

STAFF REPORT

DATE: 3/6/2024

TO: City Council
FROM: Nathan Fuerst, AICP, Consulting Planner
AGENDA ITEM: **Comprehensive Plan and Zoning Map Amendments – Lake Elmo Elementary School**
REVIEWED BY: Clark Schroeder, City Administrator
Jason Stopa, Community Development Director
Sophia Jensen, City Planner
Jenni Faulkner, Senior Consulting Planner

BACKGROUND:

As a result of an assessment of school facility needs, Stillwater Area Public Schools (ISD 834, hereafter referred to as the “School District”) has identified the need for a new elementary school facility in Lake Elmo’s South Planning Area. The School District has identified the subject property as a preferred location for a new elementary school to replace the aging Lake Elmo Elementary located Northeast of the intersection of Lake Elmo Blvd N. and Stillwater Blvd. N. The new school building is proposed to be 148,000 square feet and two stories. It would provide space for 1,100 students along with school district programming. The School District has requested a connection to City water and sewer services.

The City is in receipt of the first requests for the proposed Lake Elmo Elementary School. In order to establish a new school on the subject property, the School District is requesting the following:

- Comprehensive Plan Amendment(s):
 - Future Land Use Category - change the subject property from Rural Area Development (RAD) to Institutional (INST).
 - MUSA - Amend the MUSA boundary to include this property within the MUSA development period of 2020-2030.
- Rezoning Request: Rezone from Agricultural (A) to Public Facilities (PF).

Future applications will be needed. At this stage, it is noted that the plans submitted by the School District are concept level and may not necessarily reflect the ultimate design of the school or site.

City staff anticipate reviewing detailed site and building plans if the School District has received approvals for the requested Comprehensive Plan and Zoning map amendments.

ISSUE BEFORE THE COUNCIL:

The City Council should provide a decision on the School District’s requests for Comprehensive Plan and Zoning Map amendments.

GENERAL INFORMATION:

Applicant: Stillwater Area Public Schools (ISD 834), 1875 South Greeley Street, Stillwater, MN 55082

Property Owner: Thomas Kindler, 2111 Legion Lane, Lake Elmo, MN 55082

Location: Parcel Northwest of intersection of 10th Street N. and Lake Elmo Avenue N.

PID#: 2602921440001

Deadline: Application Complete – 1/18/2024
60 Day Deadline – 03/18/24
Extension Letter – n/a
120 Day Deadline – n/a

ANALYSIS:

Comprehensive Plan Amendments:

Future Land Use Category (Map 3-3)

Amendment to Map 3-3, the City's Future Land Use Map, is requested to reclassify the subject property from Rural Area Development (RAD) to Institutional. While a definitive list of allowed uses is not provided, the definition of the RAD area in the Comp Plan does not appear to include uses such as schools. There are no public schools found in the RAD future land use category.

The Institutional Future Land Use category is expressly intended for schools, religious institutions, city hall, municipal buildings, libraries, and other institutional uses. All public schools in Lake Elmo (existing Lake Elmo Elementary, Oak Land Middle School, Pankalo Education center) have a Future Land Use guidance of Institutional.

Consideration should be given to the context of this proposal. The Institutional future land use category is found in contexts throughout the community spanning from Rural Area Development to High Density areas and is found both within and outside of the MUSA boundary. Development of the subject property will be required to meet the performance standards of the city's code, applicable state statutes, and is thus expected to ultimately be compatible with the area surrounding the subject property.

The request to amend the Future Land Use map to institutional is consistent with the goals established by the Comprehensive Plan. Replacing Lake Elmo Elementary will provide new or improved amenities for residents while allowing redevelopment of the old school site in the Village Planning Area.

MUSA Boundary (Maps 3-2, 3-3, 3-4, 3-7 and 9-1)

The School District has requested that the proposed Lake Elmo Elementary School be connected to City sewer and water services. For properties to be connected to City sewer, they must be within the City's Metropolitan Urban Service Area (MUSA) boundary.

As with all communities in the 7-county Metropolitan Council area, Lake Elmo's 2040 Comprehensive Plan is required to provide and plan for areas to be economically served by the public sewer system. Density in MUSA areas must be a minimum of 3.0 residential units per acre. Since the City's Institutional future land use area does not contain residential units, this request will not reduce the residential density in the City's MUSA. Metropolitan Council staff have

confirmed that the MUSA boundary can be revised to include just the addition of the subject property.

A request for inclusion of the subject property within the City's MUSA necessitates revision to multiple maps in the City's adopted Comprehensive Plan. Those map amendments are summarized below:

- **Map 3-2** – 2018-2040 MUSA – this map will be amended to reflect the request to revise the MUSA boundary in Lake Elmo
- **Map 3-3** – Future Land Use Map – this map will show the revised MUSA boundary.
- **Map 3-4** – South Planning Area Planned Growth – this map will show the revised MUSA boundary, it shows the same information as Map 3-3 but with focus on the South Planning Area.
- **Map 3-7** – MUSA Growth & Phasing Plan – this map will show the revised MUSA boundary and detail the subject property to be in the 2020-2030 development phase.
- **Map 9-1** – Existing and Future Sanitary Sewer System – this map shows the different service areas within the City's sanitary sewer system.

Chapter 9, Wastewater Services, has multiple tables with estimates and projections on sewer capacity. Tables 9-2, 9-3, 9-4, and 9-5, will all be revised with an estimate updated by adding the proposed school site and use. The estimate would be adjusted by adding a predicted 143 jobs and 129 REC Units based on the floor area of the proposed school.

Metropolitan Council staff have not indicated any additional information would be required for this amendment as of the writing of this report.

Because the proposal will not cause the city to have a reduced density in the MUSA area, and water and sewer connections are available with straightforward extensions, Metropolitan Council staff do not find the requested MUSA boundary adjustment to be objectionable.

Zoning Map Amendment:

Amendment to the City's zoning map is requested as the current Zoning district, Agricultural, does not permit public schools and is not found in the MUSA. The rezoning request to Public Facilities will allow the School District to construct a new elementary school and ensure that the subject property's zoning is consistent with the guidance requested in the Comprehensive Plan.

Purpose of the Public Facilities District - LEC 150.12.970(A):

The purpose and intent of the PF zoning district is to allow uses and structures that are incidental and subordinate to the overall land uses permitted in the city. While allowing certain uses within the city, general performance standards have been established. This is intended to ensure maintenance and preservation of the established rural character of the city by preserving agricultural land, woodlands, corridors, and other significant natural features, and provide buffering between PF and residential or other uses.

Next Steps

If the City approves the Comprehensive Plan Amendments and Rezoning requests of the School District, the following entitlements are still required prior to issuance of a building permit for Lake Elmo Elementary:

1. Major Subdivision (Preliminary and Final Plat)
2. Conditional Use Permit (CUP) for a Public School

MN SHOOTING RANGE PROTECTION ACT:

In May 2005, Minnesota Governor Tim Pawlenty signed into law the Shooting Range Protection Act. It became effective on May 28, 2005, becoming Minnesota Statutes, Chapter 87A. This Statute protects existing shooting ranges from becoming noncompliant as a result of adjacent development. State law establishes a 750 foot buffer from the shooting range property boundary. In that area, the law prevents the establishment of any land use which would cause the shooting range to become nonconforming with the performance standards for shooting ranges which were adopted by reference in state statute.

The elementary school is proposed on a parcel abutting a portion of the Oakdale Gun Club. City staff explored this issue when the application was initially discussed and reviewed the performance standards for shooting ranges in person at the MN DNR's Central Office. Based on what information is currently available, by allowing a school in this location, there would not be a compliance issue with the Oakdale Gun Club's conditional use permit, City Code, or with Minnesota Statutes Chapter 87A. Furthermore, the statutes says that a new development or construction of a structure that is within 750 feet of the property line of the gun club, it may be approved by the City if the City agrees to require the School District to provide any mitigation required to keep the range within compliance with the statute.

