



COTTAGE GROVE CITY COUNCIL
12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016
TRAINING ROOM - 6:00 PM

August 6, 2025

- 1 Call to Order
- 2 Agenda
 - A Twin City Land Development – Tank Property Concept Workshop
Staff Recommendation: Receive information from Twin City Land Development on their proposed concept plan for the land east of Keats Avenue and south of 70th Street and provide comment and feedback on their proposed concept plan.
- 3 Adjournment



City Council Action Request

2.A.

Meeting Date	8/6/2025						
Department	Community Development						
Agenda Category	Presentation						
Title	Twin City Land Development – Tank Property Concept Workshop						
Staff Recommendation	Receive information from Twin City Land Development on their proposed concept plan for the land east of Keats Avenue and south of 70th Street and provide comment and feedback on their proposed concept plan.						
Budget Implication	N/A						
Attachments	<table><tr><td>1.</td><td>Twin City Land - Tank Property CC Memo</td></tr><tr><td>2.</td><td>Twin City Land - Tank Property Concept Plan</td></tr><tr><td>3.</td><td>Twin City Land - Tank Property Narrative</td></tr></table>	1.	Twin City Land - Tank Property CC Memo	2.	Twin City Land - Tank Property Concept Plan	3.	Twin City Land - Tank Property Narrative
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TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

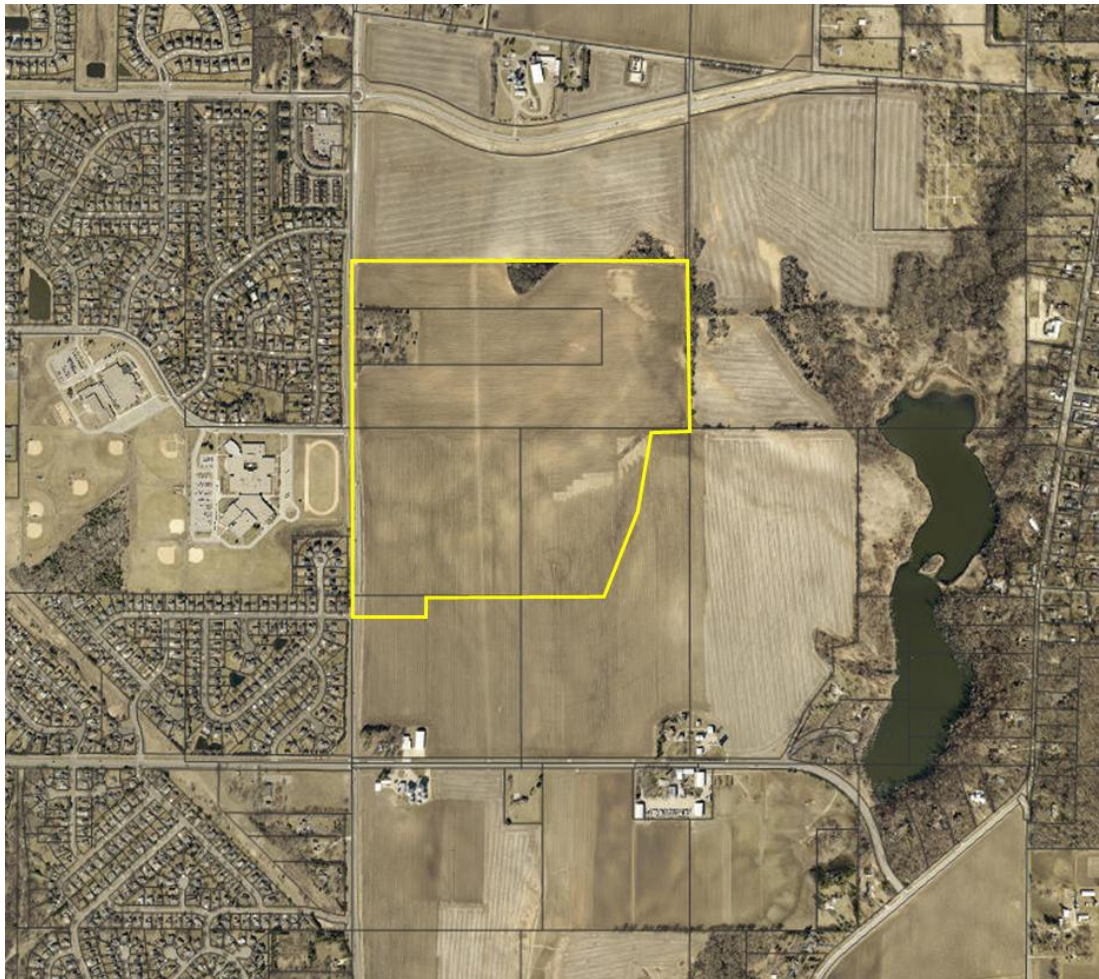
FROM: Samantha Pierret, Senior Planner

DATE: July 31, 2025

RE: Twin City Land Development – Tank Property Concept Workshop

Introduction

Twin City Land Development has a portion of the Tank property east of Keats Avenue under contract and is working on a concept plan for the site. Twin City Land has developed thousands of lots throughout the Twin Cities including both single-family and multi-family lots. The Developer currently has 146 acres under contract and is proposing a mixed product development including a variety of lot sizes and products. A workshop was held with Council and Twin City Land Development on April 2, 2025. Twin City Land has revised their concept submittal based on comments and an updated Ravine Parkway alignment.



