



MAYOR & COUNCIL COMMUNICATION

DATE: 09/01/2015
REGULAR AGENDA
ITEM #9

AGENDA ITEM: Pebble Park Picnic Shelter

SUBMITTED BY: Public Works Superintendent, Mike Bouthilet

THROUGH: Parks Commission

REVIEWED BY: Staff

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item Mayor
- Report/Presentation.....Public Works Superintendent
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: Parks Commission

FISCAL IMPACT: Up to \$24,000 from Park Land Dedication Fund

SUMMARY AND ACTION REQUESTED: The Parks Commission reviewed two bids for the purchase and installation of a picnic shelter in Pebble Park at the August 17, 2015 Parks Commission meeting. The Commission voted unanimously to approve the bid from Webber Recreational Design, Inc. in the amount of \$23,163.00. The bid from Northland Recreation was a total of \$29,342.00. The shelter will be 20' x 24' with a 24' x 28' concrete slab.

RECOMMENDATION: Based on the aforementioned, the staff recommends the following motion:

“Motion to authorize expenditure of up to \$24,000 from the Park Land Dedication Fund for the purchase and installation of a picnic shelter in Pebble Park.”



Webber Recreational Design, Inc.

1442 Brooke Court • Hastings, MN 55033-3266
(651) 438-3630 • Fax: (651) 438-3939
(800) 677-5153
www.webberrec.com

August 12, 2015

City of Lake Elmo
ATTN: Mike Bouthilet
3800 Laverne Avenue North
Lake Elmo, MN 55042

Pebble Park- ICON 20' x 24'

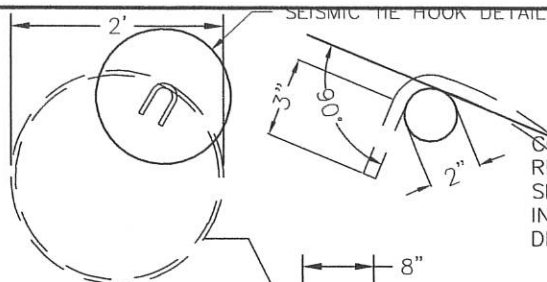
Thank you for the opportunity to submit a shelter quote for Pebble Park in Lake Elmo, MN.

RG20'x24' Rectangular Gable Shelter	\$ 12,763.00
2x6 Tongue and Groove Roof Deck	
Multi Rib Roof Panels	
4:12 Roof Slope	
Gable End Ornamentation w/ Laser Cut Medallion on one end	
Sheet Steel Culola	
Anchor Bolts & Templates Included	
Engineering-2 Calculation Books, 4 Sets of Drawings	
Powdercoat, frame only	
Base Covers for (4) Columns	
Freight to Jobsite	850.00
Total Delivered 20'x20' Shelter and Sales Tax	\$ 13,613.00
Installation of above shelter	3,200.00
24'x28' Concrete Pad and 4- Footings	6,350.00
Total Shelter, Installation, Footings and Slab	\$ 23,163.00

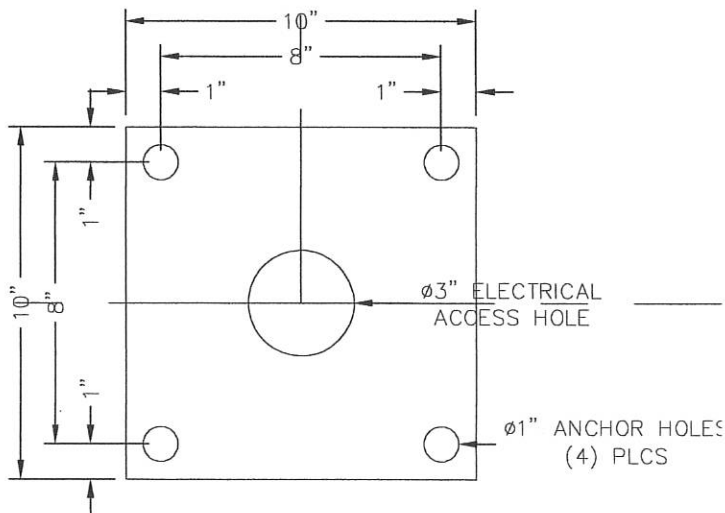
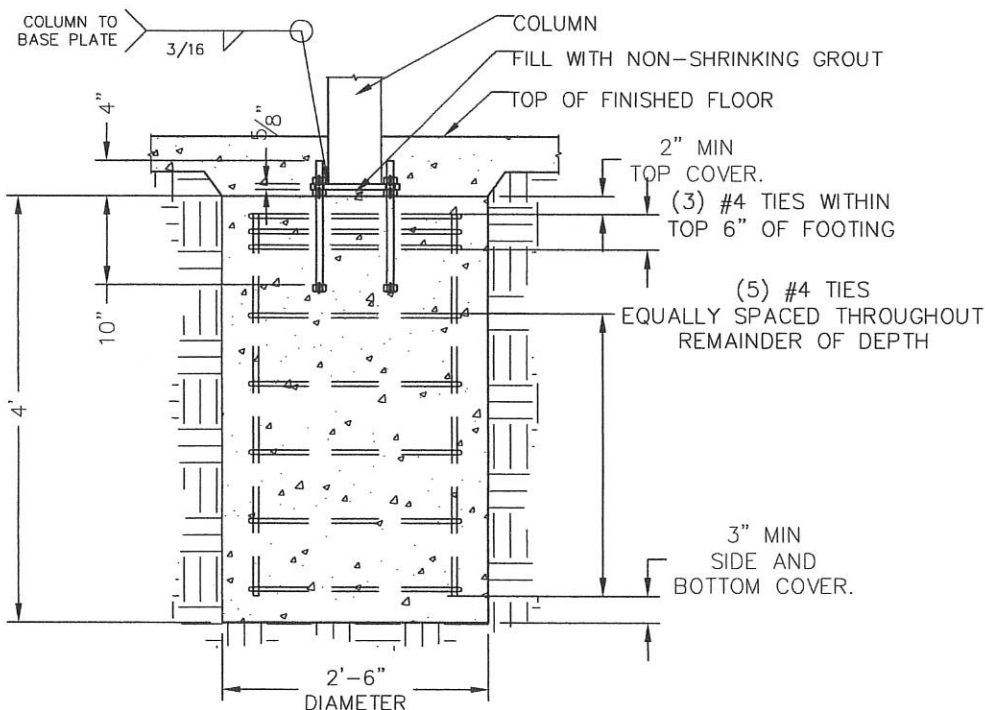
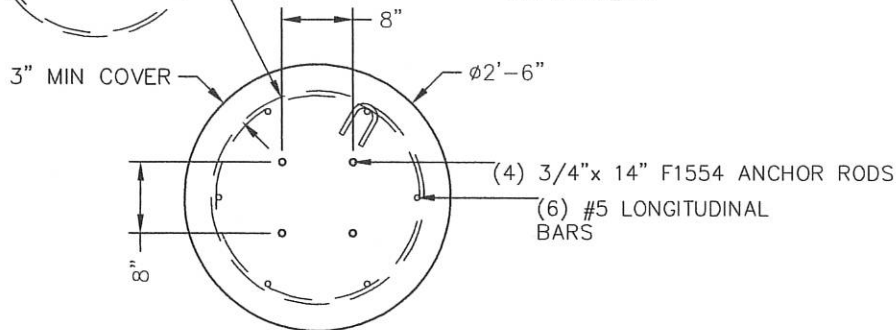
(Please note: footing and slab specs from my concrete guy is attached to the email. He quote spells out what he will be doing on this job. Please review the concrete quote attached!)

If there are any questions, please feel free to contact me. Call my cell (612) 581-4704.
Sincerely,

Jay Webber- President
WEBBER RECREATIONAL DESIGN, INC.



CONCRETE STRENGTH $F'_c = 2500$ PSI
REBAR GRADE $F_y = 60$ KSI
SLAB IS REQUIRED. IF NO SLAB IS TO BE
INSTALLED, CONTACT THE ICON ENGINEERING
DEPARTMENT.



PRELIMINARY FOOTING
FOR ESTIMATING PROPOSES ONLY

ICON
Shelter Systems Inc
1455 LINCOLN AVE.
HOLLAND MI, 49423
PHONE: 616.396.0919, 800.748.0985
FAX: 616.396.0944
DISTINCTIVE STEEL SHELTERS
WWW.ICONSHelters.COM
COPYRIGHT 2004, ICON SHELTER SYSTEMS, INC.
QF-73-01-41
Engineering \Acad Standards\Blocks\ICON FOOTING

DRAWING NO: -

DATE: -

Aug 12 2015

FRANDRUP MASONRY, INC.

6240 190TH ST. E. • HASTINGS, MN 55033

(651) 437-8072

frandrupmasonry@gmail.com

Estimate for

Jay Webber
Lake Elmo

24' x 28' Slab -

4" concrete slab - reinforced
with 6-6-10 re mesh - 12" x 12" lug
on exterior of slab with 1-1/2" rod
continuous sealed with
a concrete sealerDrill & pour (4) - 30" in diameter
x 4 deep piers - 8-1/2' square &
6-#5 rods per pier.

#6,350.00

No removal of topsoil or fill
figuredIf work is done between Oct 15th
& Nov 1st - Add 100.00 for winter
chgs on concreteIf done after Nov 1st - Add \$375.00
for winter chgs & blankets.



10085 Bridgewater Bay
Woodbury, MN 55129
Phone 651.815.4097
Toll Free 888.371.4958 Fax 414.395.8538
Email info@northlandrec.com

QUOTATION

To: City of Lake Elmo Date: July 24, 2015

Project: Pebble Park Shelter

Contact: Mike
Phone: 651-248-7828
Cell:
Fax:
Email: MBouthilet@lakeelmo.org

We are pleased to provide the following quotation on items supplied by **Poligon Park Architecture**

<u>Qty.</u>	<u>Item</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extension</u>
1	REK	Poligon Gable Roof Shelter 20' x 24' w/ Metal Roof - Multi Rib Roof with 4:12 Roof Pitch - Cupola (Metal Non Vented) - Electrical Access + (2) cutouts - Ornamentation * on (1) end of structure * Either Sunshine or Lettered Arch & Medallion		\$12,970.00 \$990.00 \$450.00 \$2,200.00
		SHELTER TOTAL		\$16,610.00
		Installation Costs Broken Out Below		
1	Install	Installation of above shelter only		\$5,700.00
1	Pad	Supply/Installation of concrete pad-Pour 2' wider each side		\$4,032.00
1	Footings	(4) Concrete footings for Sqr 20 shelter		\$3,000.00
		INSTALLATION TOTAL		\$12,732.00

Shelter above includes: Anchor Bolts, Engineered Drawings, 50lb Snow Load, 90mph Wind Load, Freight To Lake Elmo

* Site preparation and restoration by others
** This quote DOES NOT include any permits or special inspections required by the city. Does not include any excavation.

Sub Total	See Above
Freight	Included
Tax 6.875%	Not Included
Total	-----

IMPORTANT INFORMATION:

- ◆ Quotation is valid for: 30 Days
- ◆ Freight based on shipment to Lake Elmo
- ◆ Shipment can currently be made in - to be determined; based on shop drawing approval
- ◆ Terms: Based on credit approval -down payment may be req.
- ◆ Pricing based on above quantities - any changes may require a revised quotation.
- ◆ **Orders will be placed upon receipt of a Purchase Order or your signed acceptance of this quotation.**

Make Purchase Orders to: Poligon by PorterCorp 4240 N 136th Ave Holland, MI 49424

Thank You! Northland Recreation, LLC

Mike Dorsey
Representative

ACCEPTED BY: _____

DATE: _____



Northland Recreation, LLC. greatly appreciates your consideration of our proposal. If it is your desire to purchase any or all of the items listed in this proposal, we kindly ask that you sign your acceptance on both pages of this quotation and complete the following information to insure timely and accurate order entry.

Bill to address: (if different from quote)

Ship to address: (if different from quote)

Delivery Contact:

Phone Number(s):

Desired Delivery Date:

* Please Note: Many factors are involved in the manufacturer's actual ship dates. We will make every attempt to accommodate your preferred date.

Purchase Order # (if applicable):

* Please Note: Purchase orders to be made out to **Northland Recreation LLC**

Is this project exempt from sales tax?

