



3800 Laverne Avenue North
Lake Elmo, MN 55042

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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Wednesday November 13, 2019
at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. October 28, 2019
4. Public Hearings
 - a. **2020 – 2024 CAPITAL IMPROVEMENT PLAN**
 - b. **VARIANCE REQUESTS – Vang Residence (2038 Inwood Avenue North)**
Front yard Setback Variance
Side yard Setback Variance
 - c. **LAKE ELMO INWOOD APARTMENTS (5TH Street North and Island Trail)**
Minor Subdivision (Inwood 7th Addition)
Development Stage Planned Unit Development (PUD) Plans
5. New Business
 - None
6. Communications/Updates
 - a. City Council Update 11-5-2019 Meeting
 - 2040 Comprehensive Plan
 - Lake Elmo Senior Living (39th Street)
 - Zoning Text Amendment – Accessory Building Heights
 - Mountain Bike Trails in Sunfish Lake Park
 - b. Staff Updates

c. Upcoming PC Meetings:

1. November 25, 2019
2. December 9, 2019

7. Adjourn

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo
Planning Commission Meeting
Minutes of October 28, 2019**

Commissioner Weeks called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Cadenhead, Hartley, Holtz, Risner, Steil and Weeks

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Director Roberts

Approve Agenda:

M/S/P: Hartley/Cadenhead move to approve the agenda as presented, **Vote: 6-0, motion carried unanimously.**

Approve Minutes:

M/S/P: Risner/Steil move to approve the October 16, 2019 minutes, **Vote: 6-0, motion carried unanimously.**

Public Hearings - None

New Business

Subdivision Ordinance Update

Roberts presented the proposed changes to the subdivision ordinance. For this latest update, he specifically mentioned the items that will be removed from Planning Commission review, street naming, utility easements, the changes recommended by the City Attorney.

Hartley asked about lot splits and minor subdivision. Cadenhead asked for some clarification between the three and four lot requirements for lot divisions and minor subdivisions.

Roberts explained that it is staff intent to expedite the review process for applicants by not having them attend multiple meetings. He stated that by having only staff review, the Planning Commission would have to have faith in staff that they are providing a thorough review of the plats when they come in.

M/S/P: Holtz/Hartley move to recommend approval of all the suggested amendments to the City Subdivision Ordinance, with the possible change to the warranty information,
Vote: 6-0, motion carried unanimously.

City Council Updates

At the October 15, 2019 meeting City Council approved the Inwood 6th Addition minor subdivision and Kwik Trip Fuel Station CUP. Kwik Trip did a traffic study, their engineer determined that once Kwik Trip is open, there will be a need for a traffic signal at Inwood Avenue and 5th Street North. The developers of the Inwood PUD contributed a portion of the cost of the traffic signal for Inwood Avenue and 5th Street to the City and at the meeting Kwik Trip agreed to pay half of the cities remaining portion of the cost of the new traffic signal.

Staff Updates

1. 2040 Comprehensive Plan Update, it received Met Council approval on October 23rd with minor changes. The changes are being finalized and will be presented to the City Council on November 5th.
2. Upcoming meeting
 - a. November 13, 2019 a Wednesday, will be the following meeting due to Veteran's Day. Inwood 7th with the multi-family approximately 65 unit apartment building. An original farmhouse located on Inwood is looking to expand, but it does not meet the setbacks in the zoning district.
 - b. November 25, 2019

Meeting adjourned at 8:05 pm

Respectfully submitted,

Tanya Nuss
Permit Technician



STAFF REPORT

DATE: November 13, 2019

AGENDA ITEM: 2020-2024 CIP

TO: Planning Commission

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

In May staff developed recommendations for updates to the 2020-2024 Capital Improvement Plan (CIP) working in consultation with the Public Safety Committee, Maintenance Advisory Committee and the Parks Commission. In June, the Finance Committee reviewed the plan and made a recommendation to the Council.

Before the recommendation can go to Council, the Planning Commission will need to hold a public hearing on the plan and make a recommendation about whether or not it is consistent with the Comprehensive Plan since the CIP is a component of the Comprehensive Plan. Since the plan years are 2020-2024, the plan should be compared to the 2040 Comprehensive Plan that was adopted by the City Council on November 5th.

ISSUE BEFORE COMMISSION:

Is the proposed 2020-2024 Capital Improvement Plan consistent with the 2040 Comprehensive Plan?

PROPOSAL DETAILS/ANALYSIS:

A copy of the 2020-2024 CIP is included in your packet. It includes projects that cost at least \$25,000 and have a useful life span of five years or longer. Projects are prioritized and funding sources are identified.

The 2020-2024 CIP includes 72 separate projects with a total estimated cost of about \$61 million. These projects include street work, new facilities (city hall and fire station), equipment (fire, public works, parks and utilities), park and trail improvements, and utility infrastructure.

FISCAL IMPACT:

The total estimated costs of all the projects is \$61 million. Funding sources are identified for each project with a summary included on page 14.

OPTIONS:

After holding the public hearing, the Planning Commission may:

- 1) Find that the 2020-2024 CIP is consistent with the 2040 Comprehensive Plan
- 2) Find that the 2020-2024 CIP is not consistent with the 2040 Comprehensive Plan and note the inconsistencies.

RECOMMENDATION:

“Motion to recommend to the City Council that the 2020-2024 Capital Improvement Plan is consistent with the 2040 Comprehensive Plan”

ATTACHMENT:

- Draft 2020-2024 Capital Improvement Plan



**City of Lake Elmo
Capital Improvement Program
2020 – 2024**

Planning Commission Draft 11/13/19

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INTRODUCTION

What is a CIP?

A Capital Improvement Program, or CIP, is a multi-year (typically 5 years) capital expenditure plan for a city's infrastructure (such as streets, parks and utility systems), vehicles, equipment and public buildings. It identifies the major projects needed and desired by the community, their potential costs and how they would be financed. Including a project in a CIP does not commit the city to that project. The City Council must specifically authorize each one, and the associated funding, before any project may proceed. When the CIP is reviewed (ideally annually, in conjunction with the budgeting process), projects may go forward as planned, advance ahead of schedule, be removed entirely, or new projects may be added, depending upon changes in circumstances and priorities.

The Minnesota Land Planning Act requires that the implementation plan portion of the Comprehensive Plan include a CIP for major infrastructure needs (transportation, wastewater, water supply, parks and open space) for a five-year time period. Cities often expand the scope of their CIPs to include other capital needs (major equipment replacements, for example) and sometimes look beyond the five-year time period, up to 20 years in the future for some projects. Such projects represent more of a "wish-list" that can be evaluated each time the plan is updated.

As a part of the Comprehensive Plan, the CIP has some legal standing. Minnesota Statutes Chapter 473.865 provides that "a local governmental unit shall not adopt any official control or fiscal device which is in conflict with its comprehensive plan." A fiscal device includes a budget or bond issue; so it is important that the plan and CIP be kept-up-to date and in sync with city budgets.

The primary benefit of a CIP is as a financial planning tool to help the city plan for the impact of capital needs on future budgets and property taxes, and to help forecast the need for borrowing to undertake major projects. The information developed as part of the capital planning process can help document the need for various projects and assist the City Council to sort out competing priorities.

Scope of the CIP

Lake Elmo's CIP includes all capital projects that **cost at least \$25,000 and have a useful life span of five years or longer.** Projects include **all capital needs including major repairs to buildings and equipment purchases and replacements.** Any projects not meeting these parameters would be reviewed as part of the annual operating budget, but would not be included in the CIP.

Funding Sources

The CIP identifies a possible funding source(s) for each project listed. The various funding sources are as follows:

Debt Service Fund	<i>Projects financed by borrowing, later to be repaid with property taxes, and potentially special assessments depending upon the characteristics of the project.</i>
General Fund	<i>Annual operating budget, primarily funded by property tax revenues.</i>
Park Improvement Fund	<i>Existing City fund, receipts from cash-in-lieu of land park dedication fees paid by developers and others who subdivide their land.</i>
Stormwater Fund	<i>Funds come from fees paid by users of the Stormwater system</i>
Wastewater Fund	<i>Funds come from fees paid by users of the Wastewater System</i>
Vehicle Replacement Fund	<i>Fund used to segregate funds set aside for planned replacements of existing vehicles. Funds are transferred from the operating budget (primarily property taxes) and the sale of equipment.</i>
Water Fund	<i>Funds come from fees paid by users of the Water System</i>
Municipal State Aid (MSA)	<i>State aid funds allocated to the City each year; annual allocation grows as the City grows.</i>

In addition to these sources, it is possible that future projects could be funded from donations, grants, user fees or other sources not listed.

In 2019 the Vehicle Replacement Fund was revived. The expected fund balance at 12/31/19 is estimated to be about \$215,000. The updated proposed schedule of revenues and expenditures assumes the 2% increase in the tax rate each year continues.

Year	Revenue	Expense	Balance
2020	\$872,139	\$298,500	\$788,715
2021	\$794,679	\$310,000	\$1,273,394
2022	\$150,000	\$972,500	\$450,894
2023	\$175,000	\$289,000	\$336,894
2024	\$200,000	\$209,000	\$327,894
2025	\$387,300	\$55,000	\$660,194
2026	\$424,500	\$35,000	\$1,049,694
2027	\$635,290	\$1,028,500	\$656,484
2028	\$1,010,030	\$0	\$1,666,514
2029	\$531,000	\$230,000	\$1,967,514

Revenue from the sale of equipment is not included in the above table.

Project Priorities

Capital improvement projects should be prioritized in some way so that limited funding can be allocated to those which are most important. This is difficult because the varying nature of the projects and their benefits and objectives are so disparate as to be essentially not comparable. Some public agencies have developed elaborate rating and ranking systems to try to set priorities. Complicated scoring systems may have some disadvantages because they may give a false sense of objectivity or precision to the priority setting process. Others use simpler systems, or simply do not try to compare projects that are like “apples and oranges.” There is no accepted system or “industry standard” for prioritizing projects.

The following system has been utilized by staff:

- 1 Critical or urgent, high-priority projects that should be done if at all possible; a special effort should be made to find sufficient funding for all of the projects in this group.
- 2 Very important, high-priority projects that should be done as funding becomes available.
- 3 Important and worthwhile projects to be considered if funding is available; may be deferred to a subsequent year.
- 4 Less important, low-priority projects; desirable but not essential.
- 5 Future Consideration

2020-2024 CIP OVERVIEW

For 2020 through 2024, the draft CIP includes 72 separate projects (active, pending and new recommendations) with a total estimated cost of \$60,741,401. All cost estimates are preliminary and based on current dollars. No assumptions have been made about inflation. It will be

important to refine and update costs when the plan is reviewed, especially for projects in the first year or two of the plan.

Some projects beyond the five-year planning period are also included in the CIP. Most of these projects are replacements for equipment and vehicles (such as fire trucks) which may have a life span of 10, 15 or 20 years and more. The plan may include “pending” projects for which timelines (and in most cases, cost estimates) have not yet been identified. As more information is developed about the need for, cost, and possible funding sources for these projects, they will be included in future CIP updates.

Street Projects

The update includes the following street projects in the CIP:

- PW-026, Reclaim roads in Heritage Farms at a cost of \$1,774,000 in 2020. State grant will cover cost of roads in Stonegate 2nd since it is tied to a water project.
- PW-027, Reconstruction of roads in Tamarack Farms, and Hamlet on Sunfish Lake and Old Village Phase 5 for \$2,864,00 in 2021.
- PW-030, CSAH 15/30th St Signal for \$250,000 in 2023
- PW-031, CSAH6/Inwood Street Signal for \$250,000 in 2024
- PW-034, 15th St N (MSA Street) for \$1,045,000 moved to 2022 from 2020
- PW-035, UP RR Crossing-Village Parkway for \$525,000 moved to 2021 from 2020
- PW-036, UP RR Crossing-Private Drive Closure for \$105,000 moved to 2021 from 2020
- PW-037, UP RR Crossing-Klondike Ave for \$262,500 moved to 2021 from 2020
- PW-038, Reclaim roads in Fields of St. Croix 1 and 2 and Old Village Phase 6 streets, \$3,045,000 in 2022
- PW-039, Reclaim roads in Parkview Estates, Cardinal Ridge, Torres Pines, Beaut Crest and Irish Ct and Old Village Phase 7, \$2,289,200 in 2023
- PW-040, Reclaim roads in Tana Ridge, Carriage Station, and 59th St Ct/55th St/Julep Way for \$1,653,000 in 2024.
- PW-052, Ideal Ave (Phase 2) for \$800,000 in 2022
- PW-053, Ideal Ave (CSAH 13) from CSAH 14 to CSAH 6, for \$800,000 in 2024
- PW-057, Manning Phase 3 for \$250,000 in 2021 and \$1,400,000 in 2023
- PW-058, TH 36/Manning Interchange for \$2 million (very rough estimate) in 2021
- PW-059, Keats Ave/TH 36 Acceleration Lane was removed since we learned we were not awarded a state grant
- PW-066, Manning Phase 4 (I-94 up to Oakland Middle School) for \$50,000 (planning) in 2024 (new) May not see actual bill from county until construction sometime later.
- PW-067, Manning/Hudson Stoplight for \$250,000 in 2021 is covered by developer. (new)
- PW-069, 5th St/Inwood Ave Signal light for \$100,000 in 2020. About 2/3rds of City portion is covered by developers. (new)

Project Highlights by Department

Administration/Finance:

- AF-001, New City Hall, Fire Station and Public Works Improvements, is the only request in this department. The project costs have been increased by 3% from the 2018 estimates from Leo A Daly. The project activities would be split over three years 2020-2022 since the last tenant lease expires in June 2022. However, costs are shown as two separate bond issues.

Fire:

- F-010, Replace B1 for \$60,000 in 2021.
- F-011, Engine E1 replacement for \$580,000 in 2022
- F-017, Turnout Gear Replacements for \$60,000 in 2022
- F-018 and F-019, Tahoes for Fire Department in 2020 and 2022, are being added back into the CIP. Previous council/committee in 2016 removed them and anticipated them going in operating budget when sales cost were subtracted from new cost the difference was less than \$25,000. Staff proposes putting them back in to the CIP since the asset is over \$25,000 and to fund them through the Vehicle Replacement Fund.

Parks and Recreation:

- PR-007, Sunfish Lake Park Improvements for \$120,000 in 2020 for mountain bike trails and \$90,000 in 2021 includes paving hiking trails to meet ADA standards.
- PR-009, Central Greenway Regional Trail for \$50,000 in 2023. This project has been updated to reflect the recent work between the city and county on the Central Greenway Corridor through Lake Elmo. Total project costs are estimated at \$12 million. However the trail will be built out in segments over many years depending upon grant funding, development and road work.
- PR-015, Dump Truck for \$90,000 in 2022
- PR-017, New or Refurbished Ballfields for \$1 million in 2022.
- PR-018, New Park Development for \$150,000 in 2020 (Inwood)
- PR-019, Dog Park for \$25,000 in 2023
- PR-020, Utility Vehicle/Trail Groomer for \$37,000 in 2024

Public Works:

- Street Projects were mentioned above
- The remaining projects are equipment purchases. Costs have been updated to reflect more recent pricing. Only purchase proposed for 2020 is Dump Truck with Plow.

Sewer System:

- S-003, Hamlet on Sunfish Lake Sewer, for \$140,000 in 2020 and \$60,000 in 2021. This is per an agreement with MPCA
- The City Engineer has proposed doing S-005, Old Village Sewer Extension Phase Five and S-016 Old Village Phase Six combined over a two year period in 2021 and 2022
- S-012, Section 36 Trunk Sewer Oversizing since the Four Corners Development will install it will be about \$250,000 in 2021

- S-013, Sewer Oversizing for \$35,000 in 2020 for Legacy and Wildflower
- S-017, Old Village Sewer Extension Phase Seven for \$548,625 in 2023
- S-018, Heritage Farms Sewer Extension for \$980,000 in 2020 (new)

Storm Water System:

- SW-001, Phase 2 Regional Drainage Improvements for \$600,000 in 2022 and \$800,000 in 2023. The costs and dates are estimates and will depend upon development.
- SW-002, Phase 3 Regional Drainage Improvements for \$500,000 in 2022. The costs and dates are estimates and will depend upon development.
- SW-003, Kramer Lake Floodplain Study for \$60,000 in 2022 assumes a grant from the watershed district

Water System:

- W-005, Old Village water main Phase Five and Phase 6 (W-025) done combined over two years for revised estimated cost of \$626,588 each year in 2021 and 2022
- W-006, Elevated Storage Tank #3, for revised estimated costs of \$275,000 in 2020 and 3,200,000 in 2021
- W-008, Village East Trunk Water main, for \$132,000 in 2020
- W-010, Paint Water Tower Tank #2 for \$800,000 in 2023
- W-013, Water main Oversizing for \$38,000 in 2020 and \$70,000 in 2021 and \$119,000 in 2024
- W-014, Well & Pump house #5 for \$2,510,000 in 2020
- W-017, Water Main upgrades and extension consistent with road work. Heritage Farms water main upgrades for \$50,000 and Stonegate water extension for \$3.63m in 2020 includes funding for water extension to Stonegate from the state.
- W-018, Water Main extension to Hamlet on Sunfish Lake for \$1,702,000 consistent with road work and assuming state grant funds are received.
- W-019, SCADA System Upgrade for revised estimated costs of \$50,000 in 2022
- W-022, Utility Truck for \$70,000 in 2021 with costs split equally amongst water and sewer
- W-023, Water Meter Change out for revised cost of \$50,000 each year in 2019-2022
- W-024, Automated Radio Read System for \$300,000 in 2022
- W-026, Old Village water extension Phase Seven for revised cost estimate of \$265,650 in 2023
- W-027, Pressure Reduction Station-Connection to WT #3 for revised cost estimate of \$132,000 in 2021
- W-028, Blackford Water Extension for \$37,000 in 2020 assumes state funding
- W-029, 31st St Water Extension for \$459,000 in 2020 assume state funding
- W-030, Water Main extension to Parkview Estates, Cardinal Ridge, Torres Pines, and Irish Ct consistent with road work and assumes state grants for \$4,039,200 in 2023
- W-031, water main upgrades in Fields of St Croix 2 consistent with road work for \$50,000

- W-032, water main upgrades in Tana Ridge and Carriage Station consistent with road work for \$100,000 in 2024