Development Site Location

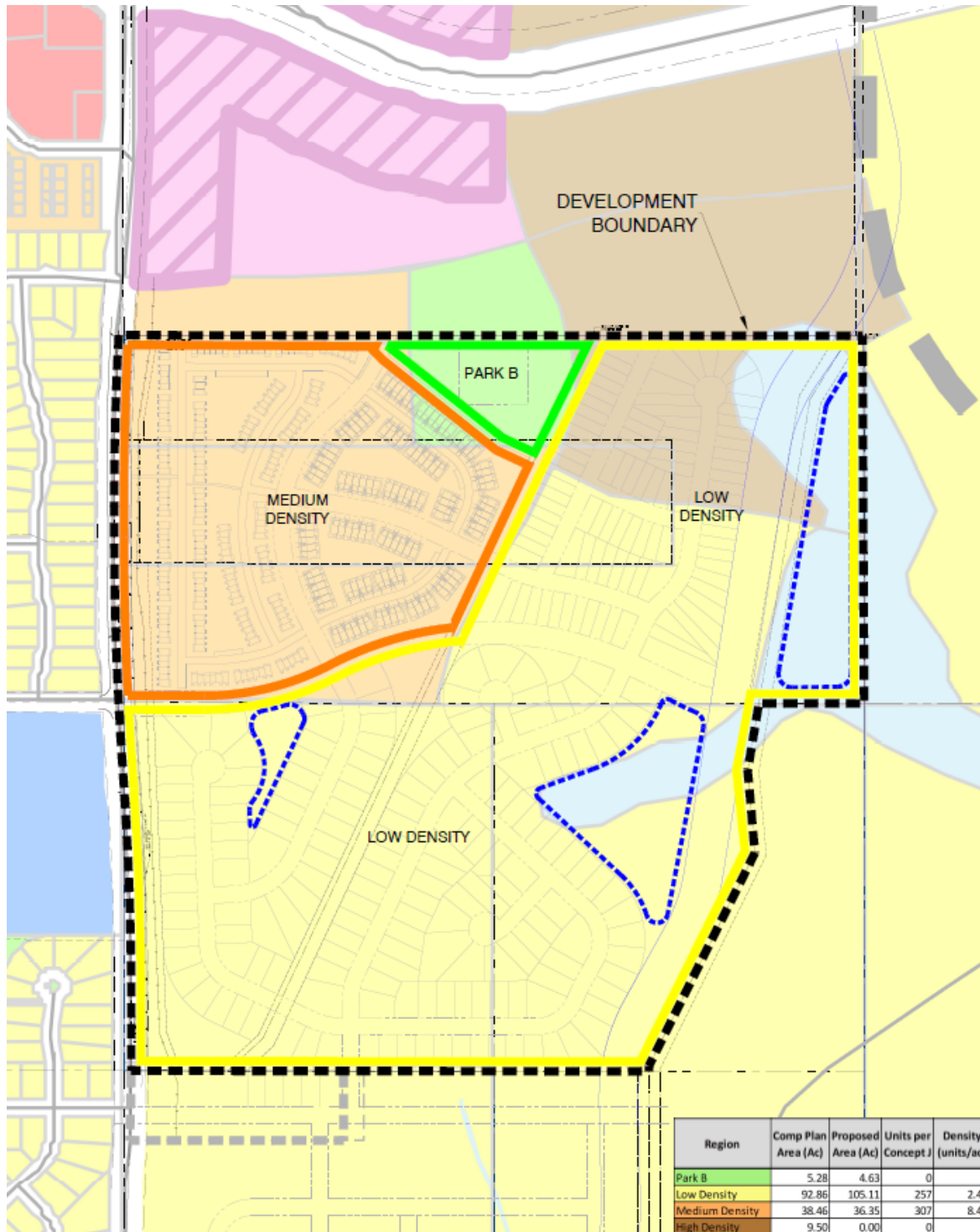
Proposal

The proposed concept includes “urban townhome” lots that are attached units and are front facing with rear loading, “suburban townhome” lots that have attached units and are front facing and front loading, 40-foot wide single family lots, and 65-foot wide single family lots. The developer has worked to align their concept with the land use map density permitted within this area.



Proposed Concept

The proposed concept meets an average density of 3.89 units per acre across the project's proposed 146 acres with the mix of products. Proposed trail connections and park location align with the 2040 Planned Parks, Open Space, and Trails map.



