

820 Johnson Ave, Cokato, MN

Summary Information

Utilities

There is water and sewer off Johnson Avenue and would be the point of connection. The exact routes and sizes are dependent on the proposed development. Bolton and Menk is the engineering firm the City of Cokato works with. The City and Engineering firm would like all utilities in Right-of-Way or permanent easements – again dependent on the proposed subdivision layout (lots).

The developer would be required to do a preliminary engineering report to determine the utility layout with the proposed development.

TIF or tax incentives

The City is open for discussion on TIF or tax incentives.

Zoning – Site Sizes and Setbacks

35 acres are currently within the city limits of the city of Cokato; the balance of 26.78 acres lie within Cokato Township and a request for annexation may be made by the seller.

The 35 acres are zoned R-1, which allows single-family dwellings. However, the City Administrator indicated the City Council may be willing to review a proposed development that includes townhomes or smaller apartments with 2-12 units with density remaining the same. Up to R-3 districting densities may be considered.

153.030 One-Family Residential District (R-1)

153.031 One- and Two-Family Residential (R-2)

153.032 One-Family Residential (R-3)

Density per Acre –

R-1 – 3.23 units per acre

R-2 4 units per acre SFD, 6.22 units 2FD, 8 units per acre MFD

R-3 7.26 units per acre

** P - Permitted uses are allowed by right in the zoning district

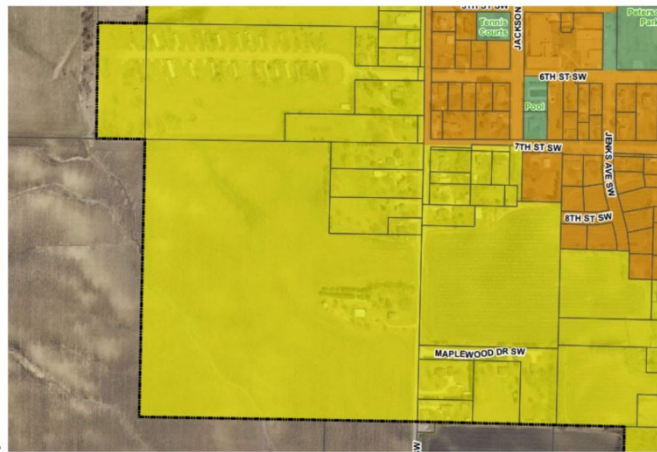
C- Conditional uses are allowed if approved by City Council

SFD – Single Family Dwellings

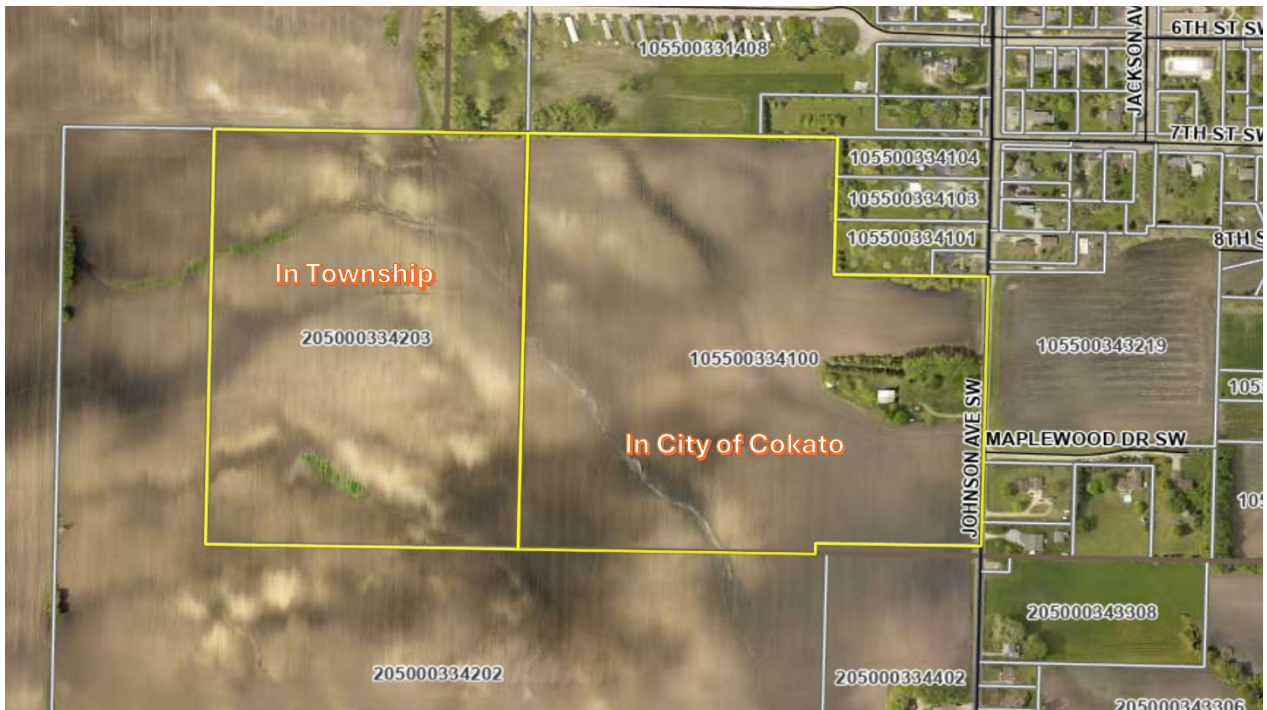
2FD – 2 Family Dwellings

MFD – Multiple Family Dwellings

Zoning District	Min Lot Size	Min Lot Width	Min Lot Depth	Front	Side	Rear	Uses **
R-1	13,500	90'	120'	30'	10'	35'	P – SFD C- None
R-2	10,800 SFD 14,000 2FD 5,000-5,500 per Unit MFD	80' – SFD 80' – 2FD 120' – 3&4 160' – 5-8 Units	135'	30'	10'-SFD 15-20'- MFD	35'	P – SFD 2FD C- MFD
R-3	6,000 – All	50'	60'	30'	5'	20'	P – SFD C- 2-4 D



Map Showing Parcel in the City and Parcel on the West Currently in the Township:



Subject PID's (Property Identification Numbers; Taxes)

PID RP105-500-334100

+/-35.60 acres in Section 33-119-28 and lies within the City of Cokato

2023 Taxes: \$2488.00 Ag Non-HS; Has Green Acres Taxes

Includes land and buildings: pole building; small shed; bin

PID RP205-000-334203

+/-26.78 acres in Section 33-119-28 and lies within Cokato Township

2023/2024 taxes TBD as property was split from a larger parcel late 2023