



COTTAGE GROVE CITY COUNCIL

October 28, 2024

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 PM

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Open Forum
5. Chair's Explanation of the Hearing Process
6. Public Hearing and Applications
 - 6.A Chase Bank Plat - Case No. PP2024-018
Discussion: KIN, Inc. (Kohl's Department Stores) has applied for a Preliminary Plat at 7990 Hardwood Avenue South, which is adjacent to Culver's, U.S. Bank, and contains the recently constructed Chase Bank in the south parking lot, which would split 1.03 acres in order for the constructed Chase Bank site to be within an individual parcel.
 - 6.B CIP 2025-2029 - Case No. CP2024-020
Discussion: The City of Cottage Grove has applied for a comprehensive plan amendment to amend the Capital Improvement Program (CIP) for 2025-2029.
 - 6.C Intermediate Zone Water Treatment Plant - Case No. PP/SP/V2024-019
Discussion: The City of Cottage Grove has applied for a site plan review, preliminary plat, and variance to the maximum building height and minimum rear yard setback for construction of a water treatment plant on a 6.78-acre parcel, which is part of the larger 40.3-acre Pine Tree Pond Park Addition. The proposed water treatment plant is located south of the Central Fire Station in Pine Tree Pond Park off 81st Street South.
 - 6.D Cannabis Ordinance Amendment - Case No. TA2024-021
Discussion: The City of Cottage Grove has applied for ordinance amendments related to cannabis uses.
7. Approval of Minutes
 - 7.A Approval of Planning Commission Minutes of August 26, 2024
Discussion: Approve the August 26, 2024, Planning Commission Minutes.
8. Reports
 - 8.A Recap of September and October 2024 City Council Meetings
Discussion: Receive the recap of the September and October 2024 City Council meetings.
 - 8.B Response to Planning Commission Inquiries
Discussion: Receive response to the Planning Commission inquiries.
 - 8.C Planning Commission Requests
Discussion: Receive Planning Commission requests.

9. Adjournment

STAFF REPORT CASE: PP2024-018

ITEM: 6.1

PUBLIC MEETING DATE: 10/28/24 TENTATIVE COUNCIL REVIEW DATE: 11/6/24

APPLICATION

APPLICANT: KIN, Inc. (Kohl's Department Stores)

REQUEST: A preliminary plat to split 1.03 acres of land in the south parking lot in order for the recently constructed Chase Bank site to be within an individual parcel.

SITE DATA

LOCATION: 7990 Hardwood Avenue South

ZONING: MU, Mixed Use

GUIDED LAND USE: Mixed Use

LAND USE OF ADJACENT PROPERTIES:	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:	Commercial	Mixed Use
EAST:	Commercial	Mixed Use
SOUTH:	Commercial	Mixed Use
WEST:	Commercial	Mixed Use

SIZE: 1.03 Acres

DENSITY: N/A

RECOMMENDATION

Approval, subject to the conditions stipulated in this staff report.



COTTAGE GROVE PLANNING DIVISION

Planning Staff Contact: Conner Jakes, Planner; 651-458-2868; cjakes@cottagegrovemn.gov

Application Accepted: 10/1/2024 60-Day Review Deadline: 11/30/2024

Planning Staff Report

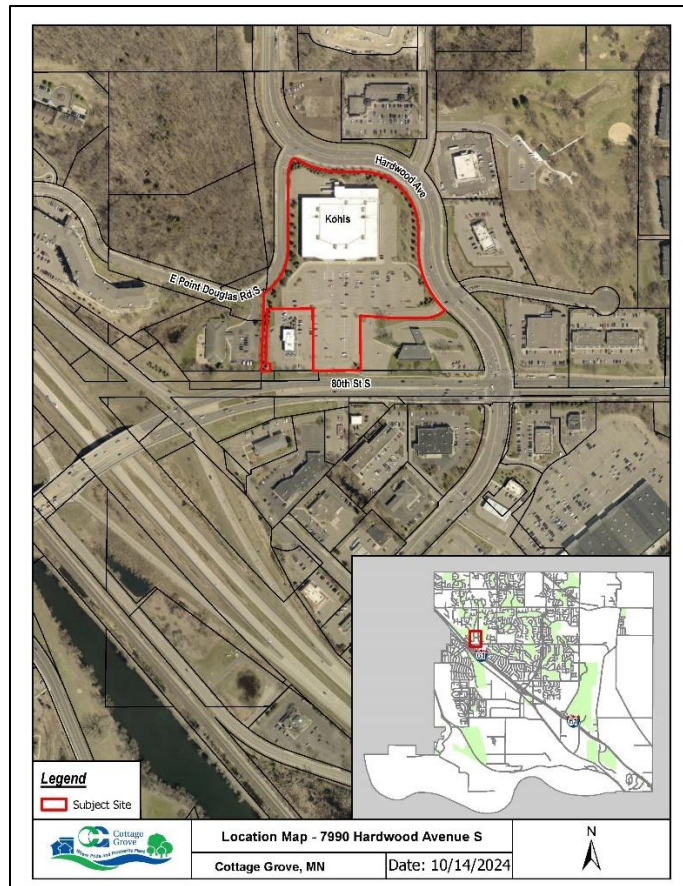
Gateway North Second Addition Plat

Planning Case No. PP2024-018

October 28, 2024

Proposal

KIN, Inc. (Kohl's Department Stores, Applicant) has submitted an application for a Preliminary and Final Plat at 7990 Hardwood Avenue South. The subject site is located adjacent to Culver's, U.S. Bank, and contains the recently constructed Chase Bank in the south parking lot. The Applicant is proposing to split 1.03 acres in order for the constructed Chase Bank site to be within an individual parcel.



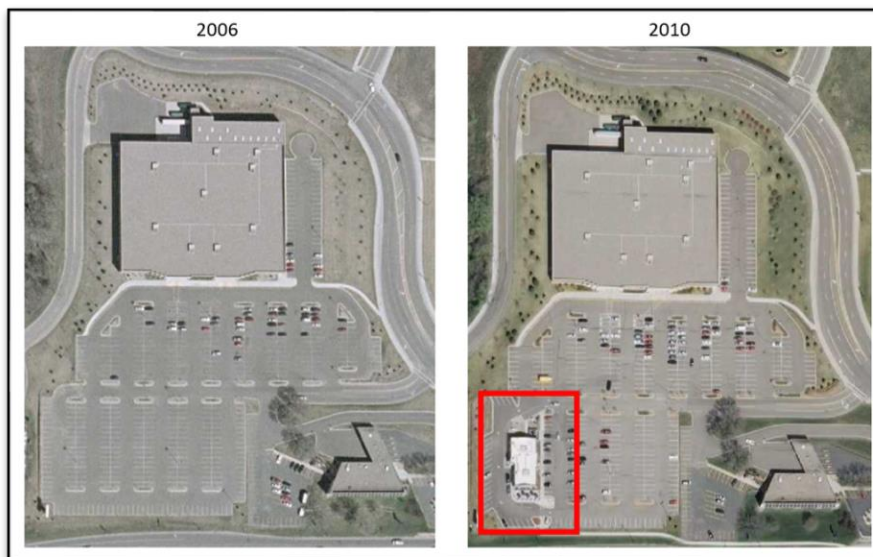
Location Map

Review Schedule

Application Received: October 1, 2024
Application Accepted: October 1, 2024
Planning Commission Meeting: October 28, 2024
Tentative City Council Meeting: November 6, 2024
60-Day Review Deadline: November 30, 2024

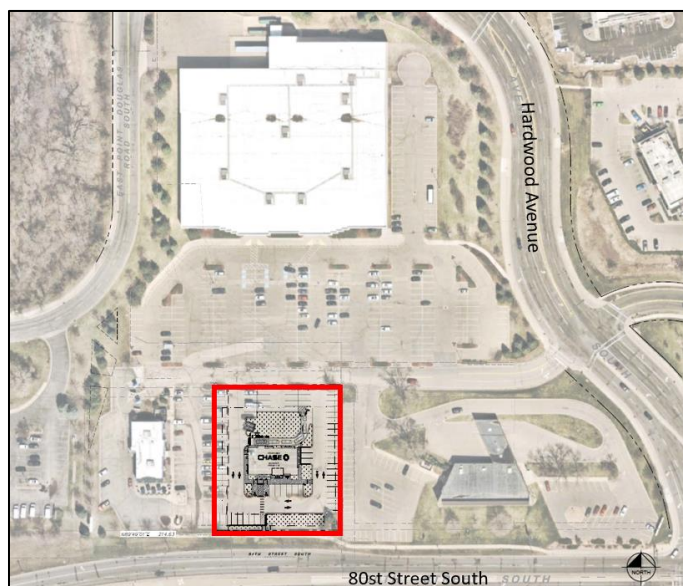
Background

At their July 28, 2002, meeting, the City Council approved an 88,000 square foot Kohl's store with a future expansion of 20,000 square feet located on the east side of the building. In 2007, the City Council approved a preliminary plat, site plan, and conditional use permit for a 3,954 square foot restaurant (Culver's) with a drive-through to be constructed in the southwest corner of the Kohl's lot as shown below.



Culver's Site

At their July 19, 2023, meeting, the City Council approved a site plan review and conditional use permit for a 3,319 square foot bank (Chase Bank) with a drive-through to be constructed in the south parking lot of the Kohls site as shown in the image below. Chase Bank was constructed in 2023, and a Certificate of Occupancy was issued on September 25, 2024.



Chase Bank Site

Planning Considerations

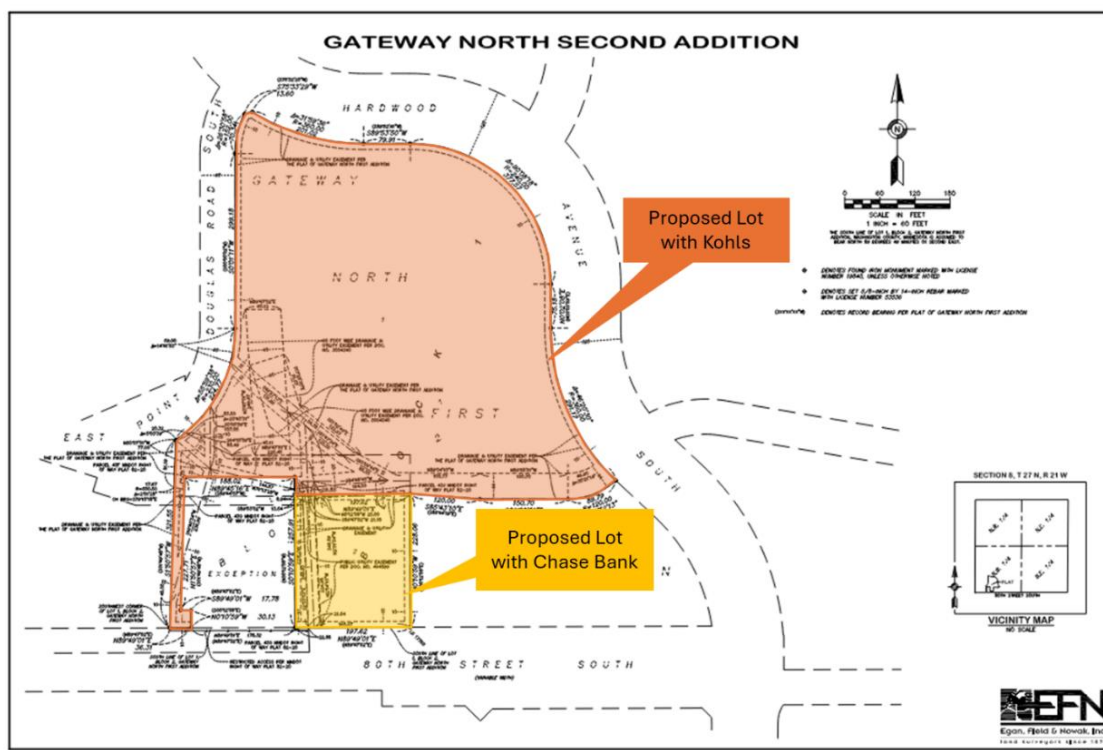
Zoning and Comprehensive Plan

The subject site is zoned MU, Mixed Use District, and is guided as Mixed Use in the 2040 Comprehensive Plan. The request is consistent with the City's zoning ordinance and land use plan. The existing use(s) onsite are permitted and have appropriate approvals to operate.

Preliminary Plat and Final Plat

The application consists of a preliminary and final plat to split 1.03 acres of the southern parking lot in order for Chase Bank to be located and operate on an individual parcel. As part of the approvals for Chase Bank in 2023 (Resolution 2023-092), the Applicant (Kohl's) and Chase Bank entered into a private ground lease agreement. The private agreement allowed for the new construction of Chase Bank on the Kohl's parcel and outlined maintenance requirements between the two parcels. At the time of approvals in 2023, both the Chase Bank and Kohl's site met all applicable city ordinance standards. To note, per the conditions stipulated in Resolution 2023-092, a cross-parking agreement was required to be recorded due to multiple businesses being located on one parcel. Given the proposed plat would result in Chase Bank operating on an individual parcel, the cross-parking agreement is not necessary as both sites meet minimum parking requirements. The proposed preliminary and final plat would create a parcel owned by Chase Bank who would then be responsible to uphold the conditions stipulated in Resolution 2023-092.

The submitted preliminary and final plat as shown below indicates the proposed 1.03-acre parcel with Chase Bank and the proposed 7.89-acre parcel with Kohl's. The Applicant has included the standard 10-foot interior perimeter easement adjacent to each property boundary of the newly created parcel with Chase Bank.



Proposed Preliminary and Final Plat

Utilities

The subject property is located within the Metropolitan Urban Service Area (MUSA). The constructed site is connected to available sanitary, watermain, and storm sewer located adjacent to the property. The water service is connected to the 12-inch trunk watermain to the west, the sewer service connected to the 18-inch trunk sanitary sewer to the east, and the storm sewer connected to the existing structure on the southern side of the private parking lot.

Surface Water Management/Grading

The site grading for the project has met the surface water management requirements established by the State, Watershed District, and the City's Surface Water Management Plan. Storm water is managed through a combination of storm sewer and drainage swales. The storm sewer is connected to the private storm sewer within the southern side of the private parking lot. The subject property has used stormwater best management practices (BMPs) on-site. These BMPs are required to be maintained periodically to adhere to the surface water management requirements. Therefore, a private maintenance agreement was executed between the City and the underlying property owner for maintenance of the private storm water system.

Park Dedication

City Code Title 10-4-3 requires park dedication be completed for all newly created lots. Park dedication can be satisfied through land dedication or a cash in lieu of fee. The City Fee Table outlines the cash in lieu of fee, which for a commercial subdivision is 4 percent of the land value. The Applicant will be required to pay a park dedication fee of \$9,604.04 which is 4 percent of the land value for the newly created lot.

Public Hearing Notices

The public hearing notice for the October 28, 2024, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed on October 17, 2024, to 18 property owners that are within 500 feet of the proposed project. Staff has not received any comments at the time of writing the report.

Recommendation

That the Planning Commission recommend that the City Council approve the Preliminary Plat to be called Gateway North Second Addition in order to create two parcels (a 7.89-acre parcel for Kohl's and a new 1.03-acre parcel for Chase Bank) subject to the following conditions:

1. The final plat shall be recorded with the Washington County's Recorder's Office prior to the issuance of any building permits.
2. Prior to the release of the final plat for recording, the park dedication fee of \$9,604.04 shall be paid.
3. Preliminary and final plat approvals shall expire one (1) year after City Council approvals, unless a final plat has been recorded with the Washington County's Recorder's Office or the City Council approves an extension.
4. The final plat shall include any public drainage and utility easements required by the City Engineer.

5. The newly created 1.03-acre parcel (proposed Lot 2, Block 1 Gateway North Second Addition) shall abide by the conditions of approval stipulated in Resolution 2023-092).

Prepared by

Conner Jakes
Planner

Attachments

Preliminary and Final Plat

GATEWAY NORTH SECOND ADDITION

KNOW ALL BY THESE PRESENTS: That Kin, Inc., a Nevada corporation (formerly known as Kohl's Illinois Inc., a Nevada corporation), owner of the following described property:

Lot 1, Block 2, GATEWAY NORTH FIRST ADDITION, Washington County, Minnesota, except that part described as follows:

Commencing at the Southwest corner of said Lot 1; thence on an assumed bearing of North 89 degrees 47 minutes 52 seconds East, along the south line of said lot, a distance of 36.31 feet, to the point of beginning of the land to be described; thence continuing North 89 degrees 47 minutes 52 seconds East, a distance of 178.32 feet; thence North 00 degrees 12 minutes 08 seconds West, a distance of 257.91 feet; thence South 89 degrees 44 minutes 07 seconds West, a distance of 188.02 feet; thence South 01 degrees 49 minutes 48 seconds West, a distance of 227.71 feet; thence North 89 degrees 47 minutes 52 seconds East, a distance of 17.78 feet; thence South 00 degrees 12 minutes 08 seconds East, a distance of 30.13 feet to the point of beginning.

Has caused the same to be surveyed and platted as GATEWAY NORTH SECOND ADDITION.

In witness whereof said Kohl's Illinois, Inc., a Nevada corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Kin, Inc., a Nevada Corporation,

Elizabeth McCright, Authorized Signatory of Kin, Inc., a Nevada Corporation.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by Elizabeth McCright, Authorized Signatory of Kin, Inc., a Nevada Corporation, on behalf of the corporation.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

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

Dated this _____, day of _____, 20____.

Christopher A. Terwedo, Licensed Land Surveyor
Minnesota License No. 53536

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Christopher A. Terwedo, Licensed Land Surveyor.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

CITY COUNCIL
CITY OF COTTAGE GROVE, MINNESOTA

This plat was approved by the City Council of COTTAGE GROVE, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: _____
Mayor

Signed: _____
City Clerk

WASHINGTON COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

BY _____
Washington County Surveyor

BY _____

WASHINGTON COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____ day of _____, 20____.

BY _____
Washington County Auditor/Treasurer

BY _____
Deputy

WASHINGTON COUNTY RECORDER

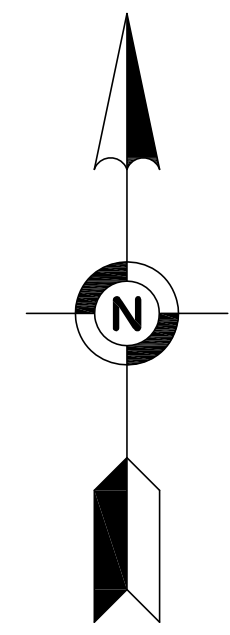
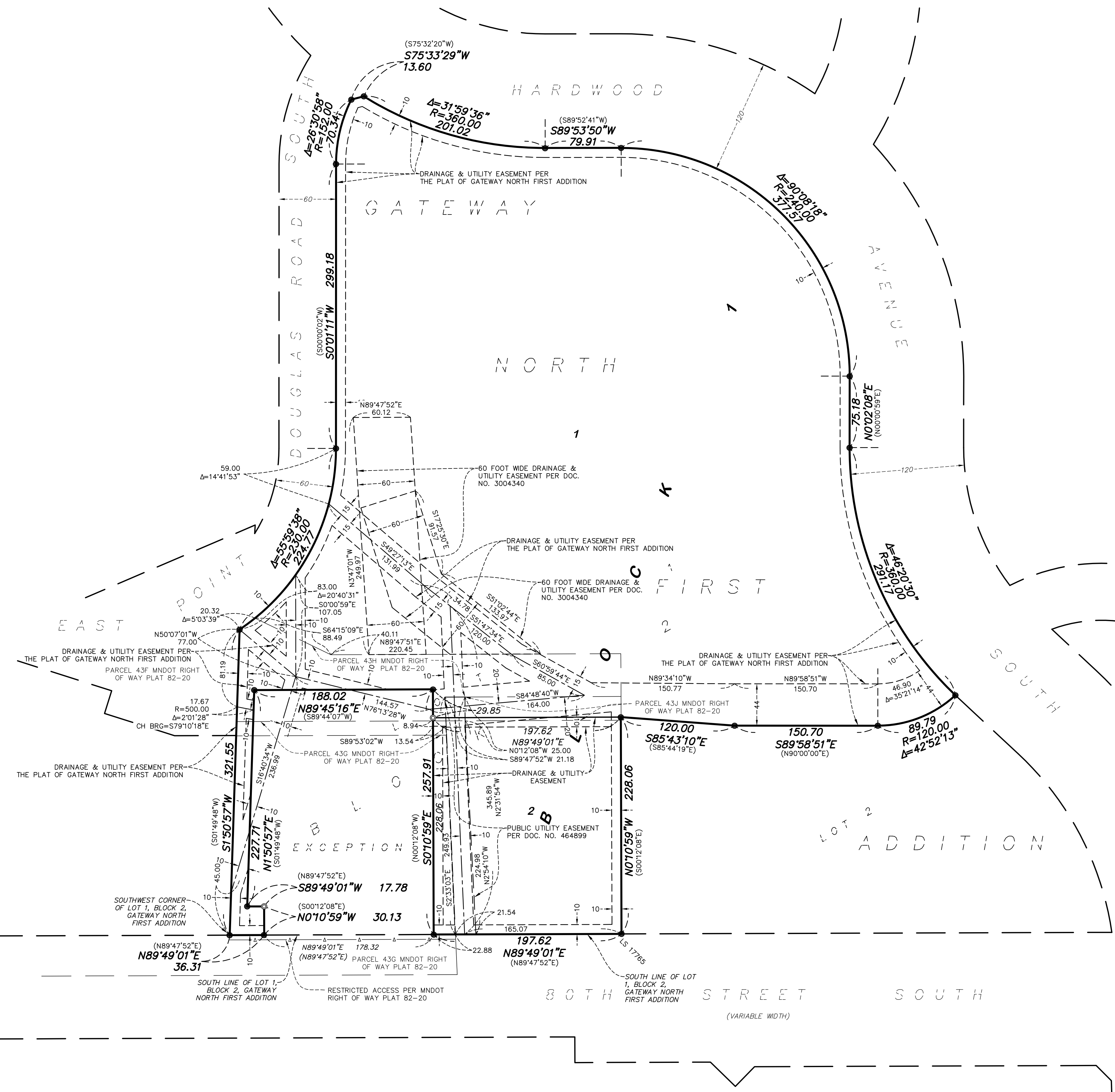
Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20____, at ____ o'clock ____M. and was duly recorded in Washington County Records.

by _____
Washington County Recorder

by _____
Deputy

GATEWAY NORTH SECOND ADDITION



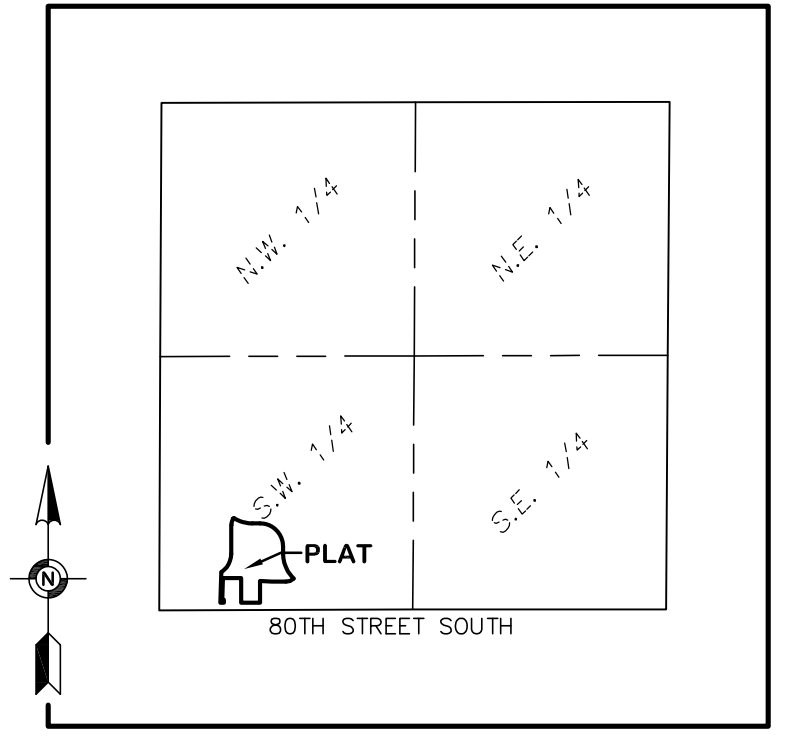
SCALE IN FEET
1 INCH = 60 FEET

THE SOUTH LINE OF LOT 1, BLOCK 2, GATEWAY NORTH FIRST ADDITION, WASHINGTON COUNTY, MINNESOTA IS ASSUMED TO BEAR NORTH 89 DEGREES 49 MINUTES 01 SECOND EAST.

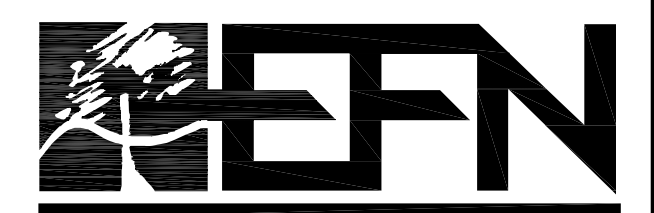
- DENOTES FOUND IRON MONUMENT MARKED WITH LICENSE NUMBER 19840, UNLESS OTHERWISE NOTED
- ⊙ DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 53536

(SXXX'XX'XX'W) DENOTES RECORD BEARING PER PLAT OF GATEWAY NORTH FIRST ADDITION

SECTION 8, T 27 N, R 21 W



VICINITY MAP
NO SCALE



Egan, Field & Nowak, Inc.
land surveyors since 1872

STAFF REPORT CASE: CP2024-020

ITEM: 6.2

PUBLIC MEETING DATE: 10/28/24 TENTATIVE COUNCIL REVIEW DATE: 11/20/24

APPLICATION

APPLICANT: City of Cottage Grove

REQUEST: A comprehensive plan amendment to amend the Capital Improvement Program (CIP) 2025-2029.

SITE DATA

LOCATION: N/A

ZONING: N/A

GUIDED LAND USE: N/A

LAND USE OF ADJACENT PROPERTIES:	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:		
EAST:	N/A	
SOUTH:		
WEST:		

SIZE: N/A

DENSITY: N/A

RECOMMENDATION

Approval.



COTTAGE GROVE PLANNING DIVISION

Staff Contact: Brenda Malinowski, Finance Director; 651-458-2832; bmalinowski@cottagegrovemn.gov

Application Accepted: N/A 60-Day Review Deadline: N/A

Planning Staff Report

CIP 2025-2029 – Case No. CP2024-020

October 28, 2024

Proposal

On an annual basis, the city updates its five-year Capital Improvement Plan (CIP). In addition to its being a guide for capital spending decisions, the CIP is an element of the City's Comprehensive Plan. For this reason, the annual update of the CIP is an amendment to the Comprehensive Plan, which requires a public hearing by the Planning Commission.

Overview of CIP

The CIP is a planning document intended to provide an estimate of capital needs and funding. Projects included in the plan must be authorized by the City Council to proceed to construction.

Capital improvements include land acquisition and construction of public buildings, parks, streets, and utilities. A capital improvement is defined as any expenditure greater than \$15,000 with a useful life of five years or more. The CIP lists planned capital improvements for the years 2025 through 2029. The CIP also identifies funding sources for each project.

For the 2025-2029 period, a total of \$388.7 Million in capital projects are planned. One goal of the CIP process is to balance the amount of capital spending on an annual basis. This creates a more predictable demand on staff resources and creates consistency in capital funding.

In most CIP's, the first two years serve as a work plan of projects ready to be implemented. Based on financial happenings with the economy, the City may at its discretion choose to delay or postpone projects to adjust to current conditions.

A Ten-Year Financial Management Plan (FMP) was completed in 2023. The Plan strategically incorporated the projects included in this CIP document that require debt issuance with future operating budgets, equipment replacement needs, and growth in the community. With the use of the FMP, the goal is to not have significant tax impact swings from year to year.

Project Summary

The summary document of the CIP is attached.

Recommendation

That the Planning Commission find that the 2025-2029 Capital Improvement Plan is consistent with the City's Comprehensive Plan and recommend that the City Council approve the document.

Prepared by:

Brenda Malinowski
Finance Director

Attachment:
2025-2029 CIP



Capital Improvement Plan 2025-2029

CITY OF COTTAGE GROVE, MN
ENGINEERING AND FINANCE DEPARTMENT

12800 Ravine Parkway S, Cottage Grove, MN 55016 | 651-458-2800 | CottageGroveMN.gov

City of Cottage Grove

Capital Improvements Plan

2025-2029

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City of Cottage Grove Capital Improvements Plan 2025-2029

Introduction

The Capital Improvement Plan (CIP) is a planning device to schedule proposed public capital improvements and purchases over a five-year period. The CIP matches proposed expenditures and revenues by project. A capital improvement is defined as a capital expenditure that is greater than \$15,000 with a life expectancy of five years or longer. Capital improvements are projects, which require acquisition, construction, or replacement of various public facilities, public buildings, infrastructure, utilities, and parks in the community.

Every effort has been made to draft the document as conservatively and realistically as possible while maintaining the integrity of the funds. The concept of fund integrity includes accounting for certain project costs in particular designated funds that are only used for those purposes for which they are collected. These major funding sources include the operating funds (the General Fund and Enterprise Funds), the development fees and charges (including the Area and Park Trust Funds), as well as identifying larger general projects that are expected to be financed with the issuance of general obligation bonds to be repaid with future property tax levies.

A Ten-Year Financial Management Plan (FMP) was completed in 2023. The FMP incorporated the projects included in this CIP that include debt issuance as part of the funding source, future operating budgets including equipment replacement needs, and tax capacity changes (including growth). In addition, projects in this CIP were included in the FMP that was utilized during the 2025 budget process.

This CIP shows a total capital investment of \$86.5 million for 2025 of which \$63 million is related to the construction of the Intermediate Water Treatment Plant which will be funded by the 3M Settlement financing plan), \$6 million is for the construction of a new water tower that is necessary for providing water to the community, and \$9.7 million is related to various street projects including Pavement Management (Hidden Valley area), Jamaica and 95th intersection improvements (development driven), Ravine parkway (development driven), and the 100th Street extension planning process which is a county led project.

Projects summarized by year are included on pages 6-7.

This document covers the period from 2025 to 2029 and is organized by the funding sources of the improvement project. Over the next five years \$388.7 million in projected improvements have been identified. A significant portion of these projects (74% or \$288.4 million) will be funded by other entities and other governmental entities. The remaining dollars come from other identified sources. A funding summary by year is included on page 9.

Details of all projects are included on pages 11-57.

Summary of Improvements

The identified improvements are included in the financial position statements by fund on pages 68-86. A fund is a related accounts that is used to maintain control over resources that have been

segregated for specific activities or objectives. Nineteen funds are utilized for the accounting of the projects in the CIP.

Road and Trailway Maintenance Fund (Page 68)

The Road and Trailway Maintenance Fund was created in 2007 to provide for the costs of activities related to mill & overlaying and crack sealing City streets, replacement and seal coating of trails, as well as replacing damaged concrete curb & gutter and sidewalk. These funds partially support the City's ongoing ADA transition plan. Funding for these activities comes from franchise fees charged to property owners on their electric and natural gas utility bills.

2025 includes another mill and overlay project in the amount of \$970,000. The area to receive the mill and overlay is Hardwood Avenue, and the Pine Arbor & Timber Ridge 4th neighborhood.

Ice Arena Capital Fund (Page 69)

The naming rights revenue from NorthPoint is the primary source of revenue for the Ice Arena Capital Fund. 2024 projects include bleacher radiant heat in the West Rink, a dehumidifier wheel replacement, and a water treatment system.

Enterprise Funds (Pages 70-73)

The projects included in the Enterprise Fund section are those projects, which will be paid with funds from the Storm Water, Water, Sanitary Sewer, and Street Light Utility Funds. Each of the Enterprise Funds is supported by user fees charged for the services provided.

Storm Water Utility Fund

The Storm Water Utility Fund projects include various drainage improvements and maintenance of the storm water utility system.

The Storm Water Utility Fund was initiated with the 2002 budget year. CIP projects identified and prioritized by staff cannot exceed the financial constraints of the Fund. The 2025 projects identified include storm water maintenance related to the 2025 Pavement Management project. Commitments of the Fund for the next five years are for various storm water activities throughout the City. Revenue increases of 3% have been included in accordance with the storm water rate study that was completed in 2021.

Water Utility Fund

The Water Utility Fund includes funding \$1 million of the new water tower. Other capital projects in the Fund include the water costs for the annual Pavement Management Program, and well maintenance. A 5.5% rate increase has been included in this Fund for 2025 in order to fund current operations.

Sanitary Sewer Utility Fund

The Sanitary Sewer Utility Fund includes a \$1 million project in 2024 and 2025 to line the trunk sanitary sewer from Jamaica and East Point Douglas down through the dog park. Sewer costs related to the annual Pavement Management Program, and street reconstruction projects are included in the next five years. 5% rate increases have been included in this Fund based on a utility rate study that was completed in 2022.

Street Light Enterprise Fund

The improvements scheduled for the Street Light Utility Fund are traffic signals and system improvements. New traffic signals identified in the next five years are a signal at Hardwood Avenue and Hardwood Court in 2025, 80th Street and Jamaica Avenue in 2026, and Keats and Indian Boulevard in 2026. Due to increased operating costs for street light activities and

increased costs for traffic signals, an 8% increase in rates has been included for 2025 and 3% increases in later years.