DEVELOPMENT LAND USE PLAN
COTTAGE GROVE, MINNESOTA



Land Use Map

Examples of the proposed products and existing developments:



Settlers Bluff Cottage Grove (40-foot wide lots)



Conceptual Design – Urban Townhomes – Front Facing, Rear Loading



Conceptual Design – Suburban Townhomes – Front Facing, Front Loading



Conceptual Design – 40-Foot Lots, Single Family



Conceptual Design – 65-Foot Lots, Single Family

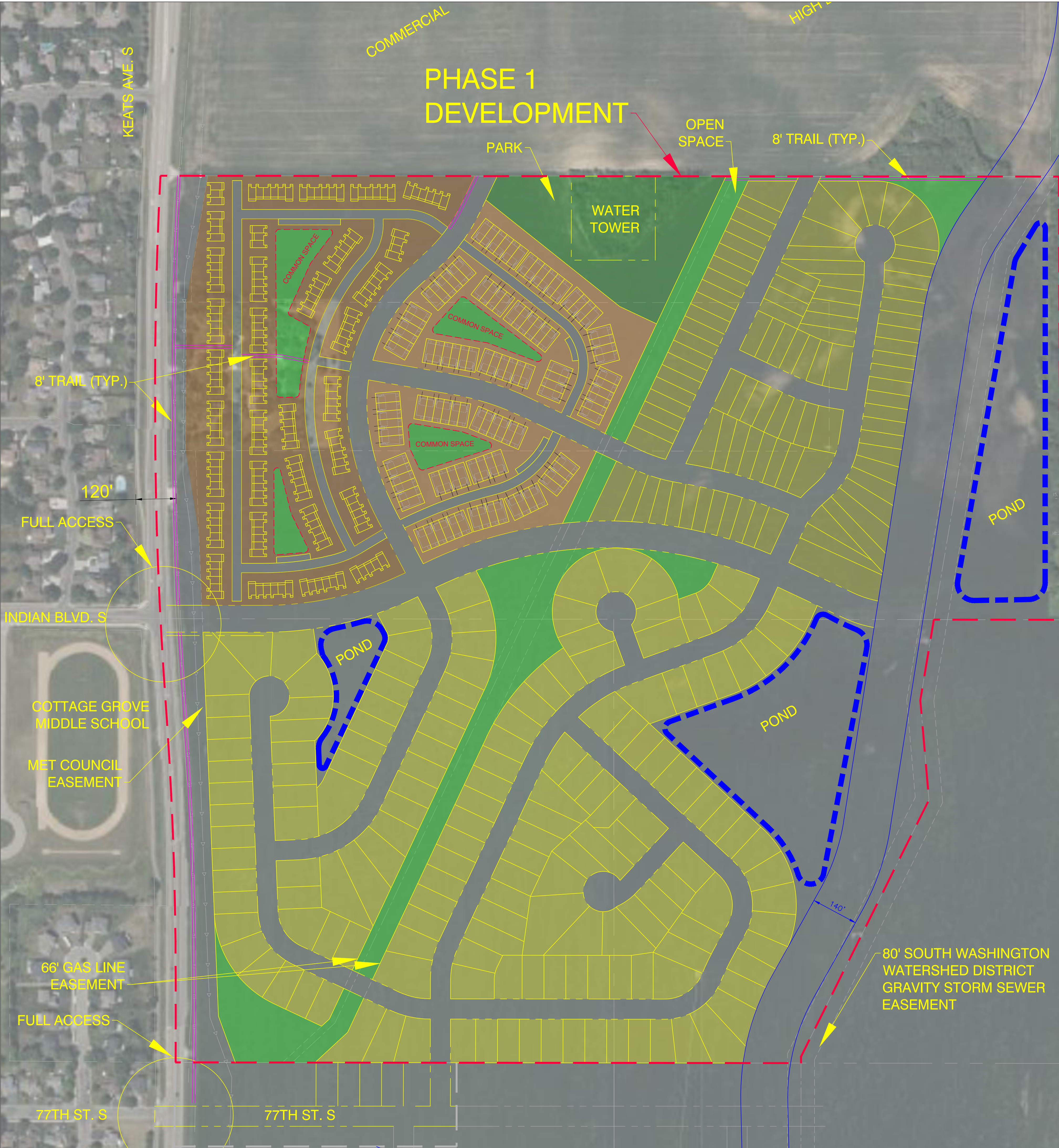


Discussion

Receive information from Twin City Land Development on their proposed concept plan for the land east of Keats Avenue and south of 70th Street and provide comment and feedback on their proposed concept plan.

