



## **BUFFALO CITY COUNCIL WORKSHOP AGENDA**

**Wednesday, January 15, 2025**

**Place: Buffalo City Center**

**Time: 5:30 PM**

The meeting is available to view by [streaming live](#) or viewing Spectrum Channel 180.

- 1. PROPOSED REDEVELOPMENT OF FORMER WRIGHT COUNTY GOVERNMENT CENTER, 10 2<sup>ND</sup> STREET NW**
- 2. SOUTH SHORES ON LAKE PULASKI DEVELOPMENT**



## CITY COUNCIL AGENDA REPORT

**MEETING DATE:** **January 15, 2025**

**PREPARED BY:** **Community Development Director David Kelly**

**PRESENTED BY:** **Community Development Director David Kelly; City Planner Stephen Grittman**

**AGENDA ITEM:** **Proposed Redevelopment of Former Wright County Government Center - 10 2nd St NW**

### **BACKGROUND SUMMARY:**

Buchholz Properties, LLC, have entered into a Purchase Agreement with the Wright County Economic Development Authority (EDA) for the redevelopment of the former Wright County Government Center located at 10 2nd Street NW in downtown Buffalo. Consisting of approximately 7.25-acres, the developers have proposed a mix of uses on the site that largely mirror the recommendations of the City's 2040 Downtown Plan, including multi-family residential, neighborhood-scale residential, and commercial uses. Greater activation of the lakefront is also proposed with this redevelopment through the redesign of County Road 35 / Lake Boulevard to increase lake frontage and allow for increased public access.

Included with this agenda item is a memo from both City Planner Stephen Grittman and City Engineer Justin Kannas, a preliminary site concept for review, an expected timeline for this development, as well as renderings of similar projects the developer has undertaken in nearby cities.

### **RECOMMENDED ACTION:**

As this item is presented in the form of a Concept Review, no formal action is necessary. Rather, staff recommend the Planning Commission and Council ask questions of the developer and allow the opportunity for the public to provide comment.







## MEMORANDUM

**TO:** Buffalo Mayor and City Council  
Buffalo Planning Commission

**FROM:** Stephen Grittman

**RE:** Buffalo – Buchholz – Wright County Government Center Concept Review

**GC FILE NO:** 110.01 – 24.08

**DATE:** January 9, 2025

**MEETING DATE:** January 15, 2025 (PC/CC Joint Meeting)

**PID:** 103-011-000010; 103-500-301301; 103-010-091070; 103-010-091030; 103-010-091040

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## BACKGROUND

A development team is seeking concept review and comment on the redevelopment of the former Wright County Government Center property located west of Highway 25 between 2<sup>nd</sup> Street NW and Lake Boulevard. The redevelopment area includes the former courthouse, jail, and administration building complex, a parking lot west of 1<sup>st</sup> Avenue NW, and other county property extending to Highway 25 (Central Avenue).

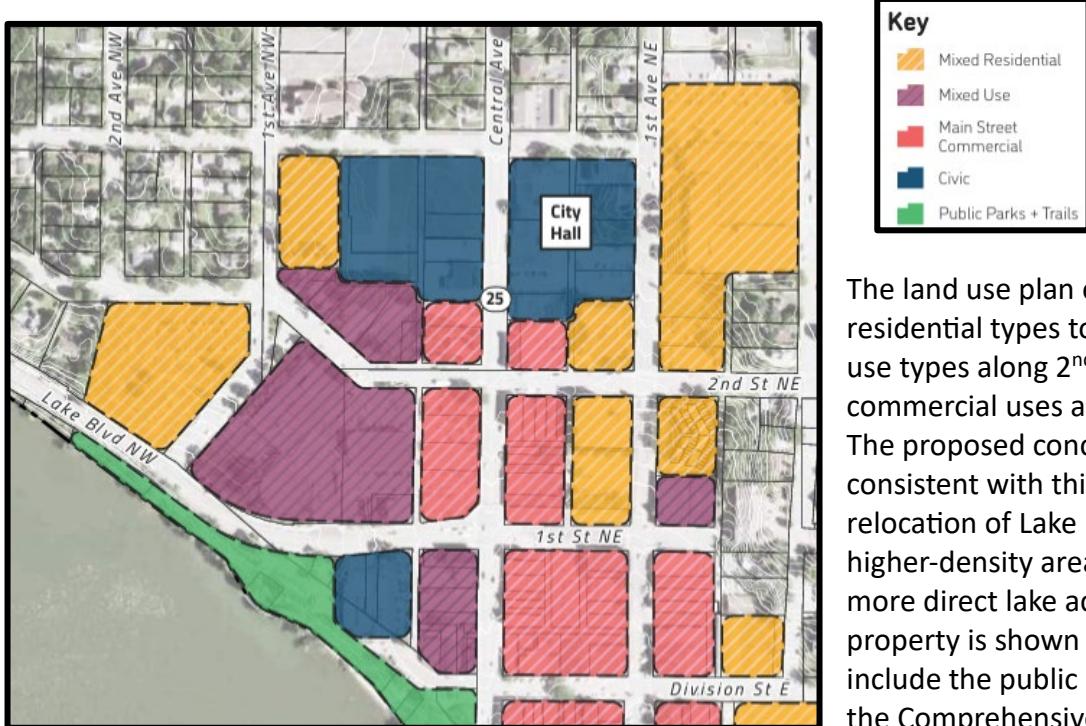
The project would remove the existing buildings and reconfigure Lake Boulevard (County 35) to follow the current alignment of 1<sup>st</sup> Avenue NW, traversing the hill to connect to 2<sup>nd</sup> Street NW, and then intersecting with Central Avenue. The new alignment for Lake Boulevard would separate the site into two general components, with Patio Homes to the west, and Multi-family and Commercial uses to the east.

The materials in this report are intended to provide City officials with an outline of issues to consider as they review the conceptual proposals, although all aspects of the plans important to all reviewers should be included in the comments.

Because of the size of the project, as well as the location of the site with the Shoreland area of Buffalo Lake, an Environmental Assessment Worksheet will be required to review the various impacts of the project, including utility services, wetland and other soils impacts, existing and proposed land cover, traffic and transportation systems, as well as stormwater management and other facilities.

## ANALYSIS

Land Use. The site is located within the Downtown Sub-Area of the City's 2040 Community Plan. The plan includes an overall "study area" illustration, as well as an illustrated land use layout for a portion of the area. The plan section is included below for review.



The land use plan envisions a mix of residential types to the west, mixed land use types along 2<sup>nd</sup> Street, and commercial uses along Central Avenue. The proposed concept is reasonably consistent with this mix, although the relocation of Lake Boulevard shifts the higher-density areas to accommodate more direct lake access. The lakefront property is shown in the concept plan to include the public uses envisioned by the Comprehensive Plan concept.

The applicant's concept relies on a medium density "patio home" concept for residential west of the Lake Boulevard alignment, primarily on the property that has previously been utilized for County parking. A patio home design encompasses many possible elements – most commonly these would be low-rise attached townhouses, no more than two stories (sometimes less). This neighborhood of 16 patio homes would be served by internal private streets, and the applicant has illustrated an open space amenity location at the intersection of 2<sup>nd</sup> Street and Lake Boulevard on this parcel.

East and south of the new lake Boulevard is a more intensive design concept, with two multi-family apartment buildings that the applicant has indicated would "step down" from the 2<sup>nd</sup> Street elevation to the lakefront area. A total of 5 stories from lower to upper elevations, the buildings are envisioned to present as 3-story buildings along 2<sup>nd</sup> Street. A connected space for commercial use is shown directly along 2<sup>nd</sup> Street NW attached to one of the multi-family buildings.

The applicants have indicated that they would include both underground and indoor parking facilities supporting these uses, as well as surface parking that is located primarily to the east and south of the building areas, largely hidden from view of 2<sup>nd</sup> Street NW. An existing two-level parking deck that served the County building would be retained in this concept as a part of that design.

Additional commercial space is shown along 2<sup>nd</sup> Street north of this parking deck and lot, as well as fronting on Central Avenue to the east. Again, the internal parking space is shown in the middle areas of the block, largely screened from view of the passing streets.

Roadways. As noted above, the primary roadway impact for this site is the relocation of Lake Boulevard to 2<sup>nd</sup> Street, creating the primary intersection with Central Avenue at the existing signalized intersection. 1<sup>st</sup> Street NW would continue in its current alignment, but would dead-end at the access points to the public spaces near the lake, and with access to the lower levels of both public and multi-family parking. The other, less impactful change would be the shift of residential traffic from 1<sup>st</sup> Avenue

NW, due to the reconfiguration of Lake Boulevard. The City Engineer has been working with the applicants as well as both Wright County and Minnesota DOT to ensure that these realignments will meet state and county requirements.

Architecture. At this point, architecture for the various buildings, including the patio homes, multi-family buildings, and commercial spaces is not yet available. Staff would note that architecture will play a major role in ensuring the success of this project in terms of community goals for neighborhood compatibility, capitalizing on the significant assets of this site, and its high visibility in and around the lake and the downtown areas. Because sites such as this one are seldom available, and because its redevelopment will play such a significant role in shaping the community's downtown resource, this aspect of further review will be a key aspect of ongoing City review. Staff would note that prior studies of the downtown and its buildings would encourage a traditional approach to this redevelopment, relying on materials and styles that reflect the City's built environment and context. The City's Heritage Preservation Advisory Board assets may serve as a valuable resource in this aspect of City review.

Public Facilities. The concept plan envisions a significant opportunity for public space and access to the Buffalo Lake waterfront. By relocating Lake Boulevard, both the private uses (housing and commercial), as well as public uses will gain irreplaceable access to the lakefront. A large public "promenade" and trail system connects the Lake Boulevard trail to downtown, staying along the lakeshore for an extended length. The applicants have also suggested the possible provision of a marina structure which would be available for combined private and public uses. This facility requires Minnesota DNR review, but as a public asset, would complement the City's Sturges Park lakefront, expanding and extending the public access to Buffalo Lake shoreline.

As noted above, the applicants have suggested an open space amenity at the new intersection of 2<sup>nd</sup> Street and Lake Boulevard, with active use a possibility (such as the pickleball courts in the illustration).

Shoreland. As a development within the Buffalo Lake Shoreland area – and adjacent to the Buffalo Lake shoreline itself, the DNR will have some impact on the ability to approve and redevelop this project. While Shoreland regulations can be daunting for urban-style development, the current land use and density of development on the site, the opportunity for public access to the lakefront, and respectful treatment of buildings within the shoreland area should impact the DNR's view of this development. Working with DNR staff throughout the project will be key for both the applicants and the City as the project proceeds through its various stages of review.

