Corcoran Planning Commission Agenda
August 18, 2026
7:00 PM

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Open Forum – Public Comment Opportunity**
5. **Minutes**
   a. July 7, 2026, Planning Commission Meeting Minutes
6. **New Business**
   a. Shamrock Golf Course CUP & Site Plan Amendment
   b. Civic Campus Capital Improvement - Comprehensive Plan Compliance Review
7. **Reports/Information**
   a. Planning Project Update
8. **Commissioner Liaison Calendar**
   a. Commissioner Liaison Calendar
9. **Adjournment**

***Includes Materials** *- Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City website at www.corcoranmn.gov.*

STAFF REPORT **Agenda Item: 5.a**

Council Meeting: August 18, 2026	**Prepared By:** Seth Gellman. Community Development Administrative Assistant,
Topic: July 7, 2026, Planning Commission Meeting Minutes	**Action Required:** Approval

Council Action

Attachments
1. 2026-07-07 Planning Commission Minutes Draft.docx

Corcoran Planning Commission Minutes
July 7, 2026 - 7:00 pm

The Corcoran Planning Commission met on July 7, 2026, in Corcoran, Minnesota. Five Planning Commissioners were present in the Council Chambers. Members of the public were able to monitor the meeting through the city website.

Present: Commissioners Brummond, Hargreaves, Kozicky, Scherber, and Zachman

Also present: Community Development Director Davis McKeown and Planner Klingbeil

1. **Call to Order / Roll Call**

2. **Pledge of Allegiance**

3. **Agenda Approval**

Motion: Made by Brummond, seconded by Zachman, to approve the agenda as presented for the July 7, 2026, Planning Commission Meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

4. **Open Forum – Public Comment Opportunity**
   (None).

5. **Minutes**

Motion: Made by Brummond, seconded by Kozicky, to approve the minutes, as amended for the June 4, 2026, Planning Commission Meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

6. **Unfinished Business**

   a. **Public Hearing** Springs at Corcoran Preliminary Plat, Rezoning, Preliminary PUD

      i. **Staff Report**

         (None).

      ii. **Public Hearing**

Motion: Made by Brummond, seconded by Hargreaves, to table the Public Hearing to September 3, 2026, Planning Commission Meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

7. **New Business**
    a. **Public Hearing** Lost Loon Site Plan & Variance

        i. **Staff Report**

Community Development Director Davis McKeown presented the staff report.

        ii**. Public Hearing**

Kevin Pumarlo, 10009 Jack Pine Lane, addressed the Commission and asked if the proposed project would include retail sales and where the product would be distributed.

Motion: Made by Brummond, seconded by Scherber, to close the Public Hearing.

Voting Aye: Brummond, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

        ii. **Commission Discussion & Recommendation**

Brad Avarden, Applicant, addressed the Commission and explained the proposed project would be grow operations only and the product would be potentially sold statewide.

Commissioner Kozicky asked about how many rooftop units there would be.

Brian Gadient, Applicant, addressed the Commission and described the amount of rooftop units and design.

Commissioner Hargreaves provided aesthetic recommendations for the façade of the building.

Chair Brummond provided concerns over the electrical usage of the proposed project, the overall size of the building, and parking.

Community Development Director Davis McKeown and the applicant addressed the concerns.

Commissioner Scherber asked about signage.

Brad Avarden, Applicant, addressed the Commission and explained the plan for signage.

Commissioner Kozicky asked about solar battery storage.

Jessica Avarden, Applicant, addressed the Commission and explained the potential plan for solar battery storage.

Motion: Made by Kozicky, seconded by Hargreaves, to recommend approval of Lost Loon Site Plan & Variance.

Voting Aye: Hargreaves, Kozicky, Scherber, and Zachman

Voting Nay: Brummond

(Motion passed 4-1)

8. **Reports/Information**
    a. Planning Project Update – Information Only

9. **Adjournment**

    Motion: Made by Brummond, seconded by Zachman, to adjourn the July 7, 2026, Planning Commission meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

The meeting adjourned at 7:47 PM

Seth Gellman

Submitted by Seth Gellman, Community Development Administrative Assistant

STAFF REPORT **Agenda Item: 6.a**

Council Meeting: August 18, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Shamrock Golf Course CUP & Site Plan Amendment	**Action Required:**

Council Action

Attachments

1. Staff Report - Shamrock CUP & Site Plan Amendment.pdf

STAFF REPORT

Planning Commission Meeting: August 18, 2026	**Prepared By:** Dwight Klingbeil
Topic: Shamrock Golf Course Conditional Use Permit & Site Plan Amendment (PID 25-119-23-31-0001) (City File No. 26-016)	**Action Required:** Recommendation

1. Application Request

Tim Boser, on behalf of Shamrock Golf Course, the applicant, requests approval of a Conditional Use Permit (CUP) and Site Plan Amendment to allow the construction of a 6,700 sq. ft. accessory building, which would consist of 12 covered driving bays and a lounge area.

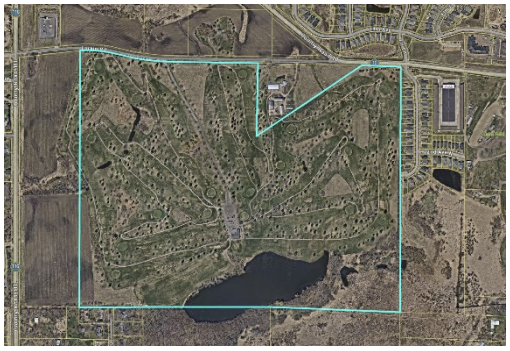


Figure 1 Site Location

2. Context

Zoning and Land Use

The 191.87-acre parcel is one of three parcels that make up the Shamrock Golf Course. The subject parcel is zoned Urban Reserve (UR) and guided for mixed residential and low-density residential uses in the 2040 Comprehensive Plan. The UR district allows Golf Courses as a conditional use. The property is within the second phase of the 2040 staging plan for municipal services.

Surrounding Properties

The property to the west, and the triangle parcel directly to the north are owned and operated by the Shamrock Golf Course, are also zoned UR, guided for mixed residential and low-density residential uses, and are located in the second stage of the 2040 staging plan.

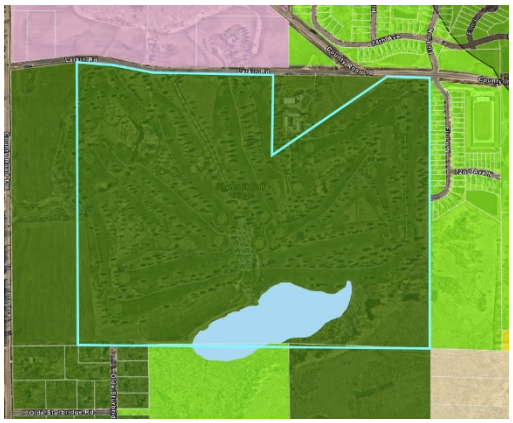


Figure 2 Zoning Map

The property to the northwest is zoned Mixed Residential (RMF-2), guided for mixed residential uses, and is located in the first stage of the 2040 Staging Plan.

The properties to the northeast and east are zoned Planned Unit Development (PUD) and are part of the Bass Lake Crossing North and South communities respectively. Both

neighborhoods are guided for low-density residential uses and are already connected to City sewer and water.

The property to the southeast is zoned UR, guided for low-density residential uses, and is located in the second stage of the 2040 staging plan.

The property south is zoned PUD, guided for public/institutional uses, and is the open space park that was dedicated to the City as part of the Ravinia development.

The properties to the southwest are zoned UR, guided for existing residential uses, and are located in the fourth stage of the 2040 staging plan.

Natural Characteristics of the Site

According to the 2040 Natural Resource Inventory Areas map, portions of the south and southeastern areas of the property are located within a Medium-Quality Natural Community. The 2040 Natural Resources Map also identifies a greenway corridor through this natural community. A wetland delineation was conducted in the summer of 2026, which confirmed that the proposed structure is not within this natural community and is in an upland area of the parcel.

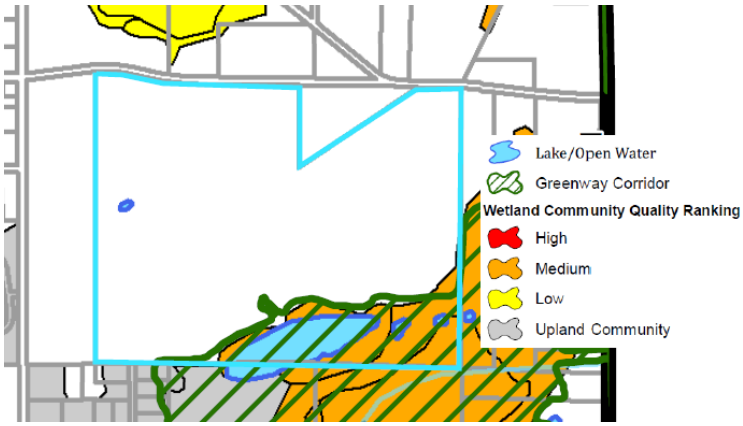


Figure 3 Natural Resources Map

The applicant's site plan indicates a buffer around the wetland area. Since this request involves a Conditional Use Permit and Site Plan Amendment rather than a plat, a formal wetland buffer will not be required for this project. The proposed structure is located well outside the 15-foot wetland setback.

3. Analysis

Planning staff coordinated review of the request for consistency with the Comprehensive Plan, Zoning Ordinance, City Code requirements, and City policies. The City Engineer's comments are incorporated into this staff report. Thire detailed comments are included in the attached Engineering Memo, and the approval conditions require compliance with the Memo.

Level of Discretion in Decision Making

The City's discretion in approving or denying a CUP and Site Plan Amendment is limited to whether the proposed request meets the standards outlined in the City Code. If it

meets these standards, the City must approve the CUP and Site Plan Amendment.



Figure 4 Proposed Site Plan Amendment

I. Site Plan Amendment

The applicant proposes constructing a 6,700 sq. ft. detached accessory structure to the southwest of the existing principal structure. Provisions for site plan modifications are outlined in Section 1070.050 Subd. 7 of the Zoning Ordinance, which classifies site expansions or modifications involving more than 10% of the existing site area as a major change. Major changes are required to be reviewed and administered in the same manner as a new site plan.

Construction of a 6,700 sq. ft. structure addition would expand the existing site area by more than 10% and is considered a major change under this Section of the City Code.

Location and Setbacks

The new structure is required to meet the minimum setback requirements for accessory structures in the UR Zoning District. These setbacks are as follows:

	P-I Standards	Proposed
Front, non-major roadways	50 feet	~2,000 feet
Side	20 feet	~1,425 feet & ~1,870 feet
Rear	15 feet	~450 feet

Staff reviewed the setbacks of the proposed expansion and found them to be compliant with the minimum setback requirements of the UR Zoning District.

Size

Section 1030.020 of the Zoning Ordinance allows a property of this size to have an accessory structure footprint of up to 3,969 square feet by-right, excluding the first 1,000 square feet of attached accessory structure space. However, properties that are larger than 10 acres may request an accessory structure footprint that exceeds 3,969 square feet through the approval of a Conditional Use Permit (CUP).

The proposed 6,700 square foot structure would exceed the by-right accessory structure footprint limit, and as a result, the applicant requested approval of a CUP to exceed the by-right limit of 3,969 square feet.

Building Height

Accessory structures located in the rear yard are allowed to have a maximum sidewall height of 13.5 feet. The proposed structure contains sidewalls that are 12 feet in height and comply with this requirement.

The overall height of the proposed addition is 17.25 feet, which is also allowed in the UR district.

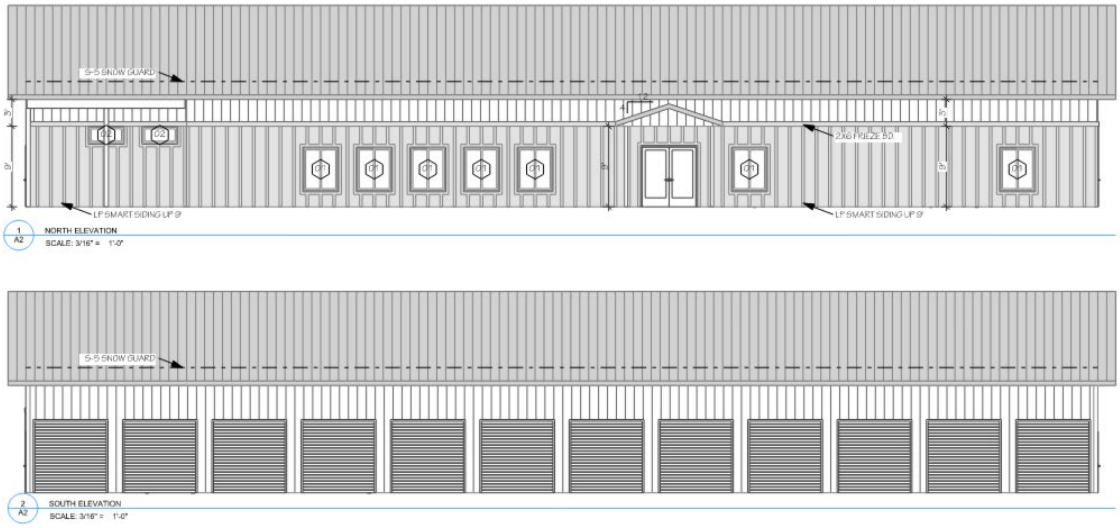


Figure 5 Building Elevations

Architectural Standards

The building plans show the expansion area to be constructed with LP Smart Siding around the entirety of the building. This material is allowed for accessory structures in the UR district.

The building plans also show the roof to be constructed with 29-guage colored steel roof panels. Section 1060.050 Subd. 1.D.3 allows accessory buildings to be constructed with metal siding and roofing through a Certificate of Compliance, provided the materials meet the standards adopted by the Minnesota State Building Code, and have been treated with a factory applied color coating system against any fading or degradation. The applicant provided documentation confirming compliance with these requirements.

The Zoning Ordinance requires eaves (i.e., the underside or soffits on the side) and overhangs (i.e., the edge extending over the front and rear elevations) of at least 12 inches. The applicant is proposing eaves and overhangs of 24 inches on the structure, which complies with this requirement.

Parking

Section 1060.060 Subd. 8 of the Zoning Ordinance outlines the following parking requirements:

- Golf Courses: 20 parking spaces plus one space for each 500 square feet of clubhouse.
- Driving Ranges: 10 parking spaces plus one for each 100 square feet of building area.

Based on the applicants' survey, the existing clubhouse has an area of 2,433 square feet. This use is required to have at least 15 parking stalls.

The proposed accessory structure is subject to the driving range parking standard of 10 spaces plus one stall for each 100 square feet of building area. Under this formula, the proposed 6,700 square foot structure requires 77 parking spaces.

In total, the existing and proposed structures would require 92 parking spaces. The site currently contains 148 parking spaces, the property substantially exceeds this requirement. Because the parking lot was previously approved and the new use does not trigger the need for additional parking, no upgrades to the parking area are required as part of this application.

Landscaping

The site is subject to the landscape standards of Section 1060.070, which require:

- One overstory tree per 1,000 sq. ft. of gross building floor area or one tree per 50 linear feet of site perimeter.

- One understory shrub for each 300 sq. ft. of building or one tree per 30 linear feet of site perimeter, whichever is greater.

In practice, the City has historically applied these standards based on the size of the proposed building. Based on the proposed 6,700 sq. ft. structure, the applicant would be required to provide at least seven overstory trees and twenty-three understory shrubs. However, given the substantial existing vegetation present throughout the site, staff finds that the existing vegetation is sufficient for this requirement.

Grading and Drainage

The existing topography in the proposed building area slopes southward, draining surface water toward the wetlands and pond located to the south. Because the disturbed area is less than 1 acre, the project is not subject to the City's Stormwater Treatment requirements. However, Staff recommend revising the grading plan to ensure all slopes are reduced to a minimum ratio of 4:1, which would allow for easier maintenance. The enclosed Engineering Memo details the grading plan review more thoroughly, and a condition of approval shall require compliance with the provisions of this memo.

Conditional Use Permit Standards

The applicant requests an amendment to the existing CUP to allow for the construction of a 6,700 square foot structure for the purpose of having twelve covered driving bays and additional lounge area. In order to grant a CUP, the standards of Section 1070.020 Subd. 3 must be met:

a. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

   The proposed building is not in conflict with the Comprehensive Plan. Golf Course and other outdoor recreational facilities of a commercial nature are allowed within the Urban Reserve district. The proposed structure would expand the operations for a use that is allowed and is consistent with supporting continued operations of the golf course.

b. *The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.*

   The establishment, maintenance, or operation of the use will promote and enhance the public welfare as it will allow the golf course to continue usage of the existing driving range with covered bays. The CUP for the accessory building would not be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding neighborhood. The building is proposed to be below the 35-foot

maximum building height allowed for principal buildings in the UR district. The building would meet or exceed all setback requirements for the UR district.

c. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

   Assuming the recommended conditions of approval are adopted, staff does not find reason to believe the CUP for the accessory structure would be injurious to the use and enjoyment of the surrounding properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed structure will allow the applicant to expand their operation with a use that is consistent with the existing Golf Course uses.

d. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The surrounding properties are used for a mix of residential and agricultural uses. The proposed building does not preclude improvement or further development of the surrounding properties.

e. *Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

   Adequate public facilities are available to accommodate the proposed use. Construction of the proposed structure will not impact the demand for services.

f. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

   If the CUP is approved with the conditions of approval as recommended by staff, the use and building will comply with the district regulations for the UR zoning district.

g. *The conditional use and site conform to performance standards as specified by this Chapter.*

   If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the performance standards for the site within the Zoning Ordinance.

4. Recommendation

Staff recommend approval of the draft resolution approving the Site Plan amendment and CUP to allow the construction of a 6,700 sq. ft. accessory structure.

Attachments:

1. Draft Resolution 2026- Approving the Site Plan & Conditional Use Permit
2. Engineering Memo dated July 23, 2026
3. Topographic Survey & Site Plan
4. Proposed Site Plan
5. Building Plans

RESOLUTION NO. 2026-

Motion By:
Seconded By:

A RESOLUTION APPROVING A SITE PLAN AMENDMENT AND CONDITIONAL USE PERMIT FOR A 6,720 SQUARE FOOT ACCESSORY STRUCTURE AT 19625 LARKIN ROAD (PID 25-119-23-31-0001) (CITY FILE 26-016)

WHEREAS, Shamrock Golf Club, the applicant, requests approval of a site plan amendment and a conditional use permit to allow a 6,720 sq. ft. detached accessory structure at the property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the site plan and conditional use permit request at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request, subject to the following findings and conditions:

1. A site plan amendment and conditional permit is approved, in accordance with the application received by the City on June 18, 2026, except as amended herein.

2. The applicant shall comply with all conditions of the City Engineer's memo dated July 23, 2026.

3. A conditional use permit is approved to allow a 6,720 sq. ft. accessory building that would result in a cumulative accessory structure footprint exceeding 3,969 sq. ft. for the property, based on the following findings and conditions:

    a. The conditional use permit standards in Section 1070.020 are satisfied:

        i. The proposed building construction for covered driving bays and indoor lounge and gathering space is consistent with the uses anticipated in the UR district and does not conflict with the Comprehensive Plan. The proposed use does not impact public facilities and capital improvement plans.

        ii. The establishment, maintenance, or operation of the use would not be detrimental to the public health, safety, morals, or comfort of the general public, as it is an expansion of an existing use. The use is also allowed within the UR district. The expansion will allow for continued use of the applicant's driving range which will not be detrimental to the public health, safety, morals, and comfort of the surrounding area.

        iii. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor

DRAFT

substantially diminish and impair property values within the neighborhood. The new structure allows for continued use of the existing driving range within a covered structure, and conditions have been proposed to ensure compliance with ordinance standards.

iv. The establishment of the use with the enclosed conditions will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

v. Adequate public facilities can be reasonably provided to accommodate the use, and an expansion to the existing building will not impact the demand for services.

b. The use shall be subject to the following conditions:

i. All metal roof materials must be treated with a factory applied color coating system against any fading or degradation and meet the standards adopted by the Minnesota State Building Code, in accordance with Section 1060.050 Subd. 1.D.3. of the City Code.

4. Prior to issuance of a building permit, the applicant/landowner must complete the following:

a. A grading plan must be submitted for final approval per the City's Engineer Memo.

b. The approving resolution must be recorded at Hennepin County, and the applicant must provide proof of recording to the City.

5. The applicant must maintain a positive escrow balance through the duration of the project. If the escrow balance becomes negative, the applicant must pay any balance due plus a new deposit for anticipated remaining staff time within 30-days of receiving a notice from the City.

6. A final inspection of the project to confirm the building and any parking improvements are constructed to plan is required prior to final reconciliation and release of the escrow account with the City.

7. The applicant shall record the approving resolution with Hennepin County and provide proof of recording to the City.

8. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

DRAFT

RESOLUTION NO. 2026-

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 27th day of August 2026

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

DRAFT

RESOLUTION NO. 2026-

ATTACHEMENT A

Commencing At The Northwest Corner Of The East Half Of The Southwest Quarter Thence East To A Point 150 Feet West From The Northeast Corner Thereof Thence South 800 Feet Thence Northeasterly To A Point In The North Line Of The Southeast Quarter A Distance Of 1000 Feet East From The Northwest Corner Thereof Thence East To The Northeast Corner Of The West Half Of The Southeast Quarter Thence South To The Southeast Corner Thereof Thence West To The Southwest Corner Of The East Half Of The West Half Of The Southwest Quarter Thence North To The Northwest Corner Thereof Thence East To The Beginning And That Part Of The East Half Of The Southwest Quarter Of The Northwest Quarter Lying South Of Road Excluding the Road.

DRAFT

Stantec

Memo

To:	Kevin Mattson, City Engineer/Public Works Director	From:	Steve Hegland, PE Dan Boyum, PE
Project:	Shamrock Golf Course Driving Range Site Plan Review	Date:	July 23, 2026

Exhibits:

This Memorandum is based on a review of the Site Plan documents for the Lost Loon Cannabis site with the following documents.

a. Site Plan – Shamrock Golf Course by SEH – dated June 16, 2026
b. Topographic Survey & Site Plan by E.G. Rud & Sons, Inc. – dated June 12, 2026

Comments:

General:

1. A comment response letter shall be provided with the resubmitted documents indicating how the specific comments have been addressed.
2. In addition to engineering comments, the proposed plans are subject to review for compliance with planning, zoning, and land-use requirements, and shall meet other applicable codes of the City of Corcoran, NPDES, ECWMC, Hennepin County, etc.

Site Plan

1. The limits of the wetland buffer shall be confirmed by the applicant with City Planning Staff. It appears that the buffer is extended east beyond the tree line which would encompass an existing building.
2. The applicant shall review the existing vegetation with the City wetland specialist to confirm that the existing vegetation is suitable for wetland buffer. If not, a wetland buffer establishment plan would need to be provided in accordance with the City buffer standards.

Stormwater

1. The project is not subject to the City of Corcoran Stormwater Treatment requirements as disturbance limits are less than 1 acre.
2. The City recommends changing slopes to 4:1 maximum slopes to allow for easier maintenance.
3. The filtration basin top is labeled at 999.4 while the EOF is at a 998.9, this should be clarified on the plans.

Sanitary Sewer & Watermain

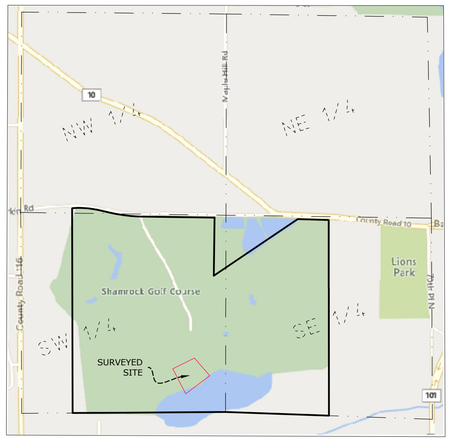
1. Bathroom facilities are shown within the structure. At the time of building permit the applicant shall confirm how sewer and water services will be provided to the facility. The applicant shall be responsible for any necessary permits with Hennepin County for the sanitary sewer and MDH for the well, if necessary.

