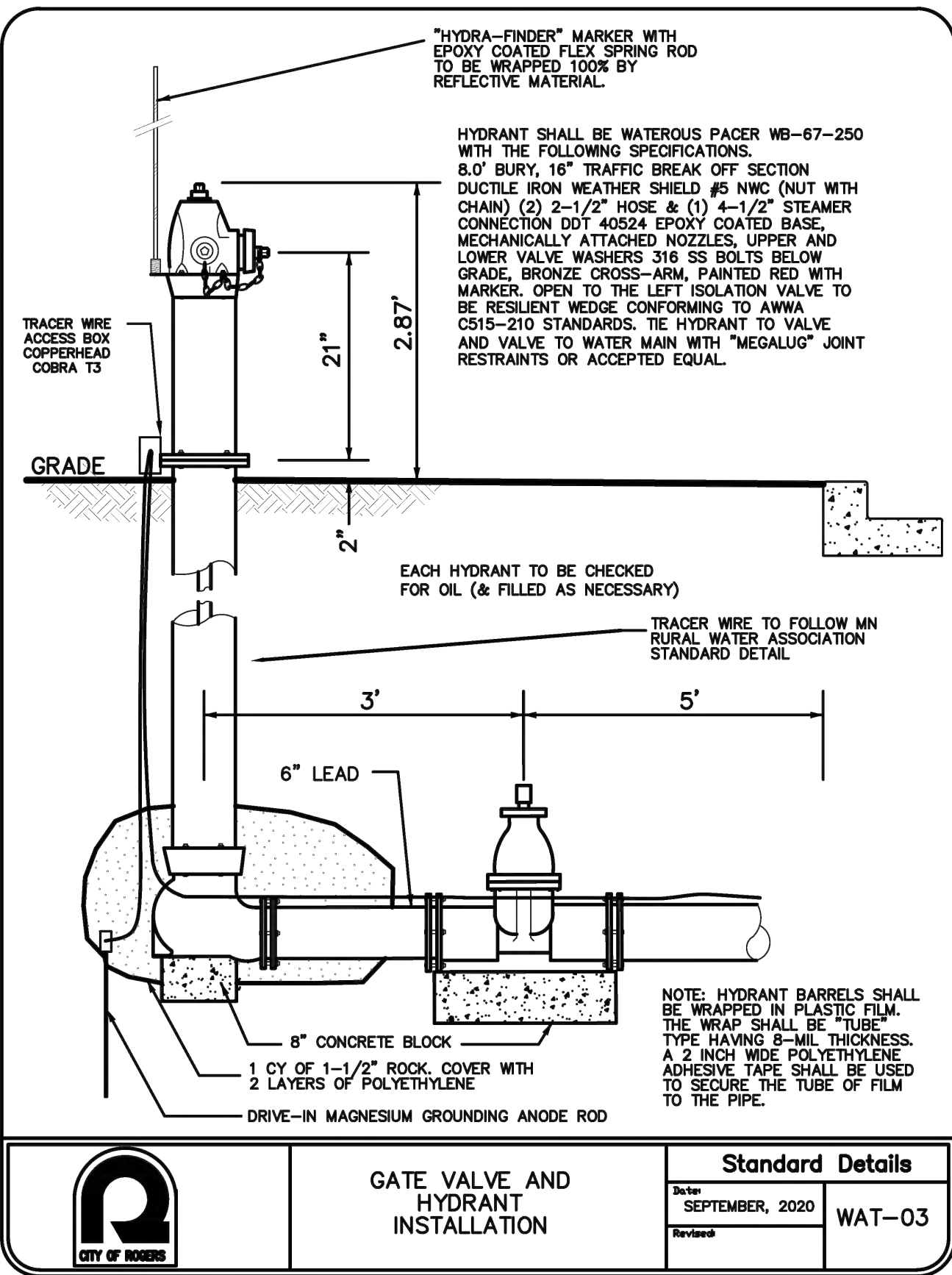
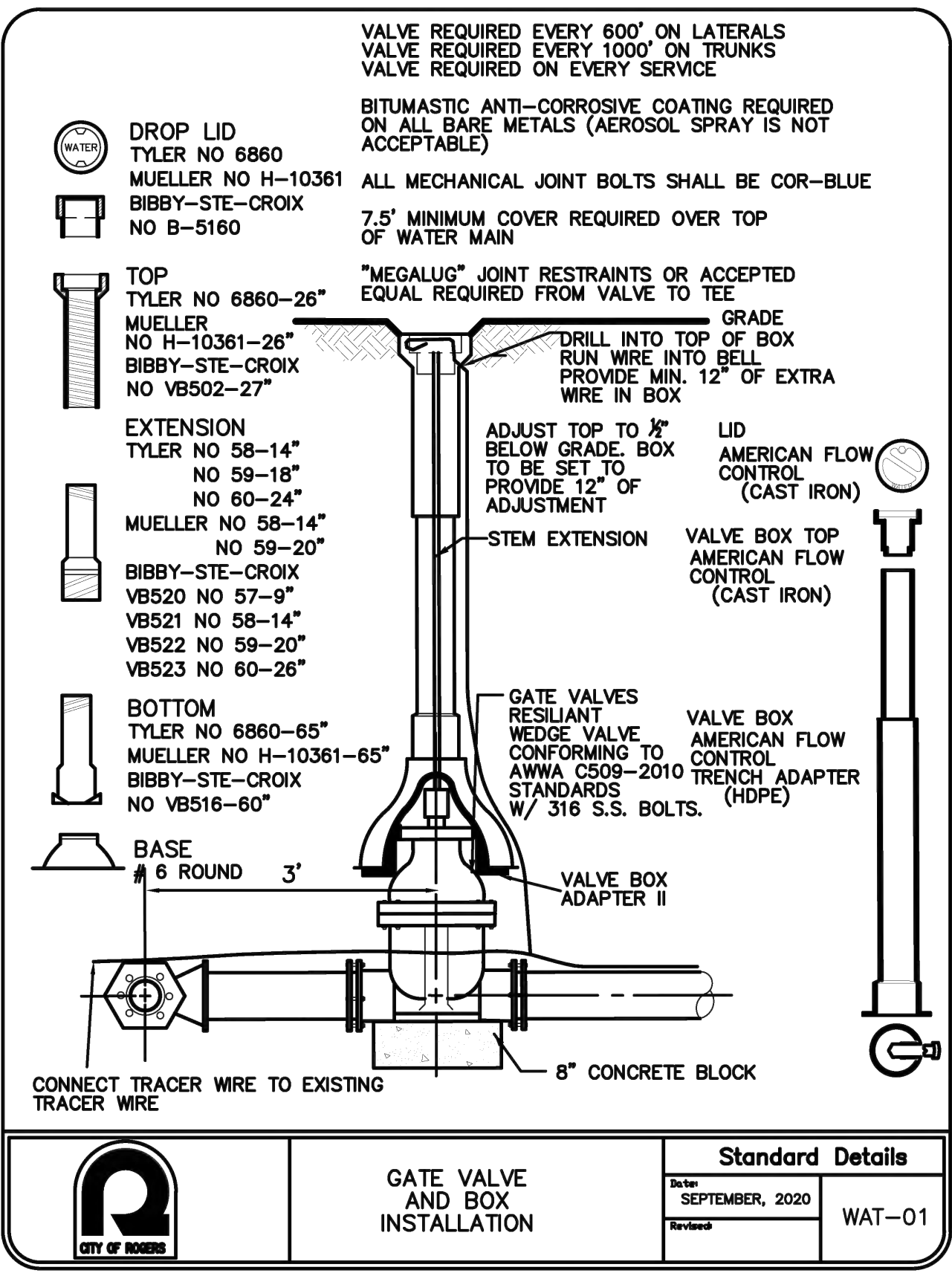
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