## **SUMMARY AND RECOMMENDATIONS**

Planning staff does not offer recommendations for concept reviews, but the comments provided here should be considered as a baseline for the Planning Commission's and City Council's concept discussion. It is noted that per Comprehensive Plan direction, the proposed land use is consistent with the mixed use and commercial land use patterns in the downtown area. As with any concept plan, there are a number of factors to consider as this area of the community is opened for redevelopment. These comments should be an aspect of the concept review, and comments may be summarized in the following general categories:

1. Land Use, Density, and Building Massing.
2. Traffic and Roadway Designs.
3. Private Parking Availability.
4. Public Parking Availability.
5. Building Architecture.
6. Intersection between Private and Public Uses.

7. Public Open Space and Access to Lakefront.
8. Other comments.

cc. Taylor Gronau  
David Kelly  
Justin Kannas  
Nick Peterson  
Metro West Inspections



Real People. Real Solutions.

2040 Highway 12 East  
Willmar, MN 56201-5818

Ph: (320) 231-3956  
Fax: (320) 231-9710  
Bolton-Menk.com

## MEMORANDUM

**Date:** January 8, 2025  
**To:** Honorable Mayor Downer, Members of the City Council and Members of the Planning Commission – Buffalo, Minnesota  
**From:** Justin Kannas, P.E.  
City Engineer  
**Subject:** Former Wright County Government Center Redevelopment - Concept Plan  
Buffalo, Minnesota  
BMI Project No: 0W1.127154  
City Project No: 2022-11

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I have reviewed the concept plan submitted by Buchholz Properties for the above referenced project and have the following comments:

- 1) The concept plan includes a proposed re-alignment of CSAH 35 (Lake Blvd.) connecting into TH 25 (Central Ave.) 1 block north of the current location. We have had numerous discussions with Wright County Highway Department and MnDOT regarding the proposed re-alignment. A traffic study was completed to further study the proposed changes and provide recommendations. A summary of the traffic study and recommendations are below:

### Traffic Study – Summary and Recommendations

A comprehensive study of the intersections of 1<sup>st</sup> Street NE/CSAH 35 (Lake Blvd) and 2<sup>nd</sup> Street along TH 25 and the associated realignment of CSAH 35 to 2<sup>nd</sup> Street with a proposed redevelopment on the west side of TH 25 provides the following key findings:

- Both intersections are currently performing within the expected safety ranges with no concerning crash trends identified
- The existing traffic signal at CSAH 35/1<sup>st</sup> Street NE may be a candidate for removal under the existing traffic volumes. With the realignment of CSAH 35 to 2<sup>nd</sup> Street, the signal is no longer warranted and should be removed. Even with the additional development traffic, the signal does not meet warrants.
- 100% thresholds for a traffic signal at 2<sup>nd</sup> Street are not satisfied upon full build out of the redeveloped site, nor are they satisfied with background traffic growth to the forecast year 2045.
- The existing two-way stop control at 2<sup>nd</sup> Street will provide acceptable operations upon opening day of the redevelopment. However, delays may become unacceptable as background traffic growth occurs, most likely between 2030 and 2035 based on the anticipated traffic growth.

- Removal of the traffic signal at 1<sup>st</sup> Street will have a negative effect on pedestrian mobility and safety across TH 25 at this location. Delays are likely to become unacceptable without improved crossing treatments.

Given the findings listed above, the following recommendations are made:

- Removal of the traffic signal at 1<sup>st</sup> Street should include reconstruction of the intersection to include a pedestrian refuge island on the north leg to facilitate safe pedestrian crossings. An RRFB on the north leg of the intersection may be considered to provide increased visibility of pedestrians making the crossing. Revised curb radii and narrower approaches on the 1<sup>st</sup> Street approaches are also recommended.
- The existing two-way stop control at 2<sup>nd</sup> Street may remain in place with the realignment of CSAH 35 and subsequent redevelopment. Delays and safety at the intersection shall be monitored.
- Stakeholder agencies (MnDOT and the City) should plan for the implementation of a mini-roundabout at the 2<sup>nd</sup> Street intersection within the next 10 years as delays increase with background traffic growth.

- 2) As part of the re-alignment of Lake Blvd, the County would fund the costs for re-alignment and re-surfacing of the roadway. Upon project completion, the roadway would be turned over to the City between CSAH 12 and TH 25.
- 3) As part of the redevelopment, the following public infrastructure improvements will be required:
  - Relocation of sanitary sewer, watermain, storm sewer, electric, and fiber
  - Removal of the traffic signal at TH 25 and Lake Blvd/1<sup>st</sup> St.
  - Intersection improvements at TH 25 and 1<sup>st</sup> St. per the traffic study
  - Other miscellaneous improvements associated with the redevelopment and re-alignment of Lake Blvd.
- 4) An Environmental Assessment Worksheet (EAW) shall be completed by the Developer
- 5) A phasing plan shall be submitted by the Developer with the preliminary plat
- 6) The Developer shall work with the City Engineer on requirements for the horizontal alignment of Lake Blvd. Minor modifications to the concept plan may be required.
- 7) The Developer shall work with the City Engineer on the design and alignment for the connection of 2<sup>nd</sup> St. and Lake Blvd
- 8) Public right of way or easement for utility purposes may be needed along Division St. between 1<sup>st</sup> St. and 2<sup>nd</sup> St.
- 9) A stronger connection between the proposed public space area near the proposed marina and existing public space along Buffalo Lake near TH 25 should be considered
- 10) Continuation of a shared use bike path from the proposed Promenade area westerly along the south side of Lake Blvd. should be planned for.

- 11) Explore an expanded parking area, possibly shared parking, for the public space near the marina. Utilization of the west parking lot of the library could be considered.
- 12) The Developer and City will need to work out details regarding the scope and limits of public and private space near the lake area.
- 13) All improvements shall be in accordance with the City of Buffalo Development and Engineering Standards and Ordinances.

JLK/jk

cc: Taylor Gronau, City Administrator, City of Buffalo  
David Kelly, Community Planning and Economic Development Director, City of Buffalo  
Stephen Grittman, Grittman Consulting, LLC

# Former WCGC Redevelopment Timeline - Draft

## **2025**

- **January:**
  - Concept Review / Community workshop with Planning Commission & City Council
    - Public comment would be encouraged, but no formal action is given
- **February:**
  - Park dedication discussion
    - Parks Advisory Board Meeting -> **February 24<sup>th</sup>**
- **March**
  - Meeting with City WCGC subcommittee
  - EAW: Submission of Environmental Analysis Worksheet (EAW) data portions by Bucholz Properties to the City
- **April**
  - On-site public engagement / open house
  - Concept Review #2 by Planning Commission
    - Planning Commission Meeting -> **April 14<sup>th</sup>**
  - Submission of application for public financing through City Housing & Redevelopment Authority 1-month prior to HRA meeting
  - EAW: City reviews EAW data and determines if it is complete. City requests additional information and provides comments as applicable.
- **May**
  - TIF discussion
    - This meeting would likely review a potential Letter of Support for State grants and adopt findings from the Substandard Building Report
      - Housing & Redevelopment Authority Meeting -> **May 13<sup>th</sup>**
      - City Council -> **May 19<sup>th</sup>**
  - EAW: Bucholz Properties submits revised EAW to City addressing comments and additional information as needed.
- **June:**
  - On-site public engagement / open house

- Application for MN DEED Redevelopment Grant by Bucholz Properties (due August 1<sup>st</sup>)
- EAW: Assuming EAW data from Bucholz is complete and no further comments from City, City adds supplemental data as necessary and approves EAW for distribution. City distributes EAW to agencies. (30-day review period begins).
- **July:**
  - EAW: 30 Day comment period ends.
  - Meeting with City WCGC subcommittee
- **August:**
  - EAW: City Council determines the need for an EIS and prepares a record of decision. City distributes notice of decision. If the decision is made that an EIS is not required, this concludes the EAW process.
- **September:**
  - Public hearing for Rezoning / Preliminary Plat / Development Stage PUD of site (public hearing with formal action by PC and City Council)
    - Planning Commission Meeting -> **September 8<sup>th</sup>**
    - City Council Meeting -> **September 15<sup>th</sup>**
- **October:**
  - Final Plat / Development Stage PUD of site (public hearing with formal action by PC and City Council)
    - Planning Commission Meeting -> **October 13<sup>th</sup>**
    - City Council Meeting -> **October 20<sup>th</sup>**
  - TIF Approvals (public hearing with formal action by HRA and City Council)
    - Housing & Redevelopment Authority (HRA) Meeting -> **October 14<sup>th</sup>**
    - City Council Meeting -> **October 20<sup>th</sup>**
- **November**
  - Signing of Development Agreement
  - Signing of TIF Financing Agreement































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TENANT SIGN

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## CITY COUNCIL AGENDA REPORT

**MEETING DATE:** **January 15, 2025**

**PREPARED BY:** **Community Development Director David Kelly**

**PRESENTED BY:** **Community Development Director David Kelly; City Planner Stephen Grittman**

**AGENDA ITEM:** **South Shores on Lake Pulaski Development**

### **BACKGROUND SUMMARY:**

The developers for the farmland south of Lake Pulaski – identified in the 2040 Community Plan as the “South Pulaski Sub-Area” – are proposing a development that consists of 303 single-family and 608 attached-residential housing units over 179.8 acres. The single-family lots proposed vary in width from 45’ to 85’ while the attached residential units proposed are a mix of twin homes, townhomes, market-rate and senior living apartment units.

Included with this agenda item is a memo from both City Planner Steve Grittman and City Engineer Justin Kannas, a preliminary site concept for review, a project description, a projected timeline for this development, as well as a draft copy of the Environmental Assessment Worksheet (EAW) for review before submittal to State agencies.

### **RECOMMENDED ACTION:**

As this item is presented in the form of a Concept Review, no formal action is necessary. Rather, staff recommends that the Planning Commission and Council ask questions of the developer and allow the opportunity for the public to provide comment.

## Pulaski Shores Development Description

The goal of our Pulaski shores development will be to provide various types of market rate and affordable housing in the way of town homes, single level villas, apartments, high acuity senior living center, and single-family home lots. As of now this is just a rough concept plan and is going to be changed as we receive more information, as well as feedback from the city. All numbers in this description and on the concept plan are only approximations, and will likely not reflect the final numbers of the development.

In the area Id Property ID # 103-500-202303 we will be looking to join Pulaski Road & Griffin Park Road, as well as adding approximately 21 single family home lots.

On the north side of Property ID 202-000-203400 & 202-000-204200 we would like to put an association which would have access to lake Pulaski. These would be slab on grade one level townhomes marketed toward 55+.

On the Southside of Property ID # 202-000-203400 & 202-000-204400 is planned to have various types of different affordable townhomes built. This would be a combination of Row town homes, and twin unit town homes. Along 20<sup>th</sup> St NE we would like to put up two approximately 96-unit apartment buildings. To the north of these would be a senior complex that would be for higher acuity senior living of 40 units.

On the East side of Property Id # 202-000-204400 we would like to put two more smaller apartment buildings in the space labeled for commercial. There would be between 80-100 units in these two buildings combine. These two apartment buildings would both be for affordable apartments. We do not plan to have any commercial development included with this plan at the time. There would potentially be a park next to these.