The City's role in this project is to ensure that the School District will not cause the Oakdale Gun Club to be nonconforming with existing approvals or local and state requirements. The City must also review plans for conformance with general statutory noise limits along with other more typical state, county, and local development standards.

Currently, there is no request to develop the site as the School District is currently only seeking to revise land use guidance. Detailed site development plans are not yet available for review. The School District will be required to hire an acoustic consultant to provide documentation of whether any mitigation is required at the time of a development proposal for this site. That documentation must provide information about whether additional sound mitigation is required. Any mitigation that might be required to meet state standards should be anticipated at the School District's expense.

FISCAL IMPACT:

Approval of the Applicant's requests has no fiscal impact to the City at this time. Subdivision entitlement review will be required along with a Development Agreement which will detail public improvements and address fiscal impacts. If the MUSA amendment is approved, the property will have urban services and will require associated development fees.

STAFF RECOMMENDED FINDINGS AND CONDITIONS:

Staff suggested to the Planning Commission that the requested comprehensive plan and zoning map amendments be recommended for approval. This was on the basis that the proposed amendments appear compatible with existing development patterns, goals established by the comprehensive plan, and intent of the Public Facilities district. The City will ultimately have the ability to review a development plan for conformance with relevant performance standards. Staff proposed the following findings and conditions to the City's Planning Commission:

Comprehensive Plan Amendment Findings.

1. That the applicant has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo Planning Commission; and
2. That the Applicant has submitted a request for amendments to land use guidance to permit the construction of a new Lake Elmo Elementary School to be served by municipal water and sewer utilities.
3. That the request is to amend the Future Land Use Map to change the subject property from Rural Area Development (RAD) to Institutional (INST); and
4. That the request also includes revision to the MUSA boundary established on Maps 3-2, 3-3, 3-4, and 3-7; and
5. The new school would replace an existing school which does not currently meet the needs of the community and provide additional capacity for future growth in a developing area of the City.
6. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan.

Comprehensive Plan Amendment Conditions:

1. The comprehensive plan amendment is not in effect until approved by the Met Council.

Rezoning Findings.

1. That the applicant has submitted a request to the City of Lake Elmo to amend the Zoning Map in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo Planning Commission; and
2. That the request is to amend the Zoning District in the project area from Rural Transition (RT) to Village Medium Density Residential (VMDR) and Commercial (C); and
3. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan.

Rezoning Conditions:

1. Rezoning not in effect until the Comprehensive Plan Amendment is approved by Met Council.

WATER APPROPRIATIONS:

Staff acknowledge concerns regarding water appropriations. The City does have the ability to approve or deny requests for comprehensive plan and zoning map amendments, but must make findings which consider the goals and vision of the 2040 Comprehensive Plan.

The impacts of transferring the school from one site to another are not specifically known at this time. Those impacts could be reviewed with greater detail at the time of subdivision and CUP requests as more detailed plans will be provided for review at that time. The School District has communicated MnDNR comments recommending that the school be connected to the City's water supply due to groundwater contamination with PFAS documented in the area.

The City's Premature Subdivision ordinance is found in LEC 103.00.025, however, since the School District is not proposing a subdivision at this time, that section does not provide guidance on the findings relevant to a denial.

ADJACENT OR AFFECTED JURISDICTIONS:

The City must notify and allow any identified adjacent or affected government jurisdiction an ability to comment on Comprehensive Plan Amendment Requests for a 60 day period. City and Metropolitan Council staff established Washington County as the only adjacent or affected jurisdiction for this project. Washington County provided comments in the attached memo on the project, but did not oppose the Comprehensive Plan Amendment.

PUBLIC HEARING:

A public hearing was duly noticed for this item. The City’s Planning Commission held the public hearing at its regular meeting on February 12, 2024. Comments were made in writing and filed for the public record.

Residents in attendance provided public testimony in support of both approval and denial of the School District’s requests.

PLANNING COMMISSION RECOMMENDATION:

The City’s Planning Commission heard staff’s presentation, asked questions of staff, held a public hearing, and discussed the item.

An initial motion to recommend approval of the School District’s requests with staff’s proposed conditions and findings of fact failed on a 2-3 vote for lack of a majority.

A motion to recommend denial of the School District’s requests was adopted on a 3-2 vote. Findings articulated in the discussion of the motion to recommend denial included the following:

1. The Planning Commission had concern relating to amendment of the City’s MUSA boundary and found additional MUSA map amendments, and therefore the request for an extension of City sewer service, not to be in the best interests of the City.
2. The Planning Commission discussed concern relating to the proximity of the Oakdale Gun Club and conformance with Minnesota State Statute 87A relating to Gun Ranges,
3. The Planning Commission found that possible health or safety issues could be created by approving requests to allow an elementary school due to the location of the site near the Oakdale Gun Club.
4. The Planning Commission had concern for possible traffic impacts created if the City allows a school project on the site.
5. The Planning Commission had concern over the amount of tree loss that would result from development of the subject property with a new school facility.
6. The Planning Commission found that the relocation of the Lake Elmo Elementary School within the community would be a detriment to those with preference to the existing location.

RECOMMENDATION:

Comprehensive Plan Amendments require a 4/5 vote of the City Council to be approved.

The City Council should weigh the recommendation of the Planning Commission, and the findings established during the Planning Commission’s 2/12/2024 meeting. It should determine whether to approve or deny the requests of the Stillwater Area Public School, and articulate findings accordingly.

To Deny:

The City Council should make a motion to deny the requests of the Stillwater Area School District, and direct staff to bring a resolution for denial to the Council’s next regular meeting.

Example Motion:

“Motion to deny the requests by Stillwater Area School District, with the findings discussed by the City Council and Planning Commission, and to direct staff to bring a resolution for denial to the Council’s next regular meeting on March 19, 2024.”

To Approve:

The City Council should use example motions provided by staff below. It is possible to approve one Comprehensive Plan Amendment request but not the other.

Example Motions:

“Move to adopt Resolution 2024-029 conditionally approving the Comprehensive Plan Amendment requests by ISD 834, Stillwater Area Public Schools, to the City’s Future Land Use Map for the subject property.”

And

“Move to adopt Resolution 2024-031 conditionally approving the Comprehensive Plan Amendment requests by ISD 834, Stillwater Area Public Schools, to the revise the City’s MUSA Boundary for the subject property.”

And

“Move to adopt Ordinance 2024-07 approving the request by ISD 834, Stillwater Area Public Schools, to rezone the subject property from Agriculture to Public Facilities.”

And

“Move to adopt Resolution 2024-030 approving summary publication of Ordinance 2024-07.”

If the City approves the School District’s Comprehensive Plan Amendment and Rezoning requests and the project does not materialize, staff suggest the City initiate a process to re-guide the property back to the existing land use guidance. All uses in the PF district are conditional, which would require any proposed land uses allowed under the new land use guidance to go through the City’s formal review process.

ATTACHMENTS:

- Resolution 2024-029 approving Future Land Use Map Amendment
- Resolution 2024-031 approving Future Land Use Map Amendment
- Ordinance 2024-07 approving Rezoning Request
- Resolution 2024-030 approving Summary Publication of Ordinance 2024-07
- Application Materials – Narrative and Concepts
- City Engineer and Asst. Fire Chief Review Memos
- Washington County Comments
- Valley Branch Watershed District Comments

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

RESOLUTION NO. 2024-029

RESOLUTION APPROVING A REQUEST BY STILLWATER AREA PUBLIC SCHOOLS, ISD 834, FOR AMENDMENT TO THE CITY OF LAKE ELMO COMPREHENSIVE PLAN TO REVISE THE FUTURE LAND USE MAP.