Park Improvement Capital Project Fund (Page 74)

In 2013, the City Council directed that revenues derived from leasing space on the City's Water Towers/Reservoirs for cell phone antennas should be allocated to the purpose of renovation of existing parks and replacement of playground equipment. This revenue source will fund a total of \$3.6 million in park and playground renovations over the next five years. Expenditures in 2025 includes a power supply upgrade at Kingston Park, and hockey rink board replacement at Woodridge Park. The FMP completed in 2023 identified a need to fund park improvements beyond the capacity of the cell phone antenna revenues. Therefore, a property tax levy has been included in the Fund beginning in 2026 in the amount of \$190,000 per year.

Park Trust Fund and Local Option Sales Tax (Pages 75-76)

Improvements scheduled in the Park Trust Fund include the purchase of additional parkland, planning and development of parks and trails, and installing playground equipment in new parks. Revenues coming into the Park Trust Fund have been calculated to reflect the anticipated housing growth and a greater dedication of park land instead of park dedication fees. In 2025, the Jack and Marlys Denzer Park will be constructed, and improvements will begin at the Oltman ballfields.

Projects identified as part of referendum for local option sales tax have been included in the Local Option Sales Tax Fund. The capital improvements include construction projects at Hamlet Park, Mississippi Dunes Park, and River Oaks Golf Course. If the referendum does not pass, a delayed and revised schedule for these capital improvements would be determined in a future CIP.

Municipal Building Fund (Page 78)

This Fund derives its revenue from accumulated transfers from the General Fund pursuant to the Fund Balance policy, as well as several years of dedicated tax levy dollars. The property tax levy of \$250,000 in 2023 was increased to \$350,000 in 2024 to be used for municipal building expenses. In 2025, shop and wash bay modifications will be constructed at Public Works.

MSA Construction Fund and Street Reconstruction and Overlay Fund (Pages 80-81)

The construction of new streets and other street reconstruction projects make up the vast majority of capital improvement projects in the MSA Construction Fund. Funding for these projects come from Municipal State Aid (MSA), other intergovernmental revenue, developer charges and special assessments.

Streets included on the "state aid" system are eligible to receive state aid for a portion of the projects. The MSA annual construction allotment for 2024 was \$2.1 million. The projects noted below and, in the CIP, will depend on development, the timing of which will vary due to factors including the economy and available land.

The projects identified with their anticipated MSA funding over the next 5 years include:

Year	Project	Description	Project Cost	MSA Funding
2025-2027	Ravine Parkway	Ravine Parkway Extension	\$10,000,000	\$5,000,000
2026	80 th Street (Ideal to Hwy 61)	Reconstruction	10,000,000	3,198,000
2026	80th Street (80 th /Keats)	Roundabout Construction	1,000,000	1,000,000
		Total	\$21,000,000	\$8,198,000

Besides MSA revenue, these projects will be funded with other revenue sources including Federal, State, and County funds, developer fees, and bonded debt.

Other projects that have been included in the MSA Fund that have funding sources other than MSA revenue include:

- Jamaica and 95th Improvements (Primary funding sources-Assessment/development fees)
- EPD and Ravine Parkway-Shoppes at Cottage View starting in 2028. (Funding sources-federal funds for \$3 million, area funds, and assessments/development fees)
- 103rd Street Bridge in 2029. (Funding sources-federal and state funds)

A Street Reconstruction and Overlay Plan was approved in 2023 that allows for street reconstruction and overlay bonds to be issued for construction projects identified in the plan. These projects include:

- 100th Street in 2025-2027. The CSAH 19 and TH 61 project will be a county-led project that will be primarily funded with Federal and County Funds. The realignment portion of 100th Street of this project will be funded by the City.
- Jamaica Avenue from 70th to Military in 2028. (Funding source-bonded debt)
- Harkness Avenue in 2029. (Funding sources-area funds, developer fees, and bonded debt)

Details of these projects and funding sources are included in the detail of the projects located on pages 38-44.

Pavement Management Fund (Page 82)

Pavement Management Program projects are reflected in this Fund. The summary sheet identifies other funding sources when available, but for most projects it will be necessary to issue debt to be repaid with a property tax levy to finance the project. The continuation of the Pavement Management Program depends on assessments for a portion of each project to be used to repay a portion of the debt.

The Pavement Management projects included in the next five years total \$18.7 million, of which \$8.4 million would be assessed to benefiting property owners and \$15 million would be bonded. Future property taxes levies would repay these bonds and have been included in the FMP.

	Location	Total	Funding		
			Assessments	Debt	Other
2025	Hidden Valley	\$2,699,000	\$1,214,550	\$2,303,000	\$396,000
2026	Thompson Grove Estates 11th Add, south part Woodridge Park Add (W of Jamaica)	3,471,000	1,561,950	2,909,000	562,000
2027	East Point Douglas (Inwood to CDS), Kingsborough Trail	3,547,000	1,596,150	2,801,000	746,000
2028	Thompson Grove Estates 12 Add, north part Woodridge Park Add (W of Jamaica)	3,588,000	1,614,600	3,026,000	562,000
2029	Thompson Grove Estates & Hillside Trail	5,390,000	2,425,500	3,985,000	1,405,000

Area Funds (Pages 83-85)

The Water, Storm Sewer and Sanitary Sewer Area Funds are capital project funds that provide the resources to construct general infrastructure. Projects totaling \$16.3 million are expected to be funded from the Area Funds over the next 5 years. The funding sources for these Funds are area charges and connection fees against developing properties and new building construction. The area charges and connection fees are based on rates established by the City Council. Before these projects can be completed, the funds available in each of the Area Funds need to be considered. It may be necessary to postpone projects if the revenue sources are not available to complete the project.

Water Area Fund

Construction of a water tower in the Industrial Park is proposed to be constructed in 2025 in the amount of \$6 million. It is proposed to fund \$1 million of this construction with water conservation fee revenue from the Water Utility Fund, \$4 million with bond proceeds, and the remaining portion with funds in the Water Area Fund. The bonds will be repaid with future revenues in the Water Area Fund.

Sanitary Sewer Area Fund

Funding for projects identified in the Sanitary Sewer Area Fund includes activities regarding system-wide construction.

Storm Water Area Fund

Funding for projects identified in the Storm Water Area Fund includes activities regarding system-wide construction and improvements at Jamaica Avenue and 95th Street.

Other Funds (Page 86)

3M Settlement/MPCA Fund

3M settlement implementation funds will be used to construct the Intermediate Zone Water Treatment Plant in 2025 and 2026, and decommissioning of Well #1, Well #2, and the Temporary Treatment Plants in 2027. 3M settlement funds will be received to fund these projects totaling \$95 million.

Conclusion

City staff has prepared this document in conjunction with those projects and capital items that are known and for which costs can be reasonably estimated. The CIP should be considered a planning tool and the projects included for 2025 and 2026 serve as a work plan for staff. This “work plan” means that these are the projects that staff will bring to Council for authorization before proceeding with a feasibility study, acquisition, or construction. All projects detailed in this document will be included in their respective budgets if the need is established at that time.

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

PROJECTS BY PROGRAM CATEGORY

NOTE: This recap includes the total project cost. See the individual project page for funding sources

PROGRAM CATEGORY	2025	2026	2027	2028	2029
General Public Buildings					
PW shop and wash bay modifications	500,000				
General Public Buildings total	500,000	-	-	-	-
Parks & Recreation Facilities					
Hamlet Park-LOST Projects		4,000,000	5,000,000	750,000	
Mississippi Dunes-LOST Funds		1,500,000	1,250,000	1,000,000	
River Oaks-LOST Funds		500,000		3,500,000	
Matching grant funds	10,000	10,000	10,000	10,000	10,000
Public Landscape initiative	120,000	80,000	100,000	220,000	100,000
Parks - design & planning	15,000	15,000	15,000	15,000	15,000
Parks-Automatic locks on buildings	35,000	35,000	35,000	35,000	35,000
Hamlet Park Skate Park replace/shelter replace.		100,000	50,000		
Hardwood and Belden play equipment	140,000				
Hearthside Park: Park Improvements					100,000
Hemmingway and North Ideal play equipment					150,000
Hidden Valley Park Improvements	150,000				
Highlands Park Tennis Court Replacement				100,000	
Kingston Park -Additional Power Supply	200,000				
Kingston Park Building Replacement		5,000,000			
Lamar Park Shade Shelter replacement (2)	80,000				
Lamar Park Roof			10,000		
Neighborhood Park Development	500,000	500,000	1,200,000	500,000	500,000
Oltman Middle School Lacrosse complex & Parking	700,000	2,300,000			
Peter Thompson Park Upgrades	40,000			300,000	
Pine Coulee-Court Replacement			20,000		
Pine Glen -Picnic Shelter	60,000				
Pine Tree Pond Park Improvements		500,000			30,000
Woodridge Park-Rink Boards & Pickleball Courts	300,000				
Woodridge Inclusive Playground-repair/sealing	60,000				
Sports Lighting Improvements	65,000	355,000	350,000	35,000	
Ice Arena Capital Projects	210,000	25,000	130,000	130,000	575,000
Parks & Recreation Facilities	2,685,000	14,920,000	8,170,000	6,595,000	1,515,000
Public Utilities Facilities					
Spot replacement/slip lining - Sewer	550,000	50,000	50,000	50,000	50,000
System improvements - Streetlights	100,000	100,000	100,000	100,000	100,000
Storm water maintenance	200,000	200,000	200,000	200,000	200,000
Trunk Utility Oversizing	20,000	20,000	20,000	20,000	20,000
East Ravine district infrastructure	50,000	50,000	50,000	50,000	50,000
Pull well - annual maintenance	70,000	70,000	70,000	70,000	70,000
Water Tower Painting/Rehab			800,000		
Industrial Park Water Tower	6,000,000				
Traffic Signals, Traffic Improvements	700,000	1,400,000			
3M Settlement Implementation	63,477,000	26,250,000	5,000,000		
Water Softening					100,000,000
Pedestrian Improvements	100,000				250,000
Public Utilities Facilities total	71,267,000	28,140,000	6,290,000	490,000	100,740,000

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

PROJECTS BY PROGRAM CATEGORY

NOTE: This recap includes the total project cost. See the individual project page for funding sources

PROGRAM CATEGORY	2025	2026	2027	2028	2029
Street & Road Improvement Projects					
Roadway Maintenance	1,884,000	1,979,000	2,078,000	2,183,000	2,292,000
Safe Streets & Roads for All (SS4A)	440,000				
CSAH 19 and TH 61	3,000,000	28,422,500	23,577,500	-	22,900,000
Jamaica Avenue	2,000,000			3,000,000	
Ravine parkway Shoppes at Cottage View				5,750,000	4,343,000
Ravine parkway	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
80th Street (CSAH19 to TH 61) Reconstruction		10,000,000			
80th Street (80th/Keats roundabout cost share)		1,000,000			
Harkness Ave Reconstruction					3,162,000
103rd Street Bridge					8,000,000
Subtotal before PM	9,324,000	43,401,500	27,655,500	12,933,000	42,697,000
PM 2025	2,699,000				
PM 2026		3,471,000			
PM 2027			3,547,000		
PM 2028				3,588,000	
PM 2029					5,390,000
Road & Street Improvement projects total	12,023,000	46,872,500	31,202,500	16,521,000	48,087,000
GRAND TOTAL					
	\$ 86,475,000	\$ 89,932,500	\$ 45,662,500	\$ 23,606,000	\$ 150,342,000

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**City of Cottage Grove
CIP 2025-2029
Funding Summary by Year**

	2025	2026	2027	2028	2029	Total '25 to '29
Funding Source						
Bonds for Street Projects	\$ -	\$ 2,850,000	\$ 650,000	\$ 3,377,000	\$ 3,698,000	\$ 10,575,000
Bonds for Pavement Mgmt	2,453,000	2,909,000	2,801,000	3,026,000	4,085,000	15,274,000
Bonds for Water Tower	4,000,000					4,000,000
Bonds for Kingston Park & Oltman		7,300,000				
Bonds for LOST		6,000,000	6,250,000	5,250,000		17,500,000
Park Improvement Fund	990,000	500,000	475,000	480,000	225,000	2,670,000
Public Landscape Initiative	120,000	80,000	100,000	120,000	100,000	520,000
Park Trust	865,000	515,000	1,215,000	515,000	515,000	3,625,000
Ice Arena Capital Fund	210,000	25,000	130,000	130,000	575,000	1,070,000
Municipal Building	500,000					500,000
Franchise Fees	1,875,000	1,976,000	2,064,000	2,173,000	2,281,000	10,369,000
MSA	1,088,000	5,198,000	1,000,000	1,000,000	3,000,000	11,286,000
Developer Asmts/Fees	2,160,000	1,350,000	1,000,000	2,150,000	3,354,000	10,014,000
Other Governments	3,035,500	27,772,500	19,777,500	3,100,000	128,233,000	181,918,500
3M Settlement	63,477,000	26,750,000	5,000,000			95,227,000
Utilities	2,425,000	2,145,000	1,980,000	992,000	2,036,000	9,578,000
Area Funds	1,403,000	3,220,000	3,220,000	1,293,000	2,240,000	11,376,000
ED Trust	1,173,500					1,173,500
Other funding	700,000	1,342,000				2,042,000
	\$ 86,475,000	\$ 89,932,500	\$ 45,662,500	\$ 23,606,000	\$ 150,342,000	\$ 388,718,000

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CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

FACILITIES AND PARK PROJECTS

Funding Sources	2025	2026	2027	2028	2029
Tax Levy	\$ -	\$ -	\$ -	\$ -	\$ -
Bonded Debt	\$ 150,000	\$ 7,300,000	\$ -	\$ -	\$ 100,000
State/Other Government Units	\$ 350,000	\$ -	\$ -	\$ -	\$ -
Park Improvement Fund	\$ 990,000	\$ 500,000	\$ 475,000	\$ 480,000	\$ 225,000
Park Trust Fund	\$ 865,000	\$ 515,000	\$ 1,215,000	\$ 515,000	\$ 515,000
Landscape Initiative	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	\$ 100,000
Municipal Building Fund	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Other:	\$ 210,000	\$ 6,525,000	\$ 6,380,000	\$ 5,480,000	\$ 575,000
TOTAL	3,185,000	14,920,000	8,170,000	6,595,000	1,515,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering/Architect	\$ 235,000	\$ 1,665,000	\$ 1,015,000	\$ 1,015,000	\$ 15,000
Admin/Legal	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 2,820,000	\$ 13,165,000	\$ 7,045,000	\$ 5,350,000	\$ 1,390,000
Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 130,000	\$ 90,000	\$ 110,000	\$ 230,000	\$ 110,000
TOTAL	3,185,000	14,920,000	8,170,000	6,595,000	1,515,000

Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -
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CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title PW & Parks Facility	Project Description 2025 - Shop and Wash Bay Modifications (\$500,000)
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund					
Park Trust Fund					
Landscape Initiative					
Municipal Building	500,000				
Other: Utility Fund					
TOTAL	500,000	0	0	0	0

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect	80,000				
Admin/Legal					
Construction	420,000				
Maintenance					
Other					
TOTAL	500,000	0	0	0	0
Project Balance	\$ - \$	\$ - \$	\$ - \$	\$ - \$	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Matching Funds Program	Project Description Funds used to match donations from outside organizations on specific park projects
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund	10,000	10,000	10,000	10,000	10,000
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	10,000	10,000	10,000	10,000	10,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction					
Maintenance					
Other	10,000	10,000	10,000	10,000	10,000
TOTAL	10,000	10,000	10,000	10,000	10,000
Project Balance	\$ - \$	\$ - \$	\$ - \$	\$ - \$	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title	Project Description
Public Landscape Initiative	2025 - Future ROW Beautification (\$50,000), Diseased Tree Mitigation (\$10,000), Arbor Day Tree Planting (\$10,000), Mississippi Dunes Park Restoration (\$50,000) 2026 - 80th St HWY 61 to Ideal (\$50,000), Oakwood Park Restoration (\$10,000), Diseased Tree Mitigation (\$10,000), Arbor Day Tree Planting (\$10,000) 2027 - Jamaica 100th to Hwy 61 Ramps (\$50,000), Woodridge Park Woodland Restoration (\$30,000), Diseased Tree Mitigation (\$10,000), Arbor Day Tree Planting (\$10,000) 2028 - Future ROW Beautification (\$50,000), Pine Tree Valley & Pine Tree Pond Park Open Space Restoration Grant Match (\$50,000), Diseased Tree Mitigation (\$10,000), Arbor Day Tree Planting (\$10,000) 2029 - Future ROW Beautification (\$50,000), West Draw Park Landscape Enhancements/Restoration (\$30,000), Diseased Tree Mitigation (\$10,000), Arbor Day Tree Planting (\$10,000)
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund					
Park Trust Fund					
Landscape Initiative	120,000	80,000	100,000	120,000	100,000
Municipal Building					
Other: Grant				100,000	
TOTAL	120,000	80,000	100,000	220,000	100,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction					
Maintenance					
Other	120,000	80,000	100,000	220,000	100,000
TOTAL	120,000	80,000	100,000	220,000	100,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
 2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Park Design and Planning	Project Description Funding for design and planning of parks as development occurs.
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund					
Park Trust Fund	15,000	15,000	15,000	15,000	15,000
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	15,000	15,000	15,000	15,000	15,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect	15,000	15,000	15,000	15,000	15,000
Admin/Legal					
Construction					
Maintenance					
Other					
TOTAL	15,000	15,000	15,000	15,000	15,000
Project Balance	\$ - \$	\$ - \$	\$ - \$	\$ - \$	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Building Locks	Project description Annual addition of automatic locks for various park building restrooms throughout the community 2025 - Woodridge 2026 - Highlands 2027 - Kingston 2028 - Hamlet 2029 - Peter Thompson
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund	35,000	35,000	35,000	35,000	35,000
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	35,000	35,000	35,000	35,000	35,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction	35,000	35,000	35,000	35,000	35,000
Maintenance					
Other					
TOTAL	35,000	35,000	35,000	35,000	35,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Replace Playground equipment	Project Description 2025 - Hardwood and Belden Parks - \$140,000 2029 - Hemingway and North Ideal - \$150,000
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund	140,000				150,000
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	140,000	0	0	0	150,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction	140,000				150,000
Maintenance					
Other					
TOTAL	140,000	0	0	0	150,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Pavement Management	Project description 2025 - Hidden Valley Park (\$150,000) 2029 - Hearthside Park Improvements (\$100,000)
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt	150,000				100,000
State/Other Government Units					
Park Improvement Fund					
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other: Donations					
TOTAL	150,000	0	0	0	100,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction	150,000				100,000
Maintenance					
Other					
TOTAL	150,000	0	0	0	100,000
Project Balance	\$ - \$	- \$	- \$	- \$	-

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Hamlet Park	Project Description 2026 - Skate Park Surface Replacement (Utilize LOST funds if available) 2027 - Picnic Shelter Replacement (Utilize LOST funds if available)
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund		100,000	50,000		
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	-	100,000	50,000	-	-

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction		100,000	50,000		
Maintenance					
Other					
TOTAL	-	100,000	50,000	-	-
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Highlands Park	Project Description Tennis Court Replacement
Department Facilities	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund				100,000	
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other: Project Description					
TOTAL	-	-	-	100,000	-
Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction				100,000	
Maintenance					
Other					
TOTAL	-	-	-	100,000	-
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
 2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Kingston Park	Project Description 2025 - Additional Power Supply (\$200,000) 2026 - Building Replacement (\$5,000,000) - bond in 2027
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt		5,000,000			
State/Other Government Units					
Park Improvement Fund	200,000				
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	200,000	5,000,000	0	0	0

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction	200,000	5,000,000			
Maintenance					
Other					
TOTAL	200,000	5,000,000	0	0	0
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
 2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Lamar Park	Project Description 2025 - Lamar Park Shade Shelter Replacement (2) 2027 - Roof Replacement
Department Facilities	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund	80,000		10,000		
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	80,000	0	10,000	0	0
Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction	80,000		10,000		
Maintenance					
Other					
TOTAL	80,000	0	10,000	0	0
Project Balance	\$ - \$	\$ - \$	\$ - \$	\$ - \$	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Neighborhood Park Development	Project description 2025 - Jack & Marlys Denzer Park (\$500,000) 2026 - Still Ponds (\$500,000) 2027 - Roberts Lake Neighborhood Development (\$500,000), Military Trailhead (\$200,000), East Ravine Neighborhood or 100th Street Park Development (development driven) 2028 - East Ravine Neighborhood or 100th Street Park Development (development driven) 2029 - East Ravine Neighborhood or 100th Street Park Development (development driven)
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund					
Park Trust Fund	500,000	500,000	1,200,000	500,000	500,000
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	500,000	500,000	1,200,000	500,000	500,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction	500,000	500,000	1,200,000	500,000	500,000
Maintenance					
Other					
TOTAL	500,000	500,000	1,200,000	500,000	500,000
Project Balance	\$ - \$	\$ - \$	\$ - \$	\$ - \$	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
 2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Oltman Middle School	Project Description Lacrosse Complex and Parking Lot Construction
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt		2,300,000			
State/Other Government Units	350,000				
Park Improvement Fund					
Park Trust Fund	350,000				
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	700,000	2,300,000	-	-	-
Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect	100,000	800,000			
Admin/Legal					
Construction	600,000	1,500,000			
Maintenance					
Other					
TOTAL	700,000	2,300,000	-	-	-
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
 2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Peter Thompson Park	Project Description 2025 - Building Doors (\$40,000) 2028 - Peter Thompson Park Upgrades: Rink Boards and Sport Courts
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement fund	40,000			300,000	
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	40,000	0	0	300,000	0

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction	40,000			300,000	
Maintenance					
Other					
TOTAL	40,000	0	0	300,000	0
Project Balance	\$ - \$	- \$	- \$	- \$	-

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
 2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Pine Coulee	Project Description 2027 - Court Replacement
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund			20,000		
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other: Land Sale					
TOTAL	0	0	20,000	0	0

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction			20,000		
Maintenance					
Other					
TOTAL	0	0	20,000	0	0
Project Balance	\$ - \$	\$ - \$	\$ - \$	\$ - \$	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Pine Glen Park Pine Tree Pond Park	Project description 2025 - Picnic Shelters 2026 - Pine Tree Pond Park Improvements 2029 - Pine Tree Pond Court Replacement
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund	60,000				30,000
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other: 3M Settlement		500,000			
TOTAL	60,000	500,000	0	0	30,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect		50,000			
Admin/Legal					
Construction	60,000	450,000			30,000
Maintenance					
Other					
TOTAL	60,000	500,000	0	0	30,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Woodridge	Project description 2025 - Hockey Rink Boards and Pickleball Courts
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund	300,000				
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	300,000	0	0	0	0

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction	300,000				
Maintenance					
Other					
TOTAL	300,000	0	0	0	0
Project Balance	\$ - \$	- \$	- \$	- \$	-

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Inclusive Playground	Project Description 2025 - Playground Repair and Sealing
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund	60,000				
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	60,000	0	0	0	0

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction	60,000				
Maintenance					
Other					
TOTAL	60,000	0	0	0	0
Project Balance	\$ - \$	- \$	- \$	- \$	-

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Sports Lighting Improvements	Project Description 2025 - Hearthside Ice Rink 2026 - Hamlet Football/Soccer, Courts and Ice Rink 2027 - Lamar Park LED & Poles 2028 - Old CG Park Sports Lighting Replacement
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund	65,000	355,000	350,000	35,000	
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other:					
TOTAL	65,000	355,000	350,000	35,000	-

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect					
Admin/Legal					
Construction	65,000	355,000	350,000	35,000	
Maintenance					
Other					
TOTAL	65,000	355,000	350,000	35,000	-
Project Balance	\$ -	\$ -	\$ -	\$ -	-

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title	Project Description
Ice Arena Capital Projects	2025 - West Rink Bleacher Radiant Heat (\$35,000), Dessicant Dehumidifier Wheel Replacement (\$35,000), Water Treatment System (\$100,000), Ice Arena Space Needs Study and Concept Design (\$40,000) 2026 - Locker Room 5/6/7 Furnace (\$10,000), Floor Scrubber (\$15,000) 2027 - Zamboni Replacement (\$130,000)
Department	2028 - Zamboni Replacement (\$130,000)
Parks	2029 - Commons Area Rooftop HVAC Unit (\$75,000), Steel Roof (\$500,000)

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund					
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other: NorthPoint Naming Rights Fund and/or Operating Fund	210,000	25,000	130,000	130,000	575,000
TOTAL	210,000	25,000	130,000	130,000	575,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect	40,000				
Admin/Legal					
Construction	170,000	25,000	130,000	130,000	575,000
Maintenance					
Other					
TOTAL	210,000	25,000	130,000	130,000	575,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title	Project Description 2026 - Synthetic Sports Field with lights (\$3,000,000), Skateboard Park (\$500,000), Playground (\$500,000) 2027 - South Ballfield Complex (\$5,000,000) 2028 - Splash Pad (\$750,000)
LOST Hamlet Park	
Department	
Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund					
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other: LOST		4,000,000	5,000,000	750,000	
TOTAL	0	4,000,000	5,000,000	750,000	0

Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect		500,000	750,000	100,000	
Admin/Legal					
Construction		3,500,000	4,250,000	650,000	
Maintenance					
Other					
TOTAL	0	4,000,000	5,000,000	750,000	0
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title LOST Dunes	Project description 2026 - Small Boat Launch and Canoe/Kayak Storage (\$1,500,000) 2027 - Trails and Playground (\$1,250,000) 2028 - Picnic Facilities (\$500,000), Landscaping and Native Habitat Restoration (\$500,000)
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund					
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other: LOST		1,500,000	1,250,000	1,000,000	
TOTAL	0	1,500,000	1,250,000	1,000,000	0
Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect		300,000	250,000	200,000	
Admin/Legal					
Construction		1,200,000	1,000,000	800,000	
Maintenance					
Other					
TOTAL	0	1,500,000	1,250,000	1,000,000	0
Project Balance	\$ - \$	\$ - \$	\$ - \$	\$ - \$	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
 2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title LOST River Oaks	Project description 2026 - Mountain Bike Course (\$500,000) 2028 - Building and Patio Upgrades, Simulators (\$3,500,000)
Department Parks	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State/Other Government Units					
Park Improvement Fund					
Park Trust Fund					
Landscape Initiative					
Municipal Building					
Other: LOST		500,000		3,500,000	
TOTAL	0	500,000	0	3,500,000	0
Project Expenses	2025	2026	2027	2028	2029
Land/Easements					
Engineering/Architect				700,000	
Admin/Legal					
Construction		500,000		2,800,000	
Maintenance					
Other					
TOTAL	0	500,000	0	3,500,000	0
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

ALL TRANSPORTATION AND PUBLIC WORKS PROJECTS

Funding Sources	2025	2026	2027	2028	2029
Tax Levy	\$ -	\$ -	\$ -	\$ -	\$ -
Bonded Debt	\$ 6,303,000	\$ 5,759,000	\$ 3,451,000	\$ 6,403,000	\$ 7,683,000
State of Minnesota/MSA	\$ 1,088,000	\$ 5,198,000	\$ 1,000,000	\$ 1,000,000	\$ 3,000,000
Washington County	\$ 666,500	\$ 3,772,500	\$ 777,500	\$ -	\$ 8,150,000
Federal/Grant Funding	\$ 2,019,000	\$ 24,000,000	\$ 19,000,000	\$ 3,000,000	\$ 120,033,000
Area Funds	\$ 1,403,000	\$ 3,220,000	\$ 3,220,000	\$ 1,293,000	\$ 2,240,000
Utility Funds	\$ 2,425,000	\$ 2,145,000	\$ 1,980,000	\$ 992,000	\$ 2,036,000
Assessments/Developer Fees	\$ 2,160,000	\$ 1,350,000	\$ 1,000,000	\$ 2,150,000	\$ 3,354,000
Other:	\$ 67,225,500	\$ 29,568,000	\$ 7,064,000	\$ 2,173,000	\$ 2,331,000
TOTAL	83,290,000	75,012,500	37,492,500	17,011,000	148,827,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation	\$ 1,750,000	\$ 4,845,000	\$ -	\$ -	\$ 250,000
Engineering/Architect	\$ 14,463,000	\$ 10,181,000	\$ 5,586,000	\$ 2,783,000	\$ 36,108,000
Admin/Legal	\$ -	\$ -	\$ -	\$ -	\$ 104,000
Construction	\$ 64,431,000	\$ 57,753,500	\$ 29,582,500	\$ 11,808,000	\$ 109,845,000
Maintenance	\$ 1,676,000	\$ 1,214,000	\$ 1,254,000	\$ 1,296,000	\$ 1,340,000
Other	\$ 970,000	\$ 1,019,000	\$ 1,070,000	\$ 1,124,000	\$ 1,180,000
TOTAL	83,290,000	75,012,500	37,492,500	17,011,000	148,827,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Roadway Maintenance	Project Description Annual maintenance including: 4 miles of mill & overlay Concrete removal & replacement (2% per year) 6 miles trail maintenance (crack seal/fog seal) 2 miles trail reconstruction
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds					
Utility Funds	9,000	3,000	14,000	10,000	11,000
Assessments/Developer Fees					
Other: Maintenance Fund	1,875,000	1,976,000	2,064,000	2,173,000	2,281,000
TOTAL	1,884,000	1,979,000	2,078,000	2,183,000	2,292,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect	158,000	166,000	174,000	183,000	192,000
Admin/Legal					
Sealcoating Contract/Rock					
Maintenance	756,000	794,000	834,000	876,000	920,000
Other: Mill and Overlay	970,000	1,019,000	1,070,000	1,124,000	1,180,000
TOTAL	1,884,000	1,979,000	2,078,000	2,183,000	2,292,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Pavement Management (includes ADA improvements)	Project Description 2025 - Hidden Valley 2026 - Thompson Grove Estates 11th Add, south part Woodridge Park Add (W of Jamaica) 2027 - East Point Douglas (Inwood to CDS), Kingsborough Trail 2028 - Thompson Grove Estates 12 Add, north part Woodridge Park Add (W of Jamaica) 2029 - Thompson Grove Estates and Hillside Trail
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt	2,303,000	2,909,000	2,801,000	3,026,000	3,985,000
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds					
Utility Funds	396,000	562,000	746,000	562,000	1,405,000
Assessments/Developer Fees					
Other:					
TOTAL	2,699,000	3,471,000	3,547,000	3,588,000	5,390,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect	675,000	868,000	887,000	897,000	1,348,000
Admin/Legal					
Construction	2,024,000	2,603,000	2,660,000	2,691,000	4,042,000
Maintenance					
Other					
TOTAL	2,699,000	3,471,000	3,547,000	3,588,000	5,390,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Ravine Parkway	Project Description 2025 - Wolterstorff 2026 - Tank 2027 - Geis
Department Public Works	2028 - Tank 2029 - Kemp

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Washington County					
Federal/Grant Funding					
Area Funds					
Utility Funds					
Assessments/Developer Fees	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Other:					
TOTAL	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect	300,000	300,000	300,000	300,000	300,000
Admin/Legal					
Construction	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000
Maintenance					
Other					
TOTAL	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title CSAH 19 and TH 61	Project Description 2025 - Design/Construction for 100th Street Extension - CPF Grant funding - \$1,667,000 2026 - 100th St Extension Construction 2027 - 100th St Extension Construction 2029 - Reconstruction/realignment of bridge/overpass over Highway 61 at County Rd 19 (Innovation Road)
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt		2,850,000	650,000		
State of Minnesota/MSA					
Washington County	666,500	3,422,500	777,500		8,150,000
Federal/Grant Funding	1,667,000	19,000,000	19,000,000		14,033,000
Area Funds		3,150,000	3,150,000		
Utility Funds					
Assessments/Developer Fees					717,000
Other: ED Trust	666,500				
TOTAL	3,000,000	28,422,500	23,577,500	0	22,900,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocat	1,750,000	4,845,000			
Engineering/Architect	1,250,000	3,075,000	3,075,000		
Admin/Legal					
Construction		20,502,500	20,502,500		22,900,000
Maintenance					
Other					
TOTAL	3,000,000	28,422,500	23,577,500	0	22,900,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title 80th Street Reconstruction	Project Description 2026 - Ideal to Hwy 61 - Includes reconstruction, spot curb replacement, ADA improvements, landscaping, trail replacement and cost share for MnDOT interchange improvements (\$500,000); 80th/Keats Roundabout Cost Share (\$1,000,000 MSA)
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA		4,198,000			
Washington County					
Federal/Grant Funding		5,000,000			
Area Funds					
Utility Funds		460,000			
Assessments/Developer Fees					
Other: TIF 1-12		1,342,000			
TOTAL	0	11,000,000	0	0	0
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect		3,000,000			
Admin/Legal					
Construction		8,000,000			
Maintenance					
Other					
TOTAL	0	11,000,000	0	0	0
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Jamaica Ave	Project Description 2025 - Jamaica and 95th Intersection Improvements (Development Driven) 2028 - Cost share of reconstruction of Jamaica Ave from Rose of Sharon Church to Military Road to the urban four lane section roadway.
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt				3,000,000	
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds	333,000				
Utility Funds					
Assessments/Developer Fees	1,160,000				
Other:	507,000				
TOTAL	2,000,000	0	0	3,000,000	0

Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect	400,000				
Admin/Legal					
Construction	1,600,000			3,000,000	
Maintenance					
Other					
TOTAL	2,000,000	0	0	3,000,000	0
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Ravine Parkway - Shoppes at Cottage View	Project Description 2028 - Phase 1 Construction of roadway and infrastructure to support the retail/commercial 2029 - Construction of roadway and infrastructure to support the retail/commercial development 2030 - Construction of roadway and infrastructure to support the retail/commercial development (north of Roundabout) - \$1,353,000 *includes 8% inflation adjustment above Feasibility Report costs * Money to be used by August 31, 2030
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt				377,000	2,760,000
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding				3,000,000	
Area Funds				1,223,000	714,000
Utility Funds					
Assessments/Developer Fees				1,150,000	869,000
Other:					
TOTAL	-	-	-	5,750,000	4,343,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect				1,403,000	1,080,000
Admin/Legal					
Construction				4,347,000	3,263,000
Maintenance					
Other					
TOTAL	-	-	-	5,750,000	4,343,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title	Project description Reconstruct Harkness Avenue to an urban section with utilities, from Oakwood Park to the north Hardwood Ave intersection.
Harkness Ave Reconstruction	
Department	
Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					938,000
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds					1,456,000
Utility Funds					
Assessments/Developer Fees					768,000
Other:					
TOTAL	0	0	0	0	3,162,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					250,000
Engineering/Architect		0			728,000
Admin/Legal					104,000
Construction					2,080,000
Maintenance					
Other					
TOTAL	0	0	0	0	3,162,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title 103rd St Railroad Bridge	Project Description 2029 - Reconstruct 103rd Street railroad bridge
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					2,000,000
Washington County					
Federal/Grant Funding					6,000,000
Area Funds					
Utility Funds					
Assessments/Developer Fees					
Other:					
TOTAL	0	0	0	0	8,000,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect					2,400,000
Admin/Legal					
Construction					5,600,000
Maintenance					
Other					
TOTAL	0	0	0	0	8,000,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Traffic Signals	Project Description 2025 - Hardwood Ave/Hardwood Ct 2026 - 80th/Jamaica, Keats/Indian Blvd
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County		350,000			
Federal/Grant Funding					
Area Funds					
Utility Funds		700,000			
Assessments/Developer Fees		350,000			
Other: 1-12 TIF District	700,000				
TOTAL	700,000	1,400,000	0	0	0
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect	140,000	147,000			
Admin/Legal					
Construction	560,000	1,253,000			
Maintenance					
Other					
TOTAL	700,000	1,400,000	0	0	0
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title East Ravine District	Project Description As residential development occurs in the East Ravine, various infrastructure will be constructed to support the new housing. This infrastructure will be paid for by developers either through City financed construction supported by assessments or by Developer constructed of same.
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds	50,000	50,000	50,000	50,000	50,000
Utility Funds					
Assessments/Developer Fees					
Other:					
TOTAL	50,000	50,000	50,000	50,000	50,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect					
Admin/Legal					
Construction	50,000	50,000	50,000	50,000	50,000
Maintenance					
Other					
TOTAL	50,000	50,000	50,000	50,000	50,000
Project Balance	\$ - \$	\$ - \$	\$ - \$	\$ - \$	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Industrial Park Water Tower	Project description Construct water tower on City property north of the South East Industrial Park.
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt	4,000,000				
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds	1,000,000				
Utility Funds	1,000,000				
Assessments/Developer Fees					
Other:					
TOTAL	6,000,000	0	0	0	0
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect	500,000				
Admin/Legal					
Construction	5,500,000				
Maintenance					
Other					
TOTAL	6,000,000	0	0	0	0
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Water Tower Painting/Rehab	Project Description 2027 - Pine Hill Water Tower
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds					
Utility Funds			800,000		
Assessments/Developer Fees					
Other: Newport					
TOTAL	-	-	800,000	-	-

Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect			150,000		
Admin/Legal					
Construction			650,000		
Maintenance					
Other					
TOTAL	-	-	800,000	-	-

Project Balance	\$	-	\$	-	\$	-	\$	-	\$	-
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CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Annual well maintenance	Project Description Each year a well is 'pulled' for inspection and repair of the pump and other vital parts.
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds					
Utility Funds	70,000	70,000	70,000	70,000	70,000
Assessments/Developer Fees					
Other:					
TOTAL	70,000	70,000	70,000	70,000	70,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect					
Admin/Legal					
Construction					
Maintenance	70,000	70,000	70,000	70,000	70,000
Other					
TOTAL	70,000	70,000	70,000	70,000	70,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Water System	Project description 2029 - Water Softening (\$70,000,000 Intermediate Plant; \$30,000,000 Low Plant)
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					100,000,000
Area Funds					
Utility Funds					
Assessments/Developer Fees					
Other:					
TOTAL	0	0	0	0	100,000,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect					30,000,000
Admin/Legal					
Construction					70,000,000
Maintenance					
Other					
TOTAL	0	0	0	0	100,000,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title 3M Settlement Implementation	Project Description 2025 - Low Zone Water Treatment Plant and Well 13 2025-2026 - Intermediate Zone Water Treatment Plant 2027 - Well 1, Well 2, and Temp Treatment Plant Decommissioning
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds					
Utility Funds					
Assessments/Developer Fees					
Other: 3M Settlement	63,477,000	26,250,000	5,000,000		
TOTAL	63,477,000	26,250,000	5,000,000	0	0
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect	10,600,000	2,625,000	1,000,000		
Admin/Legal					
Construction	52,877,000	23,625,000	4,000,000		
Maintenance					
Other					
TOTAL	63,477,000	26,250,000	5,000,000	0	0
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Trunk Utility Oversizing	Project Description Trunk oversizing of water and sewer facilities as part of development projects
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds	20,000	20,000	20,000	20,000	20,000
Utility Funds					
Assessments/Developer Fees					
Other:					
TOTAL	20,000	20,000	20,000	20,000	20,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect					
Admin/Legal					
Construction	20,000	20,000	20,000	20,000	20,000
Maintenance					
Other					
TOTAL	20,000	20,000	20,000	20,000	20,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Stormwater maintenance	Project Description Annual costs of pond and structure maintenance for City Stormwater system.
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds					
Utility Funds	200,000	200,000	200,000	200,000	200,000
Assessments/Developer Fees					
Other:					
TOTAL	200,000	200,000	200,000	200,000	200,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect					
Admin/Legal					
Construction					
Maintenance	200,000	200,000	200,000	200,000	200,000
Other					
TOTAL	200,000	200,000	200,000	200,000	200,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Annual sewer line maintenance/spot sliplining	Project Description 2024/2025 - Lining trunk sewer from Jamaica and East Point down through the dog park (\$500,000 in 2024)
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds					
Utility Funds	550,000	50,000	50,000	50,000	50,000
Assessments/Developer Fees					
Other:					
TOTAL	550,000	50,000	50,000	50,000	50,000
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect					
Admin/Legal					
Construction					
Maintenance	550,000	50,000	50,000	50,000	50,000
Other					
TOTAL	550,000	50,000	50,000	50,000	50,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Streetlight system improvements	Project Description Annual cost to refurbish and upgrade the City Streetlight infrastructure.
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds					
Utility Funds	100,000	100,000	100,000	100,000	100,000
Assessments/Developer Fees					
Other:					
TOTAL	100,000	100,000	100,000	100,000	100,000

Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect					
Admin/Legal					
Construction					
Maintenance	100,000	100,000	100,000	100,000	100,000
Other					
TOTAL	100,000	100,000	100,000	100,000	100,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE

5 YEAR CAPITAL IMPROVEMENT BUDGET

2025-2029 CAPITAL IMPROVEMENT PROGRAM

Project Title Pedestrian Improvements	Project description 2025 - Install RRFB at Glacial Valley Park (\$50,000), Hillside Sidewalk (\$50,000) 2029 - Install Pedestrian Crossing Infrastructure, including Rectangular Rapid Flashing Beacon and marked crosswalk: 80th Street at Pinetree Valley Park and Pinetree Pond Park (\$200,000), and Hadley Avenue at 92nd Street (\$50,000)
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA					
Washington County					
Federal/Grant Funding					
Area Funds					
Utility Funds	100,000				200,000
Assessments/Developer Fees					
Other: School District					50,000
TOTAL	100,000	0	0	0	250,000

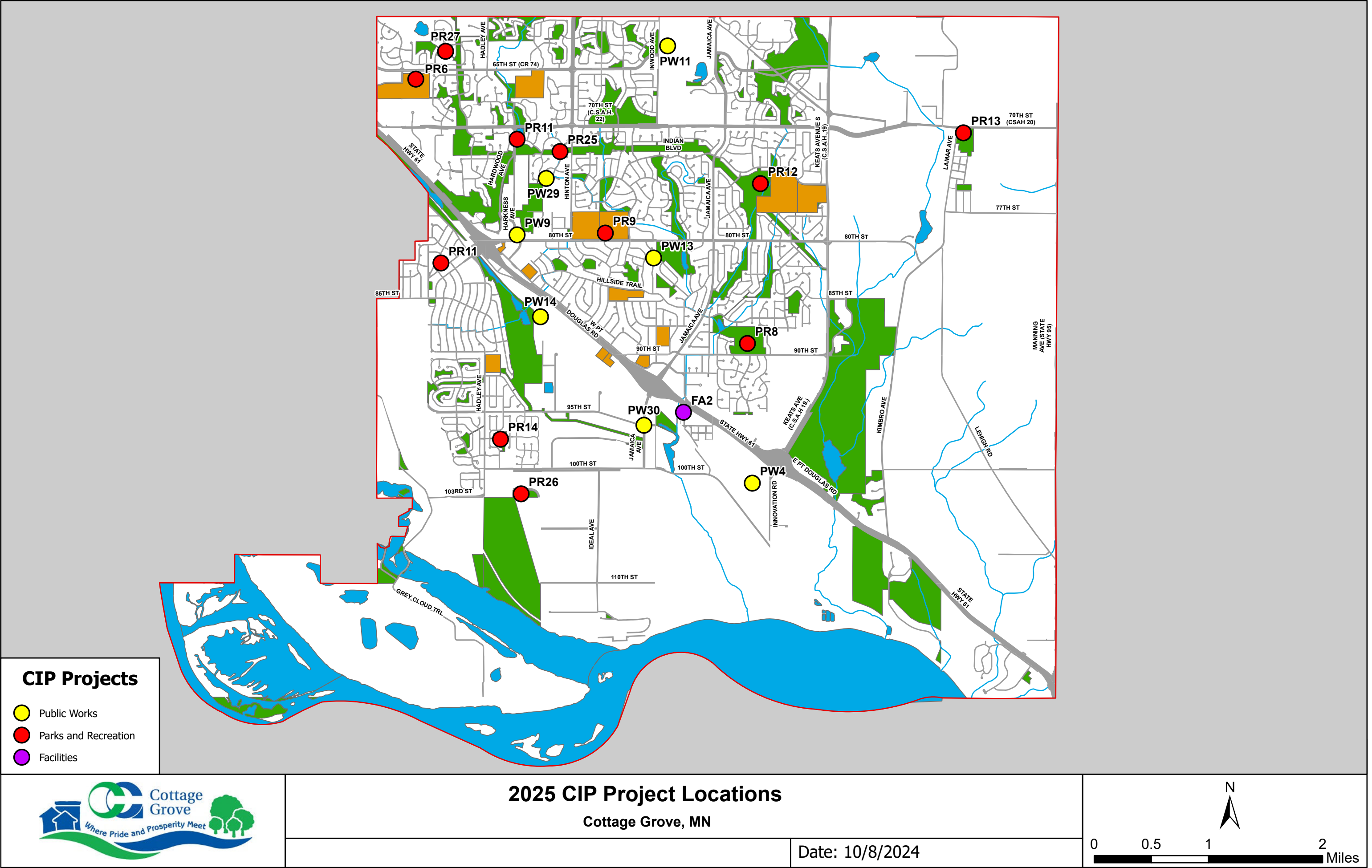
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect					60,000
Admin/Legal					
Construction	100,000				190,000
Maintenance					
Other					
TOTAL	100,000	0	0	0	250,000
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF COTTAGE GROVE
5 YEAR CAPITAL IMPROVEMENT BUDGET
2025-2029 CAPITAL IMPROVEMENT PROGRAM

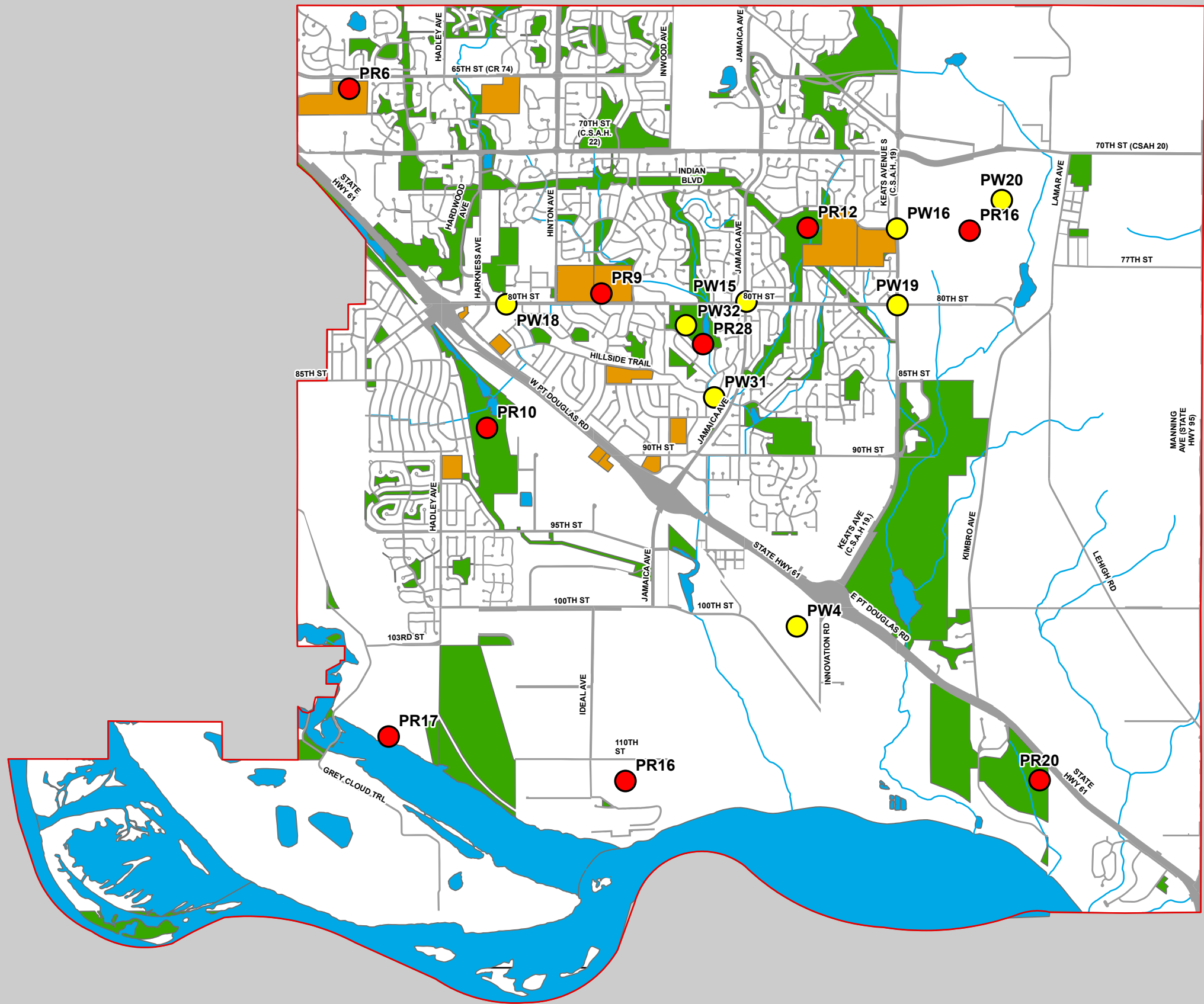
Project Title Safe Streets and Roads for All (SS4A)	Project Description Develop a Safe Street and Roads for All plan
Department Public Works	

Funding Sources	2025	2026	2027	2028	2029
Tax Levy					
Bonded Debt					
State of Minnesota/MSA	88,000				
Washington County					
Federal/Grant Funding	352,000				
Area Funds					
Utility Funds					
Assessments/Developer Fees					
Other:					
TOTAL	440,000	-	-	-	-
Project Expenses	2025	2026	2027	2028	2029
Land/Easements/Utility Relocation					
Engineering/Architect	440,000				
Admin/Legal					
Construction					
Maintenance					
Other					
TOTAL	440,000	-	-	-	-
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ -

Current Year CIP	Last Year CIP	points	Location	Description	map	Maintenance	Replace	New	Total
2025	2025		PW & Parks Facility	Shop & wash bay modifications	FA2		500,000		500,000
2025	2025		Parks	Funds used to match donations for park projects				10,000	10,000
2025	2025		Public Landscape initiative	See Project Sheet Detail				120,000	120,000
2025	2025		Parks	Park design & master planning				15,000	15,000
2025	2025		Parks	Annual addition of auto. locks on park buildings				35,000	35,000
2025	2025		Parks	Sports lighting improvements			65,000		65,000
2025	2025		Hardwood & Belden Parks	Playground equipment	PR11		140,000		140,000
2025			Hidden Valley Park	Park improvements as part of pavement mgmt.	PR25		150,000		150,000
2025	2025		Jack & Marlys Denzer Park	Neighborhood park development	PR26			500,000	500,000
2025	2025		Kingston Park	Additional power supply	PR12		200,000		200,000
2025	2025		Lamar Park	Shade structure replacement	PR13		80,000		80,000
2025	2025		Oltman Middle School	Lacrosse complex and parking lot construction	PR6			700,000	700,000
2025			Peter Thompson	Building doors	PR27		40,000		40,000
2025	2025		Pine Glen Park	Picnic shelters	PR14		60,000		60,000
2025	2026		Woodridge Park	Hockey rink boards& pickleball courts	PR8		300,000		300,000
2025			Woodridge Park	Inclusive Playground repair & sealing	PR8	60,000			60,000
2025	2025		Ice Arena	See Project Sheet Detail	PR9		210,000		210,000
2025	2025		Roadway & trail maintenance	Streets, sidewalk/curb replacement, & trails		1,884,000			1,884,000
2025			Pavement Management	Hidden Valley	PW29		2,699,000		2,699,000
2025	2025	511	CSAH 19 and TH 61	Design/construction of 100th Street	PW4		3,000,000		3,000,000
2025			Jamaica and 95th	Intersection Improvements	PW30		2,000,000		2,000,000
2025	2025		Ravine Parkway	Wolterstorff property	PW11			2,000,000	2,000,000
2025			Safe Streets and Roads for all	Develop plan				440,000	440,000
2025	2025		Pedestrian Improvements	Install RRFB at Glacial Valley Park & Hillside				100,000	100,000
2025	2025		Industrial Park Water Tower	Construct Water Tower	PW14			6,000,000	6,000,000
2024	2023		Traffic Signal	Hardwood Ave/Hardwood Ct	PW9			700,000	700,000
2024	2024		3M Settlement Implementation	Intermediate zone water treatment plant	PW13			63,477,000	63,477,000
2025	2025		East Ravine District	City share of development infrastructure				50,000	50,000
2025	2025		Trunk oversizing	Utilities				20,000	20,000
2025	2025		Well Maintenance	Pull well		70,000			70,000
2025	2025		Jamaica & EPD through the dog park	Spot replacement/slip lining		550,000			550,000
2025	2025		various stormwater	Storm water maintenance		200,000			200,000
2025	2025		various streetlights	System improvements		100,000			100,000
						2,864,000	9,444,000	74,167,000	86,475,000



Current Year CIP	Last Year CIP	points	Location	Description	map	Maintenance	Replace	New	Total
2026	2026		Parks	Funds used to match donations for park projects				10,000	10,000
2026	2026		Public Landscape initiative	See Project Sheet Detail				80,000	80,000
2026	2026		Parks	Park design & master planning				15,000	15,000
2026	2026		Parks	Annual addition of auto. locks on park buildings				35,000	35,000
2026	2026		Parks	Sports lighting improvements			355,000		355,000
2026	2026		East Ravine or 110th Street Park	Neighborhood park development	PR16			500,000	500,000
2026	2026		Hamlet Park	Skate park surface replacement	PR10		100,000		100,000
2026	2025		Kingston Park	Building replacement	PR12		5,000,000		5,000,000
2025	2025		Oltman Middle School	Lacrosse complex and parking lot construction	PR6			2,300,000	2,300,000
2025			Pine Tree Pond Park	Improvements	PR28		500,000		500,000
2026	2026		Ice Arena	See Project Sheet Detail	PR9		25,000		25,000
2025	2025		Hamlet Park	Synthetic sports field, skateboard park, playground	PR10			4,000,000	4,000,000
2026	2026		Mississippi Dunes	Small boat launch & canoe/kayak storage	PR17			1,500,000	1,500,000
2026	2026		River Oaks	Mountain bike course	PR20			500,000	500,000
2026	2026		Roadway & trail maintenance	Streets, sidewalk/curb replacement, & trails		1,979,000			1,979,000
2025	2025		Pavement Management	Thompson Grove Estates 11th Add, south part Woodridge Park Add (W of Jamaica)	PW31		3,471,000		3,471,000
2026	2026	511	CSAH 19 and TH 61	100th Street Extension	PW4		28,422,500		28,422,500
2026	2026		80th Street	Ideal to Hwy 61 (see Project Sheet)	PW18		10,000,000		10,000,000
2026	2026		80th Street	Roundabout at Keats Ave (cost share)	PW19			1,000,000	1,000,000
2026	2026		Ravine Parkway	Tank Property	PW20			2,000,000	2,000,000
2025	2025		Traffic Signal	80th & Jamaica	PW15			700,000	700,000
2025	2025		Traffic Improvement	CSAH 19 & Indian Blvd.	PW16			700,000	700,000
2026	2026		3M Settlement Implementation	Intermediate zone water treatment plant	PW32			26,250,000	26,250,000
2026	2026		East Ravine District	City share of development infrastructure				50,000	50,000
2026	2026		Trunk oversizing	Utilities				20,000	20,000
2026	2026		Well Maintenance	Pull well		70,000			70,000
2026	2026		Various sewer	Spot replacement/slip lining		50,000			50,000
2026	2026		various stormwater	Storm water maintenance		200,000			200,000
2026	2026		various streetlights	System improvements		100,000			100,000
						2,399,000	47,873,500	39,660,000	89,932,500



CIP Projects

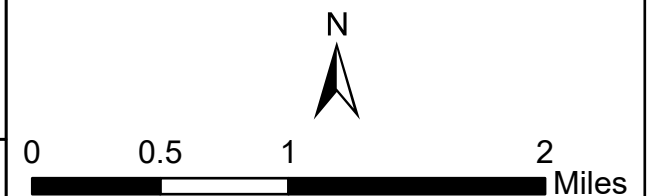
- Parks and Recreation
- Public Works



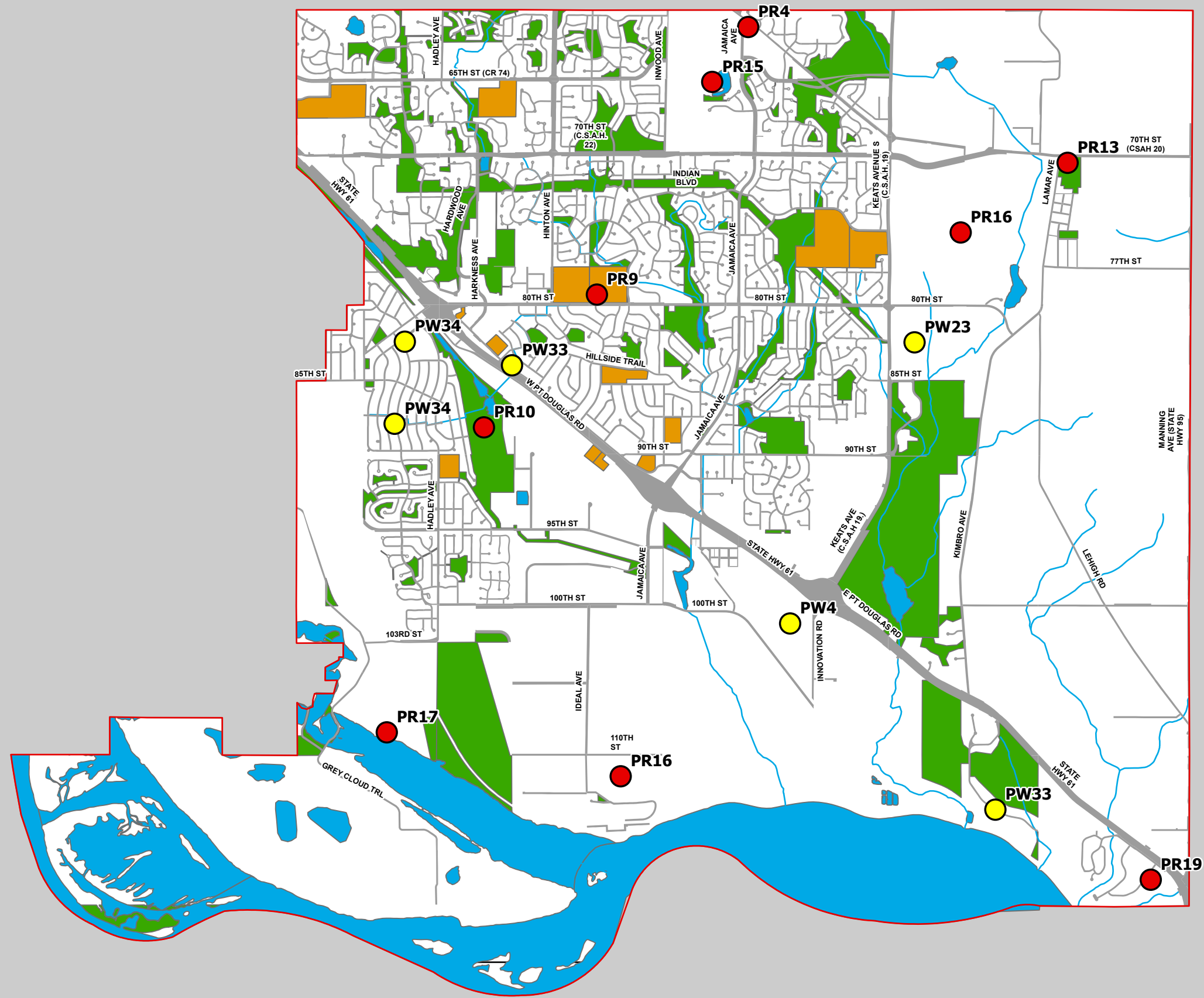
2026 CIP Project Locations

Cottage Grove, MN

Date: 10/8/2024



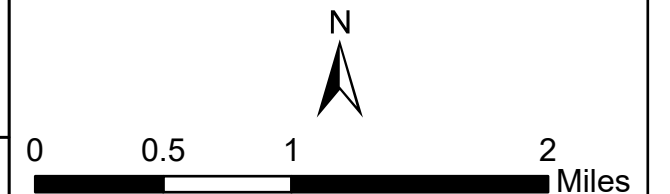
Current Year CIP	Last Year CIP	points	Location	Description	map	Maintenance	Replace	New	Total
2027	2027		Parks	Funds used to match donations for park projects				10,000	10,000
2027	2027		Public Landscape initiative	See Project Sheet Detail				100,000	100,000
2027	2027		Parks	Park design & master planning				15,000	15,000
2027	2027		Parks	Annual addition of auto. locks on park buildings				35,000	35,000
2027	2027		Parks	Sports lighting improvements			350,000		350,000
2027	2027		East Ravine or 110th Street Park	Neighborhood park development	PR16			500,000	500,000
2027	2025		Roberts Lake Development	Neighborhood park development	PR15			500,000	500,000
2027	2024		Military Trailhead	Neighborhood park development	PR4			200,000	200,000
2027	2027		Hamlet Park	Shelter replacement	PR10		50,000		50,000
2027	2027		Lamar Park	Roof replacement	PR13		10,000		10,000
2027	2027		Pine Coulee	Court replacement	PR19		20,000		20,000
2027	2027		Ice Arena	See Project Sheet Detail	PR9		130,000		130,000
2027	2025		Hamlet Park	South ballfield complex	PR10			5,000,000	5,000,000
2027	2026		Mississippi Dunes	Trails and playground	PR17			1,250,000	1,250,000
2027	2027		Roadway & trail maintenance	Streets, sidewalk/curb replacement, & trails		2,078,000			2,078,000
2027	2027		Pavement Management	East Point Douglas (Inwood to CDS), Kingsborough Trail	PW33		3,547,000		3,547,000
2027	2026	511	CSAH 19 and TH 61	100th Street Extension	PW4			23,577,500	23,577,500
2027	2027		Ravine Parkway	Geis Property	PW23			2,000,000	2,000,000
2027	2027		3M Settlement Implementation	Well 1 & 2 and Temp Treatment Plant decommission	PW34		5,000,000		5,000,000
2027	2027		Pine Hill	Water tower painting		800,000			800,000
2027	2027		East Ravine District	City share of development infrastructure				50,000	50,000
2027	2027		Trunk oversizing	Utilities				20,000	20,000
2027	2027		Well Maintenance	Pull well		70,000			70,000
2027	2027		Various sewer	Spot replacement/slip lining		50,000			50,000
2027	2027		Various stormwater	Storm water maintenance		200,000			200,000
2027	2027		Various streetlights	System improvements		100,000			100,000
						3,298,000	9,107,000	33,257,500	45,662,500



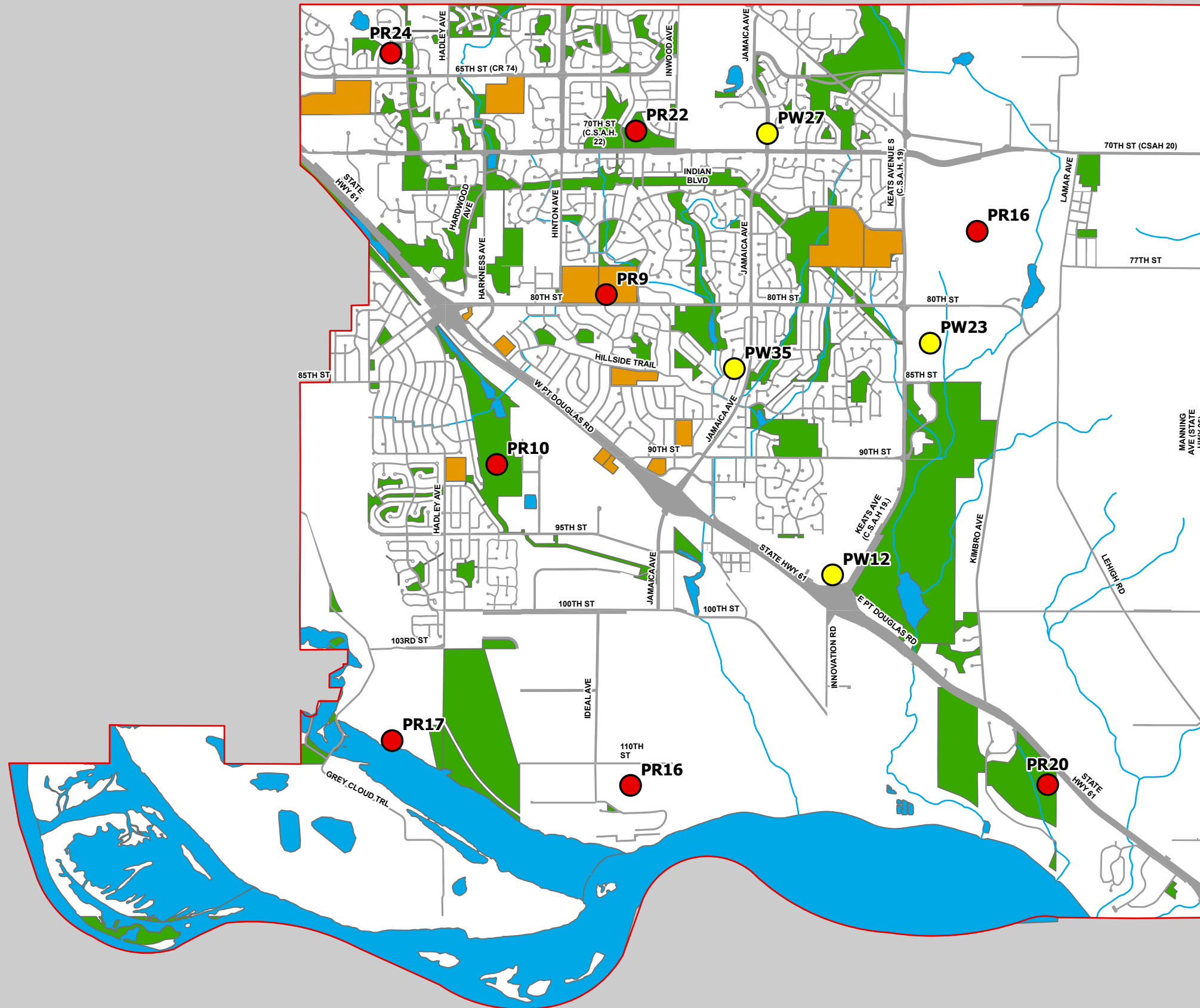
2027 CIP Project Locations

Cottage Grove, MN

Date: 10/8/2024



Current Year CIP	Last Year CIP	points	Location	Description	map	Maintenance	Replace	New	Total
2028	2028		Parks	Funds used to match donations for park projects				10,000	10,000
2028	2028		Public Landscape initiative	See Project Sheet Detail				220,000	220,000
2028	2028		Parks	Park design & master planning				15,000	15,000
2028	2028		Parks	Annual addition of auto. locks on park buildings				35,000	35,000
2028	2028		Parks	Sports lighting replacement			35,000		35,000
2028	2028		East Ravine or 110th Street Park	Neighborhood park development	PR16			500,000	500,000
2028	2028		Highlands Park	Tennis court replacement	PR22		100,000		100,000
2028	2028		Peter Thompson Park	Rink boards and sport courts	PR24		300,000		300,000
2028	2028		Ice Arena	See Project Sheet Detail	PR9		130,000		130,000
2028	2025		Hamlet Park	Splash pad	PR10			750,000	750,000
2028	2026		Mississippi Dunes	Picnic facilities, landscaping, & native habitat restor.	PR17			1,000,000	1,000,000
2028	2027		River Oaks	Building & patio upgrades, simulators	PR20			3,500,000	3,500,000
2028	2028		Roadway & trail maintenance	Streets, sidewalk/curb replacement, & trails		2,183,000			2,183,000
				Thompson Grove Estates 12 Add, north part Woodridge					
2028	2028		Pavement Management	Park Add (W of Jamaica)	PW35		3,588,000		3,588,000
2028	2028		Jamaica	Rose of Sharon to Military	PW27		3,000,000		3,000,000
2028	2028		Ravine Parkway	Tank Property	PW23			2,000,000	2,000,000
2028	2025		Ravine Parkway-Shoppes at CV	Phase 1 Construction-roadway & infrastructure	PW12			5,750,000	5,750,000
2028	2028		East Ravine District	City share of development infrastructure				50,000	50,000
2028	2028		Trunk oversizing	Utilities				20,000	20,000
2028	2028		Well Maintenance	Pull well		70,000			70,000
2028	2028		Various sewer	Spot replacement/slip lining		50,000			50,000
2028	2028		various stormwater	Storm water maintenance		200,000			200,000
2028	2028		various streetlights	System improvements		100,000			100,000
						2,603,000	7,153,000	13,850,000	23,606,000