City of Lake Elmo, Minnesota
Capital Improvement Plan - 2020 - 2024

PROJECT LISTING

Includes Projects from All Years

Admin/Finance Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Active	AF-001	New City Hall, Fire Station, PW Improvements

Building Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Active	B-001	Replacement Inspection Truck

Fire Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Pending	F-005	Replacement of Parking Lot at Station #2
Active	F-001	Rescue Engine E2
Active	F-004	Tender 1
Active	F-007	SCBA Replacements
Active	F-010	B 1
Active	F-011	E1 Engine
Active	F-012	B 2
Active	F-013	T2 Tender/Engine
Active	F-014	Boat and Trailer
Active	F-015	Ranger
Active	F-016	L1 Ladder Truck
Active	F-017	Turnout Gear Replacements
New Recommendation	F-018	CV 1 (Tahoe)
New Recommendation	F-019	CV 2 (Tahoe)

Parks and Recreation

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Pending	PR-002	50th Street Trail
Pending	PR-003	Demontreville Park Improvements
Active	PR-005	Pebble Park Improvements
Active	PR-007	Sunfish Lake Park Improvements
Active	PR-009	Central Greenway Regional Trail
Active	PR-015	Dump Truck
Active	PR-017	New or Refurbished Ballfields
Active	PR-018	New Park Development
Active	PR-019	Dog Park
Active	PR-020	Utility Vehicle/Trail Groomer

Public Works Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Pending	PW-013	2019 Street Improvements
Pending	PW-059	Keats Ave/TH 36 Acceleration Lane
Active	PW-004	Loader
Active	PW-006	Tractor
Active	PW-010	Lake Elmo Ave at 5th St Turn Lane
Active	PW-019	Pickup Truck / plow
Active	PW-023	Vac Trailer
Active	PW-026	2020 Street Improvements
Active	PW-027	2021 Street Improvements

Active	PW-029	CSAH19/Hudson Blvd Signal & Turn Lane
Active	PW-030	CSAH 15/30th Street Signal
Active	PW-031	CSAH 6/Inwood Signal
Active	PW-034	15th Street North (MSA Street)
Active	PW-035	UP RR Crossing - Village Parkway
Active	PW-036	UP RR Crossing - Private Drive Closure
Active	PW-037	UP RR Crossing: Klondike Ave
Active	PW-038	2022 Street Improvements
Active	PW-039	2023 Street Improvements
Active	PW-040	2024 Street Improvements
Active	PW-041	2025 Street Improvements
Active	PW-042	2026 Street Improvements
Active	PW-043	Service Truck
Active	PW-044	Trac Hoe
Active	PW-045	Tandem Plow Truck
Active	PW-047	Dump Truck w/Plow
Active	PW-048	Mini Loader
Active	PW-049	Asphalt Hot Box
Active	PW-050	Dump Truck with Plow
Active	PW-052	Ideal Ave (CSAH 13) Phase 2
Active	PW-053	Ideal Ave (CSAH 13)-Phase 3- CSAH 14 to CSAH 6
Active	PW-054	Skidloader
Active	PW-055	2027 Street Improvements
Active	PW-056	2028 Street Improvements
Active	PW-057	Manning Ave Phase 3
Active	PW-058	TH 36/Manning Interchange
Active	PW-060	Pickup w/plow
Active	PW-061	Pickup
Active	PW-062	Dump Truck w/plow, sander & underbody
Active	PW-063	Pickup w/lift gate & plow
Active	PW-064	Pickup w/lift gate & plow
Active	PW-065	Dump Truck w/plow, sander & underbody
New Recommendation	PW-066	Manning Phase 4
New Recommendation	PW-067	Manning/Hudson Stoplight
New Recommendation	PW-068	2029 Street Improvements
New Recommendation	PW-069	5th St./Inwood Ave Signal Light

Sewer Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Active	S-003	Hamlet on Sunfish Lake Sewer Extension
Active	S-005	Old Village Sewer Extension Phase 5 & 6
Active	S-012	Section 36 Trunk Sewer Main Oversizing
Active	S-013	Sewer Oversizing
Active	S-016	Old Village Sewer Extension Phase 5 & 6
Active	S-017	Old Village Sewer Extension Phase 7
New Recommendation	S-18	Heritage Farms Sewer Extension

Storm Water Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Active	SW-001	Phase 2 Regional Drainage Improvements
Active	SW-002	Phase 3 Regional Drainage Improvements
Active	SW-003	Kramer Lake Floodplain Study
Active	SW-004	Surface Water Management Plan (Comp Plan) update

Water Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Pending	W-001	2019 Street Improvement Project - water component

Active	W-005	OV Sewer Extension; Phase 5&6; water component
Active	W-006	Elevated Storage Tank #3
Active	W-007	Hammes Estates 12" bypass
Active	W-008	Village East Trunk Watermain PRV
Active	W-010	Paint Water Tank at PW
Active	W-012	Well #4 Pump - Pull and Rebuild
Active	W-013	Watermain Oversizing
Active	W-014	Well & Pumphouse #5
Active	W-017	2020 Street & Utility Improvements-Water
Active	W-018	2021 Street & Utility Improvements-Water
Active	W-019	SCADA Upgrade
Active	W-022	Utility Truck
Active	W-023	Water Meter Change Out
Active	W-024	Automated Radio Read System
Active	W-025	OV sewer extension phase 6 & 5; water component
Active	W-026	OV sewer extension Phase 7; water component
Active	W-027	Pressure Reduction Station-Connection to WT #3
Active	W-028	Blackford Water Ext
Active	W-029	31st St Area Water Extension
Active	W-030	2023 Street Projects-water component
Active	W-031	2022 Street Projects-water component
Active	W-032	2024 Street Projects-water component

City of Lake Elmo, Minnesota
Capital Improvement Plan - 2020 - 2024
2020 thru 2024

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2020				
Priority 1 Critical				
Dump Truck w/Plow	Public Works Department	PW-047	1	250,000
5th St./Inwood Ave Signal Light	Public Works Department	PW-069	1	100,000
Elevated Storage Tank #3	Water Department	W-006	1	275,000
Well & Pumphouse #5	Water Department	W-014	1	2,510,000
Water Meter Change Out	Water Department	W-023	1	50,000
<i>Total for: Priority 1</i>				3,185,000
Priority 2 Very Important				
New City Hall, Fire Station, PW Improvements	Admin/Finance Department	AF-001	2	1,287,500
Village East Trunk Watermain PRV	Water Department	W-008	2	132,000
Blackford Water Ext	Water Department	W-028	2	37,000
31st St Area Water Extension	Water Department	W-029	2	459,000
<i>Total for: Priority 2</i>				1,915,500
Priority 3 Important				
CV 1 (Tahoe)	Fire Department	F-018	3	48,500
Sunfish Lake Park Improvements	Parks and Recreation	PR-007	3	120,000
2020 Street Improvements	Public Works Department	PW-026	3	2,574,000
Hamlet on Sunfish Lake Sewer Extension	Sewer Department	S-003	3	140,000
Sewer Oversizing	Sewer Department	S-013	3	35,000
Heritage Farms Sewer Extension	Sewer Department	S-18	3	980,000
Watermain Oversizing	Water Department	W-013	3	38,000
2020 Street & Utility Improvements-Water	Water Department	W-017	3	3,680,000
Utility Truck	Water Department	W-022	3	70,000
<i>Total for: Priority 3</i>				7,685,500
Priority 4 Less Important				
New Park Development	Parks and Recreation	PR-018	4	150,000
<i>Total for: Priority 4</i>				150,000
Total for 2020				12,936,000

2021				
Priority 1 Critical				
Elevated Storage Tank #3	Water Department	W-006	1	3,200,000
Water Meter Change Out	Water Department	W-023	1	50,000
<i>Total for: Priority 1</i>				3,250,000
Priority 2 Very Important				
New City Hall, Fire Station, PW Improvements	Admin/Finance Department	AF-001	2	4,609,250
Tractor	Public Works Department	PW-006	2	130,000
UP RR Crossing - Village Parkway	Public Works Department	PW-035	2	525,000

Project Name	Department	Project #	Priority	Project Cost
UP RR Crossing - Private Drive Closure	Public Works Department	PW-036	2	105,000
UP RR Crossing: Klondike Ave	Public Works Department	PW-037	2	262,500
Mini Loader	Public Works Department	PW-048	2	120,000
TH 36/Manning Interchange	Public Works Department	PW-058	2	2,000,000
Manning/Hudson Stoplight	Public Works Department	PW-067	2	250,000
<i>Total for: Priority 2</i>				8,001,750

Priority 3 Important

B 1	Fire Department	F-010	3	60,000
Sunfish Lake Park Improvements	Parks and Recreation	PR-007	3	90,000
2021 Street Improvements	Public Works Department	PW-027	3	2,864,000
Manning Ave Phase 3	Public Works Department	PW-057	3	250,000
Hamlet on Sunfish Lake Sewer Extension	Sewer Department	S-003	3	60,000
Old Village Sewer Extension Phase 5 & 6	Sewer Department	S-005	3	929,775
Section 36 Trunk Sewer Main Oversizing	Sewer Department	S-012	3	250,000
OV Sewer Extension; Phase 5&6; water component	Water Department	W-005	3	626,588
Watermain Oversizing	Water Department	W-013	3	70,000
2021 Street & Utility Improvements-Water	Water Department	W-018	3	1,702,000
Pressure Reduction Station-Connection to WT #3	Water Department	W-027	3	132,000
<i>Total for: Priority 3</i>				7,034,363

Priority 4 Less Important

Asphalt Hot Box	Public Works Department	PW-049	4	60,000
<i>Total for: Priority 4</i>				60,000

Total for 2021	18,346,113
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2022

Priority 1 Critical

E1 Engine	Fire Department	F-011	1	580,000
Turnout Gear Replacements	Fire Department	F-017	1	60,000
New or Refurbished Ballfields	Parks and Recreation	PR-017	1	1,000,000
Dump Truck with Plow	Public Works Department	PW-050	1	250,000
Water Meter Change Out	Water Department	W-023	1	50,000
<i>Total for: Priority 1</i>				1,940,000

Priority 2 Very Important

New City Hall, Fire Station, PW Improvements	Admin/Finance Department	AF-001	2	5,381,750
SCADA Upgrade	Water Department	W-019	2	50,000
<i>Total for: Priority 2</i>				5,431,750

Priority 3 Important

CV 2 (Tahoe)	Fire Department	F-019	3	52,500
Dump Truck	Parks and Recreation	PR-015	3	90,000
15th Street North (MSA Street)	Public Works Department	PW-034	3	1,045,000
2022 Street Improvements	Public Works Department	PW-038	3	3,045,000
Ideal Ave (CSAH 13) Phase 2	Public Works Department	PW-052	3	800,000
Old Village Sewer Extension Phase 5 & 6	Sewer Department	S-016	3	929,775
Phase 2 Regional Drainage Improvements	Storm Water Department	SW-001	3	600,000
Phase 3 Regional Drainage Improvements	Storm Water Department	SW-002	3	500,000
Kramer Lake Floodplain Study	Storm Water Department	SW-003	3	60,000
Automated Radio Read System	Water Department	W-024	3	300,000
OV sewer extension phase 6 & 5; water component	Water Department	W-025	3	626,588
2022 Street Projects-water component	Water Department	W-031	3	50,000

Project Name	Department	Project #	Priority	Project Cost
			<i>Total for: Priority 3</i>	8,098,863
Total for 2022				15,470,613
2023				
Priority 2 Very Important				
Loader	Public Works Department	PW-004	2	185,000
Trac Hoe	Public Works Department	PW-044	2	85,000
			<i>Total for: Priority 2</i>	270,000
Priority 3 Important				
Central Greenway Regional Trail	Parks and Recreation	PR-009	3	50,000
CSAH 15/30th Street Signal	Public Works Department	PW-030	3	250,000
2023 Street Improvements	Public Works Department	PW-039	3	2,289,200
Skidloader	Public Works Department	PW-054	3	70,000
Manning Ave Phase 3	Public Works Department	PW-057	3	1,400,000
Old Village Sewer Extension Phase 7	Sewer Department	S-017	3	548,625
Phase 2 Regional Drainage Improvements	Storm Water Department	SW-001	3	800,000
OV sewer extension Phase 7; water component	Water Department	W-026	3	265,650
2023 Street Projects-water component	Water Department	W-030	3	4,039,200
			<i>Total for: Priority 3</i>	9,712,675
Priority 4 Less Important				
Dog Park	Parks and Recreation	PR-019	4	25,000
Paint Water Tank at PW	Water Department	W-010	4	800,000
			<i>Total for: Priority 4</i>	825,000
Total for 2023				10,807,675
2024				
Priority 1 Critical				
Manning Phase 4	Public Works Department	PW-066	1	50,000
			<i>Total for: Priority 1</i>	50,000
Priority 3 Important				
B 2	Fire Department	F-012	3	90,000
Utility Vehicle/Trail Groomer	Parks and Recreation	PR-020	3	37,000
CSAH 6/Inwood Signal	Public Works Department	PW-031	3	250,000
2024 Street Improvements	Public Works Department	PW-040	3	1,653,000
Ideal Ave (CSAH 13)-Phase 3- CSAH 14 to CSAH 6	Public Works Department	PW-053	3	800,000
Pickup w/plow	Public Works Department	PW-060	3	41,000
Watermain Oversizing	Water Department	W-013	3	119,000
2024 Street Projects-water component	Water Department	W-032	3	100,000
			<i>Total for: Priority 3</i>	3,090,000
Priority 4 Less Important				
PickupTruck / plow	Public Works Department	PW-019	4	41,000
			<i>Total for: Priority 4</i>	41,000
Total for 2024				3,181,000
GRAND TOTAL				60,741,401

City of Lake Elmo, Minnesota
Capital Improvement Plan - 2020 - 2024
2020 thru 2024

FUNDING SOURCE SUMMARY

Source	2020	2021	2022	2023	2024	Total
Debt Service	2,754,000	15,159,613	11,883,113	4,739,200	2,453,000	36,988,926
General Fund	30,000	85,000	60,000		50,000	225,000
Grants/Donation	7,266,000	2,452,000	1,060,000	3,989,200		14,767,200
Municipal State Aid (MSA)		1,000,000	1,045,000	250,000	250,000	2,545,000
Park Dedication Fund	270,000	90,000		75,000		435,000
Sewer Fund	210,000	310,000		565,625		1,085,625
Storm Water Fund				17,000		17,000
Vehicle Replacement Fund	298,500	310,000	972,500	289,000	209,000	2,079,000
Water Fund	545,000	252,000	450,000	1,132,650	219,000	2,598,650
GRAND TOTAL	11,373,500	19,658,613	15,470,613	11,057,675	3,181,000	60,741,401

City of Lake Elmo, Minnesota
Capital Improvement Plan - 2020 - 2024
2020 thru 2024

PROJECTS BY FUNDING SOURCE

Source	Project #	Priority	2020	2021	2022	2023	2024	Total
Debt Service								
New City Hall, Fire Station, PW Improvements	AF-001	2		5,896,750	5,381,750			11,278,500
2020 Street Improvements	PW-026	3	1,774,000					1,774,000
2021 Street Improvements	PW-027	3		2,864,000				2,864,000
UP RR Crossing - Private Drive Closure	PW-036	2		105,000				105,000
UP RR Crossing: Klondike Ave	PW-037	2		262,500				262,500
2022 Street Improvements	PW-038	3			3,045,000			3,045,000
2023 Street Improvements	PW-039	3				2,289,200		2,289,200
2024 Street Improvements	PW-040	3					1,653,000	1,653,000
Ideal Ave (CSAH 13) Phase 2	PW-052	3			800,000			800,000
Ideal Ave (CSAH 13)-Phase 3- CSAH 14 to CSAH 6	PW-053	3					800,000	800,000
Manning Ave Phase 3	PW-057	3				1,650,000		1,650,000
TH 36/Manning Interchange	PW-058	2		1,000,000				1,000,000
Old Village Sewer Extension Phase 5 & 6	S-005	3		929,775				929,775
Old Village Sewer Extension Phase 5 & 6	S-016	3			929,775			929,775
Heritage Farms Sewer Extension	S-18	3	980,000					980,000
Phase 2 Regional Drainage Improvements	SW-001	3			600,000	800,000		1,400,000
Phase 3 Regional Drainage Improvements	SW-002	3			500,000			500,000
OV Sewer Extension; Phase 5&6; water component	W-005	3		626,588				626,588
Elevated Storage Tank #3	W-006	1		3,475,000				3,475,000
OV sewer extension phase 6 & 5; water component	W-025	3			626,588			626,588
Debt Service Total			2,754,000	15,159,613	11,883,113	4,739,200	2,453,000	36,988,926
General Fund								
Turnout Gear Replacements	F-017	1			60,000			60,000
UP RR Crossing - Village Parkway	PW-035	2		25,000				25,000
Asphalt Hot Box	PW-049	4		60,000				60,000
Manning Phase 4	PW-066	1					50,000	50,000
5th St./Inwood Ave Signal Light	PW-069	1	30,000					30,000
General Fund Total			30,000	85,000	60,000		50,000	225,000
Grants/Donation								
New or Refurbished Ballfields	PR-017	1			1,000,000			1,000,000
2020 Street Improvements	PW-026	3	800,000					800,000
UP RR Crossing - Village Parkway	PW-035	2		500,000				500,000
Manning/Hudson Stoplight	PW-067	2		250,000				250,000
5th St./Inwood Ave Signal Light	PW-069	1	70,000					70,000
Kramer Lake Floodplain Study	SW-003	3			60,000			60,000
Well & Pumphouse #5	W-014	1	2,270,000					2,270,000
2020 Street & Utility Improvements-Water	W-017	3	3,630,000					3,630,000
2021 Street & Utility Improvements-Water	W-018	3		1,702,000				1,702,000
Blackford Water Ext	W-028	2	37,000					37,000

