



# Request for City Council Action

## DEPARTMENT INFORMATION

ORIGINATING DEPARTMENT	REQUESTOR:	MEETING DATE:
Planning	City Planner Licht	23 February 2026
PRESENTER(s)	REVIEWED BY:	ITEM #:
Consent	City Administrator/Finance Director Flaherty City Engineer Wagner	3.7 – Zachman Meadows

## STRATEGIC VISION

MEETS:	THE CITY OF OTSEGO:
	Is a strong organization that is committed to leading the community through innovative communication.
<b>X</b>	Has proactively expanded infrastructure to responsibly provide core services.
	Is committed to delivery of quality emergency service responsive to community needs and expectations in a cost-effective manner.
<b>X</b>	Is a social community with diverse housing, service options, and employment opportunities.
	Is a distinctive, connected community known for its beauty and natural surroundings.

## AGENDA ITEM DETAILS

RECOMMENDATION:	
City staff recommends the City Council approve Certificates of Plat Correction.	
ARE YOU SEEKING APPROVAL OF A CONTRACT?	IS A PUBLIC HEARING REQUIRED?
No	No
BACKGROUND/JUSTIFICATION:	
<p>Boyd Dollansky, LLC received City Council approval of a PUD Development Stage Plan and preliminary plat on 22 April 2024 to develop single family villa lots and 160,200 square feet of multiple tenant office/warehouse space within 14 buildings plus an office/clubhouse to be developed within the property to be known as “Zachman Meadows and Condo Suites of Otsego”. A final plat of the entire development was approved by the City Council and recorded with Wright County on 10 September 2024. A second addition final plat specific to the Condo Suites portion for the development was approved by the City Council and recorded with Wright County on 16 May 2025. A Common Interest Community plat for the Condo Suites was subsequently approved by the City Council and recorded with Wright County on 14 November 2025.</p> <p>The Wright County Surveyor identified errors in each of the recorded plats that require correction. Minnesota Statutes 505.174 outlines the process for correcting these errors by filing a certificate prepared by a registered surveyor stating the nature of the error and providing the information necessary to correct the error. The developer has submitted a Certificate of Plat Correction for each of the three plats approved by the City and recorded with Wright County. The Certificate of Plat Corrections are subject to approval of the City Council prior to being filed with Wright County.</p>	
SUPPORTING DOCUMENTS ATTACHED:	
<ul style="list-style-type: none"> <li><b>Resolution 2026-13</b></li> </ul>	

**POSSIBLE MOTION**

PLEASE WORD MOTION AS YOU WOULD LIKE IT TO APPEAR IN THE MINUTES:

Motion to adopt Resolution 2026-13 approving Certificate of Plat Correction for Zachman Meadows, Zachman Meadows Condo Suites, and Zachman Meadows Condo Suites Commons.

**BUDGET INFORMATION**

FUNDING:	BUDGETED:
Fund 701 – Development Escrows	N/A

**CITY OF OTSEGO  
COUNTY OF WRIGHT  
STATE OF MINNESOTA**

**RESOLUTION NO: 2026-13**

**APPROVING CERTIFICATE OF PLAT CORRECTION FOR  
ZACHMAN MEADOWS, ZACHMAN MEADOWS CONDO SUITES,  
AND ZACHMAN MEADOWS CONDO SUITES COMMONS**

**WHEREAS**, the City Council approved a final plat for Zachman Meadows on August 21, 2024, and filed with Wright County on September 10, 2024, as Document Number A1560622; and

**WHEREAS**, the City Council approved a final plat for Zachman Meadows Condo Suites on March 24, 2025, and filed with Wright County on May 16, 2025, as Document Number A1576810; and

**WHEREAS**, the City Council approved a common interest community plat for Zachman Meadows Condo Suites Commons on August 28, 2025, and filed with Wright County on November 14, 2025, as Document Number A1589747; and

**WHEREAS**, the Wright County Surveyor has identified that each of the plats contains errors, omissions, or defects that must be corrected; and

**WHEREAS**, the process to correct said errors, omissions, or defects is established by Minnesota Statutes 505.174 and 505.175; and

**WHEREAS**, the developer, Boyd Dollansky, LLC, has caused Certificates of Plat Correction to be prepared by a registered surveyor; and