TOPOGRAPHIC SURVEY & SITE PLAN

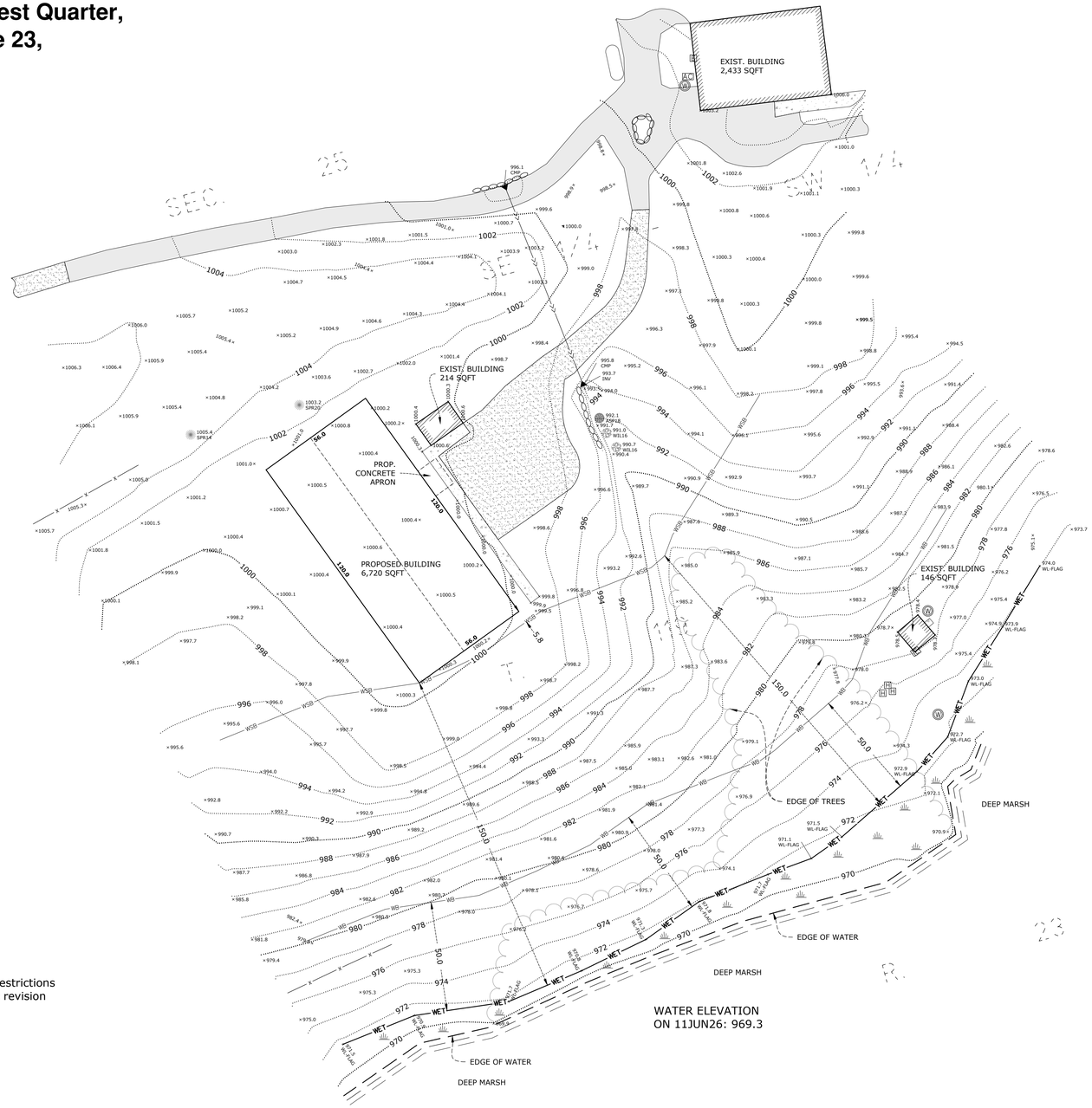
~for~ Ram General Contracting & Shamrock Golf Course
~Part of~ Southeast Quarter of the Southwest Quarter, Section 25, Township 119, Range 23, Hennepin County, Minnesota.

VICINITY MAP

PART OF SEC. 25, TWP. 119, RNG. 23



HENNEPIN COUNTY, MINNESOTA
(NO SCALE)



WATER ELEVATION
ON 11JUN26: 969.3

NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

BENCHMARK

HENNEPIN CO CNTRL POINT #9870 - BASS ALUMINUM ROD & DISK: 983.18 (NAVD88).

LEGEND

- DENOTES AIR CONDITIONING UNIT
- DENOTES ELECTRICAL BOX
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES TRANSFORMER
- DENOTES STORM SEWER APRON
- DENOTES WELL
- DENOTES WET LAND
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING STORM SEWER
- DENOTES DELINEATED WETLAND BY OTHERS
- DENOTES WETLAND SETBACK LINE
- DENOTES WETLAND BUFFER
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/11/26.
- Address: 19625 Larkin Road, Corcoran, MN, 55340.
- Parcel ID Number: 2511923310001.
- Owner/Taxpayer: Shamrock Land, LLC
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

E. G. RUD & SONS, INC.
EST. 1977
www.egrud.com
Professional Land Surveyors
990 5th Ave SE, Suite 2
Hutchinson, MN 55350
Tel. (320) 587-2026

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

KURT D. NELSON

Date: 12JUN26 License No. 45356

DRAWN BY: EMS	JOB NO: 260533	DATE: 06/12/26	
CHECK BY: KDN	FIELD CREW: BH		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

260533



N

1" = 100'

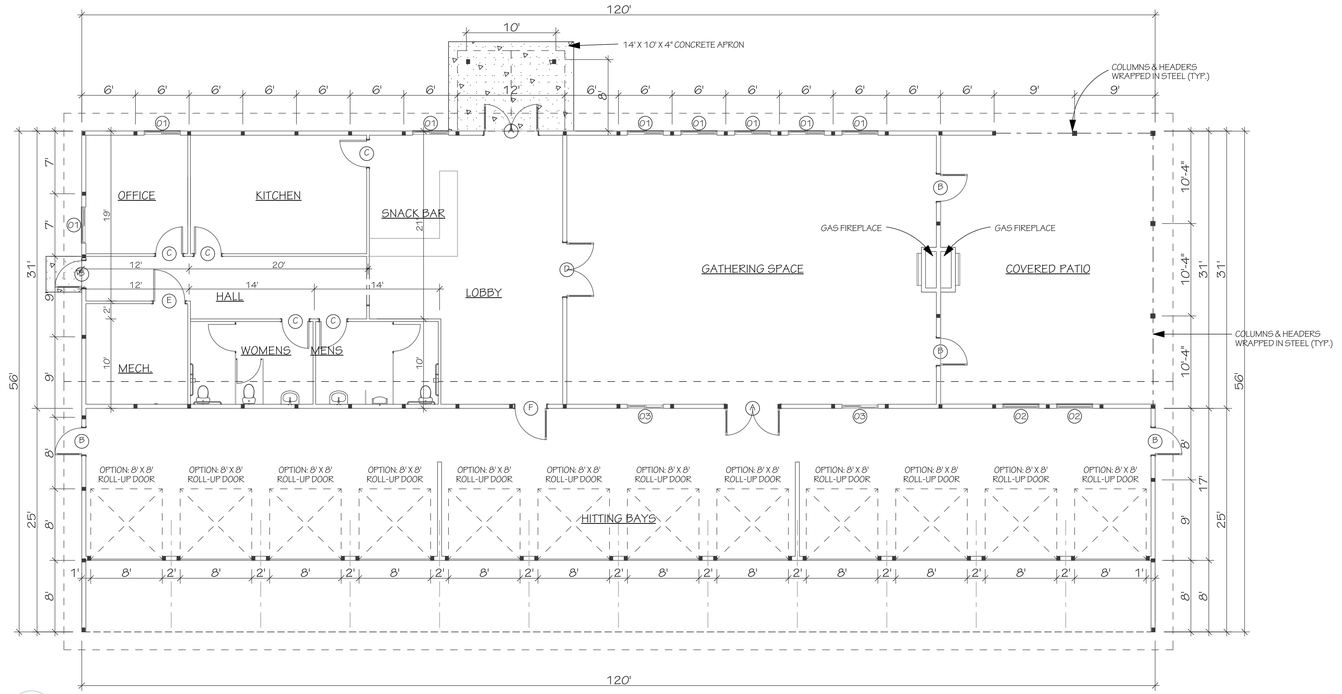
© ALL DRAWINGS AND CONTENT COPYRIGHT RAM GENERAL CONTRACTING INC.
CALL RAM GENERAL CONTRACTING INC. TO OBTAIN COPIES OF THIS PLAN.
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS A VIOLATION OF FEDERAL LAW.

DRAWN BY: S.K.
DATE: 7/15/2026
SHEET: #LayNoInSubset OF 3

PROJECT NAME: Shamrock Golf Course
PROJECT LOCATION: 19625 Larkin Rd. Corcoran MN 55340
BUILDING DESCRIPTION: 56'-0" X 120'-0" X 12'-0" Hitting Bays & Event Center
DESIGN NUMBER:

592 Industrial Drive
Winsted, Minnesota 55395
320-485-2844 800-710-4726
Fax 320-485-3625
www.rambuildings.com
Contractor License Number 20171976

RAM CONSTRUCTION SERVICES
General Contracting, Inc.



1
A1

1st FLOOR PLAN

SCALE: 1/8" = 1'-0"

DOOR & WINDOW TYPES									
Element ID	01	02	03	A	B	C	D	E	F
Quantity	8	2	2	2	5	5	1	1	1
View									
Dimensions	---	---	---	6'x6'-8"	3'x6'-8"	3'x6'-8"	6'x6'-8"	3'-6"x6'-8"	3'-6"x6'-8"
Remarks	4'-0" X 5'-0" Sliding Window	4'-0" X 2'-0" Fixed Window	4'-0" X 4'-0" Sliding Window (Tempered)	AJ 7100 Series Full View Walkdoor	AJ 7100 Series Half Lite Walkdoor	Bayer Built Solid Interior Walkdoor	Bayer Built Full View Interior Walkdoor	Bayer Built Solid Interior Walkdoor	AJ 7100 Series Half Lite Walkdoor

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING	BASE	CEILING HGT.	REMARKS
HITTING BAYS	SC	STEEL	STEEL		12'-0"	
COVERED PATIO	SC	LP/STEEL	STEEL		12'-0"	6)
GATHERING SPACE	LVP	STEEL/GBF	STEEL	WOOD	9'-0"	2)
LOBBY/SNACK BAR	LVP	STEEL/GBF	STEEL	WOOD	9'-0"	2)
HALL	LVP	GBF	ACT	WOOD	9'-0"	1)
MENS & WOMENS	P. TILE	P. TILE/GBF	ACT	P. TILE	9'-0"	1) & 3)
MECH	SC	CDX	STEEL		9'-0"	1)
OFFICE	LVP	GBF	ACT	WOOD	9'-0"	1)
KITCHEN	Q. TILE	FRP/GBF	ACT	Q. TILE	9'-0"	1) & 4)

ABBREVIATIONS:

ACT	ACOUSTICAL CEILING TILE
CDX	CDX PLYWOOD
FRP	FIBERGLASS REINFORCED PLASTIC
GBF	GYPSUM BOARD - PAINTED
LP	LP SMART SIDING
LVP	LUXURY VINYL PLANK
P. TILE	PORCELAIN TILE
Q. TILE	QUARRY TILE
SC	SEALED CONCRETE
STEEL	STEEL LINER
WOOD	WOOD BASE

REMARKS:

1) DROPPED ACT CEILING @ 9'-0"
2) GBF ON WALLS UP 9'-0", STEEL FROM 9'-0" TO CEILING
3) TILE UP 8' ON PLUMBING FIXTURE WALLS. GBF FROM 8' TO CEILING. GBF FULL HEIGHT ON REMAINING WALLS
4) FRP APPLIED TO GYP. BD.
6) LP SMART SIDING ON WALLS UP 9'-0" & STEEL FROM 9'-0" TO CEILING

© ALL DRAWINGS AND CONTENT COPYRIGHT RAM GENERAL CONTRACTING INC.
CALL RAM GENERAL CONTRACTING INC. TO OBTAIN COPIES OF THIS PLAN.
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS A VIOLATION OF FEDERAL LAW.

DRAWN BY: S.K.
DATE: 6/16/2026
SHEET: 1 OF 3

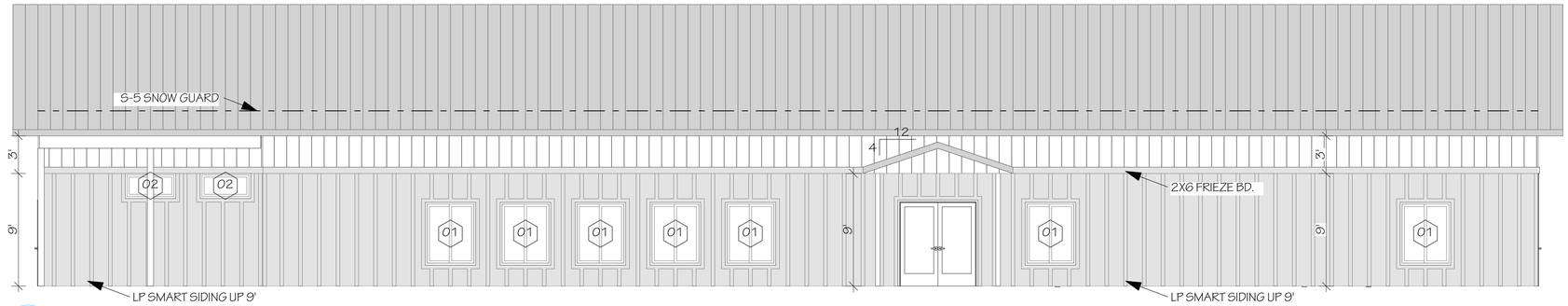
NO.	PLAN ITEM	BY	DATE
1			
2			
3			
4			
5			

Shamrock Golf Course
19625 Larkin Rd, Corcoran MN 55340

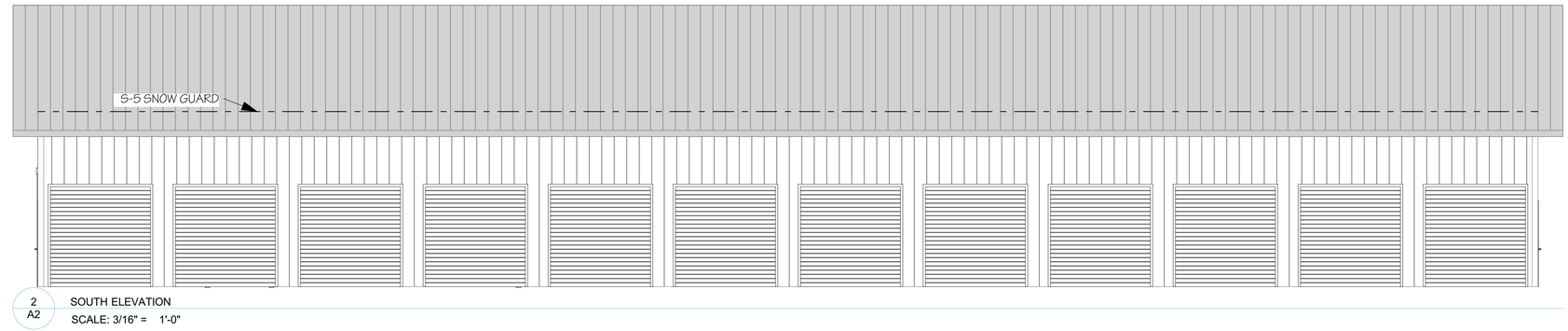
592 Industrial Drive
Winsted, Minnesota 55395
320-485-2844 800-710-4726
Fax 320-485-3625
www.rambuildings.com

RAM CONSTRUCTION SERVICES
General Contracting, Inc.

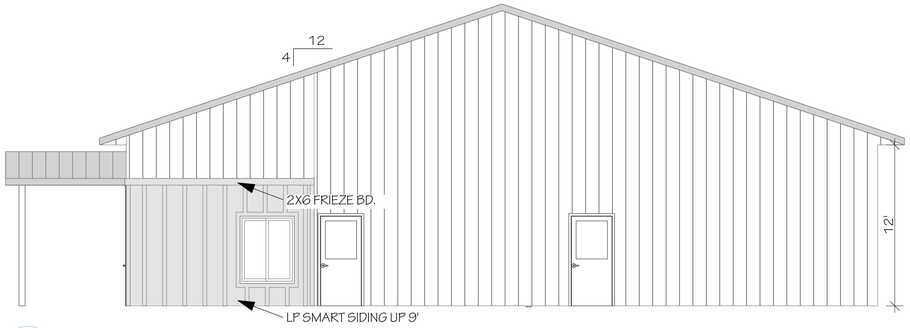
SHEET
A1
OF 3



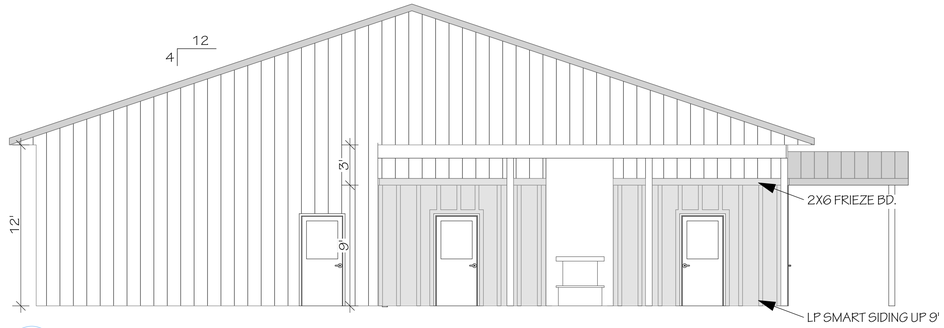
1 A2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 A2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 A2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 A2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

© ALL DRAWINGS AND CONTENT COPYRIGHT RAM GENERAL CONTRACTING INC.
CALL RAM GENERAL CONTRACTING INC. TO OBTAIN COPIES OF THIS PLAN.
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS A VIOLATION OF FEDERAL LAW.

DRAWN BY: S.K.
DATE: 6/16/2026
SHEET: 2 OF 3

NO.	BY	DATE
1		
2		
3		
4		
5		

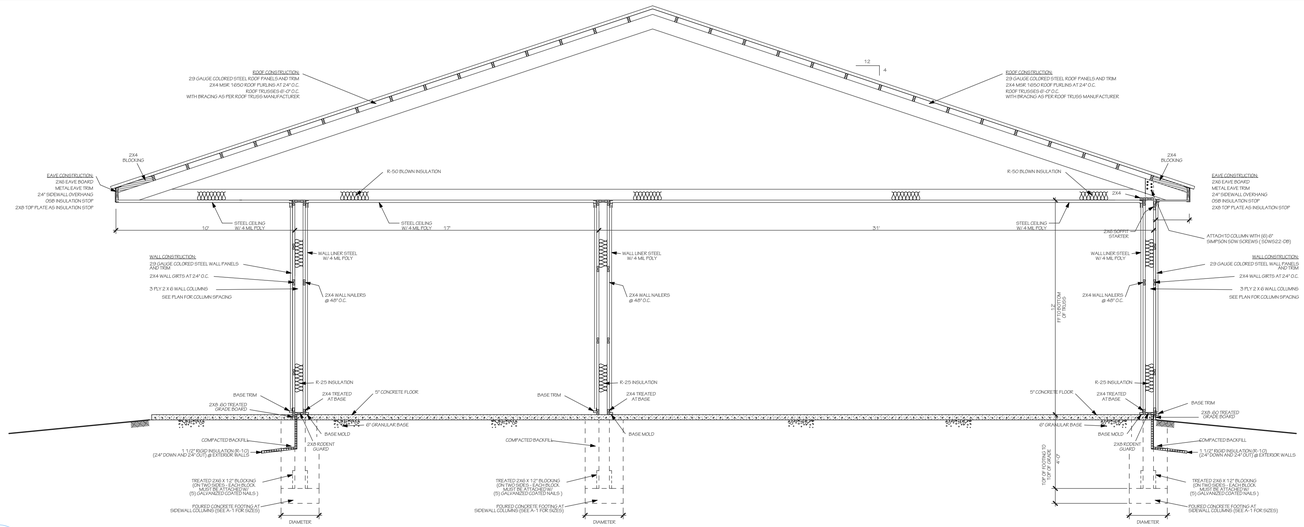
PLAN ITEM

Shamrock Golf Course
19625 Larkin Rd. Corcoran MN 55340

592 Industrial Drive
Winsted, Minnesota 55395
320-485-2844 800-710-4726
Fax 320-485-3625
www.rambuildings.com

RAM CONSTRUCTION SERVICES
General Contracting, Inc.

SHEET
A2
OF 3



1
A3

Building Cross Section

SCALE: 1/4" = 1'-0"

© ALL DRAWINGS AND CONTENT COPYRIGHT RAM GENERAL CONTRACTING INC.
CALL RAM GENERAL CONTRACTING INC. TO OBTAIN COPIES OF THIS PLAN.
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS A VIOLATION OF FEDERAL LAW.

DRAWN BY: S.K.
DATE: 6/16/2026
SHEET: 3 OF 3

NO.	PLAN ITEM	BY	DATE
1			
2			
3			
4			
5			

Shamrock Golf Course
19625 Larkin Rd. Corcoran MN 55340

592 Industrial Drive
Winsted, Minnesota 55395
320-485-2844 800-710-4726
Fax 320-485-3625
www.rambuildings.com

RAM CONSTRUCTION SERVICES
General Contracting, Inc.

SHEET
A3
OF 3

N

20 0 20 40
scale 10 feet

6" DRAINTILE: TO CONNECT TO BUILDING ROOF DRAINS AND DOWN SPOUTS

GRAVEL
REPLACE EXISTING SECTION

NOTES:

LOT AREA: 191.87 AC
BUILDING COVERAGE PERCENT: 0.09%

WORK BY OTHERS:
FIRE WATER, LANDSCAPING, SURVEY, WELL, SEPTIC, AND ARCHITECTURAL

EXISTING 26 LF RETAINING WALL
EXISTING 98 LF CULVERT @ 2.44%
N INV = 996.10
S INV = 993.70
EXISTING 10 FT WIDE GRAVEL PATH
EXIST. BUILDING
214 SQFT
REMOVE EXISTING TREE
5 FT
REMOVE AND REPLACE
EXISTING CONCRETE SIDEWALK
PROPOSED BUILDING
6,720 SF
EXISTING 25 LF RETAINING WALL
5 FT
REMOVE AND REPLACE
EXISTING CONCRETE SIDEWALK
150 FT WETLAND BUILDING SETBACK
NYLOPLAST DRAIN BASIN (TYP)
CLEANOUT (TYP)
20 FT
FILTRATION BASIN
AREA = 948 SF
6" PVC CULVERT
10 CY RIPRAP
EOF WEIR
WITH 10 CY RIP RAP
150 FT WETLAND BUILDING SETBACK
3000 FT
EXIST. BUILDING
146 SQFT
50 FT WETLAND SETBACK
WETLAND DELINEATION
50 FT
DEEP MARSH
150 FT
50 FT
WETLAND BUFFER SIGN (TYP)
50 FT SPACING ALONG SETBACK
50 FT WETLAND SETBACK
EDGE OF WATER
DEEP MARSH
WETLAND DELINEATION
WATER ELEVATION
ON 11JUN26: 969.3

SEH Project	RAMGC191381
Drawn By	MSS
Designed By	MSS
Checked By	CMM

Rev.#	Revision Issue Description	Date
A	ISSUED FOR PERMIT	06/16/26

SEH
PHONE: 320.229.4300
2351 CONNECTICUT AVE. S
SUITE 300
SARTELL, MN 56377
www.sehinc.com

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.