Attachments

Developer Narrative

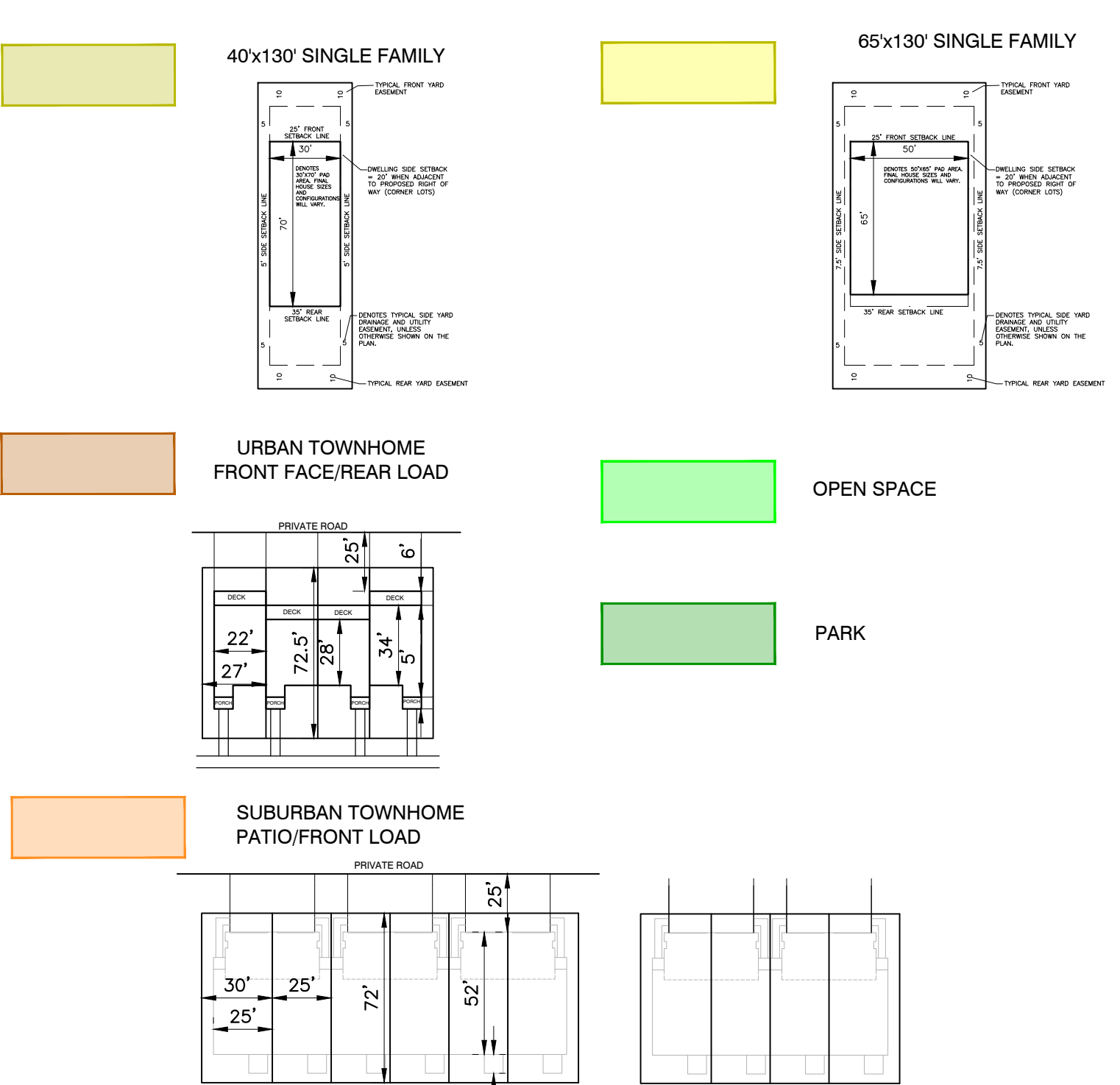


SITE DATA:

Development Area	146.09 ac
Lot Summary:	
Single Family 65'x130' lots	159
Optional Single Family 65'x130' lots	5
Single Family 40'x130' lots	98
Urban Townhomes	193
Suburban Townhome	114
Total Lots	569
Gross Density (units/acre)	3.89
Total Roadway Length:	
Ravine Parkway (140' ROW)	2776
Minor Collector Indian Blvd (80' ROW, 40' F-F)	2265
Public Local (60' ROW, 32' F-F)	13050
Private Road (26' F-F)	4875
Trail (8')	3945

Setbacks:	
<i>R-3 Single Family Zoning</i>	
Lot Width	65' (85' Corner) & 40' (55' Corner)
Lot Depth	130'
Front Yard	25'
Rear Yard	35'
Side Yard (65' wide)	7.5', 20' corner
Side Yard (40' wide)	5', 20' corner
<i>R-5 Medium Density Residential Zoning</i>	
Front Setback Suburban TH	25'
Front Door Setback Urban TH	15'
Garage Setback, Urban TH	25'
Corner Setback	20'
Bldg to Bldg Suburban TH	15'
Bldg to Bldg Urban TH	20'
Perimeter (from R-3)	30'
Net Misc. Areas:	
Keats Ave ROW	3.17 ac
SWVWD Stormsewer Easement(40' of the 80' total)	3.82 ac
Met Council Easement	3.43 ac
Northern Gas Easement	4.48 ac
Additional Open Space	5.34 ac
Off Street Parking:	
2 off street parking stalls req. per unit within med de 1 garage, 1 driveway	

LAND USE:



CONCEPT PLAN J
COTTAGE GROVE, MINNESOTA



RAVARA TRAILS RESIDENTIAL DEVELOPMENT CONCEPT SUBMITTAL

Twin Cities Land Development (TCLD) is pleased to submit the Concept Plan for the proposed Ravara Trails Development. This development is located along Keats Ave South, between 77th Street South and 80th Street South. We are requesting Concept Plan approval from the Planning Commission and City Council as we move forward with this exciting new development.