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

WHEREAS, the City of Lake Elmo has established a Comprehensive Plan that includes background data, policy statements, standards, and maps that help to guide the future physical, social, and economic development of the City; and

WHEREAS, on January 18, 2024, Stillwater Area School District, ISD 834, (the “Applicant”) filed a complete request for a Comprehensive Plan Amendment to allow for the construction of a New Lake Elmo Elementary School on the property legally described in **Exhibit A** attached hereto (the “Property”); and

WHEREAS, the request for a Comprehensive Plan amendment, depicted in **Exhibit B**, is to revise the future land use category on the Property from Rural Area Development (RAD) to Institutional (INST); and

WHEREAS, approval of an amendment to the Comprehensive Plan is required in order for the proposed Lake Elmo Elementary School to be consistent with the City’s adopted plans and policies; and

WHEREAS, the public hearing notice was published, mailed, and posted pursuant to the Lake Elmo Zoning Ordinance, City Code Section 105.12.250, and Minnesota Statutes Section 462.355; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on the proposed Comprehensive Plan amendment on February 12, 2024; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and 3-2 recommendation of denial to the City Council as part of a staff report dated March 6, 2024; and

WHEREAS, the City Council considered the Comprehensive Plan amendment at its March 6, 2024, meeting and made the following findings of fact:

1. That the Applicant has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo Planning Commission; and
2. That the Applicant has submitted a request for amendments to land use guidance to permit the construction of a new Lake Elmo Elementary School to be served by municipal water and sewer utilities.
3. That the request is to amend the Land Use Plan Map for the Property to revise the future land use category on the Property from Rural Area Development (RAD) to Institutional (INST), necessitating an amendment to Maps 3-2, 3-3, 3-4, and 3-7; and
4. Any eventual project must still meet state, county, and local requirements for development, and must be found compatible with surrounding land uses to be approved the City; and
5. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Comprehensive Plan amendment requested by Stillwater Area Public Schools, ISD 834, subject to the following condition:

1. Submission of the Comprehensive Plan amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that it has reviewed and approved the proposed amendment.

This resolution was adopted by the City Council of the City of Lake Elmo on this 6th day of March, 2024.

Charles Cadenhead, Mayor

ATTEST:

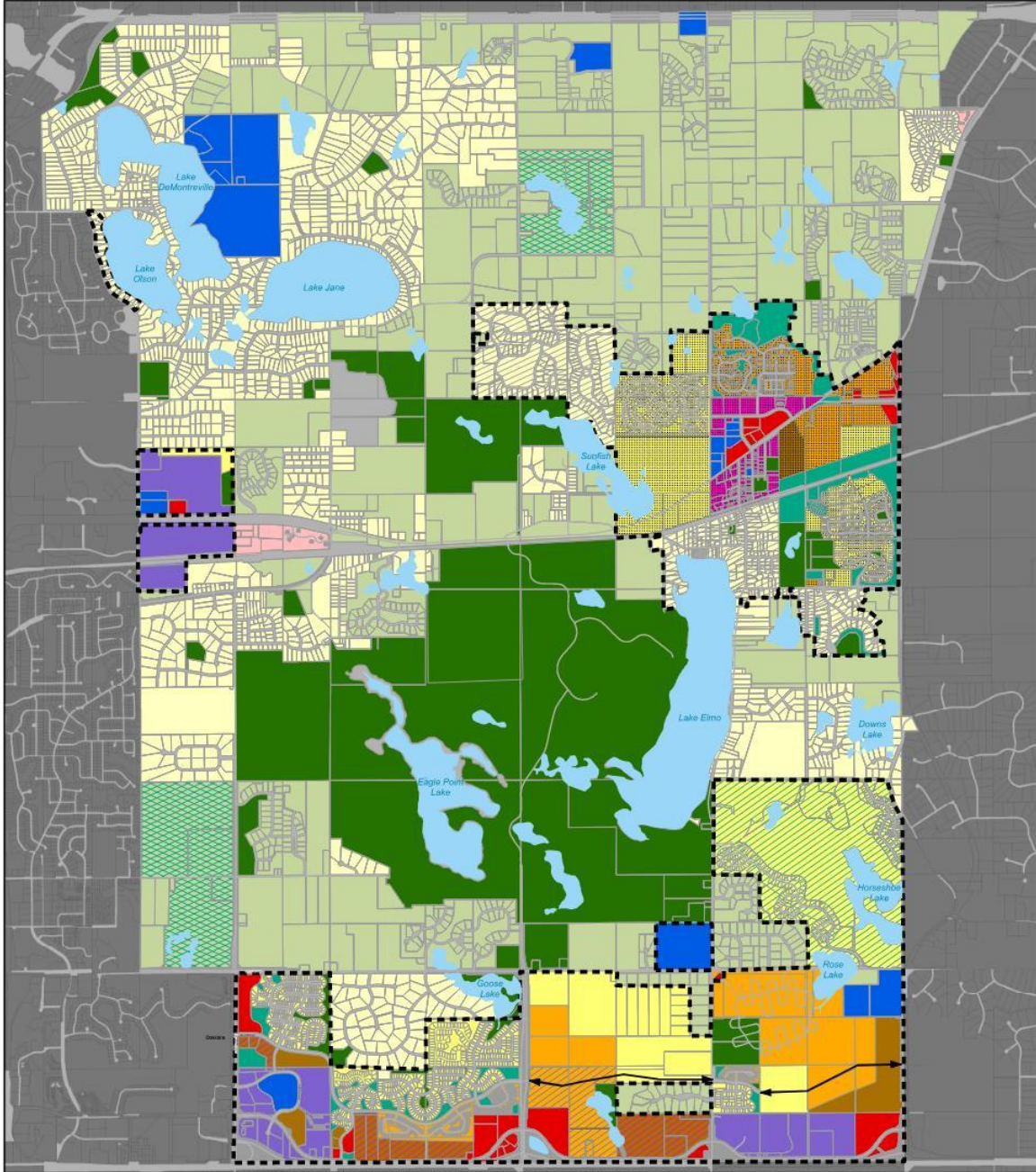
Julie Johnson, City Clerk

Resolution 2024-____
Exhibit A
Legal Description of Subject Property

The Southeast 1 / 4 of the Southeast 1 / 4 of Section 26,
Township 29, Range 21, Washington County, Minnesota, and
all that part of the Southwest 1 / 4 of the Southeast 1 / 4, lying
Easterly of the West 435.6 feet of the East 2006 feet of the
South 1 / 2 of the Southeast 1 / 4 of said Section, Washington
County, Minnesota. Abstract Property

Resolution 2024-____
Exhibit B
Depiction of the Comprehensive Plan amendment

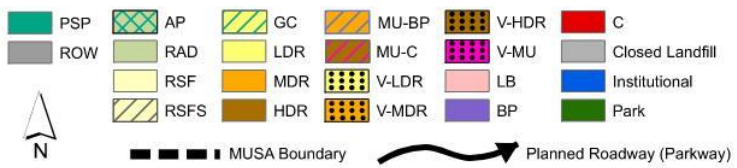
Future Land Use Map



2040 Future Land Use

0 1800 3600 5400 7200 Ft

Map Date: March 2024



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

RESOLUTION NO. 2024-031

RESOLUTION APPROVING A REQUEST BY STILLWATER AREA PUBLIC SCHOOLS, ISD 834, FOR AMENDMENT TO THE CITY OF LAKE ELMO COMPREHENSIVE PLAN TO REVISE THE FUTURE LAND USE AND EXTEND THE METROPOLITAN URBAN SERVICE AREA (MUSA) BOUNDARY.

