



105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401

Tel: 612-252-9070  
Web: [landform.net](http://landform.net)

December 22, 2020

Brad Schumacher, Mayor  
City of Princeton  
705 N 2nd Street  
Princeton, MN 55371

**RE: Request for Consideration and Request to Annex  
Sherburne Village Mobile Home Park  
into the City of Princeton**

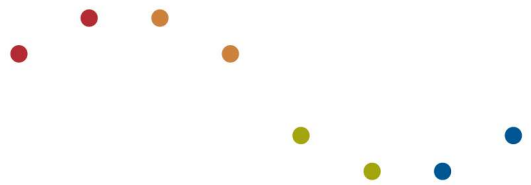
Dear Mayor Schumacher,

We are writing in regards to our recent discussion with the City Council regarding the Sherburne Village Mobile Home Park and the Proposed Sherburne Lakes 55+ project.

We recently submitted a request held a discussion with the City Council to consider several conditions associated with the two developments. Based on comments we recently received, we revised our request for considerations and request that the City Council consider the following alternatives.

- KAW Parks, LLC and Amicorp, LLC design the public utility extensions in accordance with the City of Princeton Design Standards and be responsible to install the lift-station and associated force main required to serve the Sherburne Village and Sherburne Lakes property.
- KAW Parks, LLC and Amicorp, LLC convey public utility easements centered on the public utilities and around the lift-station.
- Waive Sewer Access Charges (SAC) for the existing Sherburne Lakes Mobile Home Park (assuming the annexation is approved).
- Waive sewer trunk fees associated with the sociated with the Sherburne Mobile Home Village.
- Allow up to fifteen years to connect Sherburne Village Mobile Home Park to the public sewer system.
- The Sherburne Village Mobile Home Park will not be subject to the City Park Fees as this is an existing community, which has been paying taxes since it was constructed.
- Waive SAC fees associated with the Proposed Sherburne Village 55+ development.
- Waive the trunk fees associated with the Sherburne Village 55+ development.
- Oversizing the force main and the lift-station to account for future capacity will be coordinated with the City Engineer and will be the responsibility of the Amicorp, LLC and KAW Parks, LLC to incorporated reasonable increases in the system design to accommodate future capacity increases.





- The park fees will apply to the proposed Sherburne Lakes development, which will be due when a phase of the development is approved and will be based on the City of Princeton 2020 Fee Schedule. The basis of the park fee will be based on the area of the current phase of the project at that time.

This request is based on the unique nature of the proposed developments particularly in regards to the distance between the subject properties and the nearest wastewater utility. In this case, the wastewater treatment plant is the closest discharge point and the proposed configuration will require a lift-station.

We developed these conditions as a means to exchange a significant investment into the public utility extensions in exchange for relief of the fees noted above. Please note the proposed development includes utility extensions throughout the development to serve the individual homes, the cost of which is extensive. All costs to extend utilities and services throughout the proposed community are the responsibility of KAW Parks, LLC and Amicorp, LLC.

Since our last City Council Hearing, we presented the proposed developments and annexation proposal to the Public Utility Commission (PUC) to introduce the PUC to the proposed project and present our initial considerations. We also held a meeting with the PUC Manager and Staff to review the proposed plan and consider alternatives. No decisions have been made by the PUC to date, but we discussed their initial concerns, logistics, PUC goals and possible alternatives. We are currently revising the concept and plan to continue our discussions with the PUC and Staff. We left the meeting confident that we will reach a compromise regarding the watermain and electric service alignment and logistics regarding the installation of the water system and electric services for the proposed developments.

We appreciate your consideration and look forward to working with the City through the course of the project design, construction and operation of the two projects. Please review the information contained herein and contact my office if there are any questions or concerns.

Sincerely,

Landform Professional Services

A handwritten signature in blue ink that reads "Todd J. Olin". The signature is stylized and cursive.

Todd J. Olin, Project Lead

COPY: Kent Titcomb, Amicorp  
Thomas Radio, Felhaber Larson  
LPS file