* If YES, please include a completed **Certificate of Exemption**

Color Selections (if applicable):

Additional Comments:

Terms:

- ☐ I / We understand that all accounts are payable to Northland Recreation LLC. according to the terms shown on each invoice, and if not paid on or before said date, are then delinquent. I / We agree to pay any and all service charges added each month to past due invoices. Terms are Net 30 days upon delivery with approved credit.
- ☐ Unless notified in writing to the contrary, all charges are due and payable in full at:
Northland Recreation LLC 10085 Bridgewater Bay Woodbury, MN 55129
- ☐ Credit approval may be required to complete this order.
- ☐ Additional charges may apply for applicable sales tax, extra unloading time, incorrect delivery addresses, and/or cancellation of delivery without 24 hours prior notice.
- ☐ The Terms and Conditions of this signed quotation shall prevail over any inconsistent terms and conditions of a purchase order, contract and / or confirmation related to this project.

ACCEPTED BY: _____

DATE: _____



RG33X33M-P4, El Paso, TX
Ref. File No. 3930



GP30X30Z2C-P5, Arvada, CO
Ref. File No. 3551



DS20X20M-P64, Omaha, NE
Ref. File No. 1799

Gable Shelters

Sizes available: 16' - 72' in 1' increments

Standard bay spacing: 20'-0"

Roof pitch: 4:12

Optional roof pitches: 5:12 - 12:12

Roof decks: Mega-Rib, Multi-Rib, standing seam, 2x6 T&G

Additional roofing: fiberglass shingles or sawn cedar shingles

Options and Accessories:

Pages 54 - 59



RG20X40TS-P6, Grapevine, TX
Ref. File No. 3897



RG45X45TA-P4, Crystal Lake, IL
Ref. File No. 3051

City of Lake Elmo
1/5/2015

Parkland Dedication Fund Reconciliation

2014 Fund Activity

As of December 31, 2014

		Date	Deposits	Expenditures	Balance	Notes	PC Approval	CC Approval
Balance as of December 31, 2013								
Expenditures:								
Landmark Architectural Signs	A	5/1/2014		(14,110.00)	876,948.54	Dwmpnt LE parks signage project (50%)	4/21/2014	4/23/2014
Menards - Oakdale	A	5/31/2014		(3,885.93)	873,062.61	Sign posts for signage project	4/21/2014	4/23/2014
Yellowstone Track System Inc.		6/17/2014		(5,485.00)	867,577.61	Trail Groomer - 2014 CIP		
Security Access Systems, Inc	B	6/30/2014		(9,375.00)	858,202.61	Gate - Sunfish Park	9/16/2013	10/1/2013
TC Hydroseeding	B	6/30/2014		(1,200.00)	857,002.61	Grass - gate area - Sunfish Park	9/16/2013	10/1/2013
Buelow Excavating	B	7/15/2014		(600.00)	856,402.61	Dozer - grading - Reid Park	9/16/2013	10/1/2013
Buelow Excavating	B	7/15/2014		(1,850.00)	854,552.61	Dozer - grading - Sunfish Park	6/16/2014	7/1/2014
St. Croix Recreation Co.	D	7/15/2014		(11,873.40)	842,679.21	Dwmpnt - playground equip - Pebble Park Phase I (1/3)	9/16/2013	10/1/2013
Xcel Energy	B	8/19/2014		(1,625.64)	841,053.57	Sunfish Park gate - Power inall price pending Xcel connection (estima	9/16/2013	10/1/2013
Nieber Tractor Equipment		8/19/2014		(17,726.57)	823,327.00	Utility vehicle (50%)	NA	5/20/2014
Landmark Architectural Signs	A	9/16/2014		(12,450.00)	810,877.00	Balance due on sign project	4/21/2014	4/23/2014
Sherwin Williams	A	9/16/2014		(742.55)	810,134.45	Paint for sign project	4/21/2014	4/23/2014
Menards - Oakdale		9/16/2014		(187.78)	809,946.67	Supplies for sign project	4/21/2014	4/23/2014
Miracle Recreation Equipment Co		9/16/2014		(8,546.50)	801,400.17	Playground borders (timbers)	6/16/2014	7/1/2014
St. Croix Recreation Co.		9/16/2014		(33,003.00)	768,397.17	Playground equipment-Sanctuary	6/16/2014	7/1/2014
Midway Ford		9/16/2014		(14,556.98)	754,040.19	50% of F-250 Truck purchase	NA	5/20/2014
Rubbercycle, LLC		9/30/2014		(18,535.00)	735,505.19	Much for Pebble Park & Sanctuary Park (25%/75%)	6/16/2014	7/1/2014
St. Croix Recreation Co.	D	9/30/2014		(23,250.00)	712,254.59	Balance due - playground equip - Pebble Park	6/16/2014	7/1/2014
Twin Cities Recreations, Inc	D	9/30/2014		(6,000.00)	706,254.59	Playground - Pebble Park (1 of 2)	6/16/2014	7/1/2014
Twin Cities Recreations, Inc	D	10/31/2014		(6,992.60)	699,261.99	Playground - Pebble Park (2 of 2)	6/16/2014	7/1/2014
Titan Machinery - Rogers		10/31/2014		(3,327.75)	695,934.24	Trailer for Utility Vehicle (50%)	NA	5/20/2014
Flagship		11/18/2014		(15,513.00)	680,621.24	Zipkroox - Pebble Park	6/16/2014	7/1/2014
Central Wood Products		11/18/2014		(1,765.00)	678,856.24	Much for Pebble Park - Zipkroox	6/16/2014	7/1/2014
Light up Lake Elmo Tree Sponsor		11/30/2014		(30.00)	678,826.24	Light up Lake Elmo Tress Sponsorship	6/16/2014	7/1/2014
Focus Engineering		12/31/2014		(157.50)	678,668.74	Parks and Trails Engineering support - Stempski 10/28/14	Per email from Shane Weis	
				(212,389.80)				
Developer Parkland Dedication Fees Received:								
Lennar Parkland Dedication fee		6/25/2014	209,429.00		888,097.74	Parkland Dedication Fee		
CM Properties (Kwik Trip)		8/14/2014	9,225.00		897,322.74	Parkland Dedication Fee		
EP Medical Center		9/25/2014	9,853.00		907,175.74	Parkland Dedication Fee		
Hunters Crossing		11/10/2014	45,750.00		952,925.74	Parkland Dedication Fee		
					952,925.74			
Actual Balance as of December 31, 2014								
Approved Developer Plats; funds yet to be received								
Hammes			107,554.00		1,060,479.74	Developer agreement most likely to be executed 2015 per Planning Department		
Approved Expenditures								
Oakland Jr. High Shared Tennis Court				(64,000.00)	996,479.74	Updated numbers based on actual estimates	3/17/2014	4/23/2014
Sanctuary Park Equipment	C			(28,095.75)	968,383.99	Approved by PC 6/16/14; not to exceed amount	6/16/2014	7/1/2014
Pebble Park - Phase I	D			(10,171.65)	958,212.34		6/16/2014	7/1/2014
VFW and Reid Park Ball Field Improvements				(11,584.00)	946,628.34		9/15/2014	10/7/2014
				(113,851.40)				
					946,628.34			
Balance after all approved payouts								
		To Date	Estimated Balance	Projected Total	Approved Cap	(Over)/Under		
Signage Project	A	(31,376.26)	0.00	(31,376.26)	32,916.00	1,539.74		
Sunfish Park Gate Project	B	(14,050.64)	0.00	(14,050.64)	18,000.00	3,949.36		
Sanctuary Park	C	(46,904.25)	(28,095.75)	(75,000.00)	75,000.00	0.00		
Pebble Park - Phase I	D	(69,828.35)	(10,171.65)	(80,000.00)	80,000.00	0.00		

Trail paving left; no estimate yet
Shelter left to install; no estimate yet

Parkland Dedication Fund Reconciliation

2015 Fund Activity
As of July 31, 2015

Balance as of December 31, 2014

YE 2014 Interest accrual

Expenditures:

Date	Deposits	Expenditures	Balance	Notes	PC Approval	CC Approval
EG Rud & Sons		(2,530.50)				
WEEKSEND	2/24/2015	(83.00)		Carriage Station Survey	12/15/2014	2/24/2015
Little Suburban Newspaper	2/24/2015	(29.10)		Sunfish Lake Park Gate Sign	9/16/2013	10/1/2013
City of Le Center	3/17/2015	(600.00)		Public notice for public hearing related to Blinkoff pool land sale	12/15/2014	1/13/2015
Washington Conservation District	4/30/2015	(149.40)		Handicap parking signs		
Private party Purchase	5/31/2015	(400.00)		Trees	4/20/2015	
Century Fence Company	5/31/2015	(21,289.00)		Manure Spreader		
Century Fence Company	5/31/2015	(2,445.00)		VFW Field		
Various	6/30/2015	(4,398.13)				
EG Rud & Sons	6/30/2015	(776.75)		Arbor Day expenditures		
Kamco Corp	6/30/2015	(8,000.00)		Carriage Station revisions: Outlot A		
Landscape Architect	7/21/2015	(25,915.00)		Sunfish Lake Park Tree Removal		
Menards	7/21/2015	(59.45)		Pollinator Preserve		
Menards	7/31/2015	(357.86)		Sanctuary Project		
Mogren Landscaping	7/31/2015	(41.00)		Sanctuary Project		
St. Croix Recreation Co	7/31/2015	(620.00)		Sanctuary Project		
Hedberg Supply	7/31/2015	(762.94)		Arbor Day Tree Planting		
Upbeat Site Furnishings	7/31/2015	(644.60)		Sanctuary Project-Bench		
			(69,103.73)			

Developer Parkland Dedication Fees Received:

David and Mary Blinkoff	2/4/2015	3,000.00		Pool/land sale; public hearing 2/3/15	12/15/2014	2/3/2015
Boulder Ponds	5/31/2015	101,802.41		Developer Parkland Dedication Funding		
			104,802.41			
			996,419.42			
				(36,092.68)		

Actual Balance as of June 30, 2015

Approved Developer Plats; funds yet to be received

107,554.00

1,103,973.42

Per Planning department; developer may request an extension approval

Approved Expenditures

Oakland Jr. High Shared Tennis Court		(64,000.00)	1,039,973.42	Updated numbers based on actual estimates	3/17/2014	4/23/2014
Sanctuary Park Equipment	C	(26,372.84)	1,013,600.58	Approved by PC 6/16/14; not to exceed amount	6/16/2014	7/1/2014
Pebble Park - Phase I	D	(10,171.65)	1,003,428.93			
VFW and Reid Park Ball Field Improvements		(11,584.00)	991,844.93		9/15/2014	10/7/2014
Sunfish Lake Park		(8,000.00)	983,844.93	Removal of Hazardous Trees		6/2/2015
			(120,128.49)			
			983,844.93			

Balance after all approved payouts

To Date	Estimated Balance	Projected Total	Approved Cap	(Over)/Under	Trail paving left; no estimate yet Shelter left to install; no estimate yet
Sanctuary Park	C (48,627.16)	(26,372.84)	(75,000.00)	75,000.00	0.00
Pebble Park - Phase I	D (69,828.35)	(10,171.65)	(80,000.00)	80,000.00	0.00



MAYOR & COUNCIL COMMUNICATION

DATE: 09/01/2015
REGULAR AGENDA
ITEM #10

AGENDA ITEM: Tablyn Park Upgrades

SUBMITTED BY: Public Works Superintendent, Mike Bouthilet

THROUGH: Parks Commission

REVIEWED BY: City Council / Staff

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item Mike Bouthilet
- Report/Presentation..... Mike Bouthilet
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: Parks Commission

FISCAL IMPACT: Approximately \$2,500 plus staff time

SUMMARY AND ACTION REQUESTED: The Parks Commission has been working on a concept plan for Tablyn Park upgrades. The first phase of improvements was approved unanimously by the Commission at the August 17, 2015 meeting. The Commission has authorized staff to remove the basketball court, relocate the swingset to the lower play area and rent equipment to remove brush from the hill to allow better access and visibility to the lower play area. Labor for these improvements would be provided by the City's public works staff on an "as available" basis. Public Works Superintendent Bouthilet has obtained pricing for renting brush removal equipment for approximately \$2,500. It should be noted that the rental equipment would potentially also be used for buckthorn removal at other parks after work is completed at Tablyn Park, as the allotted rental period would most likely not be entirely used on the Tablyn Park brush removal.

RECOMMENDATION: Based on the aforementioned, the staff recommends the following motion:

“Motion to approve the rental of brush removal equipment for use at Tablyn Park and authorize staff time to move the swing set and remove the basketball court at Tablyn Park.”