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

WHEREAS, the City of Lake Elmo has established a Comprehensive Plan that includes background data, policy statements, standards, and maps that help to guide the future physical, social, and economic development of the City; and

WHEREAS, on January 18, 2024, Stillwater Area School District, ISD 834, (the “Applicant”) filed a complete request for a Comprehensive Plan Amendment to allow for the construction of a New Lake Elmo Elementary School on the property legally described in **Exhibit A** attached hereto (the “Property”); and

WHEREAS, the request for a Comprehensive Plan amendment, depicted in **Exhibit B**, is to revise the Metropolitan Urban Service Area (MUSA) boundary, necessitating an amendment to Maps 3-2, 3-3, 3-4, 3-7, and 9-1, and Tables 9-2, 9-3, 9-4, and 9-5; and

WHEREAS, approval of an amendment to the Comprehensive Plan is required in order for the proposed Lake Elmo Elementary School to be served by urban sanitary sewer services consistent with the City’s adopted plans and policies; and

WHEREAS, the public hearing notice was published, mailed, and posted pursuant to the Lake Elmo Zoning Ordinance, City Code Section 105.12.250, and Minnesota Statutes Section 462.355; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on the proposed Comprehensive Plan amendment on February 12, 2024; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and 3-2 recommendation of denial to the City Council as part of a staff report dated March 6, 2024; and

WHEREAS, the City Council considered the Comprehensive Plan amendment at its March 6, 2024, meeting and made the following findings of fact:

1. That the Applicant has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo Planning Commission; and
2. That the Applicant has submitted a request for amendments to land use guidance to permit the construction of a new Lake Elmo Elementary School to be served by municipal water and sewer utilities.
3. That the request is to amend the Land Use Plan Map for the Property to revise the future land use category on the Property from Rural Area Development (RAD) to Institutional (INST) and revise the Metropolitan Urban Service Area (MUSA) boundary, necessitating an amendment to Maps 3-2, 3-3, 3-4, 3-7, and 9-1, and Tables 9-2, 9-3, 9-4, and 9-5; and
4. Any eventual project must still meet state, county, and local requirements for development, and must be found compatible with surrounding land uses to be approved the City; and
5. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Comprehensive Plan amendment requested by Stillwater Area Public Schools, ISD 834, subject to the following condition:

1. Submission of the Comprehensive Plan amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that it has reviewed and approved the proposed amendment.

This resolution was adopted by the City Council of the City of Lake Elmo on this 6th day of March, 2024.

Charles Cadenhead, Mayor

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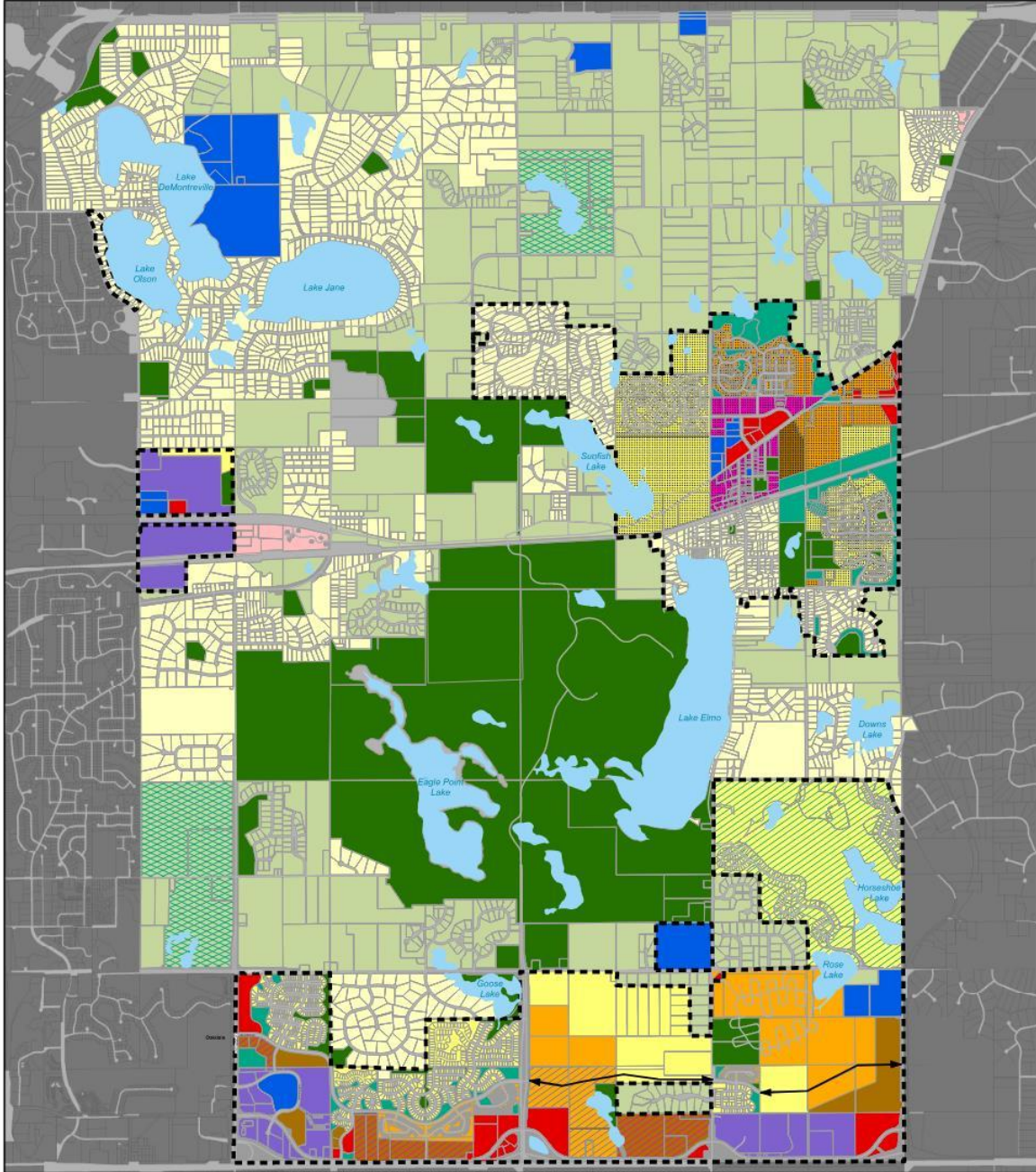
Julie Johnson, City Clerk

Resolution 2024-____
Exhibit A
Legal Description of Subject Property

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Easterly of the West 435.6 feet of the East 2006 feet of the
South 1 / 2 of the Southeast 1 / 4 of said Section, Washington
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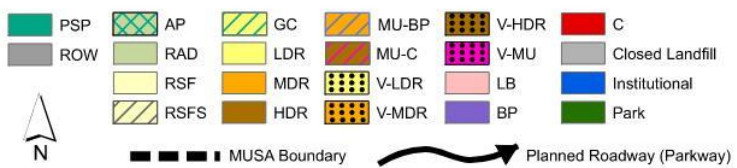
Future Land Use Map



2040 Future Land Use

0 1800 3600 5400 7200 Ft

Map Date: March 2024



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

ORDINANCE NO. 2024-07

**AN ORDINANCE AMENDING CHAPTER 105 OF THE LAKE ELMO CITY CODE OF
ORDINANCES BY REZONING ALL PROPERTY AT PID 26.029.21.44.0001 FROM
AGRICULTURAL (A) TO PUBLIC FACILITIES (PF)**

SECTION 1. Zoning Map Amendment. The following property is hereby rezoned from A, Agricultural, to Public Facilities, PF:

The Southeast 1 / 4 of the Southeast 1 / 4 of Section 26,
Township 29, Range 21, Washington County, Minnesota, and
all that part of the Southwest 1 / 4 of the Southeast 1 / 4, lying
Easterly of the West 435.6 feet of the East 2006 feet of the
South 1 / 2 of the Southeast 1 / 4 of said Section, Washington
County, Minnesota. Abstract Property

SECTION 2. Zoning Map. The zoning map of the City of Lake Elmo shall be republished in the ordinary course to show the aforesaid zoning, and in the interim the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

SECTION 3. Effective Date. Approval of this ordinance is conditioned upon submission of the Comprehensive Plan amendment by the City to the Metropolitan Council, and the receipt of formal notification from the Metropolitan Council that it has reviewed and approved the proposed amendment to the Comprehensive Plan. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

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SECTION 4. Adoption Date. This Ordinance 2024-____ was adopted on this ____ day of March, 2024, by a vote of ____ Ayes and ____ Nays.