Source	Project #	Priority	2020	2021	2022	2023	2024	Total
31st St Area Water Extension	W-029	2	459,000					459,000
2023 Street Projects-water component	W-030	3				3,989,200		3,989,200
Grants/Donation Total			7,266,000	2,452,000	1,060,000	3,989,200		14,767,200
Municipal Sate Aid (MSA)								
CSAH 15/30th Street Signal	PW-030	3				250,000		250,000
CSAH 6/Inwood Signal	PW-031	3					250,000	250,000
15th Street North (MSA Street)	PW-034	3			1,045,000			1,045,000
TH 36/Manning Interchange	PW-058	2		1,000,000				1,000,000
Municipal Sate Aid (MSA) Total				1,000,000	1,045,000	250,000	250,000	2,545,000
Park Dedication Fund								
Sunfish Lake Park Improvements	PR-007	3	120,000	90,000				210,000
Central Greenway Regional Trail	PR-009	3				50,000		50,000
New Park Development	PR-018	4	150,000					150,000
Dog Park	PR-019	4				25,000		25,000
Park Dedication Fund Total			270,000	90,000		75,000		435,000
Sewer Fund								
Trac Hoe	PW-044	2				17,000		17,000
Hamlet on Sunfish Lake Sewer Extension	S-003	3	140,000	60,000				200,000
Section 36 Trunk Sewer Main Oversizing	S-012	3		250,000				250,000
Sewer Oversizing	S-013	3	35,000					35,000
Old Village Sewer Extension Phase 7	S-017	3				548,625		548,625
Utility Truck	W-022	3	35,000					35,000
Sewer Fund Total			210,000	310,000		565,625		1,085,625
Storm Water Fund								
Trac Hoe	PW-044	2				17,000		17,000
Storm Water Fund Total						17,000		17,000
Vehicle Replacement Fund								
B 1	F-010	3		60,000				60,000
E1 Engine	F-011	1			580,000			580,000
B 2	F-012	3					90,000	90,000
CV 1 (Tahoe)	F-018	3	48,500					48,500
CV 2 (Tahoe)	F-019	3			52,500			52,500
Dump Truck	PR-015	3			90,000			90,000
Utility Vehicile/Trail Groomer	PR-020	3					37,000	37,000
Loader	PW-004	2				185,000		185,000
Tractor	PW-006	2		130,000				130,000
PickupTruck / plow	PW-019	4					41,000	41,000
Trac Hoe	PW-044	2				34,000		34,000
Dump Truck w/Plow	PW-047	1	250,000					250,000
Mini Loader	PW-048	2		120,000				120,000
Dump Truck with Plow	PW-050	1			250,000			250,000
Skidloader	PW-054	3				70,000		70,000
Pickup w/plow	PW-060	3					41,000	41,000

Source	Project #	Priority	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund Total			298,500	310,000	972,500	289,000	209,000	2,079,000
Water Fund								
Trac Hoe	PW-044	2				17,000		17,000
Village East Trunk Watermain PRV	W-008	2	132,000					132,000
Paint Water Tank at PW	W-010	4				800,000		800,000
Watermain Oversizing	W-013	3	38,000	70,000			119,000	227,000
Well & Pumphouse #5	W-014	1	240,000					240,000
2020 Street & Utility Improvements-Water	W-017	3	50,000					50,000
SCADA Upgrade	W-019	2			50,000			50,000
Utility Truck	W-022	3	35,000					35,000
Water Meter Change Out	W-023	1	50,000	50,000	50,000			150,000
Automated Radio Read System	W-024	3			300,000			300,000
OV sewer extension Phase 7; water component	W-026	3				265,650		265,650
Pressure Reduction Station-Connection to WT #3	W-027	3		132,000				132,000
2023 Street Projects-water component	W-030	3				50,000		50,000
2022 Street Projects-water component	W-031	3			50,000			50,000
2024 Street Projects-water component	W-032	3					100,000	100,000
Water Fund Total			545,000	252,000	450,000	1,132,650	219,000	2,598,650
GRAND TOTAL			11,373,500	19,658,613	15,470,613	11,057,675	3,181,000	60,741,401

City of Lake Elmo, Minnesota
Capital Improvement Plan - 2020 - 2024
 2020 thru 2029

PROJECTS BY FUNDING SOURCE

Source	#	Priority	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Debt Service													
New City Hall, Fire Station, PW Improvements	AF-001	2		5,896,750	5,381,750								11,278,500
2020 Street Improvements	PW-026	3	1,774,000										1,774,000
2021 Street Improvements	PW-027	3		2,864,000									2,864,000
UP RR Crossing - Private Drive Closure	PW-036	2		105,000									105,000
UP RR Crossing: Klondike Ave	PW-037	2		262,500									262,500
2022 Street Improvements	PW-038	3			3,045,000								3,045,000
2023 Street Improvements	PW-039	3				2,289,200							2,289,200
2024 Street Improvements	PW-040	3					1,653,000						1,653,000
2025 Street Improvements	PW-041	3						2,000,000					2,000,000
2026 Street Improvements	PW-042	3							2,000,000				2,000,000
Ideal Ave (CSAH 13) Phase 2	PW-052	3			800,000								800,000
Ideal Ave (CSAH 13)-Phase 3- CSAH 14 to CSAH 6	PW-053	3					800,000						800,000
2027 Street Improvements	PW-055	3								2,000,000			2,000,000
2028 Street Improvements	PW-056	3									2,000,000		2,000,000
Manning Ave Phase 3	PW-057	3				1,650,000							1,650,000
TH 36/Manning Interchange	PW-058	2		1,000,000									1,000,000
2029 Steet Improvements	PW-068	3										2,000,000	2,000,000
Old Village Sewer Extension Phase 5 & 6	S-005	3		929,775									929,775
Old Village Sewer Extension Phase 5 & 6	S-016	3			929,775								929,775
Heritage Farms Sewer Extension	S-18	3	980,000										980,000
Phase 2 Regional Drainage Improvements	SW-001	3			600,000	800,000							1,400,000
Phase 3 Regional Drainage Improvements	SW-002	3			500,000								500,000

Source	#	Priority	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
OV Sewer Extension; Phase 5&6; water component	W-005	3		626,588									626,588
Elevated Storage Tank #3	W-006	1		3,475,000									3,475,000
OV sewer extension phase 6 & 5; water component	W-025	3			626,588								626,588
Debt Service Total			2,754,000	15,159,613	11,883,113	4,739,200	2,453,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	46,988,926
General Fund													
Turnout Gear Replacements	F-017	1			60,000								60,000
UP RR Crossing - Village Parkway	PW-035	2		25,000									25,000
Asphalt Hot Box	PW-049	4		60,000									60,000
Manning Phase 4	PW-066	1					50,000						50,000
5th St./Inwood Ave Signal Light	PW-069	1	30,000										30,000
General Fund Total			30,000	85,000	60,000		50,000						225,000
Grants/Donation													
Ranger	F-015	3										16,000	16,000
New or Refurbished Ballfields	PR-017	1			1,000,000								1,000,000
2020 Street Improvements	PW-026	3	800,000										800,000
UP RR Crossing - Village Parkway	PW-035	2		500,000									500,000
Manning/Hudson Stoplight	PW-067	2		250,000									250,000
5th St./Inwood Ave Signal Light	PW-069	1	70,000										70,000
Kramer Lake Floodplain Study	SW-003	3			60,000								60,000
Well & Pumphouse #5	W-014	1	2,270,000										2,270,000
2020 Street & Utility Improvements-Water	W-017	3	3,630,000										3,630,000
2021 Street & Utility Improvements-Water	W-018	3		1,702,000									1,702,000
Blackford Water Ext	W-028	2	37,000										37,000
31st St Area Water Extension	W-029	2	459,000										459,000
2023 Street Projects-water component	W-030	3				3,989,200							3,989,200
Grants/Donation Total			7,266,000	2,452,000	1,060,000	3,989,200						16,000	14,783,200
Municipal Sate Aid (MSA)													
CSAH 15/30th Street Signal	PW-030	3				250,000							250,000
CSAH 6/Inwood Signal	PW-031	3					250,000						250,000
15th Street North (MSA Street)	PW-034	3			1,045,000								1,045,000

Source	#	Priority	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
TH 36/Manning Interchange	PW-058	2		1,000,000									1,000,000
Municipal Sate Aid (MSA) Total				1,000,000	1,045,000	250,000	250,000						2,545,000
Park Dedication Fund													
Sunfish Lake Park Improvements	PR-007	3	120,000	90,000									210,000
Central Greenway Regional Trail	PR-009	3				50,000							50,000
New Park Development	PR-018	4	150,000										150,000
Dog Park	PR-019	4				25,000							25,000
Park Dedication Fund Total			270,000	90,000		75,000							435,000
Sewer Fund													
Trac Hoe	PW-044	2				17,000							17,000
Hamlet on Sunfish Lake Sewer Extension	S-003	3	140,000	60,000									200,000
Section 36 Trunk Sewer Main Oversizing	S-012	3		250,000									250,000
Sewer Oversizing	S-013	3	35,000										35,000
Old Village Sewer Extension Phase 7	S-017	3				548,625							548,625
Utility Truck	W-022	3	35,000										35,000
Sewer Fund Total			210,000	310,000		565,625							1,085,625
Storm Water Fund													
Trac Hoe	PW-044	2				17,000							17,000
Storm Water Fund Total						17,000							17,000
Vehicle Replacement Fund													
B 1	F-010	3		60,000									60,000
E1 Engine	F-011	1			580,000								580,000
B 2	F-012	3					90,000						90,000
T2 Tender/Engine	F-013	4								650,000			650,000
Boat and Trailer	F-014	3								20,000			20,000
CV 1 (Tahoe)	F-018	3	48,500					55,000					103,500
CV 2 (Tahoe)	F-019	3			52,500					63,000			115,500
Dump Truck	PR-015	3			90,000								90,000
Utility Vehicile/Trail Groomer	PR-020	3					37,000						37,000
Loader	PW-004	2				185,000							185,000
Tractor	PW-006	2		130,000									130,000

Source	#	Priority	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
PickupTruck / plow	PW-019	4					41,000						41,000
Trac Hoe	PW-044	2				34,000							34,000
Dump Truck w/Plow	PW-047	1	250,000										250,000
Mini Loader	PW-048	2		120,000									120,000
Dump Truck with Plow	PW-050	1			250,000								250,000
Skidloader	PW-054	3				70,000							70,000
Pickup w/plow	PW-060	3					41,000						41,000
Pickup	PW-061	3							35,000				35,000
DumpTruck w/plow, sander & underbody	PW-062	3								205,500			205,500
Pickup w/lift gate & plow	PW-063	3								45,000			45,000
Pickup w/lift gate & plow	PW-064	3								45,000			45,000
Dump Truck w/plow, sander & underbody	PW-065	3										230,000	230,000

Vehicle Replacement Fund Total

298,500	310,000	972,500	289,000	209,000	55,000	35,000	1,028,500	230,000	3,427,500
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Water Fund

Trac Hoe	PW-044	2				17,000							17,000
Village East Trunk Watermain PRV	W-008	2	132,000										132,000
Paint Water Tank at PW	W-010	4				800,000							800,000
Well #4 Pump - Pull and Rebuild	W-012	3						35,000					35,000
Watermain Oversizing	W-013	3	38,000	70,000			119,000						227,000
Well & Pumphouse #5	W-014	1	240,000										240,000
2020 Street & Utility Improvements-Water	W-017	3	50,000										50,000
SCADA Upgrade	W-019	2			50,000								50,000
Utility Truck	W-022	3	35,000										35,000
Water Meter Change Out	W-023	1	50,000	50,000	50,000								150,000
Automated Radio Read System	W-024	3			300,000								300,000
OV sewer extension Phase 7; water component	W-026	3				265,650							265,650
Pressure Reduction Station-Connection to WT #3	W-027	3		132,000									132,000
2023 Street Projects-water component	W-030	3				50,000							50,000
2022 Street Projects-water component	W-031	3			50,000								50,000
2024 Street Projects-water component	W-032	3					100,000						100,000

Water Fund Total

545,000	252,000	450,000	1,132,650	219,000	35,000	2,633,650
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Source	#	Priority	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
GRAND TOTAL			11,373,500	19,658,613	15,470,613	11,057,675	3,181,000	2,090,000	2,035,000	3,028,500	2,000,000	2,246,000	72,140,901

City of Lake Elmo, Minnesota
Capital Improvement Plan - 2020 - 2024
2020 thru 2024

PROJECTS & FUNDING SOURCES BY DEPARTMENT

Department	Project #	Priority	2020	2021	2022	2023	2024	Total
Admin/Finance Department								
New City Hall, Fire Station, PW Improvements <i>Debt Service</i>	AF-001	2	1,287,500	4,609,250 5,896,750	5,381,750 5,381,750			11,278,500 11,278,500
Admin/Finance Department Total			1,287,500	4,609,250	5,381,750			11,278,500
Fire Department								
B 1 <i>Vehicle Replacement Fund</i>	F-010	3		60,000 60,000				60,000 60,000
E1 Engine <i>Vehicle Replacement Fund</i>	F-011	1			580,000 580,000			580,000 580,000
B 2 <i>Vehicle Replacement Fund</i>	F-012	3					90,000 90,000	90,000 90,000
Turnout Gear Replacements <i>General Fund</i>	F-017	1			60,000 60,000			60,000 60,000
CV 1 (Tahoe) <i>Vehicle Replacement Fund</i>	F-018	3	48,500 48,500					48,500 48,500
CV 2 (Tahoe) <i>Vehicle Replacement Fund</i>	F-019	3			52,500 52,500			52,500 52,500
Fire Department Total			48,500	60,000	692,500		90,000	891,000
Parks and Recreation								
Sunfish Lake Park Improvements <i>Park Dedication Fund</i>	PR-007	3	120,000 120,000	90,000 90,000				210,000 210,000
Central Greenway Regional Trail <i>Park Dedication Fund</i>	PR-009	3				50,000 50,000		50,000 50,000
Dump Truck <i>Vehicle Replacement Fund</i>	PR-015	3			90,000 90,000			90,000 90,000
New or Refurbished Ballfields <i>Grants/Donation</i>	PR-017	1			1,000,000 1,000,000			1,000,000 1,000,000
New Park Development <i>Park Dedication Fund</i>	PR-018	4	150,000 150,000					150,000 150,000
Dog Park <i>Park Dedication Fund</i>	PR-019	4				25,000 25,000		25,000 25,000
Utility Vehicle/Trail Groomer <i>Vehicle Replacement Fund</i>	PR-020	3					37,000 37,000	37,000 37,000
Parks and Recreation Total			270,000	90,000	1,090,000	75,000	37,000	1,562,000
Public Works Department								
Loader <i>Vehicle Replacement Fund</i>	PW-004	2				185,000 185,000		185,000 185,000
Tractor <i>Vehicle Replacement Fund</i>	PW-006	2		130,000 130,000				130,000 130,000

Department	Project #	Priority	2020	2021	2022	2023	2024	Total
PickupTruck / plow	PW-019	4					41,000	41,000
Vehicle Replacement Fund							41,000	41,000
2020 Street Improvements	PW-026	3	2,574,000					2,574,000
Debt Service			1,774,000					1,774,000
Grants/Donation			800,000					800,000
2021 Street Improvements	PW-027	3		2,864,000				2,864,000
Debt Service				2,864,000				2,864,000
CSAH 15/30th Street Signal	PW-030	3				250,000		250,000
Municipal Sate Aid (MSA)						250,000		250,000
CSAH 6/Inwood Signal	PW-031	3					250,000	250,000
Municipal Sate Aid (MSA)							250,000	250,000
15th Street North (MSA Street)	PW-034	3			1,045,000			1,045,000
Municipal Sate Aid (MSA)					1,045,000			1,045,000
UP RR Crossing - Village Parkway	PW-035	2		525,000				525,000
General Fund				25,000				25,000
Grants/Donation				500,000				500,000
UP RR Crossing - Private Drive Closure	PW-036	2		105,000				105,000
Debt Service				105,000				105,000
UP RR Crossing: Klondike Ave	PW-037	2		262,500				262,500
Debt Service				262,500				262,500
2022 Street Improvements	PW-038	3			3,045,000			3,045,000
Debt Service					3,045,000			3,045,000
2023 Street Improvements	PW-039	3				2,289,200		2,289,200
Debt Service						2,289,200		2,289,200
2024 Street Improvements	PW-040	3					1,653,000	1,653,000
Debt Service							1,653,000	1,653,000
Trac Hoe	PW-044	2				85,000		85,000
Sewer Fund						17,000		17,000
Storm Water Fund						17,000		17,000
Vehicle Replacement Fund						34,000		34,000
Water Fund						17,000		17,000
Dump Truck w/Plow	PW-047	1	250,000					250,000
Vehicle Replacement Fund			250,000					250,000
Mini Loader	PW-048	2		120,000				120,000
Vehicle Replacement Fund				120,000				120,000
Asphalt Hot Box	PW-049	4		60,000				60,000
General Fund				60,000				60,000
Dump Truck with Plow	PW-050	1			250,000			250,000
Vehicle Replacement Fund					250,000			250,000
Ideal Ave (CSAH 13) Phase 2	PW-052	3			800,000			800,000
Debt Service					800,000			800,000
Ideal Ave (CSAH 13)-Phase 3- CSAH 14 to CSAH 6	PW-053	3					800,000	800,000
Debt Service							800,000	800,000
Skidloader	PW-054	3				70,000		70,000
Vehicle Replacement Fund						70,000		70,000
Manning Ave Phase 3	PW-057	3		250,000		1,400,000		1,650,000
Debt Service						1,650,000		1,650,000
TH 36/Manning Interchange	PW-058	2		2,000,000				2,000,000
Debt Service				1,000,000				1,000,000
Municipal Sate Aid (MSA)				1,000,000				1,000,000
Pickup w/plow	PW-060	3					41,000	41,000
Vehicle Replacement Fund							41,000	41,000
Manning Phase 4	PW-066	1					50,000	50,000
General Fund							50,000	50,000
Manning/Hudson Stoplight	PW-067	2		250,000				250,000

Department	Project #	Priority	2020	2021	2022	2023	2024	Total
<i>Grants/Donation</i>				250,000				250,000
5th St./Inwood Ave Signal Light	PW-069	1	100,000					100,000
<i>General Fund</i>			30,000					30,000
<i>Grants/Donation</i>			70,000					70,000
Public Works Department Total			2,924,000	6,566,500	5,140,000	4,279,200	2,835,000	21,744,700