MAYOR & COUNCIL COMMUNICATION

DATE: September 1, 2015
REGULAR
ITEM #11
RESOLUTION 2015-073

AGENDA ITEM: Final Plat Submission Extension for Village Park Preserve Residential Subdivisions

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: Nick Johnson, City Planner (Former)

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

POLICY RECCOMENDER: Staff is recommending that the City Council approve a request by GWSA Land Development, LLC to extend the Final Plat submission deadline for Village Park Preserve residential subdivisions.

FISCAL IMPACT: TBD – The City will require that the applicant enter into a developer's agreement with the City to specify the financial responsibilities for various aspects of the subdivision and related public improvements.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from GWSA Land Development, LLC to extend the Final Plat submission deadline for the Village Park Preserve residential subdivision. The City's subdivision ordinance requires a Final Plat application to be filed within 180 days of Preliminary Plat approval for a proposed subdivision. The Village Park Preserve Preliminary Plat was approved on September 16, 2014 (Resolution 2014-74) and the Council has previously granted a 6-month extension for this plat making the new deadline to file the final plat by September 16, 2015. This subdivision is located in the Village Planning Area. GWSA Land Development, LLC is now requesting an extension to April 15, 2019. The rationale for the request is included in the attached letter from Gonyea.

Staff is recommending that the City Council approve the request to extend the Final Plat submission deadline for the Village Park Preserve residential subdivision through the following motion:

“Move to adopt Resolution No. 2015-073, extending the Final Plat submission deadline for the Village Park Preserve residential subdivision to April 15, 2019.”

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Approval of the extension requests for the submission of the Village Park Preserve Final Plat will allow the applicants to finalize utility and stormwater management plans for this site. The extension will also allow Gonyea to better stage development with the Village Preserve project that will be under construction soon. The requested extensions provide a reasonable timeframe to move into construction given the existing conditions surrounding the site.

Weaknesses: None

Opportunities: Approval of the Final Plat submission extension will allow the applicant enough time to complete the Final Construction Plans for the residential subdivisions within a more reasonable and appropriate timeframe.

Threats: The delay of the submission of Final Plat does delay future payment of sewer and water availability charges for the proposed subdivisions. However, given the circumstances of the site, Staff views the requested extension as a reasonable solution to resolve the outstanding issues and preparation of Final Construction Plans.

RECOMMENDATION: Based on the aforementioned, Staff is recommending that the City Council approve the request to extend the Final Plat submission deadline for the Village Park Preserve residential subdivision through the following motion:

“Move to adopt Resolution No. 2015-073, extending the Final Plat submission deadline for the Village Park Preserve residential subdivision to April 15, 2019.”

ATTACHMENTS:

1. Resolution 2015-073
2. Gonyea Letter of Request

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

RESOLUTION NO. 2015-073

***A RESOLUTION APPROVING AN EXTENSION FOR THE FINAL PLAT APPLICATION
DEADLINE FOR THE VILLAGE PARK PRESERVE RESIDENTIAL SUBDIVISION***

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, submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for a 100-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, on September 8, 2014, the Lake Elmo Planning Commission reviewed and recommended approval of the Village Park Preserve Preliminary Plat; and

WHEREAS, on September 16, 2014, the Lake Elmo City Council adopted Resolution 2014-74, approving the Village Park Preserve Preliminary Plat; and

WHEREAS, GWSA Land Development, LLC submitted a request for a 6-month extension to the Final Plat submittal deadline of the approved plat to allow for additional time to prepare Final Utility and Stormwater Management Plans; and

WHEREAS, the Lake Elmo City Council adopted Resolution No. 2014-090 granting a 6-month extension that resulting in a new submittal deadline of September 16, 2015; and

WHEREAS, GWSA Land Development, LLC submitted a second request to extend the Final Plat submittal deadline of the approved plat until April 15, 2019 to allow for additional time for the phasing and construction of improvements in the area.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve an extension to the Final Plat deadline for the Village Park Preserve residential subdivision, and hereby extends the Final Plat application deadline to April 15, 2019.

Passed and duly adopted this 1st day of September 2015 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk



Wednesday, August 11, 2015

Kyle Klatt
Planning Director
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Dear Kyle:

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. Initially we planned to develop Village Park Preserve in the spring of 2015, but later decided due to stormwater issues and the extension of sewer via the Eastern Village Sewer Project, that developing Village Preserve would allow us to address stormwater concerns that create challenges for Village Park Preserve as well as downtown Lake Elmo. We now have final plat approval and have started construction on Phase 1 of Village Preserve, and plan to have lots available for spring 2016. We will most likely start developing Phase 2 in 2016 with lots available spring 2017. The deadline for final plat application for Village Park Preserve is September 16, 2015, but due to the timing and estimated completion of Village Preserve, we would like to ask for an extension for final plat application to April 15, 2019.

Thank you for your consideration.

Cordially,

A handwritten signature in blue ink, appearing to read "Craig Allen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Craig Allen
Chief Manager – GWSA Land Development, LLC



& COUNCIL COMMUNICATION

DATE: September 1, 2015
REGULAR
ITEM #12
ORDINANCE 08-121
RESOLUTION 2015-045

AGENDA ITEM: Zoning Text Amendment – Commercial Wedding Ceremony Venue Ordinance

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: Nick Johnson, City Planner (Former)
Planning Commission

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending approval of a zoning text amendment to expand the opportunities to conduct Commercial Wedding Ceremony Venues within the community.

FISCAL IMPACT: None – The City’s review of the requested Zoning Text Amendment is reimbursed through the submitted application fee.

SUMMARY AND ACTION REQUESTED: The City has received a request from Danielle Hecker, 11658 50th Street North, to amend the City’s Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City’s RR – Rural Residential zoning districts. The City Council discussed the matter at their June 2, 2015 meeting, and requested that additional opportunities for public engagement be provided. The Planning Commission and Staff are recommending approval of the requested amendment with further

restrictions on the application of the ordinance as noted on June 2nd. The motion to take the recommended action on the request is as follows:

“Move to adopt Ordinance 08-121, amending the Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City’s RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200”

In addition, Staff is recommending that the City Council authorize summary publication of the approved ordinance through the following motion:

“Move to adopt Resolution 2015-045, authorizing summary publication of Ordinance 08-121.”

BACKGROUND INFORMATION/STAFF REPORT: The City of Lake Elmo has received a petition from Danielle Hecker, 11658 50th Street North, to amend the City’s Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City’s RR – Rural Residential zoning districts. The City Code presently restricts such uses to the A – Agriculture and RT – Rural Transitional Districts. The City Council reviewed this request at the 6/2/15 meeting. The City Council postponed consideration of the Zoning Text Amendment to seek additional public feedback, as well as a map of potential sites the proposed ordinance would activate.

To follow up on this discussion, staff has attached a map that identifies the Rural Residential parcels that would be able to be utilized as wedding venues. There are 6 such parcels in the community. The map can be found in Attachment #4. In addition, the City has received additional feedback about the proposal to amend the wedding venue ordinance. The feedback is collected and attached to this report in Attachment #5.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: The Planning Commission found that the ordinance amendment would help preserve historic agricultural buildings within the City.

The ordinance expands upon the existing ordinance that allows additional opportunities for use of agricultural properties that may no longer be viable as farmland.

Weaknesses: The ordinance would allow the expansion of a more commercial-type of activity into rural residential areas.

Wedding ceremony venues will generate additional traffic at peak times immediately prior to and after each event. The venues could potentially generate other negative impacts that need to be managed on the site (noise, trash, parking, etc.).

Opportunities: The potential for re-use of historic buildings that would otherwise have limited use.

Threats: Wedding venues by their nature will result in the gathering of larger numbers of people at one location, which can result in some impacts to surrounding properties. The ordinance establishes standards in order to contain or limit any negative impacts.

RECOMMENDATION: Based on the aforementioned, the Planning Commission and staff are recommending that the City Council approve the proposed amendment to the Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City's RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200 with the additional restrictions as documented in the attached Ordinance 08-121. The recommended motion to take action on the request is as follows:

“Move to adopt Ordinance 08-121, amending the Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City's RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200”

In addition, Staff is recommending that the City Council authorize summary publication of the approved ordinance through the following motion:

“Move to adopt Resolution 2015-045, authorizing summary publication of Ordinance 08-121.”

ATTACHMENTS:

1. Staff Report dated June 2, 2015
2. Ordinance 08-121
3. Resolution 2015-047
4. Map of Possible Rural Residential Wedding Venue Locations
5. Additional Public Feedback Since 6/2/15 Meeting



MAYOR & COUNCIL COMMUNICATION

DATE: June 2, 2015
REGULAR
ITEM # 7

AGENDA ITEM: Zoning Text Amendment – Commercial Wedding Ceremony Venue Ordinance

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Nick M. Johnson, City Planner
Planning Commission

SUGGESTED ORDER OF BUSINESS (if removed from the Consent Agenda):

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending approval of a zoning text amendment to expand the opportunities to conduct Commercial Wedding Ceremony Venues within the community.

FISCAL IMPACT: None – The City’s review of the requested Zoning Text Amendment is reimbursed through the submitted application fee.

SUMMARY AND ACTION REQUESTED: The City has received a request from Danielle Hecker, 11658 50th Street North, to amend the City’s Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City’s RR – Rural Residential zoning districts. The City Code presently restricts such uses to the A – Agriculture and RT – Rural Transitional Districts. The applicant is also asking to increase the maximum number of guests allowed at each event from 150 to 200. After reviewing the request and conducting a public hearing on this matter, the Planning Commission and Staff are recommending approval of the requested amendment with further restrictions on the application of the ordinance as noted below. The motion to take the recommended action on the request is as follows:

“Move to adopt Ordinance 08-121, amending the Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City’s RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200”

In addition, Staff is recommending that the City Council authorize summary publication of the approved ordinance through the following motion:

“Move to adopt Resolution No. 2015-45, authorizing summary publication of Ordinance 08-121.”

BACKGROUND INFORMATION/STAFF REPORT: The City of Lake Elmo has received a petition from Danielle Hecker, 11658 50th Street North, to amend the City’s Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City’s RR – Rural Residential zoning districts. The City Code presently restricts such uses to the A – Agriculture and RT – Rural Transitional Districts. The applicant is also asking to increase the maximum number of guests allowed at each event from 150 to 200. The Planning Commission conducted a public hearing on the request consistent with the review requirements for ordinance amendments. The applicant currently resides at the above address, and should the zoning amendment be approved by the City, intends to submit an applicant for an interim use permit in accordance with the Commercial Wedding Ceremony Ordinance to operate such a use from this property.

The attached report to the Planning Commission contains additional information concerning the request, in addition to the Staff recommendation to the Commission. Staff recommended approval of the request with additional restrictions concerning sites within RR zoning districts that would be suitable for such uses.

PLANNING COMMISSION REPORT: The Planning Commission reviewed the applicant’s request at a public hearing on May 27, 2015. The Commission heard testimony concerning the zoning amendment from two neighboring property owners as documented in the draft minutes from the meeting, and also received written comments from three additional individuals (these comments are attached to this memorandum). The City has also received one more email concerning the request since the Planning Commission meeting, and this email has also been copied for consideration by the Council. In general, the comments that have been received express the following concerns about the request:

- The increased traffic on 50th Street from the applicant’s site.
- The safety of pedestrians, bicyclists, and other non-motorized commuters along 50th Street due to an increase in traffic and narrow travel lanes on the road.
- The lack of a trail along the western portion of 50th Street for pedestrians and bicyclists.
- The potential queuing of vehicles at Highway 5 and Highway 17 after events.

- That the proposed commercial use is not consistent with a residential area and is not consistent with the City's Comprehensive Plan.
- The ability of 50th Street to handle additional traffic.
- Potential conflicts due to noise and other nuisances from the wedding venue site that is not compatible with rural uses and activities.
- That the proposed change does not take into account the desires of the entire community.
- The compatibility of larger parking area with surrounding residential uses.
- The potential disruptions to residents that live along a quiet street in the community.
- The risk that the use of alcohol may be served and that reception-type activities would take place on the premises.
- Potential conflicts with the proposed residential development around the site.

The Commission generally debated the merits of the proposed amendment, and spent time discussing whether or not the ordinance change was consistent with the City's Comprehensive Plan. It was noted that preserving an older, historic barn was in line with the City's Plan, and that protecting this type of historic building should be the primary objective of the ordinance and not specifically preserving farm land. The Commission also debated the maximum number of guests that should be allowed under the ordinance, and ultimately voted to increase this number to 200 as per the applicant's request. The applicant pointed out that the average wedding size through the nation is around 150, but that this number has been decreasing according to recent trends. The Commission also noted that the interim use ordinance process offers additional control for the City if any problems arise from the operation of the facility.