LAKE ELMO CITY COUNCIL

Charles Cadenhead, Mayor

ATTEST:

Julie Johnson, City Clerk

This Ordinance 2024-_____ was published on the _____ day of _____, 2024

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

RESOLUTION NO. 2024-030

RESOLUTION AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE 2024-07

WHEREAS, the Lake Elmo City Council has adopted Ordinance No. 2024-07, an ordinance that amends the City’s Zoning Code Chapter 105 of the Lake Elmo City Code by rezoning all property at PID 26.029.21.44.0001 from Agricultural (A) to Public Facilities (PF).

WHEREAS, the ordinance is lengthy; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lake Elmo that the City Clerk shall cause the following summary of Ordinance No. 2024-07 to be published in the official newspaper in lieu of the entire ordinance:

Public Notice

The City Council of the City of Lake Elmo has adopted Ordinance No. 2024-07, an ordinance that amends the Zoning Ordinance by rezoning all property at PID 26.029.21.44.0001 from Agricultural (A) to Public Facilities (PF). This ordinance creates zoning district designation as requested by Stillwater Area Public Schools, ISD 834, consistent with amendment requests to the Comprehensive Plan approved by the Lake Elmo City Council on March 6, 2024.

The full text of Ordinance 2024-07 is available for inspection at Lake Elmo City Offices during regular business hours.

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

Dated: March 6, 2024

Charles Cadenhead, Mayor

ATTEST:

Julie Johnson, City Clerk



To: Clark Schroeder, City Administrator, Lake Elmo

From: Paul Aplikowski | PA

Date: January 18, 2024
Revised February 5, 2024

Comm. No: 232224

Subject: Independent School District #834
Submittal to City of Lake Elmo on behalf of Stillwater Area Public Schools, for the proposed New Lake Elmo Elementary School project, located at the intersection of Lake Elmo Avenue North and Tenth Street North, Lake Elmo, Minnesota (Property ID #2602921440001)

Comprehensive Plan Amendment and Zoning Map Amendment Submittal Narrative:

On behalf of the Stillwater Area Public Schools, we are submitting for city staff review of a comprehensive plan amendment and zoning map amendment for the proposed new Lake Elmo Elementary School site. The proposed 1,100-student elementary school building would replace the current Lake Elmo Elementary School located at 11030 Stillwater Boulevard, Lake Elmo, Minnesota. The new building is proposed to be a total of 148,000 square feet and will likely be a two-story structure. At this time, the exact footprint size is unknown as the design of the building is still in progress.

The 47.6-acre site is currently zoned as Agricultural (A) and will require rezoning to Public Facilities (PF) to accommodate the proposed educational use. A Conditional Use Permit will be submitted after rezoning has been completed. In addition to rezoning the parcel, we understand that the Comprehensive Plan will need the future land use guidance for this site amended from Rural Area Development (RAD) to Institutional (INST). Based on comments received on the Sketch Plan Review submittal, we are continuing to show access to the site from both adjacent roads (Tenth Street North and Lake Elmo Avenue North). To help facilitate site safety, the District will endeavor to keep the bus and visitor traffic separate. The visitor entry will be designed to allow on-site stacking of waiting vehicles.

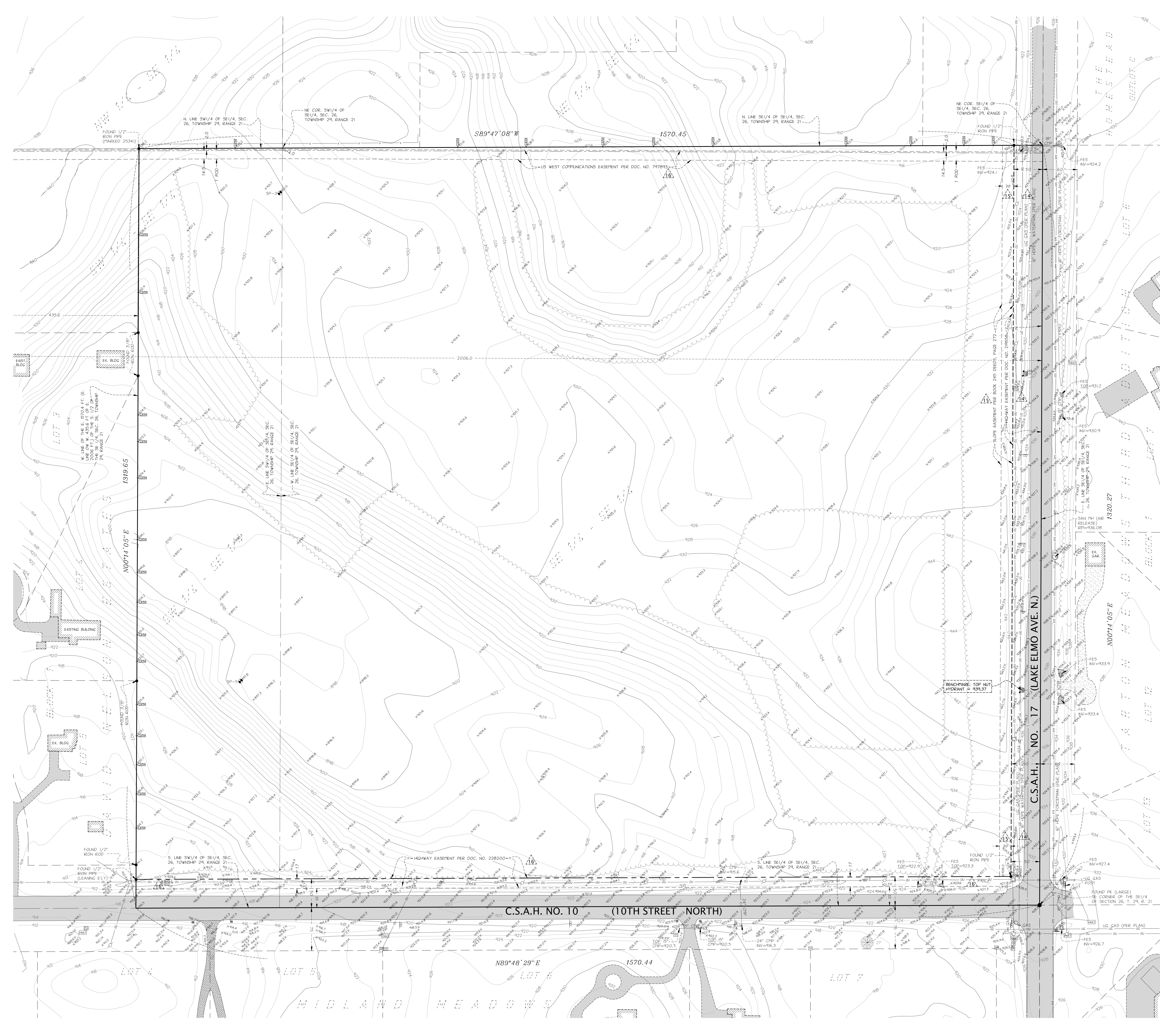
Aside from onsite parking and the school building itself, the site is proposed to include several other amenities that have the potential to be jointly used by the school and the City of Lake Elmo residents. Currently two ball fields, a greenspace field, and playground facilities are planned for the site. We are aware of the need for onsite stormwater control.



The District desires the new school building to be connected to the City's municipal sanitary sewer and drinking water supply. We understand that this will require an extension of the MUSA boundary to include this site. In the comments received on the previously submitted Sketch Plan Review from the Lake Elmo City engineering department, it was stated that all proposed uses on the property should be served by the City public drinking water supply due to the PFAS groundwater contamination in the surrounding area. This is in alignment with guidance received from the Minnesota Department of Natural Resources.