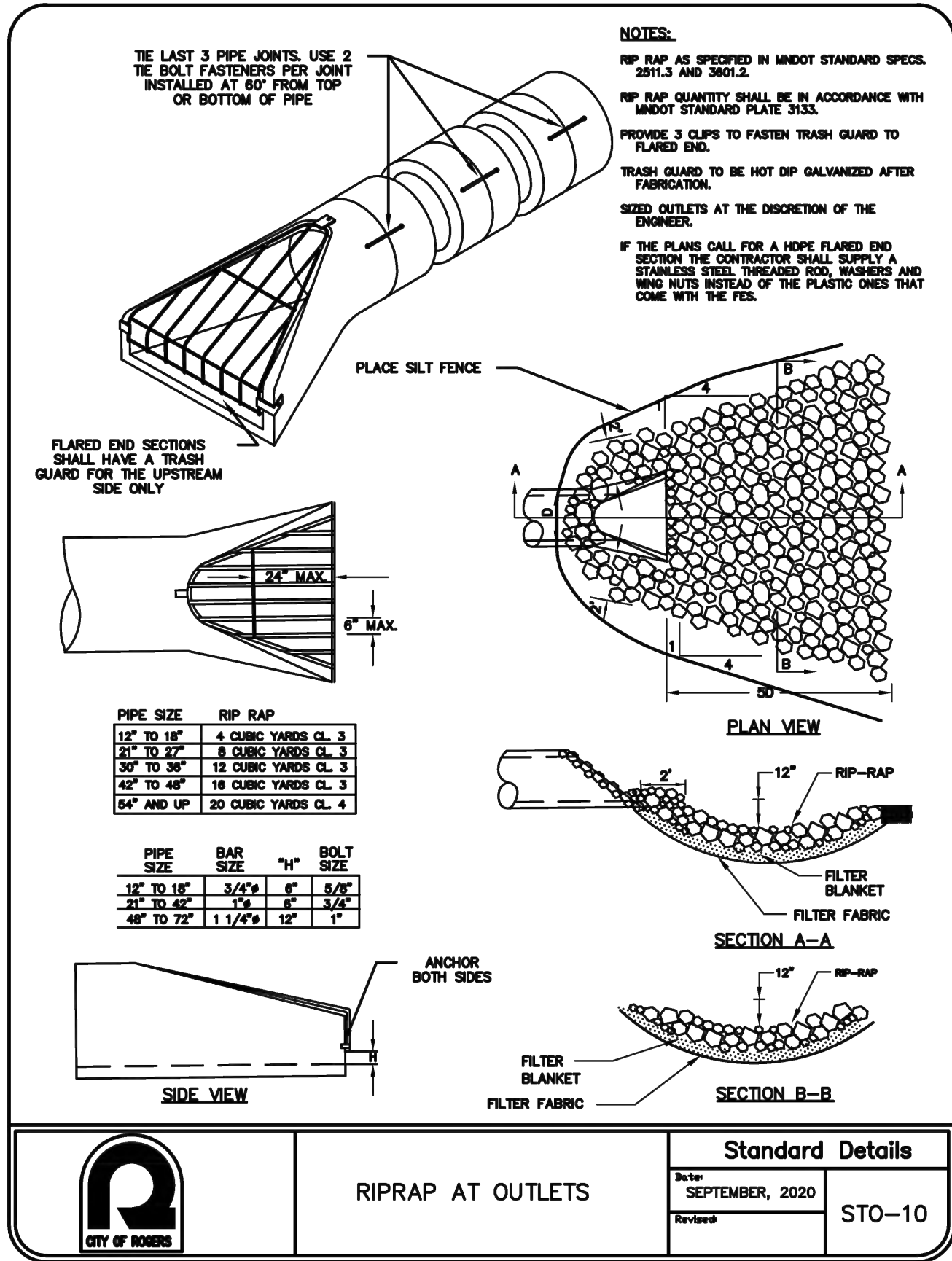
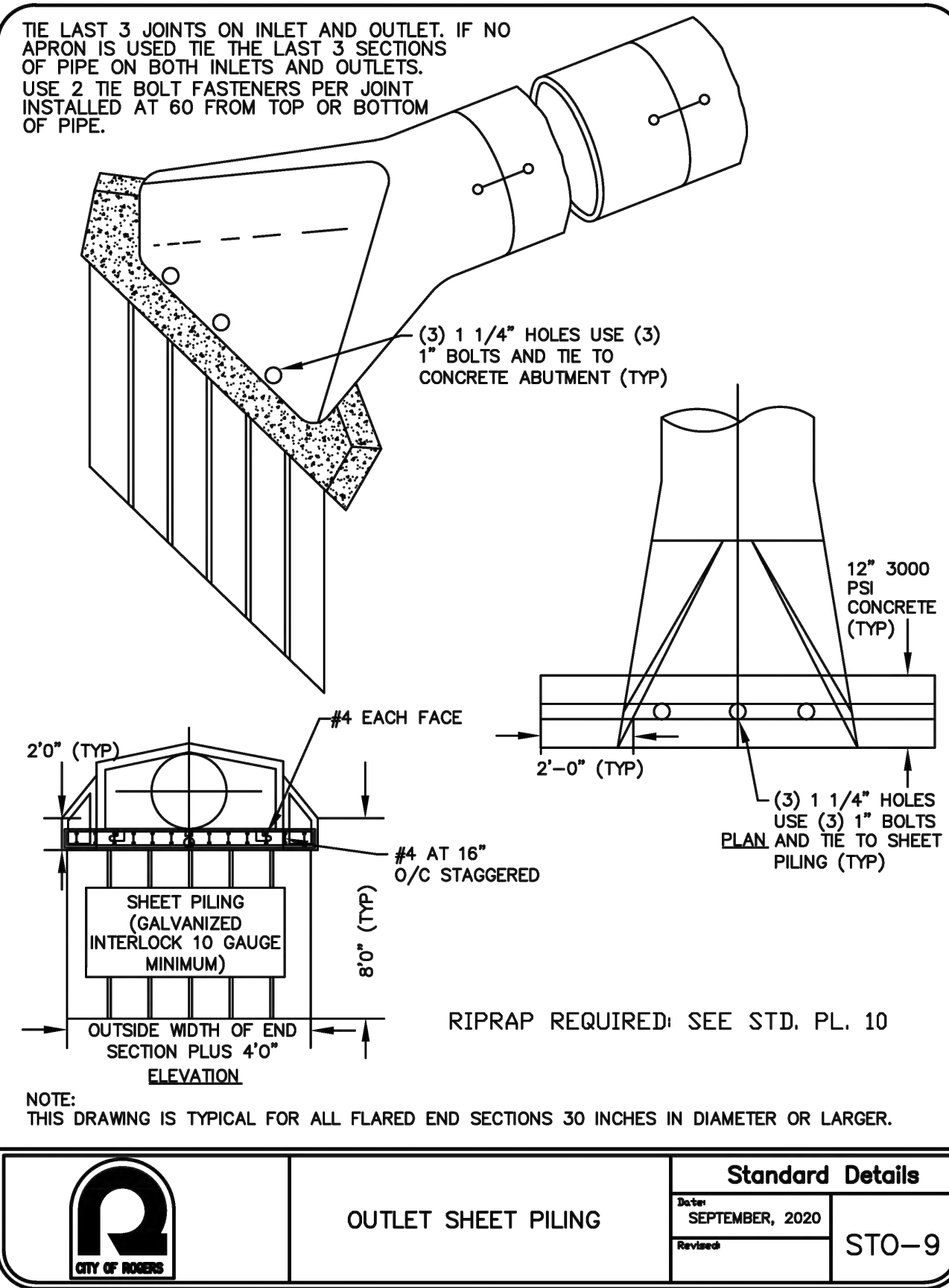
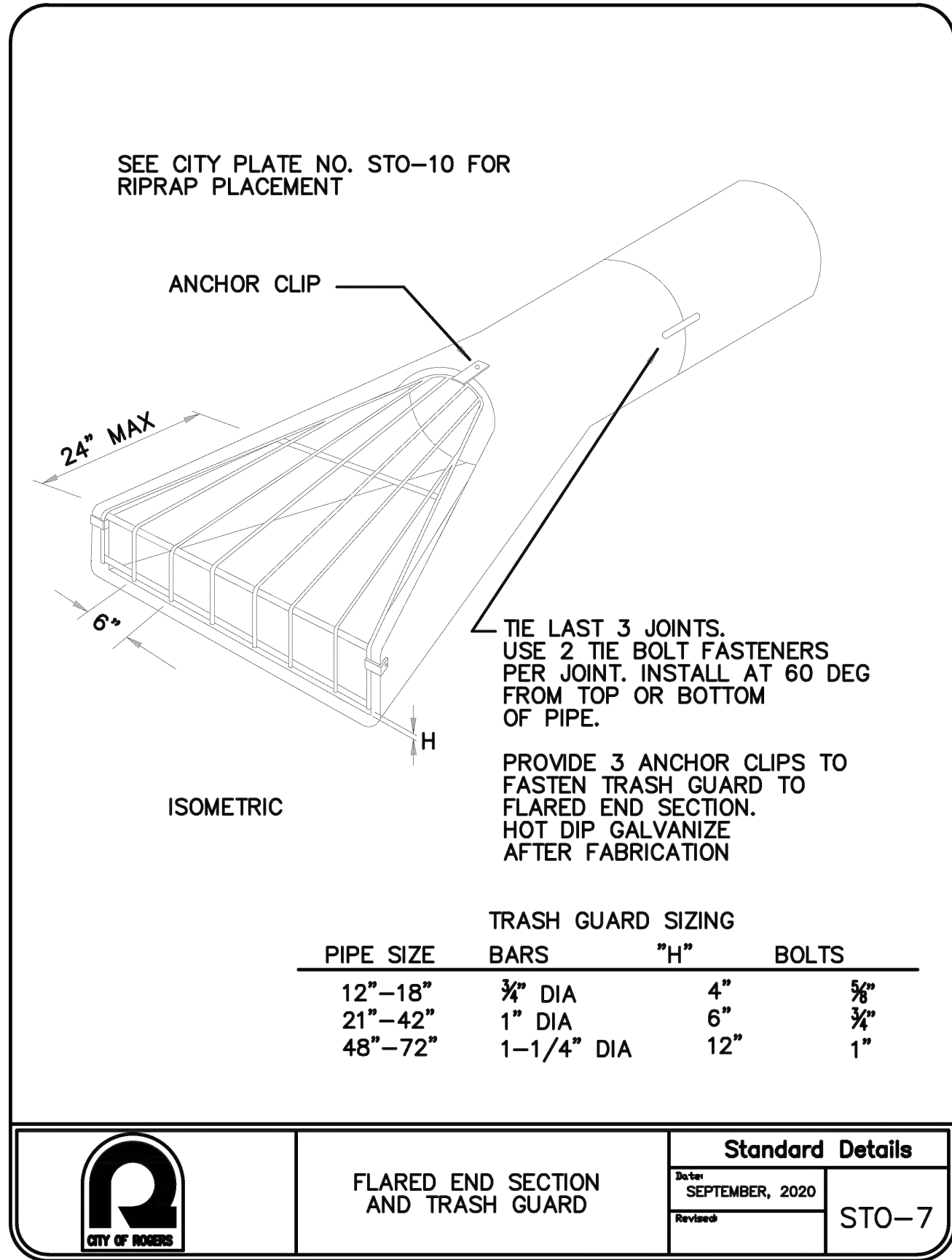