COLLIN M. MAKI
DATE 06/16/26 LICENSE NO. 58804

SHAMROCK GOLF COURSE
19625 LARKIN RD, CORCORAN, MN 55340

NEW HITTING BAY & EVENT CENTER BUILDING
SITE LAYOUT

CIV-100

Save: 6/16/2026 3:37 PM oenglish Plot: 6/16/2026 3:50 PM X:\PT\R\RAMGC\191381\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\RA191381ISL.dwg

N

20 0 20 40
scale 40 feet

NOTES:

ADDED IMPERIOUS AREA = 7,560 SF
RUNOFF TREATMENT REQUIREMENT = 1.1"
REQUIRED TREATMENT VOL = 693 CF
PROPOSED TREATMENT VOL = 948 CF

WORK BY OTHERS:
FIRE WATER, LANDSCAPING, SURVEY, WELL, SEPTIC, AND ARCHITECTURAL

NYLOPLAST DRAIN BASIN
RIM = 1000.15
INV = 998.27

PROPOSED BUILDING
FFE = 1000.40

998.81
1000.64
1000.32
1000.29
1000.40
1000.40
998.23
999.93

TIE INTO EXISTING GRADE

64 LF 6" PVC SCH 40 @ 0.25%

NYLOPLAST DRAIN BASIN
RIM = 1000.10
INV = 998.27

NYLOPLAST DRAIN BASIN
RIM = 1000.14
INV = 998.11

FFE = 1000.40

NYLOPLAST DRAIN BASIN
RIM = 1000.27
INV = 998.11

64 LF 6" PVC SCH 40 @ 0.25%

(2) LINES OF SILT FENCE
834 LF TOTAL

NYLOPLAST DRAIN BASIN
RIM = 1000.00
INV = 997.95

20 LF 6" PVC SCH 40 @ 0.25%
INV = 997.90

CLEANOUT
RIM = 998.88
INV = 996.88

EOF WEIR
ELEV = 998.90

NYLOPLAST DRAIN BASIN
RIM = 999.77
INV = 997.95

999.84

20 LF 6" PVC SCH 40 @ 0.25%
INV = 997.90

FILTRATION BASIN
TOP = 999.40
BOT = 997.88
VOL = 948 CF

CLEANOUT
RIM = 998.88
INV = 996.88

(2) 28 LF 6" PERFORATED PVC DRAINTILE @ 0.25%

23 LF 6" PVC CULVERT @ 15.24%
NW INV = 996.81
SE INV = 993.38

6" APRON
WITH 10 CY RIPRAP

150FT WETLAND BUILDING SETBACK

EXIST. BUILDING
146 SQFT

150 FT

50 FT

50FT WETLAND SETBACK

WETLAND DELINEATION

DEEP MARSH

EDGE OF WATER

DEEP MARSH

WATER ELEVATION
ON 11JUN26: 969.3

Save: 6/16/2026 3:38 PM oenglish Plot: 6/16/2026 3:50 PM X:\PTI\R\RAMGC\191381\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\RA191381GP.dwg

		Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
SEH Project	RAMGC191381	.			.		
Drawn By	MSS	.			.		
Designed By	MSS	.			.		
Checked By	CMM	A	ISSUED FOR PERMIT	06/16/26	.		

SEH
PHONE: 320.229.4300
2351 CONNECTICUT AVE. S
SUITE 300
SARTELL, MN 56377
www.sehinc.com

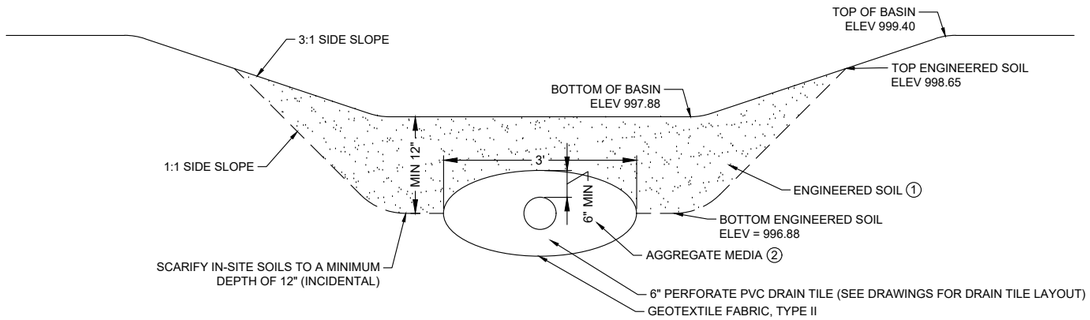
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

COLLIN M. MAKI
DATE 06/16/26 LICENSE NO. 58804

SHAMROCK GOLF COURSE
19625 LARKIN RD, CORCORAN, MN 55340

NEW HITTING BAY & EVENT CENTER BUILDING
GRADING PLAN

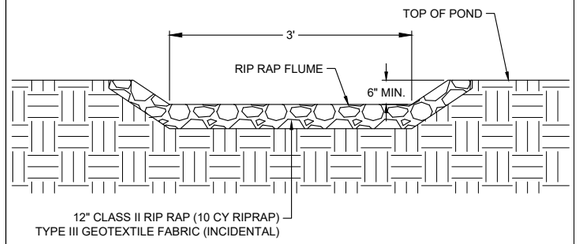
CIV-200



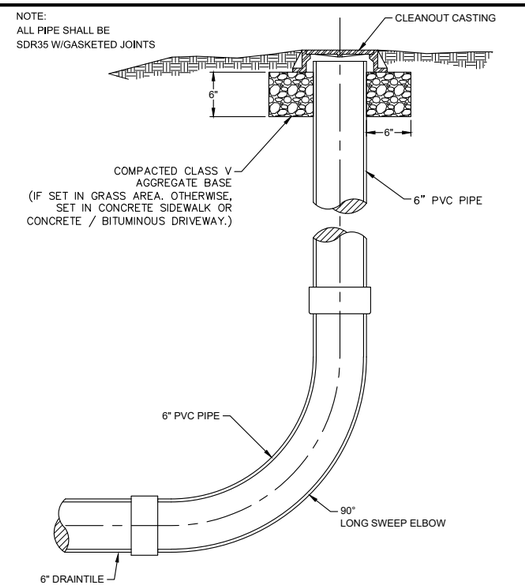
① ENGINEERED SOIL
- 70% CLEAN SAND
- 30% MNDOT GRADE 2 COMPOST

② AGGREGATE MEDIA
- WASHED COURSE AGGREGATE MEDIA
- MNDOT 3149.2H "COURSE FILTER AGG."

FILTRATION BASIN DETAIL



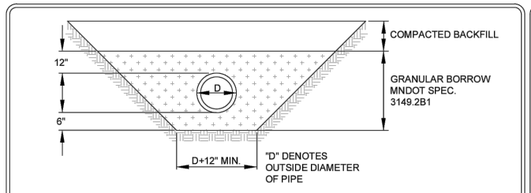
RIPRAP EMERGENCY OVERFLOW SECTION



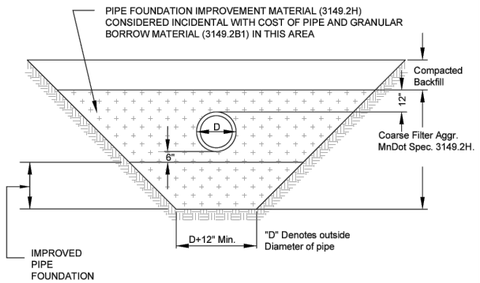
END OF LINE CLEANOUT

NTS

DRAINTILE CLEANOUT



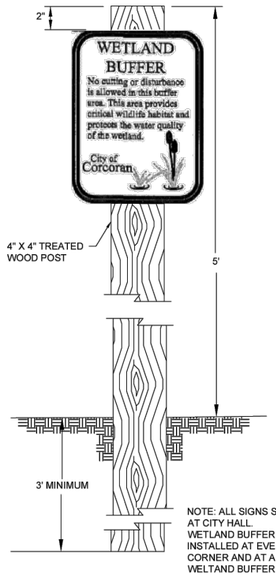
PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN POOR SOILS

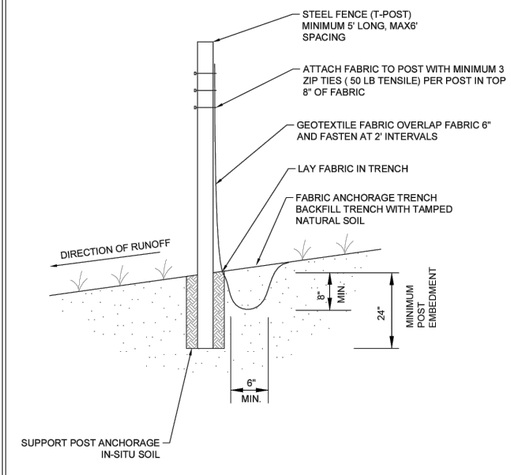
NOTE:
1. ALL SDR-35 PVC SHALL BE USED TO A DEPTH NOT TO EXCEED 16'. SDR-26 PVC SHALL BE USED FOR DEPTHS GREATER THAN 16'. C-900 PVC SHALL BE USED FOR DEPTHS GREATER THAN 25'.

CORCORAN, MINNESOTA
Stantec
BEDDING METHODS FOR PVC
LAST REVISION: 01/05/2024
PLATE NO. BED–15



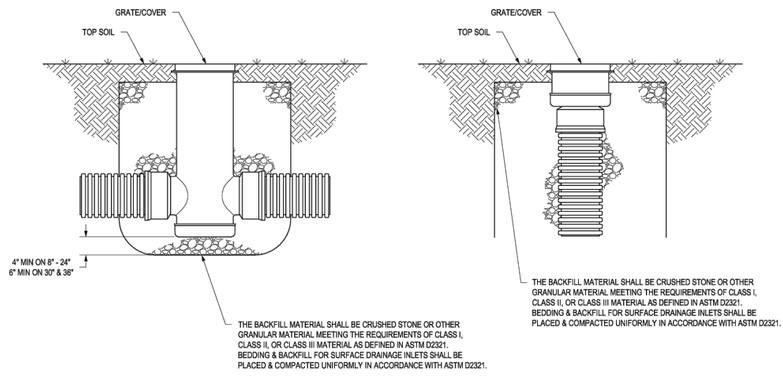
NOTE: ALL SIGNS SHALL BE OBTAINED AT CITY HALL.
WETLAND BUFFER POSTS TO BE INSTALLED AT EVERY PROPERTY CORNER AND AT ANGLE POINTS OF WELTAND BUFFER

CORCORAN, MINNESOTA
Stantec
WETLAND BUFFER SIGN
LAST REVISION: 01/05/2024
PLATE NO. GEN-3



CORCORAN, MINNESOTA
Stantec
SILT FENCE MACHINE SLICED
LAST REVISION: 01/05/2024
PLATE NO. ERO–1A

NON TRAFFIC INSTALLATION



THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2011 NYLOPLAST

DRAWN BY	CJA
DATE	9-30-09
REVISED BY	NMH
DATE	03-11-16
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:25
SHEET	1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

SEH Project	RAMGC191381	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MSS	.			.		
Designed By	MSS	.			.		
Checked By	CMM	A	ISSUED FOR PERMIT	06/16/26	.		

SEH
PHONE: 320.229.4300
2351 CONNECTICUT AVE. S
SUITE 300
SARTELL, MN 56377
www.sehinc.com

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.

COLLIN M. MAKI
DATE 06/16/26 LICENSE NO. 58804

SHAMROCK GOLF COURSE
19625 LARKIN RD, CORCORAN, MN 55340

NEW HITTING BAY & EVENT CENTER BUILDING
CIVIL DETAILS

CIV-300

Save: 6/16/2026 3:39 PM oenglish Plot: 6/16/2026 3:50 PM X:\PT\R\RAMGC\191381\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\RA191381DT.dwg

STAFF REPORT **Agenda Item: 6.b**

Council Meeting: August 18, 2026	**Prepared By:** Natalie Davis, Community Development Director
Topic: Civic Campus Capital Improvement - Comprehensive Plan Compliance Review	**Action Required:** Discussion

Summary
A public hearing was scheduled at the City Council meeting on August 13, 2026, to discuss financing certain municipal facilities through Capital Improvement Plan (CIP) bonds following adoption of a five-year CIP. The proposed 2026-2030 CIP identifies the construction of a new Civic Campus, including City Hall and a Public Safety facility, as the capital improvement to be financed under the plan. This process is authorized under Minnesota Statutes Section 475.521. Minnesota Statutes Section 462.356, Subd. 2 requires the Planning Commission to review the proposed capital improvement and report its findings in writing to the City Council regarding whether the improvement is in accordance with the adopted Comprehensive Plan, unless the requirement is waived by a two-thirds vote of the City Council. The requirement was not waived at the August 13, 2026, City Council meeting. The Planning Commission findings are intended to be forwarded to Council on August 27, 2026, when the Public Hearing originally scheduled for August 13, 2026, will also occur.

Council Action

Attachments
1. 2026-08-18 Civic Campus CIP PC Report.pdf

STAFF REPORT

Planning Commission Meeting: August 18, 2026	**Prepared By:** Natalie Davis McKeown
Topic: Civic Campus Capital Improvement – Comprehensive Plan Compliance Review (PID 24-119-23-23-0004)	**Action Required:** Findings

1. Summary of Request

A public hearing was scheduled at the City Council meeting on August 13, 2026, to discuss financing certain municipal facilities through Capital Improvement Plan (CIP) bonds following adoption of a five-year CIP. The proposed 2026-2030 CIP identifies the construction of a new Civic Campus, including City Hall and a Public Safety facility, as the capital improvement to be financed under the plan. This process is authorized under Minnesota Statutes Section 475.521.

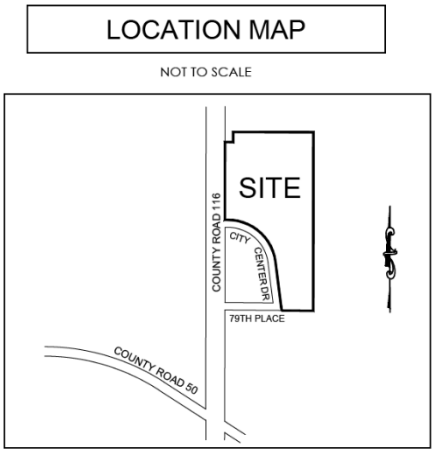


Figure 1 Location Map

Minnesota Statutes Section 462.356, Subd. 2 requires the Planning Commission to review the proposed capital improvement and report its findings in writing to the City Council regarding whether the improvement is in accordance with the adopted Comprehensive Plan, unless the requirement is waived by a two-thirds vote of the City Council. The requirement was not waived at the August 13, 2026, City Council meeting.

The Planning Commission findings are intended to be forwarded to Council on August 27, 2026, when the Public Hearing originally scheduled for August 13, 2026, will also occur.

2. Context

Zoning and Land Use

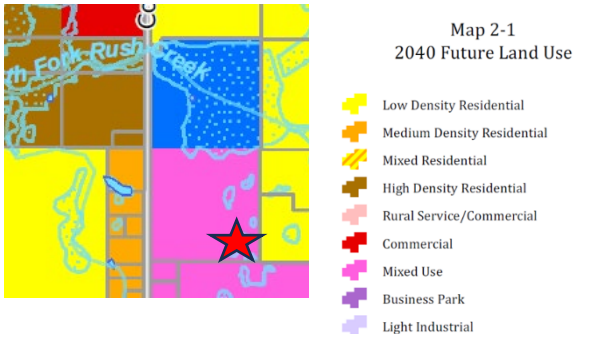


Figure 2 Future Land Use Map

The site for the new municipal facility is the southern 2.67 acres (roughly) of the existing property where City Hall is currently located. The campus location is proposed east of City Center Drive and St. Therese. The overall site is roughly 51 acres. The northern square of this property is currently guided Public / Semi Public and zoned Institution and zoned Public/Institutional. The southern leg of the property is guided Mixed Use and zoned Downtown Mixed Use. The overall site is located within the envisioned Town Center area of the Southeast District. The portion of the site where the new campus would be located is currently vacant.

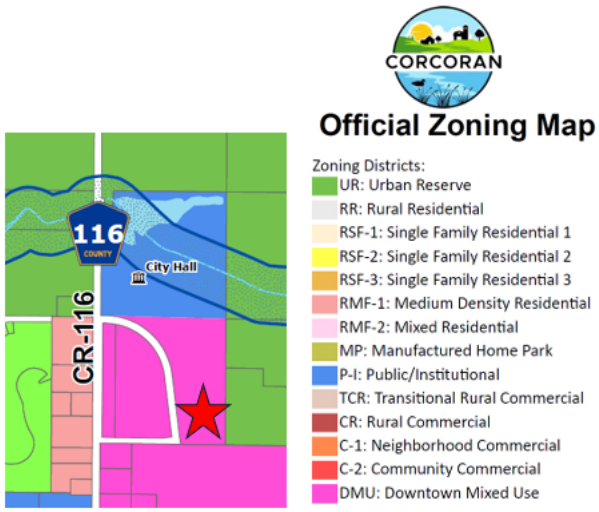


Figure 3 Zoning Map

Surrounding Properties

The guiding, zoning, and existing use of the surrounding properties are detailed in the table below.

Direction	Guided	Zoning District	Use
North	Low Density Residential	Urban Reserve (UR)	Agricultural
East	Low Density Residential	UR	Agricultural/Single-family Residential
South	Mixed Use	Downtown Mixed Use (DMU)	Agricultural
West	- High Density Residential - Mixed Use	- UR - DMU	- Single-family Residential - St. Therese

Staging

This property as well as all surrounding properties are located within the Metropolitan Urban Service Area (MUSA). The portion of the property that is proposed for the new Civic Campus is located in the first and current stage of phasing for utilities in the 2040 Comprehensive Plan (2020-2025).

Natural Characteristics of the Site

The 2040 Comprehensive Plan Natural Resources Inventory Areas Map shows a large portion of the overall property has High Quality Natural Communities, including emergent wetlands, shrub wetlands, floodplain forest, and a maple/basswood upland. It also identifies that South Fork Rush Creek runs through the property, but the proposed location of the Campus falls outside of the Shoreland Overlay district.

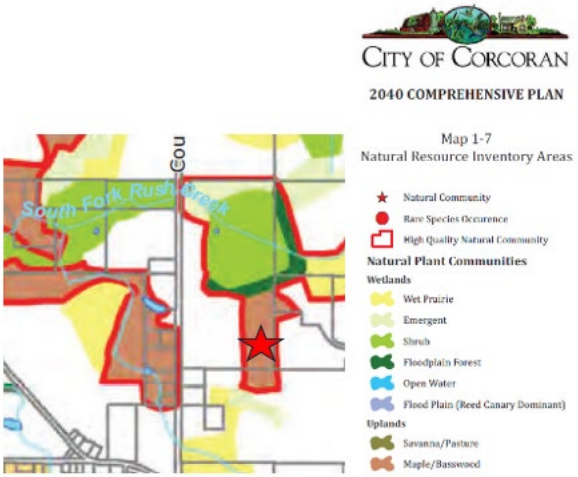


Figure 4 Natural Resource Inventory Areas Map

The proposed campus location would be located where a portion of the high-quality maple/basswood community is identified. While this upland community was believed to be high quality maple/basswood at the time of the creation of this map, the City completed a tree survey in 2026 to provide more in-depth information on the existing species and condition of the upland community. Many of the trees located in this community are Green Ash trees that are either in poor health or dying. Besides the Green Ash located in this area, there are other tree species (e.g., Black Cherry, American Elm, Boxelder, etc.,) that are also in a condition of fair with major problems, poor health, or dying. Tree preservation to the extent possible and where it makes sense would be a priority of the project. New landscaping will also be included as a part of any project that moves forward.

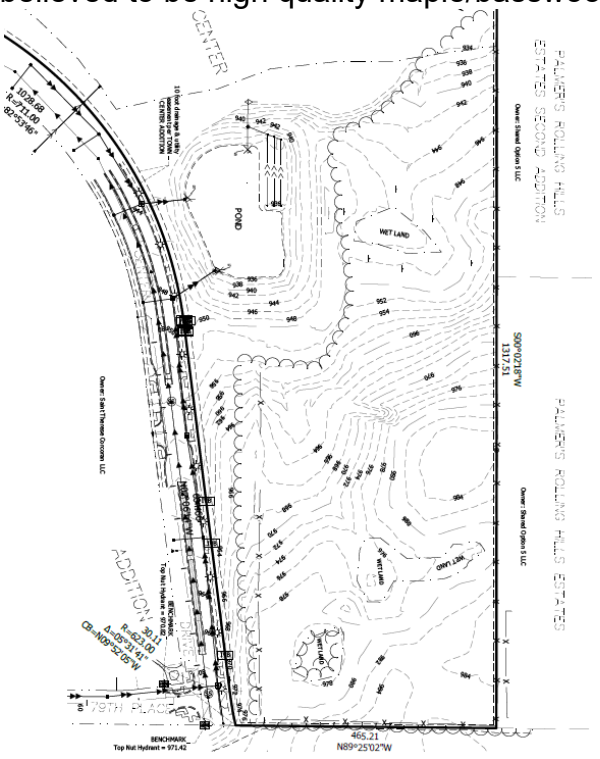


Figure 5 2026 Property Survey

A wetland delineation was completed for this site as a part of the St. Therese

development first approved in 2021. There are 4 delineated wetlands on the southern leg of the overall property as shown on the attached property survey updated this year for the southern leg of the property.

3. Analysis

Pursuant to Minnesota Statutes Section 462.356, Subdivision 2, the Planning Commission is asked to review the proposed Civic Campus capital improvement and provide written findings to the City Council regarding whether the proposed capital improvement is consistent with the City's adopted 2040 Comprehensive Plan. The Commission is not being asked to approve the Capital Improvement Plan bonds or a detailed site plan for the Civic Campus. Rather, the purpose of this review is to determine whether the proposed Civic Campus and its location are consistent with the Comprehensive Plan. Detailed site plan review will occur at a later date should the project move forward.

The information previously provided to the City Council regarding the proposed Capital Improvement Plan and CIP bond issuance is attached for reference. Staff has reviewed the proposed Civic Campus in relation to the Future Land Use Map, applicable Comprehensive Plan policies, and the implementing provisions of the Zoning Ordinance including the Southeast District Plan. Based on that review, staff finds the proposed Civic Campus is consistent with the City's adopted 2040 Comprehensive Plan for the reasons described below.

Future Land Use and Town Center Vision

The proposed campus site is guided Mixed Use on the City's adopted 2040 Future Land Use Map. The Comprehensive Plan describes the Mixed Use designation as an area intended to accommodate a coordinated mix of uses and specifically states that not all mixed-use developments are required to incorporate residential units. Mixed use areas are intended to create walkable environments that provide a variety of destinations and contribute to a sense of place.

More specifically, the proposed location is located within the Town Center identified by the Comprehensive Plan and Southeast District Plan. The Comprehensive Plan explains City Hall is currently located at the northern boundary of the Town Center, and states the uses within the Town Center include mixed use, public/semi-public, and mixed residential uses. The Town Center is intended to include accessible destinations, inviting design, public gathering opportunities, and a unified public realm. The broader 2040 vision also identifies the Town Center as a focal point for the community and specifically envisions gathering space as a component of the Town Center.

The proposed Civic Campus would continue and expand an existing civic function at the northern end of the Town Center and would provide municipal services and public meeting and gathering spaces within an area where the Comprehensive Plan expressly anticipates public/semi public uses. Staff therefore finds that the proposed Civic

Campus is consistent with the land use designation and overall visions established for the Town Center.

