



Monday, November 10, 2014

Nick Johnson
City Planner
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Dear Nick:

On behalf of GWSA Land Development, LLC, the developer, and pursuant to Lake Elmo City Ordinance Section 153.07 Subdivision L, I am requesting an extension for the deadline to present the final plat of Village Park Preserve to the City. Prior to the development of this property, we will be extending sanitary sewer from the lift station on 30th Street to connect with Easton Village and ultimately the 39th Street sewer project. Our plan is to begin construction on the sewer extension as soon as weather permits and then begin construction of Village Park Preserve. Village Park Preserve received preliminary plat approval on September 16, 2014 making the deadline for final plat application March 16, 2015. Due to the urgency to extend sanitary sewer and weather uncertainty that will dictate timing to begin construction of the sanitary sewer extension, we would like to request a six month extension to September 16, 2015 for final plat application. We feel this extension will be in the best interest of GWSA Land Development and the City.

Thank you for your consideration.

Cordially,

A handwritten signature in black ink, appearing to read "Craig Allen", written in a cursive style.

Craig Allen
Principal - Gonyea Company



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Nick Johnson
City Planner
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Dear Nick:

On behalf of GWSA Land Development, LLC, the developer, and pursuant to Lake Elmo City Ordinance Section 153.07 Subdivision L, I am requesting an extension for the deadline to present the final plat of Village Preserve to the City. Since our Preliminary Plat application and July 15, 2014 approval, Valley Branch Watershed District initiated a study that will greatly influence the stormwater management of our site. Study results will not be available until January 1, 2015 at the earliest, leaving us 14 days to analyze, engineer and make the appropriate changes before final plat application is due on January 15, 2015.

Due to this delay and the uncertainty, we immediately began planning Village Park Preserve and received preliminary plat approval on September 16, 2014. Our plan is now to start developing Village Park Preserve in late spring/early summer 2015 which will include extending sewer north to Easton Village, 39th Street and ultimately stub into our Village Preserve development.

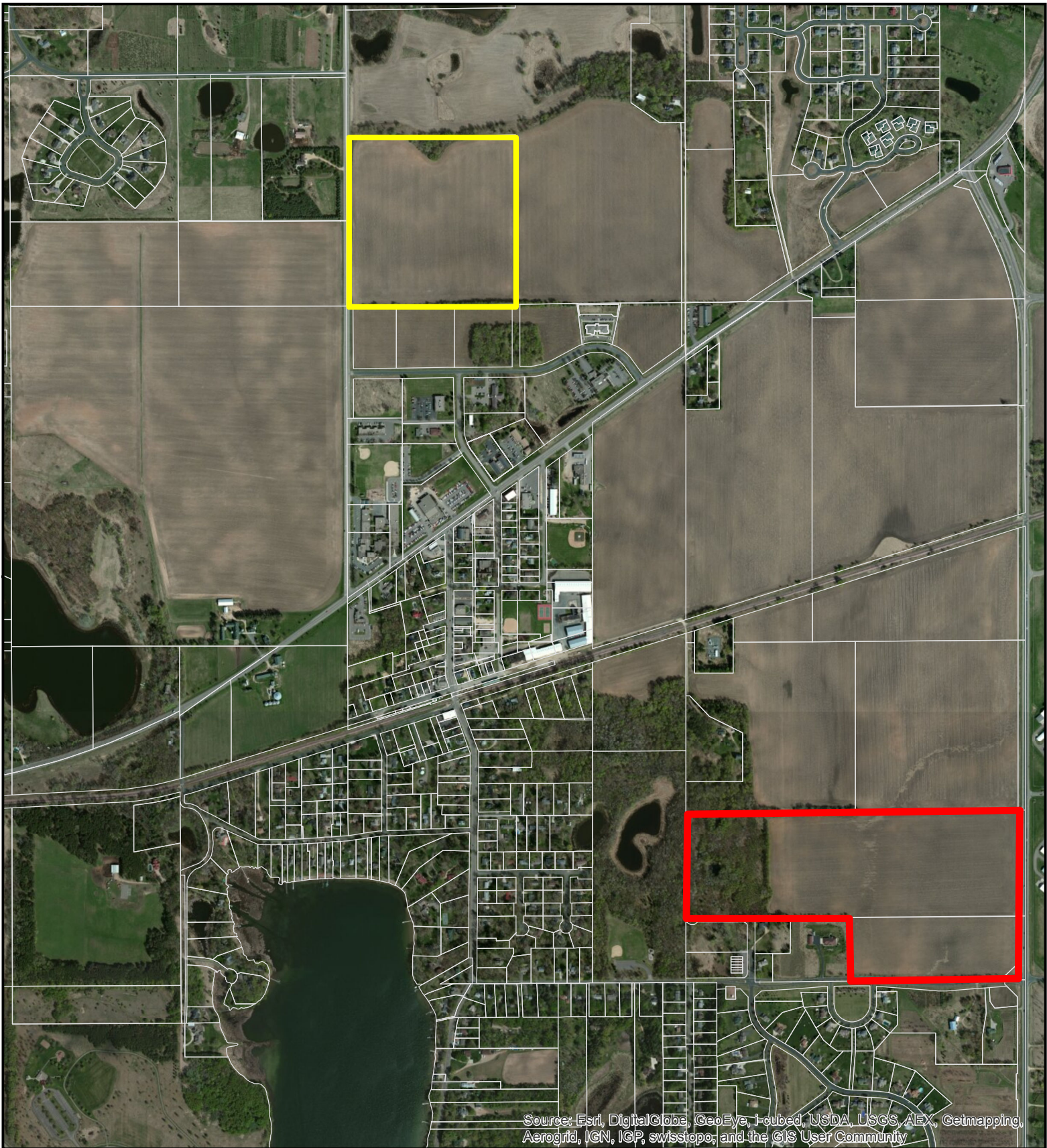
We would like to request an 18 month extension to the final plat application for Village Preserve. This would extend the deadline from January 15, 2015 to July 15, 2016 and allow for the sanitary sewer extension north to the property and give us time to develop and begin selling homes in Village Park Preserve.

