



PLANNING COMMISSION  
DATE: 3/10/14  
AGENDA ITEM: 5A – BUSINESS ITEM  
CASE # 2014-12

ITEM: Schiltgen Farms – Parcel B Sketch Plan Review  
SUBMITTED BY: Nick Johnson, City Planner  
REVIEWED BY: Kyle Klatt, Community Development Director  
Jack Griffin, City Engineer  
Greg Malmquist, Fire Chief  
Ann Pung-Terwedo, Washington County

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#### **SUMMARY AND ACTION REQUESTED:**

The Planning Commission is being asked to review a Sketch Plan related to a proposed residential subdivision within the Village Planning Area. The proposed subdivision would be located in the portion of the Village located approximately 500 feet north of 39<sup>th</sup> Street and east of Lake Elmo Avenue (CSAH 17). The Sketch Plan includes 101 single-family residential homes on a total site area of close to 40 acres. Because this is a Sketch Plan review, there is no formal action required by the Planning Commission.

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#### **GENERAL INFORMATION**

*Applicant:* GWSA Land Development, LLC (Craig Allen); 10850 Old County Road 15, Suite 200, Plymouth, MN 55441  
*Property Owners:* Schiltgen Farms, Inc.; 10880 Stillwater Blvd. N., Lake Elmo, MN 55042  
*Location:* Part of Sections 12, Township 29 North, Range 21 West in Lake Elmo, north of 39<sup>th</sup> Street and east of Lake Elmo Avenue (CSAH 17). PID Number: 12.029.21.33.0001.  
*Request:* Sketch Plan Review  
*Existing Land Use:* Agriculture  
*Existing Zoning:* RT – Rural Transitional Zoning  
*Surrounding Land Use:* North – vacant/agricultural land (likely flood plain); west – agricultural land, guided for Village Low Density Residential (V-LDR); south – vacant land guided for Village Mixed-Use (VMX); east – vacant/agricultural land  
*Surrounding Zoning:* RT – Rural Transitional; GB – General Business  
*Comprehensive Plan:* Village Urban Medium Density Residential (3.0 - 4.0 units per acre)  
*Proposed Zoning:* MDR – Urban Medium Density Residential

- History:* Property was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. Site has historically been used for farming activities, including the growing of agricultural crops.
- Deadline for Action:* N/A – No action required by City
- Applicable Regulations:* Article 10 – Urban Residential Districts (MDR)

## REQUEST DETAILS

The City of Lake Elmo is in receipt of a Sketch Plan from GWSA Land Development, LLC related to a proposed residential subdivision that would be located within the northern portion of the Village Planning Area as defined in the Comprehensive Plan. This subdivision represents the second proposed sewer project within the Village Planning Area. The applicant is proposing to construct 101 single family homes as part of the project, all of which would be located east of Lake Elmo Avenue (CSAH 17) and north of 39<sup>th</sup> Street. The applicants also have the property to the west of Lake Elmo Avenue, the Schiltgen farmstead site, under contract for future single family development. However, they are not proposing any development in this area as part of the current request.

The Lake Elmo Subdivision Ordinance specifies that as part of the pre-application process for a new subdivision, the applicant must first submit a Sketch Plan for review by the Planning Commission. The Ordinance notes that the purpose of the Sketch Plan review is as follows:

*Sketch plan. In order to ensure that all applicants are informed of the procedural requirements and minimum standards of this chapter and the requirements or limitations imposed by other city ordinances or plans, prior to the development of a preliminary plat, the subdivider shall meet with the Planning Commission and prepare a sketch plan which explains or illustrates the proposed subdivision and its purpose. The Planning Commission shall accept the information received, but take no formal or informal action which could be construed as approval or denial of the proposed plat.*

Based on this wording, the Planning Commission is not being asked to take any formal action as part of its review other than to accept the information received. Staff has completed an internal review of the Sketch Plan, and general comments from Staff are included in this memorandum and applicable attachment.

## BACKGROUND

The proposed Sketch Plan is located within the Village Planning Area and is therefore located within the one of the City's sewer service areas. The Comprehensive Plan guides this area as Village Urban Medium Density Residential (V-MDR) at a density of 3.0 to 4.0 units per acre, which is consistent with the residential land use classification used for areas in close proximity to the mixed-use area of the Village. The applicant is proposing to build 101 homes over a land area of +/- 38.29 acres, which results in a gross project density of approximately 2.53 units per acre. The applicants have also submitted a net density calculation of 3.12 units per acre, which falls within the guidance range of the City's Comprehensive Plan. Given its location within the Village Planning Area, it should be noted that the project falls under the scope of the AUAR Mitigation Plan, and the components of this plan that may be relevant to the applicant's project must be addressed at the preliminary platting stage.

Staff has provided comments where appropriate in following section to identify elements of the plan that will need to be further addressed before a submission of a preliminary plat.

The applicant's submission to the City includes the following components:

- *Sketch Plan Narrative.* The attached narrative includes a general overview of the project with additional details concerning the proposed density, phasing, streets and trails, and utilities associated with the project.
- *Sketch Plan.* The Sketch Plan includes a proposed configuration of roads, lots, storm water facilities and pedestrian facilities on the applicant's site. Per the submitted narrative, all parcels and roads have been designed to conform to the City's standards and ordinances. The general lot sizes of 65' (minimum width) x 130' (depth) meets the City's requirements for the MDR – Medium Density Residential zoning district, and the 28-foot streets w/60-foot rights-of-way conform to the City's standard for urban low density residential local roads.
- *Topographic Survey.* The applicant has provided a topographic survey depicting the existing conditions of the site. With the exception of the wooded area at the north-central portion of the parcel, the site is relatively flat and open. It should be noted that the northern area of the site substantially decreases in grade as the land slopes downward towards the parcel to the north.

The Staff review comments that follow are all based on conducting a very high level review of the Sketch Plan since there is not a lot of detailed information that is required at this stage in the development process. Staff has instead focused on the bigger picture items and those things that would otherwise not allow the development to move forward if they contrasted with elements from the Comprehensive Plan, Village AUAR Mitigation Plan, or the City Code.

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#### **STAFF REVIEW COMMENTS:**

Members of the Community Development, Public Works, Engineering, and Fire Departments have reviewed the proposed Sketch Plan and provided comments in the following areas:

- *Land Use:* The proposed Sketch Plan appears to generally conform to the City's future land use plan for this portion of the Village Planning Area in terms of the proposed single family development and related net densities just above 3 units per acre. There are some aspects of the plan as presented that could better incorporate elements from the land use plan that are specific to the Village area. Staff would like to see the future plan submissions for this site consider the following objectives/components from the Village Land Use Plan:
  - *Planning for development at a "village" scale rather than a "suburban" scale:* Although the layout of the proposed subdivision will be constricted by the locations of the approved access points to Lake Elmo Avenue (CSAH 17) and 39<sup>th</sup> Street, the design could be revised slightly to provide a more direct connection to the future residential development to the east. Creating more direct connections between neighborhoods as a practice is more consistent with Village or urban development than suburban development, more closely meeting the intent of the City's vision as guided under the Village Land Use Plan.