Relationship to the Zoning Ordinance

The Comprehensive Plan states that the DMU zoning district was established to implement the Mixed Use land use designation. It further explains that the zoning standards and applicable site and design standards are intended to support the vision for this area.

The proposed Civic Campus location is zoned DMU. Pursuant to Section 1040.130, Subdivision 4(D), of the Zoning Ordinance, Civic Buildings, including City Hall, libraries, and fire stations, are permitted uses within the DMU district. While zoning compliance is not the standard for the Planning Commission's review under Minnesota Statutes Section 462.356, the zoning district adopted to implement the Comprehensive Plan further supports the conclusion that civic uses are contemplated and appropriate within the Town Center.

Relationship to the Southeast District Plan

The Southeast District Plan and Design Guidelines include a conceptual plan that depicts the portion of the property proposed for the Civic Campus as Parks/Open Space. This depiction, however, did not amend the City's official Future Land Use Map. The 2040 Comprehensive Plan, adopted subsequent to the Southeast District Plan, continues to guide the property Mixed Use. The Southeast District Plan explains that its purpose is to establish basic parameters, describe preferences, and illustrate design intent, and recognizes that there may be multiple solutions capable of meeting the objectives of the Plan.

The Southeast District Plan also contemplated potential locations for a future Community Center within the Town Center. While the proposed Civic Campus is not a Community Center as contemplated by that plan, the campus is anticipated to include public meeting and gathering spaces that would serve some of the community-oriented functions envisioned for the Town Center.

Accordingly, staff finds that the conceptual Parks/Open Space depiction in the Southeast District Plan does not change or supersede the Mixed Use designation established by the adopted Comprehensive Plan or preclude the proposed Civic Campus at this location.

Natural Resources

The Comprehensive Plan places a high priority on protecting Corcoran's natural resources, including wetlands, woodlands, natural topography, and open space. Among its land use policies, the Plan calls for the protection of natural features and sensitive

areas as development occurs and encourages creative approaches to development that preserve open space and natural resources.

The 2040 Comprehensive Plan's Natural Resource Inventory identified natural resources on and surrounding the proposed Civic Campus location based upon the information available when the Plan was prepared. Subsequent site investigation, including the City's more recent tree survey, has provided more detailed information regarding the existing woodland conditions and indicates that portions of the wooded area proposed to be affected are of lower quality than suggested by the earlier inventory.

The presence of natural resources does not change the property's Mixed Use land use designation or preclude development of the property. However, those resources remain an important consideration as the Civic Campus proceeds into detailed design. The City's intent is to work with the existing topography, minimize disturbance where feasible, preserve higher-quality trees and natural areas where practicable, and provide replacement plantings as part of future site development. Detailed grading, tree preservation and replacement, wetland impacts, landscaping, stormwater management, and other site-specific environmental considerations will be evaluated through the subsequent site plan review process.

Public Infrastructure and Community Services

The proposed Civic Campus is located within the MUSA and within the current utility staging area identified by the 2040 Comprehensive Plan. The Comprehensive Plan calls for a staging plan that supports coordinated infrastructure expansion and land use growth and further establishes a policy of expanding community services to keep pace with orderly development.

Locating the Civic Campus within the City's planned urban growth area, near existing municipal utilities and within the Town Center, is consistent with these policies and supports the coordinated provision of municipal services as the community continues to develop.

Scope of Review and Future Site Design

The Comprehensive Plan also establishes policies and objectives related to pedestrian-oriented development, accessible destinations, walkability, public spaces, natural resource preservation, and the overall character of the Town Center. These policies will continue to guide the Civic Campus as the project proceeds.

At this time, however, the Planning Commission is not being asked to approve a detailed site plan. If the project proceeds following the bond authorization process, detailed considerations including building and parking placement, pedestrian and trail connections, grading, tree preservation and replacement, landscaping, stormwater

management, architecture, and compliance with applicable performance and design standards will be evaluated through the required site plan review process.

4. Summary

The question presently before the Planning Commission is whether the proposed Civic Campus capital improvement at this location is consistent with the 2040 Comprehensive Plan. Based upon the property's Mixed Use land use designation, its location within the Town Center where public/semi-public uses are expressly contemplated, the implementing Downtown Mixed Use zoning district, the availability and planned staging of municipal infrastructure, and the policies and objectives discussed above, staff finds that the proposed Civic Campus capital improvement is consistent with the City's adopted 2040 Comprehensive Plan.

5. Recommendation

Staff recommends that the Planning Commission review the enclosed Memorandum of Findings, make any modifications it determines appropriate, and direct that its written findings regarding Comprehensive Plan consistency be forwarded to the City Council pursuant to Minnesota Statutes Section 462.356, Subdivision 2.

Attachments:

1. Draft Memorandum of Findings
2. Site Survey
3. Tree Survey
4. Staff Report to City Council August 13, 2026

MEMORANDUM OF FINDINGS

To: Corcoran City Council
From: Corcoran Planning Commission
Date: August 18, 2026
Re: Civic Campus Capital Improvement – Comprehensive Plan Compliance
Property: PID 24-119-23-23-0004

Purpose

Pursuant to Minnesota Statutes Section 462.356, Subdivision 2, the Planning Commission reviewed the proposed Civic Campus capital improvement to determine whether the proposed improvement and its location are consistent with the City's adopted 2040 Comprehensive Plan.

The proposed capital improvement consists of a new Civic Campus, including City Hall and a Public Safety facility, proposed on approximately 2.67 acres of the existing City-owned property located east of City Center Drive and St. Therese. The Planning Commission's review is limited to Comprehensive Plan consistency. Detailed site design will be reviewed separately through the applicable development review process should the project proceed.

Findings

Based upon review of the City's 2040 Comprehensive Plan, the August 18, 2026 Planning Commission staff report and supporting materials, and discussion at the Planning Commission meeting, the Planning Commission makes the following findings:

1. Future Land Use.
The proposed Civic Campus location is guided Mixed Use on the City's adopted 2040 Future Land Use Map. The Comprehensive Plan provides flexibility within the Mixed Use designation and specifically states that not all mixed-use developments are required to incorporate residential uses.

2. Town Center Vision.
The proposed Civic Campus is located within the Town Center identified by the Comprehensive Plan and Southeast District Plan. The Comprehensive Plan identifies City Hall as the northern boundary of the Town Center and expressly identifies mixed use, public/semi-public, and mixed residential uses as uses within the Town Center. The Town Center is also envisioned to include accessible destinations, gathering opportunities, and a unified public realm. The proposed Civic Campus would continue and expand an existing

civic function within the Town Center and provide municipal services and public meeting and gathering spaces in an area where public/semi-public uses are expressly contemplated.

3. Implementing Zoning District.
The Comprehensive Plan identifies the Downtown Mixed Use zoning district as an implementing district for the Mixed Use land use designation. The proposed Civic Campus location is zoned Downtown Mixed Use, within which Civic Buildings, including City Hall, libraries, and fire stations, are permitted uses pursuant to Section 1040.130, Subdivision 4(D), of the Zoning Ordinance. While zoning compliance is not the standard for review under Minnesota Statutes Section 462.356, the implementing zoning regulations further support the conclusion that civic uses are contemplated within the Town Center.

4. Southeast District Plan.
The Southeast District Plan and Design Guidelines include a conceptual plan depicting the proposed Civic Campus area as Parks/Open Space. This conceptual depiction did not amend the City's official Future Land Use Map, and the subsequently adopted 2040 Comprehensive Plan continues to guide the property Mixed Use. The Southeast District Plan is intended to establish basic parameters, describe preferences, and illustrate design intent and recognizes that multiple solutions may satisfy the objectives of the Plan. The Southeast District Plan also contemplated future community-serving facilities within the Town Center. Accordingly, the conceptual Parks/Open Space depiction does not preclude the proposed Civic Campus or render it inconsistent with the adopted Comprehensive Plan.

5. Natural Resources.
The Comprehensive Plan identifies natural resources on and surrounding the proposed Civic Campus location and establishes policies supporting protection of wetlands, woodlands, natural topography, open space, and other sensitive features. More detailed site investigation conducted since adoption of the Comprehensive Plan, including a 2026 tree survey, indicates that portions of the wooded area proposed to be affected are of lower quality than suggested by the earlier Natural Resource Inventory.

The presence of natural resources does not change the property's Mixed Use designation or preclude development of the property. If the project proceeds, the City intends to work with existing topography, minimize disturbance where feasible, preserve higher-quality trees and natural areas where practicable, and provide replacement plantings. Detailed grading, tree preservation and replacement, wetland impacts, landscaping, stormwater management, and other site-specific environmental considerations will be evaluated as part of subsequent site plan review.

6. Public Infrastructure and Community Services.
The proposed Civic Campus is located within the Metropolitan Urban Service Area and within the utility staging area identified by the 2040 Comprehensive Plan for the first phase of urban

utility service. Locating the Civic Campus within the City's planned urban growth area, near existing municipal utilities and within the Town Center, is consistent with Comprehensive Plan policies supporting coordinated infrastructure expansion, land use growth, and expansion of community services as orderly development occurs.

7. Future Site Design.
The Comprehensive Plan includes policies and objectives related to pedestrian-oriented development, walkability, accessible destinations, public spaces, natural resource preservation, and the overall character of the Town Center. These policies will continue to guide the project as detailed design proceeds. The Planning Commission's present review does not constitute approval of a detailed site plan. Building and parking placement, pedestrian and trail connections, grading, landscaping, stormwater management, architecture, tree preservation and replacement, and compliance with applicable performance and design standards will be evaluated through the required site plan review process if the project proceeds.

Conclusion

Based upon the findings above, the Planning Commission finds that the proposed Civic Campus capital improvement and its proposed location are consistent with and in accordance with the City's adopted 2040 Comprehensive Plan.

These written findings are hereby forwarded to the Corcoran City Council pursuant to Minnesota Statutes Section 462.356, Subdivision 2.

Planning Commission Action:
Motion by Commissioner _____, seconded by Commissioner _____, to approve the Memorandum of Findings and forward the Planning Commission's written findings to the City Council.

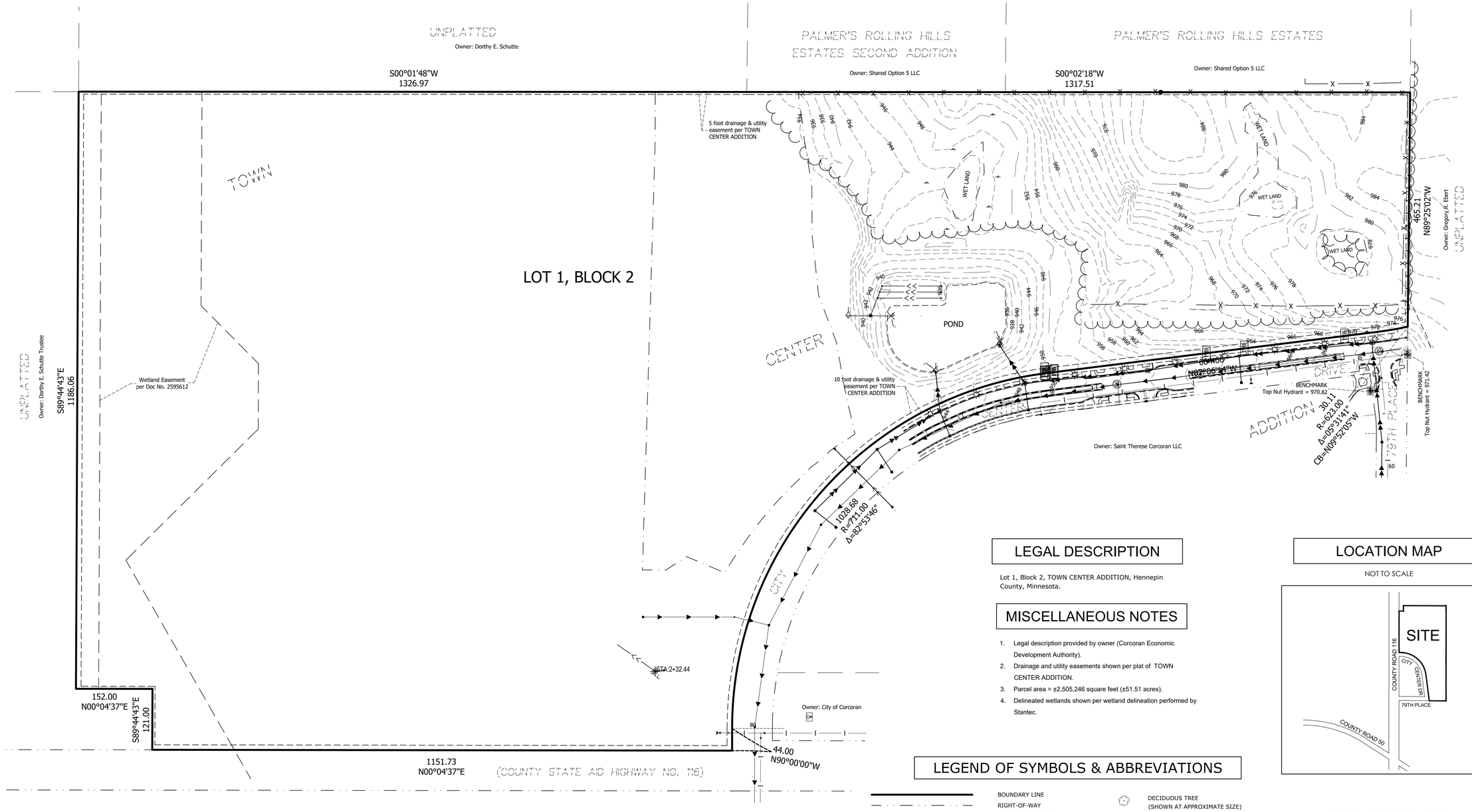
Vote: _____ Ayes; _____ Nays; _____ Abstain; _____ Absent

_____
Planning Commission Chair

Date: _____

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

BOUNDARY EXHIBIT



LEGAL DESCRIPTION

Lot 1, Block 2, TOWN CENTER ADDITION, Hennepin County, Minnesota.

MISCELLANEOUS NOTES

1. Legal description provided by owner (Corcoran Economic Development Authority).
2. Drainage and utility easements shown per plat of TOWN CENTER ADDITION.
3. Parcel area = ±2,505,246 square feet (±51.51 acres).
4. Delineated wetlands shown per wetland delineation performed by Stantec.

LEGEND OF SYMBOLS & ABBREVIATIONS

- BOUNDARY LINE
- RIGHT-OF-WAY
- ADJOINING LOT LINE
- EX. CURB & GUTTER
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- BURIED TELEPHONE
- BURIED GAS MAIN
- BURIED ELECTRIC
- BURIED CABLE TELEVISION
- AERIAL UTILITIES
- DECIDUOUS TREE (SHOWN AT APPROXIMATE SIZE)
- CONIFEROUS TREE (SHOWN AT APPROXIMATE SIZE)
- ROAD SIGN
- UTILITY POLE and ANCHOR
- POWER BOX
- TELEPHONE BOX
- CABLE TV BOX
- TRANSFORMER

HORIZONTAL DATA
Hennepin County Coordinate System, NAD83, 1986 Adjustment
U.S. Survey Foot

VERTICAL DATA
NAVD88

LOCATION MAP

NOT TO SCALE

BEARING ORIENTATION
BASED ON THE SOUTH LINE OF LOT 1, BLOCK 2, TOWN CENTER ADDITION, WHICH HAS AN ASSUMED BEARING OF NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST.

0 100 200
GRAPHIC SCALE IN FEET

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

REVISION	DATE

SURVEY BY :
DRAWN BY :
DESIGNED BY :
CHECKED BY :
APPROVED BY :
DATE: MAY 14, 2026

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: DANIEL J. ROEBER
SIGNATURE: DRAFT
DATE: MAY 14, 2026
LIC. NO. 43133

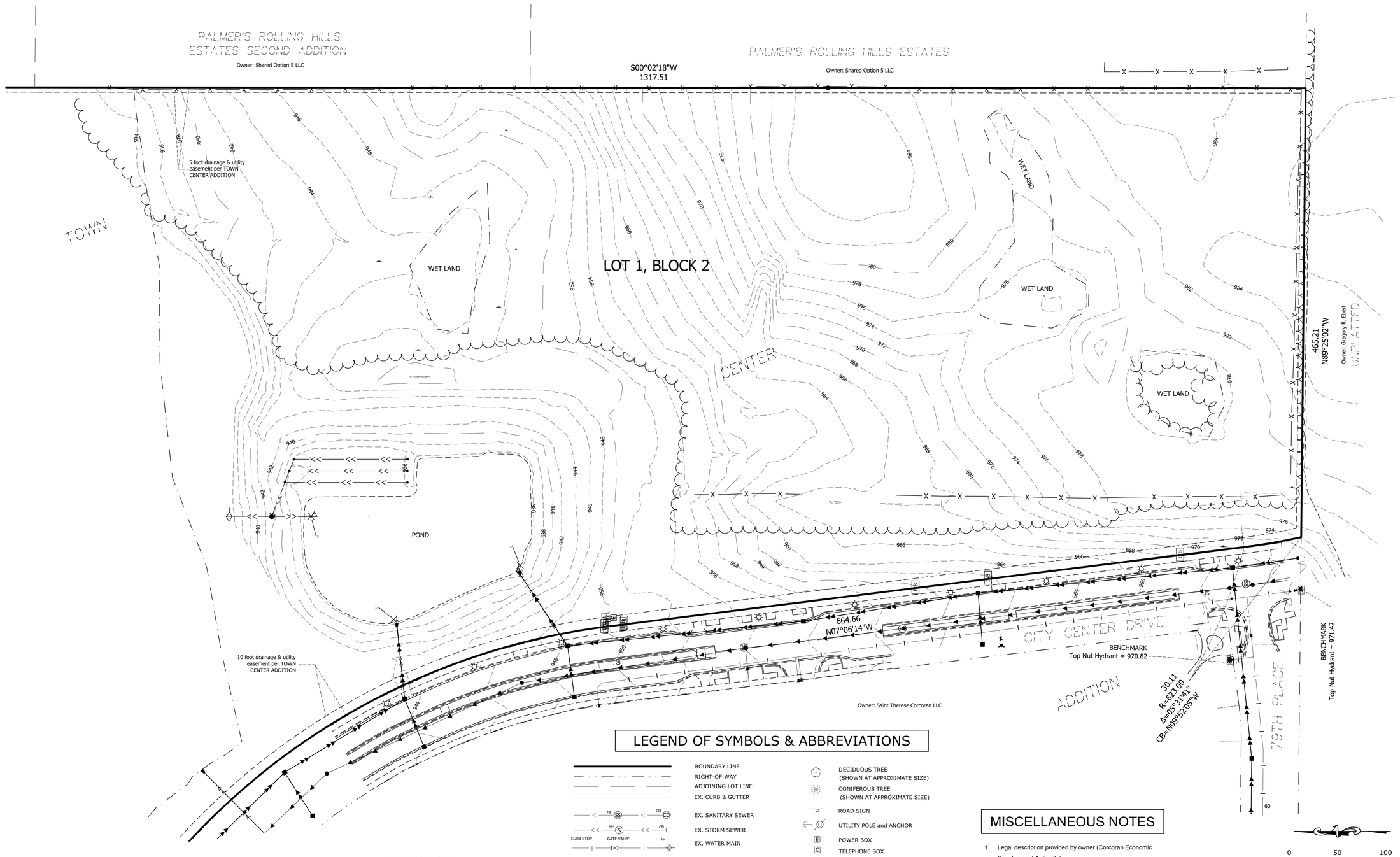
CITY OF CORCORAN, MINNESOTA
FUTURE CITY HALL
LOT 1, BLOCK 2 TOWN CENTER ADDITION

193807663_V101
PROJECT NUMBER
193807663
SHEET NUMBER
V1.01

Plot Date: 05/14/2026 - 12:32pm
Drawing name: \\US0242-PPFSS01\shared_projects\193807663\CAD\4 REFERENCES\193807663_V101.dwg
Xrefs: 227705033-XSSS_z-STRM 05033 Reduced, 193807627_XSXL, 193807663 Wetlands

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

SITE EXHIBIT



LEGEND OF SYMBOLS & ABBREVIATIONS

- BOUNDARY LINE
- RIGHT-OF-WAY
- ADJOINING LOT LINE
- EX. CURB & GUTTER
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- BURIED TELEPHONE
- BURIED GAS MAIN
- BURIED ELECTRIC
- BURIED CABLE TELEVISION
- AERIAL UTILITIES
- DECIDUOUS TREE (SHOWN AT APPROXIMATE SIZE)
- CONIFEROUS TREE (SHOWN AT APPROXIMATE SIZE)
- ROAD SIGN
- UTILITY POLE and ANCHOR
- POWER BOX
- TELEPHONE BOX
- CABLE TV BOX
- TRANSFORMER

MISCELLANEOUS NOTES

1. Legal description provided by owner (Corcoran Economic Development Authority).
2. Drainage and utility easements shown per plat of TOWN CENTER ADDITION.
3. Parcel area = ±2,505,246 square feet (±51.51 acres).
4. Delineated wetlands shown per wetland delineation performed by Stantec.

HORIZONTAL DATA
Hennepin County Coordinate System,
NAD83, 1986 Adjustment
U.S. Survey Foot

VERTICAL DATA
NAVD88

0 50 100
GRAPHIC SCALE IN FEET

BEARING ORIENTATION
BASED ON THE SOUTH LINE OF LOT 1, BLOCK 2, TOWN CENTER ADDITION, WHICH HAS AN ASSUMED BEARING OF NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST.