CIP Projects

- Parks and Recreation
- Public Works



2028 CIP Project Locations

Cottage Grove, MN

Date: 10/15/2024



0 0.5 1 2 Miles

Current Year CIP	Last Year CIP	points	Location	Description	map	Maintenance	Replace	New	Total
2029			Parks	Funds used to match donations for park projects				10,000	10,000
2029			Public Landscape initiative	See Project Sheet Detail				100,000	100,000
2029			Parks	Park design & master planning				15,000	15,000
2029			Parks	Annual addition of auto. locks on park buildings				35,000	35,000
2028	2024		Hearthside Park	Park improvements as part of pavement mgmt.	PR3		100,000		100,000
2028			Hemingway & North Ideal	Replace playground equipment	PR29		150,000		150,000
2029			East Ravine or 110th Street Park	Neighborhood park development	PR16			500,000	500,000
2029			Pine Tree Pond Park	Court replacement			30,000		30,000
2029			Ice Arena	See Project Sheet Detail	PR9		575,000		575,000
2029			Roadway & trail maintenance	Streets, sidewalk/curb replacement, & trails		2,292,000			2,292,000
2029			Pavement Management	Thompson Grove Estates and Hillside Trail	PW36		5,390,000		5,390,000
2029	2028	511	CSAH 19 and TH 61	Realignment of bridge (see project sheet)	PW26		22,900,000		22,900,000
2029	2025		Ravine Parkway	Kemp Property	PW23			2,000,000	2,000,000
2029	2026		Ravine Parkway-Shoppes at CV	Phase 2 Construction-roadway & infrastructure	PW12			4,343,000	4,343,000
2029	2027		Harkness Ave - Hardwood to Woodridge	Reconstruct roadway	PW22		3,162,000		3,162,000
2029	2028		103rd Street Railroad Budget	reconstruction of 103rd street railroad bridge	PW24		8,000,000		8,000,000
2029			Pedestrian Improvements	See Project Sheet Detail				250,000	250,000
2029			East Ravine District	City share of development infrastructure				50,000	50,000
2029			Trunk oversizing	Utilities				20,000	20,000
2029			Well Maintenance	Pull well		70,000			70,000
2029			Various sewer	Spot replacement/slip lining		50,000			50,000
2029			various stormwater	Storm water maintenance		200,000			200,000
2029			various streetlights	System improvements		100,000			100,000
2029	2028		Water softening	Federal/Grant Funding				100,000,000	100,000,000
						2,712,000	40,307,000	107,323,000	150,342,000

**City of Cottage Grove, MN
Capital Improvement Plan 2025-2029**

**Road and Trailway Maintenance Fund (235)
Projected Financial Position**

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES								
Aggregate tax	\$ 33,044	\$ 38,775	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000
Grant Funds			267,000					
Franchise fees	642,584	860,203	1,905,600	1,994,400	2,086,900	2,183,100	2,283,200	2,283,200
Investment Interest	(31,816)	9,928	12,000	10,000	10,000	10,000	10,000	10,000
Charges for services	27,829	54,121	-	-	-	-	-	-
Developer charges	26,081	34,624	-	-	-	-	-	-
Total Revenue	697,722	997,651	2,206,600	2,026,400	2,118,900	2,215,100	2,315,200	2,315,200
EXPENDITURES								
Commodities	35,021							
Trail fog seal, crack seal and sidewalk/curb repair		193,670	240,000	252,000	264,800	278,300	292,500	307,400
CR 74 trail			271,000					
Mill and Overlay	1,159,043	546,614	924,000	970,000	1,019,000	1,070,000	1,124,000	1,180,000
Trail replacement			480,000	504,000	529,200	555,700	583,500	612,700
Engineering for M&O and Trail replacement			150,000	158,000	166,000	174,000	183,000	192,000
Contractual services	269,333	4,142						
Total Expenditures	1,463,397	744,426	2,065,000	1,884,000	1,979,000	2,078,000	2,183,000	2,292,100
Other Financing Sources (uses)								
Transfer In/(out)	-	-	-	-	-	-	-	-
Total transfers	-	-	-	-	-	-	-	-
Increase (decrease) in fund balance	(765,675)	253,225	141,600	142,400	139,900	137,100	132,200	23,100
FB Balance beginning of year	996,394	230,719	483,944	625,544	767,944	907,844	1,044,944	1,177,144
FB Balance end of year	230,719	483,944	625,544	767,944	907,844	1,044,944	1,177,144	1,200,244

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

Ice Arena Capital Fund (526)
Projected Financial Position

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES								
Donation		80,000	80,000	80,000	80,000	80,000	80,000	80,000
Grant			165,000					
Interest		14,682						
Miscellaneous								
Total Revenue	-	94,682	245,000	80,000	80,000	80,000	80,000	80,000
EXPENDITURES								
Solar Panels		24,447	550,000					
North Rink-party lights			30,000					
Water treatment system				100,000				
West Rink-bleacher heat				35,000				
Dehumidifier wheel replacement				35,000				
Ice Arena Space Needs Study				40,000				
Locker 5/6/7-furnace					10,000			
Floor scrubber					15,000			
Zamboni replacement						130,000		
Zamboni replacement							130,000	
Common areas rooftop HVAC unit								75,000
Steel roof								500,000
North Rink-dehumidifier								
Misc.		5,840						
Total Expenditures	-	30,287	580,000	210,000	25,000	130,000	130,000	575,000
Other Financing Sources (uses)								
Transfer in from Ice Operating								
Total other sources	-	-	-	-	-	-	-	-
Increase (decrease) in fund balance	-	64,395	(335,000)	(130,000)	55,000	(50,000)	(50,000)	(495,000)
FB Beginning balance	-	-	64,395	(270,605)	(400,605)	(345,605)	(395,605)	(445,605)
FB Ending balance	-	64,395	(270,605)	(400,605)	(345,605)	(395,605)	(445,605)	(940,605)
Cash Balance		384,395	369,395	159,395	134,395	4,395	(125,605)	(700,605)

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

Storm Water Utility Fund (230)
Projected Financial Position

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES								
Charges for Services*	\$ 1,083,689	\$ 1,132,552	\$ 1,198,400	\$ 1,251,100	\$ 1,306,000	\$ 1,345,200	\$ 1,385,600	\$ 1,427,200
Intergovernmental - County/State	186,844	165,084						
Interest	(98,612)	107,709	100,000	10,000	10,000	10,000	10,000	10,000
Miscellaneous		17,414						
Total Revenue	1,171,921	1,422,759	1,298,400	1,261,100	1,316,000	1,355,200	1,395,600	1,437,200
EXPENDITURES								
Operating expenses	820,953	712,613	773,915	803,280	852,150	877,715	904,046	931,167
Pavement Management		123,033	236,000	132,000	186,500	375,000	468,300	134,300
Annual maintenance projects	244,426	89,842	200,000	200,000	200,000	200,000	200,000	200,000
Developer pass thru 80th Street					280,000			
East Point Douglas and Jamaica			714,430					
Glacial Valley								
Capital Outlay				350,000				
Total Expenditures	1,065,379	925,488	1,924,345	1,485,280	1,518,650	1,452,715	1,572,346	1,265,467
OTHER FINANCING SOURCES (USES)								
Transfers in								
Transfers out	(394,046)	(45,096)	(46,450)	(47,850)	(49,300)	(50,000)	(50,000)	(50,000)
Total other sources	(394,046)	(45,096)	(46,450)	(47,850)	(49,300)	(50,000)	(50,000)	(50,000)
Increase (decrease) in fund balance	(287,504)	452,175	(672,395)	(272,030)	(251,950)	(147,515)	(226,746)	121,733
FB Beginning balance	2,347,752	2,060,248	2,512,423	1,840,028	1,567,998	1,316,048	1,168,534	941,788
FB Ending balance	2,060,248	2,512,423	1,840,028	1,567,998	1,316,048	1,168,534	941,788	1,063,520

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

Water Utility Fund (610)
Projected Financial Position

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES								
Charges for Services*	\$ 3,447,474	\$ 3,973,360	\$ 3,606,910	\$ 4,165,850	\$ 4,457,400	\$ 4,747,131	\$ 5,055,695	\$ 5,384,315
Intergovernmental - County/State	34,538	67,054	100,000					100,000,000
Interest	(346,706)	440,954	50,000	76,000	152,000	50,000	50,000	50,000
Miscellaneous	177,004	200,700	34,000	32,000	32,000	34,000	34,000	34,000
Total Revenue	3,312,310	4,682,068	3,790,910	4,273,850	4,641,400	4,831,131	5,139,695	105,468,315
EXPENDITURES								
Operating expenses	2,436,194	2,853,085	2,653,125	2,762,750	2,845,633	3,796,300	3,980,700	4,174,300
Water meter replacement project								
Well maintenance			70,000	70,000	70,000	70,000	70,000	70,000
Water tower painting						800,000		
Water tower				1,000,000				
SCADA Upgrades			1,035,000					
Utilities Building			13,250,000					
Water Softening								100,000,000
Pavement management			216,000	132,000	186,500	375,000	468,300	134,300
80th Street					100,000			
EPD & Jamaica			418,078					
Capital Equipment			150,000					
Glacial Valley								
Debt Payment				500,800	592,000	591,000	590,000	591,100
Total Expenditures	2,436,194	2,853,085	17,792,203	4,465,550	3,794,133	5,632,300	5,109,000	104,969,700
OTHER FINANCING SOURCES (USES)								
Bond issuance			9,750,000					
Interfund loan		-	-	-	-	-	-	-
Changes in assets and liabilities	(75,086)	(1,024,368)						
Transfers in								
Transfers out	(467,138)	(953,493)	(203,740)	(209,850)	(216,100)	(222,600)	(229,300)	(236,200)
Total other sources	(542,224)	(1,977,861)	9,546,260	(209,850)	(216,100)	(222,600)	(229,300)	(236,200)
Increase (decrease) in fund balance	333,892	(148,878)	(4,455,033)	(401,550)	631,168	(1,023,769)	(198,605)	262,415
Cash Balance Beginning	7,194,300	7,528,192	7,379,314	2,924,281	2,522,731	3,153,899	2,130,130	1,931,524
Cash Balance Ending	7,528,192	7,379,314	2,924,281	2,522,731	3,153,899	2,130,130	1,931,524	2,193,939

**City of Cottage Grove, MN
Capital Improvement Plan 2025-2029**

**Sewer Utility Fund (620)
Projected Financial Position**

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES								
Charges for Service*	\$ 3,567,096	\$ 3,600,456	\$ 4,164,700	\$ 4,185,870	\$ 4,442,450	\$ 4,664,600	\$ 4,897,800	\$ 5,142,700
Interest	(115,511)	175,014	56,000	56,200	55,100	55,100	55,100	55,100
Grant-Met Council								
Miscellaneous	96,757	(26,140)	2,500	2,500	2,500	2,500	2,500	2,500
Total Revenue	3,548,342	3,749,330	4,223,200	4,244,570	4,500,050	4,722,200	4,955,400	5,200,300
EXPENDITURES								
Operating Expenses	3,331,355	3,387,402	3,822,070	4,027,670	4,152,190	4,276,756	4,405,058	4,537,210
Pavement Management		248,941	248,000	132,000	186,500	375,000	468,300	134,300
Vac Truck				350,000				
SCADA Upgrades			103,500					
Sewer slip lining - spot replacement			550,000	550,000	50,000	50,000	50,000	50,000
EPD & Jamaica			3,330					
80th Street					80,000			
Glacial Valley		-						
Total Expenditures	3,331,355	3,636,343	4,726,900	5,059,670	4,468,690	4,701,756	4,923,358	4,721,510
OTHER FINANCING SOURCES (USES)								
Transfers in								
Transfers out	(418,313)	(197,796)	(203,740)	(209,850)	(216,150)	(222,600)	(229,300)	(236,200)
Total other sources	(418,313)	(197,796)	(203,740)	(209,850)	(216,150)	(222,600)	(229,300)	(236,200)
Increase (decrease) in fund balance	(201,326)	(84,809)	(707,440)	(1,024,950)	(184,790)	(202,156)	(197,258)	242,590
Unrestricted FB Beginning balance	6,043,859	5,842,533	5,757,724	5,050,284	4,025,334	3,840,544	3,638,388	3,441,130
Unrestricted FB Ending balance	5,842,533	5,757,724	5,050,284	4,025,334	3,840,544	3,638,388	3,441,130	3,683,720

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

Street Light Utility Fund (630)
Projected Financial Position

	2022	2023	2024	2025	2026	2027	2028	2029
	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
REVENUES								
Charges for Services	\$ 871,602	\$ 972,404	\$ 1,041,850	\$ 1,152,400	\$ 1,244,000	\$ 1,306,200	\$ 1,371,500	\$ 1,440,100
City Supplied Poles	\$ 114,510	\$ 67,600	\$ 167,000	\$ 170,500	\$ 175,600	\$ 175,600	\$ 175,600	\$ 175,600
Intergovernmental - County/State					350,000		50,000	50,000
Development Charge					350,000			
Interest	(22,309)	20,782		5,000	5,000			
Miscellaneous	52,098	18,032	20,000	20,000	21,000	20,000	20,000	20,000
Total Revenue	1,015,901	1,078,818	1,228,850	1,347,900	2,145,600	1,501,800	1,617,100	1,685,700
EXPENDITURES								
Operating expenses	875,964	929,424	954,420	987,630	1,029,590	1,050,182	1,071,185	1,092,609
Street Light Service Truck				230,000				
Pavement management		82,527						
Replace/install Signal lights								
Traffic Signal-Hardwood Ave/Hardwood Ct				700,000				
Traffic Signal-80th/Jamaica					700,000			
Traffic Improvement-Keats/Indian Blvd					700,000			
Jamaica and 95th Intersection				13,000				
80th Street-Ideal to Hwy 61					-			
Annual system improvements			100,000	100,000	100,000	100,000	100,000	100,000
Pedestrian Crossings				100,000				250,000
Total Expenditures	875,964	1,011,951	1,054,420	2,130,630	2,529,590	1,150,182	1,171,185	1,442,609
OTHER FINANCING SOURCES (USES)								
Transfers in				700,000				
Transfers out	(217,960)	(51,500)	(53,000)	(56,000)	(57,680)	(59,400)	(61,200)	(63,000)
Total other sources	(217,960)	(51,500)	(53,000)	644,000	(57,680)	(59,400)	(61,200)	(63,000)
Increase (decrease) in fund balance	(78,023)	15,367	121,430	(138,730)	(441,670)	292,218	384,715	180,091
Unrestricted FB Beginning balance	452,832	374,809	390,176	511,606	372,876	(68,794)	223,424	608,139
Unrestricted FB Ending balance	374,809	390,176	511,606	372,876	(68,794)	223,424	608,139	788,230

**City of Cottage Grove, MN
Capital Improvement Plan 2025-2029**

**Park Improvement Fund (515)
Projected Financial Position**

	2022	2023	2024	2025	2026	2027	2028	2029
	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
REVENUES								
Cell Tower Leases	463,343	486,781	452,000	465,600	479,600	494,000	508,800	524,100
Intergovernmental-3M Settlement					500,000			
Property Tax Levy					190,000	190,000	190,000	190,000
Interest	87,586	211,300	211,300	211,300	211,300	211,300	211,300	211,300
other (including donations)		10,780	80,000					
Total Revenue	550,929	708,861	743,300	676,900	1,380,900	895,300	910,100	925,400
EXPENDITURES								
Archery Range Shelter & trail works as part of PM							70,000	
Belden playground equipment				70,000				
Belden-backstop repair & curbing			30,000					
Bike park - picnic shelter & track paving			50,000					
Donations - matching funding			10,000	10,000	10,000	10,000	10,000	10,000
Glacial Valley-lighting for hockey & pickleball		13,751						
Hamlet skate park surface replacement					100,000			
Hamlet-shelter replacement						50,000		
Hamlet	279,651							
Hamlet-Court Reconstruction		110,365						
Hardwood playground equipment				70,000				
Hearthside basketball courts & playground	92,246							
Hearthside Park Improvements as part of PM								100,000
Hemmingway playground equipment								75,000
Hidden Valley as part of PM				150,000				
Hidden valley playground	53,931							
Highland playground equipment		161,570						
Highland rink lighting	58,884							
Highlands-Tennis court replacement							100,000	
Hillside/Jergen Trail as part of PM					75,000			
Ideal playground equipment		89,358						
North Ideal playground equipment								75,000
Kingston Park -Building replacement & power supply		151,947		200,000	5,000,000			
Kingston Park-Fitness Equipment	36,825							
Lamar Park-shade shelter replace. & roof replace.				80,000		10,000		
Sport Lighting Improvements			113,000	65,000	355,000	350,000	35,000	
Meadowgrass play equip	51,562							
Peter Thompson play equipment		116,542						
Peter Thompson-Building door replacement				40,000				-
Peter Thompson-rink boards and sport courts							300,000	
Pine Coulee-Court Replacement						20,000		
Pine Glen & Pine Tree Park-Picnic shelter				60,000				
Pine Tree Pond Play equipment		79,000						
Pine Tree Pond court replacement								30,000
Pine Tree Pond Park Improvements					500,000			
Pine Tree Valley Hockey & Skate Rink		64,295						
Woodridge shelter/hockey boards & pickleball courts				300,000				
Woodridge-inclusive playground repair & sealing				60,000				
West Draw, Granada & Nina Park play equipment			210,000					
West Draw Park Shelter		40,532						
Automatic locks on park buildings			35,000	35,000	35,000	35,000	35,000	35,000
miscellaneous	115,005	96,028						
Total Expenditures	688,104	923,388	448,000	1,140,000	6,075,000	475,000	550,000	325,000
OTHER FINANCING SOURCES (USES)								
Bond proceeds						5,000,000		
Transfer (to) from pavement management				150,000				100,000
Transfer (to) from park trust								
Total other sources	-	-	-	150,000	-	5,000,000	-	100,000
Increase (decrease) in fund balance	(137,175)	(214,527)	295,300	(313,100)	(4,694,100)	5,420,300	360,100	700,400
FB Beginning balance	1,446,879	1,309,704	1,095,177	1,390,477	1,077,377	(3,616,723)	1,803,577	2,163,677
FB Ending balance	1,309,704	1,095,177	1,390,477	1,077,377	(3,616,723)	1,803,577	2,163,677	2,864,077

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

Park Trust Fund (570)
Projected Financial Position

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES								
Intergovernmental	\$ 461,900	\$ 1,000,000	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -
Park Dedication Fees	1,144,364	767,094	723,800	750,000	750,000	750,000	750,000	750,000
special assessments								
Interest	(71,668)	122,895	28,185					
Land sale								
Miscellaneous - Refunds & Reimbursements	52,683	2,697						
Total Revenue	1,587,279	1,892,686	751,985	1,100,000	750,000	750,000	750,000	750,000
EXPENDITURES								
Miscellaneous	40,734	90,670	47,652					
Camel's Hump Park - develop & trails								
East Ravine Neighborhood						500,000	500,000	500,000
Glacial Valley Park	2,504,690	1,048,538	154,059					
Glacial Valley Park Building		4,299,248	150,633					
Hamlet Park Expansion	58,006	51,169						
Mississippi Dunes	10,149	1,041,492	15,146					
Military Trailhead						200,000		
Jack and Marlys Denzer Park				500,000				
Oakwood Park	331,225	8,203						
Parks - master planning		12,534	23,307	15,000	15,000	15,000	15,000	15,000
Oltman Middle School				700,000	2,300,000			
Kingston Park Building								
Roberts Lake Neighborhood development						500,000		
Settlers Island landing/picnic pad								
Still Ponds park development					500,000			
Strawberry Fields (Swanlund)								
Hawthorne Pine 1st and 2nd Trails		50,000	21,000					
Total Expenditures	2,944,804	6,601,854	411,797	1,215,000	2,815,000	1,215,000	515,000	515,000
OTHER FINANCING SOURCES (USES)								
Bonded Debt		4,816,062	(400,000)		2,300,000			
Transfer from Park Improvement Fund	-							
Transfer from (to) park improvement & ED Trust	-		(120,000)	-	-	-	-	-
Total other sources	-	4,816,062	(520,000)	-	2,300,000	-	-	-
Increase (decrease) in fund balance	(1,357,525)	106,894	(179,812)	(115,000)	235,000	(465,000)	235,000	235,000
FB Beginning balance	1,505,183	147,658	254,552	74,740	(40,260)	194,740	(270,260)	(35,260)
FB Ending balance	147,658	254,552	74,740	(40,260)	194,740	(270,260)	(35,260)	199,740

**City of Cottage Grove, MN
Capital Improvement Plan 2025-2029**

**LOST Capital Funds
Projected Financial Position**

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED
REVENUES							
Total Revenue	-	-	-	-	-	-	-
EXPENDITURES							
Hamlet-See Project Sheets					4,000,000	5,000,000	750,000
MS Dunes-See Project Sheets					1,500,000	1,250,000	1,000,000
River Oaks-See Project Sheet					500,000		3,500,000
Total Expenditures	-	-	-	-	6,000,000	6,250,000	5,250,000
Other Financing Sources (uses)							
Sales Tax Bonds					6,000,000	6,250,000	5,250,000
Total other sources	-	-	-	-	6,000,000	6,250,000	5,250,000
Increase (decrease) in fund balance	-	-	-	-	-	-	-
FB Beginning balance	-	-	-	-	-	-	-
FB Ending balance	-	-	-	-	-	-	-

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

Landscape Initiative-in Fund 510
Projected Financial Position

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES								
Grants	76,051	8,382	80,000				100,000	
Tree Mitigation-6489		118,281	10,000	40,000	40,000	40,000	40,000	40,000
Total Revenue	76,051	126,663	90,000	40,000	40,000	40,000	140,000	40,000
EXPENDITURES								
Landscape Initiative	92,889	125,191	170,000	120,000	80,000	100,000	220,000	100,000
Ravine Parkway Landscaping EPD and Jamaica Landscaping			71,450					
Total Expenditures	92,889	125,191	241,450	120,000	80,000	100,000	220,000	100,000
Other Financing Sources (uses)								
Transfer In								
Transfer Out-EPD & Jamaica			-					
Total other sources	-	-	-	-	-	-	-	-
Increase (decrease) in fund balance	(16,838)	1,472	(151,450)	(80,000)	(40,000)	(60,000)	(80,000)	(60,000)
FB Beginning balance	703,946	687,108	688,580	537,130	457,130	417,130	357,130	277,130
FB Ending balance	687,108	688,580	537,130	457,130	417,130	357,130	277,130	217,130

**City of Cottage Grove, MN
Capital Improvement Plan 2025-2029**

**Municipal Building Fund (525)
Projected Financial Position**

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES								
Property taxes	249,846	250,134	300,000	300,000	300,000	300,000	300,000	300,000
intergovernmental								
tower rental - PW Tower	92,034	90,921	74,890	74,890	74,890	74,890	74,890	74,890
Investment interest	(5,252)	9,610	5,280					
Miscellaneous								
Total Revenue	336,628	350,665	380,170	374,890	374,890	374,890	374,890	374,890
EXPENDITURES								
Municipal building expenses	12,576							
Shop & Wash Bay Modifications				500,000				
City Hall Remodel		131,211						
City Hall-Water Heater& Carpet						120,000		
Central Fire-Water Pumps							20,000	20,000
Public Works-Water Heater					12,000			
Public Works-Garage doors&flooring								85,000
Public Works-Roof replacement								1,000,000
Total Expenditures	12,576	131,211	-	500,000	12,000	120,000	20,000	1,105,000
Other Financing Sources (uses)								
Interfund loan interest	(25,450)	(23,350)	(21,250)	(19,150)	(17,050)	(14,950)	(12,650)	(10,025)
Interfund loan payment	(210,000)	(210,000)	(210,000)	(210,000)	(210,000)	(210,000)	(250,000)	(275,000)
Transfer from General Fund		5,302						
Total other sources	(235,450)	(228,048)	(231,250)	(229,150)	(227,050)	(224,950)	(262,650)	(285,025)
Increase (decrease) in fund balance	88,602	(8,594)	148,920	(354,260)	135,840	29,940	92,240	(1,015,135)
FB Beginning balance	(2,583,371)	(2,284,769)	(2,083,363)	(1,724,443)	(1,868,703)	(1,522,863)	(1,282,923)	(940,683)
FB Ending balance	(2,284,769)	(2,083,363)	(1,724,443)	(1,868,703)	(1,522,863)	(1,282,923)	(940,683)	(1,680,818)
Cash Balance at year-end	124,719	116,125	265,045	(89,215)	46,625	76,565	168,805	(846,330)
Interfund Payable at year-end	2,440,000	2,230,000	2,020,000	1,810,000	1,600,000	1,390,000	1,140,000	865,000

**City of Cottage Grove, MN
Capital Improvement Plan 2025-2029**

**ED Trust Fund (286)
Projected Financial Position**

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES								
Land sales	1,638,020	617,313						
Donation	150,000	150,000						
Interest	(159,225)	282,792	80,000					
South District Assessments		981,536	244,347	2,807,199				
Miscellaneous	210	105						
Total Revenue	1,629,005	2,031,746	324,347	2,807,199	-	-	-	-
EXPENDITURES								
Professional Services	52,379		60,000	60,000	60,000	60,000	60,000	60,000
Land Write-down								
Jamaica & 95th Intersection Improve.				507,000				
CSAH 19 and TH 61				666,500				
South District Street & Utility	303,295	689,085	4,500,000					
Total Expenditures	355,674	689,085	4,560,000	1,233,500	60,000	60,000	60,000	60,000
Other Financing Sources (uses)								
Interfund loan interest								
Interfund loan payment								
Transfer in for South District								
Transfer to Golf for liquor license								
Transfer to EDA Fund	(100,000)	(312,500)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
Total other sources	(100,000)	(312,500)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
Increase (decrease) in fund balance	1,173,331	1,030,161	(4,335,653)	1,473,699	(160,000)	(160,000)	(160,000)	(160,000)
FB Beginning balance	4,684,913	5,858,244	6,888,405	2,552,752	4,026,451	3,866,451	3,706,451	3,546,451
FB Ending balance	5,858,244	6,888,405	2,552,752	4,026,451	3,866,451	3,706,451	3,546,451	3,386,451
Goal	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Cash Balance	4,888,727	4,341,553	277,376	3,506,112	3,425,612	3,273,112	3,120,612	2,968,112

Anticipates that bonds are issued for golf course irrigation in 2025 allowing interfund loan to be paid in full to ED Trust

**City of Cottage Grove, MN
Capital Improvement Plan 2025-2029**

**MSA Construction Fund (520)
Projected Financial Position**

	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES							
Municipal State Aid Construction funds	\$ 5,985,250	\$ 294,462	\$ 1,200,000	\$ 5,198,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
LRIP	\$ 1,187,500	\$ 62,500					
Special assessments	6,103		1,160,000				
Intergovernmental - Federal funding Shoppes at CV						3,000,000	
Intergovernmental - Federal funding 80th Street				5,000,000			
Intergovernmental - Federal funding			352,000				6,000,000
Intergovernmental - State		1,010,000	88,000				2,000,000
Assessment/Development Fees			1,000,000	1,000,000	1,000,000	2,150,000	1,869,000
Interest	46,560	34,800					
Miscellaneous -							
Total Revenue	7,225,413	1,401,762	3,800,000	11,198,000	2,000,000	6,150,000	10,869,000
EXPENDITURES							
Professional services-miscellaneous	15						
Safe Streets and Roads for All			440,000				
103rd Street Bridge							8,000,000
70th Street (in three phases)							
80th Street (CSAH19 to TH 61) Reclamation		-					
80th Street (Ideal to Hwy 61) -SROP Approved	59,401			10,000,000			
80th Street (80th/Keats roundabout)-SROP Approved				1,000,000			
East Point Douglas - Jamaica intersection	7,905,857	4,007,000	800,000				
EPD & Ravine Pkwy - Shoppes at Cottage View						5,750,000	4,343,000
Jamaica Avenue and 95th Intersection Improvements			2,000,000				
Jamaica Ave - 80th to 90th		2,241,384					
Ravine Parkway	223,522		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
River Oaks Hwy 61 RCUT	138,896	1,204,000					
Total Expenditures	8,327,691	7,452,384	5,240,000	13,000,000	2,000,000	7,750,000	14,343,000
OTHER FINANCING SOURCES (USES)							
Bond Proceeds		4,788,689				377,000	2,760,000
Transfers in		1,666,474	840,000	1,802,000		1,223,000	714,000
Transfers out - PM							
Total other sources	-	6,455,163	840,000	1,802,000	-	1,600,000	3,474,000
Increase (decrease) in fund balance	(1,102,278)	404,541	(600,000)	-	-	-	-
Beginning balance, FB	431,429	(670,849)	(266,308)	(866,308)	(866,308)	(866,308)	(866,308)
Ending balance, FB	(670,849)	(266,308)	(866,308)	(866,308)	(866,308)	(866,308)	(866,308)
MSA Beginning Balance	1,195,043	(3,705,538)	(1,862,872)	(789,872)	(3,624,372)	(2,206,472)	(788,572)
Allocation	1,968,470	2,137,127	2,273,000	2,363,500	2,417,900	2,417,900	2,417,900
Disbursements	(6,869,051)	(294,462)	(1,200,000)	(5,198,000)	(1,000,000)	(1,000,000)	(1,000,000)
MSA Ending Balance	(3,705,538)	(1,862,872)	(789,872)	(3,624,372)	(2,206,472)	(788,572)	629,328

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

Street Reconstruction and Overlay Fund
Projected Financial Position

	2024	2025	2026	2027	2028	2029
	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
	\$	\$	\$	\$	\$	\$
REVENUES						
special assessments developer fees						1,485,000
Intergovernmental - Federal funding 19 & 61		1,667,000	19,000,000	19,000,000		14,033,000
Intergovernmental - County 19 & 61		666,500	3,422,500	777,500		8,150,000
Interest						
Miscellaneous						
Total Revenue	-	2,333,500	22,422,500	19,777,500	-	23,668,000
EXPENDITURES						
Prof Svcs - assmt fees						
CSAH 19 and TH 61		3,000,000	28,422,500	23,577,500		22,900,000
Harkness Avenue reconstruction						3,162,000
Jamaica Ave - 70th to Military					3,000,000	
Total Expenditures	-	3,000,000	28,422,500	23,577,500	3,000,000	26,062,000
Revenue over Expenditures	-	(666,500)	(6,000,000)	(3,800,000)	(3,000,000)	(2,394,000)
Other Financing Sources (uses)						
Bond proceeds			2,850,000	650,000	3,000,000	938,000
Transfers from Area Funds			3,150,000	3,150,000		1,456,000
Transfer from general fund						
Transfers from ED Trust		666,500				
Total other sources	-	666,500	6,000,000	3,800,000	3,000,000	2,394,000
Increase (decrease) in fund balance	-	-	-	-	-	-
FB Beginning balance	-	-	-	-	-	-
FB Ending balance	-	-	-	-	-	-