PROPERTY / DEVELOPMENT SITE INFORMATION

EXISTING SITE DESCRIPTION

<u>Address:</u>	Unassigned
<u>Total Acres:</u>	146.09 acres
<u>Existing Zoning:</u>	Agricultural
<u>Existing Guide Plan:</u>	Low Density Residential, Med Density Residential, High Density Residential

The site is located along Keats Avenue South, north of 80th Street South and south of 70th Street South within Cottage Grove. The development encompasses five existing parcels totaling approximately 146.09 acres. The land composition includes one residential homestead and predominantly active farmland, offering a diverse and adaptable landscape for residential development.

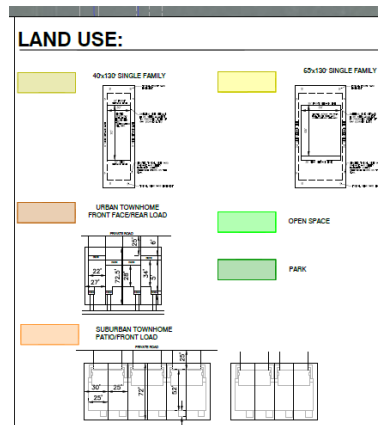
The site's topography ranges from an elevation of approximately 884 feet on the east side to 972 feet on the north side, indicating a gradual rise across the property. A regional low point is located on the eastern portion of the site, which presently serves as a natural drainage basin for much of the relatively flat surrounding terrain.

The site is currently served by a sanitary sewer stub connected to the Metropolitan Council Environmental Services (MCES) trunk line, which runs parallel to Keats Avenue South along the western boundary. Watermain stubs are also available within Keats Avenue, providing convenient access for the proposed development. Additionally, a South Washington Watershed stormwater trunkline runs along the eastern edge of the site, offering a direct connection point for the planned onsite stormwater management system.

CONCEPT SITE PLAN



Single Family 65' x 140 lots	159
Optional Single Family 65' x 130' lots	5
Single Family 40' X 130' lots	98
Urban Townhomes	193
<u>Suburban Townhomes</u>	<u>114</u>
TOTAL Units:	569



GENERAL DESCRIPTION

The Ravara Trail development concept includes a total of 569 residential units, featuring a diverse mix of townhome and single-family housing types. This composition aligns with the vision outlined in the East Ravine Master Plan Area's comprehensive plan. The unit breakdown consists of 3, 4, and 6-unit urban row townhomes, 4 and 6-unit suburban row townhomes; as well as single-family homes on 40-foot and 65-foot-wide lots. The proposed location is particularly well-suited for this variety of housing due to several key factors, including:

1. Alignment with the Comprehensive Plan

The proposed housing mix directly supports the vision outlined in the East Ravine Master Plan, which calls for a balanced blend of low, medium and high-density residential options. This ensures consistency with long-term city planning goals by providing a desirable place to live.

2. Strong Market Demand

A recent housing market analysis identified a significant unmet need for higher-value, move-up housing in Cottage Grove. The Ravara Trails development addresses this gap by offering a range of housing types that appeal to both first-time buyers and growing families seeking to remain in the community.

3. Preserves and Provides Access to Natural Resources

The development plan incorporates green space and natural drainage features, supporting the City's goal to protect natural resources and environmental systems. Located adjacent to the planned East Ravine Park and Trail, as well as near the existing 500-acre Cottage Grove Ravine Regional Park, the site offers residents immediate access to scenic trails, wooded ravines, and numerous recreational opportunities. This natural setting enhances quality of life and adds long-term appeal to the neighborhood.