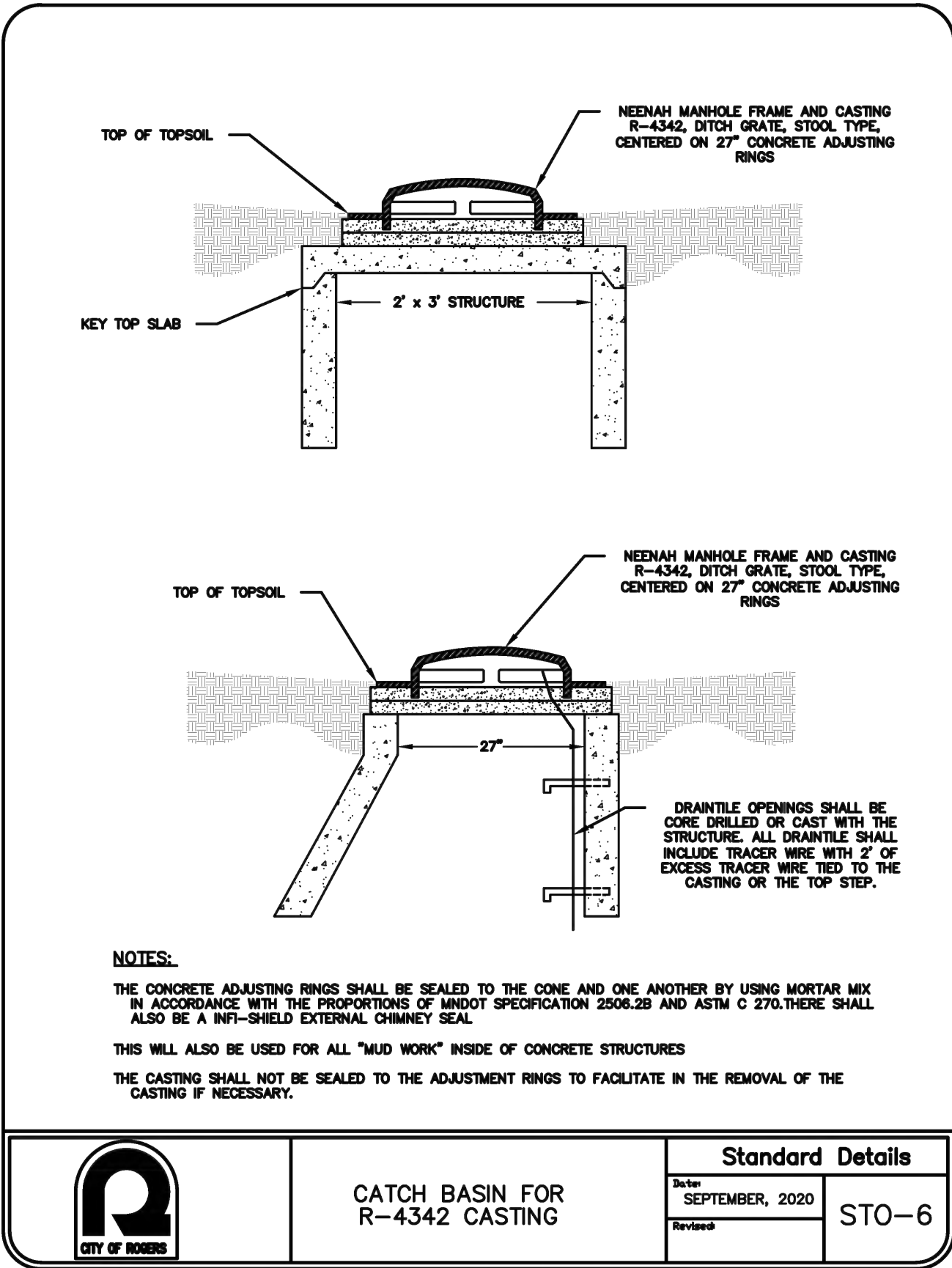
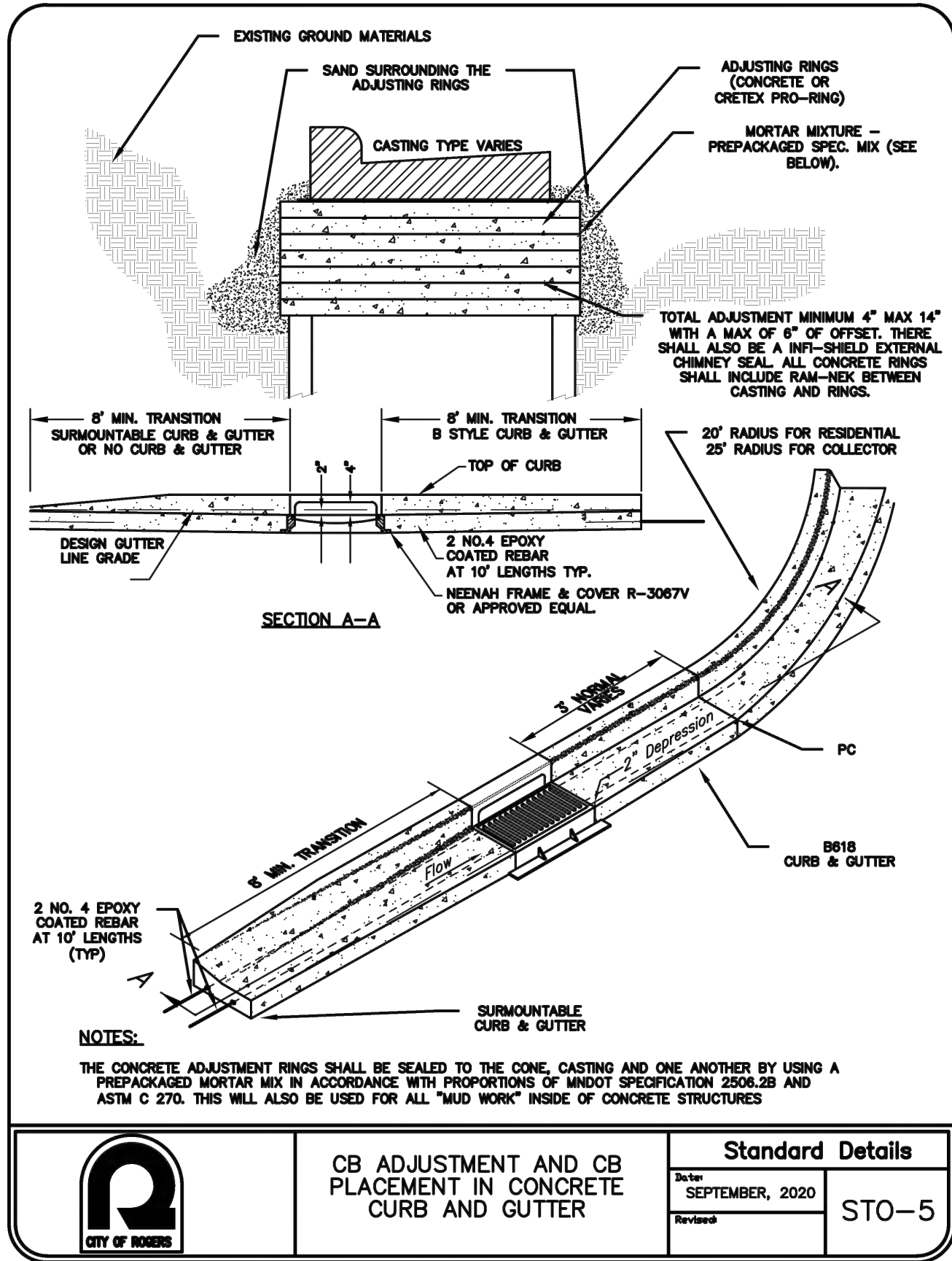
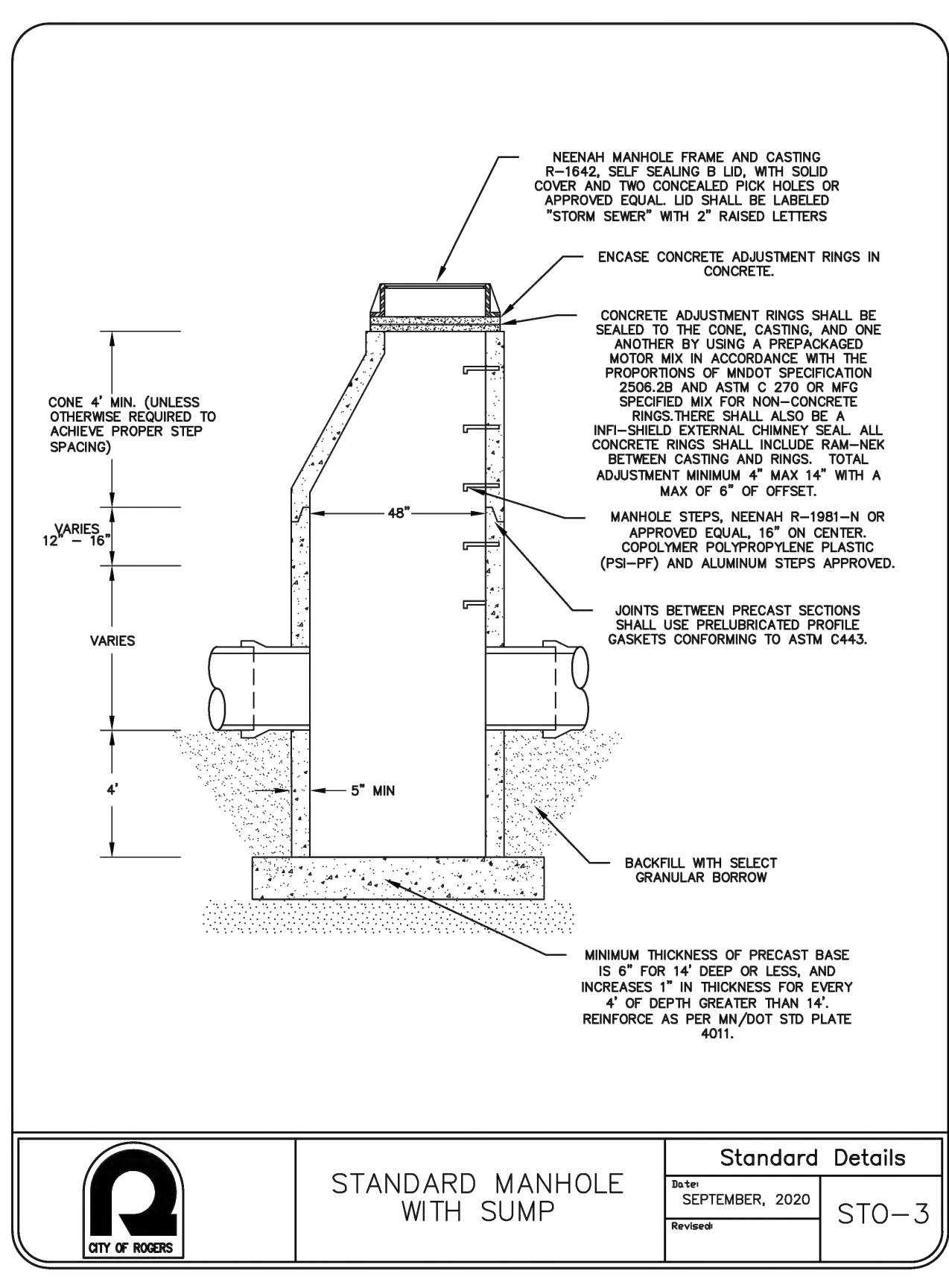