Through analysis of 12 months of utility bills from the District's newest facility (Brookview Elementary), our research indicates that 578,000 gallons of water were used over a 12-month period. This equates to an average of six gallons of water used per student per day. For the new facility, which will serve an estimated 1,100 students, this would extrapolate to 6,600 gallons of water per day.

Feel free to contact Wold Architects and Engineers or the District with any questions or concerns you may have.



LEGAL DESCRIPTION:
 LEGAL DESCRIPTION IS PER LAND TITLE, INC. AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 683144 DATED AUG. 9, 2023.
 The Southeast 1/4 of the Southeast 1/4 of Section 26, Township 29, Range 21, Washington County, Minnesota, and all that part of the Southwest 1/4 of the Southeast 1/4, lying Easterly of the West 435.6 feet of the East 2006 feet of the South 1/2 of the Southeast 1/4 of said Section, Washington County, Minnesota. Abstract Property

AREA:
 GROSS PARCEL AREA = 2,072,858 SQ. FT. / 47.59 ACRES
 10TH STREET ESMT. = 78,522 SQ. FT. / 1.80 ACRES
 LAKE ELMO AVE ESMT. = 63,513 SQ. FT. / 1.46 ACRES
 NET PARCEL AREA = 1,930,823 SQ. FT. / 44.33 ACRES

TITLE NOTES:
 (THE FOLLOWING EXCEPTIONS APPEAR ON THE LAND TITLE, INC. AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 683144 DATED AUG. 9, 2023.)
 13. Easement for utility purposes per Book 118 of Deeds, page 551, as Document Number 101676, Book 135 of Deeds, pages 373-374 as Document Number 118648. Assignment per Document Number 471911 - Quit Claim Deed conveyance to Northwestern Bell Telephone Company d/b/a US West Communications per Document Number 611259. Definition of Easement per Document Number 639079. Corrective Definition of Easements per Document Number 797893. (SHOWN GRAPHICALLY).
 14. Highway Easement per Book 245 of Deeds, page 271, as Document Number 219558. (SHOWN GRAPHICALLY).
 15. Slope Easement per Book 245 of Deeds, page 272. (SHOWN GRAPHICALLY).
 16. Highway and Slope Easement per Book 256 of Deeds, page 159-160, as Document Number 228200. (SHOWN GRAPHICALLY).

BENCHMARKS
 ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE TKDA WATERMAIN PLANS - SHEET C502 DATED 4/15/2014. TOP NUT HYDRANT 400' N. OF 10TH STREET. ELEVATION = 939.37

WETLAND NOTE:
 NO WETLANDS PRESENT BASED ON AN SEPTEMBER 2023 EXAMINATION BY BOPRAY ENVIRONMENTAL AND A PREVIOUS 'NO WETLANDS PRESENT' DETERMINATION PER 'NOTICE OF DECISION' BY THE VALLEY BRANCH WATERSHED DISTRICT DATED 12/31/2020

SURVEY NOTES:
 1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE.
 2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILT PLANS PROVIDED BY THE CITY OF LAKE ELMO.
 3. THERE MAY BE SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
 4. LIDAR ELEVATION DATA RELIED UPON FOR INTERIOR TOPOGRAPHIC INFORMATION. CHECK SHOTS TO VERIFY LIDAR ACCURACY WERE TAKEN AS INDICATED BY THE SPOT ELEVATIONS NOTED IN THE GRAPHICS. SOME VARIATION FROM THE ACTUAL GROUND ELEVATIONS MAY OCCUR DUE TO OUR INABILITY TO VERIFY AREAS IN HEAVY TREE COVER. TOPOGRAPHY ON ALL ROAD SURFACES AND ROAD DITCHES WERE DEVELOPED BASED ON FIELD SURVEY SHOTS TAKEN IN OCTOBER 2023.

UNDERGROUND UTILITIES NOTES:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBERS) 232783758. SOME MAPS WERE RECEIVED WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

CALL BEFORE YOU DIG!
Gopher State One Call
 TOWN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

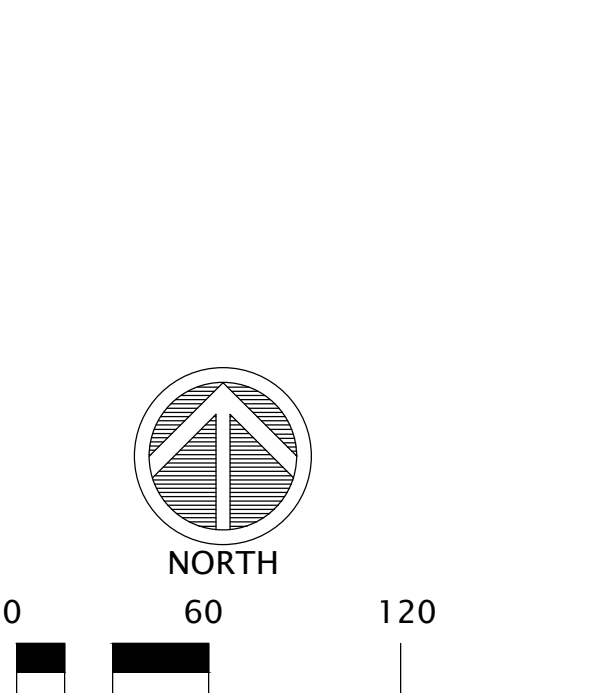
LEGEND:

FOUND MONUMENT	FIRE DEPT. CONNECTION
SET 1/2" IRON PIPE MARKED BY NO. 21718	HYDRANT
CABLE TV PEDESTAL	CURB STOP
AIR CONDITIONER	WATER WELL
ELECTRIC METER	WATER MANHOLE
ELECTRIC PEDESTAL	WATER METER
ELECTRIC TRANSFORMER	FOOT RICKETOR VALVE
LIGHT POLE	WATER VALVE
GUY WIRE	BELOARD
POWER POLE	FLAG POLE
GAS MANHOLE	MAL BOX
GAS METER	TRAFFIC SIGN
TELEPHONE MANHOLE	MINORION MANHOLE
TELEPHONE PEDESTAL	SOL BORING
SANITARY CLEANOUT	150.0' SPOT ELEVATION
SANITARY MANHOLE	TRAFFIC SIGNAL
CATCH BASIN	CONIFEROUS TREE
STORM DRAIN	DECIDUOUS TREE
FLARE BOX SECTION	
STORM MANHOLE	

---	UNDERGROUND ELECTRIC
---	UNDERGROUND CABLE TV
---	UNDERGROUND FIBER OPTIC
---	UNDERGROUND TELEPHONE
---	OVERHEAD UTILITY
---	UNDERGROUND GAS
---	UNDERGROUND WATER
---	STORM SEWER
---	WATERMAIN
---	FENCE
---	CURB (TYPICAL)
---	CONTOURS
---	TRAILBLK

STILLWATER SCHOOLS
LAKE ELMO SITE
CONTACT:
 Tony Willger
 Stillwater Area Public Schools
 1875 South Greeley St.
 Stillwater, MN 55082
 Phone: 651.351.8374
 Email: willger@stillwaterschools.org

COUNTY/CITY:
WASHINGTON COUNTY
CITY OF LAKE ELMO



REVISIONS:

DATE	REVISION
10-11-2023	PRELIMINARY ISSUE
12-19-2023	INITIAL ISSUE

CERTIFICATION:
 I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly licensed Land Surveyor under the laws of the state of Minnesota.
Daniel L. Thurmes
 Daniel L. Thurmes Registration Number: 25718
 Date: 12-19-2023

PROJECT LOCATION:
LAKE ELMO AVE. N.
PID#2602921440001

Suite #200
 1970 Northwestern Ave
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dani@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.
FILE NAME: SURVLE147
PROJECT NO.: LE23147
BOUNDARY/TOPOGRAPHIC SURVEY