**WHEREAS**, Certificate of Plat Correction for the plat of Zachman Meadows is attached as Exhibit A; and

**WHEREAS**, Certificate of Plat Correction for the plat of Zachman Meadows Condo Suites is attached as Exhibit B; and

**WHEREAS**, Certificate of Plat Correction for the plat of Zachman Meadows Condo Suites Commons is attached as Exhibit C; and

**WHEREAS**, the request for approval of Certificates of Plat Correction were considered by the City Council at their meeting on February 23, 2026.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OTSEGO, MINNESOTA THAT:**

1. The Certificate of Plat Correction for the plat of Zachman Meadows attached as Exhibit A is approved.
2. The Certificate of Plat Correction for the plat of Zachman Meadows Condo Suites attached as Exhibit B is approved.
3. The Certificate of Plat Correction for the plat of Zachman Meadows Condo Suites Commons attached as Exhibit C is approved.
4. The Mayor and City Clerk are hereby authorized to execute the Certificates of Plat Correction approved in accordance with this resolution on behalf of the City of Otsego.

*(Remainder of page blank signatures follow)*

**ADOPTED** by the Otsego City Council this 23<sup>rd</sup> day of February, 2026.

**MOTION BY:**  
**SECONDED BY:**  
**IN FAVOR:**  
**OPPOSED:**

**CITY OF OTSEGO**

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Jessica L. Stockamp, Mayor

ATTEST:

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Audra Etzel, City Clerk

**EXHIBIT A  
ZACHMAN MEADOWS**

**SURVEYORS CERTIFICATE OF PLAT CORRECTION**

Pursuant to the provisions of Minnesota Statutes, Section 505.175, I, Jerrod Gustavus LeSavage, a duly Licensed Land Surveyor in and for the State of Minnesota, declares as follows:

1. That the plat of Zachman Meadows dated August 21, 2024, and filed on September 10, 2024, in the office of County Recorder, Wright County, Minnesota as Document Number A1560622 was prepared by Lynn Caswell L.S. who is not available for the following reason: No longer an employee of Landform Professional Services.

2. That said plat contains errors, omissions or defects in particular as follows:

- a. In Inset B on Sheet 3 - A Missing set iron symbol on the southwesterly corner of Lot 4, Block 7
- b. In Inset C on Sheet 4 (Also shown on Detail A) – The bearing and distance of a tie from the most southerly corner of Outlot C to the northwest corner of Block 11 shown as 49.63 N 74°20'23" E.
- c. In Inset C on Sheet 4 – The bearing of a tie from the southeast corner of Block 17 to the southwest corner of Block 18 shown as S 88°59'21" W.
- d. In Inset C on Sheet 4 – The distance of a tie from the southerly corner of Outlot C to the intersection of a drainage and utility easement and Kadler Ave NE is shown as 177.45.
- e. In Inset C on Sheet 4 – The distance between the most southerly southeast corner of Block 10 and the drainage and utility easement is shown as 34.43.

3. The said plat is corrected to the following in particular as follows:

- a. On Inset B on Sheet 3- A set iron symbol on the southwesterly corner of Lot 4, Block 7
- b. In Inset C on Sheet 4 (Also shown on Detail A) – The bearing and distance from the most southerly corner of Outlot C to the northwest corner of Block 11 is corrected as 49.60 N 74°22'28" E.
- c. In Inset C on Sheet 4 – The bearing of a tie from the southeast corner of Block 17 to the southwest corner of Block 18 is corrected as S 88°59'12" W
- d. In Inset C on Sheet 4 – The distance from the southerly corner of Outlot C to the intersection of a drainage and utility easement and Kadler Ave NE is corrected as 177.49.
- e. In Inset C on Sheet 4 – The distance between the most southerly southeast corner of Block 10 and the drainage and utility easement is corrected as 34.83.

