

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

**RESOLUTION NO. 2020-076**

***RESOLUTION DENYING THE PUD CONCEPT PLAN AS PREPARED BY THE  
EXCELSIOR GROUP FOR THE SCHILTGEN FARM PROPERTY LOCATED 10880  
STILLWATER BOULEVARD***

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

**WHEREAS**, Mr. Ben Schmidt, representing the Excelsior Group, submitted an application to the City of Lake Elmo (City) for a PUD concept plan for a 318-unit, residential planned unit development on a 123 acre site known as the Schiltgen Farm property located at 10880 Stillwater Boulevard (located generally near the intersection of Stillwater Boulevard and Lake Elmo Avenue), a copy of which is on file in the City of Lake Elmo Planning Department; and

**WHEREAS**, notice was published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.102; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on June 8, 2020 to review and consider the PUD concept plan; and

**WHEREAS**, the Lake Elmo Planning Commission recommended approval of the PUD concept plan to the City Council subject to 25 conditions of approval; and

**WHEREAS**, the Lake Elmo Planning Director submitted a report and recommendation to the City Council for the July 27, 2020 City Council Meeting regarding the PUD concept plan and recommended denial of the PUD concept plan; and

**WHEREAS**, the City Council reviewed the PUD concept plan at its meeting on July 27, 2020; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby deny the PUD concept plan as submitted by the Excelsior Group for the residential development proposed for the Schiltgen Farm property located at 10880 Stillwater Boulevard, based on the following findings of fact:

1. That the PUD concept plan is not consistent with the goals, objectives and policies of the Lake Elmo Comprehensive Plan and the proposed Future Land Use Map for this area;
2. That the PUD concept plan does not comply with the general intent of the Village Urban Low-Density Residential land use designation and the VMX zoning district with PUD modifications;
3. That the PUD concept plan does not incorporate additional right-of-way needed for CSAH 17 and CSAH 14 as required by Washington County; and

4. That the PUD concept plan does not incorporate Washington County's redesign of the intersection of CSAH 17 and CSAH 14 which is needed to address various issues pertaining to safety, geometry, access, and stormwater management;
5. That the PUD concept plan does not incorporate Washington County's approved access locations along CSAH 14 and CSAH 17, including that access from the development's townhouse site on the south side of CSAH 14 must be connected to the intersection at CSAH 17 and the proposed access point along CSAH 14 is less than the County's quarter mile access spacing guidelines;
6. That the PUD concept plan does not incorporate bituminous trails along CSAH 14 and CSAH 17, which are required pedestrian facilities by the City and Washington County; and
7. That the PUD concept plan does not reflect the regional pond as planned by the City and Washington County during the Downtown Lake Elmo/CSAH 17/Lake Elmo Avenue Improvement Project;
8. The PUD concept plan is not consistent with several of the City's engineering standards as stated by the City Engineer in his memorandum dated June 3, 2020; and
9. The developer has not provided information satisfactory to the City that shows that it will be preserving important environmental features on the property through careful and sensitive placement of buildings and facilities.

Passed and duly adopted this 27th day of July 2020 by the Lake Elmo Minnesota City Council.



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Mike Pearson, Mayor

ATTEST:



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Julie Johnson, City Clerk