



City of Minnetrista 2026 Amendment to 2040 Comprehensive Plan Adjacent and Affected Jurisdiction Review and Comment Form

July 8, 2026

To: Sarah Smith, City of Mound
Brenda Fisk, City of St. Bonifacius
Melanie Curtiss/Laura Oakden, City of Orono
Mark Kaltsas, City of Independence
Leanne Kunze, Laketown Township
Wayne Hubin, Watertown Township
Jodi Wentland, Hennepin County Administrator
David Hemze, Carver County Administrator
Chad Ellos/Douglas Heidemann, Hennepin County Transportation
Boe Carlson/Danny McCullough, Three Rivers Park District
Brian Gersich, Waconia School District (ISD No. 110)
Tod Sherman, MnDOT
North Metro Area Hydrologist, MnDNR
James Wisker/Becky Christopher/Maggie Menden/Veronica Sannes, Minnehaha Creek Watershed District
Jessica Galatz, Hennepin County Regional Rail Authority
Shawn James, Metropolitan Council

Per Minnesota Statute [473.858 Subd. 2](#) and the Metropolitan Council, the City of Minnetrista is distributing a proposed amendment to its 2040 Comprehensive Plan for your review and comment.

The applicant is requesting a Comprehensive Plan Amendment to amend the property located at 3500 County Road 92 (approximately 68.7 gross acres) from Urban Reserve to Residential Low Medium. This Comprehensive Plan Amendment will expand the City's existing Metropolitan Urban Services Area (MUSA), as this property is not within the current MUSA and will require urban services to develop. A depiction of the land use change has been attached for reference.

It is respectfully requested that you review the proposed 2040 Comprehensive Plan Amendment and send any comments or an indication of no comment as soon as possible but no later than **4:30 p.m. on Tuesday, September 8, 2026**. Your response can be sent to Nickolas Olson, Senior City Planner, via email to nolson@cityofminnetrista.gov or in writing to City of Minnetrista, 7701 County Road 110W, Minnetrista, MN 55364. In the event that there are questions regarding the proposed amendment to 2040 Comprehensive Plan, or if additional information is needed, please contact Nickolas Olson at the email above. If another representative in your agency is responsible for coordinating reviews of amendments to Comprehensive Plans, please forward this information and let Nickolas Olson at the City of Minnetrista know who should be contacted in the future. On behalf of the City of Minnetrista, thank you in advance for your assistance and prompt response.



**City of Minnetrista 2026 Amendment to 2040 Comprehensive Plan
Adjacent and Affected Jurisdiction Review and Comment Form**

Date: _____

Jurisdiction: _____

Reviewer Name (Print): _____

Reviewer Title: _____

Reviewer Signature: _____

Please check the appropriate box:

- ☐ We have reviewed the proposed 2026 Comprehensive Plan Amendment, do not have any comments, and are therefore waiving further review.
- ☐ We have reviewed the proposed 2026 Comprehensive Plan Amendment and offer the following comments (attach additional sheets if necessary).

Your prompt review and response are respectfully requested as soon as possible but no later than 4:30 p.m. on Tuesday, September 8, 2026. Your response can be sent to Nickolas Olson, Senior City Planner, via email to nolson@cityofminnetrista.gov or by mail to City of Minnetrista, 7701 County Road 110W, Minnetrista, MN 55364.

The Segner Gothmann Family Farm “The Farm”

Narrative

June 17, 2026

Comprehensive Guide Plan Amendment and Sketch Plan Request

Dear City of Minnetrista Staff, Commissioners, and City Council Members:

Trek Development and Hempel Real Estate, operating as a newly formed LLC, located at 800 La Salle Ave Suite 1250 Minneapolis Minnesota 55402 respectfully request your review and approval for a Comprehensive Plan Amendment and Sketch Plan review for The Family Farm property located at 3500 County Road 92. The Current owners of The Family Farm property are The Ronald I. Gothmann and Renee M. Gothmann Trust, and The David N. and Susan J. Segner Living Trust. We are requesting approval of a Comprehensive Plan Amendment from Urban Reserve to Residential Low-Medium Density on 68.73 acres.