I hereby certify that this Surveyor's Certificate of Plat Correction was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Jerrod Gustavus LeSavage, Licensed Land Surveyor  
Minnesota License No. 58896

This Surveyor's Certificate of Plat Correction to the plat of ZACHMAN MEADOWS, was approved by the City Council of the City of Otsego, Minnesota at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_ Mayor

By: \_\_\_\_\_ City Clerk

This Surveyor's Certificate of Plat Correction has been reviewed and is approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Charles E. Webb, Jr.  
Wright County Surveyor

This instrument was drafted by:  
Landform Professional Services  
105 South 5<sup>th</sup> Ave Suite 513  
Minneapolis, MN 55401

**EXHIBIT B**  
**ZACHMAN MEADOWS CONDO SUITES**

**SURVEYORS CERTIFICATE OF PLAT CORRECTION**

Pursuant to the provisions of Minnesota Statutes, Section 505.175, I, Jerrod Gustavus LeSavage, a duly Licensed Land Surveyor in and for the State of Minnesota, declares as follows:

1. That the plat of Zachman Meadows Condo Suites dated March 24, 2025, and filed on May 16, 2025, in the office of County Recorder, Wright County, Minnesota as Document Number A1576810 was prepared by Lynn Caswell L.S. who is not available for the following reason: No longer an employee of Landform Professional Services.
  
2. That said plat contains errors, omissions or defects in particular as follows:
  - a. On Sheet 2 (Also shown on Detail A) – The bearing and distance of a tie from the most southerly corner of Outlot C Zachman Meadows to the northwest corner of Block 11 Zachman Meadows shown as 49.63 N 74°20'23" E.
  - b. On Sheet 2 – The bearing of a tie from the southeast corner of Block 17 to the southwest corner of Block 18 shown as S 88°59'21" W.
  - c. On Sheet 2 – The distance of a tie from the southerly corner of Outlot C to the intersection of a drainage and utility easement and Kadler Ave NE is shown as 177.45.
  - d. On Sheet 2 - The distance between the most southerly southeast corner of Block 2 and the drainage and utility easement is shown as 34.43.
  - e. On Sheet 2 – The distance of a northerly line of Lot 1, Block 2, said north line begins at the easterly termination point of the match line on sheet 2 and runs southeasterly to a corner of said lot. Said distance is shown as 104.21.
  - f. On Sheet 2 – The distance from the northeast corner of Block 14, Zachman Meadows along the east line of said block and its extension to an angle point in the drainage and utility easement per Zachman Meadows is shown as 190.00.
  - g. On sheet 2 - The distance from the northeast corner of Block 15, Zachman Meadows along the north line of said block and its extension to a corner of the drainage and utility easement per Zachman Meadows is shown as 100.00.

3. The said plat is corrected to the following in particular as follows:

- a. On Sheet 2 (Also shown on Detail A) – The bearing and distance from the most southerly corner of Outlot C to the northwest corner of Block 11 is corrected as 49.60 N 74°22'28" E.
- b. On Sheet 2 – The bearing of a tie from the southeast corner of Block 17 to the southwest corner of Block 18 is corrected as S 88°59'12" W
- c. On Sheet 2 – The distance from the southerly corner of Outlot C Zachman Meadows to the intersection of a drainage and utility easement and Kadler Ave NE is corrected as 177.49.
- d. On Sheet 2 – The distance between the most southerly southeast corner of Block 10 and the drainage and utility easement is corrected as 34.83.
- e. On Sheet 2 – The distance of a northerly line of Lot 1, Block 2, said north line begins at the easterly termination point of the match line on sheet 2 and runs southeasterly to a corner of said lot. Said distance is corrected as 104.65.
- f. On Sheet 2 – The distance from the northeast corner of Block 14, Zachman Meadows along the east line of said block and its extension to an angle point in the drainage and utility easement per Zachman Meadows is corrected as 197.23.
- g. On sheet 2 - The distance from the northeast corner of Block 15, Zachman Meadows along the north line of said block and its extension to a corner of the drainage and utility easement per Zachman Meadows is corrected as 110.00.

I hereby certify that this Surveyor's Certificate of Plat Correction was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Jerrod Gustavus LeSavage, Licensed Land Surveyor  
Minnesota License No. 58896

This Surveyor's Certificate of Plat Correction to the plat of ZACHMAN MEADOWS CONDO SUITES, was approved by the City Council of the City of Otsego, Minnesota at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_ Mayor

By: \_\_\_\_\_ City Clerk

This Surveyor's Certificate of Plat Correction has been reviewed and is approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_

Charles E. Webb, Jr.  
Wright County Surveyor

This instrument was drafted by:  
Landform Professional Services  
105 South 5<sup>th</sup> Ave Suite 513  
Minneapolis, MN 55401

**EXHIBIT C**  
**ZACHMAN MEADOWS CONDO SUITES COMMONS**

**SURVEYORS CERTIFICATE OF PLAT CORRECTION**

Pursuant to the provisions of Minnesota Statutes, Section 505.175, I, Jerrod Gustavus LeSavage, a duly Licensed Land Surveyor in and for the State of Minnesota, declares as follows:

1. That the plat of Zachman Meadows Condo Suites Commons dated August 28, 2025, and filed on November 14, 2025, in the office of County Recorder, Wright County, Minnesota as Document Number A1589747 was prepared by Lynn Caswell L.S. who is not available for the following reason: No longer an employee of Landform Professional Services.
  