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

Pavement Management Fund (560)
Projected Financial Position

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
	\$	\$	\$	\$	\$	\$	\$	\$
REVENUES								
special assessments	30	21	78,750					
Interest	(123,494)	158,869	45,000	26,100	26,300	26,600	26,900	27,100
Miscellaneous								
Total Revenue	(123,464)	158,890	123,750	26,100	26,300	26,600	26,900	27,100
EXPENDITURES								
Prof Svcs - assmt fees	637							
PM 2021 - F5, B1, E1 & River Oaks Parking	102,503							
PM 2023	137,347	3,547,055	16,867					
PM 2024			1,178,000					
PM 2025-Hidden Valley				2,699,000				
PM 2026-Thompson Grove Estates 11th Add, south part Woodridge Park Add (W of Jamaica)					3,471,000			
PM 2027-East Point Douglas (Inwood to CDS), Kingsborough Trail						3,547,000		
PM 2028-Thompson Grove Estates 12 Add, north part Woodridge Park Add (W of Jamaica)							3,588,000	
PM 2029-Thompson Grove Estates and Hillside Trail								5,390,000
Total Expenditures	240,487	3,547,055	1,194,867	2,699,000	3,471,000	3,547,000	3,588,000	5,390,000
Revenue over Expenditures	(363,951)	(3,388,165)	(1,071,117)	(2,672,900)	(3,444,700)	(3,520,400)	(3,561,100)	(5,362,900)
Other Financing Sources (uses)								
Bond proceeds		2,994,722	1,075,700	2,303,000	2,909,000	2,801,000	3,026,000	3,985,000
Transfers from MSA fund								
Transfer from general fund								
Transfers from utility funds	-	563,729	47,250	396,000	562,000	746,000	562,000	1,405,000
Total other sources	-	3,558,451	1,122,950	2,699,000	3,471,000	3,547,000	3,588,000	5,390,000
Increase (decrease) in fund balance	(363,951)	170,286	51,833	26,100	26,300	26,600	26,900	27,100
FB Beginning balance	2,748,091	2,384,140	2,554,426	2,606,259	2,632,359	2,658,659	2,685,259	2,712,159
FB Ending balance	2,384,140	2,554,426	2,606,259	2,632,359	2,658,659	2,685,259	2,712,159	2,739,259
Goal (35% of next 5-year avg capital spend)	1,012,125	1,014,991	1,310,307	1,383,618	1,423,434	1,470,931	1,457,208	1,530,069

**City of Cottage Grove, MN
Capital Improvement Plan 2025-2029**

**Water Area Fund (575)
Projected Financial Position**

	2022	2023	2024	2025	2026	2027	2028	2029
	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
REVENUES								
Developer fees	\$ 1,378,851	\$ 677,066	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000
Special Assessments								
Intergovernmental - County/State								
3M Settlement funds								
Interest	(166,902)	199,567						
Miscellaneous								
Total Revenue	1,211,949	876,633	700,000	700,000	700,000	700,000	700,000	700,000
EXPENDITURES								
East Ravine infrastructure development			25,000	17,000	17,000	17,000	17,000	17,000
Interim Water Treatment project								
Miscellaneous	3,910							
Water Comp Plan	64,494	36,916						
PFAS Study								
water main oversizing	134,313	74,743	10,000	7,000	7,000	7,000	7,000	7,000
South District Street & Utilities	450,084	708,007	800,000					
EPD & Ravine Pkwy - Shoppes at Cottage View								
CSAH 19 & TH 61					1,215,000	1,215,000		
Ravine Parkway I & II		87,960					559,000	559,000
Intermediate & low zone water treatment facilities	10,636							
River Acres watermain extension								
Granada watermain extension								
Harkness Avenue								485,400
Jamaica Avenue & 95th Intersection				49,000				
Well 7&8 treatment								
Industrial Park Water Tower	96,851	7,310		6,000,000				
100th St watermain		66,799						
95th & Jamaica								
Well #12								
Total Expenditures	760,288	981,735	835,000	6,073,000	1,239,000	1,239,000	583,000	1,068,400
OTHER FINANCING SOURCES (USES)								
Bond Proceeds				4,000,000				
Transfers in				1,000,000				
Transfers out	(102,330)	(237,909)						
Total other sources	(102,330)	(237,909)	-	5,000,000	-	-	-	-
Increase (decrease) in fund balance	349,331	(343,011)	(135,000)	(373,000)	(539,000)	(539,000)	117,000	(368,400)
FB Beginning balance	3,656,384	4,005,715	3,662,704	3,527,704	3,154,704	2,615,704	2,076,704	2,193,704
FB Ending balance	4,005,715	3,662,704	3,527,704	3,154,704	2,615,704	2,076,704	2,193,704	1,825,304

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

Sewer Area Fund (580)
Projected Financial Position

	2022	2023	2024	2025	2026	2027	2028	2029
	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
REVENUES								
Developer fees	\$ 976,022	\$ 552,117	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Special Assessments								
Intergovernmental - County/State/Federal	1,986,135	(66,481)						
Interest	(31,171)	5,017						
Miscellaneous								
Total Revenue	2,930,986	490,653	600,000	600,000	600,000	600,000	600,000	600,000
EXPENDITURES								
East Ravine infrastructure development		74,157	25,000	17,000	17,000	17,000	17,000	17,000
Hy-Vee								
Miscellaneous		13,077						
Comp Plan	66,687	40,660						
South District Street & Utilities	1,317,320	874,379						
95th & Jamaica								
EPD & Ravine Pkwy - Shoppes at Cottage View							611,500	357,000
CSAH 19 & TH 61					770,000	770,000		
Lift Stations		18,970						
Harkness Avenue								485,400
Trunk sewer extension - Met council	747,070	1,152						
Trunk Fund Oversizing			10,000	7,000	7,000	7,000	7,000	7,000
Sanitary Sewer Plan								
Total Expenditures	2,131,077	1,022,395	35,000	24,000	794,000	794,000	635,500	866,400
OTHER FINANCING SOURCES (USES)								
Debt Service - principal & interest	-	-	-	-	-	-	-	-
Transfers in								
Transfers out	(239,818)							
Total other sources	(239,818)	-	-	-	-	-	-	-
Increase (decrease) in fund balance	560,091	(531,742)	565,000	576,000	(194,000)	(194,000)	(35,500)	(266,400)
FB Beginning balance	36,089	596,180	64,438	629,438	1,205,438	1,011,438	817,438	781,938
FB Ending balance	596,180	64,438	629,438	1,205,438	1,011,438	817,438	781,938	515,538

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

Storm Water Area Fund (585)
Projected Financial Position

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED
REVENUES								
Developer fees	\$ 1,756,069	\$ 555,074	\$ 656,300	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000
Special Assessments		7,754						
Intergovernmental - County/State								
Interest	(222,394)	48,849	1,500					
Miscellaneous								
Total Revenue	1,533,675	611,677	657,800	700,000	700,000	700,000	700,000	700,000
EXPENDITURES								
95th & Jamaica Improvements								
Business park pond & grading								
East Ravine infrastructure development				17,000	17,000	17,000	17,000	17,000
River acres water main project								
TG-14	1,231,184	10,060						
L-P3 Pond Improvements	72,992	87,082						
East Ravine infrastructure & AUAR	38,474	224,728						
Anderson								
100th Street Extension		35,744						
Miscellaneous	14,449	308	41,230					
Jamaica Avenue-Trunk storm sewer realignment			342,000					
Jamaica Avenue & 95th Intersection				271,000				
South District Trunk Storm Sewer	3,111,573	65,267						
South District Street & Utilities	294,334	867,166						
CSAH 19 & TH 61					1,165,000	1,165,000		
EPD & Ravine Pkwy - Shoppes at Cottage View		-					611,500	357,000
Lake Flora Ponds		490,327						
Harkness Avenue								485,400
oversizing	167,083		24,200	7,000	7,000	7,000	7,000	7,000
Lake Robert	6,725							
West draw modeling								
Total Expenditures	4,936,814	1,780,682	407,430	295,000	1,189,000	1,189,000	635,500	866,400
OTHER FINANCING SOURCES (USES)								
Transfers in - 95th & Jamaica								
Transfers in (out)	(319,059)							
Total other sources	(319,059)	-	-	-	-	-	-	-
Increase (decrease) in fund balance	(3,722,198)	(1,169,005)	250,370	405,000	(489,000)	(489,000)	64,500	(166,400)
FB Beginning balance	4,721,479	999,281	(169,724)	80,646	485,646	(3,354)	(492,354)	(427,854)
FB Ending balance	999,281	(169,724)	80,646	485,646	(3,354)	(492,354)	(427,854)	(594,254)

City of Cottage Grove, MN
Capital Improvement Plan 2025-2029

3M Settlement/MPCA Fund 455
Projected Financial Position

	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATED	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED
REVENUES							
3M Settlement funds	\$ 9,224,361	\$ 16,781,220	\$ 28,068,615	\$ 63,477,000	\$ 26,250,000	\$ 5,000,000	\$ -
Interest							
Miscellaneous							
Total Revenue	9,224,361	16,781,220	28,068,615	63,477,000	26,250,000	5,000,000	-
EXPENDITURES							
Prior Year Projects	9,334,549	17,328,462					
Low Zone Water Treatment Plant & Well 13			27,400,000				
Intermediate Zone Water Treatment Plant				63,477,000	26,250,000		
Well 1, Well 2, & Temp Treatment Plant decomm.						5,000,000	
Total Expenditures	9,334,549	17,328,462	27,400,000	63,477,000	26,250,000	5,000,000	-
OTHER FINANCING SOURCES (USES)							
Bond Proceeds							
Transfers in							
Transfers out							
Total other sources	-	-	-	-	-	-	-
Increase (decrease) in fund balance	(110,188)	(547,242)	668,615	-	-	-	-
FB Beginning balance	(11,185)	(121,373)	(668,615)	-	-	-	-
FB Ending balance	(121,373)	(668,615)	-	-	-	-	-

STAFF REPORT CASE: PP/SP/V2024-019

ITEM: 6.3

PUBLIC MEETING DATE: 10/28/24 TENTATIVE COUNCIL REVIEW DATE: 11/20/2024

APPLICATION

APPLICANT: City of Cottage Grove

REQUEST: A site plan review, preliminary plat, and variance to the maximum building height and minimum rear yard setback for construction of a water treatment plant on a 6.78-acre parcel, which is part of the larger 40.3-acre Pine Tree Pond Park Addition.

SITE DATA

LOCATION: South of Central Fire Station in Pine Tree Pond Park off 81st Street

ZONING: R-3, Single Family Residential

GUIDED LAND USE: Parks/Open Space

LAND USE OF ADJACENT PROPERTIES:	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:	Parks/Open Space	Parks/Open Space
EAST:	Low Density Res.	Low Density Res.
SOUTH:	Low Density Res.	Low Density Res.
WEST:	Low Density Res.	Low Density Res.

SIZE: 58,077 square feet

DENSITY: N/A

RECOMMENDATION

Approval, subject to the conditions stipulated in this staff report.



COTTAGE GROVE PLANNING DIVISION

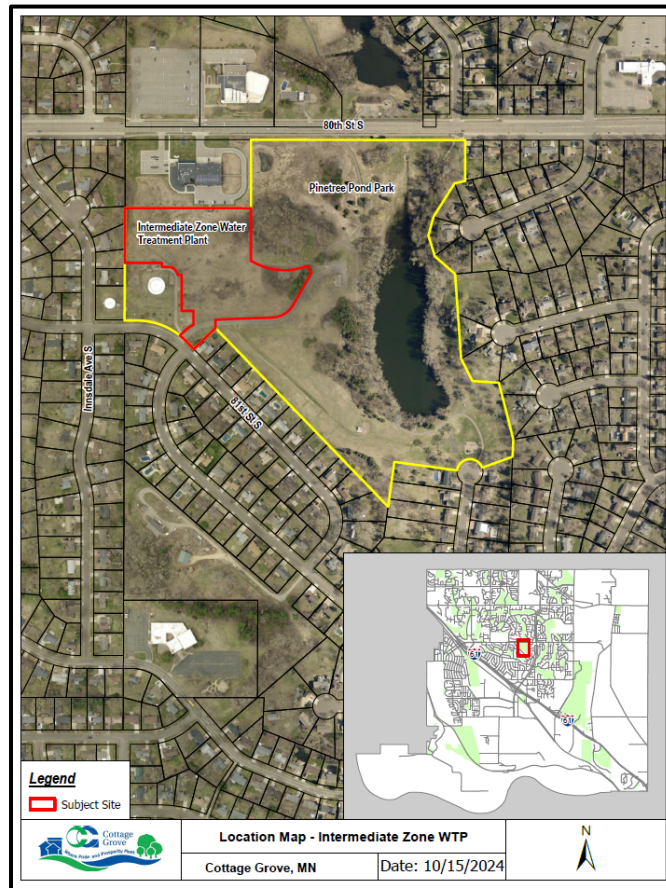
Planning Staff Contact: Riley Rooney, Associate Planner; 651-458-2834; rriley@cottagegrovemn.gov

Application Accepted: 10/2/24 60-Day Review Deadline: 12/1/2024

Planning Staff Report
Intermediate Zone Water Treatment Plant
Planning Case No. PP2024-019,
SP2024-019, V 2024-019
October 28, 2024

Proposal

The City of Cottage Grove (Applicant) has submitted an application for a Site Plan Review, Preliminary, and a Variance to the maximum building height, minimum rear yard setback, and minimum parking standards for the construction of a water treatment plant on a 6.78-acre parcel part of the larger, 40.3-acre Pine Tree Pond Park Addition. The proposed water treatment plant is located south of the Central Fire Station in Pine Tree Pond Park off 81st Street South.



Site Location Map

Review Schedule

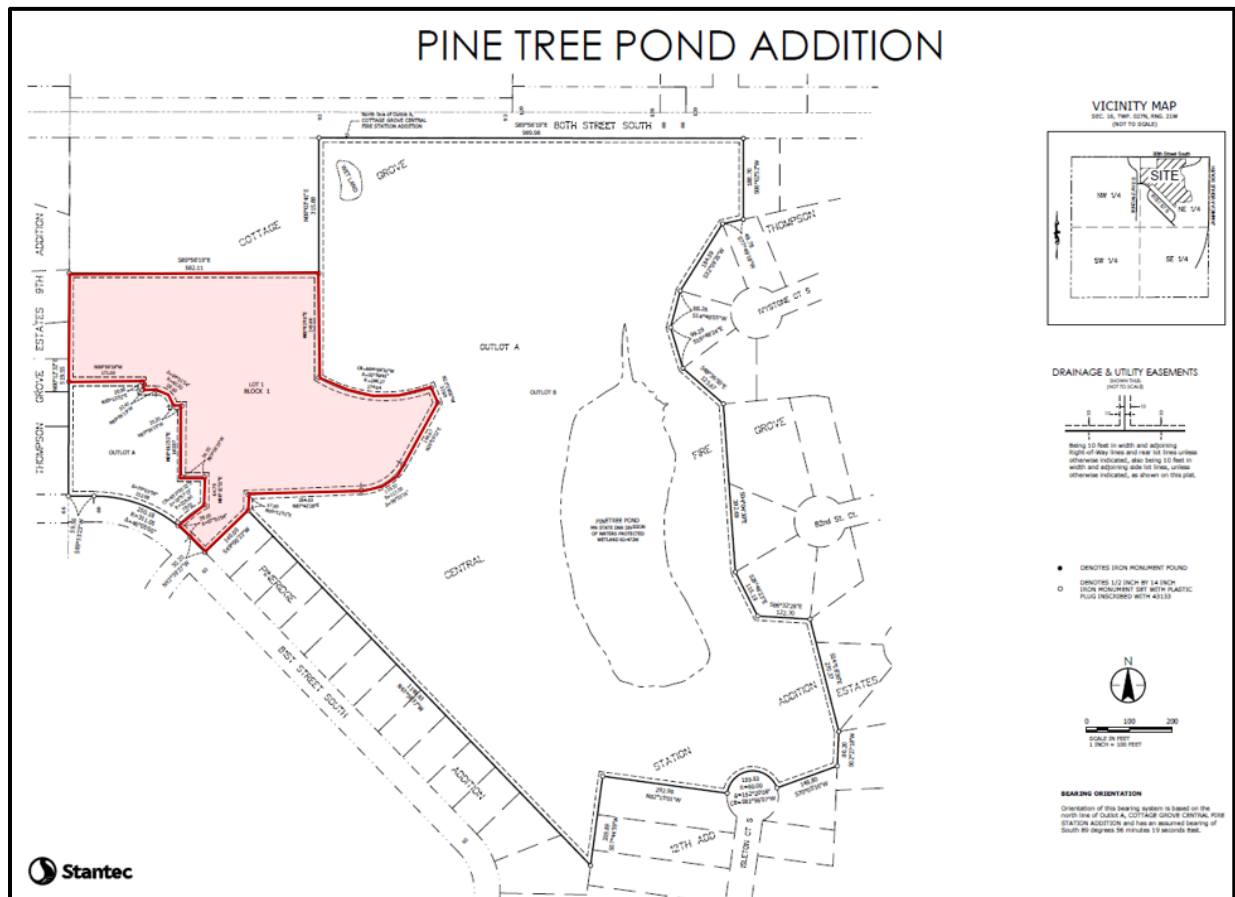
Application Received: October 2, 2024
Application Accepted: October 2, 2024
Planning Commission Meeting: October 28, 2024
Tentative City Council Meeting: November 20, 2024
60-Day Review Deadline: December 1, 2024

Background

Preliminary Plat and Final Plat

The application consists of a preliminary and final plat to split 6.78-acres of the northeastern portion of the existing Pine Tree Pond Park Addition for the construction and operation of the proposed Intermediate Zone Water Treatment Plant. The creation of the new lot for the proposed Intermediate Zone Water Treatment Plant defines the legal boundaries for the newly created parcel necessary for obtaining the permitting for the building. The submitted preliminary and final plat as shown below indicates the proposed 6.78-acre parcel and the remaining 33.52-acre parcel for the existing Pine Tree Pond Park. The proposed frontage for the parcel is 88.3 feet in width, establishing a legally conforming lot which abides by the City Code frontage width minimum of 65-feet. The Applicant has included the standard 10-foot interior perimeter easement adjacent to each property boundary of the newly created parcel with the proposed Intermediate Zone Water Treatment Plant.

The subject site consists of 6.78-acres (highlighted in red), which primarily consists of vegetative grasses with a variety of coniferous and deciduous trees, most of which are border along the western property line. The proposed site topography sits above the Central Fire Station with the highest grade along the northwestern property line nearest to the fire station and decreases in elevation in the eastern and southern sections of the site towards Pine Tree Pond Park and the existing archery range.



Preliminary Plat – Pine Tree Pond Addition

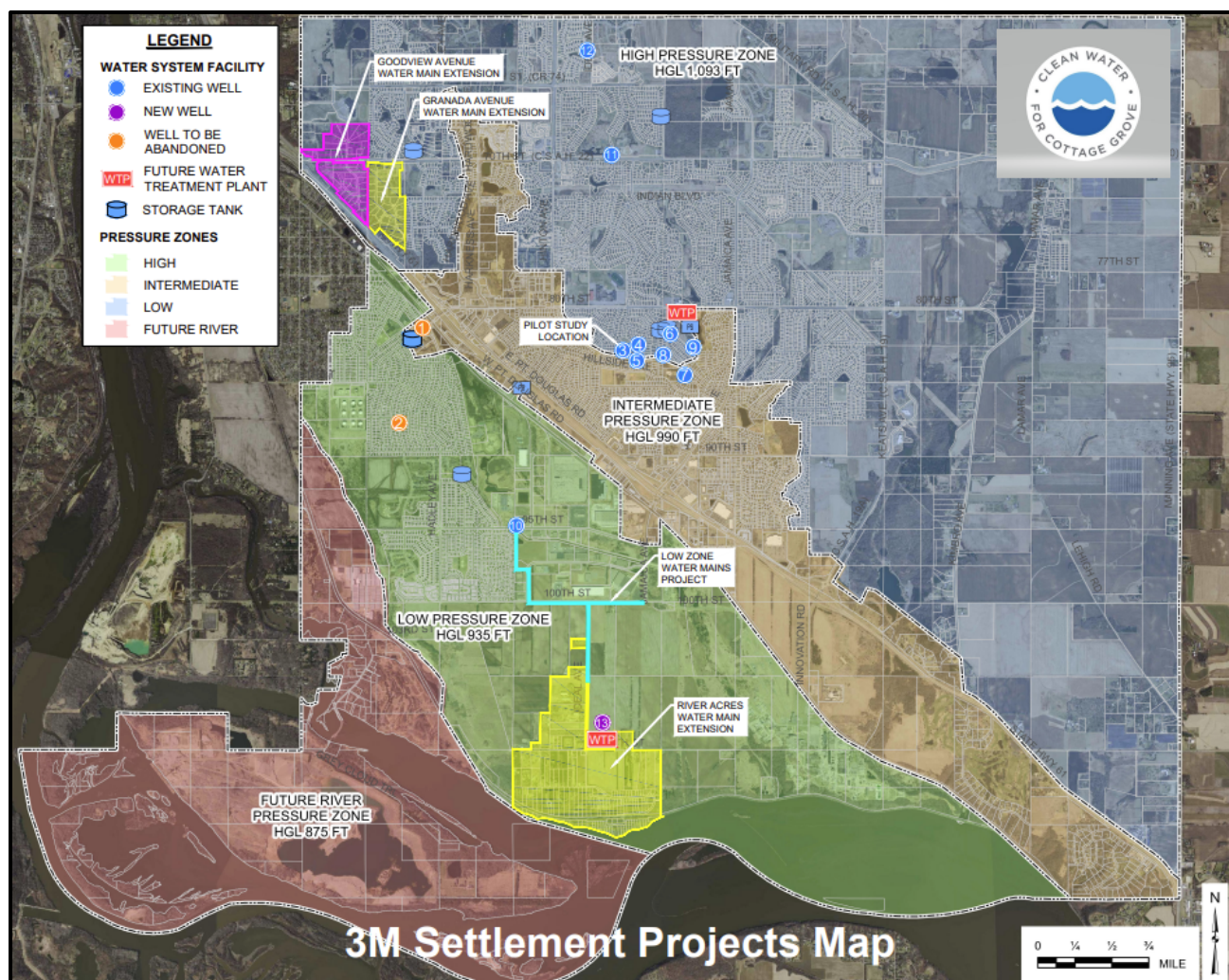
Intermediate Zone Water Treatment Plant

In August of 2021, the 3M Settlement Agreement Conceptual Drinking Water Supply Plan (CDWSP) was finalized, and funding became available for the planned projects for mitigating the PFAS contamination in the East Metro. On April 10, 2024, the Environmental Protection Agency (EPA) introduced new maximum contaminant levels (MCL's) for four per- and polyfluoroalkyl substances (PFAS) and a Hazard Index was established for certain PFAS chemicals in drinking water. The new maximum levels were significantly lower than the previous health guidance.

To mitigate the levels of PFAS in the drinking water, the City of Cottage Grove began the operation of the first interim treatment plant in 2017 to supply residents with clean drinking water that meet the Minnesota Department of Health Guidelines. Since 2017, a total of seven interim treatment plants have been constructed which are operating to remove PFAS, all fully funded by the 3M Consent Order or 3M Settlement.

As planned and authorized in the CDWSP, the long-term solution for supplying Cottage Grove with clean drinking water includes two permanent water treatment plants, the Low Zone Water Treatment Plant, and the Intermediate Zone Water Treatment Plant (IZWTP). Once the permanent treatment plants are fully operational, the interim treatment plants will be decommissioned, and the sites closed.

The first of the two permanent water treatment plants, the Low Zone Water Treatment Plant, began construction in the fall of 2023 and is on schedule to be fully operational by the spring of 2025. In January 2022, Cottage Grove received grant funding for the design and planning of the of the second permanent water treatment plant, the Intermediate Zone Water Treatment Plant. While the Low Zone Water Treatment Plant will serve the area south of Highway 61 in the low-pressure zone, the proposed Intermediate Zone Water Treatment Plant will serve Cottage Grove residents north and east of Highway 61 in the intermediate and high-pressure zones, as shown in the map below. The Intermediate Zone Water Treatment Plant construction is planned to begin in the summer of 2025 and be commissioned in late 2027. The Intermediate Water Treatment Plant will be supplied water by 9 wells, compared to 2 wells that will supply the Low Zone Water Treatment Plant. The Intermediate Zone Water Treatment Plant will have a treatment capacity of 14.5 million gallons a day (MGD). In comparison, the Low Zone Treatment Water Plant capacity will be 5.5 MGD, once fully operational.



Pine Tree Pond Park Master Plan

Given the proposed Intermediate Zone Water Treatment Plant is proposed on dedicated park land, the 3M Settlement Funds are compensating the City of Cottage Grove for the value of the land (6.78 acres). The City of Cottage Grove recognizes the proposed water treatment plant will reduce the park land area, therefore in exchange, the compensation received is planned to be used to pay for the proposed Pine Tree Pond Park improvements. As a part of the planning for the site, City Staff is working through a Park Master Plan to expand on and enhance the existing recreational opportunities within Pine Tree Pond Park. The improvements are proposed to include a 9-hole disc golf course, boardwalk, new playground, picnic shelter and extensions to existing paved trails.



Pine Tree Pond Park Master Plan Concept

Site Design and Operations – Water Treatment Plant

The plant is being designed to utilize Anion Exchange (IX) filter vessels to remove the PFAS chemicals from the city's water supply, with a pretreatment process that will remove iron and manganese in the water. This is the same process being utilized at two of the city's seven interim water treatment plants. A pilot study was conducted to identify which filtration system would best suit the Intermediate Zone Water Treatment Plan based, in part, on the location of the plant, type of PFAS identified as well as the size of the parcel; The IX Filter allows for a building smaller footprint compared to the GAC filters used in the Low Zone Water Treatment Plant. The size of the newly created parcel significantly impacts the design of the proposed water treatment plant which it is necessary to utilize the IX Filters for this treatment process in addition to the other factors listed above.

Filtering the iron and manganese from the water in the pre-treatment filter bays will lengthen the life of the IX filter vessels. Iron and manganese clog the IX filters over a short period of time (1-1/2 to 2 years), at which time the IX filters must be replaced. With pre-treatment removal of the iron, the life of the IX filters is estimated to be up to 6 years. The pre-treatment process utilizes 8 gravity filters, which will consist of large concrete chambers which hold fine sand and other particles to remove the iron and manganese from the raw water before it is sent to the next treatment step.

After the pre-treatment process, the pre-treated raw water travels to another, smaller cartridge filter which is used to catch any excess iron, manganese or sand that may pass through the pre-treatment filter bays. Then finally, the pre-treated raw water makes its way to the IX filters for final treatment and removal of PFAS.

Once the water is treated and PFAS chemicals are removed by the IX Filters, the finished water will then be distributed to the clearwells which hold the finished water where it is directly sent to the water supply system or to the water tower for storage and later distribution.

In addition to the treatment process of finished water, the pre-treatment gravity filter chambers must also be cleaned. A backwashing system is used to remove any excess iron and manganese from the gravity filters. This process is completed roughly three times a week. The wastewater containing iron and manganese from the backwashing process is then sent to a separate plate settler.

The lamella plate settler settles out iron and manganese from the pre-treatment backwash water to allow recycling of the majority of the backwash water. This process is necessary to send as little waste flow to the sewer system as possible.

The internal mechanics of the Intermediate Zone Water Treatment Plant will run without creating any onerous noise or odor to the surrounding Thompson Grove Estates neighborhood.

Planning Considerations

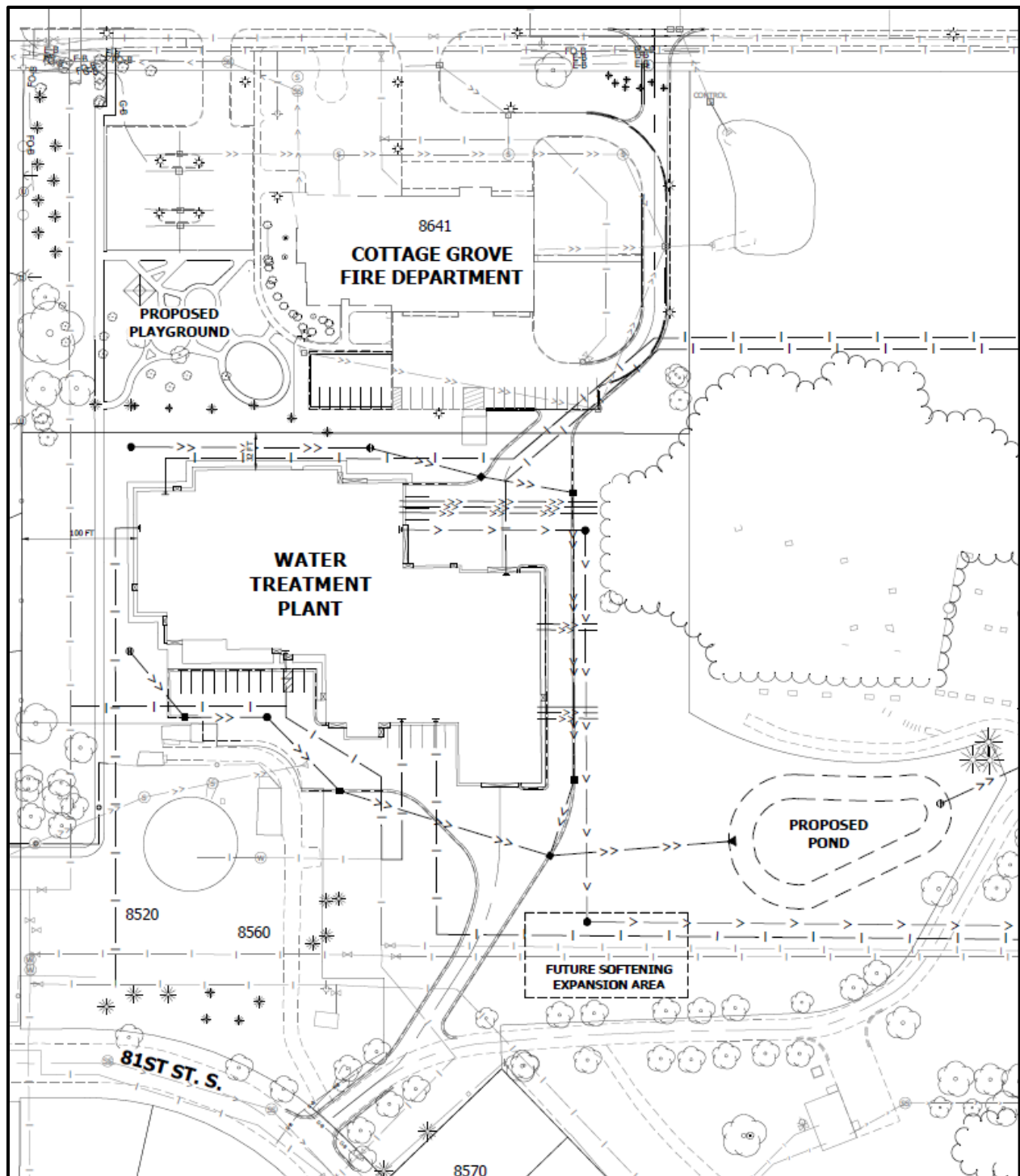
Zoning and Comprehensive Plan

The subject site is currently zoned R-3, Single-Family Residential and is guided as Park and Open Space in the 2040 Comprehensive Plan. The proposed use is consistent with the City's zoning ordinance and land use plan as public utility structures are permitted in the R-3 Zoning District as an Administrative Conditional Use.

Administrative Conditional Use Permits require the Applicant to submit an official application form with all information outlined in City Code Title 11-2-7. The Community Development Director shall review the application and determine whether the proposal is in compliance with all applicable evaluation criteria, codes, ordinances, and applicable performance standards. If the Community Development Director determines the application is not appropriate for an Administrative Conditional Use Permit, the Applicant will be directed to reapply for a Conditional Use Permit, pursuant to City Code Title 11-2-8. If the Community Development Director determines the application is in compliance, a written Administrative Conditional Use Permit will be issued to the Applicant.