- *Create a walkable community:* - Fostering connections between the residential areas to the core or mixed-use area is of critical importance with regards to the Village Land Use Plan. The Sketch Plan includes a trail along the Lake Elmo Avenue, but only for a limited segment or length. As part of the construction of this single family neighborhood, Staff would recommend that the trail connection be provided all the way south to 39<sup>th</sup> Street in order to connect with future facilities planned for this corridor. In addition, Staff recommend that the applicants investigate the possibility of additional trail connections, as referenced in the City Engineer's Review Memorandum. Finally, the Sketch Plan also proposes a trail to the Natural Preservation Area to the north, as described in the Sketch Plan Narrative. If the proposed preservation area moves forward in collaboration with the neighboring property owner to the north and east, the City would support these trail connections as part of some public or recreational use.
- ***Village Guiding Principles.*** The Village Land Use Plan incorporated the 13 guiding principles from the Village Master Plan. Of these principles, Staff has found that at least three will apply to the proposed Easton Village, including:
  - Principle 1 - Evoke a sense of place: Build on existing assets to preserve the small town, rural character of Lake Elmo, maintaining the Old Village as the heart of the city.
  - Principle 7 - Improve connectivity: Provide a balanced network for movement that links local neighborhoods and Village Area attractions with city-wide and regional systems, paying equal attention to cars, bicycles, pedestrians and transit.
  - Principle 11 - Become a great model: Encourage other communities to 'raise the bar' by demonstrating low impact development, best practices and sustainability.
- ***Lake Elmo Theming Study.*** As GSWA Land Development, LLC moves forward with the preparation of a Preliminary Plat, Staff is strongly encouraging the applicant to incorporate elements from the Lake Elmo Branding and Theming Study into the design of the project. The inclusion of various theming elements would help address some of the concerns noted above, especially, those that relate to creating a sense of place.
- ***Density:*** The submitted Sketch Plan includes calculations for both the gross and net density figures, and the provided net density calculation of 3.12 units per acre falls within the allowed range as specified in the Comprehensive Plan (V-MDR: 3.0 - 4.0 units per acre).
- ***Zoning.*** The City recently adopted new urban development districts, including urban low density, medium density, and high density residential zoning districts. The Sketch Plan has been designed to comply with the medium density district standards in regards to lot area, setbacks, and other dimensional standards. The application does not include an average lot area. However, given the minimum dimensions of the proposed lots (65' x 130'), the lots should meet the district minimum standard of 7,000 square feet without difficulty. The City has not adopted any special zoning for the Village Residential areas, and Staff is recommending that the City rezone applicant's site to MDR at the time of Preliminary Plat approval.

- ***Parks and Open Space.*** As noted in the Sketch Plan Narrative, the applicants are not proposing a neighborhood park as part of this development at this time. They have noted that the prospective property owner to the north is planning some type of recreational or open space amenity within the natural resource preservation area to the north. In addition, it should be noted that the applicants also have property in the southeast portion of the Village Planning Area owned Schiltgen Farms, Inc. under contract. As part of subdividing this property at a future date, the applicants propose to dedicate land adjacent to Reid Park as an expansion of this park or facility. If this proposal is acceptable to the City, the applicants could receive credit towards their parkland dedication requirements for dedicating land adjacent to Reid Park under this arrangement. Please note that the applicants will be seeking direction from the Park Commission at its upcoming meeting on March 17th, 2014. The Park Commission will review the Sketch Plan, as well as the other properties under contract by Gonyea Homes, with the intent of formulating a more global strategy for parkland dedication in the Village Planning Area.
- ***Sidewalks and Trails.*** The submitted Sketch Plan includes sidewalks on one side of all local residential streets, which is consistent with City standards for single family residential subdivisions. In addition, the Sketch Plan includes two proposed local trails. The first trail provides a connection from the entrance off Lake Elmo Avenue southward towards 39<sup>th</sup> Street. Staff is recommending that this proposed trail connect all the way down to 39<sup>th</sup> Street for the purpose of maximizing pedestrian and bicycle circulation down to the Village/downtown. The second proposed trail connects the residential subdivision to the proposed natural preservation area to the north. If this recreation, open space or preservation area is developed in collaboration with the adjoining property owner, Staff would support this trail connection as show. Finally, as shown in the Engineer's review memorandum, Staff would recommend that a trail be installed along the access road that connects to 39<sup>th</sup> Street along the eastern side of the property. Ensuring adequate and efficient pedestrian circulation to the core or mixed-use area is an important component of the Village Land Use Plan. For all proposed trails, Staff recommends a standard of an 8-foot bituminous trail.
- ***Public Utilities.*** The subject property has access to 8" water main in 39<sup>th</sup> Street. In addition, 16" water main is available in Lake Elmo Avenue. The applicant will be responsible for extending water service throughout the development. In terms of sanitary sewer, service is currently not readily available for the subject property. The applicants will be required to extend municipal sanitary sewer to the development site at developers cost. Based upon communications with many of the property owners of the developable portions of the Village Planning Area, it is the City's understanding that a plan is currently begin developed to extend the sanitary sewer service privately from the lift station adjacent to Reid Park up to Trunk Highway 5 (TH 5) at 39<sup>th</sup> Street. Preliminary Plat approval will be conditioned upon this sanitary sewer connection being completed.
- ***Landscaping.*** The applicant has not provided any details concerning landscaping for the site, which must be submitted at the time of Preliminary Plat submission. One recommendation that Staff would make with regards to the landscape plan is to install a sufficient amount of coniferous or evergreen trees along Lake Elmo Avenue to serve as a buffer and mitigate noise and traffic. The applicant will also need to submit a tree preservation and protection plan as part of this application. More specifically, Staff is encouraging the applicant to

preserve the existing trees and vegetation along the northern property line to the greatest extent possible. Any removal of significant trees on the site that exceeds the allowed tree removal (30%) will be subject to the tree replacement schedule as determined by the City's Tree Preservation Ordinance.

- **Streets.** The Sketch Plan includes 60' rights-of-way and 28' streets, back of curb to back of curb. This design is consistent with the City standard for local residential streets, and would allow for parking on both sides of the street while maintaining safe traffic circulation and emergency vehicle access. In addition, per the Engineer's memorandum, Staff is recommending that additional or improved access to the property to the east be provided to improve connectivity between the neighborhoods as called for in the Village Land Use Plan. Finally, the Sketch Plan includes three cul-de-sacs, all of which comply with the City's Subdivision Ordinance regarding maximum length.
- **Lake Elmo Avenue Access.** The County has reviewed the Sketch Plan (see Attachment #8) and noted that the proposed access to Lake Elmo Avenue (CSAH 17) does not currently meet the County access spacing guidelines for an arterial road, which is 1,320 feet (1/4 mile). Staff recommends that the City work with the applicants and County to identify the best possible location for the access to Lake Elmo Avenue. In addition, the applicants should be aware that the County will likely require improvements to Lake Elmo Avenue in order for this connection to be made. The County has also requested that the developer plat a portion of the required right-of-way for Lake Elmo Avenue as part of the proposed subdivision. The County has noted in their review that the right-of-way for a County arterial is typically 150 feet. Finally, it should be noted that the applicants are proposing to front 9 residential lots directly onto the Lake Elmo Avenue right-of-way. Staff would recommend that some additional buffer, vegetative screening or berming be used to mitigate potential nuisance related to traffic and noise.
- **Environmental Review.** The proposed subdivision is located within the area covered by the Village Alternative Urban Area-wide Review (AUAR). As such, the City and the applicants will need to comply with the AUAR Mitigation plan that was adopted with the Final AUAR. The most critical elements of the Mitigation Plan that must be addressed include the following:
  - **Storm Water Management.** The storm water management plan for the development will need to meet the AUAR requirements in addition to City ordinances and Valley Branch Watershed District standards.
  - **Natural Resource Areas.** Preservation of the primary ecological areas is encouraged as noted above.
  - **Transportation.** The developer is not proposing any streets or connections that are inconsistent with the AUAR. As the Village continues to develop, the City will need to consider the broader transportation network to ensure that needed improvements are being made.

- **City Engineer Review.** The City Engineer’s review comments are found in Attachment #7. The Engineer did note that the storm water management plan would need to be consistent with City and Valley Branch Watershed District standards.
- **Fire Chief Review.** The Fire Chief has asked that the roads within the development be designed in accordance with Minnesota Fire Code standards.
- **Subdivision Review Process.** In order to proceed with the subdivision of the land included in the Sketch Plan, the applicant will need to next prepare a Preliminary Plat application. At the Preliminary Plat stage, there is much more information required as part of the submission process, which also requires a public hearing. GWSA Land Development, LLC has indicated that they would like to proceed with the submission of a Preliminary Plat application in early spring of 2014.