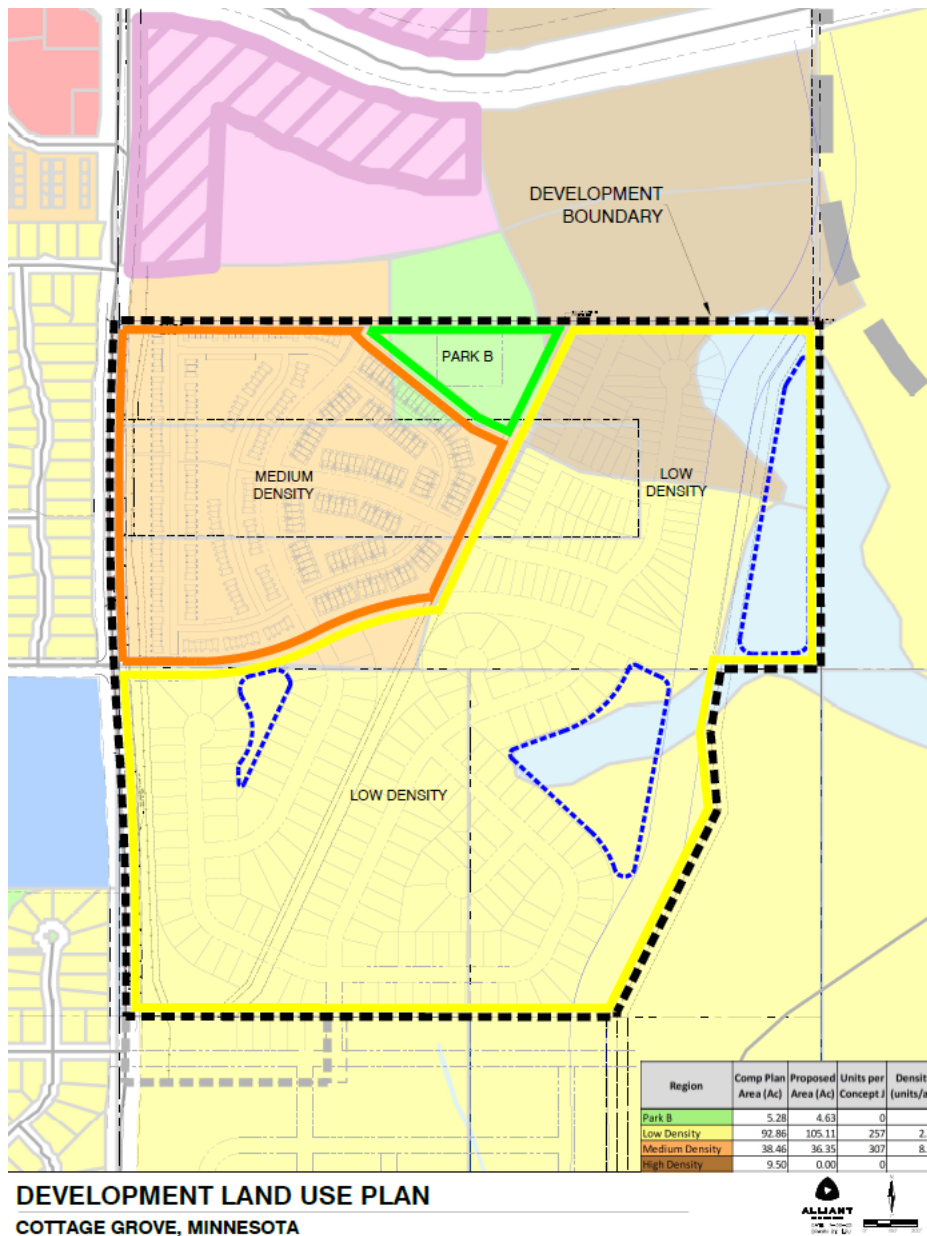
4. Infrastructure and Connectivity

This development will provide direct access to Ravine Parkway and Keats Avenue, allowing residents and the community convenient access to major transportation corridors, including Interstate 494, Highway 61 and Highway 95, as well as express transit routes to downtown Saint Paul and Minneapolis. This makes it an attractive location for commuters and enhances regional accessibility.

5. Proximity to schools

Centrally located in Cottage Grove, the proposed development offers families convenient access to the assigned schools within the South Washington School District (SoWashCo Schools). Grey Cloud Elementary and Cottage Grove Middle School, both located just west of the neighborhood, are easily reachable by foot or bike, making daily commutes simple and safe for students. Park Senior High School provides a wide range of academic and extracurricular opportunities to support student development.

LAND USE AND ZONING REGULATIONS



The property is guided as a mix of Low Density Residential, Med Density Residential and High Density Residential. The development of the property will rezone the parcel to Low Density Residential and Med Density Residential, generally keeping overall density.

Land uses for the properties adjacent to the site are guided with:

- To North: Commercial and High Density Residential
- To West: Low Density Residential and School
- To South: Low Density Residential
- To East: Low Density Residential and Park/Open Space

DIMENSIONAL STANDARDS

The following is a summary of the proposed development lot standards and setbacks:

Urban Townhome Dimensions

Width – 3 Unit, 4 Unit, 5 Unit, 6 Unit

Depth – 45 feet

Suburban Townhome Dimensions

Width – 4 Unit, 6 Unit

Depth – 57 feet

40' Single Family Pad Dimensions

Width – 30 feet

Depth – 70 feet

65' Single Family Pad Dimension

Width – 50 feet

Depth – 65 feet

Urban Townhome Setbacks

Front Door – 15 feet

Garage Door – 25 feet

Perimeter – 30 feet

Townhome Corner – 20 feet

Between townhome Buildings – 20 feet

Suburban Townhome Setbacks

Front – 25 feet

Perimeter – 30 feet

Townhome Corner – 20 feet

Between townhome Buildings – 15 feet

Single Family Setbacks

Front – 25 feet

Rear – 35 feet

Corner Side Yard – 20 feet

Side Yard (40' wide) – 5'/5'