The Commission supported the Staff recommendation to further restrict the applicability of the ordinance to sites that have served as the farmstead for the surrounding agricultural land and that involve the re-use of a historic building on the site that is at least 75 years old.

The Planning Commission unanimously recommended approval of the zoning text amendment to allow Commercial Wedding Ceremony Venues as in interim use permit within the City's RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200 with the additional restrictions as recommended by Staff (Vote: 5-0).

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: The Planning Commission found that the ordinance amendment would help preserve historic agricultural buildings within the City.

The ordinance expands upon the existing ordinance that allows additional opportunities for use of agricultural properties that may no longer be viable as farmland.

Weaknesses: The ordinance would allow the expansion of a more commercial-type of activity into rural residential areas.

Wedding ceremony venues will generate additional traffic at peak times immediately prior to and after each event. The venues could potentially generate other negative impacts that need to be managed on the site (noise, trash, parking, etc.).

Opportunities: The potential for re-use of historic buildings that would otherwise have limited use.

Threats: Wedding venues by their nature will result in the gathering of larger numbers of people at one location, which can result in some impacts to surrounding properties. The ordinance establishes standards in order to contain or limit any negative impacts.

RECOMMENDATION: Based on the aforementioned, the Planning Commission and staff are recommending that the City Council approve the proposed amendment to the Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City's RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200 with the additional restrictions as documented in the attached Ordinance 08-121. The recommended motion to take action on the request is as follows:

“Move to adopt Ordinance 08-121, amending the Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City's RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200”

In addition, Staff is recommending that the City Council authorize summary publication of the approved ordinance through the following motion:

“Move to adopt Resolution No. 2015-45, authorizing summary publication of Ordinance 08-121.”

ATTACHMENTS:

1. Ordinance 08-121
2. Resolution No. 2015-45
3. Planning Commission Report – 5/27/15
4. Application Form
5. Application Narrative
6. Proposed Ordinance Amendment (as requested by applicant)
7. Location Map (applicant's property in red)
8. Aerial Photograph of Site with Property Measurements
9. Propose Site Layout with Parking
10. Ordinance No. 08-107 (Commercial Wedding Ceremony Venue)
11. Public Comments:
 - a. Rebecca Tenpas
 - b. Laurel Drevlow
 - c. Jennifer Pelletier
 - d. Ann Heimerman

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 08-121

AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE OF ORDINANCES
CONCERNING COMMERCIAL WEDDING CEREMONY VENUES AND ALLOWING SUCH
USES AS AN INTERIM USE IN RR ZONING DISTRICTS

SECTION 1. The City Council of the City of Lake Elmo hereby ordains that Title XV: Land Usage; Chapter 154: Zoning Code, is hereby amended by adding the following:

§154.400 Permitted and Conditional Uses.

Table 9-1 lists all permitted and conditional uses allowed in the rural districts. "P" indicates a permitted use, "C" a conditional use, and "I" an interim use. Uses not so indicated shall be considered prohibited. Cross-references listed in the table under "Standards" indicate the location within this Ordinance of specific development standards that apply to the listed use.

Table 9-1: Permitted and Conditional Uses, Rural Districts

	RT	A	RR	RS	RE	Standard
Accessory Uses						
Commercial Wedding Ceremony Venue	I	I	I	-	-	<u>154.310.D</u>

SECTION 2. The City Council of the City of Lake Elmo hereby ordains that Title XV: Land Usage; Chapter 154: Zoning Code, is hereby amended by adding the following:

§ 154. 310 Standards for Accessory Uses

- D. *Commercial Wedding Ceremony Venue.* A commercial wedding venue is allowed as an accessory use with an interim use permit in the A - Agriculture, ~~and~~ RT - Rural Transitional, ~~and~~ RR - Rural Residential zoning districts on parcels greater than 10 acres size. The establishment of a Commercial Wedding Ceremony Venue on RR parcels is limited to those sites meeting the following criteria: 1) the site has historically been used as a farmstead for the surrounding agricultural land; and 2) the use will incorporate a barn or other historical agricultural building over 75 years of age for the wedding ceremonies.

The suitability of a parcel for a wedding venue shall be determined by the characteristics of the site and by the unique capacity of the parcel to accommodate the use while preserving the essential rural character of the neighborhood and the site on which the use is located, by the ability of the parcel to accommodate the use without negative impact on the general health,

safety, and welfare of the community, and by other factors the City may deem appropriate for consideration. The use must adhere to the following standards:

1. *Ownership.* The property will be the primary residence of the venue operator(s). The operator must be on the premises for the duration of each event.
2. *Maximum Number of Guests.* The maximum numbers of guests is limited to ~~150~~200 for each event.

SECTION 3. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 4. Adoption Date. This Ordinance 08-121 was adopted on this 1st day of September 2015, by a vote of ____ Ayes and ____ Nays.

LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

This Ordinance 08-121 was published on the ____ day of _____, 2015.

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

RESOLUTION NO. 2015-45

**RESOLUTION AUTHORIZING PUBLICATION OF ORDINANCE 08-121 BY TITLE
AND SUMMARY**

WHEREAS, the City Council of the City of Lake Elmo has adopted Ordinance No. 08-121, an ordinance to amend the City's regulations pertaining to Commercial Wedding Ceremony Venues; and

WHEREAS, the ordinance is lengthy; and

WHEREAS, Minnesota Statutes, section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lake Elmo, that the City Clerk shall cause the following summary of Ordinance No. 08-121 to be published in the official newspaper in lieu of the entire ordinance:

Public Notice

The City Council of the City of Lake Elmo has adopted Ordinance No. 08-121, which amends the Zoning Ordinance provisions pertaining to Commercial Wedding Ceremony Venues. The revised ordinance amends the standards for such uses as follows:

- Allowing a Commercial Wedding Ceremony Venue as an interim use within the RR – Rural Residential Zoning Districts.
- Increasing the maximum number of guests allowed for each ceremony from 150 to 200.
- Adding standards that limit Commercial Wedding Ceremony Venues to sites in RR Districts that served as the farmstead for larger agricultural parcels and that would be conducted in historic buildings over 75 years of age.

The full text of Ordinance No. 08-121 is available for inspection at Lake Elmo city hall during regular business hours.

BE IT FURTHER RESOLVED by the City Council of the City of Lake Elmo that the City Administrator keep a copy of the ordinance at City Hall for public inspection and that a full copy of the ordinance be placed in a public location within the City.

Dated: September 1, 2015

Mayor Mike Pearson

ATTEST:

Adam Bell, City Clerk

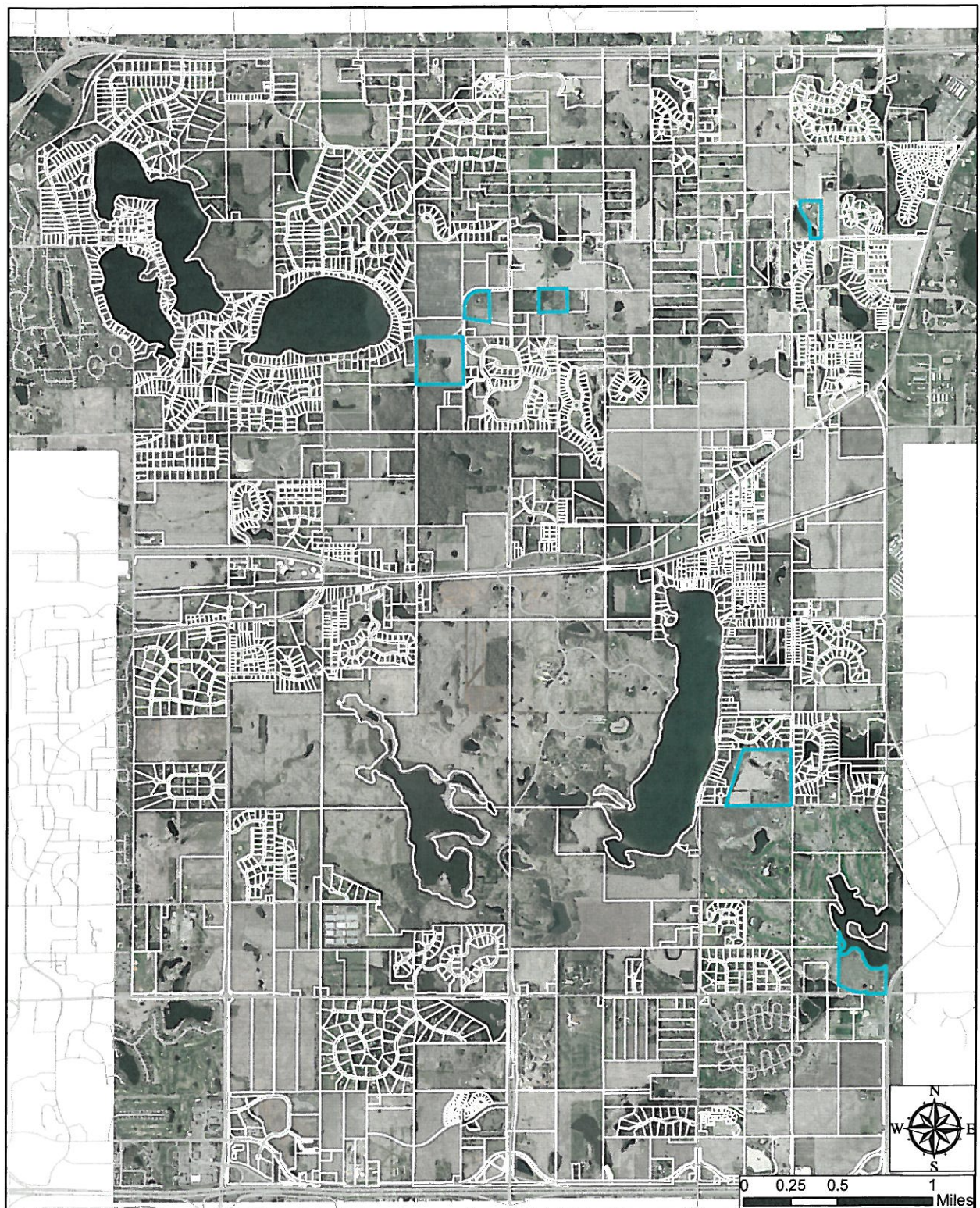
(SEAL)

The motion for the adoption of the foregoing resolution was duly seconded by member

_____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against same:

Whereupon said resolution was declared duly passed and adopted.



Parcels Meeting Wedding Venue Requirements

Total Parcels: 6

Area: Greater than 10 acres

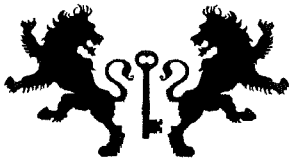
Zoning: Rural Residential

Setback Requirements:

Parking: 100 FT from residential property lines; 200 FT from neighboring houses.

Outdoor Activity Spaces: 300 FT from residential property lines; 400 FT from neighboring houses.

Indoor Activity Spaces: 300 FT from residential property lines; 400 FT from neighboring houses.



LANDUCCI HOMES

Designer, Builder and Realtor® of Extraordinary Homes

June 18, 2015

Kyle Klatt
Community Development Director
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Dear Kyle:

RE: Danielle Hecker's Barn Wedding Ceremony Venue (no receptions)

This letter is to inform Lake Elmo city staff, city council and local residents that I support Danielle Hecker's request to host wedding ceremonies on her property which borders my property in Lake Elmo. Her property consists of 10 acres which includes a historic farmhouse and barn and several smaller outbuildings that make up the original Goetschel farm homestead of past. The Hecker property is one of Lake Elmo's great historical landmarks; the property is very quaint and the homestead is well taken care of. I own the 110 acres which encompasses the north, east and west sides of the Hecker's property.

As the Hecker's most impacted neighbor, I continue to support their venue on their 10 acres. It has been joy to meet and chat with Danielle Hecker. The Hecker's have demonstrated a great sense of pride in their property with the continued improvements they have made to the property. When I first spoke with Danielle, I suggested that both parties (Hecker and myself) plant trees on the borders of the properties which would provide more privacy and buffering. Danielle was very understanding and agreed to plant trees along their north and east property lines in the future. I was very impressed with her immediate cooperation and goodwill; key ingredients in a great neighbor.

The proposed business venture would be a complimentary venue to the neighborhood and the barn restoration would improve the surrounding property values and foster a sense of pride for the community. This venue is consistent with the "rural feel" of the surrounding O.P. developments.

I sincerely hope Danielle Hecker is granted permission to move forward with her wedding ceremony business on her property. The Hecker's property in Lake Elmo is a historical gem and is an asset that should be shared by others on their special occasions.

Best Regards,

Nathan Landucci; Landucci Homes, Inc.