The remainder of the development will be filled with single family lots of varying sizes. As of the moment we believe there will be close to 341 single family lots, broken down to 74 55' wide lots, 41 60' wide lots, and 226 65' wide lots. Once the wetland study comes back we believe there will be potential for 50 more single family lots to be added.

This 231 acre development would provide many types of affordable housing to the city of Buffalo, as well as improving streets and traffic flow as well as adding a park.

# Concept Sketch Plan

## CONCEPT DATA:

Gross Site Area: ~210.1 ac

Delineated Wetlands: ~24.8 ac

Pipeline Easements: ~5.5 ac

(net wetlands)

Net Developable Area: ~179.8 ac

Park: ~10.2 ac

(net wetlands)

Project Open Space: ~58.5 ac

(includes parks, wetlands, esmts; ponding, buffers, etc)

Proposed Single Fam Lots: 303 lots

45' wide x 130' deep Villa Lots 61 lots

55' wide x 130' deep typical 72 lots

65' wide x 130' deep typical 118 lots

85' wide x 130' deep (Shoreland) 52 lots

Proposed Attached Resid: ~608 un.

Twinhomes 62 un.

Row Townhomes 126 un.

Apartments ~380 un.

Senior Living ~40 un.

Overall Gross Density: 4.3 un/ac

(911 un / 210.1 ac gross site area)

Net Density: 5.0 un/ac

(911 un / 179.8 ac net developable)

Local Streets: 23,850 lf

Aerial photography from State of Minnesota;  
Topography from State LiDAR



## Pulaski Shores, LLC

A Partnership Between

### Hokanson Construction And Development, Inc

1550 91st. Ave. N. E. Suite #110

Blaine, Mn 55449

Roger Hokanson, Pres.

Email: roger@hokph.com

Office 763-784-4792

Cell 763-286-7995

&

### Buffalo Lakes Partners, LLC

9705 45th Ave N. Unit 421176

Plymouth, Mn 55442

Donald Krause, Pres.

Email: dwkrsn@yahoo.com

612-242-5257

**Westwood**

Phone (652) 937-5150 12701 Whitewater Drive  
Fax (652) 937-5822 Minneapolis, MN 55343  
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

0057163  
11-08-2024

**Pulaski Shores**  
Buffalo, MN

0' 200' 400' 600'



## MEMORANDUM

**TO:** Buffalo Mayor and City Council  
Buffalo Planning Commission

**FROM:** Stephen Grittman

**RE:** Buffalo – South Shores on Lake Pulaski (Concept Subdivision Review)

**GC FILE NO:** 110.01 – 24.21

**DATE:** January 9, 2025

**MEETING DATE:** January 15, 2025 (PC/CC Joint Meeting)

**PID:** 103-500-202303;  
202-000-203400; 202-000-204200;  
202-000-204201; 202-000-204100;  
202-000-204400

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## BACKGROUND

A development team, under the name of Buffalo Lake Partners, is seeking concept review of a subdivision plan for a series parcels totaling approximately 210 acres on the south side of Lake Pulaski, stretching from Pulaski Road on the north to 8<sup>th</sup> Street NE on the south, and from Calder Avenue NE on the east to the existing developed edge and Tatanka School on the west. The primary development property is not yet annexed to the City of Buffalo.

For this project, the developer will need to rely on PUD zoning, through which the City can accommodate the significant flexing of its zoning standards, with the understanding that the development proposes design enhancements and amenities that result in meeting the City's land use goals, despite the lack of compliance with its strict zoning requirements.

The purpose of a concept review is to provide feedback on land use and general site planning that the developer can then use to prepare more detailed subdivision plans and engineering support documents. The City does not "approve" concept plans per se, but instead offers comment as to those aspects of the concept plans that the City finds appropriate, or aspects of the plans that are likely to require modifications to gain City support.

Concept review necessarily omits a significant amount of detail since engineering and other aspects of the project – such as building design, architectural detail, landscape design, and most platting data – are not available at this stage.

This project site is impacted by a number of existing conditions as the City has grown around it over the years. Wetlands dominated portions of the southeast and southwest corners of the property. Access points to the south will be affected by the County's control of the existing improved County Highway 35 (Willems Way). A long-sought connection from west to east that skirts the older Pulaski Road requires connection (identified as Griffing Park Road). The shoreland of Lake Pulaski impacts development in the north quarter of the project area, and petroleum pipelines extend through the property from a pipeline valve station near Calder and 8<sup>th</sup> Street.

The materials in this report are intended to provide City officials with an outline of issues to consider as they review the conceptual proposals, although all aspects of the plans important to all reviewers should be included in the comments.

Because of the size of the project, an Environmental Assessment Worksheet will be required to review the various impacts of the project, including utility services, wetland and other soils impacts, existing and proposed land cover, traffic and transportation systems, stormwater management

## **ANALYSIS**

Land Use. The site is located within the South Pulaski Sub-Area of the City's 2040 Community Plan. The plan includes an overall "study area" illustration, as well as an illustrated land use layout for a portion of the area. The plan section is included on the following page for review.

The land use pattern is expected to be generally low density residential in nature over the north of the area, with aspects of mixed-residential uses in the south, closer to the primary roadway access from County 35 (Willems Way). The Comprehensive Plan envisions a shifting of County 35 to create a better intersection location with north-south connections through this development area. In addition to these residential uses, an area of commercial land use is reserved for the northwest corner of County 35 and Calder. The applicant's concept plans generally follow the recommendations of the Comprehensive Plan.

The development plan itself envisions as many as 911 residential units, including 303 single family detached units of varying sizes, and more than 600 attached residential units, from twin homes to multi-family, to senior housing. The attached units are shown in a variety of unit styles, including twin homes (62 units), row townhouses (126 units), apartment multi-family (380 units), and senior housing (40 units). The unit counts are conceptual at this time, intended to create a scope for the environmental review, and comments on land use from City officials.

The single-family homes vary in lot design, and include lots shown as 45 feet in width to 85 feet in width, with corresponding lot areas. Many of the proposed lot widths are narrower than the City's R-2 District (where lot widths are required to be 75 feet in width), but the lot areas are similar to that district. A significant portion of the single family lots in the most northerly portions of the project area are designed to meet the R-1/Shoreland standards of 85 feet in width.

Residential areas in the City comparable to the twin homes may include the "Sturges Estates" and "Golden Pond" developments north of 8<sup>th</sup> Street NW, along 2<sup>nd</sup> Ave. and 3<sup>rd</sup> Ave NW. Areas of row

townhomes include the Grandview townhomes, along Grandview Circle east of County 12, south of Hwy 55. These neighborhoods may serve as visual models for comparison to those in the concept.

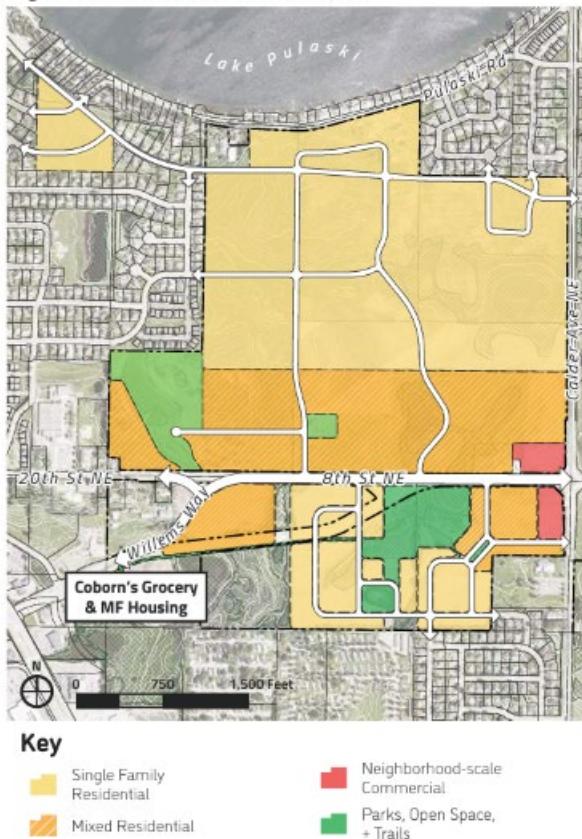
## South Pulaski Sub-Area

This sub-area includes a couple of major farm acreages that have been kept in the township for decades. A potential change in ownership provides an opportunity to think about future growth and development in this very strategic location of the city. Griffing Park Rd is a key connection that would be extended east to Calder Avenue; other stub-out streets would provide additional connections north, south, east and west. It is anticipated that most of this area would be developed for single family residential. Mixed use residential uses are shown north of Willems Way. Park, open space and recreation uses could be included in the long term vision of this sub-area.

Proposed land uses for this sub-area include single-family, mixed-residential, and neighborhood-commercial uses. A key component of this sub-area is the relocation of the Willems Way intersection with 20th Street NE, providing for an improved intersection alignment that yields more developable land in the long term. This area includes several wetlands and environmental features that the land use pattern is cognizant of - and in some cases – highlights as prominent open space. New streets tie into the existing grid at 6th Street NE and 13th Avenue NE. An important east-west pedestrian connection is shown that encourages safe walking and biking to the Coborn's Market for residents nearby.

A small neighborhood-commercial area is also possible at the southwest intersection of 8th Street NE and Calder Avenue NE as shown in **Figure 03.11**.

**Figure 03.11** South Pulaski Sub-Area



As with any concept plan, the proposal includes a series of storm-water ponding areas, although it is expected that as the project proceeds in design, those areas will change to reflect the engineering analysis. The concept plan also includes a portion set aside for park dedication along the west and east boundaries of the development area around existing wetlands, – the City's Parks Advisory Board will comment on park dedication recommendations as a part of the preliminary plat application. Because this project will require Planned Unit Development zoning, additional open space or other enhancements can be considered to justify the flexibility in lot sizes and other design considerations under the PUD.

**Site Plan Comments.** With regard to specific comments on the general layout of the project, staff offers the following as guidance to the Planning Commission and to the developer.

1. **Roadways.** The Comprehensive Plan shows one primary north-south roadway through this development area. The proposal accommodates a collector-status roadway connecting

County 35 to Griffing Park Road. The City Engineer had noted that Griffing Park Road (the east-west connection through this area) will need to be designed to avoid direct driveway access. The current layout illustrates the potential for a parkway design with a landscaped median (likely similar in concept to Settlers' Parkway west of Highway 55). The design of the north-south connector roadway will benefit from the traffic study recommendations as to minor collector or major collector status. The Engineer is preparing separate companion reporting on this concept plan include a number of comments related to transportation planning for this project.

2. Land Use Pattern. The general layout of the project is a gradual increase in density from north to south. The northerly development area includes single family lots that are largely consistent with the City's R-1 and/or R-2 zoning requirements. This is reasonably consistent with the existing neighborhoods just south of Pulaski Road.