Side Yard (65' wide) – 7.5'/7.5'

Townhome Parking:

Garage: 307 stalls

Driveway: 307 stalls

Total: 614 stalls

Proposed ROW

Internal ROW – 60 feet

Indian Blvd ROW – 80 feet

Ravine Parkway – 140 feet

Proposed Development Area/Calculations:

Total Development Gross Site Area:	146.09 acres
Keats Ave ROW:	3.17 acres
SWWD Stormsewer Easement Area:	3.82 acres (40' of the 80' total)
Met Council Easement:	3.43 acres
Northern Gas Easement:	4.48 acres

PARK AND OPEN SPACE

The concept plan includes 4.15 acres of open space on the north end of the site, which will be dedicated to the City of Cottage Grove. Just southeast of the development lies the future East Ravine Park, a key component of the city's long-term recreational vision. A pedestrian trail along Ravine Parkway will connect the proposed neighborhood to nearby parks, enhancing walkability and outdoor access. Thoughtfully integrated throughout the plan are multiple green spaces, designed to encourage community interaction, support neighborhood gatherings, and create inclusive, accessible environments that strengthen social cohesion.

STREET DESIGN AND ACCESS

The development will have two access points from Keats Ave. One access point at Indian Blvd, which will be extended east through the site and the other access point at 77th St. S. The roadways within the development will be public roads that are 32 feet face to face within a 60-foot right-of-way and private roads that are 26 feet face to face. Ravine Parkway will be constructed within the development boundaries on the east side of the site.

MASS GRADING

The site is anticipated to be mass graded in one phase, in accordance with the City of Cottage Grove's specifications and guidelines. The proposed grading will maintain the current drainage patterns.

SANITARY SEWER AND WATERMAIN

Adequate sanitary sewer is available for connection into the existing MCES Gravity Sewer on the west side of the site. A stub is provided in the northeast corner of the Indian Blvd S and Keats Ave S intersection. Watermain for the site will be served by two connections on the west side of the site. One connection will be in the Keats Ave S and Indian Blvd S intersection and the other will be in the 77th St S and Keats Ave S intersection.

STORMWATER MANAGEMENT

The site will comply with all applicable requirements of the City of Cottage Grove stormwater management plan. The current stormwater plan is to have three stormwater management basins on site with the ultimate discharge to SWWD storm line running through the site.

WETLANDS

A Wetland Report completed by Kjolhaug, dated January 24th, 2025, identified no Wetlands on the site.

TREE PRESERVATION AND LANDSCAPING

Exact grading limits will be determined during preliminary plat design which will determine the tree removal limits. Tree removal is anticipated to be minimal and will be consistent with the City of Cottage Grove Tree Preservation code. Appropriate landscape and trees will be installed as part of the development.

HOMEOWNERS ASSOCIATION AND ARCHITECTURAL GUIDELINES

To ensure a visually appealing neighborhood, Ravara Trails will establish a Master Homeowners Association (HOA) that will enforce architectural guidelines promoting diversity and visual interest among homes. These guidelines include tracking mechanisms to prevent monotony and ensure varied styles, materials, and colors.

The HOA will also ensure the long-term upkeep of common community amenities to preserve their superior quality and attractiveness. This includes overseeing the proposed entrance monument and cluster mailbox units.

The HOA will oversee a review and approval process for all designs, aiming to maintain a vibrant streetscape and uphold high aesthetic standards. We believe this approach will enhance our community and contribute positively to Cottage Grove's architectural landscape.

CONCEPTUAL, ARCHITECTURAL ELEVATIONS

The architectural renderings we are sharing below serve as representative examples to illustrate the general dimensions and massing of the homes that could potentially be constructed on the proposed lot sizes. These renderings are intended to provide a visual reference to help stakeholders understand the possible spatial characteristics of the homes within the Ravara Trails community.

It's important to note that specific architectural designed tailored for Ravara Trails will be developed and submitted for city review and approval as part of the final application process. Future final designs will ensure compliance with the City's regulations and reflect the unique character envisioned for this community.

CONCEPTUAL DESIGN PRECEDENTS – 22’ URBAN TOWNHOMES – HOME ENTRANCE ON ONE SIDE, GARAGE ON OTHER SIDE



CONCEPTUAL DESIGN PRECEDENTS – SUBURBAN TOWNHOME – HOME ENTRANCE AND GARAGE ENTRANCE ON THE SAME SIDE.