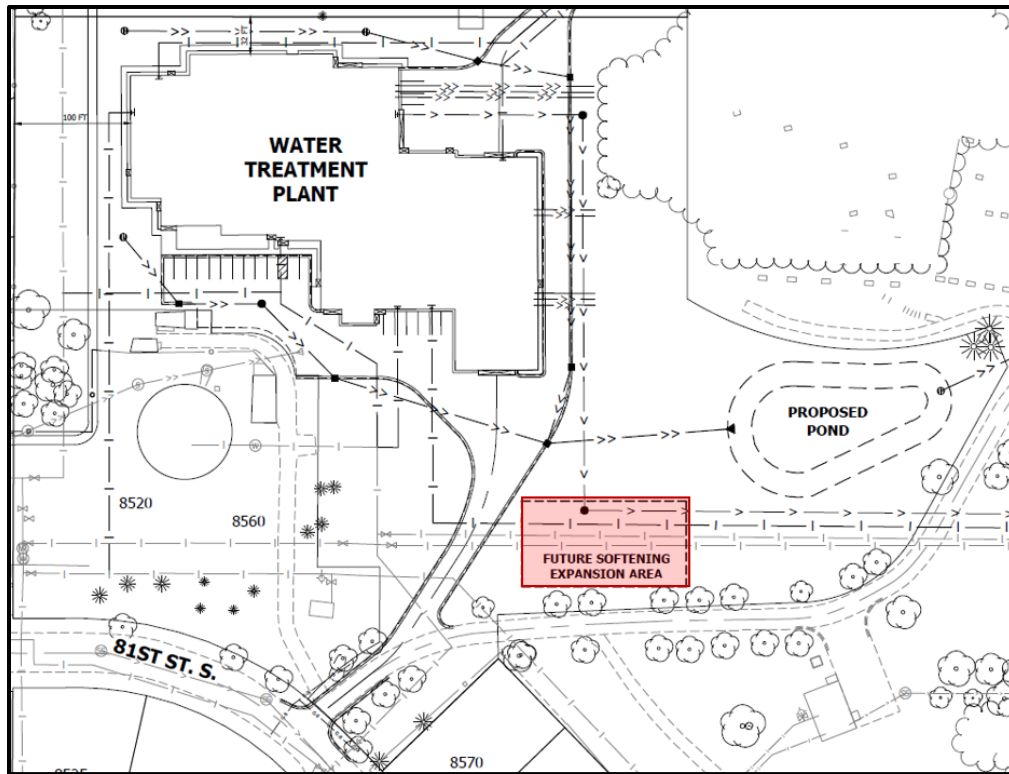
Site Plan Review

The proposed Water Treatment Plant consists of a 58,077 square foot building. The building will consist of three floors. The lowest floor will provide space primarily for the backwashing tanks and clearwells, while the main and secondary levels will hold space for the pre-treatment filter bays, PFAS treatment IX filters, lamella room, control area, and pump room. The site has two access points; the primary access will be located off 81st Street South, while the secondary access for truck deliveries will be located off 80th Street South via the fire station site. The proposed stormwater pond is designed to be located east of the Intermediate Zone Water Treatment Plant and south of the existing archery fields in Pine Tree Pond Park. The site has been designed to accommodate the size of the infrastructure needed to supply clean drinking water to the intermediate and high-pressure zones, while also being mindful of the impacts to the existing residential community, park, and fire station.



Proposed Site Plan

The potential future phase of the Intermediate Zone Water Treatment Plant is proposed to include the necessary equipment for water softening. This future phase will include a separate building to address water softening on the east side of the 81st Street access drive. The location for the future phase was chosen to efficiently access the water distribution infrastructure.



Proposed Future Phase Site Area

Variance

The purpose of a variance is to allow variation from the strict application of City Code Title 11 (Zoning Regulations) by reason of the characteristics of the property that cause practical difficulties for the landowner/applicant. Variances require the Applicant to submit an official application form with all information outlined in City Code Title 11-2-5. The Applicant has submitted two variance requests, including one for the building height and one for the property line setbacks as outlined below.

Building Height

The maximum permitted building height in the R-3, Single Family Zoning District is 35-feet. Two sections of the proposed water treatment plant exceed the maximum building height including a stairwell and the Lamella room/detention tank section. The height of the building at the stairwell is 43-feet, 8-inches and the height of the building at the Lamella room/detention tank section is 41-feet. A variance is requested for these two sections of the proposed IZWTP to accommodate the access needed between floors and to provide the required space for the Lamella room/detention tank section. The building footprint of these two spaces is relatively small, occupying approximately only 7.3% of the entire building footprint. The remainder of the building is 33-feet in height or less. In addition, while portions of the building will exceed the maximum permitted height requirements, the applicant has designed the building to use the existing grade to an advantage. Given the location of the proposed water treatment plant sits at a lower elevation than the existing fire station, the majority of the IZWTP will sit at roughly the same height as the Central Fire Station. In addition, the rooftop mechanical units will be located towards the center of the water treatment plant roof in order to eliminate the equipment from being visible from the right-of-way and adjacent property owners.

Building Section	District Standard	Proposed Water Treatment Plant
Stairwell	35 feet	43 feet, 8 inches
Lamela room		41 feet
Remainder of Building		33 feet

Property Line Setback

The Applicant is proposing a 32-foot setback from the rear property line which borders the Central Fire Station. The minimum rear yard setback in the R-3, Single Family Residential zoning district is 35-feet. A variance is requested for the setback of the proposed water treatment plant based on the limited acreage of the site and the size of the building necessary to encompass the treatment process. In addition, moving the water treatment plant further to the south would impact the existing City water infrastructure as well as occupy more of the existing Pine Tree Pond Park.

The building setbacks from the proposed structure to the nearest property lines, with the exception of the rear yard setback to the northern property line abutting the Central Fire Station, meets and exceeds the required setback distances established in City Code. More specifically, while the required setback is listed as 7.5-feet, the Applicant has proposed a 100-foot side yard setback along the western property line to decrease the visual impact on the residents along. The 100-foot setback is proposed to be consistent with similar uses within the City's business park that are adjacent to residential neighborhoods.

Building Setbacks	District Standards	Proposed Water Treatment Plant
Front Yard (South)	25 feet	214 feet
Side Yard (East)	7.5 feet	123 feet
Side Yard (West)	7.5 feet	100 feet
Rear Yard (North)	35 feet	32 feet

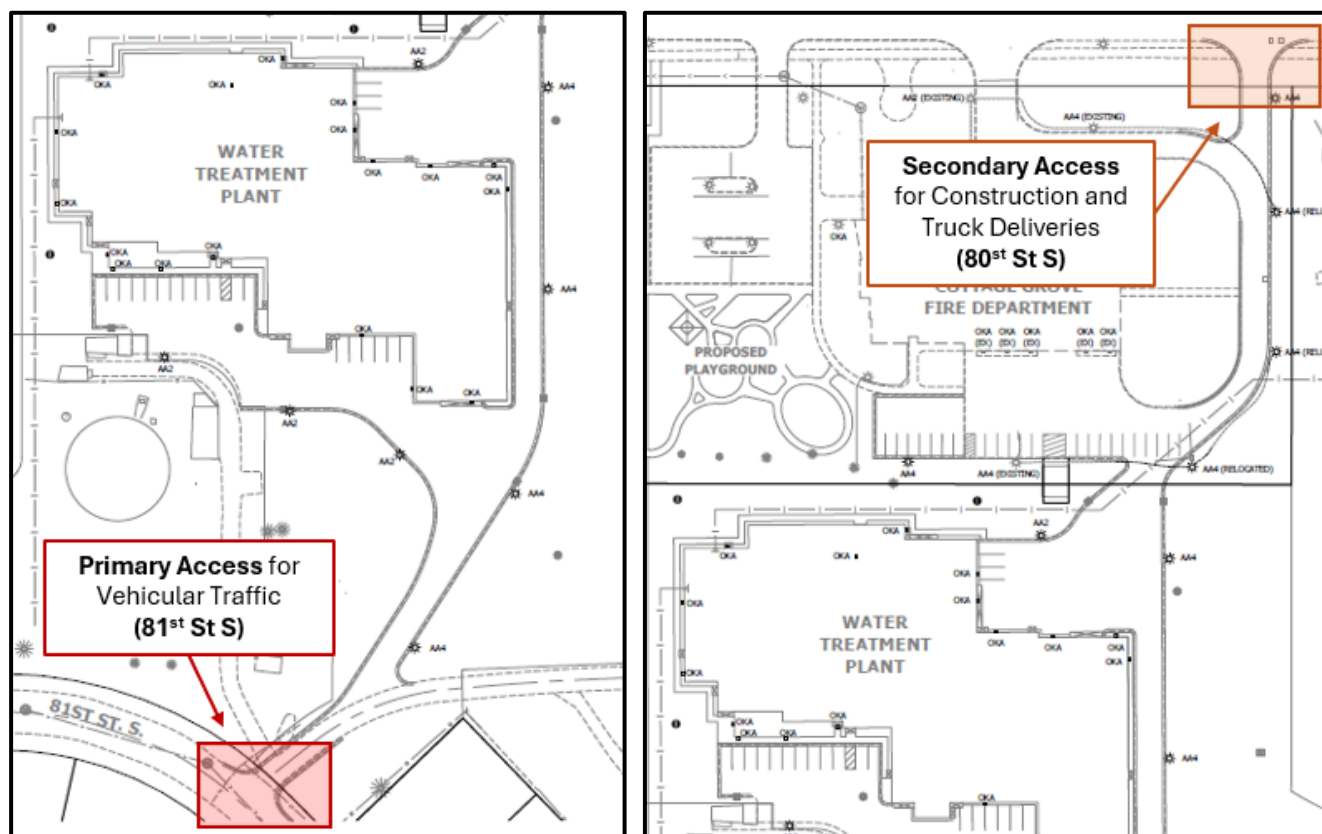
Findings

The findings of fact for a favorable recommendation that were considered during the review are identified as follows:

- A. The proposed location is the only feasible building site for the Water Treatment Plant project with available proximity to the City's Intermediate Zone well field.
- B. The available space on the property is constrained with various terrain challenges and park amenities.
- C. Does not alter the character of the residential neighborhood.
- D. The building has been designed to minimize the impacts to not only the residential neighborhood, but also to Pine Tree Pond Park and the Central Fire Station.
- E. The proposed Intermediate Zone Water Treatment Plant provides an essential service for the City by removing PFAS chemicals from the City's water supply, thus supporting and protecting the health, safety, and welfare of residents.

Site Access

The site has two access points, one off 80th Street South and the one off 81st Street South. The south access off 81st Street South will serve as the primary access for day-to-day operations of the Intermediate Zone Water Treatment Plant. The access to the north, off 80th Street South, will be utilized during construction and minimally, post-construction for future chemical deliveries. In addition, the access off 80th Street South will provide shared access for the Central Fire Station and Intermediate Zone Water Treatment Plant. The shared access is planned to be widened to accommodate two-way access for large vehicles. A shared access agreement will be required for the shared access off 80th Street South to ensure maintenance of the access in the event that ownership of the Central Fire Station transfers.



Site Access Locations

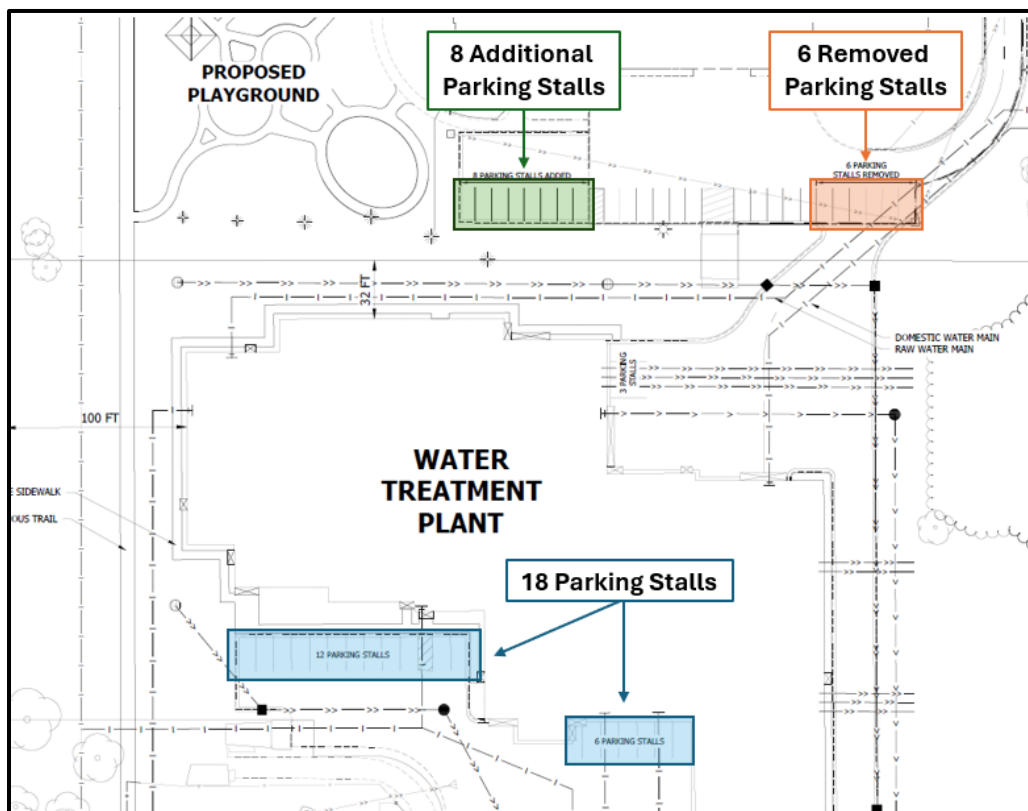
Parking

The Applicant is proposing a total of 18 outdoor parking stalls for the water treatment plant. City Code requires one space for each 2,000 square feet of floor area for storage and warehouse establishments. In determining the required number of parking stalls, Staff identified the floor area as the useable (walkable) square footage. For example, while the total footprint for the water treatment plant is 58,077, only 27,676 square feet of the main level is walkable space, the remaining space is delegated for water storage and treatment equipment. Therefore, 14 parking stalls are required for the proposed water treatment plant per City Code standards.

In addition, with one to two necessary visits on a day-to-day basis and a majority of the equipment run electronically, through virtual control, the proposed parking will provide sufficient on-site parking for the necessary visitations.

District Standards (using walkable area)	Proposed Number of Parking Stalls
14 Stalls	18 Stalls

Lastly, the construction of the north access off 80th Street South will require the removal of 6 parking stalls in the southeast corner Central Fire Station parking lot; however, the applicant is proposing to install 8 additional parking stalls to the southwest corner of the fire station lot to replace and supplement the removed stalls leaving the fire station site in compliance with City Code parking standards.



Proposed Parking Areas

Fencing

The Applicant has proposed to utilize the City standard wrought iron fence ranging from four (4) to six (6) feet in height to provide a boundary between the proposed water treatment plant and the proposed fire station playground. Additional fencing and gating will be located at both site entrances from 80th Street South and 81st Street South to the water treatment plant. The gates will be powered access controlled and will be comprised of the City standard wrought iron materials.

Architecture

City Code Title 11-3-11 requires any non-residential buildings in a residential zoning district to use at least three different Class 1 materials and be composed of at least 65 percent Class 1 or Class 2 materials; and not more than 10 percent Class 4 materials. The proposed building is constructed of precast concrete, glass, stone, and brick. The architecture of the proposed building was selected to compliment the Central Fire Station and existing city buildings in both materials and

color. The proposed architectural materials are consistent with the Zoning Ordinance requirements of 65 percent Class 1 and 2 materials. In addition, the building facades are composed of similar design features to those of the front façade to comply with City Code requirements.

Class 1 Materials

- Brick20.5%
- Limestone8.3%
- Glass6.6%
- **Total** **35.4%**

Class 2 Material

- Precast Concrete Panels59.3%

Class 3 Material

- Metal Doors and Canopy 5.3%



Water Treatment Plant – South Elevation (Facing 81st St S)



Water Treatment Plant – North Elevation (Facing the Central Fire Station)

Mechanical Screening

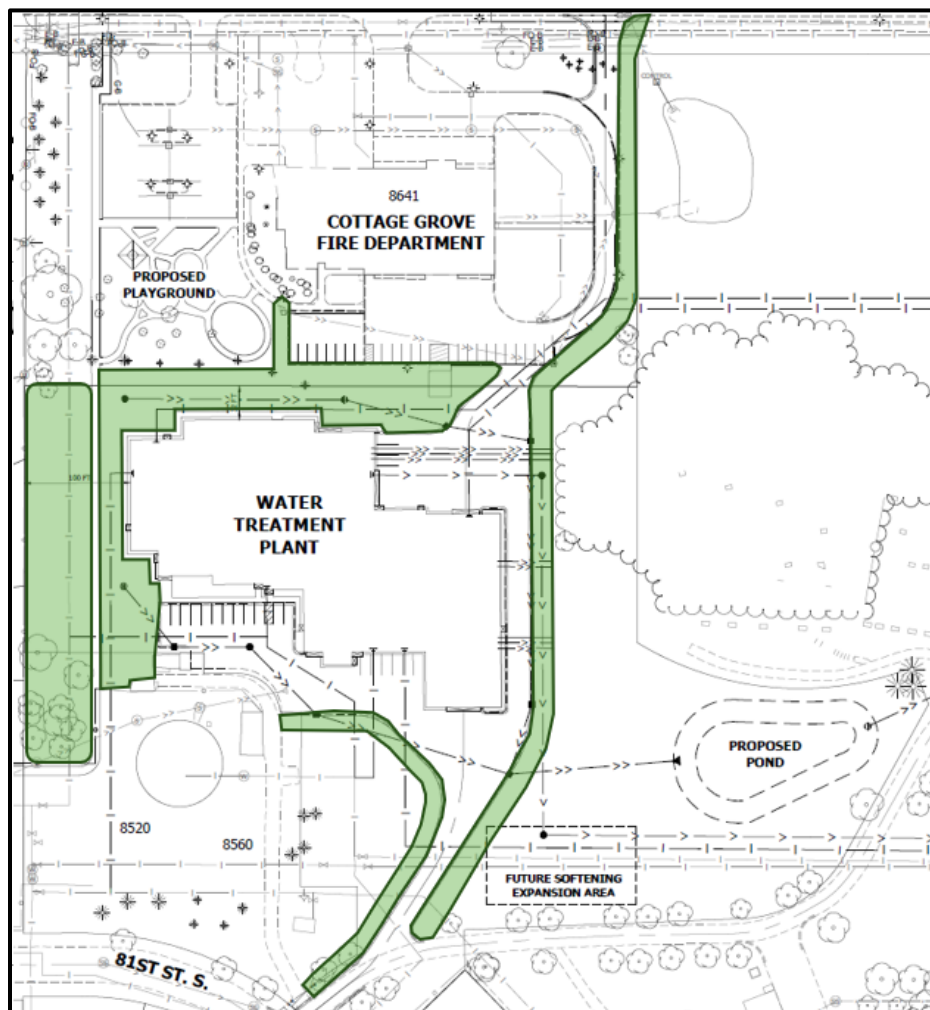
Any proposed mechanical equipment shall be screened per City Code standards (Title 11-3-9) with comparable and compatible exterior building materials if the necessary equipment is visible from the ground level.

Landscaping

The Applicant has submitted a detailed landscape plan. City Code Title 11-3-12 requires a minimum number of trees and shrubs be provided based on the site area of the subject property. The total site area is 295,214 square feet or 6.78-acres. Subtracting the area of the stormwater basin below the high-water level results in a net area of 279,412 square feet, which is the area used for calculating the landscaping requirements.

Landscape Plantings	District Standards	Proposed
Overstory Trees	30	36
Coniferous Trees	28	32
Shrubs	84	108

Sod will be installed along the front and rear access drives from 80th to 81st Street South as well as along the western side property line to the proposed trail and rear property line. The turf and planting bed areas will be irrigated.



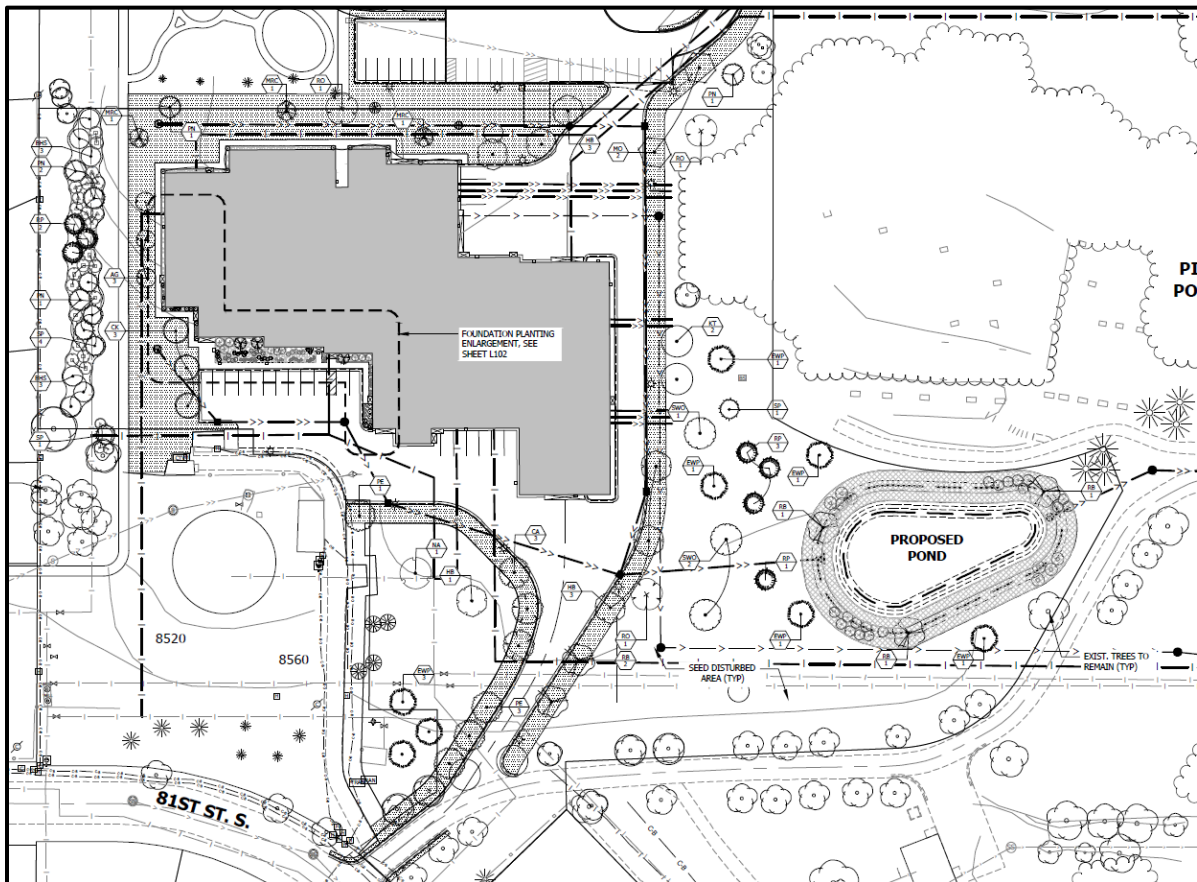
Sodded Areas

In addition, to screen the water treatment plant from adjacent residents, a berm will be constructed along the western property line. The berm will be sodded and include a variety of trees and shrubs as identified in the Landscaping Plan detailed below.



Proposed Berming

In addition to the planting of trees and shrubs throughout the property, the Zoning Code requires a minimum of 30% percent open space. The proposed landscape plan meets and exceeds both requirements, with over 70% open space provided on the proposed new parcel.



Landscape Plan

Tree Preservation

The Applicant conducted a tree inventory and identified 35 qualifying trees existing on the 6.78-acre site. In total, the applicant is proposing to remove 17 qualifying trees from the site and to preserve 18 trees qualifying trees. The 17 trees to be removed equates to 254 qualifying diameter inches. City Code allows for 40 percent of the total existing qualifying inches to be removed from the site without warranting mitigation. However, given the Applicant is proposing to remove more than 40 percent of the qualifying inches (48%), mitigation is required. Per City Code requirements, the Applicant will be required to replace the number of removed inches that exceed the removal threshold (50 inches) at a replacement rate of 50% (25 inches). Therefore, the Applicant is proposing to plant an additional 10 trees onsite at 2.5 inches per tree.

<i>Total Existing Qualifying Inches</i>	<i>Permitted Removal Threshold</i>	<i>Inches Permitted to be Removed</i>	<i>Proposed Removal Percentage</i>	<i>Proposed Removal Inches</i>	<i>Excess Removal Inches</i>	<i>Replacement Rate</i>	<i>Replacement Inches</i>
510	40%	204	48%	254	50	50%	25 (10 trees)

Trail Connections

To ensure security of the site, sidewalks and pedestrian connectivity is not proposed directly to the water treatment plant. As with typical development within the City of Cottage Grove, pedestrian connection to the City’s existing trail network is a priority. As a part of this project, trail connections are being proposed to allow for greater access from the surrounding residential neighborhood, and the proposed new fire station playground to Pine Tree Pond Park. The newly proposed paved trails include pedestrian connection from 80th Street South to 81st Street South, parallel to the IZWTP, a connection from Innsdale Avenue South, and a connection through the 9-hole frisbee golf course all of which align with the Pine Tree Pond Park Master Plan.

Signage

City Code allows for one monument sign per property with a building permit and shall meet all size, location, and design standards within Title 12-1-9. Any proposed wall signage shall meet the standards required by City Code.

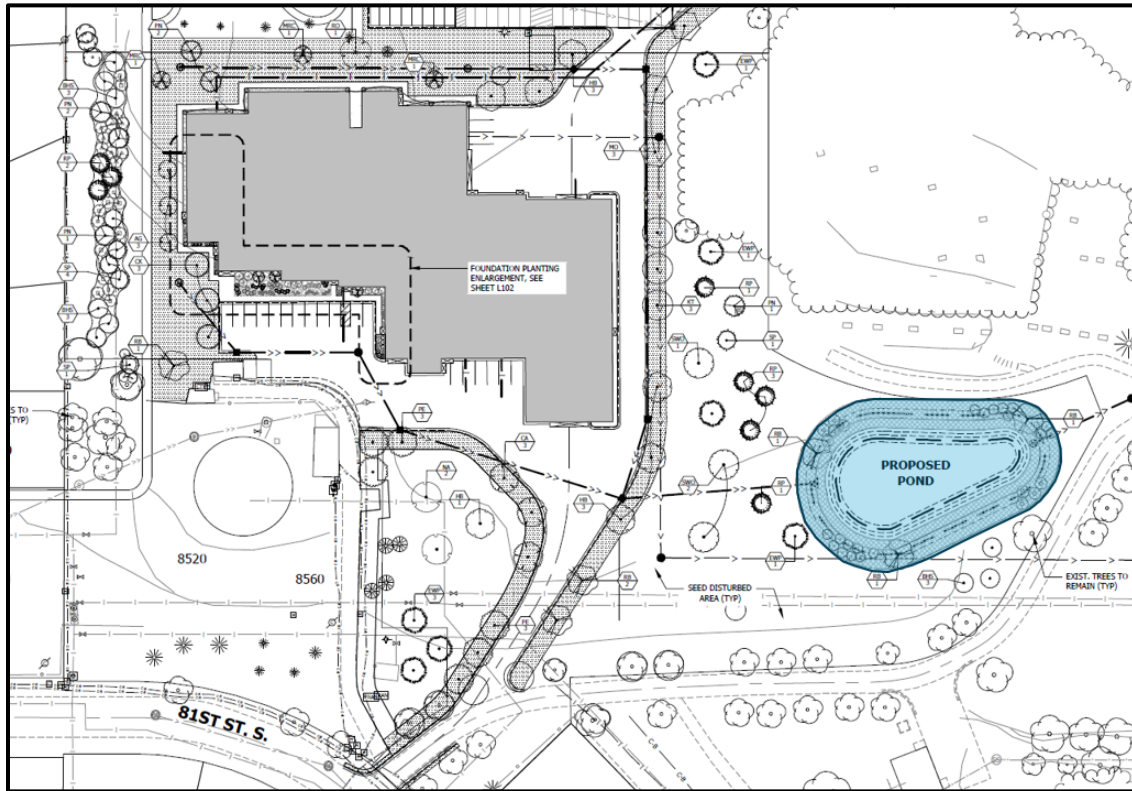
Outdoor Lighting

Outdoor lighting fixtures will consist of 17 parking light poles that are 30 feet in height, with each light pole consisting of a single head that is downward directed. City Code Title 11-3-10 limits the amount of light that can be emitted from residential property to 0.5 foot-candle onto adjacent properties. For security purposes, the site will remain lit 24 hours per day; However, the Applicant has submitted a photometric plan that is meets and exceeds the lighting standards within City Code, as the photometric plan indicates a 0.0 foot-candle emitted at the adjacent residential property lines. In addition, all light fixtures will be downward directed to limit any light spillage.

Stormwater Management/Grading

The site grading for the project is proposed to meet the surface water management requirements established by the State, Watershed District, and the City’s Surface Water Management Plan. The planned improvements increase the impervious area by a little over 2.5-acres; a wet pond will be used to meet the City’s stormwater requirements. The proposed pond will be routed to an

existing pond to the east, identified as Pond C-P8, in the Cottage Grove Surface Water Management Plan (SWMP). Easements will be determined as pipeline locations are finalized.



Proposed Stormwater Pond

Utilities

The subject property is within the Metropolitan Urban Service Area (MUSA) and public utilities will be provided to the subject property. The installation of on-site utilities, roads, and supporting infrastructure will be designed and constructed to meet City specifications. The existing water main on this property routes water from City wells to the ground storage tanks. This water main will be reconfigured to be routed to the water treatment plant.

Neighborhood Meeting

A neighborhood open house for the project was held on October 10, 2024. Notices were sent to 854 property owners south of 80th Street South. Three (3) residents representing two (2) properties in the area were in attendance. The following were the main comments, concerns, and discussion items from those in attendance:

- Water softening
 - Staff explained that the water treatment plant will not address water softening at this time. However, the city intends to introduce water softening as part of the future expansion of the building.
- Size of proposed Water Treatment Plant

- Staff identified the proposed building height (33-feet), including the two sections of the building which will exceed the zoning district height standards. Staff utilized the visual fly-through provided by Stantec as well as architectural renderings.
- Future additions
 - Residents were curious about any future expansions that may be considered. Staff noted that an expansion is possible to include additional space for filters and water softening equipment.

Public Hearing Notices

The public hearing notice for the October 15, 2024, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed on October 17, 2024, to 206 property owners that are within 500 feet of the proposed project south of 80th Street South. Staff has not received any comments at the time of writing this report.

Recommendation

That the Planning Commission recommends that the City Council approve the Site Plan Review, Preliminary Plat and Variance to the maximum building height and minimum rear yard setback for an Intermediate Zone Water Treatment Plant be located at 81st Street South, subject to the following conditions:

1. The Pine Tree Pond Park Addition final plat is approved by the City and recorded at the Washington County Recorder's Office.
2. The recorded plat shall contain public drainage and utility easements as required by the City Engineer.
3. The City shall provide and record any drainage and utility easements as required by the City Engineer that are not included in the final recorded plat as a separate document.
4. All applicable permits (i.e. building, electrical, grading, right-of-way, mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City, MDH and PCA prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official and Fire Marshal.
5. The Contractor receives all required permits from the City of Cottage Grove Building Division prior to construction.
6. Final grading and drainage plans must be submitted to the South Washington Watershed District for review. The final grading plan shall meet the approval of the City Engineer.
7. Prior to the issuance of a grading permit, the final grading plan shall be approved by the City Engineer.

8. The grading and erosion control plan for the site must comply with NPDES II Permit requirements. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control must be preformed in accordance with the recommended practices of the “Minnesota Construction Site Erosion and Sediment Control Planning Handbook”. The applicant shall be responsible for the costs for the City to inspect the site in relation to erosion control conformance.
9. The Contractor for the project must provide the City with an as-built survey of all utilities prior to issuance of certificate of occupancy.
10. Prior to the issuance of a building permit, the planning department shall review and approve a final landscaping plan.
11. Installation of landscaping shall occur in a timely fashion and be consistent with an approved plan. At such time of installation, the planning department shall conduct an inspection to verify compliance with the landscape plan. One year from the date of initial inspection a follow-up inspection shall be conducted to verify survivability.
12. All light poles shall be downward directed with LED lamps and flush lens. Attached security lighting shall be shoebox style, downward directed with flush lens. In addition, any entry lighting under canopies shall be recessed and use a flush lens.
13. The Applicant must provide the City with an as-built survey of all utilities and grading plan prior to the issuance of the certificate of occupancy.
14. All mechanical equipment on top of the building and on the ground shall be screened from public view. The mechanical units shall be screened as required in Title 11-3-9 of the City’s Zoning Ordinance.
15. A pre-construction meeting with City staff and the contractor must be held before site work begins. The contractor shall provide the City with a project schedule for various phases of construction.
16. Proposed trash enclosures shall be constructed using the same materials and patterns used on the building.
17. Rubbish, waste, and recycling containers shall be stored within an appropriately sized enclosed structure compliant with City ordinance screening requirements and shall always be maintained so as to not cause odors or other public nuisances.
18. The Applicant is responsible for removing debris from all adjacent public and private roadways during their grading and construction process. The adjacent streets shall be swept clean daily or as needed.
19. Irrigation shall be provided for all landscaped areas. The irrigation system shall consist of an underground sprinkler system that is designed by a professional irrigation installer to

meet the water requirements of the site's specific vegetation. The system shall be detailed on the final landscape plan.

20. Signage is not approved as part of this application. All signage shall meet the requirements of the sign ordinance and require a separate building permit.
21. Required trail connections from 80th Street South to 81st Street South throughout the site for pedestrian connection.
22. Prior to issuance of a building permit, a cross access easement over the 80th Street access drive shall be recorded.

Prepared By:

Riley Rooney
Associate Planner

Attachments:

- Water Treatment Plant Site Plans and Renderings

STAFF REPORT CASE: TA2024-021

ITEM: 6.4

PUBLIC MEETING DATE: 10/28/24 TENTATIVE COUNCIL REVIEW DATE: 11/20/24

APPLICATION

APPLICANT: City of Cottage Grove

REQUEST: Ordinance amendments related to cannabis uses.

SITE DATA

LOCATION: N/A

ZONING: N/A

GUIDED LAND USE: N/A

LAND USE OF ADJACENT PROPERTIES: CURRENT GUIDED

NORTH:

EAST:

SOUTH: N/A

WEST:

SIZE: N/A

DENSITY: N/A

RECOMMENDATION

Approval.