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

REVISION	DATE

SURVEY BY :
DRAWN BY :
DESIGNED BY :
CHECKED BY :
APPROVED BY :
DATE: MAY 14, 2026

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
PRINT NAME: DANIEL J. ROEBER
SIGNATURE: DRAFT
DATE: MAY 14, 2026
LIC. NO. 43133

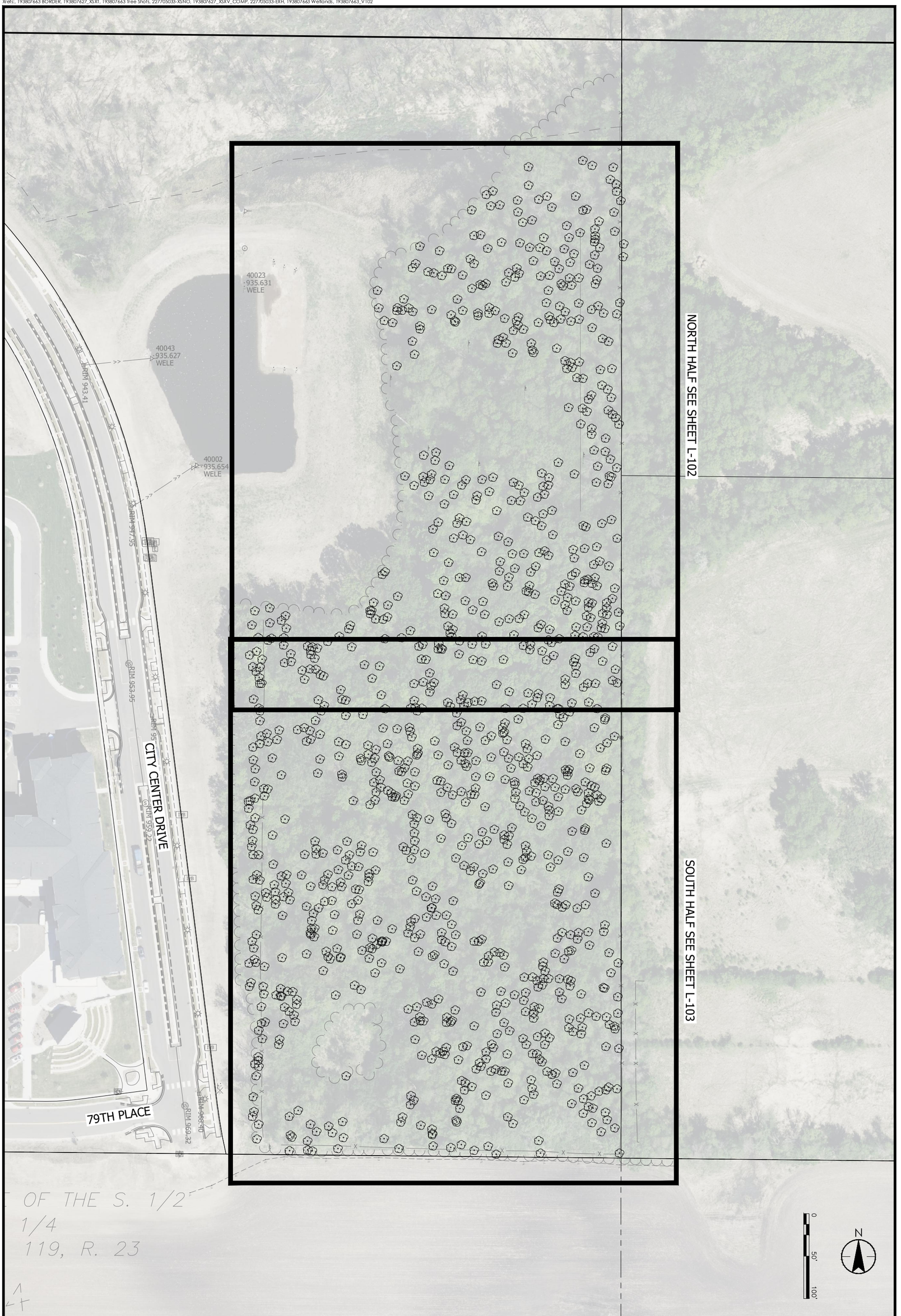
CITY OF CORCORAN, MINNESOTA
FUTURE CITY HALL
LOT 1, BLOCK 2 TOWN CENTER ADDITION

193807663_V102
PROJECT NUMBER
193807663
SHEET NUMBER
V1.02

Plot Date: 05/14/2026 - 12:34pm
Drawing Name: \\US0242-PPFS01\shared projects\193807663\CAD\4 REFERENCES\193807663_V102.dwg
Xrefs: 227705033-XSS5_2 STRM 05033 Reduced, 193807627_XSXZ, 193807663 Wetlands

Plot Date: 05/13/2026 - 4:38pm
Drawing name: U:\193807663\CAD\3 plansheets\TREE PRESERVATION FIGURE.dwg
Xref's: 193807663 BORDER, 193807627_XSXT, 193807663 Tree Shots, 227705033-XSNO, 193807627_XSXV_COMP, 227705033-EXH, 193807663 Wetlands, 193807663_V102

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY.
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



SHEET NUMBER
L-10 41

PROJ. NO.	193807663
APPROVED	XXX
CHECKED	XXX
DESIGNED	XXX
DRAWN	JJT
SURVEY	XXX

NO	REVISION	DATE

CITY OF CORCORAN, MINNESOTA

TREE SURVEY OF CIVIC CAMPUS

LOCATION PLAN

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

PRINT NAME: DAN BOYUM

SIGNATURE:

DATE: 05/15/2026 LIC. NO. 34561

Stantec
One Carlson Parkway N, Suite 100
Plymouth, MN 55447
www.stantec.com

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS, OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

EXISTING FENCE

EXISTING PROPERTY LINE

EXISTING DELINEATED WETLAND

EXISTING DELINEATED WETLAND

N

0 25' 50'

40023
-935.631
; WELE

Stantec
One Carlson Parkway N. Suite 100
Plymouth, MN 55447
www.stantec.com

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

PRINT NAME: DAN BOYUM

SIGNATURE:

DATE: 05/15/2024 LIC. NO. 24561

CITY OF CORCORAN, MINNESOTA

TREE SURVEY OF CIVIC CAMPUS

SOUTH HALF

NO	REVISION	DATE

SURVEY	XXX
DRAWN	JJE
DESIGNED	XXX
CHECKED	XXX
APPROVED	XXX
PROJ. NO.	193807663

SHEET NUMBER
L-102 42

Plot Date: 05/13/2024 - 4:37pm
Drawing name: U:\193807663\CAD\3 plansheets\TREE PRESERVATION FIGURE.dwg
Xrefs: Y193807663 BORDER, Y193807627_XSTI, Y193807663 Tree SHTs, 227705033-ASNO, Y193807627_XSTV, COMP, 227705033 PFH, Y193807663 Wetlands, Y193807663_V1102

Plot Date: 05/13/2026 - 4:37pm
Drawing name: U:\193807663\CAD\3 plansheets\TREE PRESERVATION FIGURE.dwg
Xref's: 193807663 BORDER, 193807627_XSXT, 193807663 Tree Shots, 227705033-XSNO, 193807627_XSXV_COMP, 227705033-EXH, 193807663 Wetlands, 193807663_V102

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

EXISTING DELINEATED WETLAND

EXISTING DELINEATED WETLAND

465.21
N89°25'02"W

EXISTING FENCE

EXISTING PROPERTY LINE

0
25'
50'

N

SHEET NUMBER	PROJECT NO.	APPROVED	CHECKED	DESIGNED	DRAWN	QA/QC
L-10.43	193807663	XXX	XXX	XXX	JJE	XXX

NO	REVISION	DATE

CITY OF CORCORAN, MINNESOTA

TREE SURVEY OF CIVIC CAMPUS

NORTH HALF

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

PRINT NAME: DAN BOYUM

SIGNATURE:

DATE: 05/15/2026 LIC. NO. 34561

Stantec
One Carlson Parkway N, Suite 100
Plymouth, MN 55447
www.stantec.com

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THESE DRAWINGS AND DESIGNS ARE THE COPYRIGHT PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
1	3 - Fair, Potential Instabilities, Major Problems		12		Fraxinus pennsylvanica	Green Ash
2		Dying	9		Fraxinus pennsylvanica	Green Ash
3	2 - Good, No Instabilities, Minor Problems		13		Fraxinus pennsylvanica	Green Ash
4		Dying	14		Fraxinus pennsylvanica	Green Ash
5		Dying	10		Fraxinus pennsylvanica	Green Ash
6		Dying	14		Fraxinus pennsylvanica	Green Ash
7	2 - Good, No Instabilities, Minor Problems		23		Acer saccharinum	Silver Maple
8		Dying	10		Fraxinus pennsylvanica	Green Ash
9		Dying	9		Fraxinus pennsylvanica	Green Ash
10		Dying	9		Fraxinus pennsylvanica	Green Ash
11	3 - Fair, Potential Instabilities, Major Problems		12		Prunus serotina	Black Cherry
12	2 - Good, No Instabilities, Minor Problems		11		Ulmus americana	American Elm
13	3 - Fair, Potential Instabilities, Major Problems		9		Prunus serotina	Black Cherry
14		Dying	9		Fraxinus pennsylvanica	Green Ash
15	2 - Good, No Instabilities, Minor Problems		10		Ulmus americana	American Elm
16		Dying	11		Fraxinus pennsylvanica	Green Ash
17	2 - Good, No Instabilities, Minor Problems		14		Prunus serotina	Black Cherry
18	3 - Fair, Potential Instabilities, Major Problems		10		Prunus serotina	Black Cherry
19	3 - Fair, Potential Instabilities, Major Problems		10		Ulmus americana	American Elm
20		Dying	11		Fraxinus pennsylvanica	Green Ash
21		Dying	13		Fraxinus pennsylvanica	Green Ash
22	3 - Fair, Potential Instabilities, Major Problems		10		Acer negundo	Boxelder
23	3 - Fair, Potential Instabilities, Major Problems		11,11	2 stems	Carya cordiformis	Bitternut Hickory
24	2 - Good, No Instabilities, Minor Problems		11		Ulmus americana	American Elm
25			12		Prunus serotina	Black Cherry
26	2 - Good, No Instabilities, Minor Problems		10		Prunus serotina	Black Cherry
27	1 - Excellent, No Apparent Problems		14		Carya cordiformis	Bitternut Hickory
28	2 - Good, No Instabilities, Minor Problems		12		Carya cordiformis	Bitternut Hickory
29		Dying	12		Fraxinus pennsylvanica	Green Ash
30	2 - Good, No Instabilities, Minor Problems		12		Carya cordiformis	Bitternut Hickory
31			13		Carya cordiformis	Bitternut Hickory
32	2 - Good, No Instabilities, Minor Problems		11		Carya cordiformis	Bitternut Hickory
33	2 - Good, No Instabilities, Minor Problems		8		Carya cordiformis	Bitternut Hickory
34	2 - Good, No Instabilities, Minor Problems		10,8	2 stems	Carya cordiformis	Bitternut Hickory
35		Dying	12		Fraxinus pennsylvanica	Green Ash
36	3 - Fair, Potential Instabilities, Major Problems		14		Carya cordiformis	Bitternut Hickory
37		Dying	18		Fraxinus pennsylvanica	Green Ash
38		Dying	13		Fraxinus pennsylvanica	Green Ash
39	1 - Excellent, No Apparent Problems		14		Ulmus americana	American Elm
40		Dying	13		Fraxinus pennsylvanica	Green Ash
41		Dying	15		Fraxinus pennsylvanica	Green Ash
42		Dying	14		Fraxinus pennsylvanica	Green Ash
43		Dying	13		Fraxinus pennsylvanica	Green Ash
44		Dying	14		Fraxinus pennsylvanica	Green Ash
45		Dying	15		Fraxinus pennsylvanica	Green Ash
46		Dying	17		Fraxinus pennsylvanica	Green Ash
47	4 - Poor, Extreme Problems	Malformed	11		Carya cordiformis	Bitternut Hickory
48	2 - Good, No Instabilities, Minor Problems		11		Acer negundo	Boxelder
49		Dying	30		Fraxinus pennsylvanica	Green Ash
50	4 - Poor, Extreme Problems	Malformed	11		Carya cordiformis	Bitternut Hickory
51	4 - Poor, Extreme Problems	Dying	14		Fraxinus pennsylvanica	Green Ash
52		Dying	30		Fraxinus pennsylvanica	Green Ash
53	3 - Fair, Potential Instabilities, Major Problems		10		Acer negundo	Boxelder
54	2 - Good, No Instabilities, Minor Problems		10		Ulmus americana	American Elm
55		Dying	15		Fraxinus pennsylvanica	Green Ash
56		Dying	9		Fraxinus pennsylvanica	Green Ash
57		Dying	11		Fraxinus pennsylvanica	Green Ash
58	2 - Good, No Instabilities, Minor Problems		11		Acer negundo	Boxelder
59		Dying	8		Fraxinus pennsylvanica	Green Ash
60		Dying	8		Fraxinus pennsylvanica	Green Ash
61	2 - Good, No Instabilities, Minor Problems		14		Fraxinus pennsylvanica	Green Ash
62	3 - Fair, Potential Instabilities, Major Problems		8		Carya cordiformis	Bitternut Hickory
63		Dying	9		Fraxinus pennsylvanica	Green Ash
64		Dying	11		Fraxinus pennsylvanica	Green Ash
65		Dying	12		Fraxinus pennsylvanica	Green Ash
66		Dying	8		Fraxinus pennsylvanica	Green Ash
67		Dying	10		Fraxinus pennsylvanica	Green Ash
68		Dying	13		Fraxinus pennsylvanica	Green Ash
69		Dying	15		Fraxinus pennsylvanica	Green Ash
70		Dying	9		Fraxinus pennsylvanica	Green Ash
71	2 - Good, No Instabilities, Minor Problems		11		Prunus serotina	Black Cherry
72	3 - Fair, Potential Instabilities, Major Problems		9		Prunus serotina	Black Cherry
73		Dying	12		Fraxinus pennsylvanica	Green Ash
74		Dying	12		Fraxinus pennsylvanica	Green Ash
75		Dying	8		Fraxinus pennsylvanica	Green Ash
76		Dying	8		Fraxinus pennsylvanica	Green Ash
77		Dying	11		Fraxinus pennsylvanica	Green Ash
78	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
79		Dying	14		Fraxinus pennsylvanica	Green Ash
80		Dying	11		Fraxinus pennsylvanica	Green Ash
81		Dying	11		Fraxinus pennsylvanica	Green Ash
82		Dying	9		Fraxinus pennsylvanica	Green Ash
83		Dying	14		Fraxinus pennsylvanica	Green Ash
84		Dying	12		Fraxinus pennsylvanica	Green Ash
85		Dying	8		Fraxinus pennsylvanica	Green Ash
86		Dying	9		Fraxinus pennsylvanica	Green Ash
87		Dying	12		Fraxinus pennsylvanica	Green Ash
88		Dying	12		Fraxinus pennsylvanica	Green Ash
89		Dying	8		Ulmus americana	American Elm
90		Dying	11		Fraxinus pennsylvanica	Green Ash
91		Dying	11		Fraxinus pennsylvanica	Green Ash
92		Dying	8		Fraxinus pennsylvanica	Green Ash
93		Dying	12		Fraxinus pennsylvanica	Green Ash
94	3 - Fair, Potential Instabilities, Major Problems		10		Carya cordiformis	Bitternut Hickory
95		Dying	29		Fraxinus pennsylvanica	Green Ash
96		Dying	11		Fraxinus pennsylvanica	Green Ash
97		Dying	14		Tilia americana	
98	2 - Good, No Instabilities, Minor Problems		13		Prunus serotina	Black Cherry
99		Dying	11		Fraxinus pennsylvanica	Green Ash
100		Dying	14		Fraxinus pennsylvanica	Green Ash

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
101	2 - Good, No Instabilities, Minor Problems		8		Ulmus americana	American Elm
102		Dying	12		Ulmus americana	American Elm
103	2 - Good, No Instabilities, Minor Problems		9		Fraxinus pennsylvanica	Green Ash
104	2 - Good, No Instabilities, Minor Problems		10		Fraxinus pennsylvanica	Green Ash
105		Dying	8		Fraxinus pennsylvanica	Green Ash
106	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
107	2 - Good, No Instabilities, Minor Problems		11		Fraxinus pennsylvanica	Green Ash
108	1 - Excellent, No Apparent Problems		21,11	2 stem	Tilia americana	American Basswood
109		Dying	22		Fraxinus pennsylvanica	Green Ash
110	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
111		Dying	11		Fraxinus pennsylvanica	Green Ash
112	2 - Good, No Instabilities, Minor Problems		21		Tilia americana	American Basswood
113	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
114	3 - Fair, Potential Instabilities, Major Problems		20		Tilia americana	American Basswood
115		Dying	9		Fraxinus pennsylvanica	Green Ash
116		Dying	9		Fraxinus pennsylvanica	Green Ash
117	2 - Good, No Instabilities, Minor Problems		13		Ulmus americana	American Elm
118		Dying	12		Fraxinus pennsylvanica	Green Ash
119		Dying	9		Prunus serotina	Black Cherry
120		Dying	10		Fraxinus pennsylvanica	Green Ash
121		Dying	12		Fraxinus pennsylvanica	Green Ash
122		Dying	11		Fraxinus pennsylvanica	Green Ash
123		Dying	13		Fraxinus pennsylvanica	Green Ash
124		Dying	11		Fraxinus pennsylvanica	Green Ash
125	2 - Good, No Instabilities, Minor Problems		13		Acer negundo	Boxelder
126		Dying	9		Fraxinus pennsylvanica	Green Ash
127	2 - Good, No Instabilities, Minor Problems		22		Tilia americana	American Basswood
128		Dying	8		Fraxinus pennsylvanica	Green Ash
129		Dying	10		Fraxinus pennsylvanica	Green Ash
130		Dying	10		Fraxinus pennsylvanica	Green Ash
131		Dying	10		Fraxinus pennsylvanica	Green Ash
132	2 - Good, No Instabilities, Minor Problems		12,11	2 stem	Tilia americana	American Basswood
133		Dying	9		Fraxinus pennsylvanica	Green Ash
134	2 - Good, No Instabilities, Minor Problems		8		Carya cordiformis	Bitternut Hickory
135		Dying	8		Fraxinus pennsylvanica	Green Ash
136	2 - Good, No Instabilities, Minor Problems		14		Carya cordiformis	Bitternut Hickory
137	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
138		Dying	10		Ulmus americana	American Elm
139		Dying	12		Fraxinus pennsylvanica	Green Ash
140	2 - Good, No Instabilities, Minor Problems		17		Tilia americana	American Basswood
141		Dying	11		Fraxinus pennsylvanica	Green Ash
142	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
143		Dying	11		Fraxinus pennsylvanica	Green Ash
144		Dying	17		Fraxinus pennsylvanica	Green Ash
145	2 - Good, No Instabilities, Minor Problems		13,7	2 stem	Tilia americana	American Basswood
146	2 - Good, No Instabilities, Minor Problems		11		Prunus serotina	Black Cherry
147	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
148		Dying	14		Fraxinus pennsylvanica	Green Ash
149	2 - Good, No Instabilities, Minor Problems		10		Acer saccharum	Sugar Maple
150	2 - Good, No Instabilities, Minor Problems		9		Ulmus americana	American Elm
151	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
152	3 - Fair, Potential Instabilities, Major Problems		11,9	2 stem	Prunus serotina	Black Cherry
153		Dying	18		Fraxinus pennsylvanica	Green Ash
154	3 - Fair, Potential Instabilities, Major Problems		12,7,7	3 stem	Tilia americana	American Basswood
155	2 - Good, No Instabilities, Minor Problems		13		Acer negundo	Boxelder
156		Dying	8		Fraxinus pennsylvanica	Green Ash
157	2 - Good, No Instabilities, Minor Problems		12		Ulmus americana	American Elm
158		Dying	11		Fraxinus pennsylvanica	Green Ash
159	2 - Good, No Instabilities, Minor Problems		9,8	2 stem	Tilia americana	American Basswood
160	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
161	2 - Good, No Instabilities, Minor Problems		11		Carya cordiformis	Bitternut Hickory
162		Dying	11		Fraxinus pennsylvanica	Green Ash
163		Dying	11		Fraxinus pennsylvanica	Green Ash
164		Dying	8		Fraxinus pennsylvanica	Green Ash
165		Dying	11		Fraxinus pennsylvanica	Green Ash
166	2 - Good, No Instabilities, Minor Problems		8		Acer negundo	Boxelder
167	3 - Fair, Potential Instabilities, Major Problems		8		Acer negundo	Boxelder
168	3 - Fair, Potential Instabilities, Major Problems		9		Acer negundo	Boxelder
169		Dying	12		Fraxinus pennsylvanica	Green Ash
170	4 - Poor, Extreme Problems		13		Carya cordiformis	Bitternut Hickory
171	4 - Poor, Extreme Problems		11		Acer negundo	Boxelder
172	3 - Fair, Potential Instabilities, Major Problems		35		Acer negundo	Boxelder
173		Dying	14		Fraxinus pennsylvanica	Green Ash
174	4 - Poor, Extreme Problems		16		Acer negundo	Boxelder
175	2 - Good, No Instabilities, Minor Problems		14		Ulmus americana	American Elm
176	3 - Fair, Potential Instabilities, Major Problems		17		Fraxinus pennsylvanica	Green Ash
177	4 - Poor, Extreme Problems		13		Prunus serotina	Black Cherry
178		Dying	13		Fraxinus pennsylvanica	Green Ash
179	4 - Poor, Extreme Problems		8		Acer negundo	Boxelder
180	3 - Fair, Potential Instabilities, Major Problems		9		Prunus serotina	Black Cherry
181		Dying	18		Fraxinus pennsylvanica	Green Ash
182	3 - Fair, Potential Instabilities, Major Problems		8		Acer negundo	Boxelder
183	4 - Poor, Extreme Problems		11		Carya cordiformis	Bitternut Hickory
184	4 - Poor, Extreme Problems		16		Carya cordiformis	Bitternut Hickory
185	3 - Fair, Potential Instabilities, Major Problems		15		Prunus serotina	Black Cherry
186	2 - Good, No Instabilities, Minor Problems		10		Ulmus americana	American Elm
187	2 - Good, No Instabilities, Minor Problems		22		Quercus rubra	Northern Red Oak
188	2 - Good, No Instabilities, Minor Problems		18		Tilia americana	American Basswood
189	2 - Good, No Instabilities, Minor Problems		19		Tilia americana	American Basswood
190		Dying	9		Fraxinus pennsylvanica	Green Ash
191		Dying	10		Fraxinus pennsylvanica	Green Ash
192	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
193	1 - Excellent, No Apparent Problems		9		Carya cordiformis	Bitternut Hickory
194	2 - Good, No Instabilities, Minor Problems		16		Tilia americana	American Basswood
195		Dying	12		Fraxinus pennsylvanica	Green Ash
196	2 - Good, No Instabilities, Minor Problems		14,14	2 stm	Tilia americana	American Basswood
197	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
198		Dying	14, 12	2 stem	Fraxinus pennsylvanica	Green Ash
199	3 - Fair, Potential Instabilities, Major Problems		10		Ulmus americana	American Elm
200		Dying	17		Fraxinus pennsylvanica	Green Ash

