# CITY OF ALEXANDRIA, MINNESOTA

## PLANNING COMMISSION

## AGENDA • OCTOBER 19, 2026

**COUNCIL CHAMBERS** **7:00 PM**

**Chairperson**
Deb Parrott

| | | |
|---|---|---|
| **Member**<br>Adam Barnett | **Member**<br>Chris Huether | **Member**<br>Bill Franzen |
| **Member**<br>Heather Molesworth | **Member**<br>Susan Anderson | **Member**<br>Jeremy Geris |

**1. 7:00 PM – CALL TO ORDER**

**2. OLD & OTHER BUSINESS**

1. Final Plat – **"Shady Oaks at AGC"**
2. Final Plat/PUD – **"East Alexandria Townhomes"**
3. Data Center Study – City of Alexandria Interim Ordinance – **TA-26-002**

**3. ADJOURNMENT**

CITY OF ALEXANDRIA

**Planning Commission**
704 Broadway
Alexandria, MN 56308

**SCHEDULED**
**ACTION ITEM (ID # 10716)**

Meeting: October 19, 2026
Department: Planning Department/Commission
Category: Report
Prepared by: Erin Anderson
Department Head: Mike Weber
DOC ID: 10716

# Final Plat – "Shady Oaks at AGC"

## Background

Final Plat – **"Shady Oaks Estates at AGC"**. The preliminary plat was approved (as **"Shady Oaks at AGC"**) by the Commission and Council in July, 2026, subject to the following conditions:

1. Proper evidence of title to be submitted to the City Attorney's office prior to the release of the final plat for recording.
2. Separate and independent connection of each final platted lot to public utilities as per ALP/ALASD requirements.
3. Payment of the park dedication fee of $19,280 prior to the release of the final plat for recording.
4. Final utility and drainage plans to be submitted to City Engineer for review prior to such final plat approval.
5. A Developer's Agreement be executed prior to release of the final plat(s) creating developable lots for recording. Such agreement to include a schedule for the proposed public improvements (such as connection to the public utility mainlines) as well as any cost sharing or assessment.
6. Recording of the approved final plat within one hundred (100) days of the date of Council approval. After that date the approval and plat shall be considered void unless the plat is already recorded.

Since the final plat appears to be consistent with the approved preliminary plat, recommend approval as presented, subject to the conditions noted above.

**ATTACHMENTS**

- 11490-PLAT.pdf
- Shady Oaks at AGC - Civil CDs.pdf

# SHADY OAKS ESTATES AT AGC

KNOW ALL PERSONS BY THESE PRESENTS: That Carl Wittenburg and Sharlene Wittenburg, husband and wife, owners of the following described property situated in the City of Alexandria, County of Douglas, State of Minnesota:

The North 300.00 feet of the West 416.00 feet of Lot 1 of WALKERS SUBDIVISION OF LOT 6 OF SEC. 6 OF T. 128 N. R 37 W, Douglas County, Minnesota.

Have caused the same to be surveyed and platted as SHADY OAKS ESTATES AT AGC and do hereby dedicate to the public for public use the utility easement as created by this plat.

In witness whereof said Carl Wittenburg and Sharlene Wittenburg, husband and wife, have hereunto set their hands this _____ day of _____, 20____.

_____ Carl Wittenburg

_____ Sharlene Wittenburg

STATE OF MINNESOTA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by Carl Wittenburg and Sharlene Wittenburg, husband and wife.

_____ Notary Public, Douglas County, Minnesota
My Commission expires _____

_____ Notary Printed

SURVEYOR'S CERTIFICATE

I Brad M. Nyberg 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____.

_____
Brad M. Nyberg, Licensed Land Surveyor
Minnesota License No. 42620

STATE OF MINNESOTA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by Brad M. Nyberg, Licensed Land Surveyor, Minnesota License No. 42620.

_____ Notary Public, Douglas County, Minnesota
My Commission expires _____

_____ Notary Printed

Reviewed by the Planning Commission of the City of Alexandria this _____ day of _____, 20____.

_____ Chairman

_____ Secretary

Approved by the City of Alexandria, Minnesota this _____ day of _____, 20____.

_____ Mayor

_____ City Clerk

I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20____.

_____
Patrick D. Veraguth, Douglas County Surveyor
Minnesota License Number 26396

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this plat as to form and execution this _____ day of _____, 20____.