The proposed project is located adjacent to the northern boundary of St. Bonifacius, which is developed as a single-family residential neighborhood. The property is bordered by Highland Road to the east, CSAH 110 to the north, and CSAH 92 to the west.

The Family Farm property has been used for agricultural production by the family since the late 1940's and is uniquely bordered by two county roads and one local roadway. The two access points to the neighborhood are designed to increase safety and minimize access to and from multiple county roads. The memory care facility is located adjacent to CSAH 92 at the proposed west entrance to the project, providing visibility and access without requiring travel through the neighborhood. The proposed plan is designed with two access locations and two open space pods preserving buffered wetlands and wooded green space, combined with city-owned stormwater ponding.

The property consists of 68.73 gross acres and is currently guided as Urban Reserve, proposed to be amended to Residential Low-Medium Density. Our concept proposal for the Segner Gothmann Family Farm “The Farm” is designed to be developed as a low-density single-family residential Planned Unit Development (PUD) consisting of 237 single-family lots and one 40-unit, single-level senior memory care home on 68.73 acres. Net acreage excludes wetlands, wetland buffers, and city-owned storm ponds. The plan includes a combination of 65', 55', and 50' wide lots, resulting in a maximum density of 3.5 units per acre.

Our proposal complies with the Metropolitan Council's 2050 Systems Statement designating this portion of the City as Suburban Edge, where the predominant development pattern is low-or medium-density residential subdivisions.

There is an adjacent exception parcel owned by another family located in the northwest corner of the proposed project area. We are continuing discussions with the

ownership family regarding the potential acquisition of this parcel. We do not currently have the parcel under contract. A proposed ghost layout is included to ensure the site can be developed separately or seamlessly integrated with "The Farm" plan proposal.

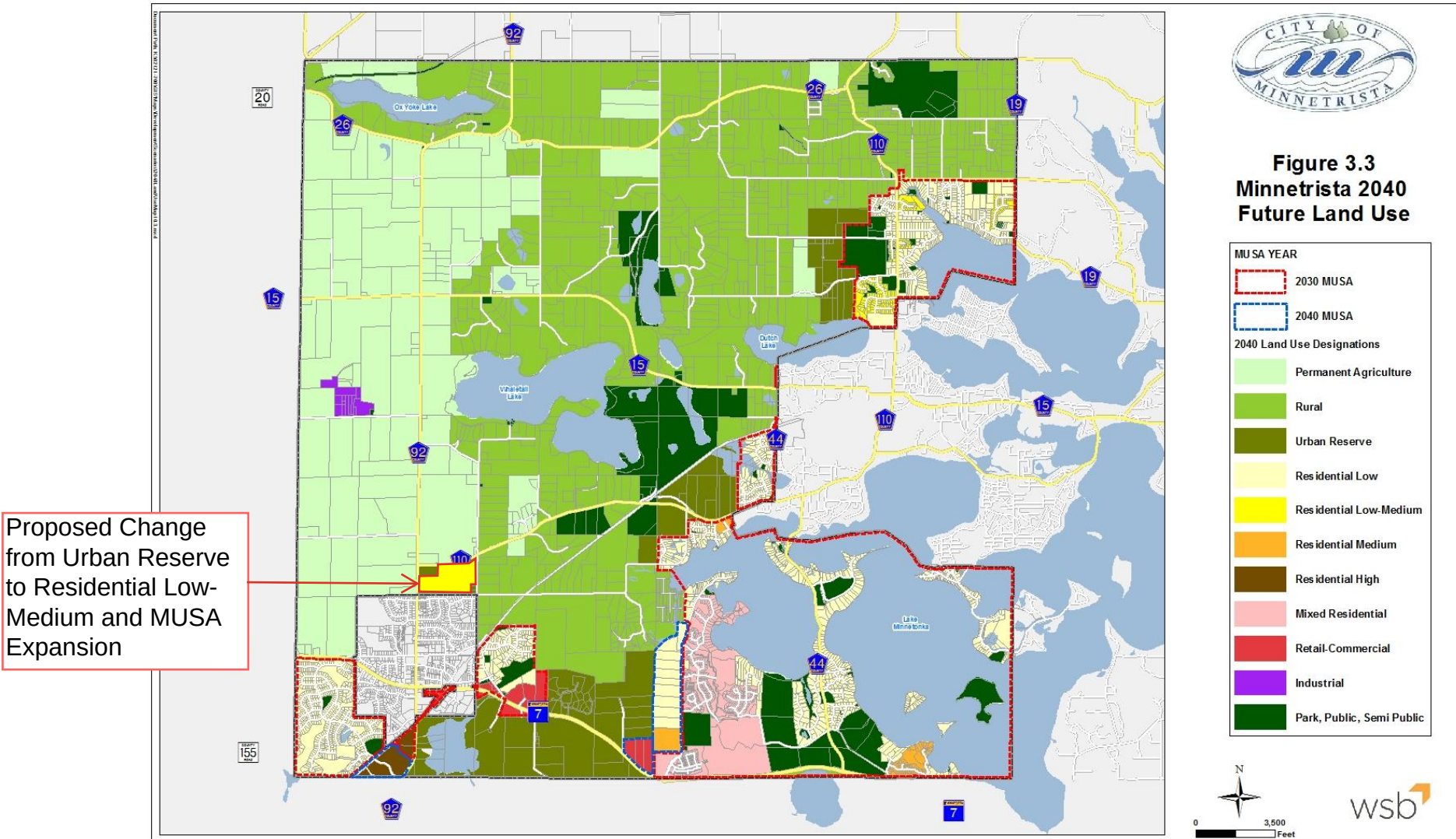
The Farm is not currently connected to public sanitary sewer, storm sewer, or water systems. Our project proposes obtaining access to the public utilities and infrastructure available within the Highland Road ROW to the south. Adequate capacity exists within the existing public utility infrastructure to serve this development.