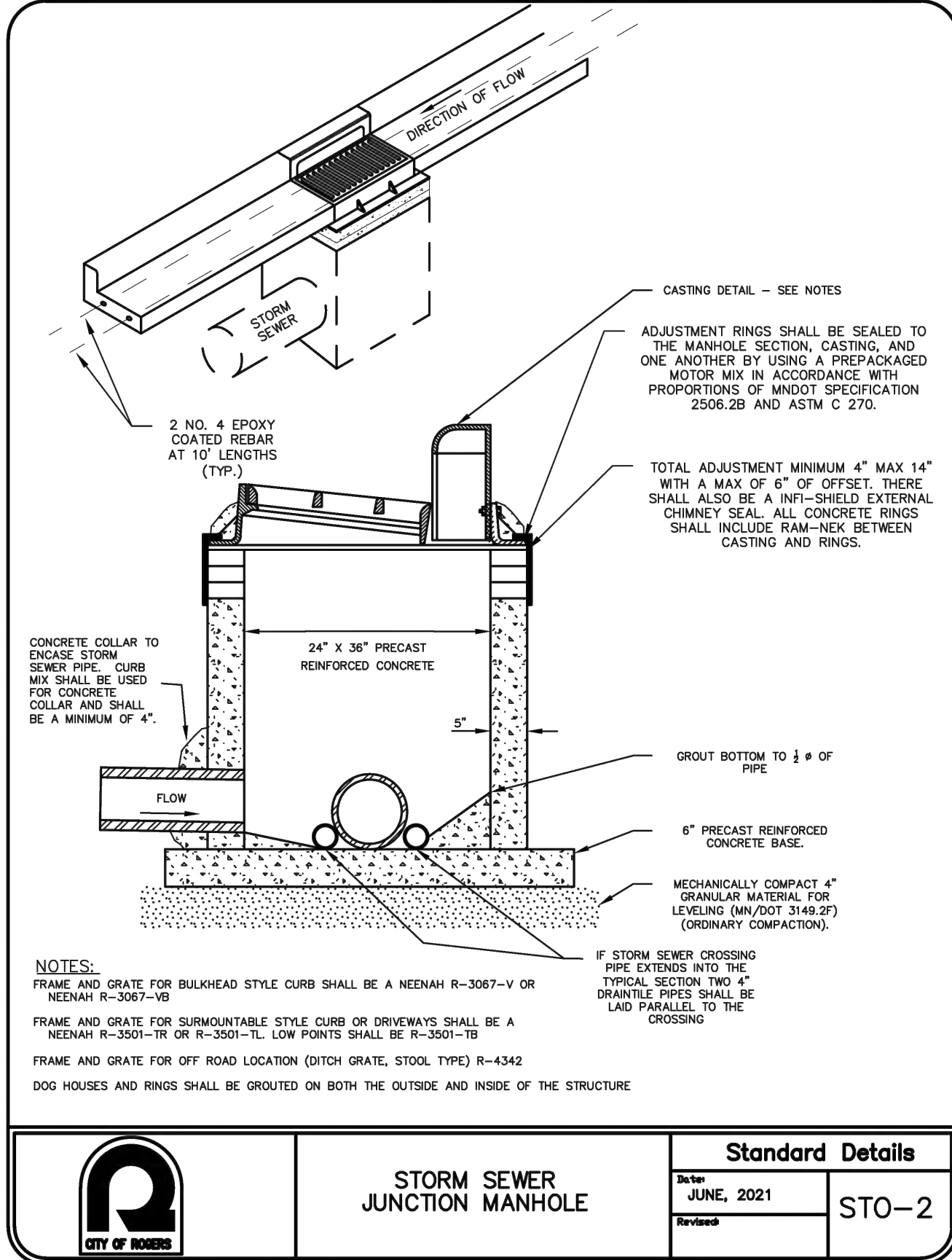
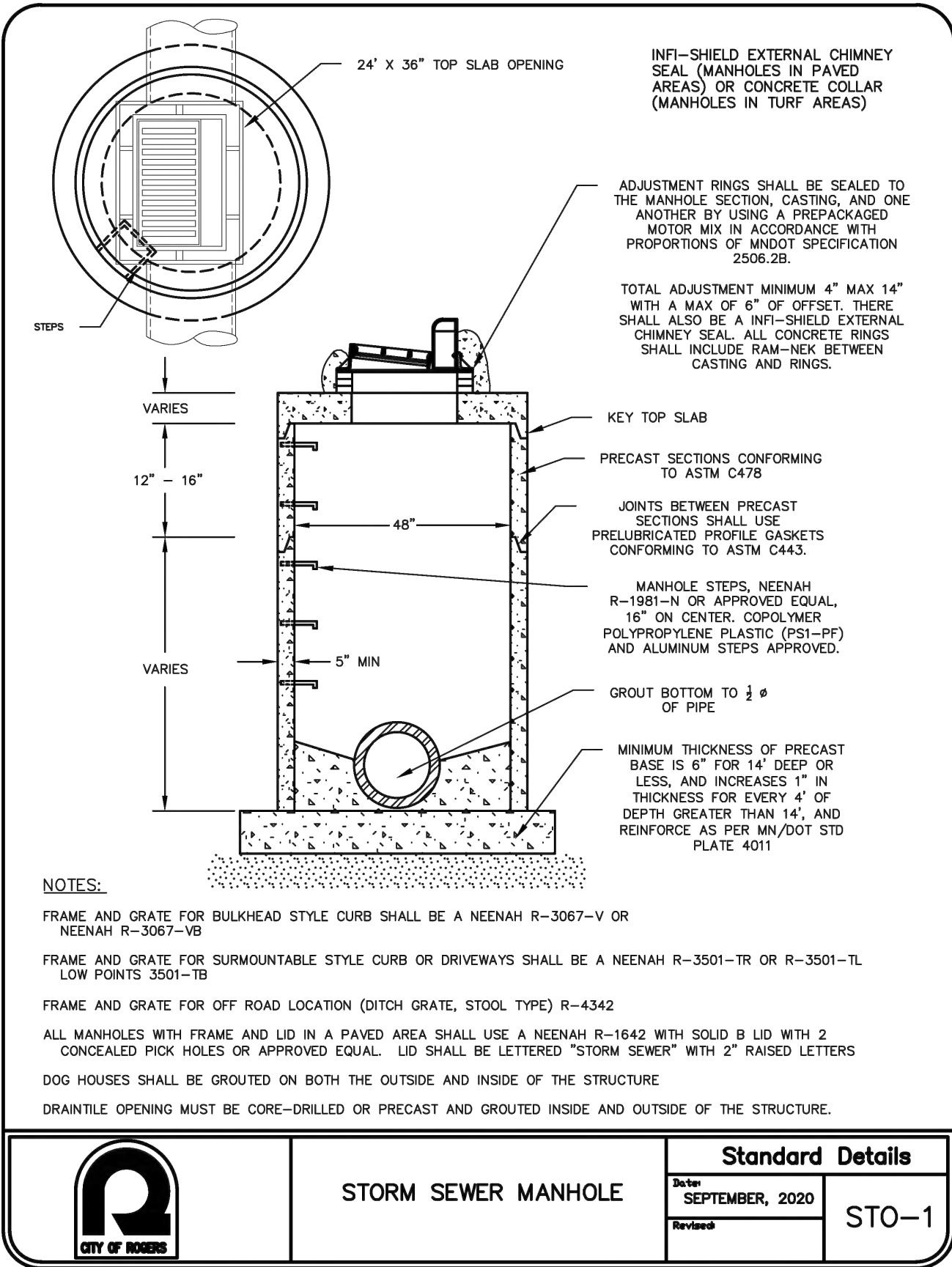
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