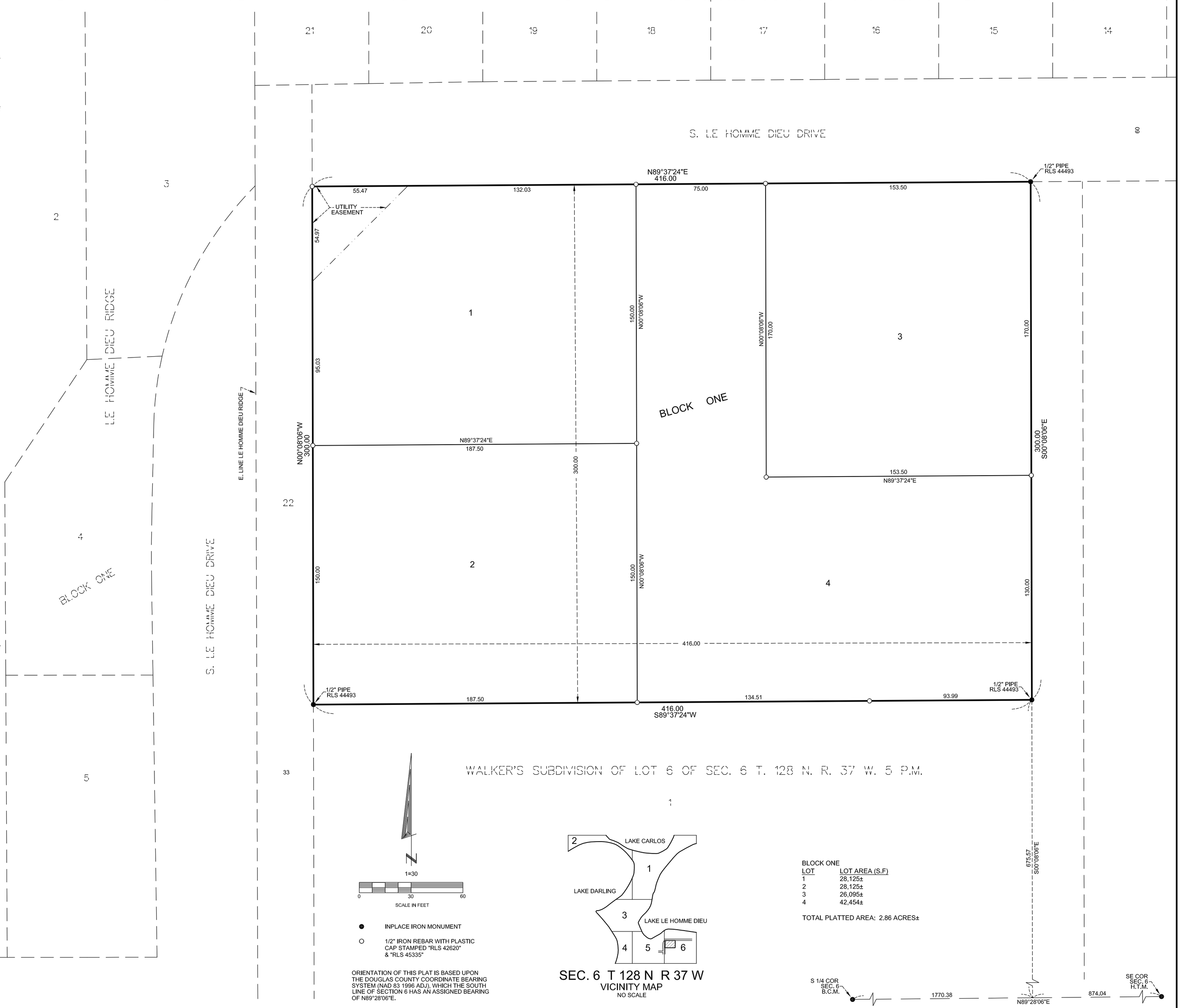
_____
Alexandria City Attorney

I hereby certify taxes payable in year _____ on lands herein described are paid in full and there are not delinquent taxes, and transfer was entered this _____ day of _____, 20____.

_____
Vicki L. Doehling, Douglas County Auditor/Treasurer

Document Number _____
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock ___M., and was duly recorded as Plat Number_____.

_____
Mary Skillings, Douglas County Recorder
Douglas County, Minnesota







● INPLACE IRON MONUMENT

○ 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335"

ORIENTATION OF THIS PLAT IS BASED UPON THE DOUGLAS COUNTY COORDINATE BEARING SYSTEM (NAD 83 1996 ADJ), WHICH THE SOUTH LINE OF SECTION 6 HAS AN ASSIGNED BEARING OF N89°28'06"E.