As the project unfolds to the south, lot sizes are lessened, and attached housing styles are introduced, with the highest density development along 8<sup>th</sup> Street NE and Willems Way. This pattern is supported both the overall land use in the surrounding areas, and the transportation capacity from north to south. An earlier concept that envisioned commercial uses at the northwest corner of Willems Way and Calder Avenue has been modified to replace those commercial uses with multi-family residential development.

3. Housing Style/Issues. As noted, there are several types of housing styles in the concept plan – Single Family, attached townhouses, attached twin homes, and multi-family residential, including at least some senior-designated housing. The Single Family are further separated into 3 lot designs, with lot widths of 55 feet, 60 feet, and 65 feet.

- a. Single Family Lots.

- i. 85 feet width lots. The plan illustrates an area in the north portion of the project area for standard R-1/Shoreland lot sizes, at the 85 foot width design and more than 11,000 square feet of area. This avoids concerns that the Shoreland regulations would create a separate density penalty for smaller lot sizes in the Shoreland zone. A total of 52 lots are shown at this size in the concept plan.
    - ii. 65 feet width lots. These lots compare in size and layout to the City's R-2 and R-3 lot designs, which require either a 60 or 75 foot lot width, respectively. The plan shows a total of 118 of these lots. The concept envisions lot depths of 130 feet. Setbacks are not detailed on the concept at this point. These lots are clustered primarily in the center of the project area, south of the 85 feet lot width area.
    - iii. 55 feet width lots. The plan data identifies a total of 72 of these lots. As lot widths (and thus, building pads) shrink, there are two primary effects to neighborhood design. One is that parking space along the road for on-street parking is reduced, once driveways, utility boxes, mailboxes, etc. are accounted for. At 55 feet of width, this impact is not critical, but can be a factor in neighborhood aesthetics. Finding opportunities for clustered tree planting or other subdivision site plan amenities can be a critical aspect of addressing this impact.

A second impact is for single family homes with three-car garages, the amount of living space visible to the street is limited. A three-car garage will require at least 28 feet of building width (sometimes more), resulting in front-facing living space of 22 feet or less. The neighborhood impact can be – if unaddressed by architecture or other building features – a streetscape that features a continuous row of garages along the street.

Staff would recommend that for 55-foot lots, the applicant be encouraged to add architectural features, such as a minimum amount of street-facing entry door and living space, usable front porches, and limiting the distance between the living space and the front of the garage. This design has been utilized in other communities, and can help minimize the concerns over narrower single family lot designs.

- iv. 45 feet width “Villa” lots. At 45 feet, the issues raised for the previous 55 foot design are heightened. The plan estimates a total of 41 of these lots, clustered in neighborhoods that buffer the attached housing and the other single family neighborhoods. For these lots, narrower building pads can intensify the impacts discussed above. Addressing those issues by ensuring that driveways and hardscape do not dominate the site area would be an aspect of plat and PUD review. Due to the need to install utilities, available tree planting locations are limited. Landscaping, architecture, and driveway widths are an issue to be addressed by lots of this size.
- b. Twin Homes and Townhouses. The proposed attached twin homes and townhouses are clustered around a system of public streets. Because these designs yield more green space than “back-to-back” units, they tend to raise fewer zoning issues. It is noted, however, that with combined driveways and attached structures, homeowners associations play a critical role in ensuring that site maintenance is completed in common, and shared building exteriors are managed to minimize individual owner disputes.
- c. Multi-Family Residential. These areas are located primarily along the south and southeast main collector roadways, with access to those transportation facilities. The bulk of the traffic from these uses would most likely rely on the main roadways for access to other parts of the community, reducing the impact of the traffic generated by this housing. Additional review and planning will be important to ensure that the densities shown in these areas are discouraged from “short-cutting” through lower density neighborhoods – particularly with regard to areas in the west/northwest of Buffalo (Retail and medical services areas).

- 4. Open space. The proposed plan shows some park areas along the westerly edges of the property, near Tatanka School. Sidewalks are required along all public streets, and an additional east-west trail connection, along Griffing Park Road, and possibly other collector status roadways. This layout will be subject to further review by the Parks Advisory Board.
- 5. Natural features. The site development proposal reserves land area around identified wetland areas for parks and open space. In the west, the proposed park area would include the open

woodland area north of 8<sup>th</sup> Street NE, adjoining the Tatanka School site. Otherwise, the project area is dominated by rolling farmland in its current condition.

## **SUMMARY AND RECOMMENDATIONS**

Planning staff does not offer recommendations for concept reviews, but the comments provided here should be considered as a baseline for the Planning Commission's concept discussion. While the land use is appropriate for the area, per Comprehensive Plan direction, there are a number of factors to consider as this area of the community is finally opened for development as the community has grown around it. Moreover, as lot sizes shrink, new issues require consideration as a part of attractive neighborhood design. Many of these can be addressed by thoughtful site planning and architecture. These comments should be an aspect of the concept review, and comments may be summarized in the following general categories:

1. Land Use Pattern (Low to High Density Residential, north to south)
2. Roadway Connections (East-west along Griffing Park Road alignment, and North-south through the project area from Griffing Park Road to Willems Way).
3. Traffic Management to and between other areas of the community.
4. Internal street connectivity between uses and neighborhoods.
5. Residential lot development and potential amenities that may influence City approval of smaller-lot development.
6. Park and Open Space areas and trail connectivity.
7. Other comments.

cc. Taylor Gronau  
David Kelly  
Justin Kannas  
Nick Peterson  
Metro West Inspections



Real People. Real Solutions.

2040 Highway 12 East  
Willmar, MN 56201-5818

Ph: (320) 231-3956  
Fax: (320) 231-9710  
Bolton-Menk.com

## MEMORANDUM

**Date:** January 10, 2025

**To:** Honorable Mayor Lachermeier, Members of the City Council and  
Members of the Planning Commission – Buffalo, Minnesota

**From:** Justin Kannas, P.E.  
City Engineer

**Subject:** South Shores on Lake Pulaski - Concept Plan  
Buffalo, Minnesota  
BMI Project No: 24X.136433.000  
City Project No: 2024-8

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I have reviewed the concept plan submitted by Buffalo Lake Partners, LLC dated November 8, 2024 for the above referenced project and have the following comments:

- 1) An Environmental Assessment Worksheet (EA) will be required by the Developer. The environmental review must be completed prior to preliminary plat approval. The review is considered complete when either the City determines that no EIS is needed (issuance of a negative declaration based on the EA), or when the EIS is completed and found adequate (if an EIS is determined to be needed). A timeline with additional details regarding the process has been drafted for the Developer's information.
- 2) A traffic study shall be completed as part of the EA process. The scope of the traffic study will include 6 area intersections around the perimeter of the proposed development area as shown in the attached map. The traffic study will evaluate any proposed improvements that may be required as a result of the proposed development.
- 3) An annexation feasibility report is being completed by the City Engineer prior to annexation. The study will review sanitary sewer, drinking water, and electrical demands as a result of the annexation and confirm the City's existing infrastructure is adequate to service the proposed annexation area.
- 4) All proposed road right of way shall be a minimum of 60' in width except for collector roads which shall be determined based upon the results of the traffic study.
- 5) Proposed street centerline radii shall be a minimum of 200 feet.
- 6) All cul-de-sacs shall have a radius of 50' to the face of curb. Right of way shall be a 60' radius.
- 7) The Developer will need to work with Wright County Highway Engineer and the City Engineer regarding access location for the north-south collector road onto either 8<sup>th</sup> St. NE or CSAH 35. Intersection control may be needed on CSAH 35 and shall be evaluated as part of the traffic study.
- 8) A phasing plan shall be provided by the Developer as part of the preliminary plat submittal.

- 9) The City of Buffalo owned lot between Pulaski Road and Griffing Park Road located just west of the Randel home site needs to be discussed regarding best use of this parcel and the shared access with the property to the west. The Developer should work with City staff to further discuss and develop a plan.
- 10) The following comments pertain to the proposed Griffing Park Road:
  - o Driveway accesses shall not be located off of Griffing Park Road
  - o The roadway shall meet all State Aid Design requirements
  - o The right of way width will be determined after the traffic study is complete. The minimum required width is 80' but may increase depending on the traffic study
  - o The developer shall work with the City Engineer on the design of the roadway. A parkway style design may be considered
  - o A sidewalk should be constructed on the north side and multi-use trail constructed on the south side
- 11) The following comments pertain to the existing Pulaski Road adjacent to the proposed development:
  - o Additional right of way along Pulaski Road should be dedicated by the Developer. A width of 40' from center of the existing roadway is recommended.
  - o The existing retaining wall along the south side of Pulaski Road should be eliminated with the proposed development.
- 12) The 90 degree roadway curves on the north side of the development should have a minimum horizontal radius of 100'.
- 13) No islands will be permitted within cul-de-sacs
- 14) All improvements shall be in accordance with the City of Buffalo Standards and Ordinances.

JLK/jk

cc: Taylor Gronau, City Administrator, City of Buffalo  
David Kelly, Community Planning and Economic Development Director, City of Buffalo  
Stephen Grittman, Grittman Consulting, LLC