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
201	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
202	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
203	2 - Good, No Instabilities, Minor Problems		17		Tilia americana	American Basswood
204		Dying	10		Fraxinus pennsylvanica	Green Ash
205	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
206	1 - Excellent, No Apparent Problems		9		Carya cordiformis	Bitternut Hickory
207		Dying	12		Fraxinus pennsylvanica	Green Ash
208	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
209	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
210	2 - Good, No Instabilities, Minor Problems		18		Tilia americana	American Basswood
211	2 - Good, No Instabilities, Minor Problems		13		Quercus rubra	Northern Red Oak
212	3 - Fair, Potential Instabilities, Major Problems		8		Carya cordiformis	Bitternut Hickory
213	3 - Fair, Potential Instabilities, Major Problems		8		Tilia americana	American Basswood
214		Dying	10		Ulmus americana	American Elm
215	2 - Good, No Instabilities, Minor Problems		11		Carya cordiformis	Bitternut Hickory
216	2 - Good, No Instabilities, Minor Problems		14		Carya cordiformis	Bitternut Hickory
217	3 - Fair, Potential Instabilities, Major Problems		10		Carya cordiformis	Bitternut Hickory
218	3 - Fair, Potential Instabilities, Major Problems		10, 9	2 stem	Carya cordiformis	Bitternut Hickory
219	2 - Good, No Instabilities, Minor Problems		8		Carya cordiformis	Bitternut Hickory
220	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
221		Dying	10		Fraxinus pennsylvanica	Green Ash
222		Dying	11		Fraxinus pennsylvanica	Green Ash
223		Dying	13		Fraxinus pennsylvanica	Green Ash
224		Dying	10		Fraxinus pennsylvanica	Green Ash
225		Dying	9		Fraxinus pennsylvanica	Green Ash
226		Dying	9		Ulmus americana	American Elm
227	2 - Good, No Instabilities, Minor Problems		11		Fraxinus pennsylvanica	Green Ash
228		Dying	23		Fraxinus pennsylvanica	Green Ash
229		Dying	10		Fraxinus pennsylvanica	Green Ash
230		Dying	15		Fraxinus pennsylvanica	Green Ash
231		Dying	9		Fraxinus pennsylvanica	Green Ash
232		Dying	9		Fraxinus pennsylvanica	Green Ash
233		Dying	15		Fraxinus pennsylvanica	Green Ash
234	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
235		Dying	11		Fraxinus pennsylvanica	Green Ash
236		Dying	14		Fraxinus pennsylvanica	Green Ash
237	3 - Fair, Potential Instabilities, Major Problems		10		Prunus serotina	Black Cherry
238	3 - Fair, Potential Instabilities, Major Problems		9		Ulmus americana	American Elm
239	3 - Fair, Potential Instabilities, Major Problems		8		Ulmus americana	American Elm
240	4 - Poor, Extreme Problems		11		Prunus serotina	Black Cherry
241	3 - Fair, Potential Instabilities, Major Problems		8		Ulmus americana	American Elm
242		Dying	9		Fraxinus pennsylvanica	Green Ash
243		Dying	8		Fraxinus pennsylvanica	Green Ash
244	3 - Fair, Potential Instabilities, Major Problems		14		Ulmus americana	American Elm
245	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
246	2 - Good, No Instabilities, Minor Problems		9		Carya cordiformis	Bitternut Hickory
247		Dying	17		Fraxinus pennsylvanica	Green Ash
248		Dying	8		Fraxinus pennsylvanica	Green Ash
249		Dying	23		Fraxinus pennsylvanica	Green Ash
250		Dying	10		Fraxinus pennsylvanica	Green Ash
251		Dying	11		Fraxinus pennsylvanica	Green Ash
252		Dying	12		Fraxinus pennsylvanica	Green Ash
253	2 - Good, No Instabilities, Minor Problems		11		Prunus serotina	Black Cherry
254	3 - Fair, Potential Instabilities, Major Problems		12		Ulmus americana	American Elm
255	2 - Good, No Instabilities, Minor Problems		17		Ulmus americana	American Elm
256		Dying	11		Fraxinus pennsylvanica	Green Ash
257	3 - Fair, Potential Instabilities, Major Problems		10		Ulmus americana	American Elm
258		Dying	10		Fraxinus pennsylvanica	Green Ash
259		Dying	11		Fraxinus pennsylvanica	Green Ash
260	2 - Good, No Instabilities, Minor Problems		26		Tilia americana	American Basswood
261	3 - Fair, Potential Instabilities, Major Problems		15		Tilia americana	American Basswood
262	2 - Good, No Instabilities, Minor Problems		18		Tilia americana	American Basswood
263	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
264	3 - Fair, Potential Instabilities, Major Problems		8		Tilia americana	American Basswood
265	4 - Poor, Extreme Problems		13		Acer negundo	Boxelder
266		Dying	11		Fraxinus pennsylvanica	Green Ash
267	4 - Poor, Extreme Problems		8		Acer negundo	Boxelder
268	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
269		Dying	11		Fraxinus pennsylvanica	Green Ash
270	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
271	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
272	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
273	2 - Good, No Instabilities, Minor Problems		11		Carya cordiformis	Bitternut Hickory
274	3 - Fair, Potential Instabilities, Major Problems		8		Tilia americana	American Basswood
275	2 - Good, No Instabilities, Minor Problems		15,8	2 stem	Tilia americana	American Basswood
276	3 - Fair, Potential Instabilities, Major Problems		18		Tilia americana	American Basswood
277		Dying	9		Fraxinus pennsylvanica	Green Ash
278	3 - Fair, Potential Instabilities, Major Problems		8		Acer negundo	Boxelder
279	4 - Poor, Extreme Problems		22		Acer negundo	Boxelder
280		Dying	14		Fraxinus pennsylvanica	Green Ash
281	3 - Fair, Potential Instabilities, Major Problems		9		Acer negundo	Boxelder
282	4 - Poor, Extreme Problems		17,7	2 stm	Acer negundo	Boxelder
283	4 - Poor, Extreme Problems		12		Acer negundo	Boxelder
284		Dying	9		Fraxinus pennsylvanica	Green Ash
285	4 - Poor, Extreme Problems		13		Acer negundo	Boxelder
286	4 - Poor, Extreme Problems		16		Acer negundo	Boxelder
287	4 - Poor, Extreme Problems		11		Acer negundo	Boxelder
288		Dying	9		Fraxinus pennsylvanica	Green Ash
289		Dying	8		Fraxinus pennsylvanica	Green Ash
290		Dying	11		Fraxinus pennsylvanica	Green Ash
291	4 - Poor, Extreme Problems		14		Acer negundo	Boxelder
292	4 - Poor, Extreme Problems		8		Acer negundo	Boxelder
293	2 - Good, No Instabilities, Minor Problems		9		Ulmus americana	American Elm
294	3 - Fair, Potential Instabilities, Major Problems		11		Acer saccharum	Sugar Maple
295	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
296	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
297	2 - Good, No Instabilities, Minor Problems		9		Carya cordiformis	Bitternut Hickory
298	4 - Poor, Extreme Problems		8		Acer negundo	Boxelder
299	2 - Good, No Instabilities, Minor Problems		71		Populus deltoides	Cottonwood
300	4 - Poor, Extreme Problems		17, 14, 9	3 stem	Tilia americana	American Basswood

Stantec
One Carlson Parkway N, Suite 100
Plymouth, MN 55447
www.stantec.com

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

PRINT NAME: DAN BOYUM

SIGNATURE: [signature]

DATE: 05/15/2026 LIC. NO. 34561

CITY OF CORCORAN, MINNESOTA

TREE SURVEY OF CIVIC CAMPUS

TREE TABLE ID 1 TO 300

NO	REVISION	DATE

SURVEY	XXX
DRAWN	JJE
DESIGNED	XXX
CHECKED	XXX
APPROVED	XXX
PROJ. NO.	193807663

SHEET NUMBER
L-103 44

Plot Date: 05/13/2026 - 4:40pm
Drawing name: U:\193807663\CAD\3 plansheets\TREE PRESERVATION FIGURE.dwg
Xrefs: 193807663 BORDER, 193807622_XSTI, 193807663 Tree Shots, 227705533-XSTO, 193807627_XSYV, COMP_227705533_EH

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THESE DRAWINGS ARE THE PROPERTY OF STANTEC. ALL REPRODUCTIONS OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
301	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
302	3 - Fair, Potential Instabilities, Major Problems		23		Tilia americana	American Basswood
303		Dying	9		Fraxinus pennsylvanica	Green Ash
304	2 - Good, No Instabilities, Minor Problems		16		Ulmus americana	American Elm
305	3 - Fair, Potential Instabilities, Major Problems		11		Acer saccharum	Sugar Maple
306	4 - Poor, Extreme Problems		13		Acer negundo	Boxelder
307	3 - Fair, Potential Instabilities, Major Problems		9		Ulmus americana	American Elm
308		Dying	10		Fraxinus pennsylvanica	Green Ash
309	3 - Fair, Potential Instabilities, Major Problems		11		Tilia americana	American Basswood
310	2 - Good, No Instabilities, Minor Problems		14		Acer saccharum	Sugar Maple
311	4 - Poor, Extreme Problems		11		Acer negundo	Boxelder
312	3 - Fair, Potential Instabilities, Major Problems		16		Acer saccharum	Sugar Maple
313	2 - Good, No Instabilities, Minor Problems		13		Acer saccharum	Sugar Maple
314		Dying	12		Fraxinus pennsylvanica	Green Ash
315	4 - Poor, Extreme Problems		23		Acer negundo	Boxelder
316	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
317	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
318		Dying	9		Fraxinus pennsylvanica	Green Ash
319	2 - Good, No Instabilities, Minor Problems		15		Tilia americana	American Basswood
320	3 - Fair, Potential Instabilities, Major Problems		9		Tilia americana	American Basswood
321		Dying	12		Fraxinus pennsylvanica	Green Ash
322	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
323	2 - Good, No Instabilities, Minor Problems		10		Acer saccharum	Sugar Maple
324		Dying	9		Fraxinus pennsylvanica	Green Ash
325	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
326	2 - Good, No Instabilities, Minor Problems		17		Tilia americana	American Basswood
327	2 - Good, No Instabilities, Minor Problems		9,8	2 stm	Tilia americana	American Basswood
328	2 - Good, No Instabilities, Minor Problems		9,5	2 stem	Tilia americana	American Basswood
329		Dying	11		Fraxinus pennsylvanica	Green Ash
330	2 - Good, No Instabilities, Minor Problems		12,5	2 stm	Tilia americana	American Basswood
331	2 - Good, No Instabilities, Minor Problems		10		Ulmus americana	American Elm
332	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
333	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
334	2 - Good, No Instabilities, Minor Problems		15,12,16,17	4 stem	Tilia americana	American Basswood
335	2 - Good, No Instabilities, Minor Problems		14	growing in fence	Tilia americana	American Basswood
336	2 - Good, No Instabilities, Minor Problems		10	at fence	Acer saccharum	Sugar Maple
337	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
338		Dying	23		Fraxinus pennsylvanica	Green Ash
339		Dying	8		Fraxinus pennsylvanica	Green Ash
340	3 - Fair, Potential Instabilities, Major Problems		11		Populus deltoides	Cottonwood
341	2 - Good, No Instabilities, Minor Problems		12,8	2 stm	Tilia americana	American Basswood
342	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
343		Dying	10		Fraxinus pennsylvanica	Green Ash
344		Dying	12		Fraxinus pennsylvanica	Green Ash
345	4 - Poor, Extreme Problems		14		Carya cordiformis	Bitternut Hickory
346	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
347	2 - Good, No Instabilities, Minor Problems		11		Carya cordiformis	Bitternut Hickory
348	2 - Good, No Instabilities, Minor Problems		13		Carya cordiformis	Bitternut Hickory
349	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
350	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
351	2 - Good, No Instabilities, Minor Problems		9		Carya cordiformis	Bitternut Hickory
352	2 - Good, No Instabilities, Minor Problems		10		Carya cordiformis	Bitternut Hickory
353	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
354	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
355	2 - Good, No Instabilities, Minor Problems		14		Carya cordiformis	Bitternut Hickory
356	3 - Fair, Potential Instabilities, Major Problems		11		Carya cordiformis	Bitternut Hickory
357	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
358	2 - Good, No Instabilities, Minor Problems		13		Acer saccharum	Sugar Maple
359	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
360	2 - Good, No Instabilities, Minor Problems		11		Carya cordiformis	Bitternut Hickory
361	2 - Good, No Instabilities, Minor Problems		15		Tilia americana	American Basswood
362		Dying	10		Fraxinus pennsylvanica	Green Ash
363		Dying	8		Fraxinus pennsylvanica	Green Ash
364	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
365	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
366	2 - Good, No Instabilities, Minor Problems		17		Carya cordiformis	Bitternut Hickory
367	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
368	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
369	2 - Good, No Instabilities, Minor Problems		16		Prunus serotina	Black Cherry
370	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
371		Dying	12		Fraxinus pennsylvanica	Green Ash
372	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
373	3 - Fair, Potential Instabilities, Major Problems		8		Ulmus americana	American Elm
374	2 - Good, No Instabilities, Minor Problems		21		Tilia americana	American Basswood
375	3 - Fair, Potential Instabilities, Major Problems		11		Prunus serotina	Black Cherry
376	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
377	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
378		Dying	15		Fraxinus pennsylvanica	Green Ash
379		Dying	11		Fraxinus pennsylvanica	Green Ash
380	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
381	2 - Good, No Instabilities, Minor Problems		29		Populus deltoides	Cottonwood
382		Dying	10		Fraxinus pennsylvanica	Green Ash
383	3 - Fair, Potential Instabilities, Major Problems		9		Ulmus americana	American Elm
384	2 - Good, No Instabilities, Minor Problems		26		Populus deltoides	Cottonwood
385	3 - Fair, Potential Instabilities, Major Problems		12		Ulmus americana	American Elm
386	2 - Good, No Instabilities, Minor Problems		32		Populus deltoides	Cottonwood
387	3 - Fair, Potential Instabilities, Major Problems		11		Populus deltoides	Cottonwood
388	2 - Good, No Instabilities, Minor Problems		37		Populus deltoides	Cottonwood
389	2 - Good, No Instabilities, Minor Problems		28		Populus deltoides	Cottonwood
390	2 - Good, No Instabilities, Minor Problems		11		Ulmus americana	American Elm
391	3 - Fair, Potential Instabilities, Major Problems		8		Ulmus americana	American Elm
392	2 - Good, No Instabilities, Minor Problems		8		Ulmus americana	American Elm
393	3 - Fair, Potential Instabilities, Major Problems		11		Ulmus americana	American Elm
394	3 - Fair, Potential Instabilities, Major Problems		9		Ulmus americana	American Elm
395	3 - Fair, Potential Instabilities, Major Problems		11		Ulmus americana	American Elm
396		Dying	16		Fraxinus pennsylvanica	Green Ash
397		Dying	13		Fraxinus pennsylvanica	Green Ash
398		Dying	19		Fraxinus pennsylvanica	Green Ash
399	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
400	2 - Good, No Instabilities, Minor Problems		47,28	2 stem	Populus deltoides	Cottonwood

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
401	3 - Fair, Potential Instabilities, Major Problems		10		Ulmus americana	American Elm
402	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
403	3 - Fair, Potential Instabilities, Major Problems		8		Tilia americana	American Basswood
404	4 - Poor, Extreme Problems		9		Ulmus americana	American Elm
405	2 - Good, No Instabilities, Minor Problems		12		Fraxinus pennsylvanica	Green Ash
406	2 - Good, No Instabilities, Minor Problems		9		Acer saccharum	Sugar Maple
407	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
408		Dying	10,9	2 stm	Fraxinus pennsylvanica	Green Ash
409	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
410	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
411	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
412		Dying	11		Fraxinus pennsylvanica	Green Ash
413	4 - Poor, Extreme Problems		9		Ulmus americana	American Elm
414	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
415	3 - Fair, Potential Instabilities, Major Problems		12		Tilia americana	American Basswood
416	3 - Fair, Potential Instabilities, Major Problems		9		Acer saccharum	Sugar Maple
417	2 - Good, No Instabilities, Minor Problems		14		Acer saccharum	Sugar Maple
418	3 - Fair, Potential Instabilities, Major Problems		11		Carya cordiformis	Bitternut Hickory
419	2 - Good, No Instabilities, Minor Problems		22		Quercus rubra	Northern Red Oak
420	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
421	2 - Good, No Instabilities, Minor Problems		20		Quercus rubra	Northern Red Oak
422	2 - Good, No Instabilities, Minor Problems		12,5		Acer saccharum	Sugar Maple
423	4 - Poor, Extreme Problems		42		Quercus rubra	Northern Red Oak
424	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
425	2 - Good, No Instabilities, Minor Problems		11		Carya cordiformis	Bitternut Hickory
426	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
427	2 - Good, No Instabilities, Minor Problems		9		Acer saccharum	Sugar Maple
428	2 - Good, No Instabilities, Minor Problems		15		Quercus rubra	Northern Red Oak
429	2 - Good, No Instabilities, Minor Problems		9		Acer saccharum	Sugar Maple
430	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
431	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
432	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
433	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
434	2 - Good, No Instabilities, Minor Problems		15		Tilia americana	American Basswood
435		Dying	11		Fraxinus pennsylvanica	Green Ash
436	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
437	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
438		Dying	10		Fraxinus pennsylvanica	Green Ash
439		Dying	8		Fraxinus pennsylvanica	Green Ash
440		Dying	11		Fraxinus pennsylvanica	Green Ash
441	2 - Good, No Instabilities, Minor Problems		13,10	2 stem	Tilia americana	American Basswood
442		Dying	9		Fraxinus pennsylvanica	Green Ash
443	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
444	2 - Good, No Instabilities, Minor Problems		14,15,7	3 stm	Tilia americana	American Basswood
445	2 - Good, No Instabilities, Minor Problems		17,16	2 stem	Tilia americana	American Basswood
446	2 - Good, No Instabilities, Minor Problems		17,6	2 stm	Tilia americana	American Basswood
447	2 - Good, No Instabilities, Minor Problems		9		Ulmus americana	American Elm
448		Dying	10		Fraxinus pennsylvanica	Green Ash
449		Dying	9		Fraxinus pennsylvanica	Green Ash
450		Dying	12		Fraxinus pennsylvanica	Green Ash
451		Dying	8		Fraxinus pennsylvanica	Green Ash
452		Dying	8		Fraxinus pennsylvanica	Green Ash
453		Dying	8		Fraxinus pennsylvanica	Green Ash
454		Dying	10		Fraxinus pennsylvanica	Green Ash
455	2 - Good, No Instabilities, Minor Problems				Tilia americana	American Basswood
456	2 - Good, No Instabilities, Minor Problems		10		Carya cordiformis	Bitternut Hickory
457		Dying	10		Fraxinus pennsylvanica	Green Ash
458		Dying	19		Fraxinus pennsylvanica	Green Ash
459	3 - Fair, Potential Instabilities, Major Problems		11,6		Tilia americana	American Basswood
460		Dying	10		Fraxinus pennsylvanica	Green Ash
461	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
462		Dying	9		Fraxinus pennsylvanica	Green Ash
463		Dying	12		Fraxinus pennsylvanica	Green Ash
464	3 - Fair, Potential Instabilities, Major Problems		12		Acer negundo	Boxelder
465		Dying	13		Fraxinus pennsylvanica	Green Ash
466	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
467	2 - Good, No Instabilities, Minor Problems		16		Tilia americana	American Basswood
468	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
469		Dying	9		Fraxinus pennsylvanica	Green Ash
470		Dying	11		Fraxinus pennsylvanica	Green Ash
471		Dying	12,9	2 stem	Fraxinus pennsylvanica	Green Ash
472		Dying	9		Fraxinus pennsylvanica	Green Ash
473		Dying	14		Fraxinus pennsylvanica	Green Ash
474		Dying	11		Fraxinus pennsylvanica	Green Ash
475		Dying	10		Fraxinus pennsylvanica	Green Ash
476		Dying	13		Fraxinus pennsylvanica	Green Ash
477		Dying	12		Fraxinus pennsylvanica	Green Ash
478	2 - Good, No Instabilities, Minor Problems		12		Ulmus americana	American Elm
479		Dying	15		Fraxinus pennsylvanica	Green Ash
480	2 - Good, No Instabilities, Minor Problems		10		Ulmus americana	American Elm
481		Dying	9		Fraxinus pennsylvanica	Green Ash
482	2 - Good, No Instabilities, Minor Problems		16		Ulmus americana	American Elm
483	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
484	2 - Good, No Instabilities, Minor Problems		45		Populus deltoides	Cottonwood
485			8		Fraxinus pennsylvanica	Green Ash
486	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
487	2 - Good, No Instabilities, Minor Problems		8,4		Tilia americana	American Basswood
488	2 - Good, No Instabilities, Minor Problems		10,3		Tilia americana	American Basswood
489		Dying	14		Fraxinus pennsylvanica	Green Ash
490	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
491	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
492	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
493		Dying	13		Fraxinus pennsylvanica	Green Ash
494		Dying	9		Fraxinus pennsylvanica	Green Ash
495	2 - Good, No Instabilities, Minor Problems		21		Tilia americana	American Basswood
496		Dying	13,12		Fraxinus pennsylvanica	Green Ash
497	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
498		Dying	10		Fraxinus pennsylvanica	Green Ash
499		Dying	10		Fraxinus pennsylvanica	Green Ash
500	2 - Good, No Instabilities, Minor Problems		14,13,4	3 stem	Tilia americana	American Basswood

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
501	2 - Good, No Instabilities, Minor Problems		14,13	2 stem	Tilia americana	American Basswood
502		Dying	9		Fraxinus pennsylvanica	Green Ash
503	2 - Good, No Instabilities, Minor Problems		12,10	2 stem	Tilia americana	American Basswood
504	2 - Good, No Instabilities, Minor Problems		9		Carya cordiformis	Bitternut Hickory
505		Dying	12		Fraxinus pennsylvanica	Green Ash
506		Dying	12		Fraxinus pennsylvanica	Green Ash
507	3 - Fair, Potential Instabilities, Major Problems		15		Prunus serotina	Black Cherry
508		Dying	12		Fraxinus pennsylvanica	Green Ash
509		Dying	11		Fraxinus pennsylvanica	Green Ash
510		Dying	10		Fraxinus pennsylvanica	Green Ash
511		Dying	12		Fraxinus pennsylvanica	Green Ash
512		Dying	8		Fraxinus pennsylvanica	Green Ash
513	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
514	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
515	2 - Good, No Instabilities, Minor Problems		15		Tilia americana	American Basswood
516	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
517	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
518	2 - Good, No Instabilities, Minor Problems		13		Acer saccharum	Sugar Maple
519	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
520	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
521	2 - Good, No Instabilities, Minor Problems		20		Quercus rubra	Northern Red Oak
522	2 - Good, No Instabilities, Minor Problems		15		Prunus serotina	Black Cherry
523	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
524	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
525	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
526		Dying	15		Fraxinus pennsylvanica	Green Ash
527	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
528		Dying	17		Fraxinus pennsylvanica	Green Ash
529	2 - Good, No Instabilities, Minor Problems		14		Acer saccharum	Sugar Maple
530	2 - Good, No Instabilities, Minor Problems		26		Quercus rubra	Northern Red Oak
531		Dying	13		Fraxinus pennsylvanica	Green Ash
532		Dying	12		Fraxinus pennsylvanica	Green Ash
533		Dying	13		Fraxinus pennsylvanica	Green Ash
534		Dying	10		Fraxinus pennsylvanica	Green Ash
535		Dying	11		Fraxinus pennsylvanica	Green Ash
536	2 - Good, No Instabilities, Minor Problems		9		Ulmus americana	American Elm
537		Dying	11		Fraxinus pennsylvanica	Green Ash
538		Dying	9		Fraxinus pennsylvanica	Green Ash
539	2 - Good, No Instabilities, Minor Problems		8,4	2 stem	Tilia americana	American Basswood
540	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
541	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
542		Dying	9		Fraxinus pennsylvanica	Green Ash
543	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
544	2 - Good, No Instabilities, Minor Problems		14		Quercus rubra	Northern Red Oak
545	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
546	3 - Fair, Potential Instabilities, Major Problems		36		Tilia americana	American Basswood
547	2 - Good, No Instabilities, Minor Problems		9		Quercus rubra	Northern Red Oak
548		Dying	10		Fraxinus pennsylvanica	Green Ash
549	2 - Good, No Instabilities, Minor Problems		16,11	2 stem	Tilia americana	American Basswood
550		Dying	12		Fraxinus pennsylvanica	Green Ash
551	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
552	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
553	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
554	2 - Good, No Instabilities, Minor Problems		16		Tilia americana	American Basswood
555	3 - Fair, Potential Instabilities, Major Problems		8		Tilia americana	American Basswood
556	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
557	3 - Fair, Potential Instabilities, Major Problems		8		Tilia americana	American Basswood
558		Dying	8		Fraxinus pennsylvanica	Green Ash
559	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
560	2 - Good, No Instabilities, Minor Problems		30		Quercus rubra	Northern Red Oak
561		Dying	14		Fraxinus pennsylvanica	Green Ash
562		Dying	10		Fraxinus pennsylvanica	Green Ash
563		Dying	16		Fraxinus pennsylvanica	Green Ash
564	3 - Fair, Potential Instabilities, Major Problems		8		Ulmus americana	American Elm
565	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
566	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
567	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
568		Dying	11		Fraxinus pennsylvanica	Green Ash
569	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
570	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
571		Dying	10		Fraxinus pennsylvanica	Green Ash
572	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
573	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
574		Dying	8		Fraxinus pennsylvanica	Green Ash
575		Dying	9		Fraxinus pennsylvanica	Green Ash
576		Dying	8		Fraxinus pennsylvanica	Green Ash
577		Dying	10		Fraxinus pennsylvanica	Green Ash
578		Dying	14		Fraxinus pennsylvanica	Green Ash
579		Dying	9		Fraxinus pennsylvanica	Green Ash
580	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
581	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
582		Dying	9		Fraxinus pennsylvanica	Green Ash
583		Dying	8		Fraxinus pennsylvanica	Green Ash
584		Dying	12		Fraxinus pennsylvanica	Green Ash
585		Dying	8		Fraxinus pennsylvanica	Green Ash
586		Dying	11		Fraxinus pennsylvanica	Green Ash
587	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
588	2 - Good, No Instabilities, Minor Problems		9		Ulmus americana	American Elm
589		Dying	13		Fraxinus pennsylvanica	Green Ash
590		Dying	9		Fraxinus pennsylvanica	Green Ash
591		Dying	8		Fraxinus pennsylvanica	Green Ash
592	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
593	2 - Good, No Instabilities, Minor Problems		13		Acer saccharum	Sugar Maple
594		Dying	8		Fraxinus pennsylvanica	Green Ash
595	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
596	2 - Good, No Instabilities, Minor Problems		12		Quercus rubra	Northern Red Oak
597	2 - Good, No Instabilities, Minor Problems		16,14,13	3 stem	Tilia americana	American Basswood
598	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
599	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
600	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood

Stantec
One Carlson Parkway N. Suite 100
Plymouth, MN 55447
www.stantec.com

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

PRINT NAME: DAN BOYUM

SIGNATURE: [signature]

DATE: 05/15/2026 LIC. NO. 34561

CITY OF CORCORAN, MINNESOTA

TREE SURVEY OF CIVIC CAMPUS

TREE TABLE ID 301 TO 600

NO	REVISION	DATE

SURVEY	XXX
DRAWN	JJE
DESIGNED	XXX
CHECKED	XXX
APPROVED	XXX
PROJ. NO.	193807663

SHEET NUMBER
L-104 45

Plot Date: 05/13/2026 - 4:40pm
Drawing name: U:\193807663\CAD\3 plansheets\TREE PRESERVATION FIGURE.dwg
Xrefs: 193807663 BORDER, 193807627_XSTI, 193807663 Tree Shots, 237705533-XSTG, 193807627_XSTV, COMP_237705533.DFH

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS, OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
601	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
602		Dying	12		Fraxinus pennsylvanica	Green Ash
603	2 - Good, No Instabilities, Minor Problems		9,6	2 stem	Tilia americana	American Basswood
604		Dying	9		Fraxinus pennsylvanica	Green Ash
605	2 - Good, No Instabilities, Minor Problems		10		Acer saccharum	Sugar Maple
606	2 - Good, No Instabilities, Minor Problems		13		Quercus rubra	Northern Red Oak
607	4 - Poor, Extreme Problems		16		Tilia americana	American Basswood
608	2 - Good, No Instabilities, Minor Problems		13		Quercus rubra	Northern Red Oak
609	2 - Good, No Instabilities, Minor Problems		9		Quercus rubra	Northern Red Oak
610		Dying	11		Fraxinus pennsylvanica	Green Ash
611	2 - Good, No Instabilities, Minor Problems		11		Ulmus americana	American Elm
612		Dying	9		Fraxinus pennsylvanica	Green Ash
613		Dying	11		Fraxinus pennsylvanica	Green Ash
614	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
615		Dying	11		Fraxinus pennsylvanica	Green Ash
616	2 - Good, No Instabilities, Minor Problems		14		Carya cordiformis	Bitternut Hickory
617	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
618	2 - Good, No Instabilities, Minor Problems		14,11		Tilia americana	American Basswood
619	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
620	2 - Good, No Instabilities, Minor Problems		11		Carya cordiformis	Bitternut Hickory
621		Dying	11		Fraxinus pennsylvanica	Green Ash
622	2 - Good, No Instabilities, Minor Problems		8		Ulmus americana	American Elm
623		Dying	10		Fraxinus pennsylvanica	Green Ash
624		Dying	9		Fraxinus pennsylvanica	Green Ash
625		Dying	11		Fraxinus pennsylvanica	Green Ash
626	2 - Good, No Instabilities, Minor Problems		10,5	2 stem	Tilia americana	American Basswood
627		Dying	14		Fraxinus pennsylvanica	Green Ash
628		Dying	8		Fraxinus pennsylvanica	Green Ash
629		Dying	11		Fraxinus pennsylvanica	Green Ash
630		Dying	10		Fraxinus pennsylvanica	Green Ash
631		Dying	9		Fraxinus pennsylvanica	Green Ash
632		Dying	12		Fraxinus pennsylvanica	Green Ash
633		Dying	8		Fraxinus pennsylvanica	Green Ash
634		Dying	18		Fraxinus pennsylvanica	Green Ash
635	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
636		Dying	8		Fraxinus pennsylvanica	Green Ash
637		Dying	22		Fraxinus pennsylvanica	Green Ash
638		Dying	24		Fraxinus pennsylvanica	Green Ash
639	2 - Good, No Instabilities, Minor Problems		10		Acer saccharum	Sugar Maple
640	2 - Good, No Instabilities, Minor Problems		24		Tilia americana	American Basswood
641	2 - Good, No Instabilities, Minor Problems		9		Ulmus americana	American Elm
642	2 - Good, No Instabilities, Minor Problems		17		Prunus serotina	Black Cherry
643		Dying	14		Fraxinus pennsylvanica	Green Ash
644	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
645	2 - Good, No Instabilities, Minor Problems		12,7		Tilia americana	American Basswood
646		Dying	14		Fraxinus pennsylvanica	Green Ash
647	2 - Good, No Instabilities, Minor Problems		15		Tilia americana	American Basswood
648		Dying	13		Fraxinus pennsylvanica	Green Ash
649		Dying	13		Fraxinus pennsylvanica	Green Ash
650		Dying	13		Fraxinus pennsylvanica	Green Ash
651	2 - Good, No Instabilities, Minor Problems		16,3	2 stem	Tilia americana	American Basswood
652		Dying	8		Fraxinus pennsylvanica	Green Ash
653	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
654	2 - Good, No Instabilities, Minor Problems		14,10	2 stem	Tilia americana	American Basswood
655		Dying	13		Fraxinus pennsylvanica	Green Ash
656		Dying	13		Fraxinus pennsylvanica	Green Ash
657	2 - Good, No Instabilities, Minor Problems		10		Acer saccharum	Sugar Maple
658	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
659		Dying	13		Fraxinus pennsylvanica	Green Ash
660	2 - Good, No Instabilities, Minor Problems		17		Tilia americana	American Basswood
661	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
662	2 - Good, No Instabilities, Minor Problems		15		Tilia americana	American Basswood
663	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
664	2 - Good, No Instabilities, Minor Problems		10		Acer saccharum	Sugar Maple
665	2 - Good, No Instabilities, Minor Problems		15		Acer saccharum	Sugar Maple
666	2 - Good, No Instabilities, Minor Problems		16		Prunus serotina	Black Cherry
667	2 - Good, No Instabilities, Minor Problems		18		Fraxinus pennsylvanica	Green Ash
668	3 - Fair, Potential Instabilities, Major Problems		14		Acer saccharum	Sugar Maple
669		Dying	17		Fraxinus pennsylvanica	Green Ash
670		Dying	11		Fraxinus pennsylvanica	Green Ash
671	2 - Good, No Instabilities, Minor Problems		13		Ulmus americana	American Elm
672	2 - Good, No Instabilities, Minor Problems		17		Acer saccharum	Sugar Maple
673	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
674		Dying	9		Fraxinus pennsylvanica	Green Ash
675		Dying	10		Fraxinus pennsylvanica	Green Ash
676		Dying	11		Fraxinus pennsylvanica	Green Ash
677		Dying	11		Fraxinus pennsylvanica	Green Ash
678		Dying	13		Fraxinus pennsylvanica	Green Ash
679		Dying	16		Fraxinus pennsylvanica	Green Ash
680		Dying	10		Fraxinus pennsylvanica	Green Ash
681		Dying	9		Fraxinus pennsylvanica	Green Ash
682	3 - Fair, Potential Instabilities, Major Problems		12		Tilia americana	American Basswood
683		Dying	11		Fraxinus pennsylvanica	Green Ash
684	2 - Good, No Instabilities, Minor Problems		8		Acer negundo	Boxelder
685	3 - Fair, Potential Instabilities, Major Problems		11		Tilia americana	American Basswood
686	2 - Good, No Instabilities, Minor Problems		15		Tilia americana	American Basswood
687		Dying	12		Fraxinus pennsylvanica	Green Ash
688		Dying	12		Fraxinus pennsylvanica	Green Ash
689	2 - Good, No Instabilities, Minor Problems		17		Ulmus americana	American Elm
690	2 - Good, No Instabilities, Minor Problems		26		Populus deltoides	Cottonwood
691	2 - Good, No Instabilities, Minor Problems		13		Populus deltoides	Cottonwood
692	2 - Good, No Instabilities, Minor Problems		24,16		Populus deltoides	Cottonwood
693	2 - Good, No Instabilities, Minor Problems		9		Ulmus americana	American Elm
694	2 - Good, No Instabilities, Minor Problems		11		Ulmus americana	American Elm
695		Dying	14		Fraxinus pennsylvanica	Green Ash
696		Dying	15		Fraxinus pennsylvanica	Green Ash
697	4 - Poor, Extreme Problems		12		Tilia americana	American Basswood
698	3 - Fair, Potential Instabilities, Major Problems		11		Tilia americana	American Basswood
699		Dying	11		Fraxinus pennsylvanica	Green Ash
700	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
701		Dying	24		Fraxinus pennsylvanica	Green Ash
702	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
703	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
704	2 - Good, No Instabilities, Minor Problems		16		Acer saccharum	Sugar Maple
705	2 - Good, No Instabilities, Minor Problems		12		Ulmus americana	American Elm
706	2 - Good, No Instabilities, Minor Problems		27		Quercus rubra	Northern Red Oak
707	4 - Poor, Extreme Problems	Dying	22		Fraxinus pennsylvanica	Green Ash
708	2 - Good, No Instabilities, Minor Problems		9		Acer saccharum	Sugar Maple
709		Dying	17		Fraxinus pennsylvanica	Green Ash
710	3 - Fair, Potential Instabilities, Major Problems		13		Tilia americana	American Basswood
711	3 - Fair, Potential Instabilities, Major Problems		20		Tilia americana	American Basswood
712	2 - Good, No Instabilities, Minor Problems		17		Tilia americana	American Basswood
713	2 - Good, No Instabilities, Minor Problems		11		Ulmus americana	American Elm
714	3 - Fair, Potential Instabilities, Major Problems		12		Acer saccharum	Sugar Maple
715		Dying	12		Fraxinus pennsylvanica	Green Ash
716	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
717	2 - Good, No Instabilities, Minor Problems		17		Tilia americana	American Basswood
718	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
719		Dying	12		Fraxinus pennsylvanica	Green Ash
720	2 - Good, No Instabilities, Minor Problems		12		Acer saccharum	Sugar Maple
721	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
722	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
723	2 - Good, No Instabilities, Minor Problems		16		Tilia americana	American Basswood
724	2 - Good, No Instabilities, Minor Problems		13		Acer saccharum	Sugar Maple
725	3 - Fair, Potential Instabilities, Major Problems		9		Acer saccharum	Sugar Maple
726	2 - Good, No Instabilities, Minor Problems		12		Acer saccharum	Sugar Maple
727	2 - Good, No Instabilities, Minor Problems		10		Acer saccharum	Sugar Maple
728	2 - Good, No Instabilities, Minor Problems		12		Acer saccharum	Sugar Maple
729	2 - Good, No Instabilities, Minor Problems		20		Tilia americana	American Basswood
730	2 - Good, No Instabilities, Minor Problems		10		Acer saccharum	Sugar Maple
731		Dying	23		Fraxinus pennsylvanica	Green Ash
732		Dying	13		Fraxinus pennsylvanica	Green Ash
733	2 - Good, No Instabilities, Minor Problems		16		Tilia americana	American Basswood
734	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
735	4 - Poor, Extreme Problems		12,11	2 stem	Tilia americana	American Basswood
736	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
737		Dying	10		Fraxinus pennsylvanica	Green Ash
738		Dying	13		Fraxinus pennsylvanica	Green Ash
739	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
740		Dying	9		Fraxinus pennsylvanica	Green Ash
741		Dying	20	growing in fence	Fraxinus pennsylvanica	Green Ash
742	2 - Good, No Instabilities, Minor Problems		15		Tilia americana	American Basswood
743		Dying	11		Fraxinus pennsylvanica	Green Ash
744	3 - Fair, Potential Instabilities, Major Problems		11		Tilia americana	American Basswood
745		Dying	10		Fraxinus pennsylvanica	Green Ash
746	2 - Good, No Instabilities, Minor Problems		9		Acer saccharum	Sugar Maple
747		Dying	14		Fraxinus pennsylvanica	Green Ash
748		Dying	15		Fraxinus pennsylvanica	Green Ash
749	4 - Poor, Extreme Problems		10		Tilia americana	American Basswood
750		Dying	17		Fraxinus pennsylvanica	Green Ash
751		Dying	10		Fraxinus pennsylvanica	Green Ash
752		Dying	12		Fraxinus pennsylvanica	Green Ash
753		Dying	11		Fraxinus pennsylvanica	Green Ash
754		Dying	8		Fraxinus pennsylvanica	Green Ash
755		Dying	11		Fraxinus pennsylvanica	Green Ash
756		Dying	13		Fraxinus pennsylvanica	Green Ash
757	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
758		Dying	13		Fraxinus pennsylvanica	Green Ash
759	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
760	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
761	2 - Good, No Instabilities, Minor Problems		14		Acer negundo	Boxelder
762	2 - Good, No Instabilities, Minor Problems		15		Tilia americana	American Basswood
763	2 - Good, No Instabilities, Minor Problems		27		Quercus rubra	Northern Red Oak
764		Dying	15		Fraxinus pennsylvanica	Green Ash
765		Dying	10		Fraxinus pennsylvanica	Green Ash
766	2 - Good, No Instabilities, Minor Problems		25		Ulmus americana	American Elm
767	2 - Good, No Instabilities, Minor Problems		23		Quercus rubra	Northern Red Oak
768	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
769	4 - Poor, Extreme Problems		11		Acer saccharum	Sugar Maple
770	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
771	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
772	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
773	3 - Fair, Potential Instabilities, Major Problems		16		Fraxinus pennsylvanica	Green Ash
774	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
775	2 - Good, No Instabilities, Minor Problems		8		Acer saccharum	Sugar Maple
776	2 - Good, No Instabilities, Minor Problems		22		Tilia americana	American Basswood
777	2 - Good, No Instabilities, Minor Problems		12		Acer saccharum	Sugar Maple
778		Dying	8		Fraxinus pennsylvanica	Green Ash
779		Dying	14		Fraxinus pennsylvanica	Green Ash
780	4 - Poor, Extreme Problems		10		Acer saccharum	Sugar Maple
781		Dying	27		Fraxinus pennsylvanica	Green Ash
782		Dying	16		Fraxinus pennsylvanica	Green Ash
783	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
784	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
785	2 - Good, No Instabilities, Minor Problems		9		Acer saccharum	Sugar Maple
786	2 - Good, No Instabilities, Minor Problems		9		Acer saccharum	Sugar Maple
787	2 - Good, No Instabilities, Minor Problems		9		Acer saccharum	Sugar Maple
788		Dying	9		Fraxinus pennsylvanica	Green Ash
789		Dying	11		Fraxinus pennsylvanica	Green Ash
790		Dying	10		Fraxinus pennsylvanica	Green Ash
791	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
792	2 - Good, No Instabilities, Minor Problems		18		Tilia americana	American Basswood
793	2 - Good, No Instabilities, Minor Problems		9		Ulmus americana	American Elm
794		Dying	12		Fraxinus pennsylvanica	Green Ash
795		Dying	13		Fraxinus pennsylvanica	Green Ash
796		Dying	10		Fraxinus pennsylvanica	Green Ash
797		Dying	11		Fraxinus pennsylvanica	Green Ash
798		Dying	11		Fraxinus pennsylvanica	Green Ash
799		Dying	10		Ulmus americana	American Elm
800	2 - Good, No Instabilities, Minor Problems		16		Ulmus americana	American Elm

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
801		Dying	14		Fraxinus pennsylvanica	Green Ash
802	2 - Good, No Instabilities, Minor Problems		9		Acer saccharum	Sugar Maple
803		Dying	8		Fraxinus pennsylvanica	Green Ash
804	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
805	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
806	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
807	2 - Good, No Instabilities, Minor Problems		9		Tilia americana	American Basswood
808	2 - Good, No Instabilities, Minor Problems		18		Fraxinus pennsylvanica	Green Ash
809	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
810	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
811	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
812	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
813	2 - Good, No Instabilities, Minor Problems		8		Ostrya virginiana	Ironwood
814	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
815	2 - Good, No Instabilities, Minor Problems		10		Acer saccharum	Sugar Maple
816	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
817		Dying	12		Fraxinus pennsylvanica	Green Ash
818		Dying	21		Fraxinus pennsylvanica	Green Ash
819		Dying	20		Fraxinus pennsylvanica	Green Ash
820	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
821		Dying	10		Fraxinus pennsylvanica	Green Ash
822	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
823	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
824		Dying	14		Fraxinus pennsylvanica	Green Ash
825	2 - Good, No Instabilities, Minor Problems		26,8	2 stem	Tilia americana	American Basswood
826		Dying	11		Fraxinus pennsylvanica	Green Ash
827	2 - Good, No Instabilities, Minor Problems		8		Tilia americana	American Basswood
828	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
829		Dying	11		Fraxinus pennsylvanica	Green Ash
830		Dying	17,16	2 stem	Fraxinus pennsylvanica	Green Ash
831	4 - Poor, Extreme Problems		10		Carya cordiformis	Bitternut Hickory
832	4 - Poor, Extreme Problems		11		Tilia americana	American Basswood
833	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
834		Dying	17		Fraxinus pennsylvanica	Green Ash
835	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
836	4 - Poor, Extreme Problems		14		Acer saccharum	Sugar Maple
837	2 - Good, No Instabilities, Minor Problems		17	woodpecker nest	Acer saccharum	Sugar Maple
838	2 - Good, No Instabilities, Minor Problems		14		Acer saccharum	Sugar Maple
839	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
840	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
841	2 - Good, No Instabilities, Minor Problems		16		Ulmus americana	American Elm
842	2 - Good, No Instabilities, Minor Problems		11		Ulmus americana	American Elm
843		Dying	12		Fraxinus pennsylvanica	Green Ash
844	2 - Good, No Instabilities, Minor Problems		14		Carya cordiformis	Bitternut Hickory
845		Dying	13		Fraxinus pennsylvanica	Green Ash
846	2 - Good, No Instabilities, Minor Problems		20		Carya cordiformis	Bitternut Hickory
847		Dying	18		Fraxinus pennsylvanica	Green Ash
848	2 - Good, No Instabilities, Minor Problems		20		Carya cordiformis	Bitternut Hickory
849	3 - Fair, Potential Instabilities, Major Problems		10		Ostrya virginiana	Ironwood
850	2 - Good, No Instabilities, Minor Problems		16		Tilia americana	American Basswood
851		Dying	11		Fraxinus pennsylvanica	Green Ash
852	3 - Fair, Potential Instabilities, Major Problems		10		Tilia americana	American Basswood
853	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
854	2 - Good, No Instabilities, Minor Problems		21,12	2 stem	Tilia americana	American Basswood
855		Dying	17		Fraxinus pennsylvanica	Green Ash
856	2 - Good, No Instabilities, Minor Problems		16		Ulmus americana	American Elm
857		Dying	17		Fraxinus pennsylvanica	Green Ash
858		Dying	12		Fraxinus pennsylvanica	Green Ash
859	2 - Good, No Instabilities, Minor Problems		39,9,10,9	4 stem	Tilia americana	American Basswood
860		Dying	15		Fraxinus pennsylvanica	Green Ash
861		Dying	9		Fraxinus pennsylvanica	Green Ash
862		Dying	16		Fraxinus pennsylvanica	Green Ash
863		Dying	14		Fraxinus pennsylvanica	Green Ash
864	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
865		Dying	10		Fraxinus pennsylvanica	Green Ash
866	2 - Good, No Instabilities, Minor Problems		11		Acer saccharum	Sugar Maple
867		Dying	16		Fraxinus pennsylvanica	Green Ash
868		Dying	11		Fraxinus pennsylvanica	Green Ash
869	3 - Fair, Potential Instabilities, Major Problems		14		Tilia americana	American Basswood
870	2 - Good, No Instabilities, Minor Problems		10		Quercus rubra	Northern Red Oak
871	2 - Good, No Instabilities, Minor Problems		15		Carya cordiformis	Bitternut Hickory
872	2 - Good, No Instabilities, Minor Problems		11		Carya cordiformis	Bitternut Hickory
873	2 - Good, No Instabilities, Minor Problems		11		Quercus rubra	Northern Red Oak
874	2 - Good, No Instabilities, Minor Problems		10		Populus tremuloides	Quaking Aspen
875	2 - Good, No Instabilities, Minor Problems		11		Populus tremuloides	Quaking Aspen
876		Dying	11		Populus tremuloides	Quaking Aspen
877	2 - Good, No Instabilities, Minor Problems		10		Ulmus americana	American Elm
878	2 - Good, No Instabilities, Minor Problems		9		Acer saccharum	Sugar Maple
879	3 - Fair, Potential Instabilities, Major Problems		15		Carya cordiformis	Bitternut Hickory
880	2 - Good, No Instabilities, Minor Problems		12		Carya cordiformis	Bitternut Hickory
881	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
882	2 - Good, No Instabilities, Minor Problems		10		Carya cordiformis	Bitternut Hickory
883	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
884	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
885	2 - Good, No Instabilities, Minor Problems		10,10	2 stem	Populus tremuloides	Quaking Aspen
886	2 - Good, No Instabilities, Minor Problems		18		Tilia americana	American Basswood
887		Dying	10		Fraxinus pennsylvanica	Green Ash
888	2 - Good, No Instabilities, Minor Problems		17		Carya cordiformis	Bitternut Hickory
889	2 - Good, No Instabilities, Minor Problems		15		Carya cordiformis	Bitternut Hickory
890		Dying	17		Fraxinus pennsylvanica	Green Ash
891		Dying	19		Fraxinus pennsylvanica	Green Ash
892		Dying	13		Fraxinus pennsylvanica	Green Ash
893		Dying	25		Fraxinus pennsylvanica	Green Ash
894		Dying	10		Fraxinus pennsylvanica	Green Ash
895		Dying	10		Fraxinus pennsylvanica	Green Ash
896		Dying	12		Fraxinus pennsylvanica	Green Ash
897	3 - Fair, Potential Instabilities, Major Problems		9		Acer negundo	Boxelder
898	3 - Fair, Potential Instabilities, Major Problems		11		Prunus serotina	Black Cherry
899		Dying	12		Fraxinus pennsylvanica	Green Ash
900		Dying	20,17	2 stem	Fraxinus pennsylvanica	Green Ash

Stantec
One Carlson Parkway N, Suite 100
Plymouth, MN 55447
www.stantec.com

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

PRINT NAME: DAN BOYUM

SIGNATURE: [signature]

DATE: 05/15/2024 LIC. NO. 24561

CITY OF CORCORAN, MINNESOTA

TREE SURVEY OF CIVIC CAMPUS

TREE TABLE ID 601 TO 900

NO	REVISION	DATE

SURVEY	XXX
DRAWN	JJE
DESIGNED	XXX
CHECKED	XXX
APPROVED	XXX
PROJ. NO.	193807663

SHEET NUMBER
L-10546

Plot Date: 05/13/2024 - 4:40pm
Drawing name: U:\193807663\CADD\3 plans\sheets\TREE PRESERVATION FIGURE.dwg
Xrefs: 193807663 BORDER, 193807627_XSTI, 193807663 Tree Shots, 227705533-XSTG, 193807627_XSTV, COMP_227705533.RFH