FOR
CONSTRUCTION DETAILS
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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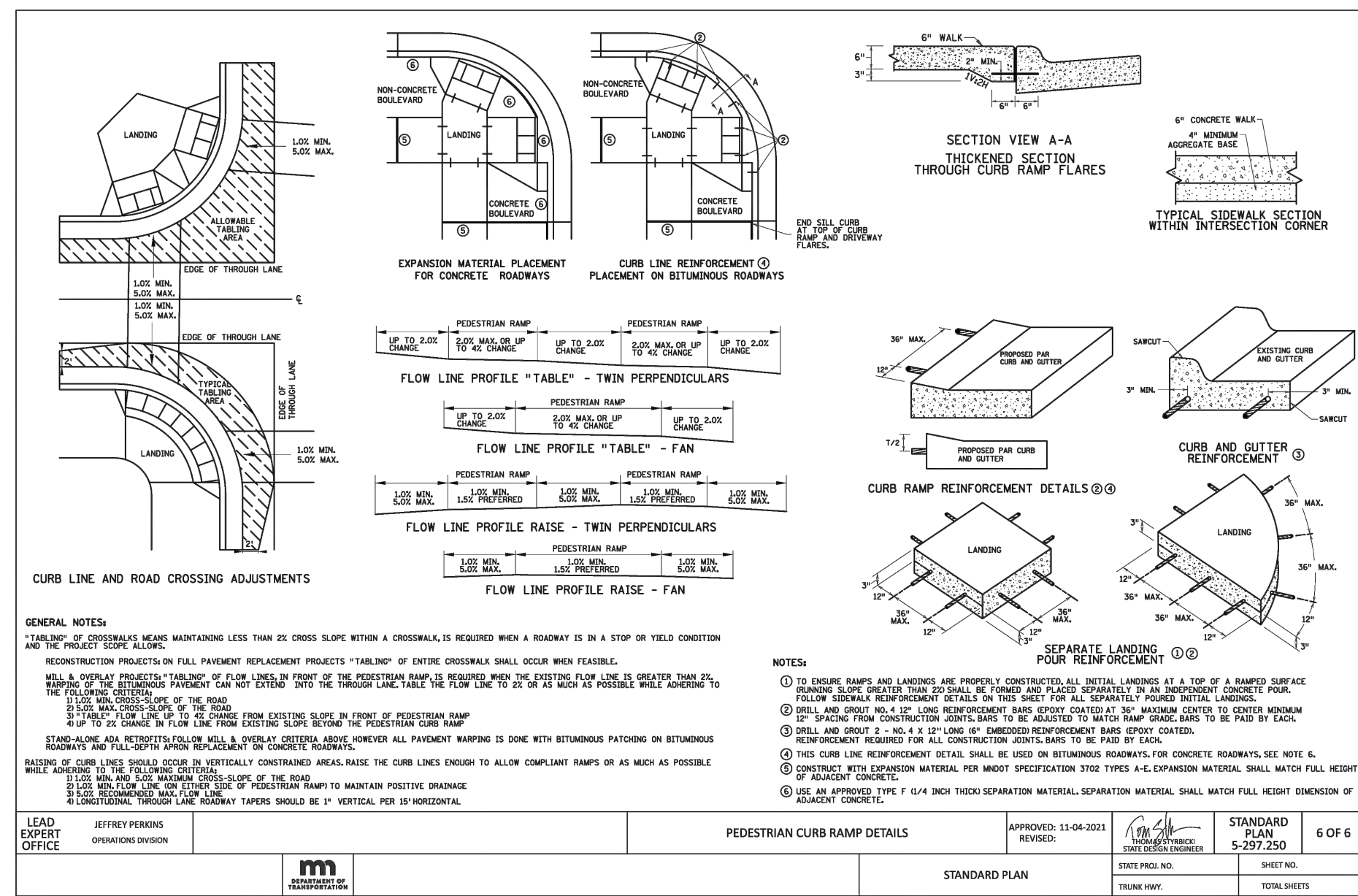
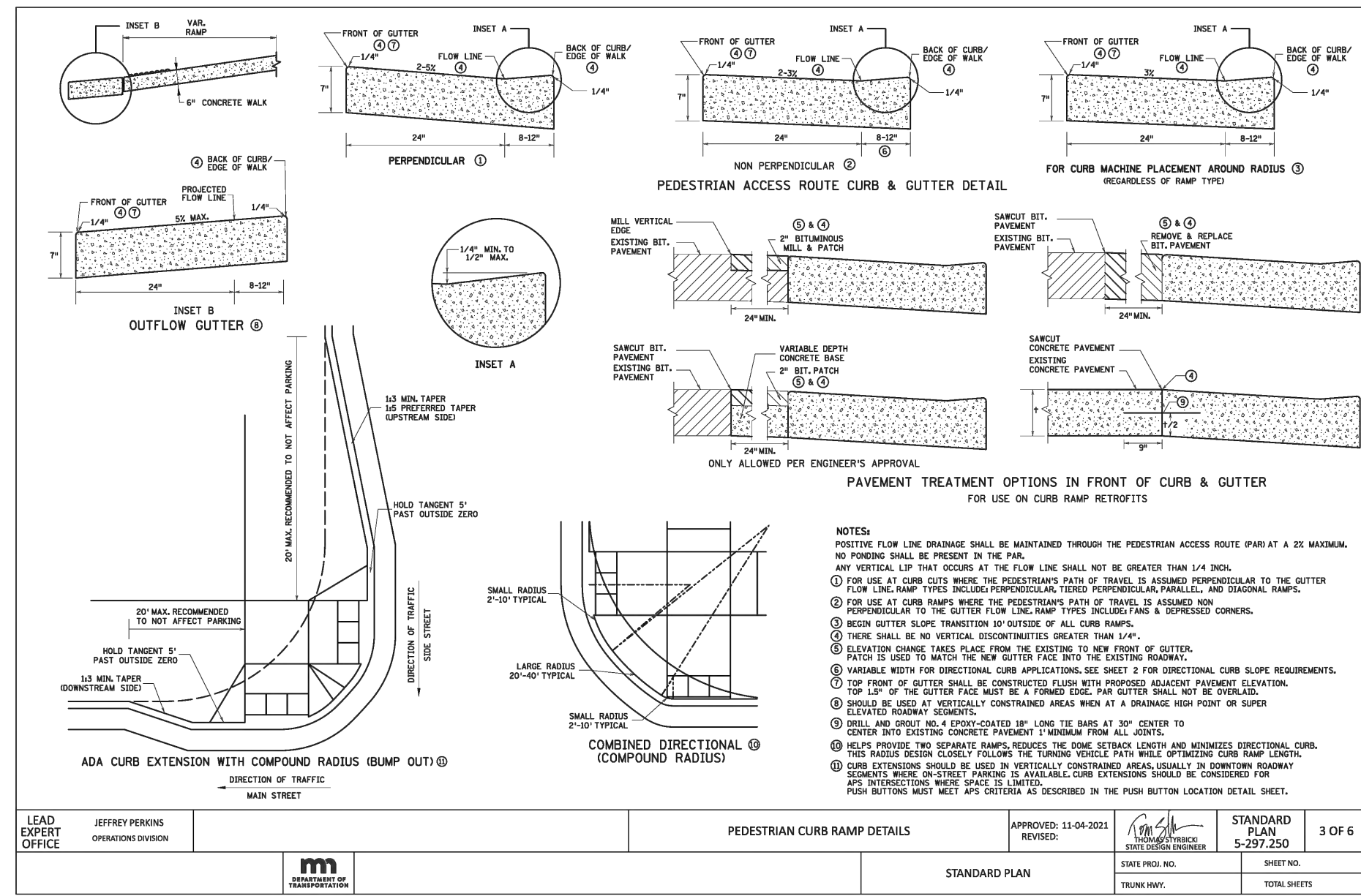
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