13230 20th St. Ct. N. | Stillwater, MN 55082 | (P) 651.894.2582 | (F) 651.342.1049

nate@landuccihomes.com | www.landuccihomes.com

Kyle Klatt

From: kmlohmer@comcast.net
Sent: Monday, July 06, 2015 3:29 PM
To: Kyle Klatt
Subject: Hecker property citizen input

Dear Kyle,

I was told that the City of Lake Elmo and council members were looking for feedback regarding the Hecker property and the conditional use permit. I would appreciate if you could share my letter with the mayor and council members. Thanks so much.

Thank you for taking the time to read our letter regarding the proposed renovation and wedding site on the Hecker family's property. The Heckers are friends of my daughter in law and I was told of the upcoming decision regarding the conditional use permit they are seeking. I did stop by and observed a most beautiful location for what they are planning to do.

I wanted to write with some thoughts on the upcoming decision. Our family lived in Lake Elmo for 23 years, and 2-1/2 years ago moved into the Audubon development in Baytown Township. We are at the very back side of the development with woods in the back yard and less than 1/4 mile from 30th street - and very close to the Camrose Hill wedding event site.

On weekend evenings in the summer it is not uncommon for us to hear music playing from weddings and I have to say that it is a very pleasant sound. It is always quiet by 10 p.m. and it makes me happy thinking that such a "joyfilled event" is taking place there. I have never heard any complaints since we've lived here. Because 30th street is the border between Baytown Township and West Lakeland Township, I made calls to the township chairs, Kent Granulard and Dan Kylo. (Mr. Granulard's brother actually lives directly across from Camrose Hill.) They both confirmed that there has never been any issues or complaints and that there is a positive impact to the local community by having the wedding site there. They have never had any traffic incidents and the event center is for weddings and receptions as well. I know that the Heckers are only planning on doing the wedding ceremonies on their property.

I wish you well as you make your decision, and would encourage you allow for this zoning text amendment and conditional use permit. I think it would add greatly to the Lake Elmo community and I know that the Hecker family will be very respectful and will take very seriously the terms of the agreement.

Best,
Greg and Kathy Lohmer
Baytown Township

Kyle Klatt

From: Marlene <marlenedyer@gmail.com>
Sent: Monday, June 15, 2015 10:04 PM
To: Kyle Klatt
Cc: Jeremy Dyer
Subject: In Response to Lake Elmo Weddings

Hello Kyle,

I wanted to reach out to you as a Lake Elmo resident to let you know that I am in support of rural setting weddings in Lake Elmo. I read in a recent Lake Elmo publication that this topic would be coming up for consideration soon so I wanted to reach out to you.

As you already know, Lake Elmo is beautiful. The farms and rolling hills are picture perfect as a backdrop for weddings to take place. Recently my youngest sister got married on such a farm, but had to go across the river to Holton, Wisconsin for her nuptials. Outdoor rustic weddings are a growing trend. Wouldn't it be great if Lake Elmo were *the* place to get married?

I am specifically in favor of Danielle Hecker, as she and her husband seek to restore and preserve the historic buildings on their property and use them to better the community. Inviting people onto their property for wedding ceremonies would encourage the support of other Lake Elmo business through reception venues, flowers, catering, etc. What a great way to bring more business into our city.

If our city can set up very specific perimeters regarding parking, traffic flow, times of day, and other requirements that would ensure safety and meet resident's concerns, I am certain that allowing for rural wedding venues could benefit our city in a positive way.

Not to point out the obvious, but there is not a lot of pleasant publicity in news about Lake Elmo right now. This is a great opportunity to show our guests the true beauty and history of Lake Elmo.

Thank you,

Jeremy & Marlene Dyer
10316 Tapestry Bend

Kyle Klatt

From: PAUL H+REV PALLMEYER <pallmeyer@msn.com>
Sent: Saturday, June 13, 2015 10:09 AM
To: Kyle Klatt
Subject: Proposed Wedding Ordinance

We feel that residents should be able to have weddings and receptions in any size and area of their choosing. While the proposed change expands wedding venues to “rural residential” zones, the limits on the size of both weddings and receptions should be dropped. Paul and Ruth Pallmeyer, 8989 Lake Jane Trail N.
Sent from Windows Mail

Kyle Klatt

From: Barb Miller <bkm.miller@gmail.com>
Sent: Saturday, June 13, 2015 8:24 AM
To: Kyle Klatt
Subject: Lake Elmo Wedding Proposal

I live at 9240 55th St N and just read the article in the "Review", looking for public opinion on the wedding proposal. I support the right of individuals to have a wedding AND reception in the area zoned rural residential. I would increase the maximum guest limit to 300.

Barbara Miller

Kyle Klatt

From: Backberg, Benjamin <BBackberg@fredlaw.com>
Sent: Monday, June 08, 2015 2:07 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Dean Zuleger; Kyle Klatt
Subject: RE: Lake Elmo- Wedding Venue Ordinance Change

I have had a chance to review the playback of the council meeting on 6/2/15 that discussed this topic. I have also been receiving more emails in opposition to this ordinance change. People are also calling foul on the 750 ft notice. Notice seems to be a reoccurring theme for meetings, which should be very simple to fix. Is this topic going to come in front of the council tomorrow night? **Please let me know asap.** Great if it could be delayed so people can have additional time to digest the proposal.

I was also very surprised to hear that barn owner plans to book the barn out 2-3 years in advance—this will not be 10-20 per year. She is going to try her best to have as many weddings as possible (for her benefit to the detriment of everyone else around her). This will have a big change on the area, especially on the weekend (when families are out the most). 50th Street is also set up **very poorly** for commercial activity of any type. Not to mention, almost all wedding patrons will not know where they are going, which heightens safety concerns greatly (looking at phones for directions, etc.). We get countless people lost in our neighborhood because they think Linden goes through.

Happy to discuss this with any of you, but think my view has changed. I no longer think this will be a harmless business and could be very dangerous, especially for young kids who will venture over there from Sanctuary once the new development is built out to the south.

Thanks,
Ben
612-492-7232

From: Backberg, Benjamin
Sent: Tuesday, June 02, 2015 9:58 AM
To: 'mpearson@lakeelmo.org'; 'jbloyer@lakeelmo.org'; 'jfliflet@lakeelmo.org'; 'jlundgren@lakeelmo.org'; 'annejsmith@msn.com'; dzuleger@lakeelmo.org
Subject: Lake Elmo- Wedding Venue Ordinance Change
Importance: High

Council Members,

I have not had a chance to look at the materials in detail on the proposed wedding ordinance change, but was wondering where you all were falling on the proposal? Seems like a slippery slope. Great if you could let me know your thoughts as soon as possible. The Sanctuary HOA Board is looking into this matter now and it also looks like it would directly impact the Gotschal land plat. No one in the Sanctuary neighborhood was aware of this until this morning.

Thanks,
Ben
612-492-7232

Kyle Klatt

From: Wally Nelson <wally@morrowpartnersinc.com>
Sent: Sunday, June 07, 2015 8:16 AM
To: Kyle Klatt
Subject: Wedding Venues

Mr. Klatt,

I think it is a wonderful idea to allow weddings in these zoning districts.

It is a great way to keep the rural character of Lake Elmo in place and this will allow the old barns with character to be preserved.

Thanks

Kyle Klatt

From: guswilt24@comcast.net
Sent: Friday, June 05, 2015 6:56 PM
To: Kyle Klatt
Subject: Weddings

I enjoyed the presentation given by Danielle Hecker (sp?) and her idea to craft her barn into a wedding chapel/area. I think it would be a great venue to host such a beautiful event. I also think it would be OK to host weddings at other sites as well.

Thanks for tossing this idea out to the public.

Dana Nelson
2871 Legion Ave N

Kyle Klatt

From: Paul Huot <p.huot@huot.com>
Sent: Friday, June 05, 2015 1:13 PM
To: Kyle Klatt
Subject: weddings

I think it's sad that we can't legally hold a small (100 people or less) wedding and reception in our homes. I am good with having a permit for weddings and reception over 100 people up to 200.

Paul Huot
4955 Jamaca Ave N
Lake Elmo, MN 55042

p.huot@huot.com

Kyle Klatt

From: jenniferpelletier@comcast.net
Sent: Tuesday, June 02, 2015 12:47 PM
To: mike pearson; Anne Smith; Justin Bloyer; jfliflet@freshwater.org; Jill Lundgren
Cc: Dean Zuleger; Kyle Klatt
Subject: Fwd: Tonight's agenda item / wedding facility in RR / resend

Hello,

I sent this to the planning commission last week, but I thought I'd send it to the council prior to tonight's meeting as well. I have been in communication with the applicant and she knows what my thoughts are; she's a good neighbor and it is not my mission to prevent them from starting a business.

MOST of this note below has to do with the next phase: the interim use permit discussions. Regarding a zoning change, I am not opposed to adding a wedding facility in the RR district as long as it does not include receptions.

Thank you for taking the time to read my comments before/during tonight's meeting. It is not necessary to read it aloud; like I said the applicant and I have chatted quite a bit about it.

Have a great day,
Jennifer Pelletier

From: jenniferpelletier@comcast.net
To: "Kyle Klatt" <kyle.klatt@lakeelmo.org>
Cc: "Dean Zuleger" <DZuleger@lakeelmo.org>
Sent: Wednesday, May 27, 2015 12:13:33 PM
Subject: Fwd: Tonight's agenda item / wedding facility in RR

Dear Planner Klatt and members of the Planning Commission,

I'm writing to you regarding tonight's agenda item: the proposed code change in the RR zoning district to add wedding ceremonies. Initially, I had no questions or concerns. However, after thinking through this request (and realizing that we're dealing with a city wide code change), I do wish to express some thoughts for consideration. I am a previous planning commissioner myself, and live across the street.

Comment/Concern:

1) **The ingress and egress ~ 50th street.** This road has no shoulder for pedestrian and/or bike traffic. There are many children in the area that use the road, and it has become not only busier due to through traffic heading to Hwy. 5 or CSAH 17, those who use the road frequently drive well over the 40MPR limit. In fact, there is a speed indicator sign out on the road as we speak. QUESTION for the commission: what would adding multiple wedding ceremonies add to this growing problem? Again, there is no shoulder on this road.

2) **Regarding the overall change in the zoning code:** I'm not opposed to this type of business. In fact, I think it's a wonderful use of space. However, my concern is that a wedding facility in one area of the zoning district RR could look very different in another area. I'm hoping that the Planning Commission does its due diligence and not only addresses all areas affected, but considers adjacent parcels that may be affected as well.

3) **New development:** the land immediately next to this parcel is slated for a new development. Where will this traffic flow? Consider this in addition to a wedding facility, on a road with no shoulder. This is another important question that I'd like the PZ to address.

4) Possible solutions:

- a) limited the maximum # of visitors (issue: how would the city monitor this?)
- b) discuss/limit the number of ceremonies allowed per day
- c) discuss a time of day with which all visitors need to off the premises (i.e.: nothing past 6pm, etc)

To be clear, it is not my intent to come across as though I am against the project. However, as a previous planning commissioner, these are important questions/concerns that I think deserve to be addressed. This could have a significant impact on current adjacent parcels, and the future development that will be coming in right next door.

Sincerely,
Jennifer Pelletier

4884 Lily Ave. North

Nick Johnson

From: Danielle Hecker <dnhecker@gmail.com>
Sent: Monday, July 13, 2015 1:49 PM
To: Kyle Klatt; Nick Johnson
Subject: Fwd: 50th Street Wedding Venue

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Kyle...Nick just CC'ing you on one that I received too (along with the council members).

----- Forwarded message -----

From: Jim Hansen <h.wood86@gmail.com <mailto:h.wood86@gmail.com> >
Date: Mon, Jun 29, 2015 at 10:37 PM
Subject: 50th Street Wedding Venue
To: mpearson@lakeelmo.org <mailto:mpearson@lakeelmo.org> , jbloyer@lakeelmo.org <mailto:jbloyer@lakeelmo.org>
, jfliflet@lakeelmo.org <mailto:jfliflet@lakeelmo.org> , jlundgren@lakeelmo.org <mailto:jlundgren@lakeelmo.org> ,
annejsmith@msn.com <mailto:annejsmith@msn.com>
Cc: dnhecker@gmail.com <mailto:dnhecker@gmail.com>

I am writing to the council in regard to the issue of a Wedding Venue on 50th Street North that was discussed at the 6-2-15 council meeting. I live at 11260 50th Street North, which has a spectacular view of the proposed wedding venue, as evidenced by this photo from my home:

I concur with the Mayor that issues like this tend to bring out the passionate opposition rather than supporters. In fact, the notification that I had received about this proposal really only asked for concerns to be voiced. Having no concerns, I did not respond. However, after hearing claims that “everyone with surrounding property is opposed”, I felt compelled to respond.