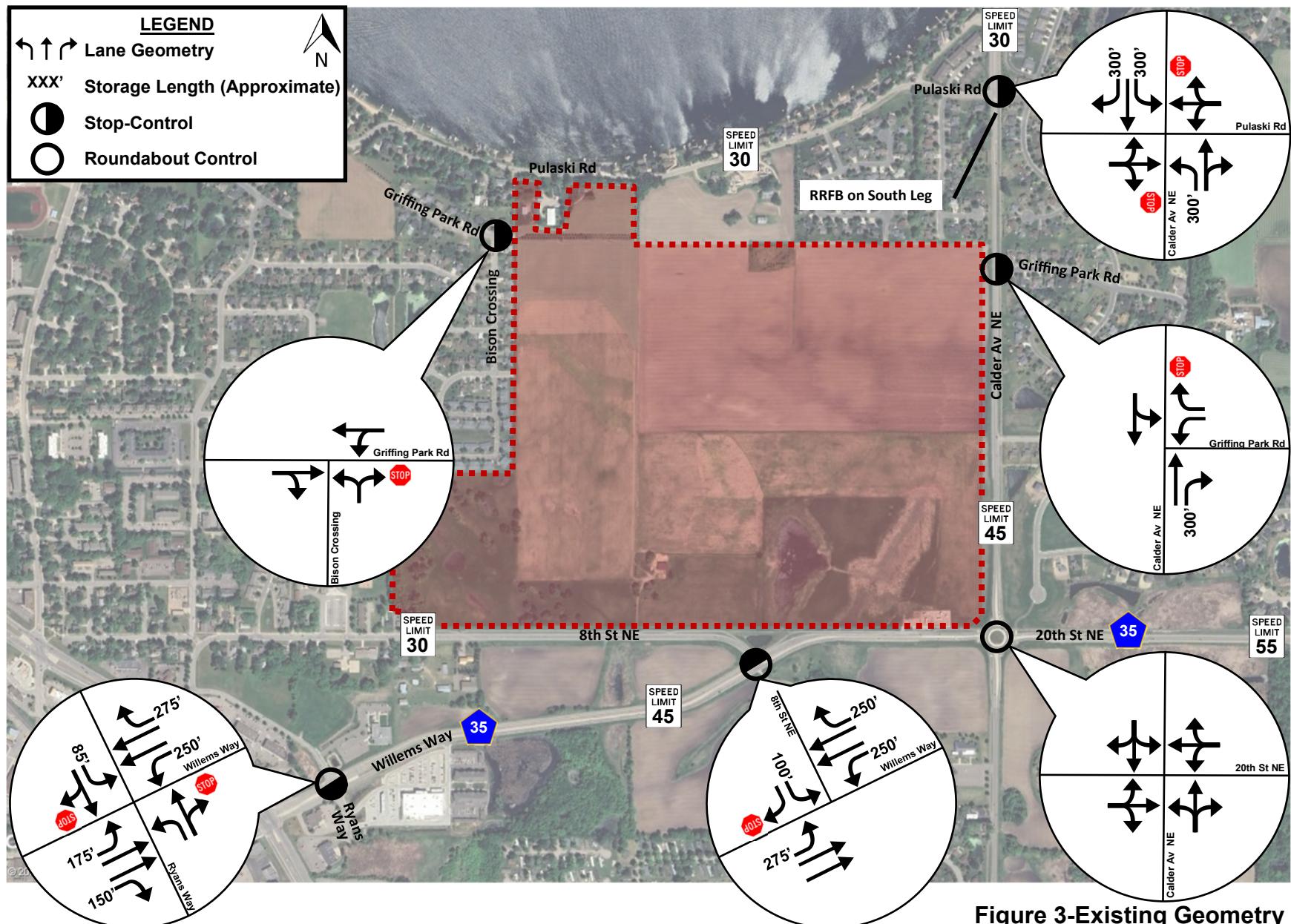


Figure 3-Existing Geometry

# **South Pulaski Development Timeline - Draft**

## **2025**

- **January:**
  - Concept Review / community workshop with Planning Commission & City Council
    - Public comment would be encouraged, but no formal action is taken
- **February:**
  - Park dedication discussion
    - Parks Advisory Board Meeting -> **February 24<sup>th</sup>**
  - EAW: Submission of Environmental Analysis Worksheet (EAW) data portions by developers to the City
- **March**
  - Annexation application reviewed by City Council
    - City Council Meeting -> **March 3<sup>rd</sup>**
  - EAW: City reviews EAW data and determines if it is complete. City requests additional information and provides comments as applicable. If no additional information is needed, the submission of EAW by City to Minnesota Environmental Quality Board (EQB) can proceed. 30-day review period begins.
- **April**
  - Submission of application for public financing through City Housing & Redevelopment Authority 1-month prior to HRA meeting
  - EAW: 30 Day comment period ends.
- **May**
  - Review of public financing (TIF) application(s)
    - Housing & Redevelopment Authority Meeting -> **May 13<sup>th</sup>**
    - City Council Meeting -> **May 19<sup>th</sup>**
  - EAW: Developers submit revised EAW to City addressing comments and additional information as needed. City distributes notice of decision.
    - If no adverse environmental concerns are found, City Council will review final EAW and approve Negative Declaration or declare the need for Environmental Impact Statement (EIS). If the decision is made that an EIS is not required, this concludes the EAW process.

- City Council Meeting -> **May 19<sup>th</sup>**
- **June:**
  - Public hearing for Rezoning / Preliminary Plat / Development Stage PUD of site (public hearing with formal action by PC and City Council)
    - Planning Commission Meeting -> **June 9<sup>th</sup>**
    - City Council Meeting -> **June 16<sup>th</sup>**
- **July:**
  - Final Plat / Final PUD of site (public hearing with formal action by PC and City Council)
    - Planning Commission Meeting -> **July 14<sup>th</sup>**
    - City Council Meeting -> **July 21<sup>st</sup>**
  - TIF Approvals (public hearing with formal action by HRA and City Council)
    - Housing & Redevelopment Authority (HRA) Meeting -> **July 15<sup>th</sup>**
    - City Council Meeting -> **July 21<sup>st</sup>**
- **August:**
  - Signing of Development Agreement
  - Signing of TIF Financing Agreement

December 2022 version

# Environmental Assessment Worksheet

This most recent Environmental Assessment Worksheet (EAW) form and guidance documents are available at the Environmental Quality Board's website at: <https://www.eqb.state.mn.us/> The EAW form provides information about a project that may have the potential for significant environmental effects. Guidance documents provide additional detail and links to resources for completing the EAW form.

**Cumulative potential effects** can either be addressed under each applicable EAW Item or can be addressed collectively under EAW Item 21.

**Note to reviewers:** Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

**1. Project title: Pulaski Shores Development**

**2. Proposer: Hokanson Construction and Development    3. RGU: City of Buffalo**

Contact person: Roger Hokanson

Title: President

Address: 1550 91<sup>st</sup> Ave NE Suite 110

City, State, ZIP: Blaine, MN 55449

Phone: 763-784-4792

Email: roger@hokph.com

Contact person: David Kelly

Title: Community Development Director

Address: 212 Central Ave

City, State, ZIP: Buffalo, MN 55313

Phone: 763-682-1181

Email: david.kelly@ci.buffalo.mn.us

**4. Reason for EAW Preparation: (check one)**

Required:

EIS Scoping

Mandatory EAW

Discretionary:

Citizen petition

RGU discretion

Proposer initiated

If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):

M.R. 4410.4300 Subpart 19.a. Residential Development

**5. Project Location:**

- County: Wright
- City/Township: City of Buffalo
- PLS Location (1/4, 1/4, Section, Township, Range): Section 20, T120N, R25W
- Watershed (81 major watershed scale): North Fork Crow River #18
- GPS Coordinates: 45.184210, -93.854030
- Tax Parcels-202000203400, 202000204400, 202000204100, 202000204201

## Figures

- Figure 1 USGS Site Location Map
- Figure 2 General Project Location
- Figure 3 Pre-Construction Site Plan
- Figure 4 Post-Construction Site Plan
- Figure 5 Farmland Classification Map
- Figure 6 Soils Map
- Figure 7 Wetland Delineation Map
- Figure 8 Minnesota Well Index Map
- Figure 9 EDR Radius Map around the site
- Figure 10 EDR Groundwater Flow Map

## Appendices

- Appendix A Mean Temperature and Precipitation and Palmer Drought Index 1895-2024
- Appendix B City of Buffalo Zoning Map
- Appendix C Beacon Property Information
- Appendix D DNR NHIS Letter
- Appendix E Phase 1 Archeological Study
- Appendix F State Historic Preservation Office Letter
- Appendix G Site Photos

## 6. Project Description:

- a. *Provide the brief project summary to be published in the EQB Monitor, (approximately 50 words).*

This 210.1 acre housing project features a phased development plan, commencing in 2025 with a total of 303 single family housing units and 608 attached housing units. The project also includes a 10.2 acre natural park, new infrastructure, storm ponds, wetlands, and recreational enhancements, transforming farmland and grassland into a diverse residential community over a five year period.

- b. *Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.*

The project includes the construction of single family, twin homes, townhomes, apartments and senior living units as part of a new development in Buffalo, Minnesota. The project aims to incorporate family living in one development. Whether a person is owning their first home, having their second child, or living their active lives in their senior years, they are welcome. The goal is to have families living and thriving in the same development. The proposed project would construct the following housing units:

61 single family villas  
72 single family standard lots  
118 single family wide lots  
52 single family large lots  
62 twin homes  
126 town homes  
380 apartments  
40 senior living units

The four property parcels are 210.1 acres of land for the housing units, stormwater treatment ponds, wetlands, and open space. A natural area park of 10.2 acres within the parcel will be maintained as a preserve. Figure 1 is a USGS Site Location Map, and Figure 2 is a Wright County Location Map.

New public and private roadways will be constructed to provide access to the development from 20<sup>th</sup> Street NE and Calder Avenue. Trails will be built throughout the development for mobility and recreation. The land is currently used as farmland since the 1930's for row crop agriculture and wetlands, as well as some grassland. Most of the trees on the development will be preserved in the 10.2 acre park. Many additional trees will be planted on most unattached lots. A hay storage barn is present that will be removed. All of the proposed work will require grading and earthwork, which can be accomplished with standard construction equipment. The site will be mass graded to provide the lots and roadway alignments, and the site will be leveled to provide buildable conditions. Infrastructure for water, sewer, electrical and natural gas as well as stormwater management will be constructed in conjunction with the grading to provide a site suitable for building the multiple living styles listed previously.

The construction will be initiated in 2025 to complete the mass grading and to prepare the site for development. The duration of mass grading and installation of the roadways will take approximately 6 months. Individual lots are expected to be developed over a five-year period. Figure 3 is the Pre-Construction Site Plan and Figure 4 is the Post-Construction Site Plan.

c. *Project magnitude:*

Description	Number
Total Project Acreage	210.1 acres
Linear project length	23,850 feet of streets
Number and type of unattached units	<b>303</b>
Single family villas	61
Single family standard	72
Single family wide	118
Single family large	52
Number and type of attached units	<b>608</b>
Twin homes	62
Townhomes	126
Apartments	380
Senior Living	40
Residential building area (in square feet)	7,832,088
Commercial building area (in square feet)	0
Industrial building area (in square feet)	0
Institutional building area (in square feet)	0
Park	10.2 acres
Maximum Apartment Structure height	45 feet

d. *Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.*

The purpose of the project is to construct 303 single family homes and 608 attached units of varying sizes and price ranges in the City of Buffalo. The need of the project is to expand the number of affordable residential housing opportunities within the City of Buffalo and the Twin Cities Metropolitan Area. This is a private project and it is not being completed by a governmental unit.

e. *Are future stages of this development including development on any other property planned or likely to happen?  Yes  No*

*If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.*

There are no further stages to the project.

f. *Is this project a subsequent stage of an earlier project?  Yes  No*

*If yes, briefly describe the past development, timeline and any past environmental review.*

The Pulaski Shores Development is not a subsequent stage of an earlier project.

## 7. Climate Adaptation and Resilience:

- a. *Describe the climate trends in the general location of the project (see guidance: Climate Adaptation and Resilience) and how climate change is anticipated to affect that location during the life of the project.*

According to MN DNR website on Climate Change Information and Climate Trends ([http://www.dnr.state.mn.us/climate/climate\\_change\\_info/climate-trends.html](http://www.dnr.state.mn.us/climate/climate_change_info/climate-trends.html)), the following excerpt is on the Climate Trends in Minnesota.

“Minnesota’s climate already is changing rapidly and will continue to do so for the foreseeable future. Temperatures are increasing – especially in winter – and larger, more frequent extreme precipitation events are occurring.”