SEC. 6 T 128 N R 37 W
VICINITY MAP
NO SCALE

BLOCK ONE

| LOT | LOT AREA (S.F) |
|---|---|
| 1 | 28,125± |
| 2 | 28,125± |
| 3 | 28,095± |
| 4 | 42,454± |

TOTAL PLATTED AREA: 2.86 ACRES±




Nyberg SURVEYING

(FILE NO. 11490)

CAUTION: IF THIS SHEET IS NOT 24"X36" IT IS A REDUCED PRINT

# SHADY OAKS AT AGC
# ALEXANDRIA, MN

## CIVIL ENGINEERING CONSTRUCTION DOCUMENTS

SECTION 6, TOWNSHIP 128 N, RANGE 37 W
DOUGLAS COUNTY, STATE OF MINNESOTA

## CONTACT LIST


OWNER
SHADY OAKS AT AGC
5900 REMINGTON ROAD SE
ALEXANDRIA, MN 56308
320-346-4033
CONTACT: CARL & SHARLENE WITTENBURG

CIVIL ENGINEER
HAGSTROM ENGINEERING
219 6TH AVENUE E
ALEXANDRIA, MN 56308
320-759-0764
CONTACT: MATT HAGSTROM





VICINITY MAP
N.T.S.

## SHEET INDEX


| | |
|---|---|
| C1.0 | COVER SHEET |
| C2.0 | EXISTING SITE & DEMOLITION PLAN |
| C3.0 | PROPOSED SITE & UTILITY PLAN |
| C5.0 | CONSTRUCTION DETAILS |


I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: _____ TYPED OR PRINTED NAME: MATTHEW R. HAGSTROM
DATE: 06/17/2026 LICENSE NUMBER: 50731


HAGSTROM ENGINEERING
CIVIL ENGINEERS | LAND CONSULTANTS
219 6TH AVENUE EAST
ALEXANDRIA, MN 56308
P.320.759.0764
WWW.HAGSTROMENG.COM

FOR AND ON BEHALF OF
HAGSTROM ENGINEERING PLLC


BENCHMARK:

TOP NOT OF FIRE HYDRANT LOCATE AT THE NORTHEAST CORNER OF THE PROPERTYAND NORTH OF SOUTH LE HOMME DIEU DRIVE, EL=1399.83

CALL GOPHER STATE ONE CALL
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

| No. | Description of Revisions | Date | By |
|---|---|---|---|

Designed By: LEH
Checked By: MRH

SHADY OAKS AT AGC
ALEXANDRIA, MN
COVER SHEET

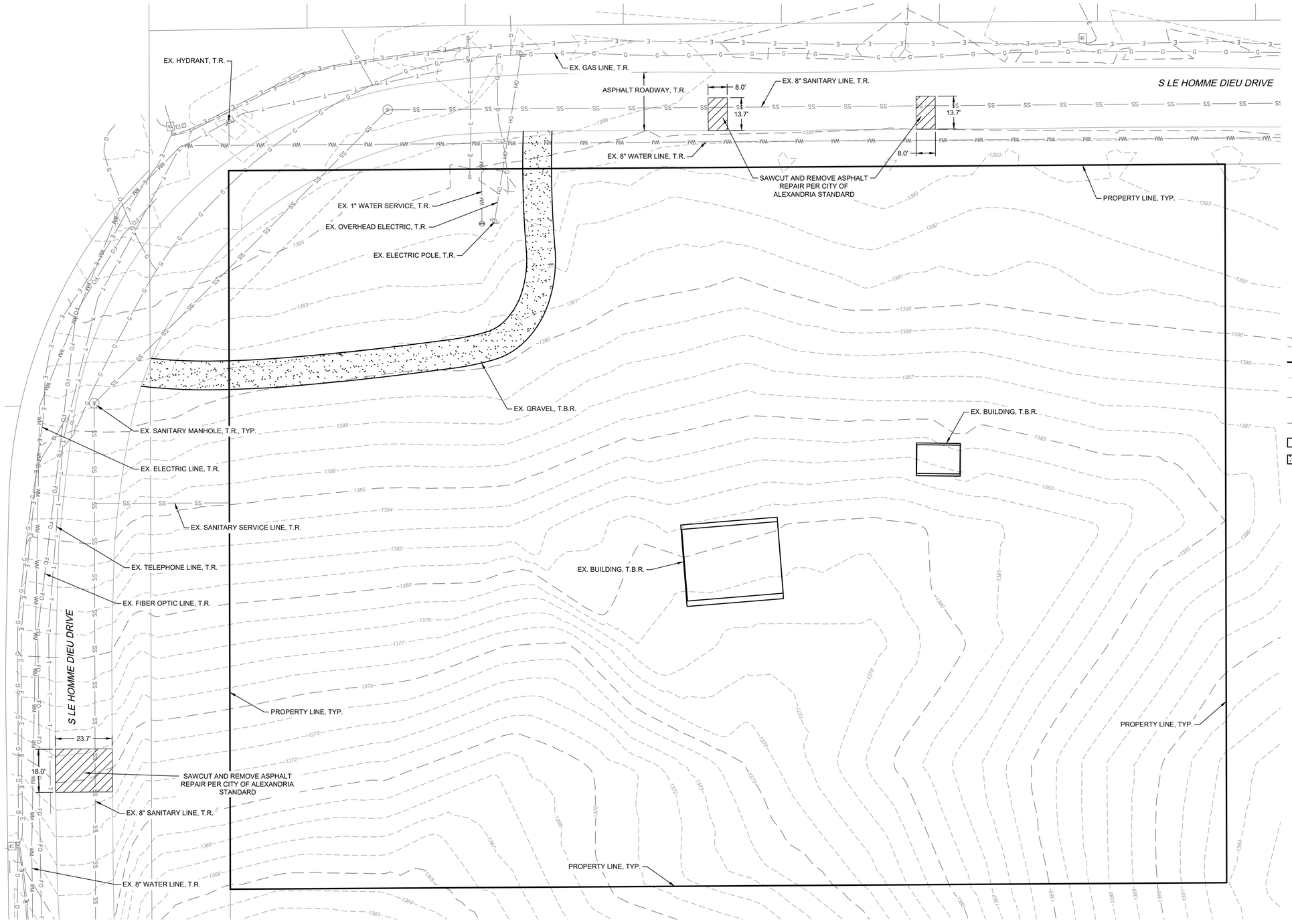
Date: 06/17/2026
Job No.: 23002

C1.0

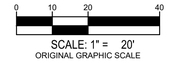
Sheet C1.0 of C5.0


P:\23002_Wittenberg Townhomes\CADD\DWG\23002_C1.0-Cover Sheet.dwg, 6/17/2026 4:06:48 PM, 11, MRH

CAUTION: IF THIS SHEET IS NOT 24"X36" IT IS A REDUCED PRINT






## LEGEND

| | |
|---|---|
| 1420 / 1419 | EXISTING 1' AND 5' CONTOURS |
| | PROPERTY LINE |
| | EXISTING EDGE OF ASPHALT |
| SS | EXISTING SANITARY SEWER W/ MANHOLE |
| WM WM | EXISTING WATER MAIN W/ VALVE & HYDRANT |
| | DEMO BUILDING |
| | DEMO GRAVEL |
| EX. | EXISTING |
| TYP. | TYPICAL |
| T.R. | TO REMAIN |
| T.B.R. | TO BE REMOVED |

## NOTES:

1. CONTRACTOR SHALL FIELD VERIFY SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION STAKING.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: _____ TYPED OR PRINTED NAME: MATTHEW R. HAGSTROM

DATE: 06/17/2026 LICENSE NUMBER: 50731


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219 6TH AVENUE EAST
ALEXANDRIA, MN 56308
P.320.759.0764
WWW.HAGSTROMENG.COM

FOR AND ON BEHALF OF HAGSTROM ENGINEERING PLLC


BENCHMARK:

TOP NOT OF FIRE HYDRANT LOCATE AT THE NORTHEAST CORNER OF THE PROPERTYAND NORTH OF SOUTH LE HOMME DIEU DRIVE, EL=1399.83

CALL GOPHER STATE ONE CALL
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

| No. | Description of Revisions | Date | By |
|---|---|---|---|
| | | | |

Designed By: LEH
Checked By: MRH

# SHADY OAKS AT AGC ALEXANDRIA, MN
## EXISTING SITE & DEMOLITION PLAN

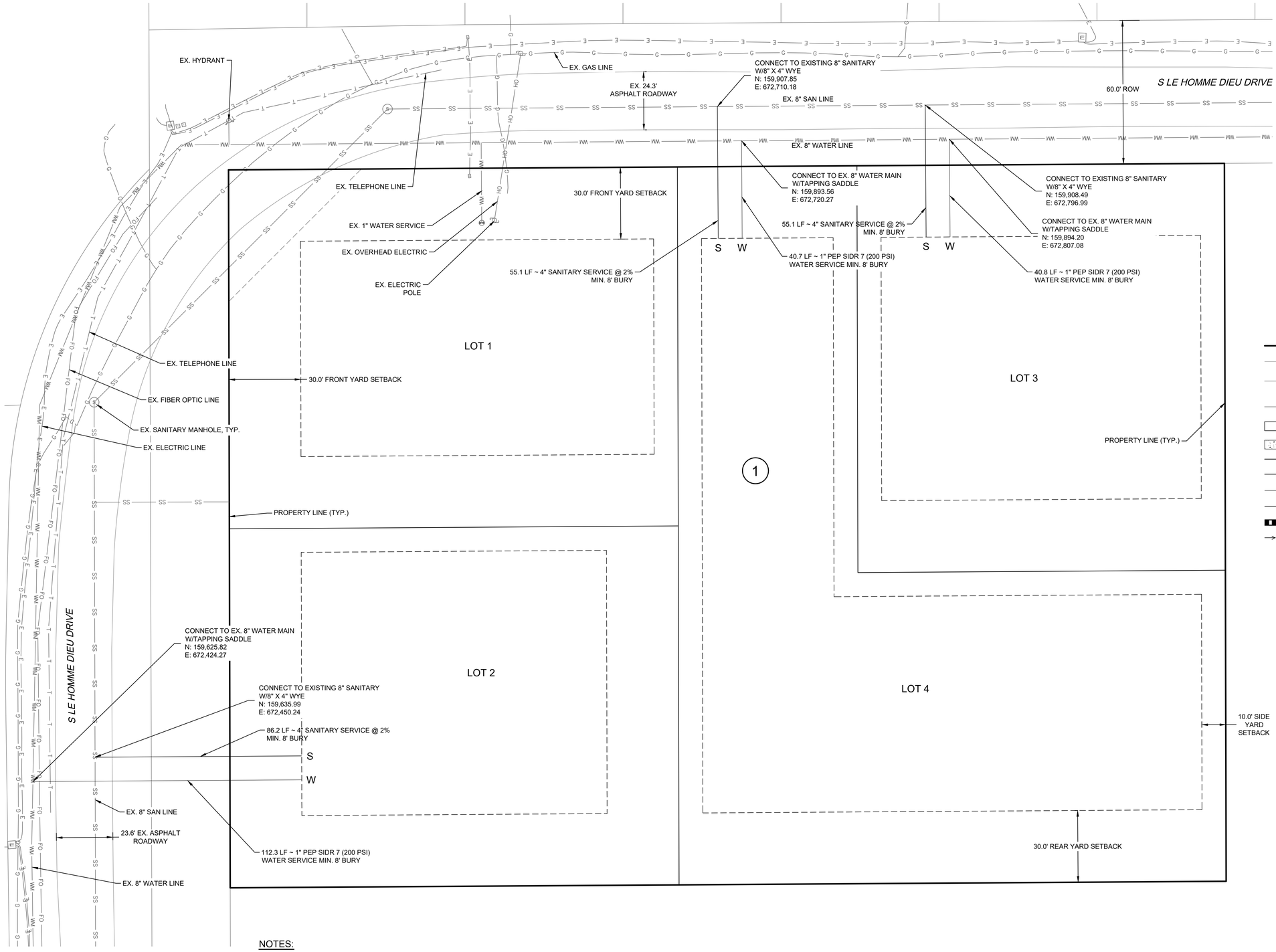
Date: 06/17/2026
Job No.: 23002

C2.0

Sheet C2.0 of C5.0

P:\23002_Willenberg Townhomes\CADD\Y\23002_C2.0 Existing Site & Demo Plan.dwg, 6/18/2026 8:58:16 AM, 1:1, MRH

CAUTION: IF THIS SHEET IS NOT 24"X36" IT IS A REDUCED PRINT




## LEGEND

- PROPERTY LINE
- EXISTING EDGE OF ASPHALT
- SS — EXISTING SANITARY SEWER W/ MANHOLE
- WM — WM — EXISTING WATER MAIN W/ VALVE & HYDRANT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED WATER LINE W/ VALVE
- PROPOSED SANITARY LINE W/ MH
- W — PROPOSED WATER SERVICE
- S — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE SWALE
- EX. — EXISTING
- TYP — TYPICAL
- PROPOSED SIGN

## NOTES:

1. CONTRACTOR SHALL FIELD VERIFY SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION STAKING.
3. ALL SANITARY LINES SHALL MEET ALASD CRITERIA.
4. ALL WATER LINES SHALL MEET ALP CRITERIA AND MAINTAIN 8' MINIMUM COVER
5. SEE SHEET C5.0 FOR CONSTRUCTION DETAILS.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: _____ TYPED OR PRINTED NAME: MATTHEW R. HAGSTROM