I believe that the wedding venue can be something that actually helps preserve the rural nature of the street – seeing the old barn(s) preserved and restored – as opposed to the “open space” developments that have popped up since we moved in 25 years ago. I (fondly?) recall spending many mornings and evenings in the old barn helping Martin milk the cows after he became too short to reach the milk lines. I would hate to see this building removed or run down for lack of purpose. In fact, seeing the numerous improvements that have already been made to the property over the past few years has been very encouraging.

During the council discussions I heard numerous concerns about the increased traffic that would be on 50th Street. While this venue may add periodic increases before and after a ceremony, it is negligible compared to the increase that the housing developments (and the inevitable future developments), which feed onto 50th Street, have had (and will have). I would also like to remind (or inform) the council that 50th Street North is a “State Aid” street. This means that it had to be designated and designed according to the “state-aid” criteria in 8820.0700 Subpart 3:

8820.0700 SELECTION CRITERIA

Subpart 1. Basis. - A state aid route must be selected on the basis of all criteria in either subpart 2 or 3.

Subp. 2. County state-aid highway. A county state-aid highway may be selected if it:

- A. is projected to carry a relatively heavier traffic volume or is functionally classified as collector or arterial as identified on the county’s functional classification plan;
- B. connects towns, communities, shipping points, and markets within a county or in adjacent counties; provides access to rural churches, schools, community meeting halls, industrial areas, state institutions, and recreational areas; or, serves as a principal rural mail route and school bus route; and
- C. provides an integrated and coordinated highway system affording, within practical limits, a state-aid highway network consistent with projected traffic demands.

Subp. 3. Municipal state-aid street. A municipal state-aid street may be selected if it:

- A. is projected to carry a relatively heavier traffic volume or is functionally classified as collector or arterial as identified on the urban municipality’s functional classification plan;
- B. connects the points of major traffic interest, parks, parkways, or recreational areas within an urban municipality; and
- C. provides an integrated street system affording, within practical limits, a state-aid street network consistent with projected traffic demands.

The periodic traffic from weddings will certainly not create serious traffic issues in regard to the street’s design capacity.

Issues in regard to the intersection of 50th Street and Highway 5 are primarily due to the volume (and timing) of traffic on Hwy 5, not so much 50th St. This is an important issue to be addressed, but it is a separate issue and a distraction from the Wedding Venue discussion.

Finally, a few commented about noise. I am unaware of wedding ceremonies that produce “noise”; beautiful music, yes!

So, in short, I am very much in favor of this use for the property and urge passing of the tabled motion.

Regards,

Jim Hansen



MAYOR & COUNCIL COMMUNICATION

DATE: September 1, 2015
REGULAR
ITEM # 13
RESOLUTION 2015-069

AGENDA ITEM: Inwood 2nd Addition Residential Subdivision – Final Plat

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: Planning Commission
Jack Griffin, City Engineer

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending that the City Council approve a final plat request from Hans Hagen Homes for the second addition of a planned unit development to be located east of Inwood Avenue and south of 10th Street within the City's I-94 corridor planning area. The final plat will include 21 single-family lots.

The Planning Commission considered the final plat at its August 24, 2015 meeting and a summary of the Commission's report and recommendation is included below.

FISCAL IMPACT: None – the lots to be platted with the 2nd Addition will be served by improvements presently under construction as part of the 1st Addition. No development agreement is needed with the developer because there are no additional improvements needed to serve the proposed lots.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Hans Hagen Homes for approval of a final plat associated with the second phase of the InWood Planned Unit Development (PUD). The final plat consists of 21 single family lots

that will re-subdivide a larger outlot (Outlot E) within the Inwood development. Because there are no public improvements that need to be installed with this subdivision, Staff will not be conducting a lengthy review of the plat or restating the conditions of approval attached to the first addition. All required improvements are being installed as part of the first addition, and any plat restrictions or modifications would have been addressed as part of the City's first addition review.

The Planning Commission considered this matter at its August 24th meeting and recommended approval of the final plat as presented.

The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-069 approving the final plat for Inwood 2nd Addition”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The Planning Commission considered the final plat at its August 25th meeting, and recommended approval of the request as presented. The Planning Commission adopted a motion to recommend approval of the final plat consistent with the findings as noted in the attached resolution. The motion passed unanimously (7 ayes and 0 nays).

BACKGROUND INFORMATION (SWOT):

Strengths	<ul style="list-style-type: none">• The proposed plat is consistent with preliminary plat and creates new buildable lots from a larger outlot that was set aside for future replatting.
Weaknesses	<ul style="list-style-type: none">• None
Opportunities	<ul style="list-style-type: none">• The request for second addition is based on strong demand for the lots within the initial project phase.
Threats	<ul style="list-style-type: none">• None

RECOMMENDATION: The Planning Commission and Staff are recommending that the City Council approve the final plat for Inwood 2nd Addition. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-069 approving the final plat for Inwood 2nd Addition”

ATTACHMENTS:

1. Resolution No. 2014-069
2. Planning Commission Staff Report – 8/24/15
3. Application Forms
4. Inwood 2nd Addition Final Plat

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

RESOLUTION NO. 2015-069

A RESOLUTION APPROVING A FINAL PLAT FOR INWOOD 2ND ADDITION

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

WHEREAS, Hans Hagen Homes, 941 NE Hillwind Road, Suite 300, Fridley, MN (Applicant) has submitted an application to the City of Lake Elmo (City) for a Final Plat for Inwood 2nd Addition, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on November 24, 2014 to consider the Inwood Preliminary Plat; 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 for the December 2, 2014 City Council Meeting; and

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

WHEREAS, the City Council reviewed the Preliminary Plat request at its December 2, 2014 meeting and adopted Resolution No. 2014-094 approving the Preliminary Plat; and

WHEREAS, the Lake Elmo Planning Commission met on August 24, 2015 to review the Final Plat for Inwood 2nd Addition consisting of 21 single-family detached residential lots; and

WHEREAS, on August 24, 2015 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Final Plat for Inwood 2nd Addition; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the Final Plat for Inwood 2nd Addition at a meeting held on September 1, 2015; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That all the requirements of City Code Section 153.08 related to the Final Plat have been met by the Applicant.
- 2) That the proposed Final Plat for Inwood 2nd Addition consists of the creation of 21 single-family detached residential structures.
- 3) That the Inwood 2nd Addition Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on December 2, 2014.
- 4) That the Inwood 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Inwood 2nd Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- 6) That the Inwood 2nd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as previously approved as part of the Inwood PUD.
- 7) That the Inwood 2nd Addition Final Plat complies with the City's subdivision ordinance.

CONCLUSIONS AND DECISION

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Final Plat for Inwood 2nd Addition.

Passed and duly adopted this 1st day of September 2015 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk



PLANNING COMMISSION
DATE: 8/24/15
AGENDA ITEM: 5A – BUSINESS ITEM
CASE # 2015-26

ITEM: Inwood 2nd Addition Final Plat
SUBMITTED BY: Kyle Klatt, Planning Director *klk*
REVIEWED BY: Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a request to approve a final plat for Inwood 2nd Addition. The final plat does not include any specific development plans or separate PUD plans, and only re-subdivides a larger outlot that was platted with the first addition. All required streets and utilities necessary to serve the second addition were included in the first addition construction plans and covered under the development contract for 1st Addition. The proposed final plat includes 21 single-family detached lots covering Outlot E of Inwood 1st Addition. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

GENERAL INFORMATION

Applicant: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN
Property Owners: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN
Location: Outlot E of Inwood. General location as part of Section 33 in Lake Elmo, south of 10th Street (CSAH 10), north of Eagle Point Business Park, east of Inwood Avenue (CSAH 13) and west of Stonegate residential subdivision.
Request: Application for final plat approval of a 21 unit residential subdivision to be named Inwood 2nd Addition.
Existing Land Use and Zoning: Vacant land – outlot within Inwood Final Plat area. Current Zoning: LDR – Low Density Residential
Surrounding Land Use and Zoning: Completely surrounded by residential lots or outlots within Inwood. Adjacent to storm water pond and future single family residential lots. All surrounding land zoned LDR.
Comprehensive Plan: Urban Low Density Residential (2.5 - 4 units per acre)
History: The site has historically been used for agricultural purposes; there is no specific site information on file with the City (the property was subject to development speculation at various times in the past). The applicants have submitted a mandatory Environmental Assessment Worksheet (EAW) for the development and the comment period for the EAW ended on October 29, 2014. The City Council adopted a resolution declaring no need for an EIS (Environmental Impact Statement) at its December 2, 2014 meeting. The City Council approved the general concept plan for

the development at its September 16, 2014 meeting and approved the preliminary development plans at its December 2, 2014 meeting. The Inwood Final Plat was approved on May 19, 2015.

Deadline for Action: Application Complete – 7/24/15
 60 Day Deadline – 9/23/15
 Extension Letter Mailed – No
 120 Day Deadline – N/A

Applicable Regulations: Chapter 153 – Subdivision Regulations
 Article 10 – Urban Residential Districts (LDR)
 Article 16 – Planned Unit Development Regulations
 §150.270 Storm Water, Erosion, and Sediment Control

REQUEST DETAILS

The City of Lake Elmo has received a request from Hans Hagen Homes for approval of a final plat associated with the second phase of the InWood Planned Unit Development (PUD). The final plat consists of 21 single family lots that will re-subdivide a larger outlot (Outlot E) within the Inwood development. Because there are no public improvements that need to be installed with this subdivision, Staff will not be conducting a lengthy review of the plat or restating the conditions of approval attached to the first addition. All required improvements are being installed as part of the first addition, and any plat restrictions or modifications would have been addressed as part of the City's first addition review.

Staff will provide a copy of the first addition Staff report for any members of the Planning Commission that would like to review the earlier final plat approval. All lots match the approved development plans for the PUD, and include all previous easements as requested by the City Engineer.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Inwood Preliminary Plat and Plans did include a series of conditions that must be met by the applicant, and these conditions were reviewed as part of the City's 1st Addition review. Staff does not see any conditions or restrictions from this review that will apply to the proposed subdivision other than a few of the general conditions previously adopted by the City.

Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City. The developer will need to follow all approved development and construction plans for this area.

REVIEW AND ANALYSIS

The preliminary plat and plans for InWood were approved with several conditions, which were addressed as part of the first addition final plat review. Any conditions that would still apply to the second addition are included as part of the Staff recommendation below. Since most of these conditions were applicable to Outlot E (the lot being replatted with second addition) or generally to

the first addition, they were either addressed prior to the start of construction or will apply to future building permit reviews and approvals.

Based on the above Staff report and analysis, Staff is recommending approval of the final plat for Inwood 2nd Addition with any conditions from the resolution of approval for the first addition final plat that are still relevant for the proposed subdivision.

The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 2) A Common Interest Agreement concerning management of the common areas of InWood and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.
- 3) The final plat and final development plans shall include provisions satisfactory to the City that no structure be located within 15 feet of any storm water improvement (include pipes and catch basins).
- 4) Retaining walls within rear yard utility easements shall be clearly documented and shall be owned and maintained by the InWood homeowners' association. All costs associated with protection, replacement, or maintenance of retaining walls due to any work in easements by the City shall be the full responsibility of the HOA.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Inwood 2nd Addition Final Plat:

- That all the requirements of City Code Section 153.08 related to the Final Plat have been met by the Applicant.
- That the proposed Final Plat for Inwood 2nd Addition consists of the creation of 21 single-family detached residential structures.
- That the Inwood 2nd Addition Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on December 2, 2014.
- That the Inwood 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- That the Inwood 2nd Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- That the Inwood 2nd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as previously approved as part of the Inwood PUD.
- That the Inwood 2nd Addition Final Plat complies with the City's subdivision ordinance.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Inwood 2nd Addition Final Plat with the 4 conditions of approval as listed in the Staff report.

Suggested motion:

"Move to recommend approval of the Inwood 2nd Addition Final Plat with the 4 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report."

