

City Council Item

April 27, 2026



Item	Resolution 2026-XX: 7480 Frontier Trail - Easement Acquisition Agreement and Vacation	
File No.	ENG 25-01 and Vacation 26-01	Item No: G.2
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Joe Seidl, Water Resources Engineer	
Reviewed By	Charlie Howley	

<u>SUGGESTED ACTION</u>	
<p>"The Chanhassen City Council approves an easement acquisition agreement with the owners of 7480 Frontier Trail and approves a resolution authorizing the vacation of existing public drainage and utility easement required as part of the agreement in conjunction with the 2025 Street Improvement Project."</p>	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

The City of Chanhassen completed improvements to a stormwater pond as part of the 2025 City Pavement Rehabilitation Project No. 25-01. Portions of the pond’s 100-year flood elevation area were not previously covered by a drainage and utility easement, which is required under current standards.

Acquiring the additional easement allows the city to rehabilitate the pond, improving its functionality and increasing its ability to treat stormwater that ultimately flows into Lotus Lake. City Staff and the

City Attorney worked with the property owners to secure a permanent easement to protect the pond and ensure the city has long-term access for maintenance of this stormwater infrastructure asset. As part of the agreement reached with the property owners a small portion of existing easement is proposed to be vacated as it no longer serves a public purpose.

BACKGROUND

The existing stormwater pond on the property serves to convey and treat stormwater runoff from a large portion of the Sante Fe Trail, Del Rio Drive, and Laredo Drive neighborhoods before ultimately discharging into Lotus Lake. The pond was in need of maintenance to both improve pond functionality and replace stormwater infrastructure to ensure the pond operates as designed. Portions of the existing pond and associated 100-year flood elevations were not contained within the original drainage and utility easement. The City of Chanhassen performed a pond improvement project on the pond in conjunction with the 2025 City Pavement Rehabilitation project which included pond expansion to improve the pond's capacity to treat stormwater and to provide additional flood mitigation. City Staff worked with property owners to obtain a right of entry to perform the work.

DISCUSSION

As part of it's Municipal Separate Storm Sewer (MS4) Permit the city is obligated to maintain stormwater infrastructure that conveys public stormwater. Having easements over stormwater infrastructure, including ponds, is essential to allow city staff and contractors the right to access the property to maintain the infrastructure. City Staff worked with the property owners and the City Attorney on an easement agreement. Details of the agreement can be found in the Grant of Permanent Easement legal paperwork attached to this report. Acquiring the easement would resolve the access and ownership issue with this pond. It is common to fix existing issues with maintenance projects including acquiring easements where needed.

BUDGET

N/A

RECOMMENDATION

Staff recommends approval of the agreement, easement acquisition, and the vacation of a portion of the existing easement.

ATTACHMENTS

[Resolution_2026-XX_-_Resolution_Vacation_7480_Frontier_Trl](#)

[GRANT OF PERMANENT DU EASEMENT KASBOHM FINAL](#)

[Lotus Lake Woods Plat](#)

[NOTICE_OF_PUBLIC_HEARING_FOR_VACATION_\(PAPER\) Frontier Trl](#)

[NOTICE_OF_PUBLIC_HEARING_FOR_VACATION_\(MAIL\) Frontier Trl](#)