COTTAGE GROVE PLANNING DIVISION

Planning Staff Contact:

Application Accepted: N/A 60-Day Review Deadline: N/A

To: Planning Commission
From: Kori Land, City Attorney
Date: October 28, 2024
Subject: Cannabis Businesses – ZONING – Planning Case No. TA2024-021

BACKGROUND:

The City currently has a moratorium on new cannabis uses that expires December 31, 2024, or when new regulations are in place, whichever occurs first. In addition, with the Minnesota Office of Cannabis (“OCM”) taking over the licensing of all cannabis businesses, including the City’s current CBD regulations (now called “lower-potency hemp edibles”) our ordinances all need to be changed.¹ In order to comply with the new state requirements, the City will need to address its ordinances on two fronts:

1. The City will enact a *registration* process for cannabis businesses in the City Code;
2. With the enactment of the State cannabis laws in 2023 and amendments in 2024, the State legally recognizes 13 cannabis uses, most of which need to be appropriately placed in the Zoning Code.

The City Council discussed the cannabis uses at a workshop on October 2 and provided direction for the zoning ordinance amendments. The Planning Commission is now being asked to review the proposed ordinance amendments and provide a recommendation to the Council.

DISCUSSION:

Pursuant to Minnesota’s new laws, a “Cannabis Business” means any of the following:

1. Cannabis microbusiness (commonly known as “seed to sale”)²
This includes cultivation (if indoor in a greenhouse or hoop house, up to 5,000 sq. ft. of floor area devoted to plant canopy or if outdoor, limited to ½ acre – 1 acre of mature plants at one time), manufacturing, retail and on-site consumption, which can be at one location or at multiple locations but issued to one license-holder
2. Cannabis mezzobusiness (larger scale than microbusiness)
This includes cultivation (if indoor, up to 15,000 sq. ft. or if outdoor, 1-3 acres), manufacturing, retail at up to 3 locations and on-site consumption, issued to one license-holder

¹ It is unclear when the State will be issuing licenses. It was originally anticipated that all licenses would be issued beginning January 1, 2025, but recently OCM indicated it might be 2nd quarter 2025.

² OCM can unilaterally expand the cultivation size for micro, mezzo or cannabis cultivators under its licensing authority.

3. Cannabis cultivator
 - a. Indoor, up to 30,000 sq. ft.
 - b. Outdoor, up to 2-4 acres
4. Cannabis manufacturer
5. Cannabis retailer
6. Cannabis wholesaler
7. Cannabis transporter
8. Cannabis testing facility
9. Cannabis event organizer
10. Cannabis delivery service
11. Lower-potency hemp edible manufacturing
12. Lower-potency hemp edible retailer
13. Medical cannabis combination business.

The anticipated license approval process is as follows:



For zoning regulations, it is important to know that the City is only allowed to regulate the *Time*, *Place* and *Manner* of cannabis uses in order to protect the public health, safety and general welfare.

Time = Hours of Operation

Place = Zoning Districts and distances from other uses

Manner = Performance Standards

It is with these limitations in mind that we prepared these ordinance amendments.

Distance Restrictions:

State law allows cities to restrict the distance from cannabis businesses and places where minors tend to congregate such as schools, day cares and public park attractions. In addition, the City has added a 1,000-foot restriction between all cannabis uses so they are not clustered in the same area and a 1,000-foot buffer from residential properties for cultivation and manufacturing/industrial cannabis uses.

The retail cannabis business will be measured from its storefront, not the property line, since often they are located within multi-tenant buildings. The rest of the uses are measured from their respective property lines (other cannabis uses, residential, school), with the exception of parks, which must be measured from the park attraction itself, not the park property line.

Buffer zones:

- 1,000' between cannabis businesses (except on-sale and off-sale beverages)
- 1,000' from a school
- 500' from a day care that is in a commercial or mixed-use zoning district
- 500' from residential treatment facilities
- 500' from an attraction within a park used by minors
- 1,000' from residential properties for indoor/outdoor cultivation or industrial and manufacturing

Cannabis Retail Sales:

Lower-Potency Cannabis Retail

Map 1 shows a map of the B3, PB and MU Zoning Districts, which are the zoning districts for lower-potency cannabis retail sales. These are the existing cannabis products that are allowed to be sold in the City and must have less than 0.3% THC. The City has issued one license for the sale of lower-potency cannabis uses (High North), which is located in the MU zoning district, and is depicted on **Map 2**. If High North chooses to continue to sell either lower-potency, then **Map 3** shows the 1,000-foot buffer around its location in which no other cannabis business (lower-potency or adult-use) could operate. Other than the 1,000-foot buffer from other cannabis uses, any lower-potency retail could locate in the zoning districts highlighted on Map 1.

Adult-Use Cannabis Retail

Map 4 is the same zoning districts shown as Map 1, but now includes all of the buffer zones in bubbles. The parcels outlined in green in the B3, PB and MU zones that are outside of the bubbles are where adult-use cannabis retail can operate.

Lower-Potency Cannabis Beverages:

The existing ordinance prohibits the sale of any lower-potency cannabis products at off-sale liquor stores and on-sale liquor establishments, which means bars, restaurants and liquor stores are not allowed to sell lower-potency cannabis *beverages*. There are 5 off-sale exclusive liquor stores and 8 on-sale intoxicating liquor establishments in the City.

Map 5 shows the locations of off-sale exclusive liquor stores and on-sale intoxicating liquor establishments. The new state laws authorize the sale of lower-potency beverages at any retail location with an off-sale exclusive liquor license or on-sale intoxicating liquor license. The Council decided that lower-potency beverages will now be *permitted uses* as part of these liquor licenses. Businesses can choose whether or not to sell these products, but if they do, they would be required to register with the City for purposes of conducting compliance checks, however the sale of these cannabis beverages would be permitted without any additional zoning approval or any distance restrictions.

Testing, Manufacturing, Micro, Mezzo, Transporter, Wholesaler (with storage of products), Medical Cannabis Combo

Map 6 shows the Industrial zoning districts and **Map 7** shows where these uses can locate showing the buffers:

- All other buffers
- 1,000' from residential
- No exterior storage

Cultivation

Outdoor

- Minimum of 40 contiguous acres available for crops
- Crops must be setback at least 300' from property lines
- Fencing of 6' (state law) + landscaped buffer on outside of fence
- Crops cannot be visible from the ROW
- All other buffers
- 1,000' from residential

Indoor (greenhouse and hoop houses):

- Minimum of 40 acres of land
- All other buffers
- 1,000' from residential

Performance Standards for All:

- Retail hours of operation limited between 10 a.m. to 10 p.m.
- Not allowed with an adult use entertainment business
- No retail sales or on-site consumption in Ag or Industrial zones
- Cannot be a nuisance (per general "nuisance" definition in City Code)
- Will add odor ordinance to Nuisance section of Code that will apply to all uses
- Security Plan as approved by Department of Public Safety
- No cannabis use as a home occupation (state law)

Zoning Districts for Cannabis Uses:

Type of Cannabis Business	B1	B2	B3	PB	MU	I1	I2	I3	A1	A2
Lower-potency beverage only (with on-sale or off-sale liquor license)	P	P	P	P	P					
Lower-potency edible retail (not with on-sale or off-sale liquor license)			C	C	C					
Adult Use Cannabis retail (not inc. micro, mezzo, medical combo)			C	C	C					
Micro, Mezzo, Transporter, Testing, Medical Combo, Wholesale with product on-site						C	C			
Wholesale with no product on-site		C	C	C	C					
Cultivator only (indoor or outdoor) (not micro, mezzo or medical combo)						C	C		C	C

All cannabis uses, with the exception of beverages sold at on-sale and off-sale liquor stores will be required to obtain a conditional use permit. There are many justifications for this requirement: First, it allows the City Council to analyze each proposed cannabis use in its location on a case-by-case basis, adding reasonable conditions if necessary. Second, it requires a public hearing, allowing the neighbors to weigh in on the use from the lens of determining the compatibility with neighboring properties. Third, from an enforcement standpoint, the City can enforce violations of a conditional use permit on a local level without delay.

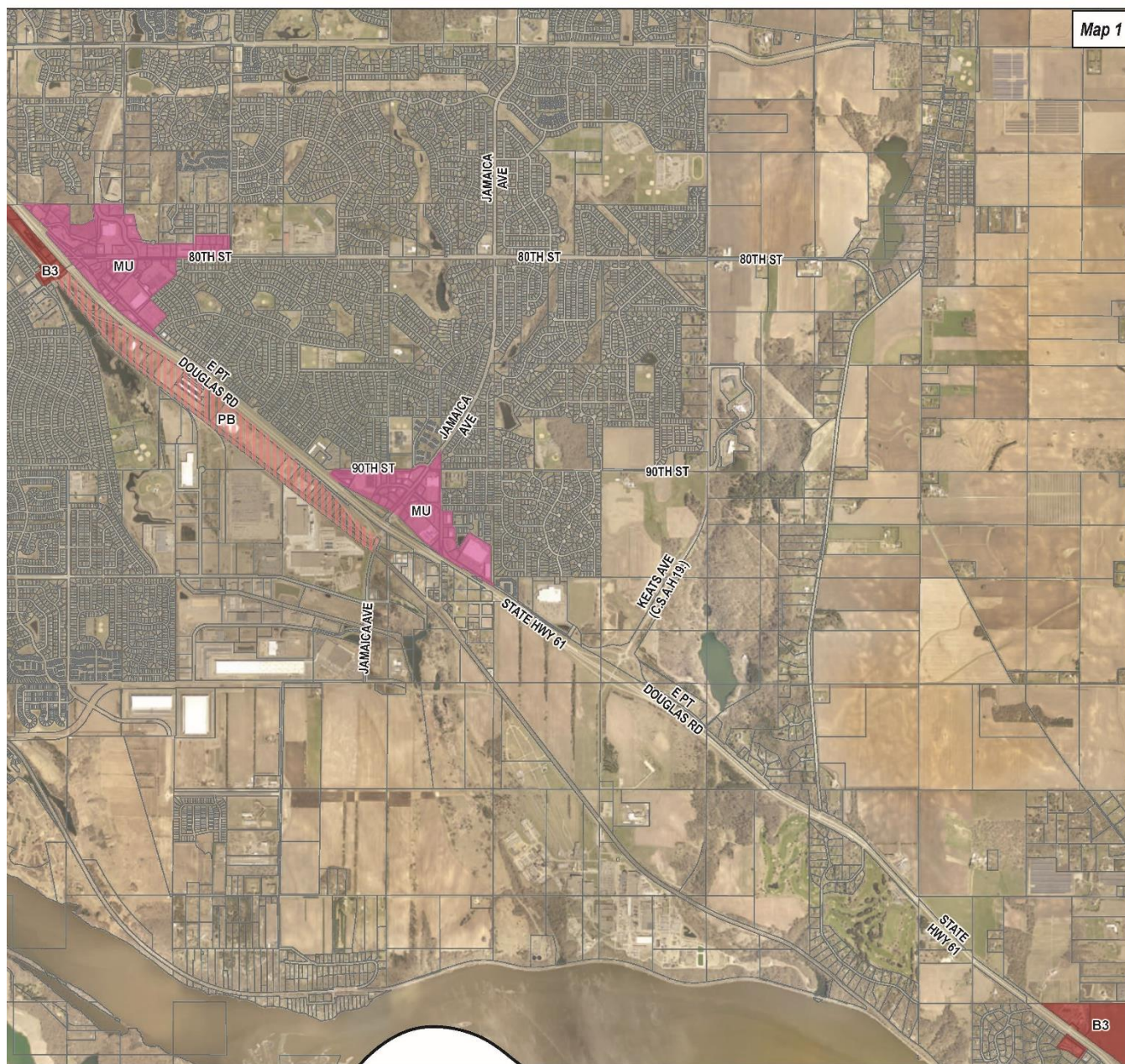
ACTION REQUESTED

Discuss and provide recommendation to the Council on the zoning amendments for cannabis uses.

ATTACHMENTS:

- Map 1 – Lower-Potency Retail Sales (B3, PB and MU Zoning Districts)
- Map 2 – Retail locations without 1,000-foot buffer from the existing cannabis use
- Map 3 – Retail locations with 1,000-foot buffer from the existing cannabis use
- Map 4 – Retail Sales with all buffer zones
- Map 5 – On-sale liquor establishments and off-sale exclusive liquor stores
- Map 6 – Cultivator, Micro, Mezzo (Industrial Zoning Districts without buffers)
- Map 7 – Cultivator, Micro, Mezzo with buffers
- Map 8 – Cultivation only (indoor or outdoor) with buffers

Map 1



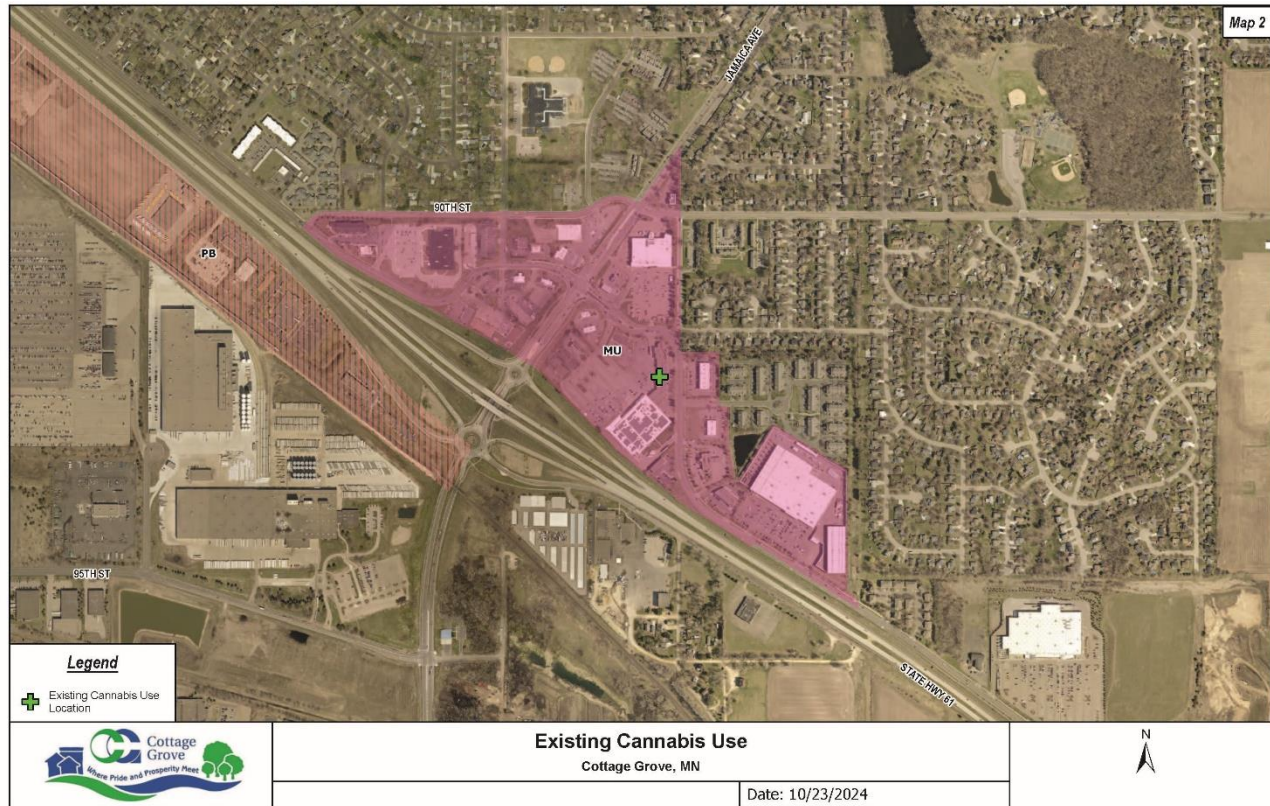
B3, PB, and MU Zoning Districts: Retail and Wholesale (no products)

Cottage Grove, MN

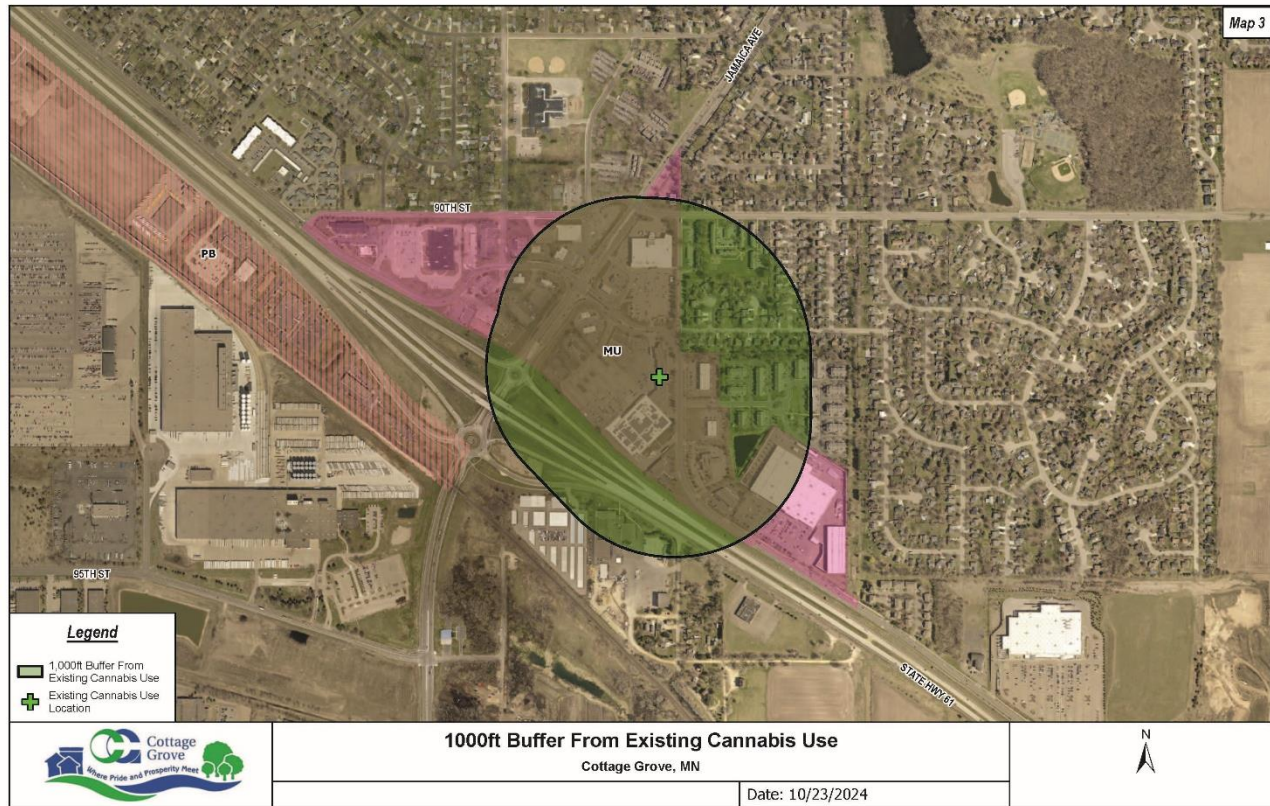
Date: 10/23/2024



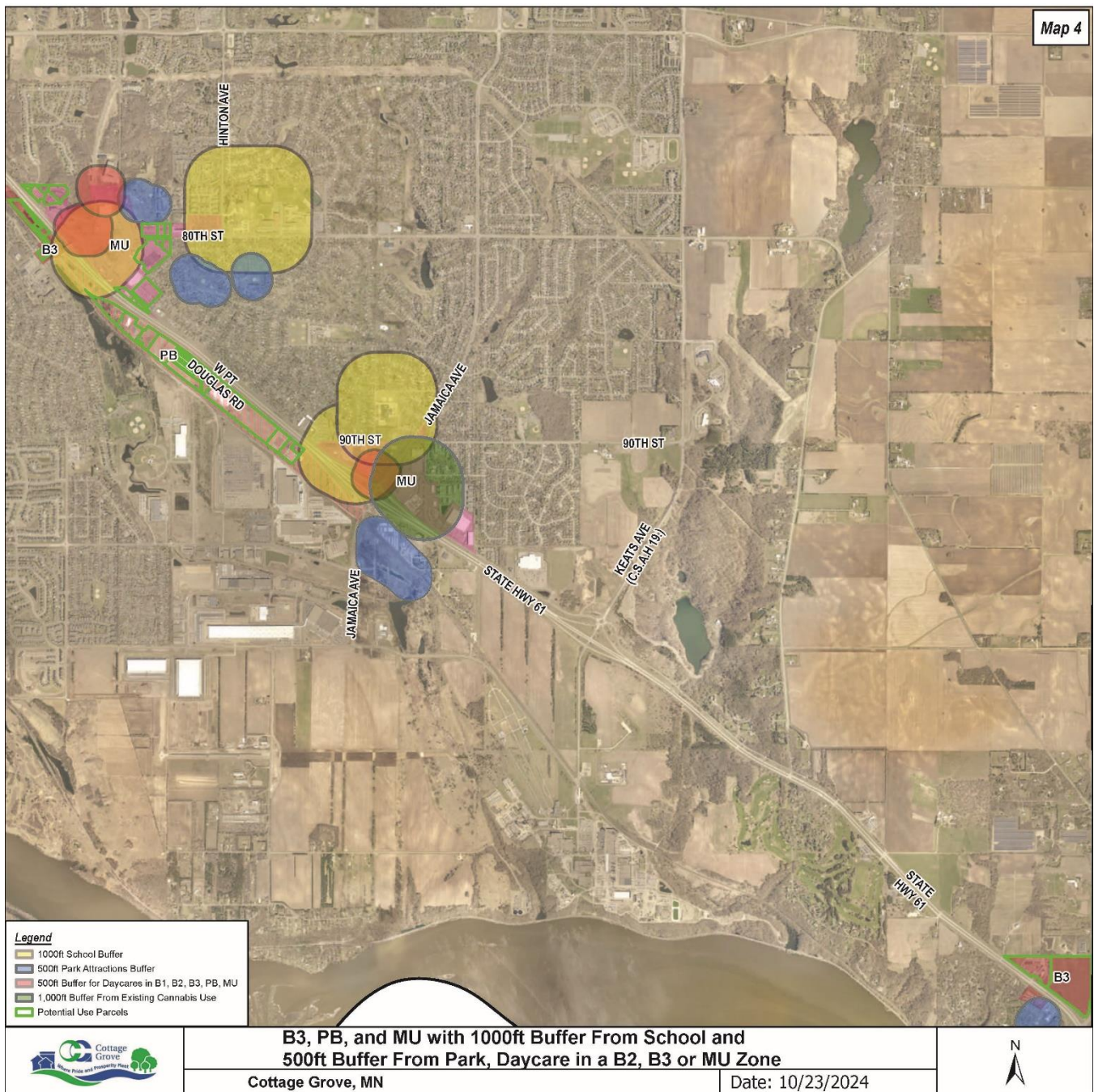
Map 2



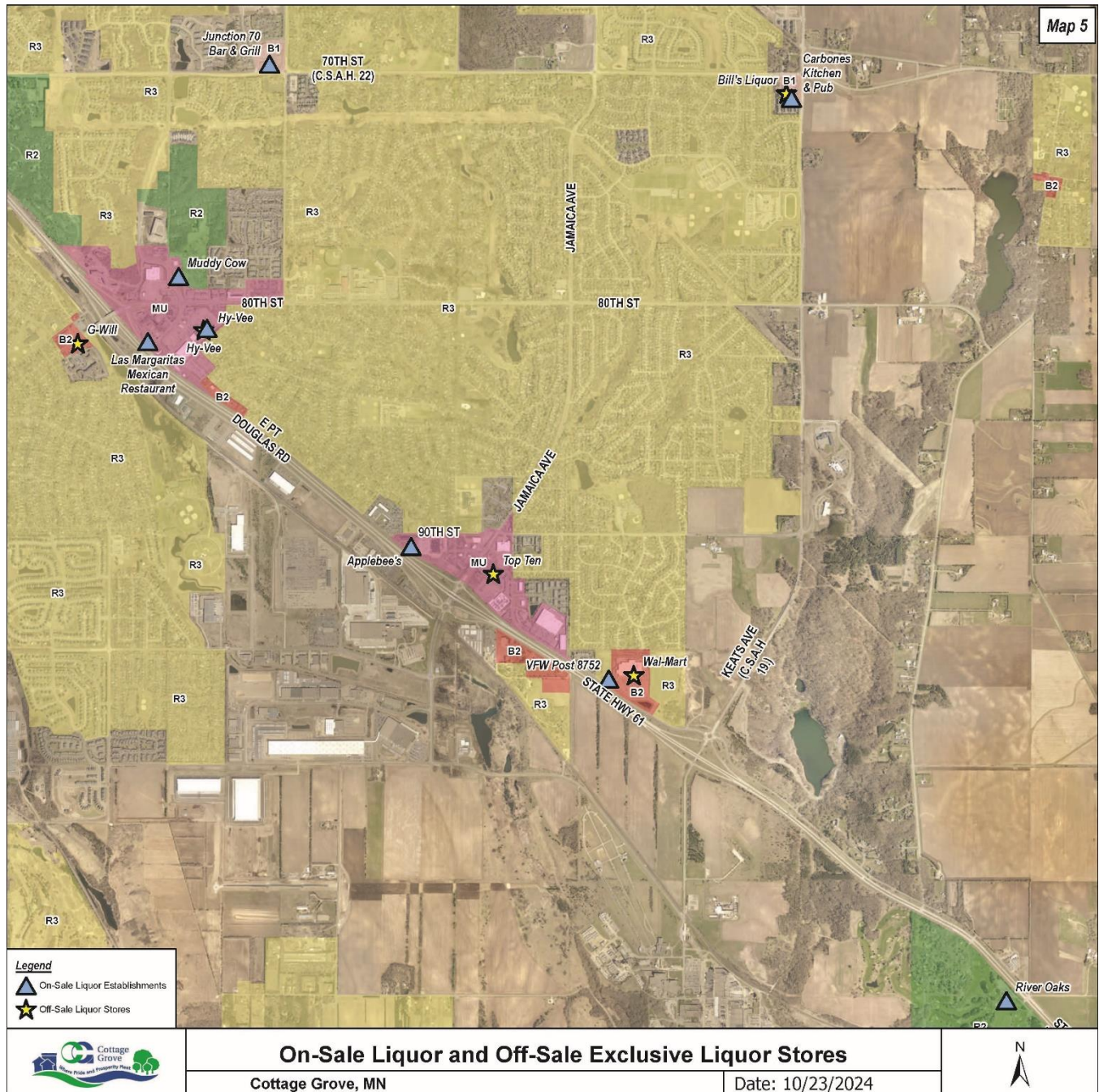
Map 3



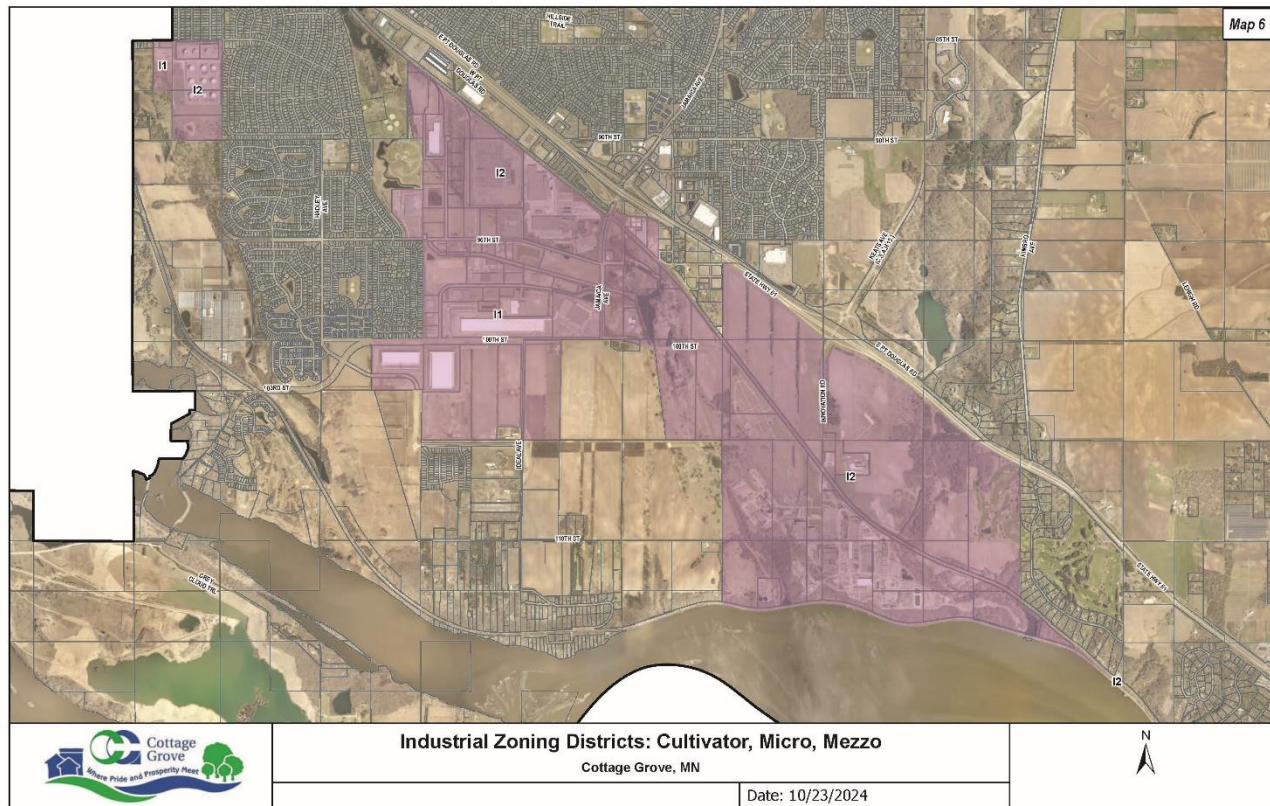
Map 4



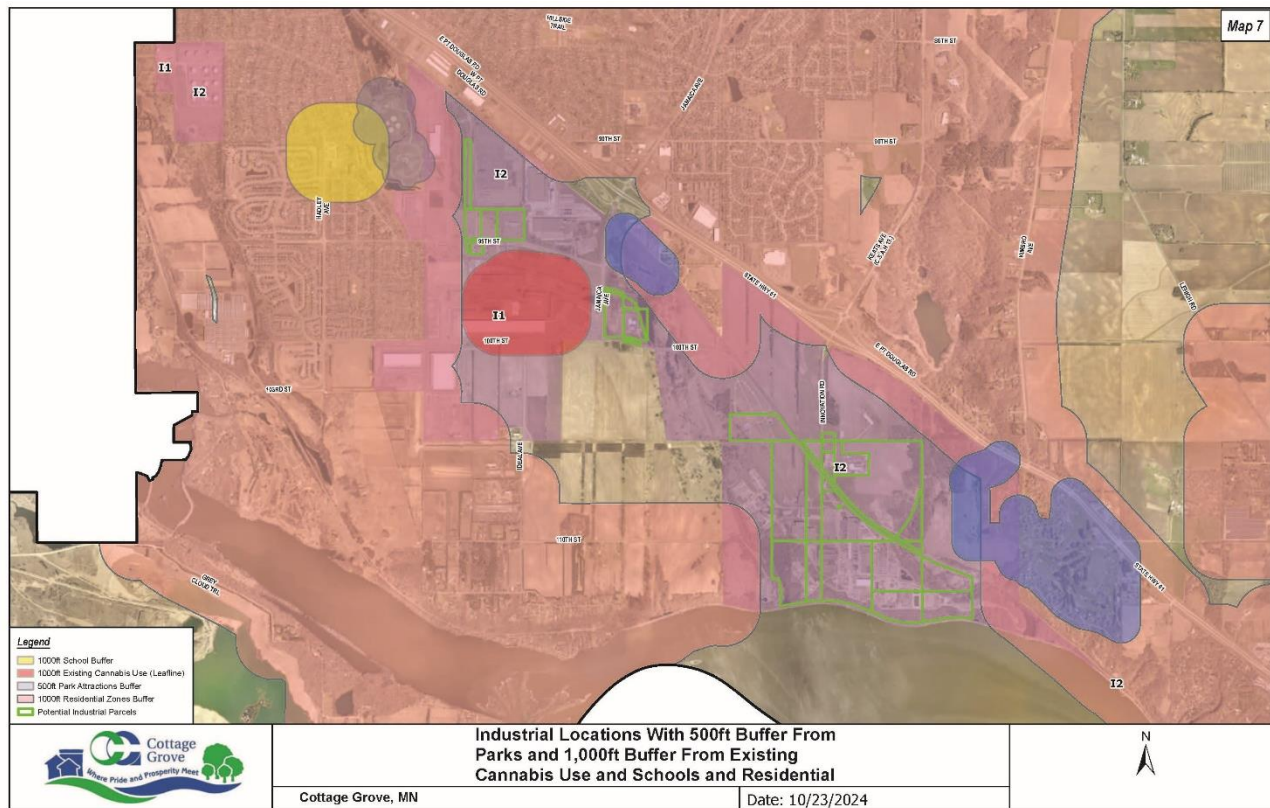
Map 5



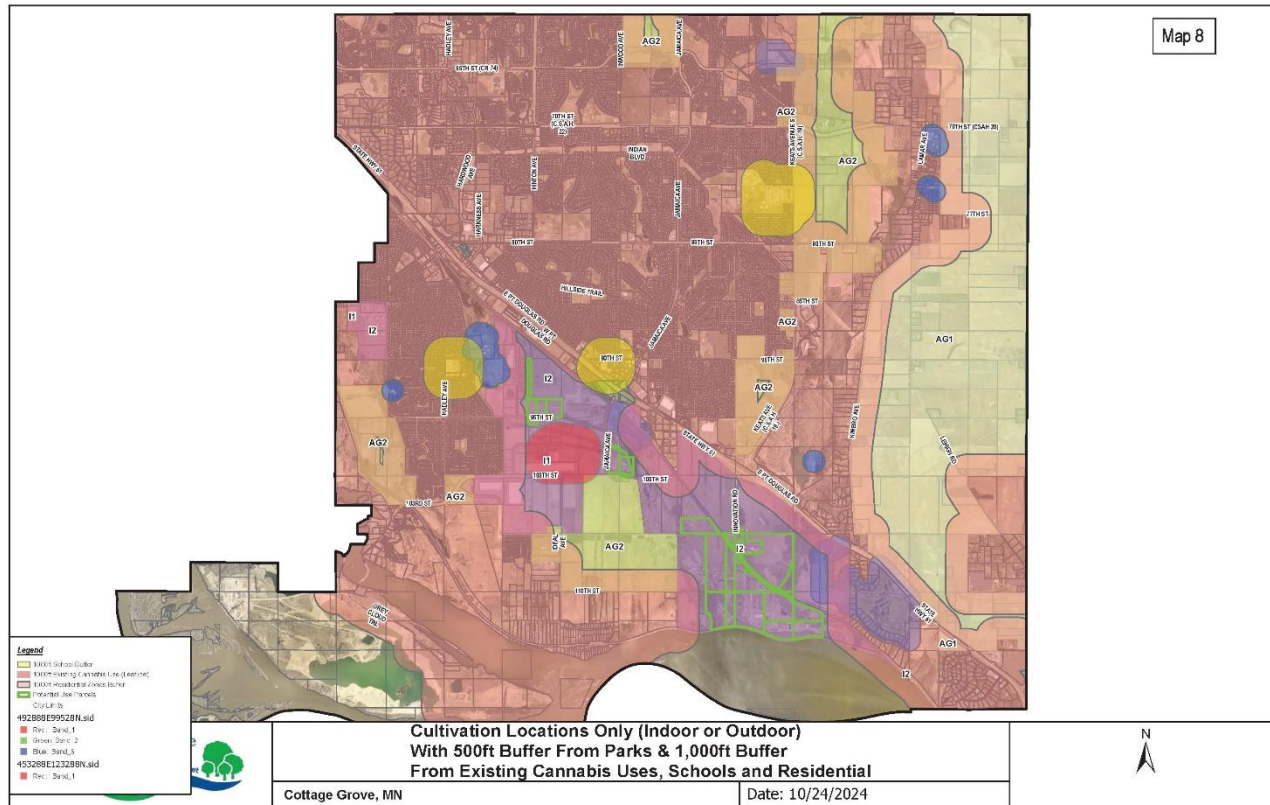
Map 6



Map 7



Map 8



ORDINANCE NO. XXX

AN ORDINANCE FOR THE CITY OF COTTAGE GROVE, MINNESOTA, AMENDING TITLE 11 OF THE COTTAGE GROVE CITY CODE RELATING TO CANNABIS BUSINESS PERFORMANCE STANDARDS

The City Council of the City of Cottage Grove, Washington County, Minnesota, does hereby ordain as follows:

SECTION 1. ENACTMENT. “The Code of the City of Cottage Grove, County of Washington, State of Minnesota,” shall be amended by enacting Title 11, Chapter 4, Section 18 to read as follows:

11-4-18: CANNABIS BUSINESSES

All cannabis businesses must comply with the requirements of this section.