**RECCOMENDATION:**

Staff is recommending that the Planning Commission accept the Sketch Plan provided by GWSA Land Development, LLC for a 101 unit single family residential development that would be located within the Village Planning Area.

**ATTACHMENTS:**

1. Location Map
2. Application Form
3. Sketch Plan Narrative
4. Schiltgen Farms – Parcel B Sketch Plan
5. Topographical Survey – Schiltgen Farm Parcels
6. Future Village Land Use Map (Map 3-3 from Comprehensive Plan)
7. City Engineer Review Memorandum
8. Washington County Review Letter

**ORDER OF BUSINESS:**

- Introduction .....Community Development Director
- Report by Staff ..... City Planner
- Questions from the Commission ..... Chair & Commission Members
- Discussion by the Commission ..... Chair & Commission Members






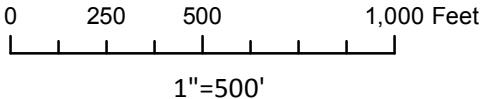
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

# Location Map: 12.029.21.33.0001



Data Source: Washington County, MN  
3-7-2014

 12.029.21.33.0001  
(Sketch Plan Location)





Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Permit #: \_\_\_\_\_



### LAND USE APPLICATION

- Comprehensive Plan  Zoning District Amend  Zoning Text Amend  Variance\*(see below)  Zoning Appeal
- Conditional Use Permit (C.U.P.)  Flood Plain C.U.P.  Interim Use Permit (I.U.P.)  Excavating/Grading
- Lot Line Adjustment  Minor Subdivision  Residential Subdivision Sketch/Concept Plan

Applicant: GWSA Land Development, LLC  
Address: 10850 Old County Road 15, Suite 200, Plymouth, MN 55441  
Phone # 952-270-4473  
Email Address: Craig.gayten@company.com

Fee Owner: Schiltgen Farms, Inc.  
Address: 10880 Stillwater Blvd. N, Lake Elmo, MN 55042  
Phone # 651-303-8188  
Email Address: Pete.schiltgen@gmail.com

Property Location (Address and Complete (long) Legal Description): The Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, MN

Detailed Reason for Request: A residential subdivision sketch/concept plan for 103 single family lots.

\*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: Craig Gayten Date: 2/13/2014

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|---|
| <b>City Use Only</b>                        |
| Planning: Zoning District: _____            |
| Reviewed by: _____ Date: _____              |
| Subject to the following conditions: _____  |
| Engineering: Reviewed by: _____ Date: _____ |
| Subject to the following conditions: _____  |

Signature of Fee Owner: Pete Schiltgen Date: 2-14-14



GWSA Land Development, LLC  
10850 Old County Road 15  
Suite 200  
Plymouth, MN 55441

Craig Allen  
952-270-4473  
[Craig@gonyeacompany.com](mailto:Craig@gonyeacompany.com)

## Sketch Plan Narrative Schiltgen Farms – Parcel B March 6, 2014

This project property consists of +/- 39.8 acres (39.8-1.51 ROW=38.29 acres) and is located on the east side of Lake Elmo Avenue North (CSAH No. 17), about 500 feet north of 39<sup>th</sup> Street N. The property is currently used for agricultural purposes. The Existing Land Use is classified as Rural Area Development. The planned Land Use is Village Urban Medium Density. The attached sketch plan shows 101 single family lots, the lots are a minimum of 65 feet in width, with a depth of 130 feet or greater.

On the Village Land Use Plan, the project site is classified as Village Urban Medium Density (V-MDR). The City has a proposed density goal of 3-4 units per acre. The proposed plan has 101 lots on 39.8 acres, for a gross density of  $101/39.8 = 2.53$  units per acre. The area of open space and ponding is estimated at 5.92 acres, yielding a net area of  $39.8-1.51-5.92 = 32.37$  acres; net density of  $101/32.37 = 3.12$  units per acre.

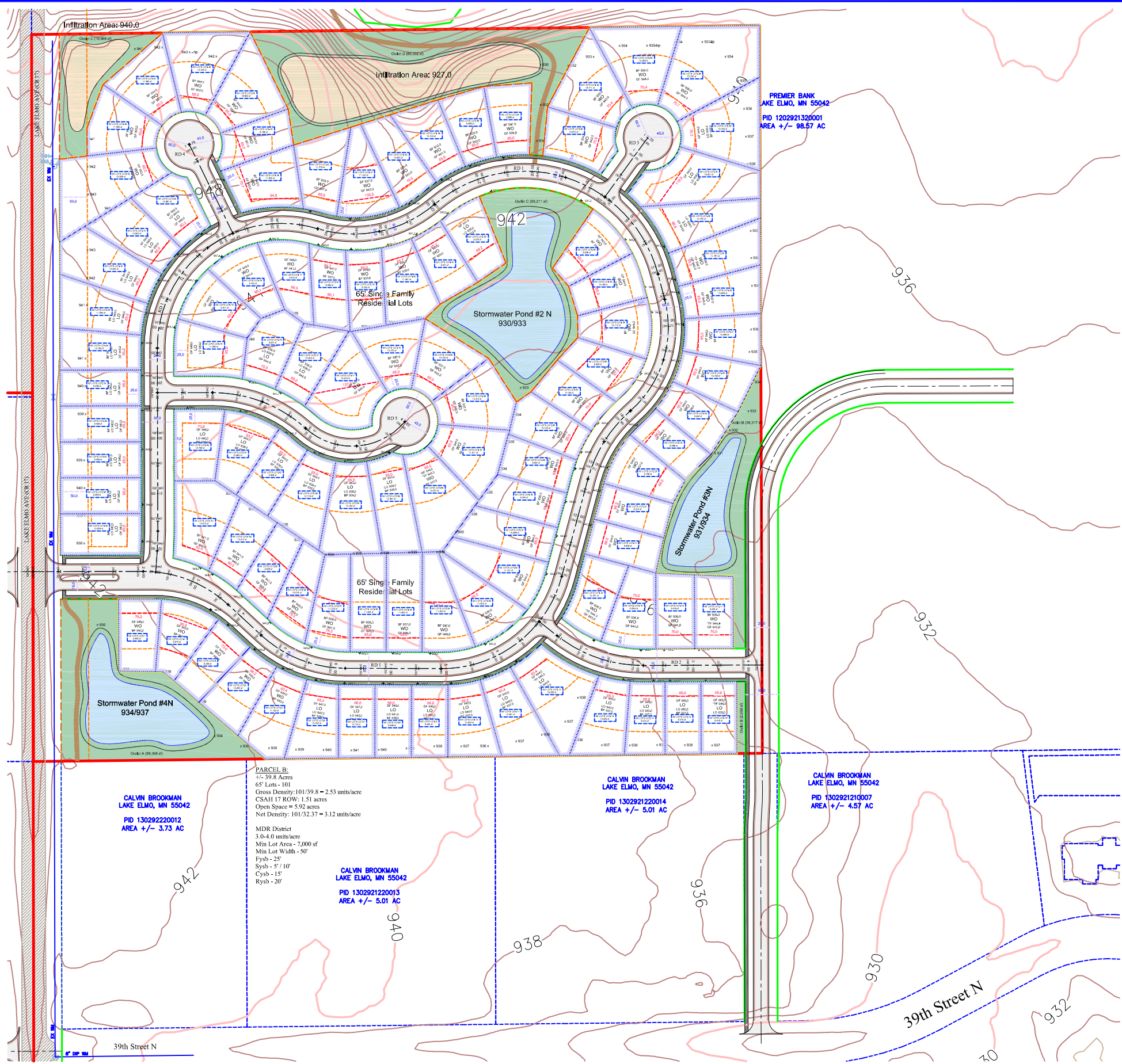
The MDR residential district has a minimum lot area requirement of 7,000 sf, with a minimum lot width of 50 feet. All of the proposed lots would exceed this requirement. The front yard setback is 25 feet, the side yard setback is 5 feet for the attached garages and 10 feet for the principal buildings. The corner yard setback is 15 feet and the rear yard setback is 20 feet. A 50 foot setback is being proposed along Lake Elmo Avenue North for additional screening. All single family dwellings shall be at least 24 feet in width and at least 960 square feet in area. No variances are being requested with this application.