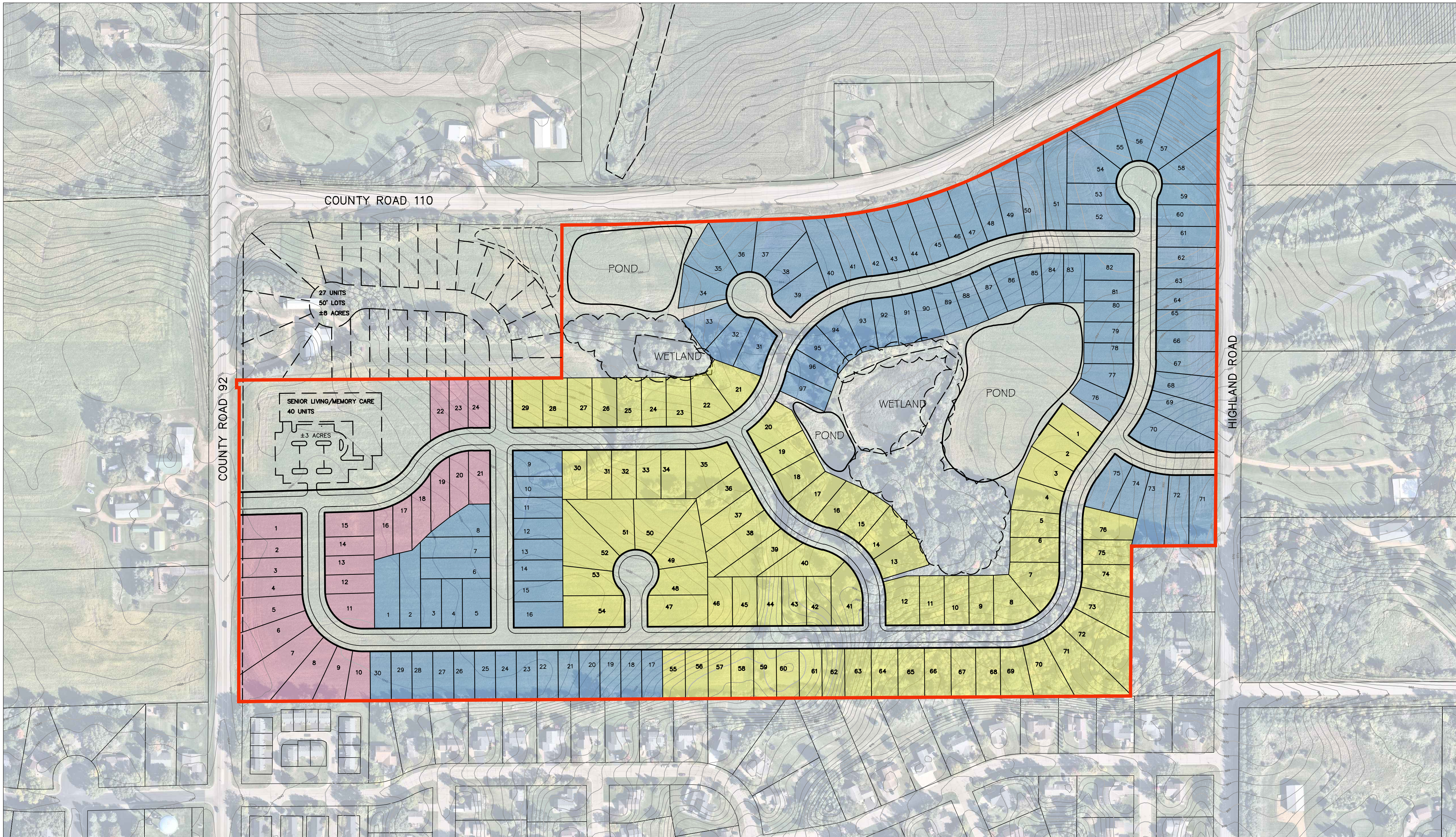
Our team is very excited to present "The Farm" proposal and we look forward to working with you to bring this project to fruition. Thank you!