Thank you for your consideration.

Cordially,

A handwritten signature in black ink, appearing to read "Craig Allen", written in a cursive style.

Craig Allen
Principal - Gonyea Company



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

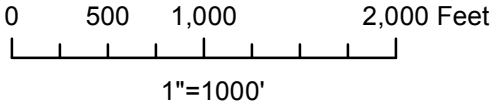
Location Map: Plat Extension Request



Data Source: Washington County, MN
11-21-2014



Village Preserve
Village Park Preserve



**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2014-74

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR VILLAGE PARK PRESERVE

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, GWSA Land Development, LLC, 10850 Old County Road 15, Suite 200, Plymouth, MN, has submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for a 104-unit single family subdivision on an approximately 64 acre parcel in the Village Planning Area (PIDs: 13.029.21.43.0004 and 13.029.21.44.0002) to be called Village Park Preserve, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on September 8, 2014 to consider the Preliminary Plat request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat subject to 13 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council from City Planner Nick Johnson for the September 16, 2014 Council Meeting; and

WHEREAS, the City Council reviewed the Preliminary Plat at its meeting held on September 16, 2014 and made the following findings of fact:

- 1) That the Village Park Preserve Preliminary Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area conditioned upon receiving final approval for the Metropolitan Council for the Comprehensive Plan Amendment for the Holliday parcel.
- 2) That the Village Park Preserve Preliminary Plat complies with the City's LDR- Urban Low Density Residential zoning district.
- 3) That the Village Park Preserve Preliminary Plat complies with the City's Subdivision Ordinance.
- 4) That the Village Park Preserve Preliminary Plat meets other City zoning ordinances, such as landscaping, tree preservation, erosion and sediment control, and other ordinances, except where noted in the conditions of approval or the attachments to this report.

- 5) That the Village Park Preserve Preliminary Plat is consistent with the City's engineering standards provided the plans are updated to address the City Engineer's comments documented in a letter dated September 4, 2014.
- 6) That the Village Park Preserve Preliminary Plat provides effective and safe pedestrian facilities, providing access to Reid Park and a future connection to downtown Lake Elmo, contributing to a walkable community as guided by the Village Land Use Plan.
- 7) That the Village Park Preserve Preliminary Plat provides a significant expansion of Reid Park, as recommended by the Village Land Use Plan.
- 8) That the Village Park Preserve residential subdivision will allow for the completion of the Village Parkway minor collector road from 30th Street to Easton Village, providing a critical transportation improvement needed for the Village Planning Area.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Village Park Preserve Preliminary Plat subject to the following conditions:

- 1) The Metropolitan Council must approve the Comprehensive Plan Amendment for the Holliday parcel in advance of the City's consideration of an application for Final Plat for the Village Park Preserve Subdivision.
- 2) In advance of Final Plat application, the applicant shall provide adequate title evidence satisfactory to the City Attorney.
- 3) All required modifications to the plans as requested by the City Engineer in a review memorandum dated September 4, 2014 shall be incorporated into the plans prior to consideration of a Final Plat.
- 4) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements.
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.
- 6) Related to the proposed storm water discharge to the south, the applicant must provide written permission from all property owners of the affected parcels located south of the proposed 30th Street culvert consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat.
- 7) The applicant shall be responsible for the submission of final plans and the construction of all improvements within the 30th Street right-of-way as required by the City and further described in the review memorandum from the City Engineer dated September 4, 2014.
- 8) The applicant shall observe all right-of-way and other requirements included in a review memorandum from Washington County dated September 3, 2014.