For park, the Village Open Space Overlay Map defines the area directly north of our development as a Natural Resource Preservation Area and we are aware of plans for park and open space at this location as part of a neighboring development. With this in mind, as well as the close proximity to the Elementary School park and playground, we are not proposing a neighborhood park as part of our development. Our proposal is to dedicate land east of Reid Park, currently under contract with Mr. Schiltgen, also defined on the Village Open Space Map and specifically mentioned in the Village Comprehensive Land Use Plan as a possible “opportunity to acquire environmentally sensitive lands that could be incorporated into recreation”. Also per the Comprehensive Land Use Plan, we have incorporated sidewalks throughout our development with connections to neighboring subdivisions and south to 39<sup>th</sup> Street; as well as trail connections along Lake Elmo Avenue from the south and north connecting to the before mentioned Preservation Area.

The main access to the project will be from Lake Elmo Avenue North. The public streets will be 28' back of curb to back of curb, with sidewalk on one side, within a 60' ROW. The cul-de-sacs will have a 45' radius to the back of the curb.

It is anticipated that the project will be constructed in phases of 30-40 lots; with the majority of the site grading work being completed with the first and/or second phase. The project will be served by City Sewer and Water. The City Village Sewer Study Plan shows the proposed Trunk Sanitary Sewer Lines that are proposed to provide service to this project. City water is available for 39<sup>th</sup> Street N. and will be extended to service this site. The stormwater treatment system will be designed to meet the requirements of the City and the Watershed.





PREMIER BANK  
LAKE ELMO, MN 55042  
PID 1202921326001  
AREA +/- 98.57 AC

CALVIN BROOKMAN  
LAKE ELMO, MN 55042  
PID 130292220012  
AREA +/- 3.73 AC

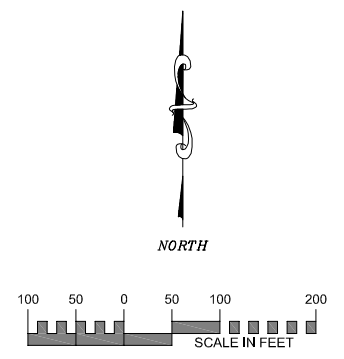
PARCEL B:  
+/- 39.8 Acres  
65' Lots - 101  
Gross Density: 101/39.8 = 2.53 units/acre  
CSA: 17 ROW: 1.51 acres  
Open Space = 5.92 acres  
Net Density: 101/32.37 = 3.12 units/acre

MDR District  
3.0-4.0 units/acre  
Min Lot Area - 7,000 sf  
Min Lot Width - 50'  
Fybs - 25'  
Sybs - 5' / 10'  
Cysb - 15'  
Rybs - 20'

CALVIN BROOKMAN  
LAKE ELMO, MN 55042  
PID 1302921220013  
AREA +/- 5.01 AC

CALVIN BROOKMAN  
LAKE ELMO, MN 55042  
PID 1302921220014  
AREA +/- 5.01 AC

CALVIN BROOKMAN  
LAKE ELMO, MN 55042  
PID 1302921210007  
AREA +/- 4.57 AC



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Name, P.E. \_\_\_\_\_  
Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_

ENGINEERS SURVEYORS  
DESIGNERS PLANNERS

**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
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**LAKE ELMO,  
MINNESOTA**

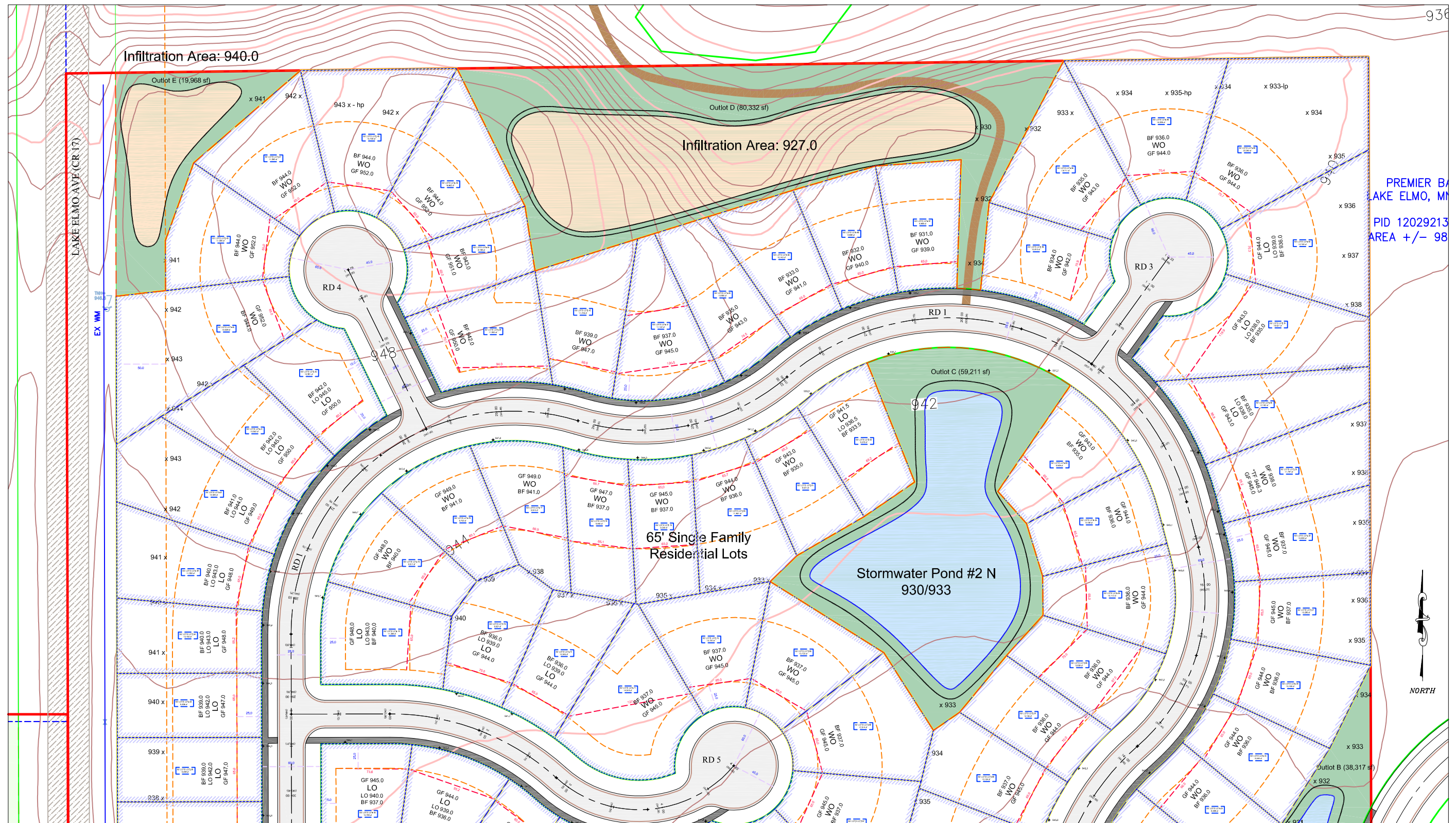
**SKETCH PLAN R1 030614  
PARCEL B  
SCHILTGEN FARMS  
GW LAND DEVELOPMENT**

FILE NO.  
3120-047

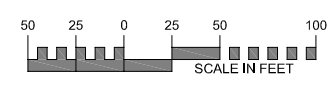
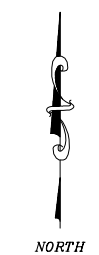
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PREMIER BAY  
LAKE ELMO, MN  
PID 12029213  
AREA +/- 98