MN

SYMBOL LEGEND

- PROPOSED ROADWAY/TRAILS BITUMINOUS PAVEMENT
- PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

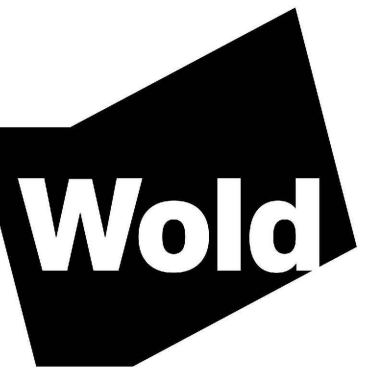
PARCEL INFO

PID: 26.029.21.44.0001
 LOT SIZE: 47.59 ACRES
 ZONING: AGRICULTURAL (A)
 LEGAL DESCRIPTION: PT OF S1/2 OF SE1/4 BEING E 1570.4 FT SECTION 26 TOWNSHIP 029 RANGE 021

NEW LAKE ELMO ELEMENTARY SCHOOL

Lake Elmo, MN 55042

Stillwater Area Public Schools ISD #834
 1875 Greeley Street South
 Stillwater, MN 55082

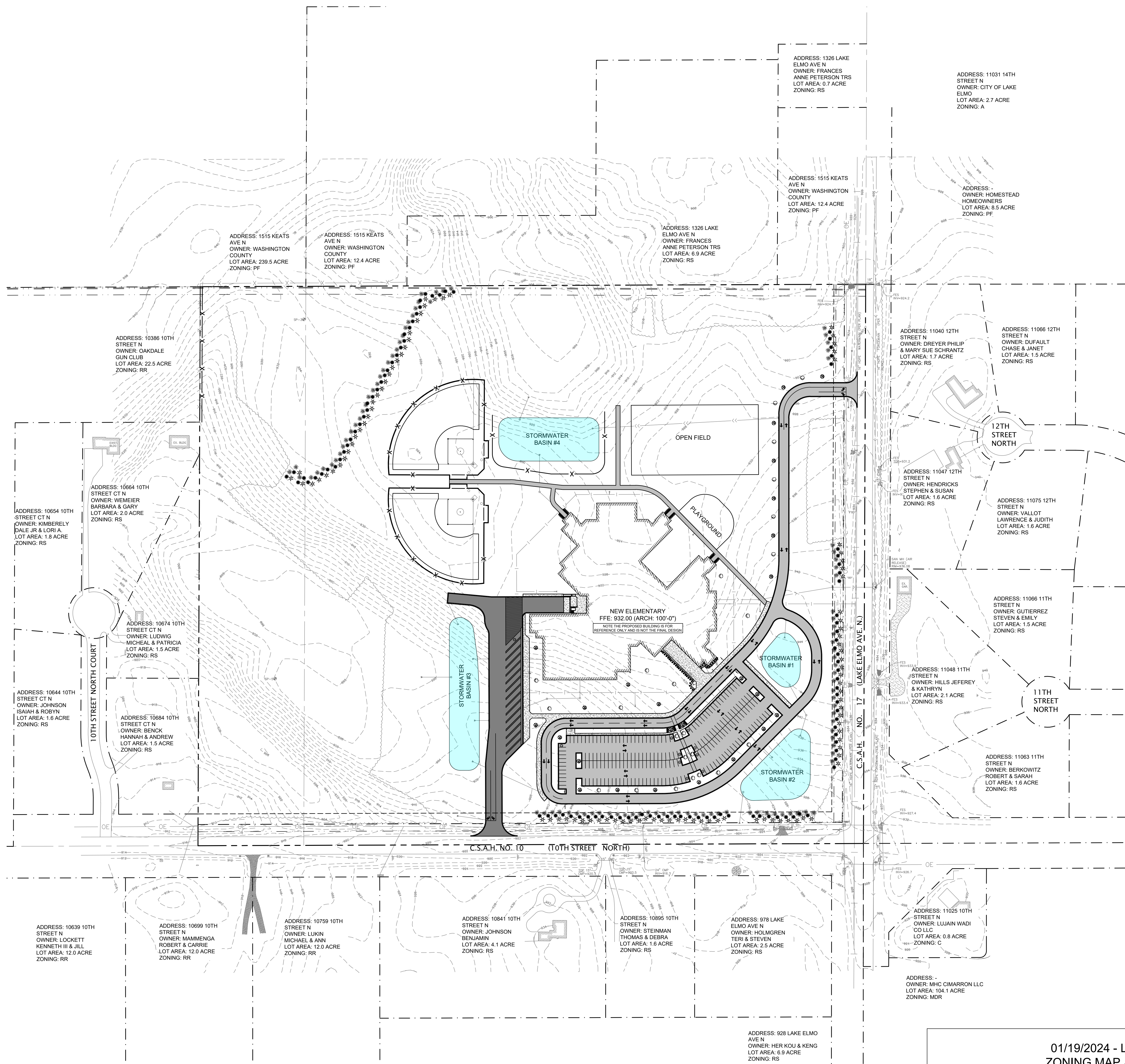


WOLD ARCHITECTS AND ENGINEERS
 332 Minnesota Street, Suite W2000
 Saint Paul, MN 55101

woldac.com | 651.227.7773

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
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 www.larsonengr.com

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I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Greg A. Buchal, P.E.
 Date: 01.19.2024 Lic. No.: 23793

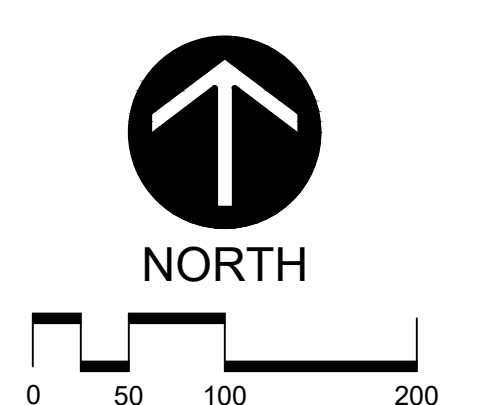
Description	Revisions	
	Date	Num

Comm: 12236128
 Date: 01.19.2024
 Drawn: MTH
 Check: GAB

CONCEPTUAL - ZONING AND PROPERTY INFO PLAN

Scale:
C000

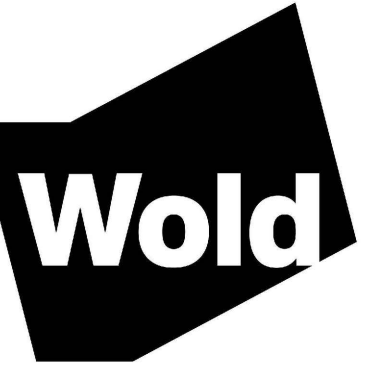
01/19/2024 - LAKE ELMO ELEMENTARY ZONING MAP AMENDMENT SUBMISSION
(CONCEPTUAL PLAN - DO NOT USE FOR CONSTRUCTION)



P:\Projects\Projects - 2023\12236128 - New Stillwater Elementary School - Wold\C - Design\Drawings\Plan - Lake Elmo\12236128 - C000 Overall Planning

**NEW LAKE ELMO
ELEMENTARY
SCHOOL**
Lake Elmo, MN 55042

**Stillwater Area Public
Schools ISD #834**
1875 Greeley Street South
Stillwater, MN 55082



**WOLD ARCHITECTS
AND ENGINEERS**
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldac.com | 651.227.7773

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SYMBOL LEGEND

- PROPOSED ROADWAY/TRAILS BITUMINOUS PAVEMENT
- PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- SOIL BORING MARKER
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