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
901		Dying	12,15	2 stem	Fraxinus pennsylvanica	Green Ash
902		Dying	27		Fraxinus pennsylvanica	Green Ash
903		Dying	16		Fraxinus pennsylvanica	Green Ash
904		Dying	13		Acer negundo	Boxelder
905	3 - Fair, Potential Instabilities, Major Problems		9		Ulmus americana	American Elm
906		Dying	19,9	2 stem	Fraxinus pennsylvanica	Green Ash
907		Dying	9		Ulmus americana	American Elm
908		Dying	14		Fraxinus pennsylvanica	Green Ash
909	3 - Fair, Potential Instabilities, Major Problems		14,10	2 stem	Acer negundo	Boxelder
910		Dying	15		Fraxinus pennsylvanica	Green Ash
911	4 - Poor, Extreme Problems		11		Prunus serotina	Black Cherry
912		Dying	19		Fraxinus pennsylvanica	Green Ash
913		Dying	9		Fraxinus pennsylvanica	Green Ash
914	2 - Good, No Instabilities, Minor Problems		14		Prunus serotina	Black Cherry
915		Dying	14		Fraxinus pennsylvanica	Green Ash
916		Dying	8		Fraxinus pennsylvanica	Green Ash
917	4 - Poor, Extreme Problems		11		Acer negundo	Boxelder
918	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
919		Dying	21		Fraxinus pennsylvanica	Green Ash
920	4 - Poor, Extreme Problems		14		Acer negundo	Boxelder
921		Dying	22		Fraxinus pennsylvanica	Green Ash
922	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
923		Dying	10		Fraxinus pennsylvanica	Green Ash
924	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
925		Dying	13		Fraxinus pennsylvanica	Green Ash
926		Dying	13		Fraxinus pennsylvanica	Green Ash
927		Dying	9		Fraxinus pennsylvanica	Green Ash
928	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
929	2 - Good, No Instabilities, Minor Problems		21		Tilia americana	American Basswood
930	4 - Poor, Extreme Problems		15		Tilia americana	American Basswood
931		Dying	11		Fraxinus pennsylvanica	Green Ash
932	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
933		Dying	10		Fraxinus pennsylvanica	Green Ash
934		Dying	9		Fraxinus pennsylvanica	Green Ash
935	2 - Good, No Instabilities, Minor Problems		19		Tilia americana	American Basswood
936	2 - Good, No Instabilities, Minor Problems		14		Ulmus americana	American Elm
937		Dying	14		Fraxinus pennsylvanica	Green Ash
938		Dying	15		Fraxinus pennsylvanica	Green Ash
939		Dying	8		Ulmus americana	American Elm
940	2 - Good, No Instabilities, Minor Problems		12		Carya cordiformis	Bittemut Hickory
941	2 - Good, No Instabilities, Minor Problems		11		Populus tremuloides	Quaking Aspen
942	2 - Good, No Instabilities, Minor Problems		13		Populus tremuloides	Quaking Aspen
943	2 - Good, No Instabilities, Minor Problems		12		Populus tremuloides	Quaking Aspen
944	2 - Good, No Instabilities, Minor Problems		14		Tilia americana	American Basswood
945	2 - Good, No Instabilities, Minor Problems		23		Tilia americana	American Basswood
946		Dying	13		Fraxinus pennsylvanica	Green Ash
947	2 - Good, No Instabilities, Minor Problems		16		Tilia americana	American Basswood
948		Dying	8		Fraxinus pennsylvanica	Green Ash
949		Dying	11		Fraxinus pennsylvanica	Green Ash
950	2 - Good, No Instabilities, Minor Problems		13		Tilia americana	American Basswood
951		Dying	10		Fraxinus pennsylvanica	Green Ash
952		Dying	13		Fraxinus pennsylvanica	Green Ash
953	2 - Good, No Instabilities, Minor Problems		12		Tilia americana	American Basswood
954	2 - Good, No Instabilities, Minor Problems		17,7	2 stem	Tilia americana	American Basswood
955	2 - Good, No Instabilities, Minor Problems		9		Ulmus americana	American Elm
956		Dying	16		Fraxinus pennsylvanica	Green Ash
957		Dying	10		Fraxinus pennsylvanica	Green Ash
958		Dying	14		Fraxinus pennsylvanica	Green Ash
959		Dying	13		Fraxinus pennsylvanica	Green Ash
960	2 - Good, No Instabilities, Minor Problems		14,6	2 stem	Tilia americana	American Basswood
961	2 - Good, No Instabilities, Minor Problems		16		Tilia americana	American Basswood
962		Dying	14		Fraxinus pennsylvanica	Green Ash
963	3 - Fair, Potential Instabilities, Major Problems		10		Prunus serotina	Black Cherry
964	3 - Fair, Potential Instabilities, Major Problems		11		Prunus serotina	Black Cherry
965		Dying	16		Fraxinus pennsylvanica	Green Ash
966	2 - Good, No Instabilities, Minor Problems		13		Prunus serotina	Black Cherry
967		Dying	8		Fraxinus pennsylvanica	Green Ash
968		Dying	9		Fraxinus pennsylvanica	Green Ash
969		Dying	8		Fraxinus pennsylvanica	Green Ash
970	2 - Good, No Instabilities, Minor Problems		9		Ulmus americana	American Elm
971		Dying	10		Fraxinus pennsylvanica	Green Ash
972		Dying	9		Fraxinus pennsylvanica	Green Ash
973		Dying	10		Fraxinus pennsylvanica	Green Ash
974		Dying	8		Fraxinus pennsylvanica	Green Ash
975		Dying	11		Fraxinus pennsylvanica	Green Ash
976		Dying	17		Fraxinus pennsylvanica	Green Ash
977		Dying	21		Fraxinus pennsylvanica	Green Ash
978		Dying	13,12	2 stem	Fraxinus pennsylvanica	Green Ash
979		Dying	10		Fraxinus pennsylvanica	Green Ash
980		Dying	12		Fraxinus pennsylvanica	Green Ash
981		Dying	14		Fraxinus pennsylvanica	Green Ash
982	3 - Fair, Potential Instabilities, Major Problems		10		Ulmus americana	American Elm
983		Dying	11		Fraxinus pennsylvanica	Green Ash
984	3 - Fair, Potential Instabilities, Major Problems		14		Acer negundo	Boxelder
985		Dying	21		Fraxinus pennsylvanica	Green Ash
986	2 - Good, No Instabilities, Minor Problems		12		Acer negundo	Boxelder
987	3 - Fair, Potential Instabilities, Major Problems		14		Prunus serotina	Black Cherry
988		Dying	14		Fraxinus pennsylvanica	Green Ash
989	4 - Poor, Extreme Problems		16		Acer negundo	Boxelder
990	4 - Poor, Extreme Problems		8		Ulmus americana	American Elm
991	3 - Fair, Potential Instabilities, Major Problems		11		Acer negundo	Boxelder
992		Dying	23		Fraxinus pennsylvanica	Green Ash
993	3 - Fair, Potential Instabilities, Major Problems		12,8		Tilia americana	American Basswood
994	2 - Good, No Instabilities, Minor Problems		17		Tilia americana	American Basswood
995	2 - Good, No Instabilities, Minor Problems		10		Tilia americana	American Basswood
996		Dying	12		Fraxinus pennsylvanica	Green Ash
997	2 - Good, No Instabilities, Minor Problems		15		Tilia americana	American Basswood
998	2 - Good, No Instabilities, Minor Problems		20		Fraxinus pennsylvanica	Green Ash
999	3 - Fair, Potential Instabilities, Major Problems		11		Ulmus americana	American Elm
1000		Dying	12		Fraxinus pennsylvanica	Green Ash

TREE ID NUMBER	STRUCTURAL CONDITION	CONDITION	DBH	COMMENT	SCIENTIFIC NAME	COMMON NAME
1001	2 - Good, No Instabilities, Minor Problems		12		Acer negundo	Boxelder
1002	2 - Good, No Instabilities, Minor Problems		12		Fraxinus pennsylvanica	Green Ash
1003		Dying	13		Fraxinus pennsylvanica	Green Ash
1004		Dying	13		Fraxinus pennsylvanica	Green Ash
1005		Dying	16		Fraxinus pennsylvanica	Green Ash
1006		Dying	13		Fraxinus pennsylvanica	Green Ash
1007		Dying	13		Fraxinus pennsylvanica	Green Ash
1008	4 - Poor, Extreme Problems		10		Acer negundo	Boxelder
1009		Dying	11		Fraxinus pennsylvanica	Green Ash
1010	2 - Good, No Instabilities, Minor Problems		10		Ulmus americana	American Elm
1011	2 - Good, No Instabilities, Minor Problems		16		Tilia americana	American Basswood
1012	2 - Good, No Instabilities, Minor Problems		9		Fraxinus pennsylvanica	Green Ash
1013		Dying	9		Fraxinus pennsylvanica	Green Ash
1014	2 - Good, No Instabilities, Minor Problems		14		Fraxinus pennsylvanica	Green Ash
1015	4 - Poor, Extreme Problems		10		Fraxinus pennsylvanica	Green Ash
1016		Dying	13		Fraxinus pennsylvanica	Green Ash
1017		Dying	8		Fraxinus pennsylvanica	Green Ash
1018	2 - Good, No Instabilities, Minor Problems		13		Acer negundo	Boxelder
1019		Dying	15		Fraxinus pennsylvanica	Green Ash
1020	3 - Fair, Potential Instabilities, Major Problems		9		Ulmus americana	American Elm
1021		Dying	15		Fraxinus pennsylvanica	Green Ash
1022		Dying	10		Fraxinus pennsylvanica	Green Ash
1023		Dying	11		Fraxinus pennsylvanica	Green Ash
1024		Dying	14		Fraxinus pennsylvanica	Green Ash
1025		Dying	13		Fraxinus pennsylvanica	Green Ash
1026		Dying	17		Fraxinus pennsylvanica	Green Ash
1027		Dying	14		Fraxinus pennsylvanica	Green Ash
1028		Dying	10		Fraxinus pennsylvanica	Green Ash
1029		Dying	12		Fraxinus pennsylvanica	Green Ash
1030		Dying	16		Fraxinus pennsylvanica	Green Ash
1031	2 - Good, No Instabilities, Minor Problems		8		Ulmus americana	American Elm
1032	3 - Fair, Potential Instabilities, Major Problems		9		Fraxinus pennsylvanica	Green Ash
1033		Dying	11		Fraxinus pennsylvanica	Green Ash
1034		Dying	8		Fraxinus pennsylvanica	Green Ash
1035	2 - Good, No Instabilities, Minor Problems		11		Acer negundo	Boxelder
1036		Dying	18,17		Fraxinus pennsylvanica	Green Ash
1037		Dying	18		Fraxinus pennsylvanica	Green Ash
1038		Dying	16		Fraxinus pennsylvanica	Green Ash
1039	3 - Fair, Potential Instabilities, Major Problems		12		Acer negundo	Boxelder
1040		Dying	11		Fraxinus pennsylvanica	Green Ash
1041	2 - Good, No Instabilities, Minor Problems		16		Tilia americana	American Basswood
1042		Dying	10		Fraxinus pennsylvanica	Green Ash
1043	2 - Good, No Instabilities, Minor Problems		19		Acer negundo	Boxelder
1044		Dying	10		Fraxinus pennsylvanica	Green Ash
1045		Dying	11		Fraxinus pennsylvanica	Green Ash
1046		Dying	20		Fraxinus pennsylvanica	Green Ash
1047	2 - Good, No Instabilities, Minor Problems		21		Ulmus americana	American Elm
1048		Dying	27,24		Fraxinus pennsylvanica	Green Ash
1049		Dying	15,14,13		Fraxinus pennsylvanica	Green Ash
1050	2 - Good, No Instabilities, Minor Problems		13,7		Tilia americana	American Basswood
1051	2 - Good, No Instabilities, Minor Problems		11		Tilia americana	American Basswood
1052		Dying	19		Fraxinus pennsylvanica	Green Ash
1053		Dying	12		Fraxinus pennsylvanica	Green Ash
1054		Dying	14		Fraxinus pennsylvanica	Green Ash
1055	3 - Fair, Potential Instabilities, Major Problems		10		Ulmus americana	American Elm
1056		Dying	21		Fraxinus pennsylvanica	Green Ash
1057	3 - Fair, Potential Instabilities, Major Problems		8		Acer negundo	Boxelder
1058		Dying	28		Fraxinus pennsylvanica	Green Ash
1059	4 - Poor, Extreme Problems		13		Acer negundo	Boxelder
1060		Dying	11		Fraxinus pennsylvanica	Green Ash
1061	4 - Poor, Extreme Problems		20	in fence	Acer negundo	Boxelder
1062		Dying	8		Fraxinus pennsylvanica	Green Ash
1063	3 - Fair, Potential Instabilities, Major Problems		8		Acer negundo	Boxelder
1064	2 - Good, No Instabilities, Minor Problems		16		Acer negundo	Boxelder
1065		Dying	16		Fraxinus pennsylvanica	Green Ash
1066		Dying	24,24	2 stem	Fraxinus pennsylvanica	Green Ash
1067	2 - Good, No Instabilities, Minor Problems		16		Acer negundo	Boxelder
1068	2 - Good, No Instabilities, Minor Problems		25,24	2 stem	Tilia americana	American Basswood
1069		Dying	10		Fraxinus pennsylvanica	Green Ash
1070		Dying	8		Fraxinus pennsylvanica	Green Ash
1071		Dying	22		Fraxinus pennsylvanica	Green Ash
1072		Dying	8		Fraxinus pennsylvanica	Green Ash
1073		Dying	8		Fraxinus pennsylvanica	Green Ash
1074		Dying	13		Fraxinus pennsylvanica	Green Ash
1075		Dying	15,12		Fraxinus pennsylvanica	Green Ash
1076		Dying	15		Fraxinus pennsylvanica	Green Ash
1077		Dying	8		Fraxinus pennsylvanica	Green Ash
1078		Dying	11		Fraxinus pennsylvanica	Green Ash
1079		Dying	9		Fraxinus pennsylvanica	Green Ash
1080		Dying	11		Fraxinus pennsylvanica	Green Ash
1081		Dying	13		Fraxinus pennsylvanica	Green Ash
1082		Dying	9		Fraxinus pennsylvanica	Green Ash
1083		Dying	12		Fraxinus pennsylvanica	Green Ash
1084		Dying	21		Fraxinus pennsylvanica	Green Ash
1085		Dying	12		Fraxinus pennsylvanica	Green Ash
1086		Dying	12		Fraxinus pennsylvanica	Green Ash
1087		Dying	15		Fraxinus pennsylvanica	Green Ash
1088	3 - Fair, Potential Instabilities, Major Problems		15		Carya cordiformis	Bittemut Hickory
1089	2 - Good, No Instabilities, Minor Problems		14		Ulmus americana	American Elm
1090	3 - Fair, Potential Instabilities, Major Problems		67		Acer saccharinum	Silver Maple

Stantec
One Carlson Parkway N. Suite 100
Plymouth, MN 55447
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED UNDER THE LAWS OF THE STATE OF
PRINT NAME: DAN BOYUM
SIGNATURE:
DATE: 05/15/2026 LIC. NO. 34561

CITY OF CORCORAN, MINNESOTA

TREE SURVEY OF CIVIC CAMPUS

TREE TABLE ID 901 TO 1090

NO	REVISION	DATE

SURVEY	XXX
DRAWN	JJE
DESIGNED	XXX
CHECKED	XXX
APPROVED	XXX
PROJ. NO.	193807663

SHEET NUMBER
L-106 47

Plot Date: 05/13/2026 - 4:40pm
Drawing name: U:\193807663\CADD\Drawings\TREE PRESERVATION FIGURE.dwg
Xref's: 193807663 BORDER 193807622_ASYT 193807663 Tree Shots 227705533-SXHD 193807427_XSYV_COMP 227705533-SXH

STAFF REPORT **Agenda Item: 10.a**

Council Meeting: August 13, 2026	**Prepared By:** Jay Tobin, City Administrator
Topic: Public Hearing - Civic Campus Bonding	**Action Required:**

Summary

Background

Minnesota Statutes Section 475.521 authorizes cities to finance certain municipal facilities through Capital Improvement Plan (CIP) bonds following adoption of a five-year Capital Improvement Plan and a public hearing. The proposed 2026–2030 CIP identifies the construction of a new Civic Campus, including City Hall and a Public Safety Facility, as the capital improvement to be financed under the Plan.

The City's evaluation of its municipal facilities has occurred over multiple planning efforts, including the 2018 Wold facility study and the 2025 BKV Group Facility Needs Assessment. Those studies concluded that the existing facility is undersized for current and future operations, requires significant building system improvements, and cannot be reasonably expanded on the existing site. The proposed Civic Campus is intended to address the long-term operational needs of City Hall and the Police Department.

Discussion

The proposed CIP authorizes a not-to-exceed principal amount of $40 million in General Obligation Capital Improvement Plan Bonds. Approval of the CIP does not require issuance of the full amount of bonds or establish the project's final cost. The authorization establishes the maximum financing available under the five-year Capital Improvement Plan. The City may issue bonds in one or more series or delay issuance during the life of the Plan, provided the total principal amount does not exceed the authorized maximum.

The CIP concludes that the proposed financing remains within both Minnesota's statutory municipal debt limit and the annual Capital Improvement Plan debt service limitation. Debt service would be paid from property taxes.

If the Council adopts the resolution following the public hearing, Minnesota law provides a 30-day reverse referendum period during which a petition signed by at least five percent of the voters participating in the last municipal general election may require voter approval before bonds may be issued.

Financial/Budget

Adoption of the Capital Improvement Plan and Resolution No. 2026-58 does not authorize the issuance of bonds or create an immediate financial obligation. The resolution provides preliminary approval for a not-to-exceed principal amount of $40 million in Capital Improvement Plan bonds, establishing the

maximum financing authority under the 2026–2030 Capital Improvement Plan. The actual amount and timing of any bond issuance will be determined following completion of design, refinement of project costs, consideration of utility participation and available federal funding, and compliance with all statutory requirements, including the reverse referendum process.

Options

1. Conduct the public hearing, receive public testimony, and adopt Resolution No. 2026-58 approving the 2026–2030 Capital Improvement Plan and providing preliminary approval for the issuance of General Obligation Capital Improvement Plan Bonds in a not-to-exceed principal amount of $40,000,000.

2. Conduct the public hearing and direct staff to return with additional information or revisions prior to Council consideration of the Capital Improvement Plan and Resolution.

3. Conduct the public hearing and take no further action.

Recommendation

Staff recommends that City Council conduct the public hearing and adopt Resolution No. 2026-58 approving the 2026–2030 Capital Improvement Plan and providing preliminary approval for the issuance of up to $40,000,000 of General Obligation Capital Improvement Plan Bonds.

Council Action

Staff recommends that City Council conduct the public hearing and adopt Resolution No. 2026-58 approving the 2026–2030 Capital Improvement Plan and providing preliminary approval for the issuance of up to $40,000,000 of General Obligation Capital Improvement Plan Bonds.

Attachments

1. Corcoran CIP Slide Deck for Aug 13 2026 Meeting.pdf
2. Corcoran CIP 2026 CIP PLAN.pdf
3. Resolution 2026-60 Finding No Relationship to Comp Plan .pdf
4. Resolution 2026 Approving CIP revised
5. Corcoran_Civic_Campus_Key_Decision_Timeline_1994_2026.pdf

STAFF REPORT **Agenda Item: 7.a**

Council Meeting: August 18, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Planning Project Update	**Action Required:**

Council Action

Attachments

1. 2026-08-18 Planning Project Update.pdf

MEMO

Meeting Date: August 18, 2026

To: Planning Commission

From: Dwight Klingbeil

Re: Planning Project Update

Projects/comments in blue italics are new.

The following is a status summary of active planning projects:

1. **Springs at Corcoran Preliminary Plat, Preliminary PUD, Rezoning (PID 12-119-23-13-0007) (City File 26-001).**

   Continental 928 Fund, LLC. Request approval of a preliminary plat, preliminary Planned Unit Development (PUD), and rezoning to allow the construction of 294 market-rate rental units at 19330 County Road 30. The site is currently zoned General Mixed-Use. The applicant requests the site be rezoned to Planned Unit Development (PUD), with an underlying zoning district of GMU. *The public hearing for this item was tabled to the July 7, 2026, Planning Commission meeting. However, additional information is being prepared by the applicant to address transportation and stormwater items. The Commission voted to table the public hearing to the September 3, 2026, meeting.*

2. **Weinand Woods 2nd Addition (PID 36-119-23-32-0011) (City File 26-009).**

   Kevin and Mary Weinand requests approval of a preliminary plat to adjust the shared boundary line between the property as 22939 County Road 30, and Outlot B of Weinand Woods Addition. This application incomplete for City review and is not currently scheduled for any upcoming meetings.

3. **Lost Loon Site Plan and Variance (PID 07-119-23-14-0003) (City File 26-011).**

   Lost Loon LLC requests approval of a site plan and variance to allow the development of an indoor cannabis cultivation facility at 20120 Auger Avenue. *This application was reviewed by the City Council during the July 23, 2026, regular session. After some discussion, the Council approved the variance and site plan resolution with the*

condition that the impervious surface coverage in the shoreland overlay district does not exceed 27.8%.

4. **3019 Addition Preliminary Plat, Rezoning, Comprehensive Plan Amendment (PID 07-119-23-14-0003) (City File 26-014).**

   Craig Scherber & Associates Inc. request approval of a preliminary plat, a comprehensive plan amendment, and a rezoning to allow the development of the "3019 Addition", which would consist of 7 rural commercial lots at PID 07-119-23-14-0003. *This application is complete for City review and is scheduled for the September 3, 2026, Planning Commission meeting*.

5. **Chastek Hemple Plat (PID 25-119-23-12-0002) (City File 26-015).**

   Emerald Rose, LLC request approval of a final plat for the development of the first phase of Chastek Hemple, which consists of 50 single-family homes on the east side of the site. *This application is being reviewed for completeness and is not currently scheduled for any upcoming meetings.*

6. **Shamrock Golf Course Site Plan and Conditional Use Permit Amendment (PID 25-119-23-31-0001) (City File 26-016).**

   Shamrock Golf Course requests approval of an amendment to their site plan and Conditional Use Permit to allow the construction of a new 6,720 square-foot building consisting of 12 covered driving range hitting bays and an indoor lounge area. *This application is complete for City review and is scheduled for the August 18, 2026, Planning Commission meeting.*

7. **SHH Development Concept Plan (PID 35-119-23-43-0002) (City File 26-017).**

   Kevin Henn and Dmitriy Sechko request Council feedback for a conceptual 16-lot subdivision plan at 20240 Hackamore Road and 6330 Snyder Road. This application is complete for City review and is scheduled for the August 27, 2026, City Council meeting.

8. **Arens Hills OS&P Final Plat (PID 31-119-23-13-0005) (City File 26-018).**

   Robb and Seth Norling request final plat approval of the first phase of the Arens Hills Open Space & Preservation Plat, which would consist of four single-family lots and two outlots at 6700 Pioneer Trail. This application is not complete for City review and is not currently scheduled for any upcoming City meetings.

9. **Freeland Garage CUP (PID 16-119-23-24-0002) (City File 26-019).**

   Jason Freeland plans to relocate the residential structure at 22005 County Road 10, which will place the existing accessory structure in the front yard. He requests approval of a Conditional Use Permit to allow the existing structure to have sidewalls exceeding the 10-foot height limit in the front yard. This application is complete for City review and is scheduled for the September 3, 2026, City Council meeting.

10. **Bendickson Garage CUP (PID 19-119-23-21-0011) (City File 26-020).**

    JPC Custom Homes plans to construct a new residential structure at 23525 Strehler Road, which will place the existing accessory structures in the front yard. The applicant requests approval of a Conditional Use Permit to allow the existing structure to have sidewalls exceeding the 10-foot height limit in the front yard. This application is complete for City review and is scheduled for the September 3, 2026, City Council meeting.

STAFF REPORT **Agenda Item: 8.a**

Council Meeting: August 18, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Commissioner Liaison Calendar	**Action Required:**

Council Action

Attachments

1. Commissioner Liaison Calendar.pdf

Commissioner Liaison Calendar

Suggested City Council Meetings:

8/13/2026	8/27/2026	9/10/2026	9/24/2026	10/8/2026	10/22/2026
Hargreaves	Kozicky	Scherber	Zachman	Brummond	Hargreaves