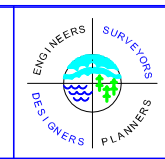


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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, P.E. \_\_\_\_\_ Lic. No. \_\_\_\_\_  
Date: \_\_\_\_\_



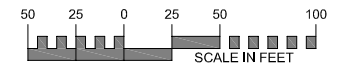
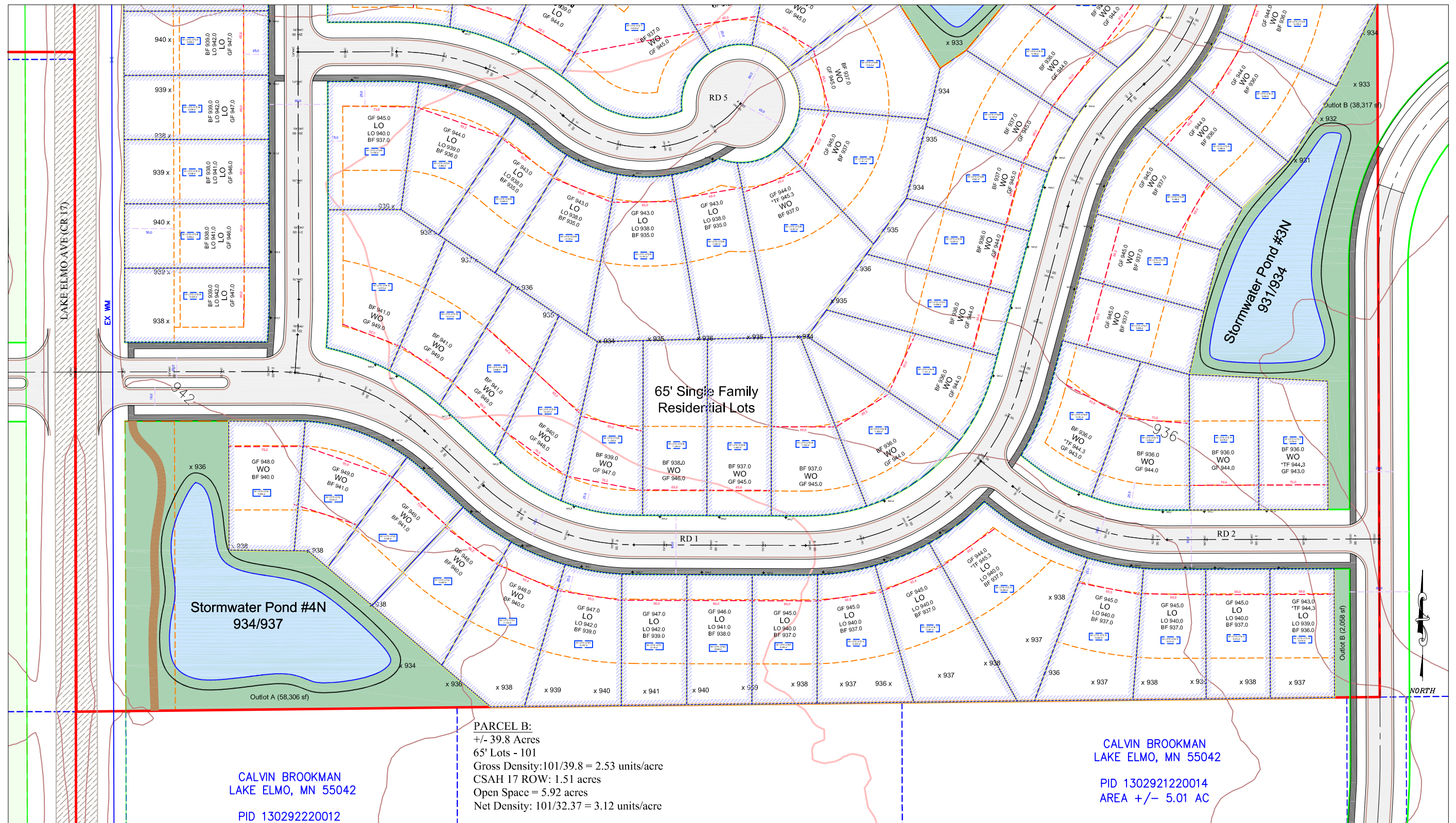
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. \_\_\_\_\_  
**LAKE ELMO, MINNESOTA**

**SKETCH PLAN R1 030614  
PARCEL B  
SCHILTGEN FARMS  
GW LAND DEVELOPMENT**

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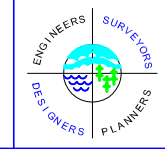


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| xxxx         |     |    |      |           |
| DATE         |     |    |      |           |
| xxxx/xx/xx   |     |    |      |           |

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, P.E. \_\_\_\_\_  
Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_



**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
LAKE ELMO,  
MINNESOTA

SKETCH PLAN R1 030614  
**PARCEL B**  
 SCHILTGEN FARMS  
 GW LAND DEVELOPMENT

FILE NO.  
3120-047  
**3**  
**3**

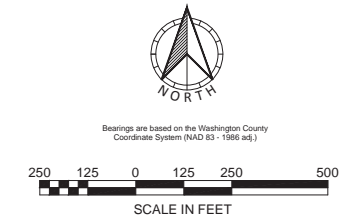
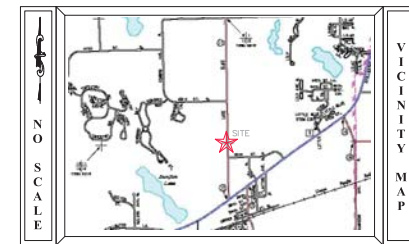


DESCRIPTION OF PROPERTY SURVEYED  
(Per Schedule A of the herein referenced Title Commitment)

- Parcel 1:  
The South 658.02 feet of the Southwest Quarter of the Southeast Quarter of Section 11, Township 29 North, Range 21 West, Washington County, Minnesota.
- Parcel 2:  
The South 20 acres of the East Half of the Southeast Quarter of Section 11, Township 29 North, Range 21 West, Washington County, Minnesota.
- Parcel 3:  
The Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota.
- Parcel 4:  
The Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

ALTA/ACSM OPTIONAL TABLE A NOTES  
(The following items reference Table A optional survey responsibilities and specifications)