DATE: 06/17/2026 LICENSE NUMBER: 50731


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| No. | Description of Revisions | Date | By |
|---|---|---|---|

Designed By: LEH Checked By: MRH

# SHADY OAKS AT AGC
# ALEXANDRIA, MN
## PROPOSED SITE & UTILITY PLAN

Date: 06/17/2026
Job No.: 23002

C3.0

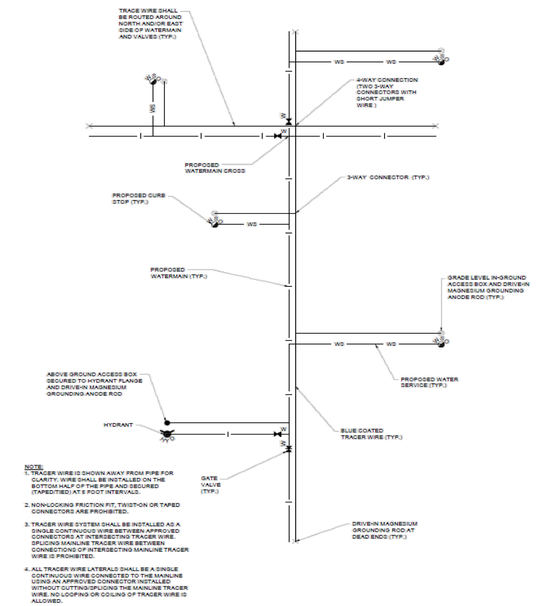
Sheet C3.0 of C5.0



P:\23002_Wittenberg Townhomes\CAD\CD\23002_C3.0-Prop Site & Utility Plan.dwg, 6/18/2026 9:00:58 AM, 1:1, MRH

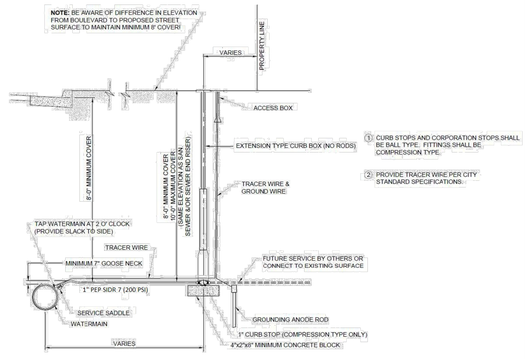
ALP Utilities Water Service Policy

## Exhibit A – Typical Water Main Tracer Wire Plan



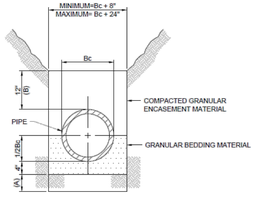

ALP Utilities Water Service Policy

## Exhibit J – Water Service




ALP Utilities Water Service Policy

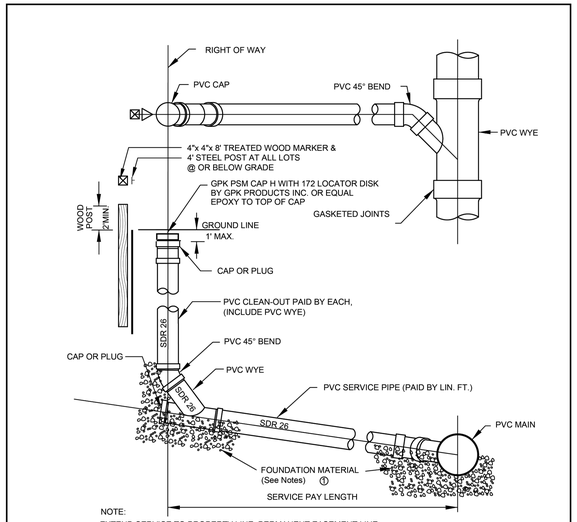
## Exhibit D – Typical Class B Pipe Bedding




(A) THE TRENCH MAY BE OVER EXCAVATED A MIN. OF 6" & BACKFILLED WITH COMPACTED GRANULAR MATERIALS WHEN ROCK, INCOMPRESSIBLE MATERIALS OR UNSTABLE SOILS ARE ENCOUNTERED.

(B) IF THIS DIMENSION DECREASES, THE BEDDING CONDITION WILL CHANGE. A HIGHER LEVEL BEDDING CONDITION SHALL BE SOLELY AT THE CONTRACTORS EXPENSE.

**NOTE:** THIS DETAIL APPLIES TO SANITARY SEWER, STORM SEWER, WATERMAIN, AND ALL SERVICE PIPE.




NOTE:
EXTEND SERVICE TO PROPERTY LINE, PERMANENT EASEMENT LINE OR AS DIRECTED BY THE ENGINEER IN THE FIELD.