“Substantial warming during winter and at night, increased precipitation, and heavier downpours already have affected our natural resources, and how we interact with and use them. The decades ahead will bring even warmer winters and nights, and even larger rainfalls, along with the likelihood of increased summer heat and the potential for longer dry spells.”

We have included in Appendix A data from 1895-2024 in Wright County displaying average temperature and precipitation, as well as a Palmer Drought Severity Index which appears to show that drought conditions have been more severe in recent years.

Climate trends in Wright County seem to parallel the climate trends in Minnesota as suggested in the above statements. Exhibit 1 below illustrates modeled DNR average annual temperature for Wright County from 1980 to 2099. During this period, Wright County experienced an average temperature increase of 9.83 degrees F for the period and an average temperature increase of 0.82 degrees F per decade.

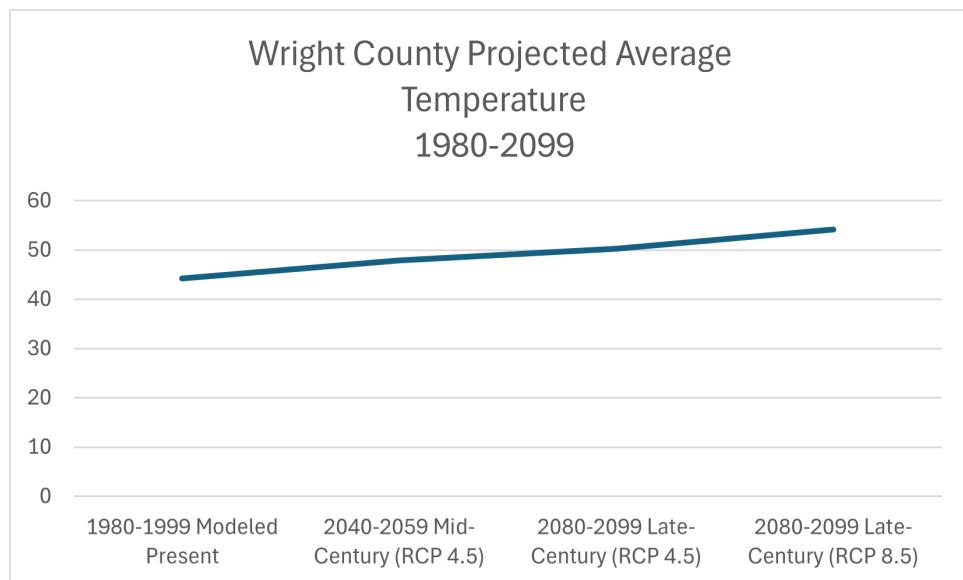
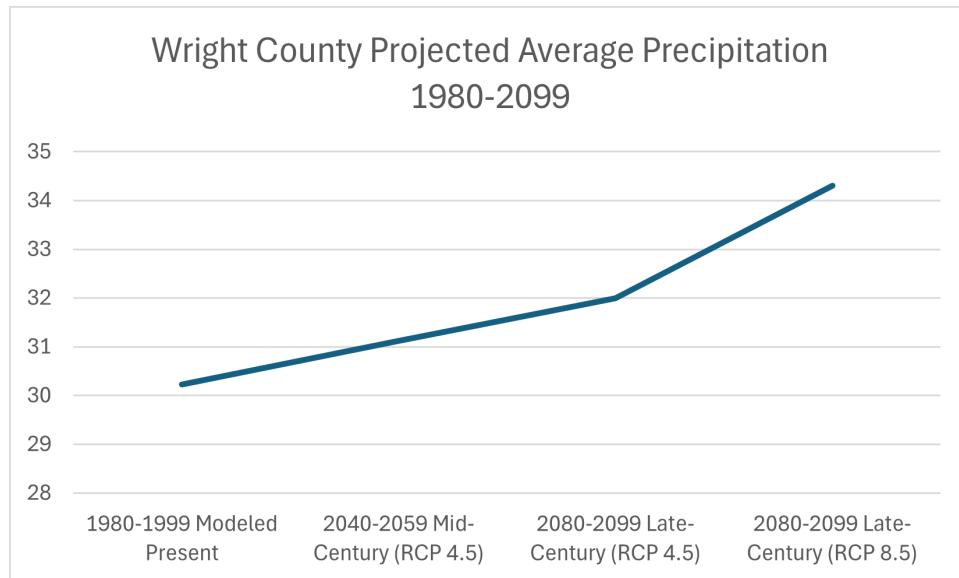


Exhibit 2 below illustrates modeled DNR average annual precipitation for Wright County from 1980 to 2099. During this period, Wright County experienced an average precipitation increase of 4.07 inches for the period and an average precipitation increase of 0.34 inches per decade.



b. For each Resource Category in the table below: Describe how the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.

The table below summarizes considerations for the project and suggestions for adaptations. See item 18 for greenhouse gas (GHG) emissions and carbon footprint information.

Resource Category	Climate Considerations (example text provided below is to be replaced with project-specific information)	Project Information	Adaptations
Project Design	Increase in heat island affect from increased asphalt from public roadways, driveways, and rooftops.	The Project will result in increased asphalt for public roads and trails as well as driveways and asphalt shingle roofs.	Builders will be encouraged to use lighter colored asphalt shingles. However roads, trails and driveways will be asphalt. To offset increased heat island temperature affects, trees will be planted according to Buffalo's requirements as well as lot design which will incorporate grasses which will replace agricultural fields which are often black during the year.

Land Use	Temperature increases or even minor increased rainfall effects on wetlands and habitat.	The site includes four wetlands which total 7.2 acres.	The project will follow NPDES stormwater management requirements as well as WCA Wetland Protection to ensure preservation and buffers are part of the project. This will include permanent monuments to protect wetlands and habitat into the future.
Water Resources	Address in item 12	Address in item 12	Address in item 12
Contamination/ Hazardous Materials/Wastes	Protection of water resources from soil and water contamination.	The project design will follow best practices to protect both wetland and lake water bodies.	Best Management Practices for protection of wetlands and water bodies and NDPEs requirements will be designed and followed to protect vulnerable resources.
Fish, wildlife, plant communities, and sensitive ecological resources (rare features)	Address in item 14.	Address in item 14.	Address in item 14.

8. **Cover types:** Estimate the acreage of the site with each of the following cover types before and after development:

Cover Types	Before (acres)	After (acres)
Wetlands and shallow lakes (<2 meters deep)	7.2	7.2
Deep lakes (>2 meters deep)	0	0
Wooded/forest	2	2
Rivers/streams	0	0
Brush/Grassland/Buffers	33.7	14*
Cropland	161.7	0
Livestock rangeland/pastureland	0	0
Lawn/landscaping	0	100*
Green infrastructure TOTAL (from table below*)	0	5
Impervious surface	0	56.9 (16.4 St)*
Stormwater Pond (wet sedimentation basin)	0	9.3
Pipeline Easements	5.5	5.5
Park	0	10.2
<b>TOTAL*-estimated</b>	<b>210.1</b>	<b>210.1</b>

Green Infrastructure*	Before (acreage)	After (acreage)
Constructed infiltration systems (infiltration basins/infiltration trenches/ <b>vegetated swales</b> /bioretention areas)	0	2
Constructed tree trenches and tree boxes	0	0
Constructed wetlands	0	0
Constructed green roofs	0	0
Constructed permeable pavements	0	0
Other (describe) native grass buffers	0	3
<b>TOTAL*</b>	0	5

<u>Trees</u>	<u>Percent</u>	<u>Number</u>
Percent tree canopy removed or number of mature trees removed during development	25	20
Number of new trees planted	0	400

**9. Permits and approvals required:** *List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.*

Unit of Government	Type of Application	Status
Minnesota Pollution Control Agency	NPDES Construction Wastewater Permit /Storm Water Pollution Prevention Plan)  Sanitary Sewer Collection System Permit	To be obtained  To be obtained
Minnesota Department of Health	Water Main Permit	To be obtained
Minnesota Department of Natural Resources	Water Appropriations Permit – Dewatering (if needed)  NHIS Review	To be obtained  No impact letter
City of Buffalo	Preliminary and Final Plat Land Use/Conditional Use Zoning Change/Building Permits	To be obtained To be obtained To be obtained

Wright County	Highway Permits	To be obtained
State Historic Preservation Office	Archeological Review	Phase 1 Archeological Report Completed
U.S. Fish and Wildlife Service	Threatened and Endangered Species List	No Impact letter

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 10-20, or the RGU can address all cumulative potential effects in response to EAW Item No.22. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 21.

## 10. Land use:

### a. Describe:

- i. *Existing land use of the site as well as areas adjacent to and near the site, including parks and open space, cemeteries, trails, prime or unique farmlands.*

The site has been used for row crop agriculture purposes, with a small portion of the site in the south portion that is wetland, brush and grassland with a few trees. No parks are present on the subject property, but the applicant is proposing a 10.2 acre park on the southwest corner of the site.

The nearest park is Buffalo Hills Park which is 0.5 miles to the west. The NRCS Web Soil Survey was referenced to identify prime and unique farmland, and farmland of statewide importance within the project area. All soils mapped on the site are designated by the NRCS as prime farmland, prime farmland if drained, or farmland of statewide importance as shown on Figure 5.

- ii. *Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.*

The City of Buffalo 2040 Comprehensive Development Plan outlines a strategic framework for the city's development of the next few decades. One of the primary goals of this housing initiative is to address the need for affordable housing options. The City recognizes the importance of accommodating various housing styles and densities to cater to the changing demographics of households.

Given the anticipation of regional growth and the city's responsibility to accommodate its share of this growth, additional residential development is expected up to the year 2040. To ensure successful integration of these developments, the city aims to establish zoning regulations to offer a diverse range of housing options.

The proposed project aims to diversify the housing options within the subject property. This diversification includes the creation of various housing types such as apartments, twin homes, townhomes, single family homes, and senior homes. While Buffalo development traditionally has predominately consisted of single family homes, recent years have witnessed the introduction of more diverse housing options. This diversification has been welcomed as it offers additional choices for the city's residents. The proposed project aligns with the 2040 Comprehensive Development Plan and its goals.

- iii. *Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.*

The property has been zoned A-1 agricultural in earlier plans. Re-zoning will be required.

Neighboring properties are currently zoned as R-1 residential and R-2 residential. The proposed project is consistent with the adjacent land zoning classifications. The project site is located outside of the 100-year and 500-year flood plain areas. The northern single-family homes are within the 1,000 foot shoreland zone of Lake Pulaski, however, a row of single family homes already exists along the lakeshore. There are no wild and scenic rivers nearby. There are no critical areas or agricultural preserves in the area. Appendix B is the City of Buffalo Zoning Map. Appendix C contains Beacon Property Information.

iv. *If any critical facilities (i.e. facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.*

No work is proposed within a 100-year or 500-year floodplain.

b. *Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.*

The project site is located adjacent to similarly housing zoned areas. The proposed project is compatible with nearby land uses and zoning. The site is zoned as A-1 agricultural by Buffalo Township and will be annexed into the City of Buffalo.