- 9) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, describe in a memo dated September 4, 2014. Tree protection measures for trees intended to be saved according to the submitted Tree Survey must be included in the Final Landscape Plan.
- 10) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
- 11) The applicant shall install an additional row of trees in the rear of Lots 1-3, Block 1 to provide additional screening for the eastern boundary of the McLeod property to satisfy the condition of approval related to the requested Comprehensive Plan Amendment.
- 12) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.
- 13) The developer shall submit a letter from the Metropolitan Airports Commission agreeing to design of stormwater facilities acceptable to the City prior to submitting Final Plat application.

Passed and duly adopted this 16th day of September 2014 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



Adam Bell, City Clerk

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2014-59

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR VILLAGE PRESERVE

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, GWSA Land Development, LLC, 10850 Old County Road 15, Suite 200, Plymouth, MN, has submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for a 97-unit single family subdivision on an approximately 40 acre parcel in the Village Planning Area (PID: 12.029.21.33.0001) to be called Village Preserve, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on June 30, 2014 to consider the Preliminary Plat request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat subject to 13 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council from City Planner Nick Johnson for the July 15, 2014 Council Meeting; and

WHEREAS, the City Council reviewed the Preliminary Plat at its meeting held on July 15, 2014 and made the following findings of fact:

- 1) That the Village Preserve Preliminary Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 2) That the Village Preserve Preliminary Plat complies with the City's MDR- Urban Medium Density Residential zoning district.
- 3) That the Village Preserve Preliminary Plat complies with the City's subdivision ordinance.
- 4) That the Village Preserve preliminary plat meets other City zoning ordinances, such as landscaping, tree preservation, erosion and sediment control, and other ordinances, with the exceptions noted in the conditions of approval.
- 5) That the Village Preserve preliminary plat is consistent with the City's engineering standards provided the plans are updated to address the City Engineer's comments documented in a letter dated June 23, 2014.
- 6) That the Village Preserve preliminary plat provides effective and safe pedestrian facilities, contributing to a walkable community as guided by the Village Land Use Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Village Preserve Preliminary Plat subject to the following conditions:

- 1) Within six months of preliminary plat approval, the applicant shall complete the following:
 - a. The applicant shall provide adequate title evidence satisfactory to the City Attorney.
 - b. The applicant shall submit a revised Preliminary Plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for Final Plat and prior to the commencement of any grading activity on the site.
- 2) The City Engineer shall review and approve all revised Preliminary Plans that are submitted to the City in advance of Final Plat to satisfy Condition #1.
- 3) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements.
- 4) All required modifications to the plans as requested by the City Engineer in a review letter dated June 23, 2014 shall be incorporated into the plans prior to consideration of a Final Plat.
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.
- 6) Related to proposed storm water discharge to the north, the applicant must provide written permission from the property owner of the parcel located immediately north of the proposed Village Preserve subdivision consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat.
- 7) The applicant shall be responsible for the submission of final plans and the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014.
- 8) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, describe in a memo dated 6/25/14.
- 9) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat to clarify the proposed amount of dedication being provided in the Village Preserve Subdivision. For whatever amount of land the applicant is short of the required parkland dedication amount, the applicant will either:
 - a. Subdivide the parcel under contract with Schiltgen Farms, Inc. and dedicate the land being proposed for parkland dedication east of Reid Park; or
 - b. Post an escrow in the amount equal to the fees in lieu of land dedication for the equal market value of the remaining land dedication requirement for Village Preserve until such time the land is dedicated east of Reid Park.

- 10) Secondary access to the site must be provided as part of the 2nd phase of the Village Preserve Subdivision. Said access must be included in the Final Plat and final construction documents for the 2nd phase of the development.
- 11) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
- 12) Application for Final Plat for the Village Preserve subdivision will not be accepted until approved plans for the extension of sanitary sewer to the site have been accepted or ordered by the City.
- 13) All of the outlots within the Village Preserve Preliminary Plat that serve as parkland or storm water management shall be dedicated to the City.

Passed and duly adopted this 15th day of July 2014 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



Adam Bell, City Clerk