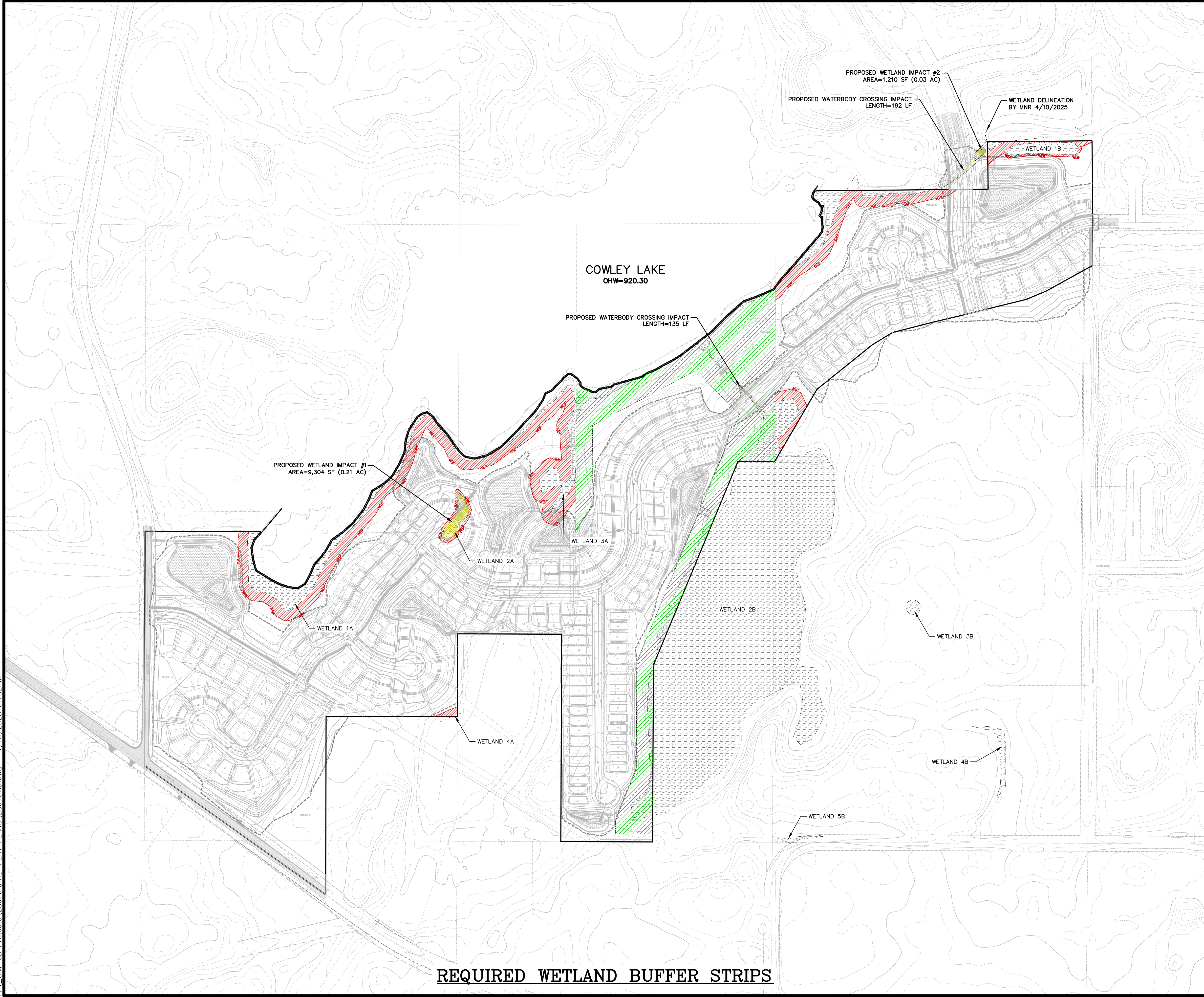
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PROJECT NO.