CONCEPTUAL DESIGN PRECEDENTS – 40' LOTS, SINGLE FAMILY



CONCEPTUAL DESIGN PRECEDENTS – 65' LOTS, SINGLE FAMILY



CONCLUSION

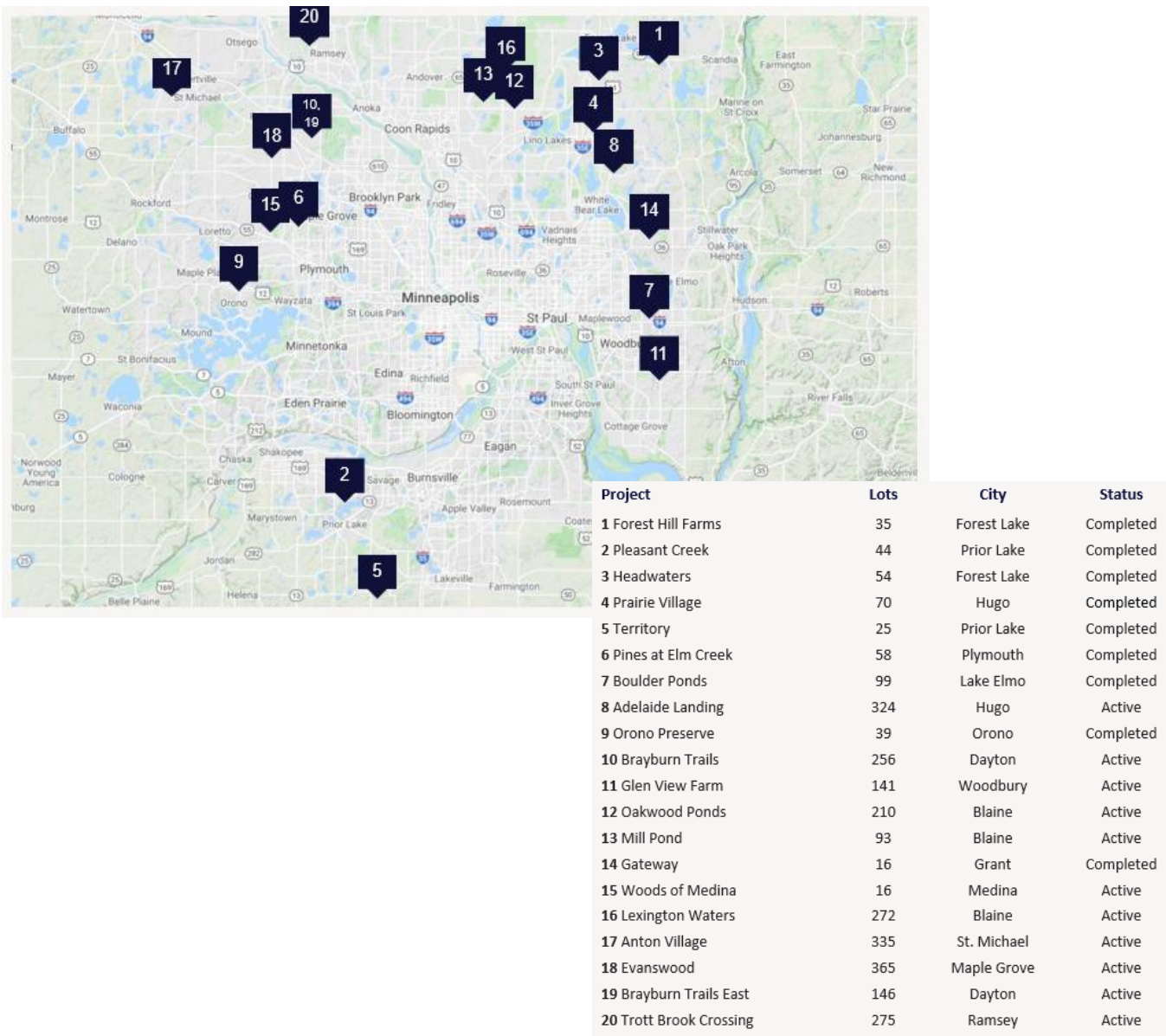
TCLD is pleased to present this concept plan and believe the concept meets the goals of Cottage Grove. We look forward to collaborating with the City to create a successful new residential development and respectfully seek approval of the Concept Plan to advance the Ravara Trails development to the preliminary plat stage.

ABOUT US

The TCLD team has experience in every facet of Twin Cities real estate development, investment, and management. The project team has developed thousands of single-family and multi-family lots, establishing itself as the most prominent local lot developer in the Twin Cities.

As a trusted residential developer, our track record speaks for itself. Over the years, we have successfully brought numerous projects to life, earning a reputation for integrity, reliability, and exceptional results. Our diverse portfolio showcases our ability to adapt to evolving market trends and deliver projects that stand the test of time.

LOCAL DEVELOPMENT EXPERIENCE



DEVELOPMENT TEAM

Developer/Contract Buyer: TCLD Land Holdings, LLC
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