SERVICE PIPE SLOPE: 4"=1.00%, 6"=0.60%

PAY LENGTH FOR SERVICE LINE SHALL BE MEASURED ALONG THE SERVICE LINE CL. TO THE CLEANOUT. BENDS, PLUGS, MARKERS, ADAPTERS, COUPLINGS, AND CONCRETE BLOCKING SHALL BE INCIDENTAL. WYES AND CLEANOUTS ARE SEPARATE PAY ITEMS.

① FOUNDATION MATERIAL - NATURAL OR CRUSHED 1-1/2 INCH ROCK ON ALL WYES AND SERVICE RISER CLEAN OUTS.

② IN WET OR UNSUITABLE MATERIAL, BED ENTIRE SERVICE IN 1-1/2 INCH CRUSHED OR NATURAL ROCK.

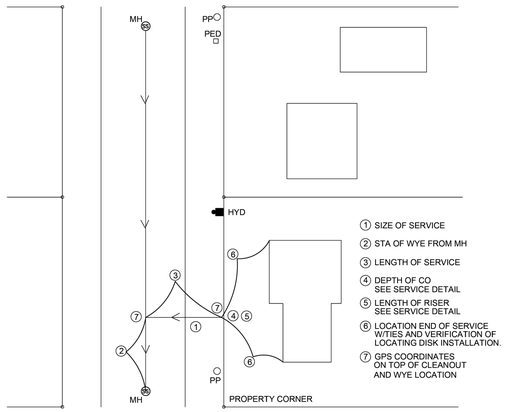
## STANDARD SERVICE RISER DETAIL

SCALE = N.T.S. REV. DATE: DEC 2014

NOTE:
CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL SERVICE INSTALLATIONS.

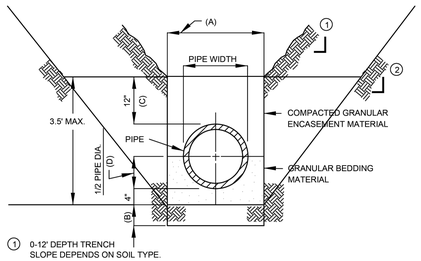
SEWER SERVICE
1. SIZE OF SERVICE
2. DISTANCE FROM DOWNSTEAM MANHOLE
3. LENGTH OF SERVICE (DISTANCE FOR SEWER MAIN TO CLEAN OUT)
4. DEPTH FROM GROUND ELEVATION TO RISER CAP
5. RISER LENGTH
6. TWO INDEPENDENT TIE-INS TO EACH SERVICE

TIE-INS SHALL BE MADE TO PERMANENT EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, TELEPHONE POLES, TELEPHONE PEDESTALS, POWER PEDESTALS, MANHOLES AND ALSO PROPERTY CORNERS




## SERVICE TIES

SCALE = N.T.S. REV. DATE: DEC 2014




① 0-12' DEPTH TRENCH
SLOPE DEPENDS ON SOIL TYPE.

② 12'-20' DEPTH TRENCH
SLOPE DEPENDS ON SOIL TYPE.

③ 0-20' DEPTH TRENCH
SUPPORT OR SHIELD SYSTEM CAN BE UTILIZED TO REDUCE TRENCH WIDTH.

④ 20' OR GREATER DEPTH TRENCH
EXCAVATION MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL HAVE THE DESIGN COMPLETED AT HIS EXPENSE AND PROVIDE A COPY TO THE OWNER AND THE PROJECT ENGINEER (WSN).

(A) MINIMUM TRENCH WIDTH SHALL ALLOW FOR SIX INCHES CLEARANCE ON EACH SIDE OF PIPE JOINT HUB.

(B) THE TRENCH MAY BE OVEREXCAVATED A MIN. OF 6" & BACKFILLED WITH COMPACTED GRANULAR MATERIALS WHEN ROCK, INCOMPRESSIBLE MATERIALS, OR UNSTABLE SOILS ARE ENCOUNTERED.

(C) COMPACTED GRANULAR ENCASEMENT MATERIAL SHALL COVER THE TOP OF PIPE BY AT LEAST 12 " AND EXTEND THE FULL WIDTH OF THE TRENCH OR AT LEAST 2 1/2" TIMES THE PIPE DIAMETER ON EACH SIDE OF THE PIPE.

(D) BEDDING AND HAUNCHING MATERIAL SHALL BE PLACED AND COMPACTED TO PROVIDE FULL SUPPORT FOR THE LENGTH OF THE PIPE.