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LEGEND

- EXISTING WETLAND
- EXISTING CONSERVATION EASEMENT
- PROPOSED WETLAND FILL
- REQUIRED WETLAND BUFFER
- PROPOSED WETLAND BUFFER

WETLAND SUMMARY

TOTAL PROPOSED WETLAND IMPACT AREA	10,514 SF (0.24 AC)
TOTAL PROPOSED WATERBODY CROSSING IMPACT	327 LF
REQUIRED BUFFER AREA	194,755 SF (4.47 AC)
PROPOSED BUFFER AREA	254,103 SF (5.83 AC)

NOTES

- REQUIRED WETLAND BUFFER STRIPS PER CITY OF ROGERS IS 40 FEET AVERAGE WIDTH, 25 FEET MINIMUM FOR HIGH QUALITY WETLAND AND 10 FEET MINIMUM FOR ALL OTHER WETLANDS.
- WETLANDS 1A, 3A AND 2B ARE CONSIDERED HIGH QUALITY.
- WETLANDS 1A THRU 4A DELINEATED BY MIDWEST NATURAL RESOURCES, INC., REPORT DATED 6/27/2022.
- WETLANDS 1B THRU 5B DELINEATED BY ANDERSON ENGINEERING OF MINNESOTA, REPORT DATED 11/10/2021.
- BUFFER STRIPS WITHIN THE EXISTING CONSERVATION EASEMENT AREA EXCLUDED FROM THE CALCULATIONS.
- REQUIRED BUFFER AREA EXCLUDES WETLAND 2A.

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PRELIMINARY

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
WETLAND IMPACTS AND BUFFERS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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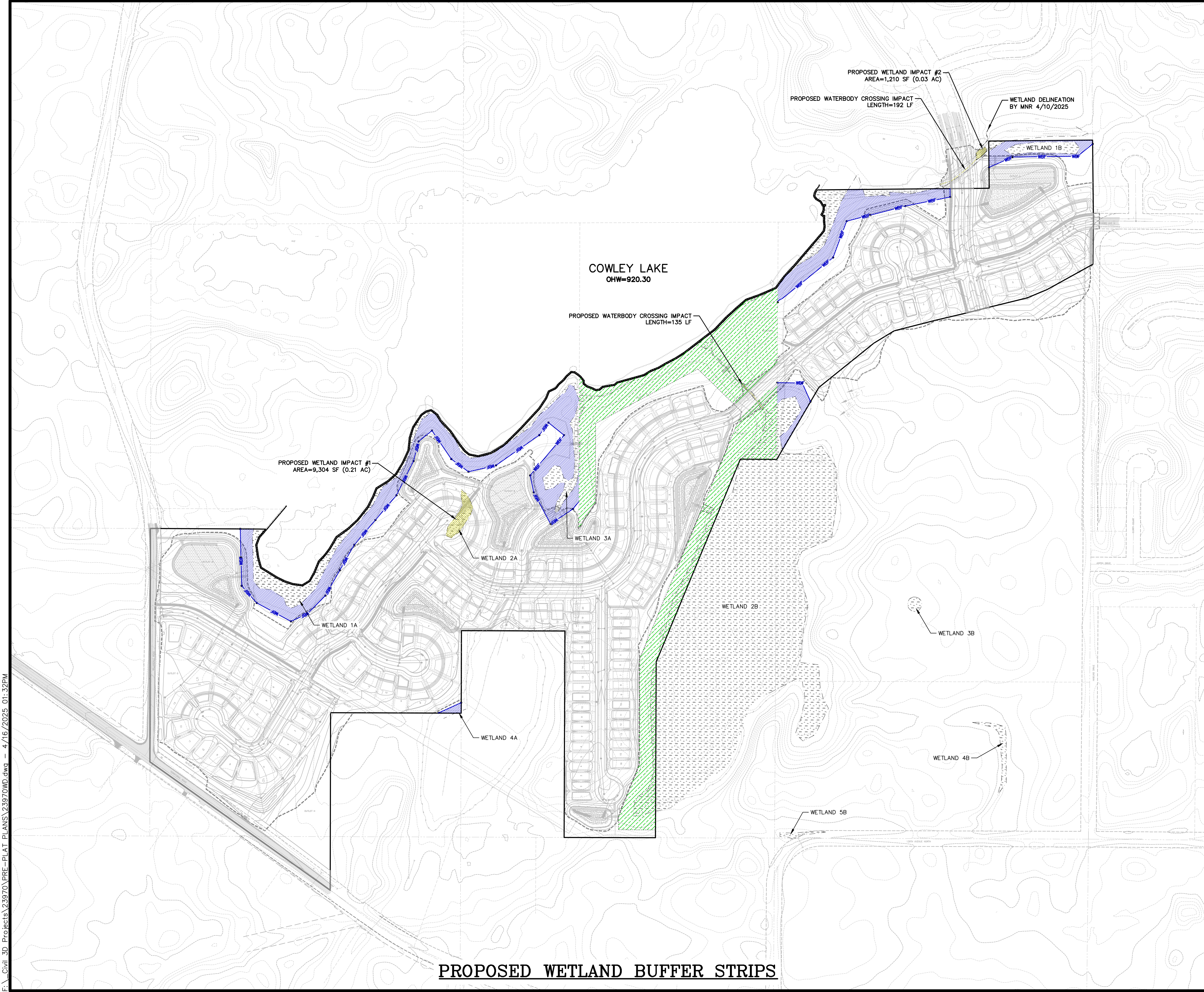
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Know what's below.
Call before you dig.

SCALE IN FEET
0 200 400 600
1 inch = 200 feet

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PROPOSED WETLAND BUFFER STRIPS

LEGEND

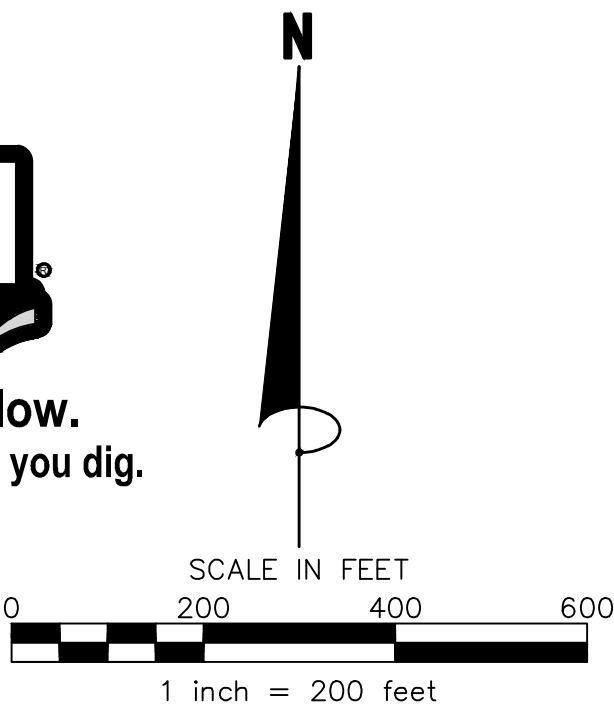
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PROFESSIONAL ENGINEER

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