Similar potential environmental effects are associated with existing and future uses. Non-significant increases in sanitary sewer use, air emissions, and traffic may result from the proposed project, which are discussed below.

c. *Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 10b above and any risk potential.*

The property will require rezoning due to its current classification as A-1 agricultural.

## 11. Geology, soils and topography/landforms:

a. *Geology - Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.*

The Eau Claire formation is the bedrock underneath the site which consists of gray sandstone, shale, and dolomitic siltstone. The bedrock is from 180 feet to 225 feet below the ground surface. Below the upper 5 feet of soil there is loamy calcareous glacier till above the bedrock. There are no karst conditions, sinkholes, or susceptible geological features in the project area.

b. *Soils and topography - Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes, or highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 12.b.ii.*

Soil #	Soil Name	% of Soil	Erosion Rating	Hydric Soil?
106C2	Lester loam, 6 to 10% slopes	24.7%	moderate	No
109	Cordova clay loam, 0-2% slopes	32.2%	low	Yes
114	Glencoe clay loam, 0-1% slopes	2.5%	low	Yes

414	Hamel loam, 0-2% slopes	0.0%	low	Yes
539	Klossner muck, 0-1% slopes	1.5%	low	Yes
1080	Klossner Okoboji and Glencoe soils, ponded, 0-1% slopes	0.8%	low	Yes
1362B	Angus loam, 2-6% slopes	35.0%	low	No
1901B	Angus-LeSueur complex, 1-6% slopes	3.3%	low	No

Based on the project area soils, we estimate that 24.7% of the lot soils would be affected by erosion limitations. Figure 6 is the soils map of the site. We intend to improve these erosion conditions through proper landscaping, best management practices such as silt fencing, hydro seeding, biomats, and vegetated swales in areas which could be prone to erosion. We will provide engineering plans later that will detail how the soil will be graded, moved and stabilized.

Since the project will disturb more than 1.0 acres of land, we will apply for coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit which will be submitted to the MPCA prior to any earth moving activities on the site. Best Management Practices (BMP's) will be designed and implemented in the project specifications and construction details.

A Stormwater Pollution Prevention Plan (SWPPP) will be provided and adhered to and will describe strategies and construction steps to be taken to prevent nonpoint source pollution discharging from the construction site. Further erosion and sedimentation control facilities will be addressed in item 12.b.ii below.

- *NOTE: For silica sand projects, the EAW must include a hydrogeologic investigation assessing the potential groundwater and surface water effects and geologic conditions that could create an increased risk of potentially significant effects on groundwater and surface water. Descriptions of water resources and potential effects from the project in EAW Item 12 must be consistent with the geology, soils and topography/landforms and potential effects described in EAW Item 11.*

## 12. Water resources:

### a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.

i. Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, shoreland classification and floodway/floodplain, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include the presence of aquatic invasive species and the water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

A wetland delineation report was prepared by Kjolhaug Environmental Services Company in 2024. The result of the field delineation is shown in the table below and includes four natural wetlands (#1-4), and five farmed wetlands (#5-9) which were identified by historical aerial analysis. The boundaries were reviewed by the Wetland Conservation Act technical evaluation panel (TEP). Figure 7 shows the wetland delineation results.

**Table 1 – Delineated Wetland Features**

Wetland ID	Cowardin Classification	Circ. 39 Type/s	Eggers & Reed Plant Community Type	Acres
Wetland 1	PABG, PEM1C/A	4/3/1	Deep Marsh Shallow Marsh/Seasonally Flooded Basin	6.06
Wetland 2	PEM1C/A	3/1	Shallow Marsh/Seasonally Flooded Basin	0.31
Wetland 3	PEM1C/A	3/3	Shallow Marsh/Seasonally Flooded Basin	0.40
Wetland 4	PABF, PEM1C/A	4/3/1	Deep Marsh/ Shallow Marsh/ Seasonally Flooded Basin	0.46
Wetland 5	PEM1A	1	Seasonally Flooded Basin	0.12
Wetland 6a	PEM1A	1	Seasonally Flooded Basin	0.06
Wetland 6b	PEM1A	1	Seasonally Flooded Basin	0.15
Wetland 7	PEM1A	1	Seasonally Flooded Basin	0.15
Wetland 8	PEM1A	1	Seasonally Flooded Basin	0.01
Wetland 9	PEM1A	1	Seasonally Flooded Basin	0.01

The five farmed wetlands will be replaced by bank credit purchase in the same bank service area as the impacts at a 2:1 ratio per WCA state wetland guidelines.

As defined by the Minnesota DNR, the project area is located within the North Fork Crow River (#18) Major Watershed.

The Minnesota DNR Public Waters Dataset was used to identify public waters nearby the project. The review identified Lake Pulaski as a public water near the project area 0.1 miles to the north (DOW #86005300). This project will not affect Lake Pulaski in any negative way. There are no other DNR public waters present.

There are no MPCA 303d impaired waters within 1 mile of the project area, and there are no outstanding resource value waters as well.

There are no floodways or floodplains identified on the site by the Federal Emergency Management Agency (FEMA).

- ii. *Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells, including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.*

According to the Minnesota Source Water Protection Web Map Viewer, the project does not lie within a wellhead protection area. The project is proposed to connect to the City of Buffalo City water supply and no new water wells are proposed for the project.

According to the Minnesota Well Index the following four wells were on or near the site:

Figure 8 is the Minnesota Well Index Map of the site.

Unique Well Number	Static Water Level (feet)	Well Depth (feet)
451409*	35	148
434931*	56	82
100280	68	384
236021	47	132

\*Wells on-site which will be abandoned with MDH protocol.

- b. *Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.*

- i. *Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.*
  - 1) *If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.*

Wastewater from the project would be just charged to the wastewater treatment facility in Buffalo. Wastewater would consist of domestic wastewater typical for residential developments. No pretreatment measures would be necessary. The City of Buffalo will review the project's needs during the building permit process.

A new wastewater study is being completed now to better understand the wastewater treatment needs of the City of Buffalo.

- 2) *If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system. If septic systems are part of the project, describe the availability of septic disposal options within the region to handle the ongoing amounts generated as a result of the project. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion.*

Not applicable

- 3) *If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects.*

Not applicable

- ii. *Stormwater - Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post construction including how the project will affect runoff volume, discharge rate and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.*

The project would result in the conversion of approximately 161.7 acres of cropland to impervious surface and lawn. Curvilinear plat design was selected, which results in less lineal feet of public roads and no sidewalks in this case.

The project will be designed to manage runoff and discharge and thereby avoid soil erosion and sedimentation. Four (4) stormwater ponds are planned for the project, which would provide catchment to stormwater runoff. Ponds will be designed based on City Ordinance standards and MPCA standards during preliminary plat design.

The project will require a National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit from the MPCA. Construction of the project will require the utilization of best management practices (BMPs) to prevent erosion and sedimentation. BMPs proposed for the project will be described in the Stormwater Pollution Prevention Plan (SWPPP), which will be submitted to the MPCA for review. The grading and erosion control plans for the project will be reviewed as part of the City of Buffalo's building permit process.

- iii. *Water appropriation - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.*

No surface or groundwater resources will be appropriated by the project. No dewatering of the site will be required. The groundwater flow direction is to the SSE per the EDR Figure 10 as attached.

iv. Surface Waters

- a) *Wetlands - Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.*

The four natural wetlands which total 7.2 acres will be avoided and protected with native grass buffers. The five farmed wetlands (filled at 0.5 acres) will be replaced through bank credit replacement of 1.0 acres within the same bank service area per M.R. Chapter 8420 which outlines the State Wetland Rules.

b) *Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, taking into consideration how current Minnesota climate trends*

*anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.*

At this time we don't anticipate any changes to Lake Pulaski (which is 0.1 miles to the north) from the project.

### **13. Contamination/Hazardous Materials/Wastes:**

- a. *Pre-project site conditions - Describe existing contamination or potential environmental hazards on or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.*

According to an environmental data resources (EDR) Radius report dated 12/12/2024, there were no contaminated sites on or upgradient of the project site. Figure 9 shows the EDR detail map on and around the site. The ground water appears to flow toward the south-southeast according to the EDR Groundwater Flow Map as shown in Figure 10.

The project does not expect to encounter contamination during construction. If contaminated soil is encountered, the state duty officer would be contacted immediately. There is an existing Northern Natural Gas facility on the southeast end of the site. This site is operated by Northern Natural Gas (NNG) and the area is fenced off from the public. NNG has their own safety and contingency plans in place. Two NNG subsurface pipeline routes run under the site as shown on Figure 9 and they will not be disturbed by the project.

- b. *Project related generation/storage of solid wastes - Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.*

Construction wastes are anticipated to be typical of residential developments and would be managed as municipal solid waste (MSW) or construction demolition debris. Regulated solid waste generated by construction would be handled and disposed of in a permitted licensed solid waste facility or a similarly regulated facility following applicable local, state, and federal regulations. The contractor would be required to manage and dispose of all construction generated waste in accordance with MPCA requirements and all other applicable regulatory requirements. Construction waste would either be recycled or stored in approved containers and disposed of in the proper facilities. Any excess soil material that is not suitable for use onsite would become the property of the contractor and would be disposed of properly. All solid waste would be managed according to MPCA and other regulatory requirements.

The EPA estimates the total generation of municipal solid waste (MSW) in the United States in 2018 was 4.9 lbs/person/day. The 4.9 lbs/person/day was used as a waste generation rate, for the purposes of estimating waste generation related to the project. The total number of residents for the 911 housing units is 1,822 people. An estimated 1,629 tons of municipal solid waste will be generated on an annual basis by residents of the project. The collection of MSW would be managed by licensed waste hauler. The project would adhere to all MPCA requirements and other regulations pertaining to the use, handling, and disposal of solid waste. Recycling areas would be provided in compliance with the Minnesota State Building code.

- c. *Project related use/storage of hazardous materials - Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any new above or below ground tanks to store petroleum or other materials. Indicate the number, location, size and age of existing tanks on the property that the project will use. Discuss potential environmental effects from accidental spills or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.*

Fuel and lubricants necessary for construction equipment during construction would be present in the proposed Project area. These materials would be used during active construction only, and the contractor would be required to abide by the Pollution Prevention management Measures (Part IV.F.2) of the NPDES Construction Stormwater Permit. No other toxic or hazardous materials would be present. All toxic or hazardous materials would be removed from the project corridor upon completion of construction. If a spill occurs, appropriate action to remediate would be taken immediately in accordance with the MPCA guidelines and regulations.

No permanent above or below ground fuel storage tanks are planned for use in conjunction with this project. Temporary fuel storage tanks would be positioned in the project corridor for construction equipment during construction. Appropriate measures would be taken to avoid leaks and/or spills. If a leak or spill occurs, appropriate action to remediate the leak or spill would be taken immediately in accordance with MPCA guidelines and regulations.

- d. *Project related generation/storage of hazardous wastes - Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling.*

The Project is not anticipated to generate or require the storage of hazardous waste during construction. During operations, the Project may generate or require storage of hazardous water, typical for residential developments.

**14. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):**

a. *Describe fish and wildlife resources as well as habitats and vegetation on or in near the site.*

Fish

DNR public water, Lake Pulaski, is found 0.1 miles to the north of the site. According to a 2020 DNR Fisheries Lake Survey, the lake was managed for primarily for Walleye and Northern Pike. The lake is secondarily managed for largemouth bass, black croppie and bluegill sunfish. The lake has a Secchi disk transparency of 10.7 feet. The lake is 813.26 acres in size and has a maximum depth of 87 feet. The managed game fish populations are healthy in the lake and walleye fingerlings are stocked during even numbered years to supplement natural reproduction. One of the goals of the project is to protect Lake Pulaski from any water quality challenges through stormwater treatment of the single family home runoff which will be routed toward the lake. The other areas of the development will have their stormwater routed to the storm ponds on the south portion of the development, and that water will not enter Lake Pulaski.

Wildlife

The DNR Ecological subsection of the project area is the Big Woods according to DNR. Prior to settlement, the ecological subsection was comprised of maple-basswood forest, tall grass prairie, and oak savannah. Presently, most of this ecological subsection has been converted to farmland. The project area is primarily comprised of old farmland, with a section of wetland, brush, and grassland in the southern portion with a few trees.

Upland Forest Species

Red Oak	Bur Oak
Green Ash	Box Elder

Grass Species

Canada Goldenrod	Curly Dock	Crown Vetch
Smooth Brome	Red Clover	Canada Thistle
Kentucky Bluegrass	Quackgrass	Yellow Foxtail
Orchard Grass	Pigweed	Reed Canary Grass
Narrowleaf Cattail	Velvetleaf	Common Ragweed
Alfalfa	Ground Ivy	Bull Thistle

The Wildlife in the area is limited by available cover. Possible wildlife species in the area are as follows:

<u>Mammals</u>	<u>Waterfowl</u>	<u>Big Game</u>
Weasels	Canada Goose	White-tailed Deer
Mice	Trumpeter Swan	Coyote
Raccoon	Mallard	
Squirrels	Blue Wing Teal	<u>Game Birds</u>
Rabbits	Wood Duck	Ring-necked Pheasant
Woodchuck		Wild Turkey
Chipmunk	<u>Raptors</u>	Mourning Dove
	Owls	
<u>Furbearers</u>	Falcons	<u>Amphibians &amp; Reptiles</u>
Skunk	Hawks	Turtles
Red Fox	Bald Eagle	Snakes
Muskrat		Salamanders
	<u>Birds</u>	
	Blue Jay	Frogs
	Bluebird	Toads
	Finches	
	Songbirds	
	Crows	
	Cardinal	

b. *Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the DNR correspondence number (MCE 2024-0134) from which the data were obtained and attach the Natural Heritage Review letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.*

Appendix D contains the DNR NHIS letter.

The DNR letter indicated that the proposed project will not negatively affect any known occurrences of rare features. However, they did mention the Federally Endangered Northern Long-Eared Bat (*Myotis Septentrionalis*) which can be found throughout Minnesota. To minimize impacts to bats, the DNR recommends that tree removal be avoided from June 1 to August 15.

There are no known occurrences of Northern Long-Eared Bat roosts or hibernacula within or adjacent to the project, so it is unlikely that these bats are present in the area.

According to a US Fish and Wildlife Service Information Planning and Consultation System (IPac) the project area is within the distribution range of the following federally listed species.

Species	Status	Habitat
The Whooping Crane ( <i>Grus americana</i> )	An experimental population	The Whooping Crane breeds, migrates, winters and forages in a variety of wetland habitats.
The Monarch Butterfly ( <i>Danaus plexippus</i> )	Candidate	Grassland/Prairie habitat where milkweeds and other forbs are present.
Western Regal Fritillary ( <i>Argynnis idalia occidentalis</i> )	Candidate	Grassland/Prairie habitat where milkweeds and other forbs are present.

There are no critical habitats for the above three species on the project area.

- c. *Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project including how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.*

The project will convert agricultural cropland as well as brush and grassland to residential homes. This could displace some migratory bird populations as well as small animals and deer. However, the project will be preserving a natural area park and a large wetland complex on the south portion of the project. This project will see an increase in density of general groundcover as well as significant growth with new trees planted in the development. This increased growth will help to mitigate the negative effects of the brush and grassland removal for climate change considerations. The natural wetlands are planned to be protected so any wetland habitat should be maintained without disruption.

To reduce the possibility of an introduction of invasive species from project construction, the project developer will coordinate with the contractors to visually inspect equipment before working on the site for any invasive species.

- d. *Identify measures that will be taken to avoid, minimize, or mitigate the adverse effects to fish, wildlife, plant communities, ecosystems, and sensitive ecological resources.,*

Proposed measures taken to avoid, minimize, or mitigate any adverse effects may include using effective erosion prevention and sediment control, and proper stormwater handling. Because of the northern long-eared bat, no tree removals between June 1 and August 15.

## **15. Historic properties:**

*Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.*

### MN Office of the State Archeologist Portal Review

A review of publicly available data from the Office of the State Archeologist (OSA) Portal identified no archaeology sites within the same section as the project area. This EAW will be filed with the Minnesota Environmental Quality Board (MEQB) and circulated to the required MEQB distribution list, which includes the OSA, for review and comment. Any comments received from the OSA would be disclosed in the project's Findings of Fact and Conclusions document.

### MN State Historic Preservation Office

As part of the early coordination efforts for the Project, the MN State Historic Preservation (SHPO) was consulted (SHPO Number 2024-0826). We anticipated SHPO recommending a Phase 1 archaeological assessment which did not find significant items. This Phase 1 report is included in Appendix E. The SHPO letter will be attached later in January in Appendix F.

### National Register of Historic Places

A query of the property listed no sites in the National Register of Historic Places. No adverse effects to historic properties will result from the proposed project.

## **16. Visual:**

*Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.*

No scenic views or vistas are located on or near the project. The project will not create plumes or glare from intense lights. The project is a proposed residential development, and would be consistent with the surrounding residential area. Landscaping will be included with the project and will contribute to the overall visual aesthetics. Plans for the installation of street lighting will be reviewed as part of the building permit review process. Appendix G contains site photos.

## **17. Air:**

- a. *Stationary source emissions - Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.*

The project would not construct or introduce stationary emission sources.

Typical air emissions for residential developments could include: natural gas fired equipment, construction equipment and electric powered equipment which are generally considered

Conditionally Insignificant Activities and/or Conditionally Exempt Stationary Sources according to Minnesota regulations and statutes.

b. *Vehicle emissions - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.*

The project is not located in an area where conformity requirements apply. Traffic generated by the project is not anticipated to result in air quality impacts. There will be an increase in vehicle trips associated with the project (as addressed in item 20), however, this is not anticipated to lead to a high concentration of air pollutants.

Construction related vehicle emissions may arise from the use of equipment. These emissions are anticipated to be minor and temporary in nature. Therefore, no further air quality analysis is necessary.

c. *Dust and odors - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 17a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.*

The project would generate odors during construction. These include exhaust from diesel and gasoline engines and fuel storage. Odor generation during construction would be temporary and sporadic in location and duration.

Dust generated during construction would be minimized through standard dust control measures such as applying water to exposed soils and limiting the extent and duration of exposed soil conditions. Construction contractors would be required to control dust and other airborne particulates in accordance with applicable governmental specifications. Dust would be visually monitored and recorded with NPDES Construction Stormwater Permit inspections. The post-construction dust levels are anticipated to be minimal as all exposed soil surfaces would be paved or re-vegetated.

## **18. Greenhouse Gas (GHG) Emissions/Carbon Footprint**

a. *GHG Quantification: For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.*

To be completed

The following tables are examples; other layouts are acceptable for providing GHG quantification results

### Construction Emissions

Scope	Type of Emission	Emission Sub-type	Project-related CO <sub>2</sub> e Emissions (tons/year)	Calculation method(s)
Scope 1	Combustion	Mobile Equipment		
Scope 1	Land Use	Conversion		
Scope 1	Land Use	Carbon Sink		
<b>TOTAL</b>				

### Operational Emissions

Scope	Type of Emission	Emission Sub-type	Existing facility CO <sub>2</sub> e Emissions (tons/year)	Project-related CO <sub>2</sub> e Emissions (tons/year)	Total CO <sub>2</sub> e Emissions (tons/year)	Calculation method(s)
Scope 1	Combustion	Mobile Equipment				
Scope 1	Combustion	Stationary Equipment				
Scope 1	Combustion	Area				
Scope 1	Non-Combustion	Stationary Equipment				

Scope	Type of Emission	Emission Sub-type	Existing facility CO <sub>2</sub> e Emissions (tons/year)	Project-related CO <sub>2</sub> e Emissions (tons/year)	Total CO <sub>2</sub> e Emissions (tons/year)	Calculation method(s)
Scope 1	Land Use	Carbon Sink				
Scope 2	Off-site Electricity	Grid-based				
Scope 2	Off-site Steam Production	Not applicable				
Scope 3	Off-site Waste Management	Area				
<b>TOTAL</b>						

b. *GHG Assessment*

- Describe any mitigation considered to reduce the project's GHG emissions.*
- Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.*
- Quantify the proposed projects predicted net lifetime GHG emissions (total tons/#of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.*

## **19. Noise**

*Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.*

Existing noise sources include vehicle traffic within the City of Buffalo. The proposed project corridor spans undeveloped land including brush, grassland, and agricultural land. The nearest sensitive receptors include residential neighborhoods located directly north, south, west and east of the project.

Project construction would increase noise levels relative to existing conditions. Increases would be associated with construction equipment and therefore temporary and short in duration over the course of the construction. Construction is not planned to occur outside of standard daylight working hours. The contractor would be required to comply with local ordinance requirements regarding noise.

Advanced notice would be provided to affected communities of any planned abnormally loud construction activities. High-impact equipment noise such as pavement sawing or jack-hammering would likely be required. No pile-driving would be required.

The project would conform with all applicable MnDOT and Federal Highway Administration (FHWA) noise standards.

## **20. Transportation**

a. *Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.*

To be completed

b. *Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: <http://www.dot.state.mn.us/accessmanagement/resources.html>) or a similar local guidance,*

To be completed

c. *Identify measures that will be taken to minimize or mitigate project related transportation effects.*

To be completed

**21. Cumulative potential effects:** (Preparers can leave this item blank if cumulative potential effects are addressed under the applicable EAW Items)

- a. *Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.*
- b. *Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.*
- c. *Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.*

**22. Other potential environmental effects:** *If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.*

Other potential environmental effects are not anticipated.

**RGU CERTIFICATION.** (The Environmental Quality Board will only accept **SIGNED** Environmental Assessment Worksheets for public notice in the EQB Monitor.)

I hereby certify that:

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

Signature\_\_\_\_\_

Date \_\_\_\_\_

Title \_\_\_\_\_