Sewer Department

Hamlet on Sunfish Lake Sewer Extension	S-003	3	140,000	60,000				200,000
<i>Sewer Fund</i>			140,000	60,000				200,000
Old Village Sewer Extension Phase 5 & 6	S-005	3		929,775				929,775
<i>Debt Service</i>				929,775				929,775
Section 36 Trunk Sewer Main Oversizing	S-012	3		250,000				250,000
<i>Sewer Fund</i>				250,000				250,000
Sewer Oversizing	S-013	3	35,000					35,000
<i>Sewer Fund</i>			35,000					35,000
Old Village Sewer Extension Phase 5 & 6	S-016	3			929,775			929,775
<i>Debt Service</i>					929,775			929,775
Old Village Sewer Extension Phase 7	S-017	3				548,625		548,625
<i>Sewer Fund</i>						548,625		548,625
Heritage Farms Sewer Extension	S-18	3	980,000					980,000
<i>Debt Service</i>			980,000					980,000
Sewer Department Total			1,155,000	1,239,775	929,775	548,625		3,873,175

Storm Water Department

Phase 2 Regional Drainage Improvements	SW-001	3			600,000	800,000		1,400,000
<i>Debt Service</i>					600,000	800,000		1,400,000
Phase 3 Regional Drainage Improvements	SW-002	3			500,000			500,000
<i>Debt Service</i>					500,000			500,000
Kramer Lake Floodplain Study	SW-003	3			60,000			60,000
<i>Grants/Donation</i>					60,000			60,000
Storm Water Department Total					1,160,000	800,000		1,960,000

Water Department

OV Sewer Extension; Phase 5&6; water component	W-005	3		626,588				626,588
<i>Debt Service</i>				626,588				626,588
Elevated Storage Tank #3	W-006	1	275,000	3,200,000				3,475,000
<i>Debt Service</i>				3,475,000				3,475,000
Village East Trunk Watermain PRV	W-008	2	132,000					132,000
<i>Water Fund</i>			132,000					132,000
Paint Water Tank at PW	W-010	4				800,000		800,000
<i>Water Fund</i>						800,000		800,000
Watermain Oversizing	W-013	3	38,000	70,000			119,000	227,000
<i>Water Fund</i>			38,000	70,000			119,000	227,000
Well & Pump house #5	W-014	1	2,510,000					2,510,000
<i>Grants/Donation</i>			2,270,000					2,270,000
<i>Water Fund</i>			240,000					240,000
2020 Street & Utility Improvements-Water	W-017	3	3,680,000					3,680,000
<i>Grants/Donation</i>			3,630,000					3,630,000
<i>Water Fund</i>			50,000					50,000
2021 Street & Utility Improvements-Water	W-018	3		1,702,000				1,702,000
<i>Grants/Donation</i>				1,702,000				1,702,000
SCADA Upgrade	W-019	2			50,000			50,000

Department	Project #	Priority	2020	2021	2022	2023	2024	Total
<i>Water Fund</i>					50,000			50,000
Utility Truck	W-022	3	70,000					70,000
<i>Sewer Fund</i>			35,000					35,000
<i>Water Fund</i>			35,000					35,000
Water Meter Change Out	W-023	1	50,000	50,000	50,000			150,000
<i>Water Fund</i>			50,000	50,000	50,000			150,000
Automated Radio Read System	W-024	3			300,000			300,000
<i>Water Fund</i>					300,000			300,000
OV sewer extension phase 6 & 5; water component	W-025	3			626,588			626,588
<i>Debt Service</i>					626,588			626,588
OV sewer extension Phase 7; water component	W-026	3				265,650		265,650
<i>Water Fund</i>						265,650		265,650
Pressure Reduction Station-Connection to WT #3	W-027	3		132,000				132,000
<i>Water Fund</i>				132,000				132,000
Blackford Water Ext	W-028	2	37,000					37,000
<i>Grants/Donation</i>			37,000					37,000
31st St Area Water Extension	W-029	2	459,000					459,000
<i>Grants/Donation</i>			459,000					459,000
2023 Street Projects-water component	W-030	3				4,039,200		4,039,200
<i>Grants/Donation</i>						3,989,200		3,989,200
<i>Water Fund</i>						50,000		50,000
2022 Street Projects-water component	W-031	3			50,000			50,000
<i>Water Fund</i>					50,000			50,000
2024 Street Projects-water component	W-032	3					100,000	100,000
<i>Water Fund</i>							100,000	100,000
Water Department Total			7,251,000	5,780,588	1,076,588	5,104,850	219,000	19,432,026
GRAND TOTAL			12,936,000	18,346,113	15,470,613	10,807,675	3,181,000	60,741,401

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Admin/Finance Department

Contact City Administrator

Project # AF-001
Project Name New City Hall, Fire Station, PW Improvements

Type Improvement

Useful Life 40 years

Category Buildings

Priority 2 Very Important

Status Active

Description

New City Facilities

1. Space Needs Study in 2017 including fire station and public works needs
2. cost estimates from BKV Space Needs Study dated November 21, 2017 for public works improvements
3. cost estimates for new fire station/city hall from Leo A Dlay study April 4, 2018 (\$10.5m) increased for inflation
4. Public Works Improvements to existing facility
 - \$250,000 in 2018 for larger salt shed
 - \$515,000 in 2020 for office addition
 - \$257,500 in 2021 for yard improvements
5. New City Hall/Fire Station 2020-2022

Justification

Would allow all staff (except public works) to be at one site, community meeting rooms, updated council chambers. Locate single fire station in more central location with better access to main roads. Brookfield lease was \$33k per year and increasing. Brookfield office building and land purchased in 2018

Lease expirations:

3- month to month with 60-90 day notice

1-annual 12/31/19

1-3/31/20

1-12/31/20

1-12/31/21

1-6/30/22

*relocation costs: personal property moving costs and reestablishment costs

Expenditures	2020	2021	2022	2023	2024	Total
Planning/Design	772,500					772,500
Construction/Maintenance	515,000	4,609,250	5,381,750			10,506,000
Total	1,287,500	4,609,250	5,381,750			11,278,500

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service		5,896,750	5,381,750			11,278,500
Total		5,896,750	5,381,750			11,278,500

Budget Impact/Other

Borrowing split over multiple years. 50% of funds borrowed must be spent within 12 months.

Debt payments to be split amongst General Fund (80%), Water (10%) and Sewer (10%)

2020: design and preconstruction costs of new city hall/fire station (\$772,500); public works office addition (\$515,000)

2021: council chambers and fire apparatus bay additions (\$4,351,750) and public works yard impr (\$257,500)

2022: remodel of Brookfield and repurchase from EDA (\$5,381,750)

costs are based off of 2019 build estimates and include construction inflation of 3%

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Equipment

Useful Life 15 years

Category Vehicles

Priority 3 Important

Status Active

Project # F-010

Project Name B 1

Description

Replace 2001 B1
brush/grass rig=F350 w/markings and lighting

Justification

End of Useful Life
Replaces 2001 F-350

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings		60,000				60,000
Total		60,000				60,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund		60,000				60,000
Total		60,000				60,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Equipment

Useful Life 25 years

Category Vehicles

Priority 1 Critical

Status Active

Project # F-011

Project Name E1 Engine

Description

Replacement of 1997 Engine that was refurbished in 2007

Justification

End of Useful Life

May not be needed if in one station, depending on staffing and pumping capacity

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings			580,000			580,000
Total			580,000			580,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund			580,000			580,000
Total			580,000			580,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Equipment

Useful Life 20 years

Category Vehicles

Priority 3 Important

Status Active

Project # F-012

Project Name B 2

Description

Replacement of 2004 B 2
Brush/grass rig

Justification

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings					90,000	90,000
Total					90,000	90,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund					90,000	90,000
Total					90,000	90,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Maintenance

Useful Life

Category Equipment: Fire Equip

Priority 1 Critical

Status Active

Project # F-017

Project Name Turnout Gear Replacements

Description

Replacement of 24 sets of turnout gear

Justification

End of useful life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings			60,000			60,000
Total			60,000			60,000

Funding Sources	2020	2021	2022	2023	2024	Total
General Fund			60,000			60,000
Total			60,000			60,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Equipment

Useful Life 0

Category Vehicles

Priority 3 Important

Status New Recommendation

Project # F-018

Project Name CV 1 (Tahoe)

Description

Replace 2015 CV1, (Duty vehicle) w/emergency equipment, lighting and graphics.

Justification

End of manufacturer's warranty.
Optimize resale value. Possible offset of up to \$35,000.00 resale. Will sell as is, or remove emergency equipment for possible reuse and sell as passenger vehicle.

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings	48,500					48,500
Total	48,500					48,500

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund	48,500					48,500
Total	48,500					48,500

Budget Impact/Other

Less maintenance/repairs required to upkeep new vehicle

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Equipment

Useful Life 5 years

Category Vehicles

Priority 3 Important

Status New Recommendation

Project # F-019

Project Name CV 2 (Tahoe)

Description

Replace 2017 CV2, (Duty vehicle) w/emergency equipment, lighting and graphics.

Justification

End of manufacturer's warranty.

Optimize resale value. Possible offset of up to \$38,000.00 resale. Will sell as is, or remove emergency equipment for possible reuse and sell as passenger vehicle.

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings			52,500			52,500
Total			52,500			52,500

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund			52,500			52,500
Total			52,500			52,500

Budget Impact/Other

Less maintenance/repairs required to upkeep new vehicle

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life

Category Park Improvements

Priority 3 Important

Status Active

Project # PR-007

Project Name Sunfish Lake Park Improvements

Description

(2020)

Development of 4 miles of mountain biking trails at \$30,000 per mile per Trail Source

(2021)

Paving of trails

Cost estimate:

Improve trails to ADA standards in Area 2 (prairie area): \$90,000 for 6 foot wide asphalt 1 mile trail

Justification

Explore Mt biking at direction of Council (10/17)

ADA trails consistent with Development Guide for Sunfish Lake Park as approved by MN Land Trust

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	120,000	90,000				210,000
Total	120,000	90,000				210,000

Funding Sources	2020	2021	2022	2023	2024	Total
Park Dedication Fund	120,000	90,000				210,000
Total	120,000	90,000				210,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life

Category Park Improvements

Priority 3 Important

Status Active

Project # PR-009

Project Name Central Greenway Regional Trail

Description

Central Greenway Regional Trail beginning at CSAH 19 and I-94, traveling through Lake Elmo Park Reserve, east along Stillwater Blvd to Manning Ave and then north to TH36.

Justification

Trail would address the following community needs:

- Deliver students safely to school
- Bring people to our downtown
- Bring people to our parks
- Provide safe recreation
- Trail Diversity-Provide feel of Lake Elmo
- Omit need to bike down Hwy 5/CSAH 14
- Compatibility with public grant opportunities
- Compatibility with private funding opportunities

Feasibility of land acquisition will be a consideration

Trail likely to be built in segments in conjunction with county road projects and as funding allows through Met Council or other state grants

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance				50,000		50,000
Total				50,000		50,000

Funding Sources	2020	2021	2022	2023	2024	Total
Park Dedication Fund				50,000		50,000
Total				50,000		50,000

Budget Impact/Other

Additional trails to maintain-labor and materials for snow removal if desired by city

Trail construction cost may be as high as \$12 million. City would expect cost share with county as well as grants to offset costs.

2023 costs are for trail through new roundabout at CSAH 19 and CSAH 10

Future costs will be added as they are known

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 3 Important

Status Active

Project # PR-015

Project Name Dump Truck

Description

550 dump pickup replaces 2009 vehicle. .

Justification

End of Useful life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings			90,000			90,000
Total			90,000			90,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund			90,000			90,000
Total			90,000			90,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life 40 years

Category Park Improvements

Priority 1 Critical

Status Active

Project # PR-017

Project Name New or Refurbished Ballfields

Description

New ballfields to be constructed or refurbished after Tartan ball fields are no longer used by the public

Justification

Replacement of some of the fields at Tartan Park lost to development of Royal Oaks Golf Course Community

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance			1,000,000			1,000,000
Total			1,000,000			1,000,000

Funding Sources	2020	2021	2022	2023	2024	Total
Grants/Donation			1,000,000			1,000,000
Total			1,000,000			1,000,000

Budget Impact/Other

Funding to be provided from developer in development agreement with Royal Golf. Funds to be used for acquisition of land, if necessary, and buildidngor refurbishing of (a) new ballfield(s).

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life 40 years

Category Park Improvements

Priority 4 Less Important

Status Active

Project # PR-018

Project Name New Park Development

Description

New park to be developed in the Wildflower/Village Preserve area in 2019 and in Inwood in 2020

Justification

Areas identified during development as a park search area to provide recreational opportunities to new residents.

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	150,000					150,000
Total	150,000					150,000

Funding Sources	2020	2021	2022	2023	2024	Total
Park Dedication Fund	150,000					150,000
Total	150,000					150,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Parks and Recreation
Contact Public Works Director
Type Improvement
Useful Life 25 years
Category Park Improvements
Priority 4 Less Important
Status Active

Project # PR-019
Project Name Dog Park

Description

Parks commission recommended the search and planning for a dog park somewhere near the denser developments
Improvements would be minimal such as fencing

Justification

Residents on small lots in denser developments need a place to take their dogs for exercise.
By providing a dog park those who let their dogs run off leash in other parks can be redirected

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance				25,000		25,000
Total				25,000		25,000

Funding Sources	2020	2021	2022	2023	2024	Total
Park Dedication Fund				25,000		25,000
Total				25,000		25,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact Public Works Director

Project # PR-020
Project Name Utility Vehicle/Trail Groomer

Type Equipment

Useful Life 10 years

Category Vehicles

Priority 3 Important

Status Active

Description

Replaces 2014 Kubota

Justification

End of Useful Life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings					37,000	37,000
Total					37,000	37,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund					37,000	37,000
Total					37,000	37,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life 15 years

Category Vehicles

Priority 2 Very Important

Status Active

Project # PW-004

Project Name Loader

Description

Replace 1999 loader

Justification

End of Useful Life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings				185,000		185,000
Total				185,000		185,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund				185,000		185,000
Total				185,000		185,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life 15 years

Category Vehicles

Priority 2 Very Important

Status Active

Project # PW-006

Project Name Tractor

Description

Replace 2004 John Deere Tractor

Cost include all ditch and mowing attachments

Additional cost for snowblower (\$30k included in total)

Additional cost for wing/controls (\$15,000)

Justification

End of Useful Life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings		130,000				130,000
Total		130,000				130,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund		130,000				130,000
Total		130,000				130,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life 10 years

Category Vehicles

Priority 4 Less Important

Status Active

Project # PW-019

Project Name PickupTruck / plow

Description

Replacement for 2012 F250

End of usefull life (7 years)

Justification

Replacement for 2012 F250

End of useful life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings					41,000	41,000
Total					41,000	41,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund					41,000	41,000
Total					41,000	41,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-026

Project Name 2020 Street Improvements

Description

Reconstruction of roads in Heritage Farms, Stonegate 2nd

Justification

Per pavement management plan reviewed by Engineer and Public Works Director

Stonegate 2nd roads done in conjunction with water extension project and is covered by state grant

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	2,574,000					2,574,000
Total	2,574,000					2,574,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service	1,774,000					1,774,000
Grants/Donation	800,000					800,000
Total	2,574,000					2,574,000

Budget Impact/Other

\$495,000 assessment revenue including \$11,000 from City for Heritage Park

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-027

Project Name 2021 Street Improvements

Description

\$1,577,000 Tamarack Farms reconstruct and Hamlet on Sunfish Lake reclaim

\$1,287,000 for Ov Phase 5 & 6 (completed in 2 years)

Justification

Per pavement management plan reviewed by Engineer and Public Works Director

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		2,864,000				2,864,000
Total		2,864,000				2,864,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service		2,864,000				2,864,000
Total		2,864,000				2,864,000

Budget Impact/Other

\$473,100 assessment revenue for Tamarck and Hamlet

\$386,100 for OV 5&6

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Maintenance

Useful Life 25 years

Category Street Construction

Priority 3 Important

Status Active

Project # PW-030

Project Name CSAH 15/30th Street Signal

Description

CSAH 15/30th Street signal improvements. May be stand alone project or with CSAH 15 Phase 3

Justification

Improvement needed due to increase of traffic
Washington County study

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance				250,000		250,000
Total				250,000		250,000

Funding Sources	2020	2021	2022	2023	2024	Total
Municipal State Aid (MSA)				250,000		250,000
Total				250,000		250,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Project # PW-031
Project Name CSAH 6/Inwood Signal

Department Public Works Department
Contact Engineer
Type Maintenance
Useful Life 25 years
Category Street Reconstruction
Priority 3 Important
Status Active

Description

CSAH 6/ Inwood Signal Improvements - to replace 4-way stop.