- 2) **Address:** Parcel 1- Unassigned  
Parcel 2- Unassigned  
Parcel 3- Unassigned  
Parcel 4- 10880 Stillwater Blvd N., Lake Elmo, MN 55042
- 3) **Flood Zone Information:** Parcels 1 and 3 are contained in Zone X (area of minimal flooding) and Zone A (Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown) per Flood Insurance Rate Map, Community Panel No. 27163C0245E, effective date of February 3, 2010. Parcel 2 is contained in Zone X (area of minimal flooding) per Flood Insurance Rate Map, Community Panel No. 27163C0245E, effective date of February 3, 2010. Parcel 4 is contained in Zone X (area of minimal flooding) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones.) per Flood Insurance Rate Map, Community Panel No. 27163C0245E, effective date of February 3, 2010. Please note that we have shown the division line between these zones hereon by digitizing said Flood Insurance Rate Maps.
- 4) **Parcel Area Information:**
- |                   |   |
|-------------------|---|
| Parcel 1:         | Net- 858,947 Sq. Ft. - 19.72 Acres  |
| Parcel 2:         | Gross- 871,200 Sq. Ft. - 20.00 Acres<br>ROW- 33,370 Sq. Ft. - 0.77 Acres<br>Net- 837,830 Sq. Ft. - 19.23 Acres        |
| Parcel 3:         | Gross- 1,735,349 Sq. Ft. - 39.84 Acres<br>ROW- 65,794 Sq. Ft. - 1.51 Acres<br>Net- 1,669,555 Sq. Ft. - 38.33 Acres    |
| Parcel 4:         | Gross- 6,890,526 Sq. Ft. - 158.18 Acres<br>ROW- 204,699 Sq. Ft. - 4.70 Acres<br>Net- 6,685,827 Sq. Ft. - 153.48 Acres |
| <b>Total Net:</b> | Net- 10,052,159 Sq. Ft. - 230.76 Acres  |
- 5) Elevations are based on MNDOT Geodetic Database Station Name: 6214K which has an elevation of: 935.539 feet (NAVD88). Contours shown hereon are per field observations along with LiDAR data obtained from the Minnesota Department of Natural Resources on January 11, 2013.
- 6) The current Zoning for the subject property is RT (Rural Transitional) per the City of Lake Elmo's zoning map dated May 21, 2013. The planning department is informed by a phone call that the property is in the process of changing to Village Low Density. Per this phone call, the setback, height, and density restrictions for this zoning designation are going to be as follows: SETBACKS - Front 25 feet, Side 10 feet living and 5 feet garage, Rear 20 feet; HEIGHT - 35 feet; DENSITY - 1.5 - 2 unit per acre.
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- 11(a) We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property of which we are unaware.
- 19) The Wetland delineation was performed on Parcels 1, 2, 3, and the North 900 feet of Parcel 4 by Kjolhaug Environmental Service and the delineation flags were located on January 15, 2014. The remaining South portion of Parcel 4 may contain wetlands per FEMA mapping, that were not delineated as part of this survey.



This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Custom Home Builders Title, LLC as issuing agent for Old Republic National Title Insurance Company, File No. HB-26627, dated August 9, 2013.

- 1) We note the following with regards to Schedule B, Section II of the herein referenced Title Commitment:
- Item no. 1-12 are not survey related.
  - Item no. 13. Terms and conditions of easement for trunk highway purposes, to erect snow fences, to construct and maintain slopes, and take the right of access as contained in Final Certificate, filed April 23, 1962, as Document No. 220861 (Book 246 of Deeds, page 592). **This easement, noted as parcel 10 in said Document, is located over the southeasterly portion of parcel 4, as shown hereon. Please note the second exception described therein describes a strip of land "lying southeasterly of the southeasterly right-of-way of Trunk Highway No. 212, as now laid out and traveled" We have surveyed the location of "Trunk Highway No. 212, as now laid out and traveled" as having the same centerline as the 150 foot wide strip taken for the road easement. Furthermore, We have surveyed its width as being 66 feet wide based on dimensions from MnDot Right-of-Way Map No. 4-41.002. A document could exist that would place the center line of Trunk Highway No. 212 in a different location and it could change the width that we have used for the placement of the original Trunk Highway No. 212.**
  - Item no. 14. Terms and conditions of easement for highway purposes, together with the unrestricted right to improve the same as contained in Highway Easement, dated August 25, 1949, filed May 21, 1963, as Document No. 229009 (Book 258 of Deeds, pages 39 and 40). **This easement is located over the easterly portion of parcel 2 and 4, and westerly portion of parcel 3, as shown hereon. Please note that this document creates an additional 17 feet of R/W to the present (1949) 33 foot right-of-way of County Aid Road No. 25. We have surveyed it as providing a total R/W width of 50 feet. We have not provided the original document for the R/W for County Aid Road No. 25 which would define the present (1949) R/W. Also, We have surveyed it as being centered on the east line of Sections 11 and 14. The Original document that defines the present (1949) R/W could place this R/W in a different location and could provide an alternate width to said R/W.**
  - Item no. 15. Subject to a highway easement for County State Aid Highway 17 over the East 50 feet thereof of the South 20 acres of the East Half of the Southeast Quarter of Section 11, Township 29 North, Range 21 West, Washington County, Minnesota, as recited in Deed filed November 10, 1994, as Document No. 822407. **Please note this document is a warranty deed which transfers title to parcels 2, 3, and 4. Subject to a 50 foot highway easement as created by Book 258 pages 39 and 40 of deeds. This book and page document creates a 17 feet of additional R/W to the existing 33 foot, which is centered on the East Section Line of 11 and 14, and West Section Line of 12 as shown hereon. It does not create a 100' wide R/W as the warranty deed states, clients counsel may wish to pursue this matter further so as to determine how this affects the subject property.**
  - Item no. 16. Subject to a highway easement for County State Aid Highway 17 over the West 50 feet thereof of the Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, as recited in Deed filed November 10, 1994, as Document No. 822407. **Please note this document is a warranty deed which transfers title to parcels 2, 3, and 4. Subject to a 50 foot highway easement as created by Book 258 pages 39 and 40 of deeds. This book and page document creates a 17 feet of additional R/W to the existing 33 foot, which is centered on the East Section Line of 11 and 14, and West Section Line of 12 as shown hereon. It does not create a 100' wide R/W as the warranty deed states, clients counsel may wish to pursue this matter further so as to determine how this affects the subject property.**
  - Item no. 17. Subject to a highway easement for County State Aid Highway 17 over the East 50 feet of the Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota, as recited in Deed filed November 10, 1994, as Document No. 822407. **Please note this document is a warranty deed which transfers title to parcels 2, 3, and 4. Subject to a 50 foot highway easement as created by Book 258 pages 39 and 40 of deeds. This book and page document creates a 17 feet of additional R/W to the existing 33 foot, which is centered on the East Section Line of 11 and 14, and West Section Line of 12 as shown hereon. It does not create a 100' wide R/W as the warranty deed states, clients counsel may wish to pursue this matter further so as to determine how this affects the subject property.**
  - Item no. 18. A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein. **See note #19 of Table A Notes.**
- 2) **This survey was prepared for the purpose of a residential housing development on parcels 1, 2, 3, and to subdivide the northerly portion of Parcel 4 to be included in the development. There are site features located on the southerly portion of Parcel 4 that were not included as part of this survey.**
- 3) **There is a boundary overlap issue on the northerly portion of Parcel 2. The legal description of Parcel 2 and the legal description of the adjoining parcels to the north create a mathematical overlap of 7.4 feet, as shown hereon. We have requested the original deeds of the properties to see who has junior and senior rights to assist with the resolution of this issue. Clients counsel may wish to pursue this matter so as to determine the actual location of the northerly boundary line of Parcel 2.**

