

TWIN CITIES DIVISION

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September 12, 2013

Kyle Klatt  
Planning Director  
City of Lake Elmo  
3800 Laverne Ave. N.  
Lake Elmo, MN 55042

**RE: Request for Water Service Extension**

Dear Mr. Klatt:

On September 5, 2013, Ryland Homes submitted a sketch plan application and requested a Comprehensive Plan Amendment for the Landucci property located on the east side of Lake Elmo Avenue. The 23 acre property is currently being used as a driving range with a short par-3 golf course. The proposed development is currently being planned for 51 single-family lots with internal drives, necessary ponding, a trail along the pond, and right-of-way to incorporate the new east/west collector per Lake Elmo's 5<sup>th</sup> Street Alignment Plan dated May 14, 2013.

The success of this project will greatly depend on the City of Lake Elmo extending public utilities to the property to service the 51 single-family lots. Ryland Homes would like to formally request the City of Lake Elmo to extend the existing municipal water main service from the north along County Road 17 to the property. We request that the water main service be of adequate size to service the proposed development.

The current landowner, Mr. Landucci and Ryland Homes have agreed that the water main extension to the property is a condition of closing. Therefore, not only is the approval of the extension by the City required for Ryland to purchase the property, but the actual construction must be complete. Once the water main extension is complete, and all other approvals for the development are received, Ryland will close on the property and start construction shortly after. Ryland's preferred construction start for this development is Spring/Summer 2014.

Ryland Homes looks forward to working with the City of Lake Elmo to make this a successful new development in 2014. Please feel free to contact Tracey Rust at 952.229.6063 or Mark Sonstegard at 952.229.6007, both with Ryland Homes, with any questions.

Sincerely,

**THE RYLAND GROUP, INC.**



Tracey Rust, PE  
Entitlement Manager



Mark Sonstegard  
VP of Land Development