ATTACHMENTS:

1. Application Forms
2. Inwood 2nd Addition Final Plat

SUGGESTED ORDER OF BUSINESS:

- Introduction Planning Staff
- Report by Staff Planning Staff
- Questions from the Commission Chair & Commission Members
- Public Comments Chair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

Date Received: _____
Received By: _____
LU File #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

FINAL PLAT APPLICATION

Applicant: Hans Hagen Homes, Inc
Address: 941 Hillwind Road NE, Ste 300, Fridley, MN 55432
Phone #: 763-586-7200
Email Address: jaskahanshagenhomes.com

Fee Owner: Same as above
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description: Outlot E and J,
Inwood, Washington County, MN

General information of proposed subdivision: _____

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: [Signature] Date: 7/21/15

Fee Owner Signature: [Signature] Date: 7/21/15



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that **I am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Hans Hagen Homes, Inc.
(Please Print)

Street address/legal description of subject property Outlot E and J, Inwood,
Washington County, MN


Signature

7/21/15
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant  Date 7/21/15

Name of applicant Hans Hagen Homes, Inc. Phone 763-586-7200
(Please Print) (John Rask)

Name and address of Contact (if other than applicant) _____

INWOOD SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Hans Hagen Homes, Inc., a Minnesota corporation, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot E and J, INWOOD, Washington County, Minnesota.

Has caused the same to be surveyed and platted as INWOOD SECOND ADDITION and does hereby dedicate to the public the drainage and utility easements created by this plat.

In witness whereof said Hans Hagen Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

HANS HAGEN HOMES, INC.

John P. Rask, Vice President

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by John P. Rask, Vice President of Hans Hagen Homes, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Daniel W. Obermiller do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as INWOOD SECOND ADDITION; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 20____.

Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20____ by Daniel W. Obermiller, Licensed Land Surveyor, Minnesota License No. 25431.

Notary Public, _____ County, Minnesota
My Commission Expires _____

LAKE ELMO PLANNING COMMISSION

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____ day of _____, 20____.

PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA

By _____
Chairman

By _____
Secretary

CITY OF LAKE ELMO, MINNESOTA

The foregoing plat of INWOOD SECOND ADDITION was approved by the City Council of Lake Elmo, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

CITY OF LAKE ELMO, MINNESOTA

By _____
Mayor

By _____
Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By _____
Washington County Surveyor

By _____

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this day of _____, 20____.

By _____
Washington County Auditor/Treasurer

By _____
Deputy

COUNTY RECORDER

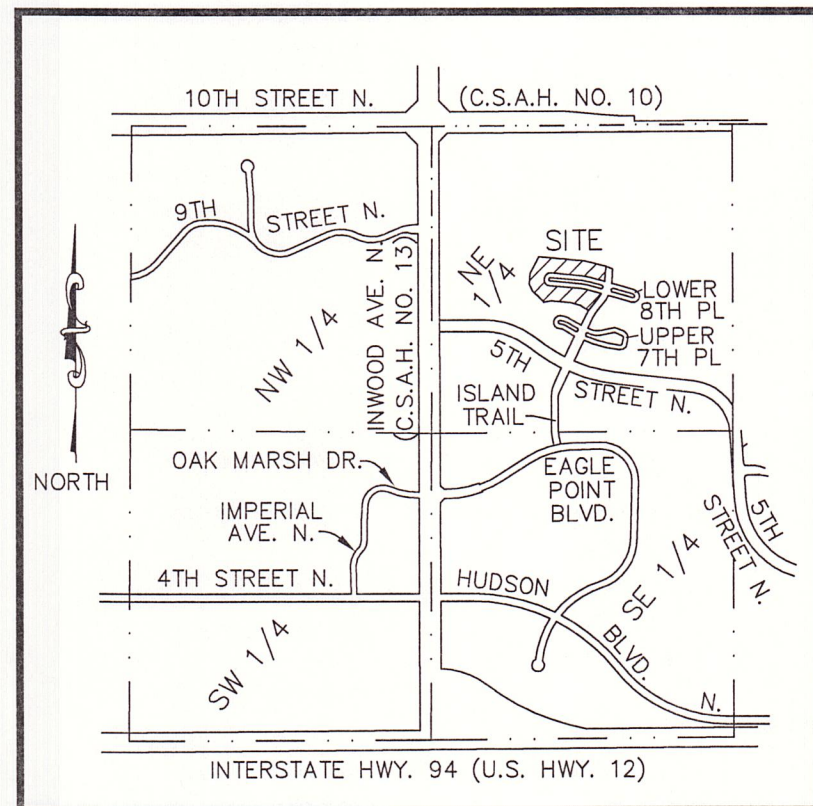
Document Number _____
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in Washington County Records.

By _____
Washington County Recorder

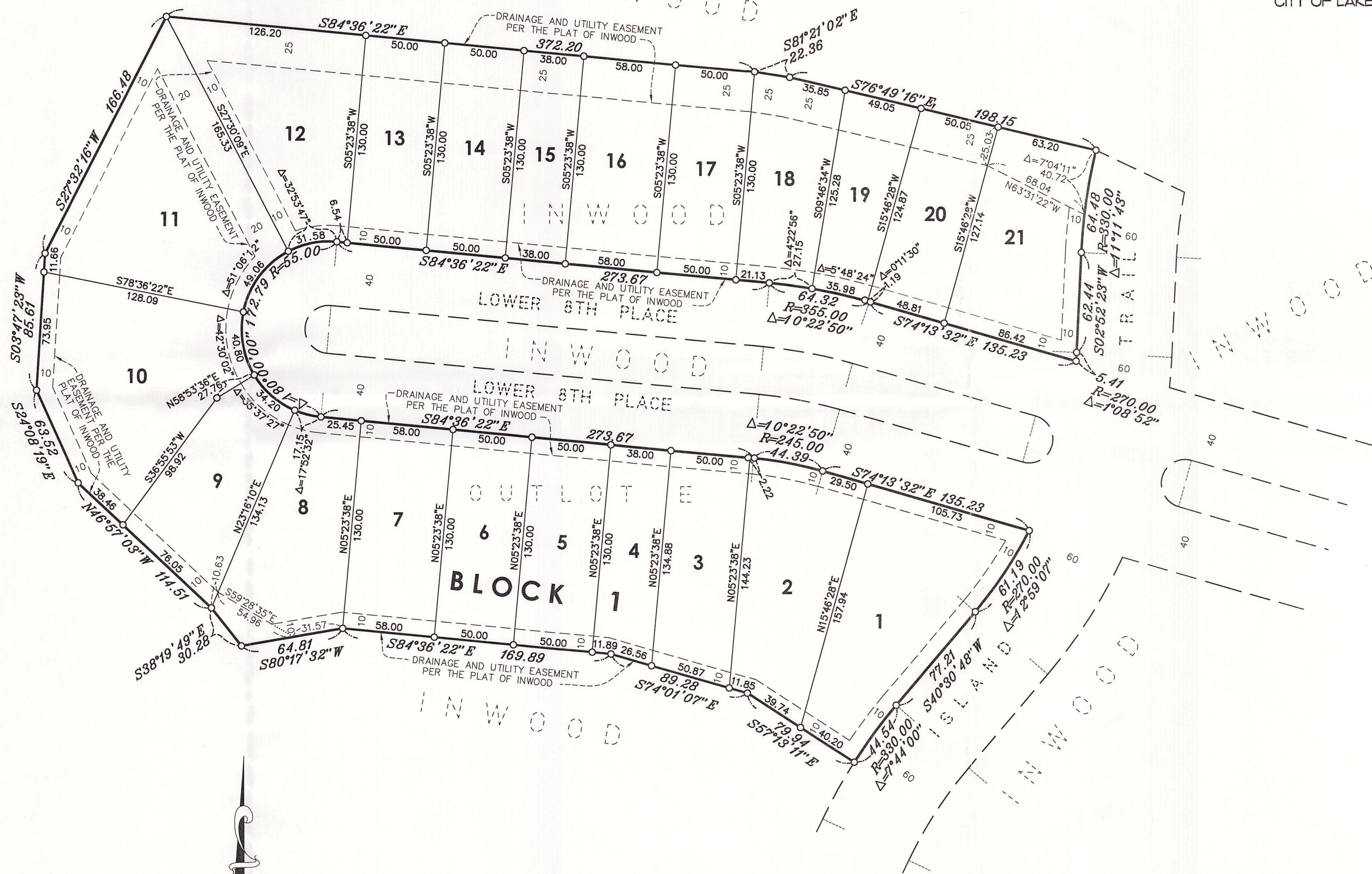
By _____
Deputy

VICINITY MAP

NOT TO SCALE



SECTION 33, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF LAKE ELMO



EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES UNLESS OTHERWISE SHOWN.

(NOT TO SCALE)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).

○ DENOTES A 1/2 INCH BY 14 INCH IRON PIPE, WITH PLASTIC CAP INSCRIBED R.L.S. NO. 25431, WHICH HAS BEEN SET OR WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD 10.

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

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

RESOLUTION NO. 2015-069

A RESOLUTION APPROVING A FINAL PLAT FOR INWOOD 2ND ADDITION

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

WHEREAS, Hans Hagen Homes, 941 NE Hillwind Road, Suite 300, Fridley, MN (Applicant) has submitted an application to the City of Lake Elmo (City) for a Final Plat for Inwood 2nd Addition, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on November 24, 2014 to consider the Inwood Preliminary Plat; 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 for the December 2, 2014 City Council Meeting; and

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

WHEREAS, the City Council reviewed the Preliminary Plat request at its December 2, 2014 meeting and adopted Resolution No. 2014-094 approving the Preliminary Plat; and

WHEREAS, the Lake Elmo Planning Commission met on August 24, 2015 to review the Final Plat for Inwood 2nd Addition consisting of 21 single-family detached residential lots; and

WHEREAS, on August 24, 2015 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Final Plat for Inwood 2nd Addition; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the Final Plat for Inwood 2nd Addition at a meeting held on September 1, 2015; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That all the requirements of City Code Section 153.08 related to the Final Plat have been met by the Applicant.
- 2) That the proposed Final Plat for Inwood 2nd Addition consists of the creation of 21 single-family detached residential structures.
- 3) That the Inwood 2nd Addition Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on December 2, 2014.
- 4) That the Inwood 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Inwood 2nd Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- 6) That the Inwood 2nd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as previously approved as part of the Inwood PUD.
- 7) That the Inwood 2nd Addition Final Plat complies with the City's subdivision ordinance.

CONCLUSIONS AND DECISION

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Final Plat for Inwood 2nd Addition.

Passed and duly adopted this 1st day of September 2015 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk



PLANNING COMMISSION
DATE: 8/24/15
AGENDA ITEM: 5A – BUSINESS ITEM
CASE # 2015-26

ITEM: Inwood 2nd Addition Final Plat
SUBMITTED BY: Kyle Klatt, Planning Director *klk*
REVIEWED BY: Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a request to approve a final plat for Inwood 2nd Addition. The final plat does not include any specific development plans or separate PUD plans, and only re-subdivides a larger outlot that was platted with the first addition. All required streets and utilities necessary to serve the second addition were included in the first addition construction plans and covered under the development contract for 1st Addition. The proposed final plat includes 21 single-family detached lots covering Outlot E of Inwood 1st Addition. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

GENERAL INFORMATION

Applicant: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN
Property Owners: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN
Location: Outlot E of Inwood. General location as part of Section 33 in Lake Elmo, south of 10th Street (CSAH 10), north of Eagle Point Business Park, east of Inwood Avenue (CSAH 13) and west of Stonegate residential subdivision.
Request: Application for final plat approval of a 21 unit residential subdivision to be named Inwood 2nd Addition.
Existing Land Use and Zoning: Vacant land – outlot within Inwood Final Plat area. Current Zoning: LDR – Low Density Residential
Surrounding Land Use and Zoning: Completely surrounded by residential lots or outlots within Inwood. Adjacent to storm water pond and future single family residential lots. All surrounding land zoned LDR.
Comprehensive Plan: Urban Low Density Residential (2.5 - 4 units per acre)
History: The site has historically been used for agricultural purposes; there is no specific site information on file with the City (the property was subject to development speculation at various times in the past). The applicants have submitted a mandatory Environmental Assessment Worksheet (EAW) for the development and the comment period for the EAW ended on October 29, 2014. The City Council adopted a resolution declaring no need for an EIS (Environmental Impact Statement) at its December 2, 2014 meeting. The City Council approved the general concept plan for

the development at its September 16, 2014 meeting and approved the preliminary development plans at its December 2, 2014 meeting. The Inwood Final Plat was approved on May 19, 2015.