Justification

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance					250,000	250,000
Total					250,000	250,000

Funding Sources	2020	2021	2022	2023	2024	Total
Municipal Sate Aid (MSA)					250,000	250,000
Total					250,000	250,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-034

Project Name 15th Street North (MSA Street)

Description

15th Street reconstruction

Justification

Significant patching made in 2018 to extend road life a couple years.
Recon needed per pavement management plan reviewed by Engineer and Public Works Director

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance			1,045,000			1,045,000
Total			1,045,000			1,045,000

Funding Sources	2020	2021	2022	2023	2024	Total
Municipal State Aid (MSA)			1,045,000			1,045,000
Total			1,045,000			1,045,000

Budget Impact/Other

Potential for some assessments

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Street Construction

Priority 2 Very Important

Status Active

Project # PW-035

Project Name UP RR Crossing - Village Parkway

Description

UP RR Crossing - Village Parkway

Justification

To allow connectivity between developing neighborhoods north and south of the tracks

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		525,000				525,000
Total		525,000				525,000

Funding Sources	2020	2021	2022	2023	2024	Total
General Fund		25,000				25,000
Grants/Donation		500,000				500,000
Total		525,000				525,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Unassigned

Priority 2 Very Important

Status Active

Project # PW-036

Project Name UP RR Crossing - Private Drive Closure

Description

UP RR Crossing - Private driveway closure required for Village Parkway Crossing

Justification

Railroad requirement in order to get new crossing at Village Parkway

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		105,000				105,000
Total		105,000				105,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service		105,000				105,000
Total		105,000				105,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Unassigned

Useful Life 40 years

Category Street Construction

Priority 2 Very Important

Status Active

Project # PW-037

Project Name UP RR Crossing: Klondike Ave

Description

UP RR Crossing - Klondike - upgraded crossing to include light and gates

Justification

Railroad requirement in order to build new crossing at Village Parkway

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		262,500				262,500
Total		262,500				262,500

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service		262,500				262,500
Total		262,500				262,500

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-038

Project Name 2022 Street Improvements

Description

Annual Street Improvements- Fields of St Croix 1st and 2nd reclaims \$1,758,000

And \$1,287,000 for OV 5 & 6 (Over 2 years)

Justification

Annual street improvements per Engineering recommendation

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance			3,045,000			3,045,000
Total			3,045,000			3,045,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service			3,045,000			3,045,000
Total			3,045,000			3,045,000

Budget Impact/Other

\$527,400 assessment revenue for Fields

\$386,100 assessment revenue for Ov 5&6

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-039

Project Name 2023 Street Improvements

Description

Annual Street Improvements

\$1,803,000-Parkview Estates, Cardinal Ridge, Torres Pines, Beaut Crest, Irish Ct (reclaims)

\$486,200-Old Village Phase 7 (Legion Ave N)

Justification

Annual street improvements per Engineering recommendation

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance				2,289,200		2,289,200
Total				2,289,200		2,289,200

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service				2,289,200		2,289,200
Total				2,289,200		2,289,200

Budget Impact/Other

\$540,900 assessment revenue for neighborhoods

\$145,860 for OV 7

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-040

Project Name 2024 Street Improvements

Description

Annual Street Improvements

Tana Ridge, Carriage Station, 59th St Ct/55th St/Julep Way (reclaims)

Justification

Annual street improvements per recommendation by City Engineer

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance					1,653,000	1,653,000
Total					1,653,000	1,653,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service					1,653,000	1,653,000
Total					1,653,000	1,653,000

Budget Impact/Other

\$495,900 assessment revenue

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 2 Very Important

Status Active

Project # PW-044

Project Name Trac Hoe

Description

Replace 2006 Case Backhoe with a more maneuverable unit.

Justification

End of Useful Life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings				85,000		85,000
Total				85,000		85,000

Funding Sources	2020	2021	2022	2023	2024	Total
Sewer Fund				17,000		17,000
Storm Water Fund				17,000		17,000
Vehicle Replacement Fund				34,000		34,000
Water Fund				17,000		17,000
Total				85,000		85,000

Budget Impact/Other

\$85,000 total cost split amongst water, stormwater , streets, and parks sewer

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 1 Critical

Status Active

Project # PW-047

Project Name Dump Truck w/Plow

Description

Single Axel plow truck to replace 1998 model

Justification

End of Useful Life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings	250,000					250,000
Total	250,000					250,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund	250,000					250,000
Total	250,000					250,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 2 Very Important

Status Active

Project # PW-048

Project Name Mini Loader

Description

Mini loader to replace 2006 Case Back Hoe with a more manuverable unit. Will be outfitted with a plow for cul de sacs and other narrow streets.

Justification

End of Useful Life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings		120,000				120,000
Total		120,000				120,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund		120,000				120,000
Total		120,000				120,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Equipment: PW Equip

Priority 4 Less Important

Status Active

Project # PW-049

Project Name Asphalt Hot Box

Description

Slide in unit for dump truck. Will replace a trailer hot box and utilize a single axel dump truck during the summer months

Justification

End of Useful Life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings		60,000				60,000
Total		60,000				60,000

Funding Sources	2020	2021	2022	2023	2024	Total
General Fund		60,000				60,000
Total		60,000				60,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 1 Critical

Status Active

Project # PW-050

Project Name Dump Truck with Plow

Description

Replace 2006 model

Justification

End of Useful Life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings			250,000			250,000
Total			250,000			250,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund			250,000			250,000
Total			250,000			250,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 20 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-052

Project Name Ideal Ave (CSAH 13) Phase 2

Description

Cooperatvie project between Washington County, City of Oakdale and City of Lake Elmo

Improvements to CSAH 13 from CSAH 14 to 44th St

Justification

Need determined by Washington County

New development in Oakdale will increase traffic in area

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance			800,000			800,000
Total			800,000			800,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service			800,000			800,000
Total			800,000			800,000

Budget Impact/Other

30% assessment to residential properties and public works building

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department
Contact Engineer
Type Improvement
Useful Life 20 years
Category Street Reconstruction
Priority 3 Important
Status Active

Project # PW-053
Project Name Ideal Ave (CSAH 13)-Phase 3- CSAH 14 to CSAH 6

Description

Cooperative project between Washington County, City of Oakdale and City of Lake Elmo

Per Washington County includes:
Safety improvements including widening of shoulders
Pavement improvement
Turn lane and intersection improvements
Pedestrian and non-motorized upgrades
Drainage Improvements

Justification

Need determined by Washington County

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance					800,000	800,000
Total					800,000	800,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service					800,000	800,000
Total					800,000	800,000

Budget Impact/Other

All Ag property owned by 3M on Lake Elmo side

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 3 Important

Status Active

Project # PW-054

Project Name Skidloader

Description

Additional skidloader to be used to mow park trails and asphalt in the summer. During the winter it can be used to aid in snow removal at city parking lots and possibly on park trails and sidewalks (w/blower)

2 speed highflow

Justification

additional skidloader needed due to growth in streets and parks

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings				70,000		70,000
Total				70,000		70,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund				70,000		70,000
Total				70,000		70,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-057

Project Name Manning Ave Phase 3

Description

CSAH 15 from CSAH 14 to CSAH 10

Per Washington County includes:

Expansion to four lane divided highway

Access management

Intersection control

Separate multi-use trail

Landscaping and Aesthetics

Justification

Need determined by Washington County

Expenditures	2020	2021	2022	2023	2024	Total
Land Acquisition		250,000				250,000
Construction/Maintenance				1,400,000		1,400,000
Total		250,000		1,400,000		1,650,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service				1,650,000		1,650,000
Total				1,650,000		1,650,000

Budget Impact/Other

30% assessment to residential properties

Trail could come from park dedication funds

County could delay project if not included as part of their BOND-2022

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Construction

Priority 2 Very Important

Status Active

Project # PW-058

Project Name TH 36/Manning Interchange

Description

New Interchange to replace stop lights at TH 36 and Manning

Justification

Cooperative project with MNDOT, Washington County, Stillwater, Grant, Oak Park Heights and Stillwater Township.

Increased traffic on TH 36

Fatality at intersection in 2013

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		2,000,000				2,000,000
Total		2,000,000				2,000,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service		1,000,000				1,000,000
Municipal Sate Aid (MSA)		1,000,000				1,000,000
Total		2,000,000				2,000,000

Budget Impact/Other

No cost estimates available

Cost share between Wash Co, Mn DOT, Lake Elmo, Grant, Stillwater, and Stillwater Twp

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life 10 years

Category Vehicles

Priority 3 Important

Status Active

Project # PW-060

Project Name Pickup w/plow

Description

Pickup with plow to replace 2014 F250

Justification

End of Useful Life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings					41,000	41,000
Total					41,000	41,000

Funding Sources	2020	2021	2022	2023	2024	Total
Vehicle Replacement Fund					41,000	41,000
Total					41,000	41,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Street Reconstruction

Priority 1 Critical

Status New Recommendation

Project # PW-066

Project Name Manning Phase 4

Description

Manning Ave from I-94 to 1300 feet south of CSAH 10

Per Washington County includes:

Expansion to a four lane divided highway

Access management

Intersection control improvements

Separate mulit use trail

Justification

Need as determined by Washington County to ensure ongoing safe and efficient operation of this highway

Expenditures	2020	2021	2022	2023	2024	Total
Planning/Design					50,000	50,000
Total					50,000	50,000

Funding Sources	2020	2021	2022	2023	2024	Total
General Fund					50,000	50,000
Total					50,000	50,000

Budget Impact/Other

Local contribution may not be required until construction phase

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Construction

Priority 2 Very Important

Status New Recommendation

Project # PW-067

Project Name Manning/Hudson Stoplight

Description

Stoplight at realigned Hudson Blvd and Manning Ave

Justification

per Washington County

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		250,000				250,000
Total		250,000				250,000

Funding Sources	2020	2021	2022	2023	2024	Total
Grants/Donation		250,000				250,000
Total		250,000				250,000

Budget Impact/Other

Funding from Four Corners 1st Addition

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Construction

Priority 1 Critical

Status New Recommendation

Project # PW-069

Project Name 5th St./Inwood Ave Signal Light

Description

New signal light at the intersection of Inwood Ave N and 5th St

Justification

Traffic study completed by Kwik Trip showed development would meet warrants for a singlaized intersection.

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	100,000					100,000
Total	100,000					100,000

Funding Sources	2020	2021	2022	2023	2024	Total
General Fund	30,000					30,000
Grants/Donation	70,000					70,000
Total	100,000					100,000

Budget Impact/Other

Contributions from Hans Hagen and Kwik Trip will cover roughly 2/3rds of the city's cost of the project. City remaining funds to come from general fund. City cost is 1/3 of overall project cost (~\$300,000) with remaining to be paid by Washington County

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Sewer Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Wastewater

Priority 3 Important

Status Active

Project # S-003

Project Name Hamlet on Sunfish Lake Sewer Extension

Description

Sewer Extension to Hamlet on Sunfish Lake
2020-sewer extension and connection
2021-repair and upgrades of sewer lines

Justification

Per 2016 MPCA agreement

100% assessed

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	140,000	60,000				200,000
Total	140,000	60,000				200,000

Funding Sources	2020	2021	2022	2023	2024	Total
Sewer Fund	140,000	60,000				200,000
Total	140,000	60,000				200,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Sewer Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Wastewater

Priority 3 Important

Status Active

Project # S-005

Project Name Old Village Sewer Extension Phase 5 & 6

Description

Sewer extension in the Old Village Phases 5 & 6 (over 2 years)

OV 5: 33rd, Kraft , Lampert, 32nd, Langley

OV 6: Upper 33rd, 34th, 35th, 36th

Properties just south of railroad track would only be completed if easements granted to reach properties

Justification

Met Council requirement to extend sewer

Failing septic systems

100% Assessed

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		929,775				929,775
Total		929,775				929,775

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service		929,775				929,775
Total		929,775				929,775

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Sewer Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Wastewater

Priority 3 Important

Status Active

Project # S-012

Project Name Section 36 Trunk Sewer Main Oversizing

Description

Section 36 Trunk Sewer Main

Justification

Section 36 Trunk Sewer Main

Development driven from Hudson Blvd to the north

Expenditures	2020	2021	2022	2023	2024	Total
Other		250,000				250,000
Total		250,000				250,000

Funding Sources	2020	2021	2022	2023	2024	Total
Sewer Fund		250,000				250,000
Total		250,000				250,000

Budget Impact/Other

Developer paid except for oversizing costs possibly

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Sewer Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Wastewater

Priority 3 Important

Status Active

Project # S-013

Project Name Sewer Oversizing

Description

Sewer Oversizing

Justification

Sewer oversizing based on developer pace and phasing

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	35,000					35,000
Total	35,000					35,000

Funding Sources	2020	2021	2022	2023	2024	Total
Sewer Fund	35,000					35,000
Total	35,000					35,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Sewer Department

Contact Engineer

Type Improvement

Useful Life

Category Wastewater

Priority 3 Important

Status Active

Project # S-016

Project Name Old Village Sewer Extension Phase 5 & 6

Description

Sewer extension in the Old Village Phases 5 & 6 (over 2 years)

OV 5: 33rd, Kraft , Lampert, 32nd, Langley

OV 6: Upper 33rd, 34th, 35th, 36th

Properties just south of railroad track would only be completed if easements granted to reach properties

Justification

Met Council requirement to extend sewer

Failing septic systems

100% Assessed

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance			929,775			929,775
Total			929,775			929,775

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service			929,775			929,775
Total			929,775			929,775

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Project # S-017
Project Name Old Village Sewer Extension Phase 7

Department Sewer Department
Contact Engineer
Type Improvement
Useful Life
Category Wastewater
Priority 3 Important
Status Active

Description

Legion Ave N

Justification

Met Coucnil requirement to extend sewer

Failing septic systems

100% Assessed

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance				548,625		548,625
Total				548,625		548,625

Funding Sources	2020	2021	2022	2023	2024	Total
Sewer Fund				548,625		548,625
Total				548,625		548,625

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Sewer Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Wastewater

Priority 3 Important

Status New Recommendation

Project # S-18

Project Name Heritage Farms Sewer Extension

Description

Extension of municipal sewer to Heritage Farms neighborhood

Justification

Petition submitted by homeonwers in 2018
Failing septics with limited options for replacement

Coordinated with road work for efficiency

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	980,000					980,000
Total	980,000					980,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service	980,000					980,000
Total	980,000					980,000

Budget Impact/Other

100% assessed

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Storm Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Storm Sewer/Drainage

Priority 3 Important

Status Active

Project # SW-001

Project Name Phase 2 Regional Drainage Improvements

Description

Land acquisition (Schiltgen)

Justification

2nd Phase to improving the regional drainage issues

timing dependent upon development

Expenditures	2020	2021	2022	2023	2024	Total
Land Acquisition			600,000			600,000
Construction/Maintenance				800,000		800,000
Total			600,000	800,000		1,400,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service			600,000	800,000		1,400,000
Total			600,000	800,000		1,400,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Storm Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Storm Sewer/Drainage

Priority 3 Important

Status Active

Project # SW-002

Project Name Phase 3 Regional Drainage Improvements

Description

Phase 3 of Regional Drainage Improvements (VFW Park)

Justification

3rd Phase of Regional Drainage Improvements (VFW Park)

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance			500,000			500,000
Total			500,000			500,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service			500,000			500,000
Total			500,000			500,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Storm Water Department

Contact

Type Improvement

Useful Life 40 years

Category Unassigned

Priority 3 Important

Status Active

Project # SW-003

Project Name Kramer Lake Floodplain Study

Description

Kramer Lake Floodplain Study

Justification

Required for I94 Phase 3 area development

Expenditures	2020	2021	2022	2023	2024	Total
Planning/Design			60,000			60,000
Total			60,000			60,000

Funding Sources	2020	2021	2022	2023	2024	Total
Grants/Donation			60,000			60,000
Total			60,000			60,000

Budget Impact/Other

Funding to come from developer or included as watershed study

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Project # W-005

Project Name OV Sewer Extension; Phase 5&6; water component

Description

Replace waterman in Old Village phase 5; Upper 33rd, Lower 33r. 34/36th St. W

OV Phase 5 and 6 done over 2 years

Justification

Watermain past useful life

Replace when street already dug up for sewer to be most efficient

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		626,588				626,588
Total		626,588				626,588

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service		626,588				626,588
Total		626,588				626,588

Budget Impact/Other

100% covered by water fund

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Equipment

Useful Life 40 years

Category Water

Priority 1 Critical

Status Active

Project # W-006

Project Name Elevated Storage Tank #3

Description

Water Tower #3

Justification

needed for development in Phase 2

400 RECs available before needed

Can be located in either Phase 2 or 3, the closer to Lake Elmo Ave the better

Expenditures	2020	2021	2022	2023	2024	Total
Land Acquisition	275,000					275,000
Construction/Maintenance		3,200,000				3,200,000
Total	275,000	3,200,000				3,475,000

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service		3,475,000				3,475,000
Total		3,475,000				3,475,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 2 Very Important

Status Active

Project # W-008

Project Name Village East Trunk Watermain PRV

Description

12" water main pressure reduction valve with bypass

Justification

need to reduce pressure and accommodate water flows

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	132,000					132,000
Total	132,000					132,000

Funding Sources	2020	2021	2022	2023	2024	Total
Water Fund	132,000					132,000
Total	132,000					132,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department
 Contact Public Works Director
 Type Equipment
 Useful Life 25 years
 Category Water
 Priority 4 Less Important
 Status Active

Project #	W-010
Project Name	Paint Water Tank at PW

Description

Justification
Recommended by TKDA Utility study in 2016
Regular maintenance of water tank

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings				800,000		800,000
Total				800,000		800,000

Funding Sources	2020	2021	2022	2023	2024	Total
Water Fund				800,000		800,000
Total				800,000		800,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Project # W-013

Project Name Watermain Oversizing

Description

Oversizing cost of watermain pipe installed by developers.

Justification

Ensures all pipe in the City will have flow capacity necessary for water system

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	38,000	70,000			119,000	227,000
Total	38,000	70,000			119,000	227,000

Funding Sources	2020	2021	2022	2023	2024	Total
Water Fund	38,000	70,000			119,000	227,000
Total	38,000	70,000			119,000	227,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Equipment

Useful Life 40 years

Category Water

Priority 1 Critical

Status Active

Project # W-014

Project Name Well & Pumphouse #5

Description

Well and Pumphouse #5

Justification

A 5th well and pumphouse to replace well 1 that was closed due to PFCs

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	2,510,000					2,510,000
Total	2,510,000					2,510,000

Funding Sources	2020	2021	2022	2023	2024	Total
Grants/Donation	2,270,000					2,270,000
Water Fund	240,000					240,000
Total	2,510,000					2,510,000

Budget Impact/Other

State Grant funds for about 90% or \$2.27m

Remainder to come from city water funds to cost share according to increased pump size

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Project # W-017

Project Name 2020 Street & Utility Improvements-Water

Description

2020 street improvement project - water component
Hertitage Farms (existing water) and Stonegate 2nd (new water)

Justification

improvements to existing watermain in Heritage farms \$50,000
extension of water to Stonegate 2nd due to PFCs \$3,630,000

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	3,680,000					3,680,000
Total	3,680,000					3,680,000

Funding Sources	2020	2021	2022	2023	2024	Total
Grants/Donation	3,630,000					3,630,000
Water Fund	50,000					50,000
Total	3,680,000					3,680,000

Budget Impact/Other

funding for Stonegate 2nd water component subject to city receving 3M settlement funds from the state

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Project # W-018

Project Name 2021 Street & Utility Improvements-Water

Description

2021 Street & Utility Improvements-water component (Hamlet on Sunfish Lake)

Justification

Over a dozen wells with PFAS advisories. Coordinate with road work for efficiency.