NOTE: THIS DETAIL APPLIES TO SANITARY SEWER, STORM SEWER, WATERMAIN, AND ALL SERVICE PIPE.

## TYPICAL PIPE BEDDING DETAIL

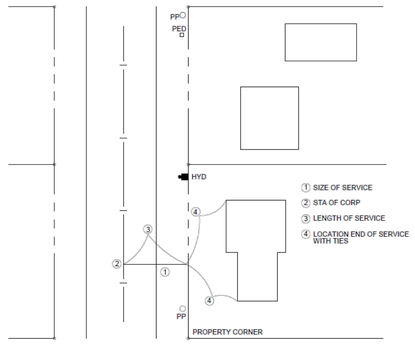
SCALE = N.T.S. REV. DATE: DEC 2014

ALP Utilities Water Service Policy

## Exhibit B – Water Service Ties

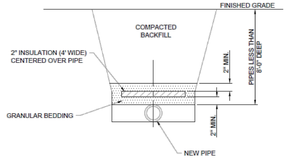
NOTE:
CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL SERVICE INSTALLATIONS.

TIE-INS SHALL BE MADE TO PERMANENT EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, TELEPHONE POLES, TELEPHONE PEDESTALS, POWER PEDESTALS, MANHOLES AND ALSO PROPERTY CORNERS




ALP Utilities Water Service Policy

## Exhibit E – Insulation




① USE THIS DETAIL FOR WATERMAIN, WATER SERVICES, SANITARY SEWER AND SEWER SERVICES.

② USE 4" OR MORE OF INSULATION WHERE PIPE IS LESS THAN 6' DEEP.

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BENCHMARK:

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| No. | Description of Revisions | Date | By |
|---|---|---|---|

Designed By: LEH
Checked By: MRH

# SHADY OAKS AT AGC ALEXANDRIA, MN
CONSTRUCTION DETAILS

Date: 06/17/2026
Job No.: 23002

C5.0

Sheet C5.0 of C5.0

I:\23002_Willberding Townhomes\CADD\Y23002_C5.0 Construction Details.dwg, 6/17/2026 4:07:53 PM, 1:1, MRH

**Planning Commission**
704 Broadway
Alexandria, MN 56308

**SCHEDULED**
**INFORMATIONAL (ID # 10718)**

Meeting: October 19, 2026
Department: Planning Department/Commission
Category: Report
Prepared by: Erin Anderson
Department Head: Mike Weber
DOC ID: 10718

## Final Plat/PUD – "East Alexandria Townhomes"

**Background**

Final Plat/PUD – **"East Alexandria Townhomes"**. The preliminary plat was approved by the Commission and Council in August 2026. No update has been provided by the Developer. The submittal deadline for a final plat for the December Commission meeting for is November 19th.

**Planning Commission**
704 Broadway
Alexandria, MN 56308

**SCHEDULED**
**ACTION ITEM (ID # 10717)**

Meeting: October 19, 2026
Department: Planning Department/Commission
Category: Report
Prepared by: Erin Anderson
Department Head: Mike Weber
DOC ID: 10717

## Data Center Study – City of Alexandria Interim Ordinance – TA-26-002

### Background

Since the September Commission meeting you have received links to additional video presentations (in support of, in opposition to, or containing general information) regarding data centers. These videos will become part of the permanent record of decision for this Study and may become the basis for whatever regulatory decisions the Commission may recommend to the Council.

Also, as has become the norm, additional news updates are enclosed with this memo for your reference. Please note the timeliness of the two most recent ones, attached to this packet report.

The Commission should plan to open the public hearing process for any ordinance amendments at its November 2026 meeting.

**ATTACHMENTS**

- Data Center Update Oct. 2026.pdf

**MPR News**

"New tool kit helps Minnesota cities prepare for when big tech's data centers come to town"

Molly Castle Work • Rochester, MN • October 14, 2026 4:00 AM

https://www.mprnews.org/story/2026/10/14/data-center-tool-kit-aims-to-help-minnesota-cities-understand-pros-cons

UNIVERSITY OF MINNESOTA **TOOL KIT**

"Data Centers, Water, and Energy: Considerations of Local Government Decision-making in Southeast Minnesota" October 2026

University of Minnesota Hubert H. Humphrey School of Public Affairs
University of Minnesota Law School
University of Minnesota Extension Southeast Regional Sustainable Development Partnership
The Freshwater Society

https://docs.google.com/document/d/19kxMDAyYT54CFWRSW2lNtaV9n0hhVb4WHSZEbo15fHo/edit?tab=t.0#heading=h.81vf0bp1gg4