Sincerely,

Elisabeth Hustad

Trek Development, Inc



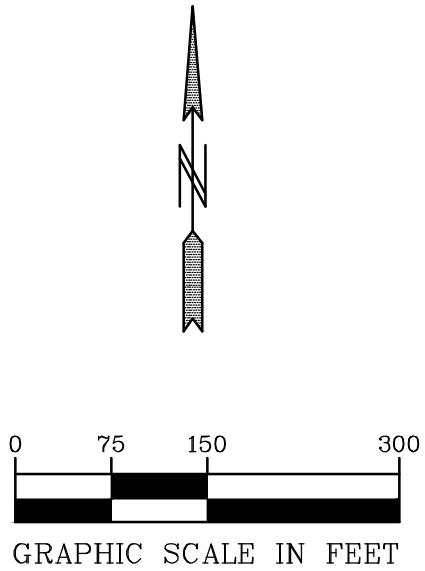


SITE DATA:

GROSS AREA: ±68.7 ACRES
WETLAND AREA: ±1.7 ACRES
NET DEVELOPABLE AREA: ±67 ACRES

2040 GUIDE PLAN:
EAST OF 92: URBAN RESERVE
PROPOSED LAND USE: RESIDENTIAL LOW DENSITY: 1.15-4 UNITS/ACRE
CURRENT ZONING:
EAST OF 92: SDD-STAGED DEVELOPMENT DISTRICT
PROPOSED ZONING: PUD (?)

Gross Area (acres)	68.7	
Wetland (acres)	1.7	
Net Area (acres)	67	
50' lots	24	
55' lots	97	
65' lots	76	
Memory Care	40	
total	237	
Net Density	3.5 units/acre	



CONCEPT BASED ON AVAILABLE DATA
NO ENGINEERING
NO SURVEYING
WETLANDS HAVE NOT BEEN DELINEATED
CONCEPT SUBJECT TO CHANGE WITHOUT NOTICE