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		1,702,000				1,702,000
Total		1,702,000				1,702,000

Funding Sources	2020	2021	2022	2023	2024	Total
Grants/Donation		1,702,000				1,702,000
Total		1,702,000				1,702,000

Budget Impact/Other

Contingent upon getting state grant funds

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Equipment

Useful Life 15 years

Category Water

Priority 2 Very Important

Status Active

Project # W-019

Project Name SCADA Upgrade

Description

Upgrade current water system SCADA

Justification

Current 2008 system useful life through 2023; however upgrades would provide critical functionality improvements

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings			50,000			50,000
Total			50,000			50,000

Funding Sources	2020	2021	2022	2023	2024	Total
Water Fund			50,000			50,000
Total			50,000			50,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 3 Important

Status Active

Project # W-022

Project Name Utility Truck

Description

Replaces current 2007 vehicle

vehicle used almost everyday for locates, rounds, meter change outs, etc

Justification

End of Useful Life

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings	70,000					70,000
Total	70,000					70,000

Funding Sources	2020	2021	2022	2023	2024	Total
Sewer Fund	35,000					35,000
Water Fund	35,000					35,000
Total	70,000					70,000

Budget Impact/Other

\$70,000 total cost shared equally amongst water and sewer

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department
Contact Public Works Director
Type Improvement
Useful Life 15 years
Category Water
Priority 1 Critical
Status Active

Project # W-023
Project Name Water Meter Change Out

Description

Replace 200 obsolete Sensus and Neptune meters each year with new Sensus 1 pro meters

Justification

Old meters not working properly leads to the need to estimate usage
therefore billing process takes more staff time

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings	50,000	50,000	50,000			150,000
Total	50,000	50,000	50,000			150,000

Funding Sources	2020	2021	2022	2023	2024	Total
Water Fund	50,000	50,000	50,000			150,000
Total	50,000	50,000	50,000			150,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department
Contact Public Works Director
Type Improvement
Useful Life
Category Water
Priority 3 Important
Status Active

Project # W-024
Project Name Automated Radio Read System

Description

Automated radio read system for water meters.

Justification

Eliminates the need to drive around and obtain reads. Improves billing and gives "real time" readings to help detect leaks.

Expenditures	2020	2021	2022	2023	2024	Total
Equip/Vehicles/Furnishings			300,000			300,000
Total			300,000			300,000

Funding Sources	2020	2021	2022	2023	2024	Total
Water Fund			300,000			300,000
Total			300,000			300,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life

Category Water

Priority 3 Important

Status Active

Project # W-025

Project Name OV sewer extension phase 6 & 5; water component

Description

Replacement of water mains in conjunction with sewer extension to Phase 6 and 5 done over 2 years

Justification

Watermain past useful life

Replace when street already dug up for sewer to be most efficient

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance			626,588			626,588
Total			626,588			626,588

Funding Sources	2020	2021	2022	2023	2024	Total
Debt Service			626,588			626,588
Total			626,588			626,588

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life

Category Water

Priority 3 Important

Status Active

Project # W-026

Project Name OV sewer extension Phase 7; water component

Description

Old Village Phase 7 water main replacement on Legion Ave

Justification

Watermain past useful life

Replace when street already dug up for sewer to be most efficient

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance				265,650		265,650
Total				265,650		265,650

Funding Sources	2020	2021	2022	2023	2024	Total
Water Fund				265,650		265,650
Total				265,650		265,650

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Project # W-027

Project Name Pressure Reduction Station-Connection to WT #3

Description

Pressure reduction station-12"

Justification

needed when water crosses Keats Ave

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		132,000				132,000
Total		132,000				132,000

Funding Sources	2020	2021	2022	2023	2024	Total
Water Fund		132,000				132,000
Total		132,000				132,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 2 Very Important

Status Active

Project # W-028

Project Name Blackford Water Ext

Description

Extension of water main to Blackford property

Justification

some private wells have received health based advisories and are on bottled water

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	37,000					37,000
Total	37,000					37,000

Funding Sources	2020	2021	2022	2023	2024	Total
Grants/Donation	37,000					37,000
Total	37,000					37,000

Budget Impact/Other

project contingant upon city recevieng state funds

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 2 Very Important

Status Active

Project # W-029

Project Name 31st St Area Water Extension

Description

Petition received from city in 2017 to extend water on 31st St south of the UP Railroad

Justification

private wells received health based advisories due to PFCs

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	459,000					459,000
Total	459,000					459,000

Funding Sources	2020	2021	2022	2023	2024	Total
Grants/Donation	459,000					459,000
Total	459,000					459,000

Budget Impact/Other

project contingent upon city receiving state funds

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Project # W-030

Project Name 2023 Street Projects-water component

Description

Water extensions to Parkview Estates, Cardinal Ridge, Torres Pines and Irish Ct due to PFAS contamination

Upgrades to water system in Beaut Crest coordinated with road work for efficiency

Justification

Opportune time for water replacements is when road is already opened for construction

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance				4,039,200		4,039,200
Total				4,039,200		4,039,200

Funding Sources	2020	2021	2022	2023	2024	Total
Grants/Donation				3,989,200		3,989,200
Water Fund				50,000		50,000
Total				4,039,200		4,039,200

Budget Impact/Other

New water main extensions contingent upon receiving staet grant funds

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Project # W-031

Project Name 2022 Street Projects-water component

Description

Water upgrades to Fields 2

Justification

Aged watermain to be replaced when road work is done for efficiency

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance			50,000			50,000
Total			50,000			50,000

Funding Sources	2020	2021	2022	2023	2024	Total
Water Fund			50,000			50,000
Total			50,000			50,000

Budget Impact/Other

Capital Improvement Plan - 2020 - 2024

2020 *thru* 2024

City of Lake Elmo, Minnesota

Project # W-032
Project Name 2024 Street Projects-water component

Department Water Department
Contact Engineer
Type Improvement
Useful Life 40 years
Category Water
Priority 3 Important
Status Active

Description
Water system upgrades as road work is completed for efficiency

Justification

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance					100,000	100,000
Total					100,000	100,000

Funding Sources	2020	2021	2022	2023	2024	Total
Water Fund					100,000	100,000
Total					100,000	100,000

Budget Impact/Other



STAFF REPORT

DATE: 11/13/2019

REGULAR

ITEM #:

MOTION

TO: Planning Commission
FROM: Ben Prchal, City Planner
AGENDA ITEM: Variance Request to Allow Expansion of A Non-Conforming Structure
REVIEWED BY: Ken Roberts, Planning Director

BACKGROUND:

The City has received a variance application Vance and Haupheng Vang of 2038 Inwood Ave. to allow an expansion of a legal non-conforming structure. The applicants would like to construct an addition onto the existing home that is on the property. The proposed addition would conflict with the required front and side yard setback(s). With the home being considered as legal non-conforming improvements from a dimensional standpoint would more than likely trigger the need for a variance.

ISSUE BEFORE THE COMMISSION:

The Planning Commission is being asked to hold a public hearing and make recommendation on the above-mentioned variance requests.

PROPOSAL DETAILS/ANALYSIS:

Applicant: Vance and Haupheng Vang
Property Owners: Haupheng Vang
Location: 2038 Inwood Ave. PID# 21.029.21.34.0013, Subdivision name Torre Pines 2nd Addition Block 1 Lot 3
Request: Variance for Expansion of a Non-Conforming Structure for Front and Side Yard Setbacks
Existing Land Use: Single-Family Detached Residential Dwelling
Surrounding Land Use: Surrounded by other single-family detached residential dwellings. Lake Elmo Park Reserve is to the East of the property.
Existing Zoning: RE – Residential Estate
Comprehensive Plan: Rural Single Family
History: This property holds an old home that currently does not meet the front yard setback. The development established around the home.
Deadline for Action: Application Complete – 10-15-2019
60 Day Deadline – 12-14-2019
Extension Letter Mailed – N/A
120 Day Deadline – N/A
Applicable Regulations: Article V – Zoning Administration and Enforcement
Article XI – Rural Districts

Request Details. The applicant is proposing to build an addition off the north side of the existing structure. At this point the existing setback from the side lot line (north line) is 64 ft. 6 inches. and the setback from the front lot line is 50 ft. 9 inches. There is no issue with the side setback as a 50 ft. side yard setback is required but the front yard setback falls short by 50 ft. (100 ft. required). The applicant would like to invest in the property and improve it so that it will become more accommodating for their family's needs. There is language in the Zoning Code that would

allow certain improvements without the need for a variance. However, the language is not flexible enough to assist with obtaining the addition. (See Code Reference Below)

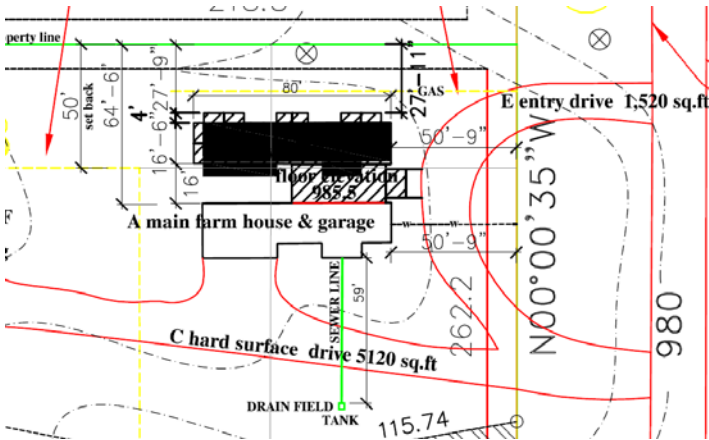
The Applicant is seeking variances on the following items

There is some language in place that would allow the home to be altered. However, the current front yard setback is already more than 10% of the reduced setback. The current side yard setback is conforming but the addition will conflict with the required 50 ft. side yard setback.

Structure Setbacks:

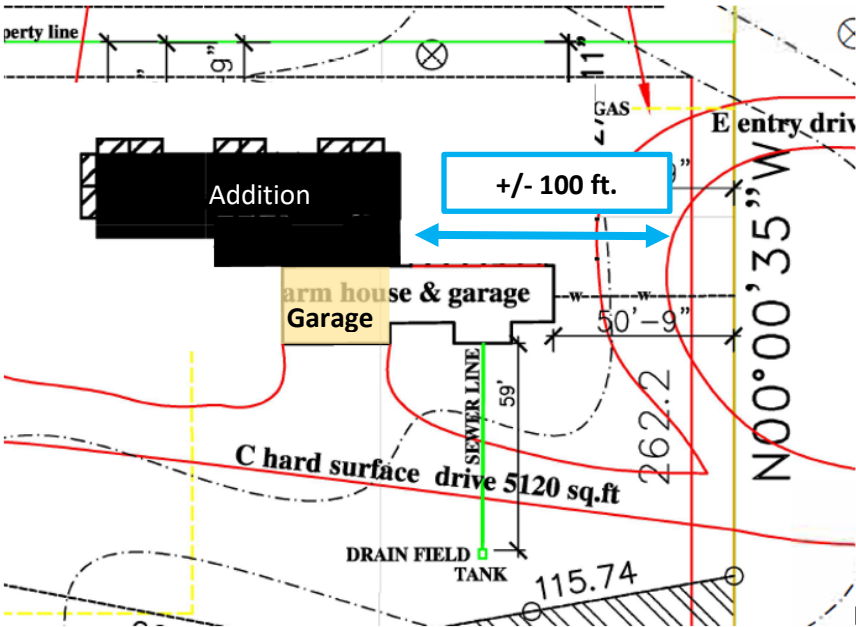
154.151 Non-Conforming Uses, Buildings and Structures

C. Preservation of Dimensionally Substandard Buildings or Structures. Except as provided in this chapter, buildings structures lawfully existing on the effective date of this chapter or on the effective date of any amendment to this chapter may be maintained although the building or structure does not conform to the dimensional standards of this chapter. However, any such building or structure shall not be altered or improved beyond normal maintenance, except that any lawful dimensional substandard residential building, accessory building, or structure may be altered or improved if the existing substandard dimension relates only to setback requirements and does not exceed the 10% of the minimum setback requirements. Additionally, the alteration or improvement shall conform to all of the provisions of this chapter and shall not increase the existing substandard dimensions.



Code Location	Code Setbacks	Proposed Setbacks
Front yard setback (garage) 154.402 table 9-2	100 ft. also established in past variance	50 ft. 9 in. not compliant
Side yard setback (garage) 154.402 table 9-2	50 ft.	27 ft. 11. compliant

If the expansion was placed on the home where a variance would not be required from the front yard setback Staff believes that the home/addition would not be functional (see image below). Staff created a layout that would not conflict with the front yard setback which ends up placing the addition behind the existing garage (not to scale). Shifting the addition to a position on the home where neither the front nor the side lot line setbacks would then appear to directly interfere with the access to the garage and driveway.

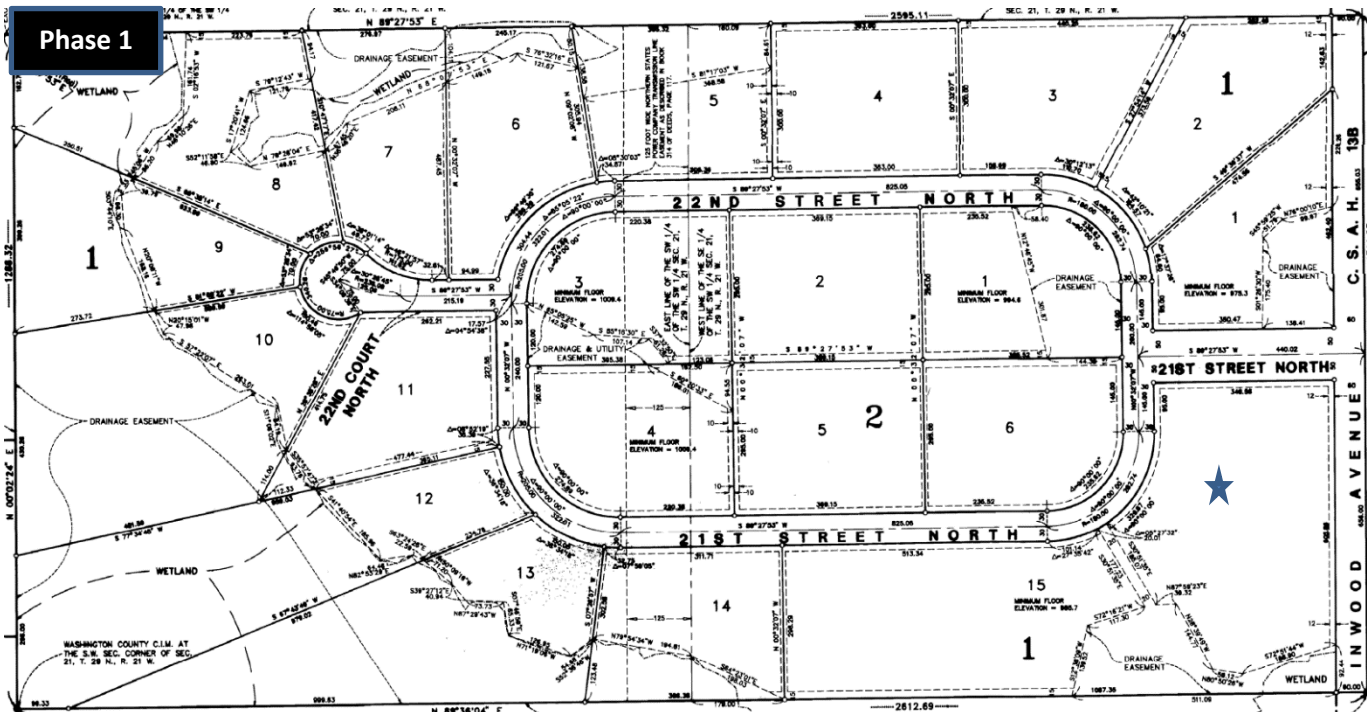


Lot Details and Details of the Development

Lot Details. The property was established during the development of the Torre Pines Subdivision. The lot itself does not have any issues when it comes to zoning. As stated before the issue starts with the existing home. With the lots being established around the existing home it is not terribly surprising to Staff that the home would become Legal Non-Conforming.

Code Location	Code Setbacks	Proposed or Existing Setbacks
<i>Lot area 154.402 table 9-2</i>	<i>2.5 acres</i>	2.5 acres
<i>Front yard setback 154.402 table 9-2</i>	<i>100 ft.</i>	50 ft. 9 in. – Existing setback 50 ft. 9 in. - Proposed setback
<i>Side yard setback 154.402 table 9-2</i>	<i>50 ft.</i>	64 ft. 6 in. (North) – Existing 27 ft. 9 in. (North) - Proposed
<i>Impervious Surface 154.402 table 9-2</i>	<i>15%</i>	11.5% - Proposed

One important aspect worth a discussion is the approving resolutions for the development. Phase one of the development consisted of 15 lots with the discussed home being on lot 15.

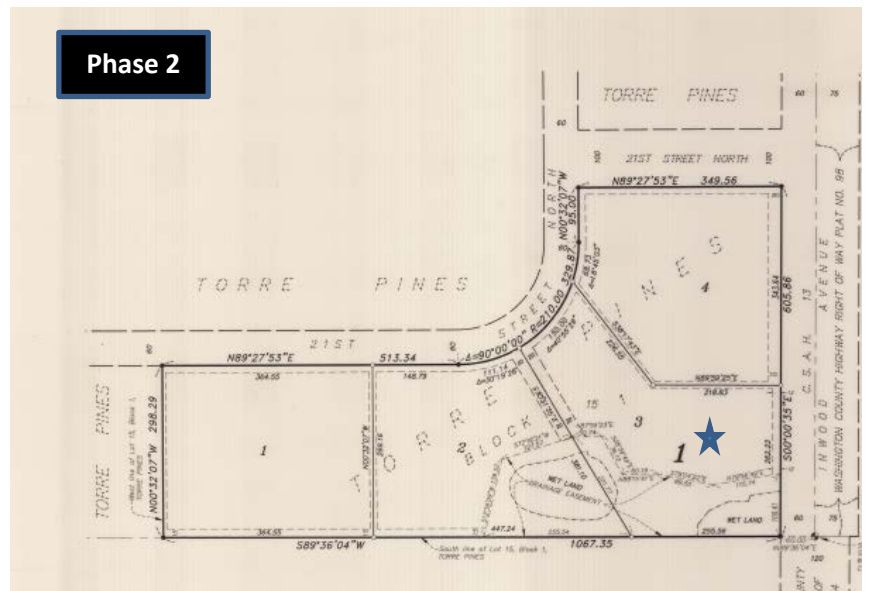


The issue then comes up during the approval for Phase 2. At first there doesn't seem to be any issues and it's a fairly straightforward development with no issues (*except the legal non-conforming home*). The problem that Staff found is condition number 7. Of the approving resolution (2008-038) for phase 2. The condition states:

"The driveway access from Lot 13, Block 1 shall be moved to 21st Street prior to any expansion or replacement of the existing house on this lot."

The issue here is that there is no lot 13 for block 1 of the second addition. However, there is a lot 13 of block 1 in the first addition (*see phase 1 graphic*). With that said, Staff speculates that there was a mistype and it should have said Block 1 Lot 3 and further believes that the driveway condition was intended for the existing home of the property at 2038 Inwood Ave.

At this time Staff believes the intent was to redirect the driveway but it was miss-stated. This would be an appropriate time to correct the location of the driveway for the house to 21st St. but Staff does not believe it is entirely necessary. The driveway enters out onto a County Road and though the driveway connects to a road that is obviously busier than 21st St. the existing owner would like to have it remain in place. At the time when Inwood Ave (Hwy 13) is improved the homeowner may want to connect to 21st St. The City would also need to accept that requiring the driveway to connect to 21st St. would create another non-conformity. With the driveway connecting out to 21 St. the accessory building would be closer to the front lot line than the principle structure (the home). Though, that would conflict with the code it would not appear to be terribly detrimental to the neighbors. Although some individuals may find it more desirable to connect to 21 St. Staff does not necessarily see a gain in requiring the current owner to re-direct the driveway. Unless the Commission or City Council have different thoughts this may be an appropriate condition to have Washington County enforce as everything is already existing.



Other Agency Review

Washington County Comments.

Washington County has stated that they would not like to see additional access created onto Inwood Avenue and instead have a new driveway installed for connection to 21st St.

Staff Comment - City Staff agrees that additional access should not be created but does not necessarily agree that enforcing a connection to 21st St. would need to be required at this time. Instead that connection could/should be required when Inwood Avenue is improved (expanded).

Valley Branch Watershed Comments.

The Watershed did respond but was uncertain if a permit would be required.

Staff Comment – It would be appropriate to apply a condition requiring the property owner to reach out to the Watershed District and provide feedback on what will be required.

City of Lake Elmo Engineer Comments.

The comment memo from the City's Engineer is attached.

To summarize the memo, additional encroachment is not recommended in anticipation of the expansion of Highway 13 (Inwood Ave.) and the setback line should be measured from the ROW line with an addition 15 ft. as that is what

the County would expect to acquire during the time that Hwy 13 is improved, eliminate one section of the driveway onto Highway 13, acquire an addition 15 ft. of ROW in anticipation of the expansion of Hwy 13.

Torre Pines HOA.

The applicant has obtained approval from the HOA architectural advisory board for the addition.

RECOMMENDED FINDINGS:

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 154.109 before an exception or modification to the property can be granted. The criteria is listed below, along with recommended findings from Staff regarding applicability of these criteria to the applicant's request.

- 1) **Practical Difficulties.** A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties;

"Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.

FINDINGS:

Variance For Front Yard Setback: With respect to the proposed variance for a reduced setback from the front lot line, strict enforcement of the City's zoning regulations will cause practical difficulties and the applicant is proposing to use the property in a reasonable manner. The request to expand the existing home on site does appear to be reasonable. Considering that the home is existing and the development was established around the existing home, property owners are limited when it comes to improvements that could comply with the code. Also, the addition does not further increase the non-conformity, the reduced setback does appear reasonable.

Variance For Side Yard Setback: With respect to the proposed variance for a reduced setback from the side lot line, strict enforcement of the City's zoning regulations will cause practical difficulties and the applicant is proposing to use the property in a reasonable manner. With the Residential Estate requiring a minimum of 50 ft. as a setback from the side lot line, which is the largest of all rural zoning districts only being less restricting than the Agricultural district, requiring 100 ft. as the setback. Although, the existing structure does meet the setback requirement any addition larger than 14 ft. would trigger a variance. The City must keep in mind that perhaps there is an alternative to the request to avoid a variance. But placing the addition to the South of the existing home would more than likely infringe on the existing driveway, access to the garage, and possibly the septic system. The addition to the north does appear reasonable and they are still able to maintain a 27 ft. and 9 in. setback from the north property line.

- 2) **Unique Circumstances.** The plight of the landowner is due to circumstances unique to the property not created by the landowner.

FINDINGS:

Variance For Front Yard Setback: With respect to the proposed variance for the front yard setback, the plight of the Applicant is unique and has not been caused by the applicant. Although the lot is large enough in size to accommodate the size of home that is desired the applicant was not involved with the construction/placement of the existing house or with the platting process that triggered this home to become legal non-conforming. With the structure being legal non-conforming, additions become difficult especially when the required setback is 100 ft. Given the circumstances, approval for the addition on the structure with a setback less than 100 ft. from the front lot line does appear to be reasonable.

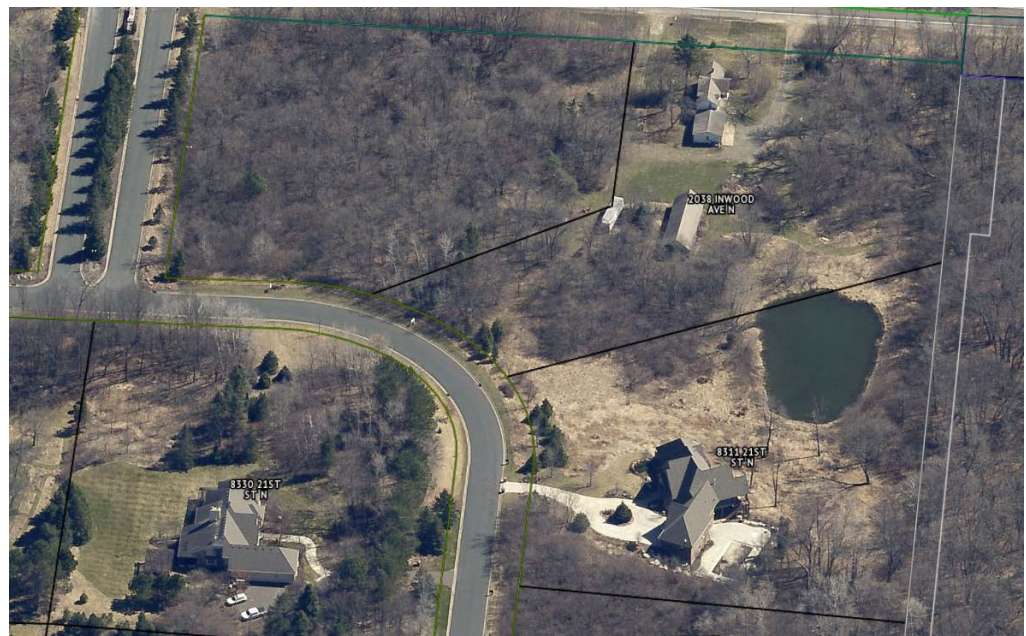
Variance For Side Yard Setback: With respect to the proposed variance for the side yard setback, the plight of the Applicant is unique and has not been caused by the applicant. Generally speaking property owners do not have to contend with legal non-conforming structures in a new development. Although the home as existing, is capable of meeting the required setback from the northern side lot line there is limited room and options for expanding the structure. Beyond this, it is impractical to expand the structure to the south where the setbacks can be met. This is justified because an expansion would then be to conflict with the driveway, garage, and the driveway would be forced south towards the drain field is located. The standard appears to be met.

3) **Character of Locality.** The proposed variance will not alter the essential character of the locality in which the property in question is located.

FINDINGS:

Variance For Front Yard Setback: With respect to the proposed variance for the front yard setback, the addition would not appear to alter the character of the locality. Though affiliated with the Torre Pines Development the home primarily appears to have a limited impact on the development due to its location in the rear of the lot, as compared to the other homes. Allowing a variance to the front lot line appears to have limited bearing on the character of the locality.

Variance For Side Yard Setback: With respect to the proposed variance for the side yard setback, the addition would not appear to alter the character of the locality. The City recognizes that allowing a reduced setback for the side yard lot line would be different from what has been allowed by the Zoning Code and the Locality. However, understanding that this was the original home in the subdivision and given its location on the property being able reasonably notice the setback from the development appears stretched.

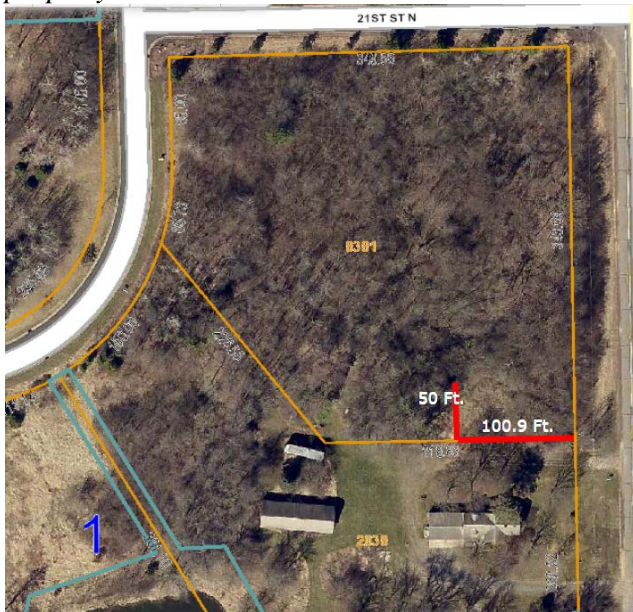


- 4) **Adjacent Properties and Traffic.** The proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

FINDINGS

Variance For Front Yard Setback: With respect to the proposed variance for the front yard setback, the proposed variance will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion of the public streets or substantially diminish property values. Drawing a conclusion that allowing a variance from the front property line would cause negative impacts appears limited in this situation when reviewed through the required scope. Since the home is on the opposite side of the lot of where the neighborhood road is located the impacts of the proposal would be severely limited.

Variance For Side Yard Setback: With respect to the proposed variance for the side yard setback, the proposed variance will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion of the public streets or substantially diminish property values. The only property that would be perceivably impacted is the property to the north (vacant). However, there would still be an estimated 77 ft. setback from the proposed home and a new home on the neighboring property to the north (8381 21st N.). There is also a strong stand of trees on the northern not that further helps to minimize the visibility of the structure. Although the required setback is being infringed on there still appears to be a sufficient setback to accommodate approval. Furthermore, allowance of the reduced setback appears to have a limited bearing on reducing property values when it comes to the setback.



FISCAL IMPACT:

None.

OPTIONS:

The Planning Commission may:

- Recommend approval of the variance requests, subject to conditions of approval as recommended by Staff.
- Amend conditions of approval and recommend approval of the variance requests, subject to amended conditions of approval.
- Recommend denial of the variance requests.

RECOMMENDATION:

Staff is recommending approval of the variance requests. Although the lots are larger in the Residential Estate Zoning classification the property owner is at a disadvantage when it comes to making improvements consisting expansions of the home. Staff is recommending the following conditions of approval:

- 1) The applicant shall reduce the number of access points onto Inwood Avenue from two to one.
- 2) The applicant shall follow up with the Valley Branch Watershed District regarding permitting and provide their conclusion to City Staff. If a permit is required then an approved permit shall be provided to the City prior to issuance of the building permit.
- 3) The applicant shall follow up with Washington County Septic Department regarding permitting and provide their conclusion to City Staff. If a permit is required then an approved permit shall be provided to City Staff prior to issuance of a building permit.

Staff recommends the following motion:

“Motion to recommend approval of the request for reduced front and side yard setbacks for the property at 2038 Inwood Ave., subject to conditions of approval as recommended by Staff”

ATTACHMENTS:

- Applicants narrative
- Survey/site plan
- HOA Architectural Board Approval
- Lake Elmo Resident Comments
- Engineering Memo

VARIANCE REQUEST STATEMENT

VANG PROPERTY 2038 INWOOD AVE NORTH LAKE ELMO, MINNESOTA

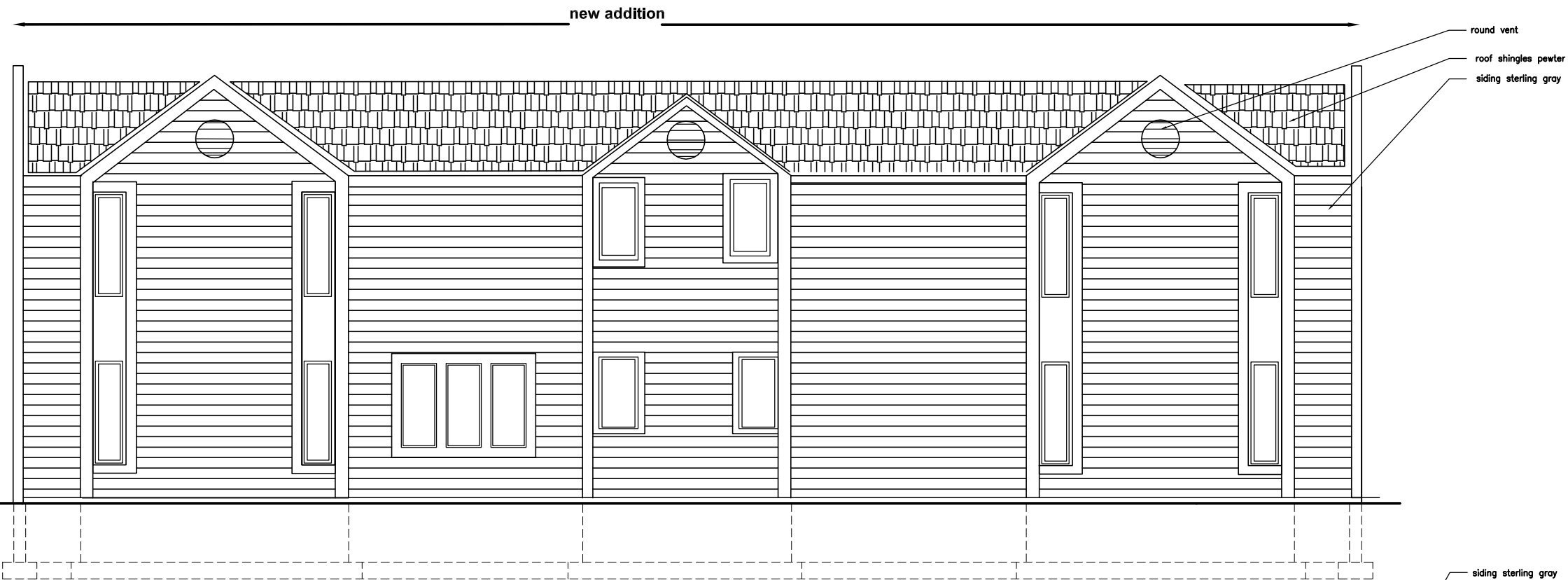
The practical difficulties related to this land owner are the subject of the existing zoning requirements which were imposed upon this farm stead after it was built and lived in for many years. The owners would like to save this farm house and add an addition to meet their family residential requirements.

The existing zoning requires a 100' front yard set-back. Our request for the variance is to allow a 50' front yard set-back which is the same set back as the existing farm house. This variance would allow the proposed addition to connect to the existing farm house.

The existing zoning requires a 50' side yard set-back, while the R-2 areas in the City of Lake Elmo allow a 10' side yard set-back. The owner is requesting that the proposed addition be allowed to have a set-back of 26'.

Unique circumstance of having the existing septic system located on the south side of the farm house, the garage located on the west side of the farm house and the existing front yard set-back will only allow the proposed addition to be located on the north side of the farm house. The existing road along the north side of the property will be removed to eliminate future traffic and allow space for the proposed addition. The Torre Pines property adjoining the north property line is heavily wooded. Allowing the proposed addition to be 24' closer to the property line would never be noticed unless the forest was cleared.

The property in question is located in the Torre Pines development. Attached with this statement is a letter from Jack McGee, the chairman of the Torre Pines Homeowners Association Architectural Control Committee. In keeping with the character of the locality, the letter is a statement of approval for the Vang addition.