Deadline for Action: Application Complete – 7/24/15
 60 Day Deadline – 9/23/15
 Extension Letter Mailed – No
 120 Day Deadline – N/A

Applicable Regulations: Chapter 153 – Subdivision Regulations
 Article 10 – Urban Residential Districts (LDR)
 Article 16 – Planned Unit Development Regulations
 §150.270 Storm Water, Erosion, and Sediment Control

REQUEST DETAILS

The City of Lake Elmo has received a request from Hans Hagen Homes for approval of a final plat associated with the second phase of the InWood Planned Unit Development (PUD). The final plat consists of 21 single family lots that will re-subdivide a larger outlot (Outlot E) within the Inwood development. Because there are no public improvements that need to be installed with this subdivision, Staff will not be conducting a lengthy review of the plat or restating the conditions of approval attached to the first addition. All required improvements are being installed as part of the first addition, and any plat restrictions or modifications would have been addressed as part of the City's first addition review.

Staff will provide a copy of the first addition Staff report for any members of the Planning Commission that would like to review the earlier final plat approval. All lots match the approved development plans for the PUD, and include all previous easements as requested by the City Engineer.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Inwood Preliminary Plat and Plans did include a series of conditions that must be met by the applicant, and these conditions were reviewed as part of the City's 1st Addition review. Staff does not see any conditions or restrictions from this review that will apply to the proposed subdivision other than a few of the general conditions previously adopted by the City.

Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City. The developer will need to follow all approved development and construction plans for this area.

REVIEW AND ANALYSIS

The preliminary plat and plans for InWood were approved with several conditions, which were addressed as part of the first addition final plat review. Any conditions that would still apply to the second addition are included as part of the Staff recommendation below. Since most of these conditions were applicable to Outlot E (the lot being replatted with second addition) or generally to

the first addition, they were either addressed prior to the start of construction or will apply to future building permit reviews and approvals.

Based on the above Staff report and analysis, Staff is recommending approval of the final plat for Inwood 2nd Addition with any conditions from the resolution of approval for the first addition final plat that are still relevant for the proposed subdivision.

The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 2) A Common Interest Agreement concerning management of the common areas of InWood and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.
- 3) The final plat and final development plans shall include provisions satisfactory to the City that no structure be located within 15 feet of any storm water improvement (include pipes and catch basins).
- 4) Retaining walls within rear yard utility easements shall be clearly documented and shall be owned and maintained by the InWood homeowners' association. All costs associated with protection, replacement, or maintenance of retaining walls due to any work in easements by the City shall be the full responsibility of the HOA.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Inwood 2nd Addition Final Plat:

- That all the requirements of City Code Section 153.08 related to the Final Plat have been met by the Applicant.
- That the proposed Final Plat for Inwood 2nd Addition consists of the creation of 21 single-family detached residential structures.
- That the Inwood 2nd Addition Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on December 2, 2014.
- That the Inwood 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- That the Inwood 2nd Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- That the Inwood 2nd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as previously approved as part of the Inwood PUD.
- That the Inwood 2nd Addition Final Plat complies with the City's subdivision ordinance.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Inwood 2nd Addition Final Plat with the 4 conditions of approval as listed in the Staff report.

Suggested motion:

"Move to recommend approval of the Inwood 2nd Addition Final Plat with the 4 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report."

ATTACHMENTS:

1. Application Forms
2. Inwood 2nd Addition Final Plat

SUGGESTED ORDER OF BUSINESS:

- Introduction Planning Staff
- Report by Staff Planning Staff
- Questions from the Commission Chair & Commission Members
- Public Comments Chair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

Date Received: _____
Received By: _____
LU File #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

FINAL PLAT APPLICATION

Applicant: Hans Hagen Homes, Inc
Address: 941 Hillwind Road NE, Ste 300, Fridley, MN 55432
Phone #: 763-586-7200
Email Address: jaskahanshagenhomes.com

Fee Owner: Same as above
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description: Outlot E and J,
Inwood, Washington County, MN

General information of proposed subdivision: _____

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: [Signature] Date: 7/21/15

Fee Owner Signature: [Signature] Date: 7/21/15



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that **I am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Hans Hagen Homes, Inc.
(Please Print)

Street address/legal description of subject property Outlot E and J, Inwood,
Washington County, MN


Signature

7/21/15
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant  Date 7/21/15

Name of applicant Hans Hagen Homes, Inc. Phone 763-586-7200
(Please Print) (John Rask)

Name and address of Contact (if other than applicant) _____

INWOOD SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Hans Hagen Homes, Inc., a Minnesota corporation, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot E and J, INWOOD, Washington County, Minnesota.

Has caused the same to be surveyed and platted as INWOOD SECOND ADDITION and does hereby dedicate to the public the drainage and utility easements created by this plat.

In witness whereof said Hans Hagen Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

HANS HAGEN HOMES, INC.

John P. Rask, Vice President

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by John P. Rask, Vice President of Hans Hagen Homes, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Daniel W. Obermiller do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as INWOOD SECOND ADDITION; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 20____.

Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20____ by Daniel W. Obermiller, Licensed Land Surveyor, Minnesota License No. 25431.

Notary Public, _____ County, Minnesota
My Commission Expires _____

LAKE ELMO PLANNING COMMISSION

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____ day of _____, 20____.

PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA

By _____
Chairman

By _____
Secretary

CITY OF LAKE ELMO, MINNESOTA

The foregoing plat of INWOOD SECOND ADDITION was approved by the City Council of Lake Elmo, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

CITY OF LAKE ELMO, MINNESOTA

By _____
Mayor

By _____
Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By _____
Washington County Surveyor

By _____

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this day of _____, 20____.

By _____
Washington County Auditor/Treasurer

By _____
Deputy

COUNTY RECORDER

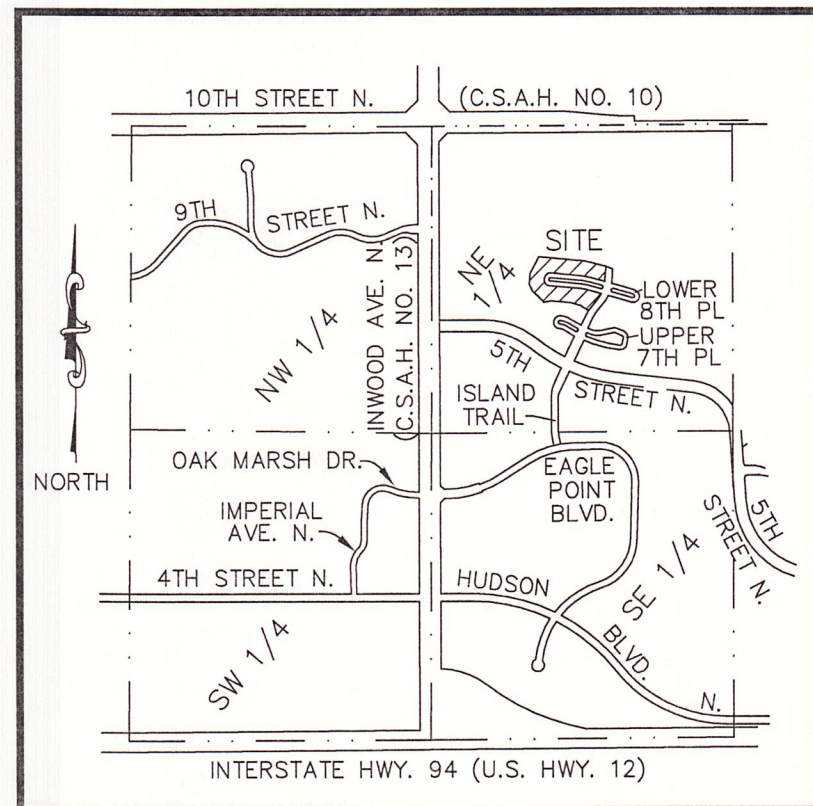
Document Number _____
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in Washington County Records.

By _____
Washington County Recorder

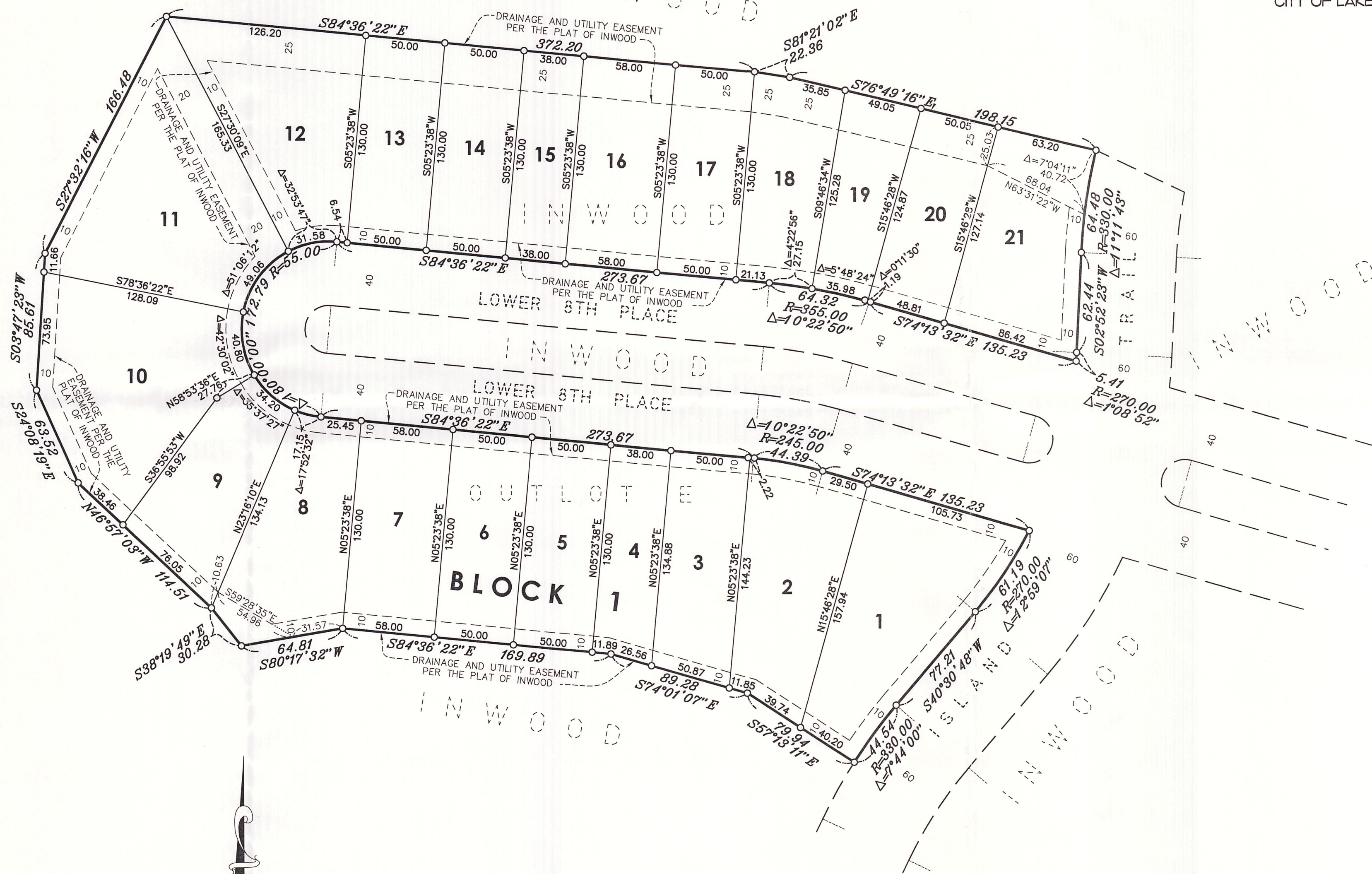
By _____
Deputy

VICINITY MAP

NOT TO SCALE

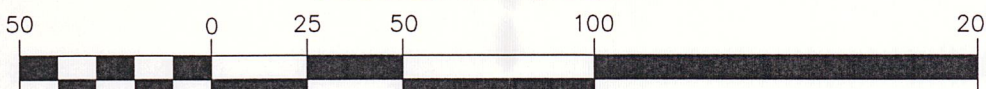


SECTION 33, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF LAKE ELMO



NORTH

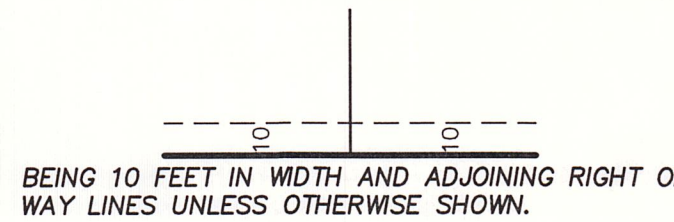
SCALE IN FEET



1 inch = 50 Feet

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).

○ DENOTES A 1/2 INCH BY 14 INCH IRON PIPE, WITH PLASTIC CAP INSCRIBED R.L.S. NO. 25431, WHICH HAS BEEN SET OR WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD 10.

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors