

## **Notes on Development History around Jefferson Road and Heritage Drive**

The following are notes taken during research on the payment of SAC/WAC fees for the Locust 2<sup>nd</sup> Addition Development.

### **Locust Development**

The Locust Development includes 59 residential lots and 9 outlots. Locust 2<sup>nd</sup> Addition is part of what was originally platted as Outlot B. The site is bound by the following:

North: Heritage Drive

South: CSAH1

East: Hidden Valley 7 & 8

West: Jefferson Road

The Development Agreement notes that SAC/WAC were paid for the residential parcels and that SAC/WAC fees will be charged for areas within the project at the time of final platting for each phase.

### **Schilling Business Park**

The Schilling Business Park is part of the original Schilling Farm bound by the following:

North: Hidden Valley 1<sup>st</sup>, Unplatted

South: Heritage Drive (includes ROW)

East: Hidden Valley 1st

West: Highway 3

The intent of the developer at the time this was platted was to include additional property. This additional property subsequently was platted as Outlots A and part of Outlot B of the Locust Development. Part of this additional area is what is currently being platted as Locust 2<sup>nd</sup> Addition.

Based on the Development Agreement, SAC/WAC was paid for the area that was officially platted, 32 residential units with common laundry facilities and 9.0 acres of commercial/industrial. Outlot A and B of the signed final plat are 3.6 and 5.4 acres respectively, totaling 9.0 acres.

### **Schilling Business Park 2<sup>nd</sup> Addition**

The Schilling Business Park, 2<sup>nd</sup> Addition is the plating of Outlots A and B of the Schilling Business Park. Based on the Development Agreement, SAC/WAC were satisfied with the Schilling Business Park development, which is supported in the Schilling Business Park Development Agreement.

### **Paul Hanson Subdivision**

The Paul Hanson Subdivision is what is commonly referred to as the Target development. The development includes the detention pond site, First National Bank, Target, Cub, and Applebee's property and is bound by the following:

North: Unplatted land north of Detention Pond/First National Bank sites  
South: City Limits  
East: Jefferson Road (includes the ROW)  
West: Highway 3

SAC/WAC fees were paid for this development based on the City's policy at that time (30.2 acres). These fees (per acre charge) appear to be in line with the current fees adjusted for inflation.

### **Jefferson Road Extension II**

This project encompassed the construction of Jefferson Road from Heritage Drive to CSAH 1. The project was funded by a combination of funding mechanisms including special assessments, SAC/WAC, and other City funding. The City did pay a portion of the costs due to the road being functionally classified as a collector.

The City assessed a portion of the cost of the project to the benefiting property owners as is allowed by state statute 429. All properties adjacent to this project were included in the assessment roll. All of the properties that have been platted since then have paid SAC/WAC fees at the time of platting in addition to the assessments.