- A. Definitions: Unless otherwise noted in this section, words, terms, and phrases found in the definitions of Minnesota Statutes Section 342.01, or as amended, apply, unless otherwise noted or except where the context clearly indicates a different meaning. In addition, the following definitions apply:

CANNABIS BUSINESS: Any of the following businesses:

- 14. Cannabis microbusiness;
- 15. Cannabis mezzobusiness;
- 16. Cannabis cultivator;
- 17. Cannabis manufacturer;
- 18. Cannabis retailer;
- 19. Cannabis wholesaler;
- 20. Cannabis transporter;
- 21. Cannabis testing facility;
- 22. Cannabis event organizer;
- 23. Cannabis delivery service;
- 24. Lower-potency hemp edible manufacturing;
- 25. Lower-potency hemp edible retailer; or
- 26. Medical cannabis combination business.

DAY CARE: A location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.

OFFICE OF CANNABIS MANAGEMENT or OCM: Minnesota Office of Cannabis Management.

RESIDENTIAL TREATMENT FACILITY: A 24-hour-a-day program under the treatment supervision of a mental health professional, in a community residential setting other than an acute care hospital or regional treatment center inpatient unit, that must be licensed as a residential treatment program for adults with mental illness under chapter 245I, Minnesota Rules, parts 9520.0500 to 9520.0670, or other rules adopted by the commissioner.

SCHOOL: Public school as defined in Minnesota Statutes Section 120A.05 or nonpublic school that meets the reporting requirements under Minnesota Statutes Section 120A.24.

STATE LICENSE: An approved license issued by the Minnesota Office of Cannabis Management to a cannabis retail business.

B. **OUTDOOR CULTIVATION:** Any cannabis business that includes outdoor cultivation, such as cannabis cultivator, microbusiness or mezzobusiness must comply with the following:

1. A minimum of forty (40) contiguous acres is required.
2. The cannabis crops must be setback a minimum of three hundred feet (300') from the property lines.
3. There must be fencing of six feet (6') around the perimeter and a landscaped or screened buffer is required to be placed outside of the fence but within the setback area, which may consist of a berm, trees, or combination thereof.
4. The cannabis crops cannot be visible from any public right of way.
5. No retail sales shall be allowed at the same location as any business with an outdoor cultivation business license.

C. **INDOOR CULTIVATION:** Any cannabis business that includes indoor cultivation, such as greenhouses and hoop houses, must comply with the following:

1. A minimum of forty (40) contiguous acres is required.
2. Interior lighting restrictions within the greenhouses or hoop houses shall be part of the conditional use permit. Exterior lighting shall comply with City Code 11-3-10.

D. **TESTING, MANUFACTURING, MICROBUSINESS, MEZZOBUSINESS, TRANSPORTER, WHOLESALE** (if products stored on-site), **MEDICAL CANNABIS COMBINATION:** Must comply with the following performance standards:

1. No exterior storage is allowed, including storage of products in semis or trailers that are parked outside of an enclosed building.

2. All mechanical, odor suppression equipment and trash enclosures must comply with City Code Section 11-3-9.

E. PERFORMANCE STANDARDS:

1. Hours of operation for retail sales of cannabis products are permitted from 10:00 a.m. to 10:00 p.m., seven days a week. This restriction does not apply to the sale of lower-potency beverages at on-sale intoxicating liquor establishments or off-sale exclusive liquor stores with a valid City registration and State license.
2. On-sale intoxicating liquor establishments and off-sale exclusive liquor stores with a valid lower-potency hemp edible City registration and a State License may sell lower-potency hemp edible beverages but not other lower-potency hemp edible products.
3. No cannabis business shall be permitted as part of any Adult Use Establishment, as defined in City Code Section 3-14-2.
4. No retail sales are allowed in the Agricultural or Industrial zoning districts.
5. No on-site consumption is allowed in the Agricultural or Industrial zoning districts.
6. Cannabis businesses shall not violate City Code Section 4-1-1 regarding nuisances or Chapter 4 Section 8 regarding odors as public nuisances. The City may require odor suppression or mitigation requirements as part of the conditional use permit.
7. Distance Restrictions: Distances from a cannabis business are measured from the storefront of a retail business and from the property line of all other cannabis businesses.
 - a. There must be at least one thousand feet (1,000') between each cannabis business.
 - b. The location of all cannabis businesses must comply with the following:
 - ii. More than one thousand feet (1,000') from a school as measured from property line of the school to the cannabis business;
 - iii. More than five hundred feet (500') from a day care that is in the B1, B2, B3, PB, or MU zoning district as measured from property line of the day care to the cannabis business;
 - iv. More than five hundred feet (500') from a residential treatment facility, as measured from the property line of the facility to the cannabis business;

- v. More than five hundred feet (500') from an attraction within a public park that is regularly used by minors, such as, but not limited to a playground, athletic field, athletic court, picnic area or permanent restrooms, pavilion or park building, disc golf features, as measured from the location of the public park attraction to cannabis business.
 - c. Outdoor and indoor cultivation must be more than one thousand feet (1,000') from a residential zoning district or residential use as measured from the cannabis business property line to the property line of the nearest residential zoning district or residential use.
 - d. Testing, manufacturing, microbusiness, mezzobusiness, transporter, wholesale (if products stored on-site), and medical cannabis combination businesses must be setback a minimum of one thousand feet (1,000') from a residential zoning district or residential use as measured from the cannabis business property line to the property line of the nearest residential zoning district or residential use.
 - e. Exemptions to distance restrictions:
 - i. Lower-potency hemp edible retail business must comply with City Code 11-4-18.E.7.a, however, they are exempt from the distance restrictions in City Code 11-4-18.E.7.b.
 - ii. On-sale intoxicating liquor establishments and off-sale exclusive liquor stores with a valid lower-potency hemp edible City registration and a State License are exempt from the distance restrictions in City Code Section 11-4-18.E.7.a. and E.7.b. and their business does not count against other cannabis businesses for purposes of the distance restrictions from another cannabis business in City Code 11-4-18.E.7.a.
8. Signs must comply with the standards in City Code Title 12 for the relevant zoning district in which the business is located, except for the following:
- a. No cannabis business shall have more than two (2) signs; and
 - b. Blinking, moving, and flashing signs that are visible from the exterior of the building are prohibited.
9. Cannabis businesses must meet the minimum parking requirements for each type of use as stated in City Code 11-3-4, for example, retail must meet the retail requirements, manufacturing must meet the manufacturing parking requirements. If there is a combination of cannabis uses at the same location, the use that requires the largest number of spaces must be met.

10. A security plan must be submitted to and approved by the Director of Public Safety addressing how the business will protect the public health, safety, and welfare. The security plan must include, but is not limited to addressing issues surrounding parking, traffic, securing of monetary transactions, building security and alarm systems both internal and external, screening, lighting, window and door placement, landscaping, age verification devices, and hours of operation.

SECTION 2. AMENDMENT. “The Code of the City of Cottage Grove, County of Washington, State of Minnesota,” shall be amended by amending Title 11, Chapter 6, Section 1 as follows:

11-6-1: AG-1 AGRICULTURAL PRESERVATION DISTRICT

- D. Conditional Uses: No structure or land shall be used for the following uses except by conditional use permit:
 1. Structures incidental to farm operations such as garages, barns, storage buildings, poultry barns, etc. on lots less than ten (10) acres.
 2. Commercial horse stables, dog kennels, boarding stables and similar uses, which shall not be located within three hundred feet (300') of a dwelling other than the dwelling on the property in question.
 3. Cannabis Cultivation, indoor or outdoor, only. Cannabis Mezzobusiness, Cannabis Microbusiness, or Medical Cannabis Combination are prohibited. Cannabis cultivation must comply with City Code Section 11-4-18.

SECTION 3. AMENDMENT. “The Code of the City of Cottage Grove, County of Washington, State of Minnesota,” shall be amended by amending Title 11, Chapter 6, Section 2 as follows:

11-6-2: AG-2 AGRICULTURAL DISTRICT

- D. Conditional Uses: No structure or land shall be used for the following uses except by conditional use permit:
 1. Structures incidental to farm operations such as garages, barns, storage buildings, poultry barns, etc. on lots less than five (5) acres.
 2. Commercial horse stables, dog kennels, boarding stables and similar uses, which shall not be located within three hundred feet (300') of a dwelling other than the dwelling on the property in question.

3. Cannabis Cultivation, indoor or outdoor only. Cannabis Mezzobusiness, Cannabis Microbusiness, or Medical Cannabis Combination are prohibited. Cannabis cultivation must comply with City Code Section 11-4-18.

SECTION 4. AMENDMENT. “The Code of the City of Cottage Grove, County of Washington, State of Minnesota,” shall be amended by amending the use table in Section 11-8-2.C. to remove ‘cannabis and intoxicating CBD sales’ and to add the following uses to the table accordingly:

11-8-2: PERMITTED, CONDITIONAL, ACCESSORY, ADMINISTRATIVE AND INTERIM USES

C. Use Table:

USE TYPE	B-1	B-2	B-3	P-B	M-U
Low potency edible retail (with on-sale or off-sale liquor)	P	P	P	P	P
Low potency edible retail (that do not have on-sale or off-sale liquor)			C	C	C
Adult Use Cannabis retail (not inc. micro, mezzo, medical combo)			C	C	C
Wholesale with no product on-site		C	C	C	C

SECTION 5. AMENDMENT. “The Code of the City of Cottage Grove, County of Washington, State of Minnesota,” shall be amended by amending the use table in Section 11-9-2.C. to add the following uses to the table accordingly:

11-9-2: PERMITTED, CONDITIONAL, ACCESSORY, ADMINISTRATIVE AND INTERIM USES

C. Use Table:

USE TYPE	I-1	I-2	I-3
Micro, Mezzo, Transporter, Testing, Medical Combo, Wholesale with product on-site	C	C	
Cultivator only (indoor or outdoor) (not micro, mezzo or medical combo)	C	C	

SECTION 6. AMENDMENT. “The Code of the City of Cottage Grove, County of Washington, State of Minnesota,” shall be amended by amending Title 11, Chapter 4, Section 3 as follows:

11-4-3: HOME OCCUPATIONS

C. Prohibited Home Occupations. The following uses shall not be permitted as home occupations:

1. Adult uses.
2. Animal hospitals, pet shops, pet daycare.
3. Any cannabis uses.
4. Medical and dental offices, clinics, and laboratories.
5. Restaurants.
6. Stables or kennels, except as allowed by City Code.
7. Vehicle sales requiring a Minnesota dealers or wholesale license.
8. Vehicle, trailer or boat repair or service.
9. Other uses as determined by the Community Development Director.

SECTION 7. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

The text amendment adopted by the Cottage Grove City Council on _____, 2024 enacts cannabis business performance standards in the Zoning Ordinance; and amends permitted and conditional uses in the Zoning Ordinance to include cannabis businesses in accordance with Minnesota State Statutes Sections 342 and 151.72.

SECTION 8. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed this _____ day of _____, 2024.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

Published in the *St. Paul Pioneer Press* on _____.



COTTAGE GROVE PLANNING COMMISSION
12800 Ravine Parkway South
Cottage Grove, MN 55016

August 26, 2024

COUNCIL CHAMBER - 7:00 P.M.

The Regular Meeting of the Planning Commission was held in the Council Chamber and telecast on Local Government Cable Channel 16.

1. CALL TO ORDER

Frazier called the Planning Commission meeting to order at 7:00 p.m.

2. ROLL CALL

Pradeep Bhat-Here; Ken Brittain-Here; Jessica Fisher-Here; Evan Frazier-Here; Eric Knable-Here; Derek Rasmussen-Here; Emily Stephens-Absent.

Members Absent: Emily Stephens

Staff Present: Emily Schmitz, Community Development Director; Riley Rooney, Associate Planner; Zac Dockter, Parks & Recreation Director; Tony Khambata, City Council Liaison

3. APPROVAL OF AGENDA

Knable made a motion to approve the agenda. Fisher seconded. The motion was approved unanimously (6-to-0 vote).

4. OPEN FORUM

Frazier opened the open forum and asked if anyone wished to address the Planning Commission on any non-agenda item. No one spoke. Frazier closed the open forum.

5. CHAIR'S EXPLANATION OF THE PUBLIC HEARING PROCESS

Frazier explained the purpose of the Planning Commission, which serves in an advisory capacity to the City Council, and that the City Council makes all final decisions. In addition, he explained the process of conducting a public hearing and requested that any person wishing to speak should go to the podium and state their full name and address for the public record.

6. PUBLIC HEARINGS AND APPLICATIONS

A. Lot Split at 9016 Kimbro – Cases MS2024-016 & V2024-016

Al Stewart has applied for a minor subdivision to subdivide a 6.45-acre parcel of land located at 9016 Kimbro Avenue South into two lots, a 3.1-acre parcel with the existing house and structures and a 3.35-acre buildable parcel, and a variance from the minimum 180-foot lot width at the road.

Rooney summarized the staff report and recommended approval based on the findings of fact and subject to the conditions stipulated in the staff report.

Frazier asked if there were any questions for staff.

Brittain stated this looks familiar; have we seen this application before? Rooney replied no, but in the spring we saw a separate minor subdivision for an almost-identical parcel, just further south on Kimbro, but it has a similar layout. So, it will look very familiar.

Fisher asked so when construction starts on the new parcel, will there be a required easement for that driveway since it will service both parcels? Rooney replied yes. So, the Right-of-Way is already taken along the road so they'll have a Right-of-Way easement that will happen, but they already have that requested along Kimbro Avenue. Fisher asked because they'll have to drive on Parcel A to get to Parcel B from that particular access, correct? Rooney replied no, so they'll still have their existing access down here, so each of the parcels will have their own. Fisher said right, but will Parcel B still be able to access their parcel through Parcel A, or will that be completely separated? Rooney replied no, that will be completely separated.

Brittain stated the drawing appears to show a connection point from that barn area to Parcel A's driveway; is that not going to be there? Rooney replied I don't believe so, but perhaps the person here on behalf of the applicant can answer that more specifically.

Bhat asked so why is that requirement there if they have an 80-foot minimum requirement for the approach? Rooney replied it's essentially there to ensure that the lots are buildable for a future subdivision once utilities are built in that area. So, we just want to make sure that we're keeping with the intent of the District to provide Low-Density areas. So, by having the wider frontage, usually you're just going to have a wider lot in general; sometimes when there are subdivisions to divide the land, we will go shorter if it makes sense within our Code. But typically we do want them larger, so that the lot is lower in density in general.

Frazier asked if the applicant would like to approach the podium and add anything additional.

Todd Olin said I'm with Land & Resource Consulting, I'm here on behalf of Al Stewart. Just a couple of additional details, Riley did a really comprehensive job of revealing all these. To answer the question if there is a connection there, there will have to be an easement over both the entrance on Parcel A and then a portion of Parcel B; but she's correct in that if there's no connection, no easements, and they will both have their independent accesses at the end of the day. What we were requesting is that both accesses on Parcel B be allowed to be maintained until a driveway is necessary on Parcel A, then we'd close the other one. So, at the end of the day, it would remain with one access per lot.

Olin said one of the items I just want to point out, and I don't know if there's two different things on the agenda to discuss, the plan itself and maybe the variance. On the variance, what we're trying to do is save some character here; there's a couple of outbuildings, they're farm-type buildings, and I wouldn't say they're a staple of Cottage Grove, but they're there and they've been there for a long time. What we'd like to do is be able to conform to all of the area community standards with the exception of the frontage and be able to save those barns and the existing house and the septic that goes with the existing home. The configuration that you have on Parcel A is really a rendition that could be, but it really is dependent on when a building permit is requested, as there will be an architect that would design that to fit into that lot. We went out and did some soil borings to make sure that those areas do work and do perk; so, we're not creating a situation where we're going through all these steps to do a split that doesn't work at the end of the day anyway. The last thing I wanted to point out was under all other bulk area standards, the intent is followed with the exception of that frontage. Because we have 6.6 acres and change and your minimum lot standard size is 3 acres, and then of course there are setbacks and everything else that applies, but we can conform to all those things with the exception of that frontage and still following intent. Olin said I'm here for questions if you have any.

Frazier asked commissioners if there were any questions for the applicant.

Rasmussen stated it sounds like you guys did your homework with the soil borings and all that investigation. I'm just looking at this drawing, and there seems to be a lot of grade change. I can't really tell if it's going down or up, but I think it's down, but the house fits on that hill and the septic without any concerns. It seems like it's kind of all built on a hill is what it looks like here. Olin replied that's correct. The grade falls somewhat gently away from the road, but then once it gets behind the existing septic and barn, then it kind of flattens out and then does rise towards the west. I picked a point where it tucks into the hill so they'd have a view out over the lower area, but again, the septic would work based on the grades. Of course, when we do septic, they have to remain native soils; what we do as a first step is we go out and we would in this case remove some trees but then fence them so nobody would drive over them and compact

them, and they would stay the way they are. So, we picked spots where we knew the grades would work. If there's a different configuration, they'll have to go through that again, and I suspect they will when the building permit is applied for. Rasmussen said I couldn't tell looking at this if it was sloped down or upwards, but hearing that it goes up makes a little more sense, thank you.

Frazier opened the public hearing.

I'm Chris Meyer, I'm the next-door neighbor, and I'm quite familiar with the lay of the land because I used to own that also. It's quite a drainage easement, pretty much where that new lot land is going to be. And where that driveway would be, there would have to be some area where that water can come through because in the spring when there's a big snow melt, it's like a river. I'm not too concerned about my property being affected, but I just had a question about how they would take care of that. Frazier asked okay, as far as the drainage easement goes, if they've taken care of that and thought of that? Meyer said when I was there, I did the split, 3 acres off, and the City came out and they told me if I ever had a problem with those 2 old outbuildings, I couldn't replace them because of the easement. So, that driveway is going to be in part of the drainage easement. So, I'm just wondering how it will be addressed.

As no one else spoke, Frazier closed the public hearing.

Frazier asked Rooney if she wanted to answer the question about the drainage easement and what's going on, on that side of the property. Rooney replied I am no engineering expert; however, from my perspective as a planner, the driveway meets all setbacks proposed for the District, so we don't have any concern, at least for setbacks, on our end. As for drainage, I would probably typically defer to a drainage expert, perhaps Todd Olin can answer some questions; otherwise, we can always ask. Schmitz stated so with drainage, we'd certainly look at that with a driveway permit within the Right-of-Way; we certainly wouldn't allow for construction of a driveway or any infrastructure that would impact drainage into an adjacent property. We'll have to do some looking into the easement that I'm not familiar with, so we'll need to dig into that to be sure that anything that's proposed isn't impacting a condition of an easement that exists. Frazier stated I guess my concern is at this point, there's no proposal to actually build on this property. So, what we're looking for is just making sure that this split that we're making is making two buildable lots; so, I guess the concern at this point is do we believe that this drainage issue may cause an issue with buildability on the property or are we confident that this is not going to be an issue, as far as getting to the point where now we're talking about a driveway that can't be there. Schmitz replied no, I'm certain that there's a way that we would work through if there was a challenge as it relates to drainage. Frazier said all right, thank you.

Frazier asked if there were any further questions.

Fisher stated I don't have a question, but I just wanted to speak on the variance because variances are typically granted when there's some sort of hardship that isn't made by the person who owns the property. Considering where the septic line is and you had mentioned it specifically, so I see what you did with the variance and why you're asking for it, and it makes sense to me. My only concern is going back to the easements, because everything's fine and dandy until someone drives on someone else's property and makes somebody angry; so, I would just be aware of that as they go through their approval process if that is going to stay connected like it looks like it is in the plan, that those agreements are clear because we don't want people fighting. Rooney replied we would want to ensure that those are taken into hand before a building permit is addressed on that parcel. Fisher stated and I would imagine if someone is going to build a driveway back there, they would build it so it wouldn't wash out every year; so, hopefully those things can be addressed as they go.

Frazier asked if there were any further comments or discussion from the commission; there were none.

Fisher made a motion to approve the minor subdivision and variance at 9016 Kimbro, subject to the conditions stipulated in the staff report. Rasmussen seconded. Motion passed unanimously (6-to-0 vote).

7. PRESENTATION

A. Preserve.Play.Prospers Campaign

Dockter stated I appreciate the opportunity to talk to you tonight about the Preserve.Play.Prospers Plan, which is basically an opportunity for our residents to vote on reinvesting in the parks and outdoor spaces in Cottage Grove. Parks and recreation is a point of pride in Cottage Grove and we see that in how our facilities are being used and how

the growth of those facilities are being used; I'm sure you as commissioners see it, that every time we build a neighborhood, people are pretty excited to get their new neighborhood park and use the facilities, whether its trails, park facilities, programs, events, or whatever it is. We're seeing that growth in Cottage Grove with the growth of the community and just with the excitement of the investments we've made. It's getting harder and harder to make those capital investments, so we always take a lot of pride that our oldest and smallest parks are just as well maintained as our largest and newest parks; but it's those capital investments that kind of catch up to you, those multimillion dollar investments that are just hard to keep up with. We haven't had a parks capital referendum in over 40 years, as 1984 was the last time we had one of those. We've been doing a lot of studying, trying to figure out what residents want in their Parks & Recreation system. If you go on the website, there are like 5 or so different surveys; the most recent was the 2022 survey, which was called the Reimagine Recreation Survey. But we kind of compiled all those different surveys and all that different data, and we came up with a list of what we thought the community wanted in their Parks & Recreation system for today and then also in the future. And then we tried to put those into three distinct projects; so, really what I want to make sure the commissioners know and what the community knows is that this wasn't a knee-jerk reaction; this is 5, 10 years in the making. These studies go back 10 years, so it's taken a lot of work and a lot of listening to the community, trying to get to a point where we think we're asking the community to vote on something that we think they want. So, introducing the Preserve.Play.Prospers Plan, based on the feedback we had three projects at \$36 million that we're asking the community to consider. The three projects are: Upgrade and enhance Hamlet Park; Create a new 33.3-acre, nature-based park at Mississippi Dunes Park; and Transformation of the River Oaks Golf Course and Event Center into a year-round recreation destination for all ages.

Hamlet Park: Is our oldest and largest park in Cottage Grove. The proposed \$17 million plan for that project specifically would:

- Upgrade the playground equipment
- Build a new four-season recreational building
- Install a small splashpad
- Create a new skateboard park
- Build an amphitheater
- Create an art walk/sculpture garden with benches and informational kiosk
- Add a synthetic turf sports field with lighting in the existing location of the current soccer-football complex
- Finish the south baseball park complex by constructing those last two baseball fields and the additional parking lot
- Finishing off the roads and trails and landscape that go with all of that

Mississippi Dunes Park-Create the First Public Park Along the Mississippi River: This is an opportunity to create recreational access to the Mississippi River in Cottage Grove, as we just recently acquired 33.3 acres through some grants and different funding mechanisms. This \$13 million investment would:

- Restore and preserve natural habitat, which is probably over 80 percent of the property is actually preserving and restoring natural habitat on the shoreline and up into the land
- Build up the shoreline along the river
- Provide recreational river access for canoes, kayaks, small boats, and fishing; it is a shallow area down there, mostly 2-to-3 feet deep, but there is a channel that goes from Mississippi Dunes park land out to the main channel that's about 6-to-7 feet, so we can get smaller vessels out there
- Construct new and enhanced existing walking and hiking trails
- Create a nature-based playground
- Provide space for outdoor classrooms
- Build an interpretive learning center
- Add facilities for nature activities and picnicking

Transform River Oaks Golf Course and Event Center: One of the things I want to make sure is noted here is you're not going to hear a lot about golf; River Oaks is a golf course and Event Center, but we're trying to find different ways for the community to use it. We love River Oaks Golf Course, people use it in a myriad of ways, and we want to make sure we get more people down there using it in different ways. The proposed \$6 million plan would:

- Install multisport simulators
- Add pickleball/event court in the bocce ball area; bocce ball wouldn't go away, it would be a complement to that

- Create a new winter mountain biking 5-km. course, which could also be used for running 5Ks and cross country
- Upgrade the building, with the simulator we'll be connecting the two buildings so that we can seamlessly work between both buildings for food and beverage service, too
- Enhance the patio dining area
- Build a 9-hole Himalayan putting green course designed for all skill levels

Dockter said the Preserve.Play.Prosp. Plan is designed to invest in parks and recreation and deliver activities and offerings that our residents want. We're trying to find a responsible way to do it with the taxpayer money; to fund the proposed investment, the City's asking the residents to consider a half-percent Local Option Sales Tax as part of the general election on November 5. Each project needs to stand on its own merits: So, Hamlet Park is \$17 million, Mississippi Dunes is \$13 million, and River Oaks is \$6 million, all of which total \$36 million. That's spread out over a 25-year period. If all of the projects were to pass, it doesn't mean all of these projects will get funded and would be done in the first year; they would be done over the course of time, depending on how that revenue comes into the City.

Local Option Sales Tax: One thing about the Local Option Sales Tax is first of all, it's a half-percent local sales tax and it's taxed just like any other product or service in the community.

- Over 31 percent of the contributions would come from outside of Cottage Grove, so nonresidents would be contributing over 31 percent of the revenue. That's data from the University of Minnesota study, an independent study done by them that basically offers how much of nonresident-generated revenue there would be. We think that number will grow over time, as the community grows, as industry grows in Cottage Grove, etc.
- The average resident would be at about \$23 per year in sales tax. Just for reference, it's a half-cent for every \$1 spent, or 50 cents on \$100.

Dockter said I think it's important to know that you are probably spending your money on other Local Option Sales Tax projects across the metro; so, this is just a quick map of communities that either have a Local Option Sales Tax in place or are considering a Local Option Sales Tax in the coming election. So, you can see it covers the metro pretty well, just for reference.

On the Ballot - One Project, Three Locations: Because the State requires that each project stands on its own merits, there are three questions on the ballot: So, Hamlet Park, Mississippi Dunes Park, and River Oaks will each have a separate question. It's important to know that if the residents vote for just 1 of those 3 projects, it's a half-percent sales tax; if they vote for all 3, it's still a half-percent sales tax. So, let's just say Hamlet Park were to be approved, and the other 2 projects were not approved, that revenue would obviously allow us to build the Hamlet Park project faster. Once you pay for that project, once you get to that cost of \$17 million, that tax is over, it goes away. So, if it takes 7 years, it takes 7 years; if it takes 20 years, it takes 20 years. Obviously, after 25 years, if you don't make it there, it still comes off. Dockter said with that, I will stand for questions.

Frazier asked if the commissioners had any questions:

Fisher asked so if they're all approved, is there a priority? Like, what's going to get funded first, second, and third? Dockter replied that's a great question; yes, so we actually do have a 3-tiered plan. Unfortunately, I don't have that with me, but each park has three different tiers of how we would bond. The first bond would be about \$16 million, and we would fund \$16 million of improvements across the 3 different projects. Obviously, if only 1 or 2 of the projects were approved, then we'd have to reprioritize again. But, yes, we have a 3-tiered system on how those would get implemented, trying to focus on what's going to have the greatest impact and most immediate impact.

Bhat asked how many responses did you receive for the questions that you sent out or the survey that you conducted? Dockter asked for the Reimagine Recreation survey? Bhat replied yes. Dockter replied for that particular survey, I want to say we were at over 2,500, but then there was also a project that we did with the middle school, and that was another 700 or 800; so, it was kind of a hodgepodge of numbers, but it was over 3,000 responses. If you go back to the community survey, I think with the community survey it was another 2,000 responses.

Rasmussen asked with the growth in Cottage Grove, has your budget been increasing with the tax base over the years and we're just not keeping up for these bigger projects, or how does that look? Dockter replied yes, so as the community grows and the levy grows to allow us to keep maintaining the facilities, it just doesn't allow for like the capital investments. As an example, I've been here for almost 25 years, and I used to build playgrounds for \$25,000, now they're \$100,000, and those are dollars that just, you still have to pay for fuel, you still have to pay for labor, you still have to pay for equipment, you still have to pay for seed and fertilizer. So, we're able to keep up with those things, it's

those big capital investments that we're just starting to fall behind on. And the City does a great job; we have a couple different funding mechanisms for some of those things, but it's these big-ticket items that we're struggling to kind of keep maintaining.

Frazier asked if there were any further questions or comments, but there were none. Frazier thanked Dockter for being here tonight and telling us about the plan.

Dockter said and if I may, there's one more thing: I always like to say there are no secrets. Everything's on the website, which is phenomenal, there are layers and layers of information. And if there's something on there that doesn't look right or doesn't smell right or you have questions on, please call me or email me; I promise you I will tell you the answer. At the end of the day, it's up to the people to vote, and we'll take it from there.

8. APPROVAL OF PLANNING COMMISSION MINUTES OF JULY 22, 2024

Rasmussen made a motion to approve the minutes of the July 22, 2024, Planning Commission meeting. Brittain seconded. Motion passed unanimously (6-to-0 vote).

9. REPORTS

A. RECAP OF AUGUST CITY COUNCIL MEETINGS

Schmitz provided a summary of actions taken at the August 7 and August 21, 2024, City Council meetings. Schmitz asked Khambata if he had anything else to add.

Khambata said we, as a Council, are working our way through the annual budget, which is always a long process. I just wanted to add with the Preserve.Play.Proper. Plan, I had gotten several questions about why we're doing it through Local Option Sales Tax; and the best answer I could give is because as much we as a community enjoy our parks, they are a nonessential service. So, just as we did with the Community Center that was proposed a couple years ago, whenever a big capital expenditure like this comes up, that is a little bit difficult to classify as infrastructure or roadwork, we always want to try to get the broadest feedback possible; and the best way to do that is by putting it on the ballot. Khambata said that's all I have to say about upcoming projects and budgets, but I'm open for questions, so if anybody has any questions, please throw them at me.

Frazier said thank you; he asked if there were any questions for Council Member Khambata, but there were none.

B. RESPONSE TO PLANNING COMMISSION INQUIRIES – None.

C. PLANNING COMMISSION REQUESTS – None.

10. ADJOURNMENT

Rasmussen made a motion to adjourn the meeting. Fisher seconded. Motion passed unanimously (6-to-0 vote). The meeting was adjourned at 7:35 p.m.