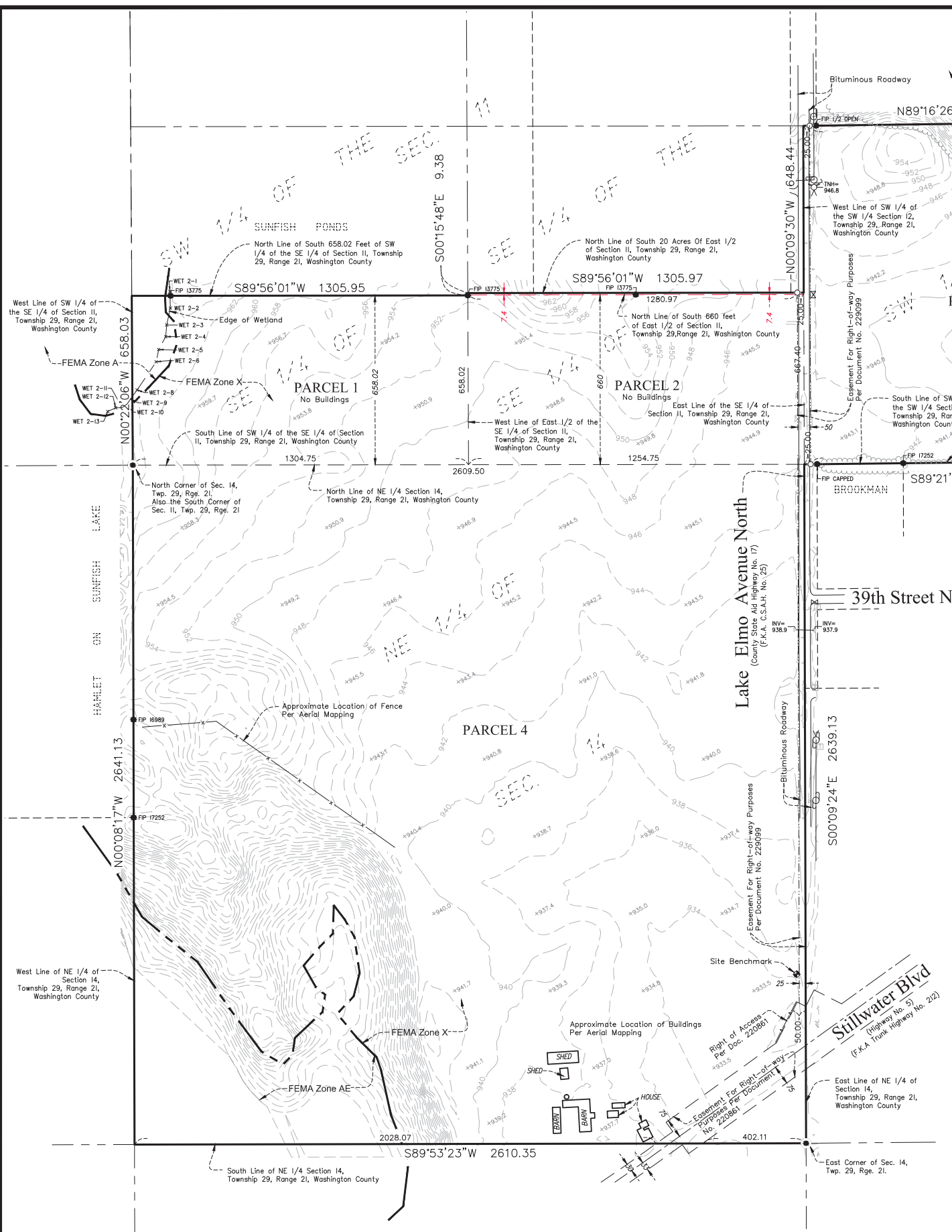
CERTIFICATION

To GW Land Development, and Custom Home Builders Title, LLC as issuing agent for Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1 - 5, 8, 9, 11(a), and 19 of Table A thereof. The field work was completed on January 15, 2014.

Date of Plat of Map: February 6, 2014.

*Rory L. Synsteliën*  
Rory L. Synsteliën, PLS Minnesota License No. 44565  
rory@sathre.com



**SURVEY LEGEND**

|                    |                      |                       |
|--------------------|----------------------|-----------------------|
| CAST IRON MONUMENT | CABLE TV PEDESTAL    | BITUMINOUS            |
| CATCH BASIN        | ELECTRIC TRANSFORMER | CONCRETE CURB         |
| FLARED END SECTION | ELECTRIC MANHOLE     | CONTOUR EXISTING      |
| GATE VALVE         | ELECTRIC METER       | ELC                   |
| GUY WIRE           | GAS METER            | ELECTRIC UNDERGROUND  |
| HYDRANT            | GAS VALVE            | FENCE                 |
| IRON PIPE SET      | HAND HOLE            | GAS UNDERGROUND       |
| IRON PIPE FOUND    | BENCHMARK            | OVERHEAD UTILITY      |
| LIGHT POLE         | TELEPHONE MANHOLE    | SANITARY SEWER        |
| POWER POLE         | TELEPHONE PEDESTAL   | STORM SEWER           |
| SANITARY MANHOLE   | UTILITY MANHOLE      | TELEPHONE UNDERGROUND |
| GROUND ELEVATION   | UTILITY PEDESTAL     | UTILITY UNDERGROUND   |

| FIELD CREW     | NO. | BY | DATE | REVISIONS |
|----------------|-----|----|------|-----------|
| LAKE, AVERBECK |     |    |      |           |
| DRAWN BY       |     |    |      |           |
| CHECKED BY     |     |    |      |           |
| DATE           |     |    |      |           |
| 01-21-14       |     |    |      |           |

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I hereby certify that this survey, plan or report 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 6th day of February, 2014.

Rory L. Synsteliën, PLS Minnesota License No. 44565  
rory@sathre.com

ENGINEERS SURVEYORS DESIGNERS PLANNERS

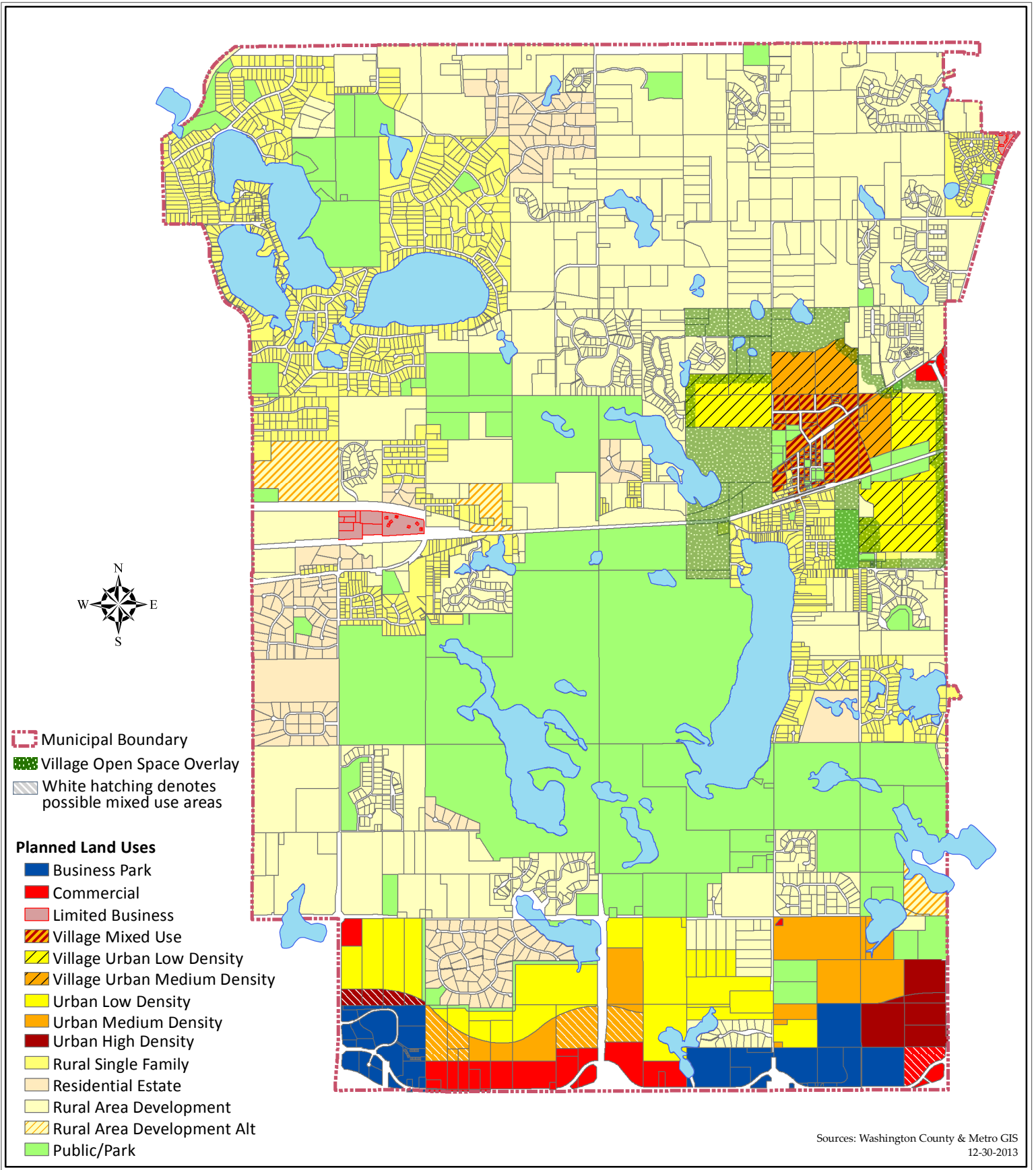
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP. 29 - RGE. 21 - SEC. 11, 12, 14  
WASHINGTON COUNTY  
ALTA SURVEY DWG