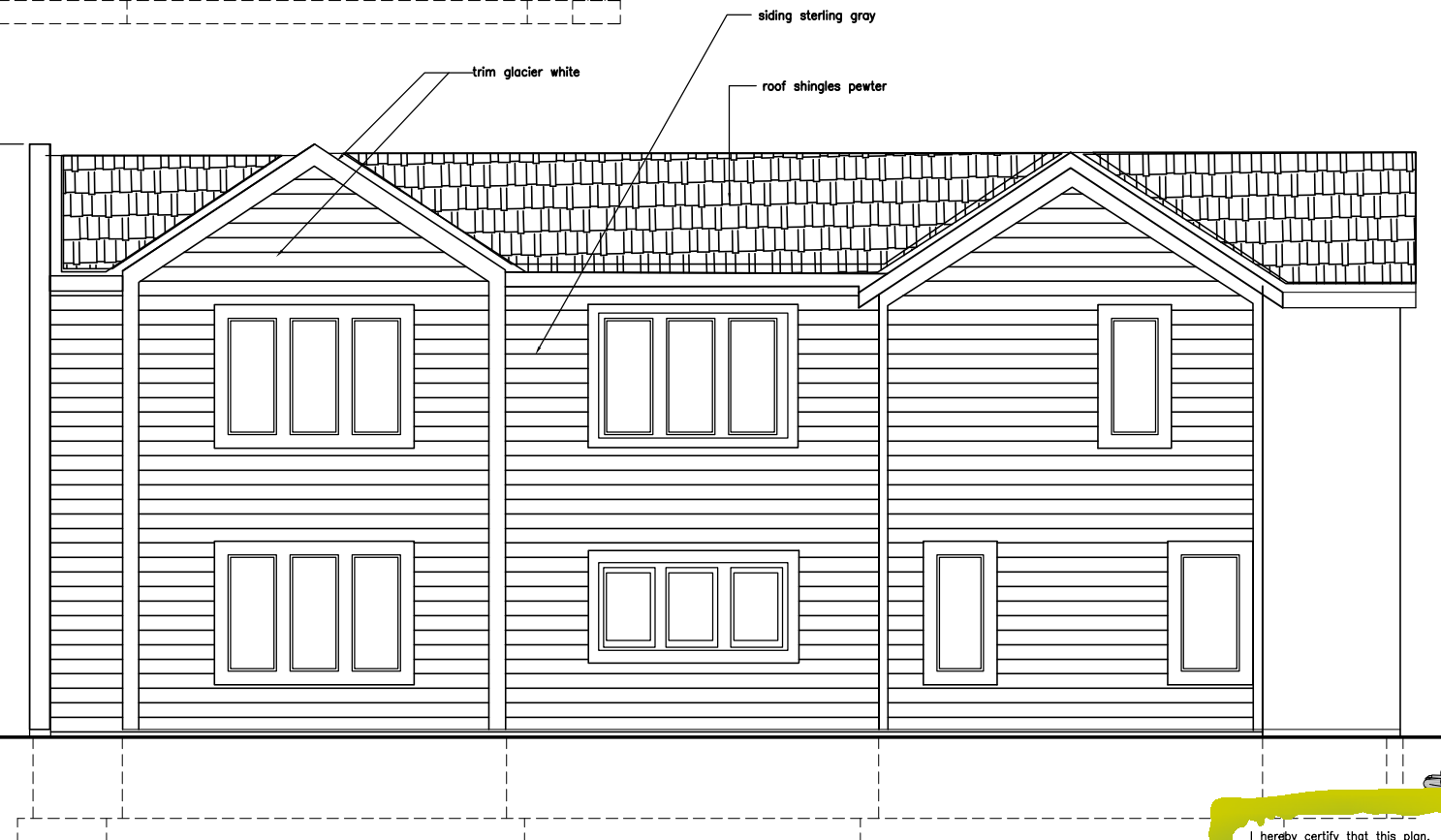
1 NORTH ELEVATION SCALE 1/8" = 1'-0"

existing house siding painted wood
matching siding on new walls



3 EAST ELEVATION SCALE 1/8" = 1'-0"

25'-6"



2 WEST ELEVATION SCALE 1/8" = 1'-0"

existing farm house

new addition

new addition

out of the box architecture
suite 103, 11200 stillwater blvd lake elmo, minnesota 55042
phone: 651 748 1078 fax: 651 748 1272



VANCE VANG ADDITION 2038 Inwood Ave. N.

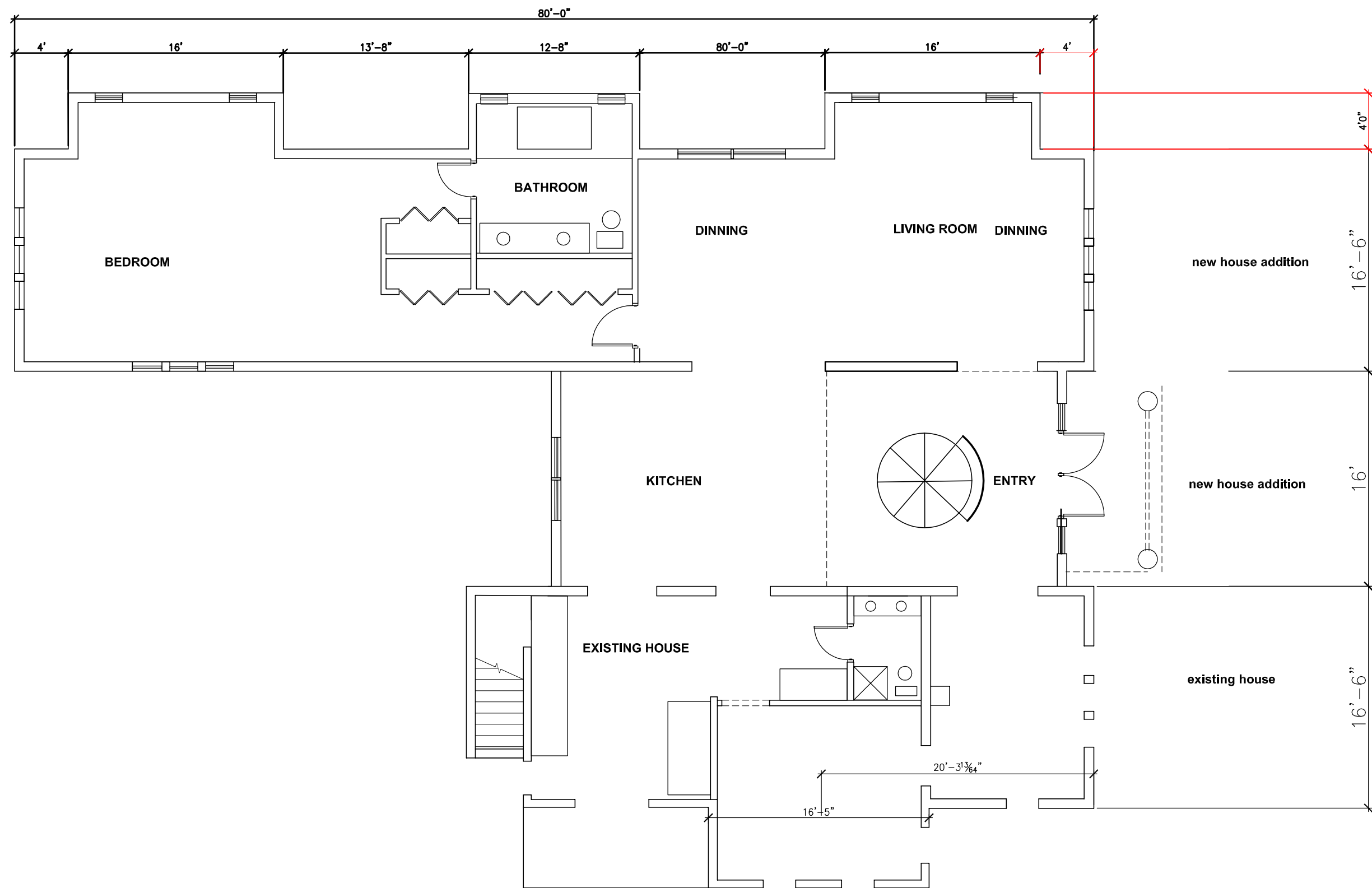
october 10, 2019
ELEVATION & SECTION SCALE 1/8" = 1'-0"

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the state of Minnesota.

STEVEN EDWARD ERBAN, P.A., AIA, MN REG. #10035

DATE SIGNED
DATE DRAWN
DATE REVISED

A3



1 FIRST FLOOR PLAN SCALE 1/8" = 1'-0"

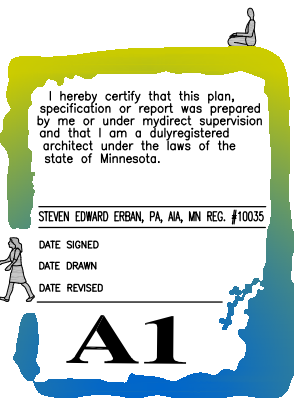


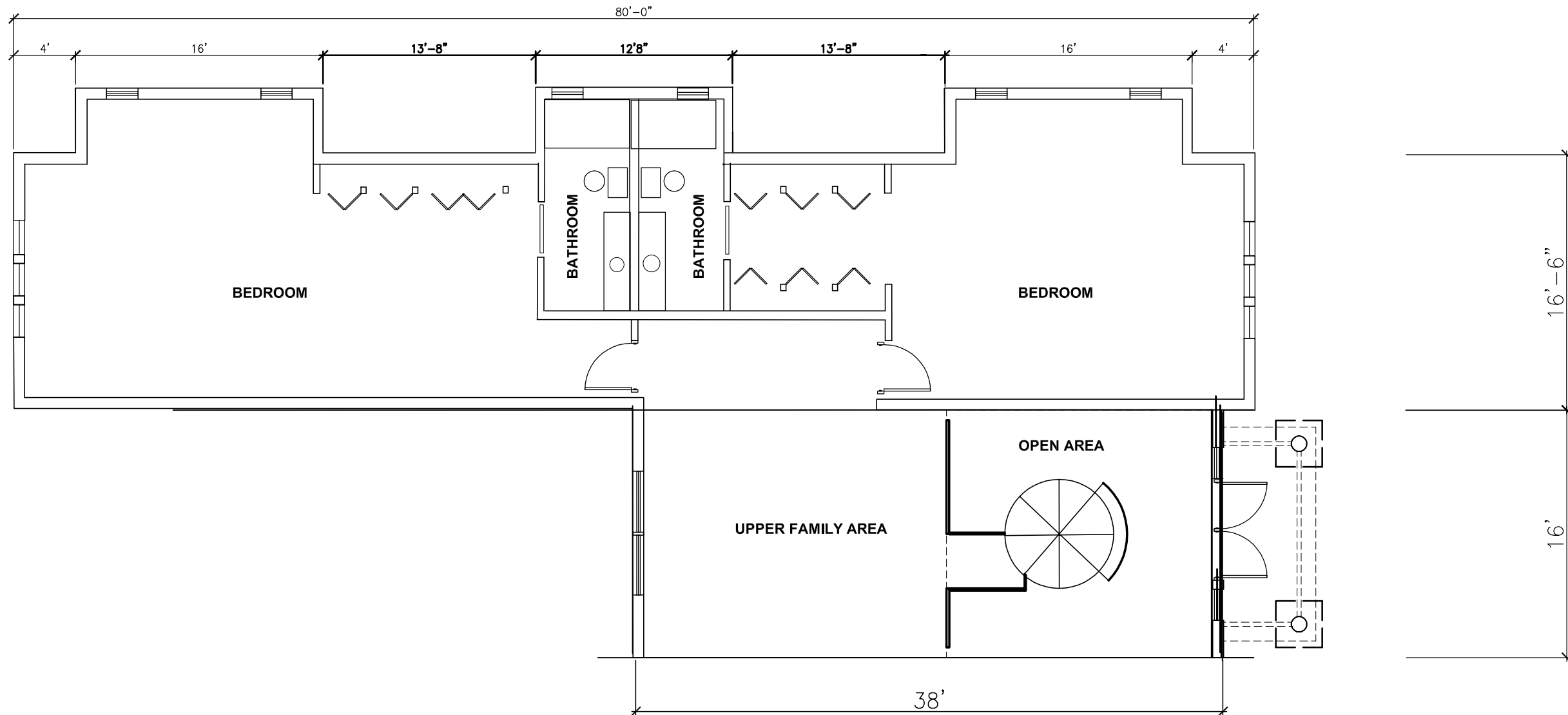
out of the box architecture
 suite 103, 11200 stillwater blvd lake elmo, minnesota 55042
 phone: 651 748 1078 fax: 651 748 1272



VANCE VANG ADDITION 2038 Inwood Ave. N.

october 10, 2019
FIRST FLOOR PLAN SCALE 1/8" = 1'-0"





1 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"

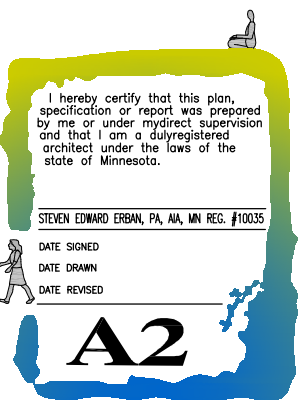


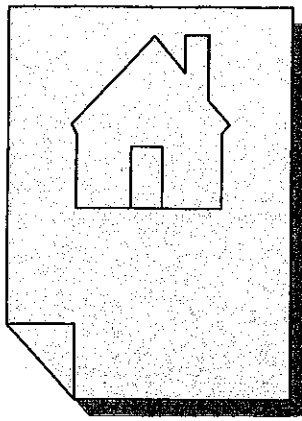
out of the box architecture
 suite 103, 11200 stillwater blvd lake elmo, minnesota 55042
 phone: 651 748 1078 fax: 651 748 1272



VANCE VANG ADDITION 2038 Inwood Ave. N.

october 10, 2019
FIRST FLOOR PLAN SCALE 1/8" = 1'-0"





Jake McGee, Chairman
Architectural Control Committee
Torre Pines Homeowners Assn.
8263 22nd Street North
Lake Elmo, MN 55042

Home: 651-770-3332
Cell: 612-889-3463
Email: jakemcgee@comcast.net

October 8th, 2019

Vance & Echao Vang
2038 Inwood Ave.
Lake Elmo, MN 55042

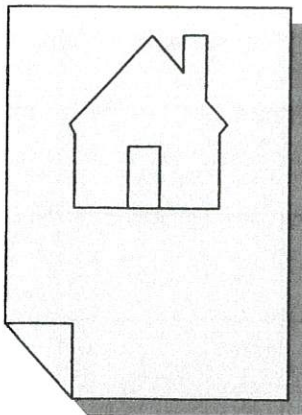
Regards: Addition to your residence at 2038 Inwood Ave.

Good afternoon Vance;

On behalf of the Torre Pines Homeowners Association, I'm pleased to inform you that the Architectural Control Committee has reviewed the attached plans you submitted dated 9-23-19 for the addition to your residence at 2038 Inwood Ave. in Lake Elmo, MN and finds the design meets the architectural standards established by our association. In addition, we have reviewed the exterior product samples provided by your architect, Mr. Steve Erban. The exterior particle board siding in the textured, rough sawn "Sterling Gray" finish is approved and the "Glacier White" textured, rough sawn particle board trim is also approved. The Landmark Designer CertainTeed Shingles in the "Pewter" finish is also approved.

Your site and grading plan dated 9-23-19, which was also submitted, indicates a wraparound driveway accessed from Inwood Avenue. For that construction and prior to submitting it for review by your ACC, please review Page 8, Section IV, Paragraph B of the First Amendment To Article VI of the Architectural Control Of the Declaration of Protective Covenants that was sent to you and Mr. Erban earlier. In particular, it notes that: "The approved materials for the driveway are concrete, masonry, bituminous or other hard surface products, No gravel or crushed rock will be permitted." And "Driveways must be installed within one year of the date a Certificate of Occupancy is issued for any dwelling constructed upon a lot."

As noted on Page-3, Sect. 1-E of the First Amendment to Article VI, your city construction permit must be issued and construction commenced within six (6) months of this approval. If the City of Lake Elmo does not issue a building permit within six (6) months or modifies the



Jake McGee, Chairman
Architectural Control Committee
Torre Pines Homeowners Assn.
8263 22nd Street North
Lake Elmo, MN 55042

Home: 651-770-3332
Cell: 612-889-3463
Email: jakemcgee@comcast.net

attached plans, please resubmit them to your ACC for approval prior to commencing construction.

The Architectural Control Committee (ACC), your association and board of directors want to thank you for consulting with the ACC to maintain the beauty of Torre Pines. Our committee and association look forward to working with you and the Vang family on any of your future projects. If there are any questions or assistance we may offer during the construction process, please don't hesitate to contact me (612-889-3463).

Thanks again Vance.

Very best regards,

Jake McGee
Chairman
Torre Pines Architectural Control Committee

Copy:

Mr. Steve Erban, Architect for out of the box architecture
Kathy Bourne, Torre Pines Board President
Cindy McGee, Torre Pines Secretary
Lisa Setterstrom, Torre Pines Treasurer
Tony Yocum, Torre Pines Architectural Control Committee
Jeff Caswell, Torre Pines Architectural Control Committee
Mike Bourn, Torre Pines Architectural Control Committee
Joe Schara, Torre Pines Architectural Control Committee

To: Ben Prchal – Lake Elmo City Planner

From: M. Selby – Home owner 8311, 21st N, Lake Elmo, MN 55042

Subject: Variance request 2038 Inwood Ave. N

In response to your notice of November 13th, 2019 I am forwarding 7 concerns related to the variance request:

- 1) Concerns for a reduced property value of the lot being impacted by the variance which is not owned by the 2038 Inwood Ave property owners
- 2) Concerns for the other property values in the Torres Pines Association given the new structure's visibility from Inwood Ave due to the set back of 50FT vs the required 100FT
- 3) Concerns for the impact on wildlife habits and movement from the new structure during construction with removal of vegetation, use of heavy equipment and disturbance of soil
- 4) Concerns for the environmental impact of changes to the landscape from the new structure that would impact natural drainage into the pond impacting wildlife in the area
- 5) Concerns for the ability for the city to safely expand the road if traffic increases in the area
- 6) Concerns that the house will be used for more than a single-family dwelling. The family and several adult children live in the house today. How can we verify that the new structure will not be used for more than a single family dwelling which would impact property values in the area
- 7) Linked to the single-family dwelling issue is the concern that there are already several vehicles on the property that do not have sufficient garage space and visually impacts the neighborhood property values

I would appreciate consideration from the council on the negative impact of this variance on the neighborhood, safety and wildlife.

Thank you.

M. Selby

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E.	651.300.4261
Jack Griffin, P.E.	651.300.4264
Ryan Stempski, P.E.	651.300.4267
Chad Isakson, P.E.	651.300.4285

Date: November 5, 2019

To: Ben Prchal, City Planner
From: Jack Griffin, P.E., City Engineer

Re: 2038 Inwood Avenue
Inwood Avenue setback variance

A variance request was received for the site plans for an addition to the home at 2038 Inwood Avenue, received on October 31, 2019. Engineering has the following review comments:

1. Additional encroachment toward CSAH13 is not recommended. The County has identified a future 150-foot right-of-way width along CSAH13, or 75 feet from the current centerline. The current right-of-way is 60 feet from centerline. It should be anticipated that the County will seek to acquire an additional 15-foot minimum for the future expansion of Inwood Avenue. Any housing setbacks should be measured using the future right-of-way condition. Setbacks should also consider that Inwood Avenue is designated as a high-volume County roadway with emphasis placed on mobility.
2. The secondary access to Inwood Avenue should be eliminated. Residential property should always be encouraged to access lower hierarchy roadways. In the case of 2038 Inwood Avenue, the lower hierarchy road is 21st Street North. Since the existing access is already in place to Inwood Avenue the access can be allowed to remain, however, the property should be required to eliminate the secondary access. Inwood Avenue is a Washington County roadway designated as an "A Minor Arterial" roadway in the 2040 Comprehensive Plan. The road is intended as a high-volume roadway with an emphasis on mobility and controlled access.
3. Should any variances be granted for this property, consideration should be made to require the dedication of an additional 15-foot right-of-way along Inwood Avenue and the requirement to remove the secondary access.