2. That said plat contains errors, omissions or defects in particular as follows:
  - a. On Sheet 2 (Also shown on Detail A) – The bearing and distance of a tie from the most southerly corner of Outlot C Zachman Meadows to the northwest corner of Block 11 Zachman Meadows shown as 49.63 N 74°20'23" E.
  - b. On Sheet 2 – The bearing of a tie from the southeast corner of Block 17 to the southwest corner of Block 18 shown as S 88°59'21" W.
  - c. On Sheet 2 – The distance of a tie from the southerly corner of Outlot C to the intersection of a drainage and utility easement and Kadler Ave NE is shown as 177.45.
  - d. On Sheet 2 - The distance between the most southerly southeast corner of Block 2 and the drainage and utility easement is shown as 34.43.
  - e. On Sheet 2 – The distance of a northerly line of Lot 1, Block 2, said north line begins at the easterly termination point of the match line on sheet 2 and runs southeasterly to a corner of said lot. Said distance is shown as 104.21.
  - f. On Sheet 2 – The distance from the northeast corner of Block 14, Zachman Meadows along the east line of said block and its extension to an angle point in the drainage and utility easement per Zachman Meadows is shown as 190.00.
  - g. On sheet 2 - The distance from the northeast corner of Block 15, Zachman Meadows along the north line of said block and its extension to a corner of the drainage and utility easement per Zachman Meadows is shown as 100.00.
  - h. On sheet 2 -The distance from the southeast corner of Lot 1, Block 1 to the southeast corner of Lot 2, Block 1 is missing and is not shown.

3. The said plat is corrected to the following in particular as follows:

- a. On Sheet 2 (Also shown on Detail A) – The bearing and distance from the most southerly corner of Outlot C to the northwest corner of Block 11 is corrected as 49.60 N 74°22'28" E.
- b. On Sheet 2 – The bearing of a tie from the southeast corner of Block 17 to the southwest corner of Block 18 is corrected as S 88°59'12" W
- c. On Sheet 2 – The distance from the southerly corner of Outlot C Zachman Meadows to the intersection of a drainage and utility easement and Kadler Ave NE is corrected as 177.49.
- d. On Sheet 2 – The distance between the most southerly southeast corner of Block 10 and the drainage and utility easement is corrected as 34.83.
- e. On Sheet 2 – The distance of a northerly line of Lot 1, Block 2, said north line begins at the easterly termination point of the match line on sheet 2 and runs southeasterly to a corner of said lot. Said distance is corrected as 104.65.
- f. On Sheet 2 – The distance from the northeast corner of Block 14, Zachman Meadows along the east line of said block and its extension to an angle point in the drainage and utility easement per Zachman Meadows is corrected as 197.23.
- g. On sheet 2 - The distance from the northeast corner of Block 15, Zachman Meadows along the north line of said block and its extension to a corner of the drainage and utility easement per Zachman Meadows is corrected as 110.00.
- h. On sheet 2 -The distance from the southeast corner of Lot 1, Block 1 to the southeast corner of Lot 2, Block 1 is corrected as 601.64.

I hereby certify that this Surveyor's Certificate of Plat Correction was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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Jerrod Gustavus LeSavage, Licensed Land Surveyor  
Minnesota License No. 58896

This Surveyor's Certificate of Plat Correction to the plat of ZACHMAN MEADOWS CONDO SUITES COMMONS, was approved by the City Council of the City of Otsego, Minnesota at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_ Mayor

By: \_\_\_\_\_ City Clerk

This Surveyor's Certificate of Plat Correction has been reviewed and is approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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Charles E. Webb, Jr.  
Wright County Surveyor

This instrument was drafted by:  
Landform Professional Services  
105 South 5<sup>th</sup> Ave Suite 513  
Minneapolis, MN 55401