**LAKE ELMO, MINNESOTA**

ALTA/ACSM LAND TITLE SURVEY  
PREPARED FOR:  
GW LAND DEVELOPMENT  
CUSTOM HOME BUILDERS TITLE, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FILE NO. 3120-047  
PARCEL A&B  
**1**



## Planned Land Use

Lake Elmo Comprehensive Plan 2030



# MEMORANDUM

# FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261  
Jack Griffin, P.E. 651.300.4264  
Ryan Stempski, P.E. 651.300.4267  
Chad Isakson, P.E. 651.300.4283

Date: March 7, 2014

---

To: Kyle Klatt, Planning Director  
Cc: Nick Johnson, City Planner  
From: Jack Griffin, P.E., City Engineer  
Re: Gonyea Village North  
Shiltgen Farms – Parcel B

---

We have received a Concept Plan re-submittal for the above referenced development proposal consisting of the following exhibits/documentation prepared by Sathre-Bergquist, Inc. All materials were received on March 7, 2014:

- Concept Sketch Plan R1 dated March 6, 2014, Sheet 1.
- Concept Sketch Plan R1 dated March 6, 2014, Sheets 1-3

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We have the following review comments:

#### MUNICIPAL WATER SUPPLY

- Municipal water supply is available along 39<sup>th</sup> Street North and along Lake Elmo Avenue. Connections to both locations will likely be required.
- The applicant is responsible to extend the municipal water supply to the development site at developers cost. Watermain distribution lines will need to be looped wherever reasonably possible.

#### MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer is not currently available to the site. The applicant is responsible to extend the municipal sanitary sewer to the development site at developers cost. We understand that the developer is pursuing a trunk sanitary sewer extension project to route the sewer along the east side of the Village, then along 39<sup>th</sup> Street north. Preliminary Plat approval should be conditioned upon this extension being completed.

**STORMWATER MANAGEMENT:** Stormwater facilities shall be in accordance with the Requirements listed in the City of Lake Elmo Engineering Design Standards, in addition to the requirements of the Valley Branch Watershed District. Specifically:

- It appears that all storm water facilities (ponds and infiltration basins) have been placed in Outlots. These Outlots will be deeded to the City for maintenance purposes. The Stormwater Facility Outlots must fully incorporate the 100-year HWL.
- Maintenance access roads meeting the engineering design standards must be provided for all storm water facilities. Improved access must be provided for the infiltration basin located in the northwest corner of the development.

## STREETS AND TRANSPORTATION

- The development access location to CSAH 17 (Lake Elmo Avenue) must be reviewed jointly with the City and County to ensure that appropriate access spacing guidelines are met for this development, as well as allowing for proper access management opportunities for surrounding properties.
- Adequate R/W must be reserved along CSAH 17 per County requirements.
- The development will be required to provide any improvements along CSAH 17 as required by the County, including turn lanes and or by-pass lane improvements.
- A second street connection with the development to the east is recommended. This would improve the neighborhood connectivity envisioned by the Village Plan.
- Additional trail segments should be provided.
  - The trail along Lake Elmo Avenue should connect to 39<sup>th</sup> Street North.
  - The street connecting to 39<sup>th</sup> Street should include both a sidewalk and trail to improve pedestrian mobility to the Village Downtown.
  - An internal trail should be provided to connect the Lake Elmo Avenue trail to the trail in the north part of the development.



## Nick Johnson

---

**From:** Ann Pung-Terwedo <Ann.Pung-Terwedo@co.washington.mn.us>  
**Sent:** Friday, March 07, 2014 9:12 AM  
**To:** Nick Johnson; 'Bob Molstad'  
**Cc:** Kyle Klatt  
**Subject:** RE: Gonyea North Sketch Plan  
**Attachments:** STREET EXHIBIT 030614.pdf

Nick,

Bob sent me the concept plans for this development (Parcel B) as well as the development on the West side of CSAH 17/Lake Elmo Avenue (Parcel A). CSAH 17 is an A Minor Arterial Roadway. The Access Spacing Requirements for local streets is  $\frac{1}{4}$  mile or 1320 feet. The local street access spacing for Parcel A is 868.5 feet which does not meet this requirement as shown.

I could not determine the existing and future dedicated right-of-way for CSAH 17. The County Right-of-Way Requirements for this section of roadway is 150 feet (typically, 75 feet from the center of the roadway). Please verify the existing and required right-of-way for this plat as well as Parcel A.

Based on the plans submitted, turn lanes will be necessary on CSAH 17. Without a Traffic Impact Study (TIS) and review by the County Traffic Engineer, we can't determine at this time, what will be required for this Plat and Parcel A. Please provide a TIS prior to the preliminary plat for these developments. The County will work with the city on determining the roadway improvement requirements.

These are my initial comments on the concept plans for this plat and Parcel A. These subdivisions should be coordinated together as they impact

CSAH 17.

Thanks Nik,

Regards,

Ann

Ann Pung-Terwedo

Senior Planner

Washington County Public Works

11660 Myeron Road North

Stillwater, MN 55082

Phone: 651-430-4362

FAX: 651-430-4350

E-Mail: Ann. Pung-terwedo@co.washington.mn.us <mailto:Pung-terwedo@co.washington.mn.us>

Washington County Public Works Department

Stewards of the county's investment in parks, buildings, transportation, land survey, and land use planning.

[www.co.washington.mn.us](http://www.co.washington.mn.us) <<http://www.co.washington.mn.us>>

From: Nick Johnson [mailto:NJohnson@lakeelmo.org]

Sent: Thursday, March 06, 2014 4:39 PM

To: Ann Pung-Terwedo

## Nick Johnson

---

**From:** Ann Pung-Terwedo <Ann.Pung-Terwedo@co.washington.mn.us>  
**Sent:** Monday, March 10, 2014 2:59 PM  
**To:** Nick Johnson  
**Subject:** FW: Gonyea North Sketch Plan  
**Attachments:** STREET EXHIBIT 030614.pdf

Nick,

I had traffic staff review the eastern Parcel B. They are reviewing the sight distance issues along CSAH 17 at the north access.

They also felt that the first local street to the north within the plat is too close to the intersection at CSAH 17.

Just a few more comments.

Hope the Planning Commission meeting goes well,

Regards,

Ann

Ann Pung-Terwedo

Senior Planner

Washington County Public Works

11660 Myeron Road North

Stillwater, MN 55082

Phone: 651-430-4362

FAX: 651-430-4350

E-Mail: Ann. Pung-terwedo@co.washington.mn.us <mailto:Pung-terwedo@co.washington.mn.us>