PROJECT AREA CALCULATIONS

TOTAL SITE AREA:	2,072,858 SF	(47.59 AC)	100%
IMPERVIOUS AREAS:			
NEW SCHOOL	148,000 SF	(3.40 AC)	7.14%
SIDEWALK/BIT TRAILS	34,896 SF	(0.80 AC)	1.68%
PARKING/ROADWAYS	174,764 SF	(4.01 AC)	8.43%
SPORTFIELDS/PLAYGROUND	49,228 SF	(1.13 AC)	2.37%
TOTAL NEW IMPERVIOUS	406,878 SF	(9.34 AC)	19.63%
EXISTING ROADWAY (10 ST N & LAKE ELMO AVE N)	60,687 SF	(1.39 AC)	2.93%
TOTAL EXISTING IMPERVIOUS	60,687 SF	(1.39 AC)	2.93%
TOTAL SITE IMPERVIOUS	467,565 SF	(10.73 AC)	22.56%
STORMWATER BASINS:			
BASIN #1	8,668 SF	(0.20 AC)	0.42%
BASIN #2	18,649 SF	(0.43 AC)	0.90%
BASIN #3	23,648 SF	(0.54 AC)	1.14%
BASIN #4	23,347 SF	(0.54 AC)	1.13%
TOTAL BASIN AREA	74,312 SF	(1.71 AC)	3.59%
RIGHT OF WAY:			
EXISTING R.O.W.	142,035 SF	(3.26 AC)	6.85%
PROPOSED R.O.W.	211,177 SF	(4.85 AC)	10.19%
ADDITIONAL R.O.W DEDICATION	69,142 SF	(1.59 AC)	3.33%
OPEN SPACE:			
REMAINING OPEN SPACE	1,380,491 SF	(31.69 AC)	66.60%

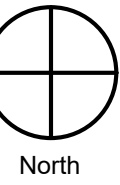
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Greg A. Buchal, P.E.

Date: 01.19.2024 Lic. No.: 23793

Description	Revisions	
	Date	Num

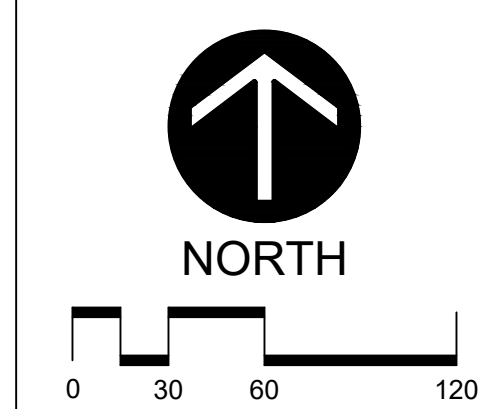
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Date: 01.19.2024
Drawn: MTH
Check: GAB



**CONCEPTUAL -
SITE PLAN**

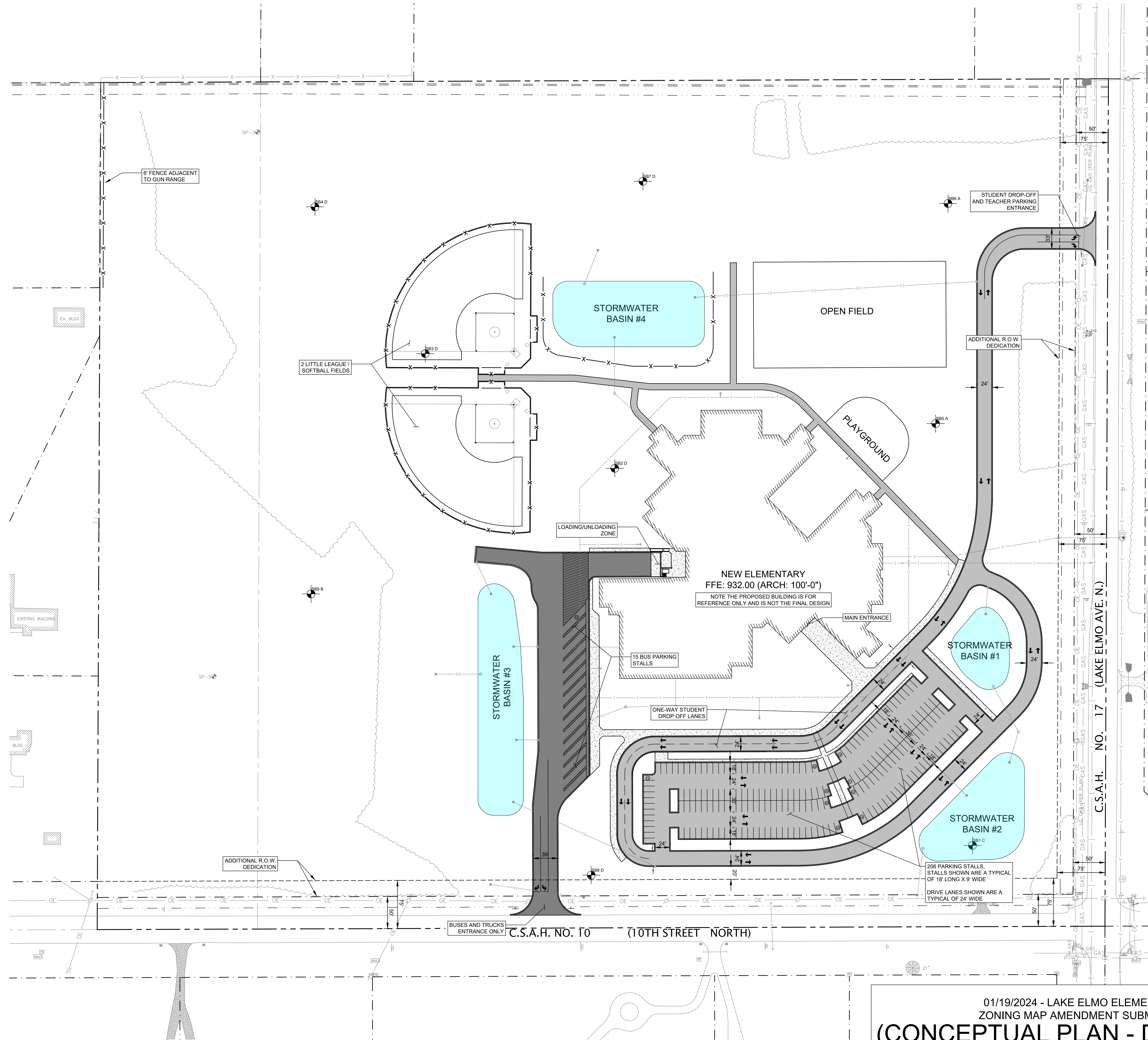
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01/19/2024 - LAKE ELMO ELEMENTARY
ZONING MAP AMENDMENT SUBMISSION
**(CONCEPTUAL PLAN - DO NOT USE
FOR CONSTRUCTION)**

MN



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SYMBOL LEGEND

- 950 --- EXISTING CONTOURS
 - 950 --- PROPOSED CONTOURS - MAJOR INTERVAL
 - 949 --- PROPOSED CONTOURS - MINOR INTERVAL
 - --- GRADE BREAK LINE
 - --- GRADE SLOPE
- 2.0%
- SPOT ABBREVIATIONS:**
- TC - TOP OF CURB
 - GL - CUTTER LINE
 - B - BITUMINOUS
 - C - CONCRETE
 - EO - EMERGENCY OVERFLOW
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL (F/G)
 - (*) - EXISTING TO BE VERIFIED

GRADING NOTES

- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
- Grades shown in paved areas represent finish elevation.
- All construction shall be performed in accordance with state and local standard specifications for construction.
- Permittees must not excavate infiltration systems to final grade, or within three (3) feet of final grade, until the contributing drainage area has been constructed and fully stabilized unless they provide rigorous erosion prevention and sediment controls (e.g., diversion berms) to keep sediment and runoff completely away from the infiltration area.

**CITY OF LAKE ELMO
SITE RESTORATION PLAN NOTES**

- RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL, CONFORMING TO MNDOT 3877.
- PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
- MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
- RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.
- BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

**CITY OF LAKE ELMO GRADING AND
EROSION STANDARD PLAN NOTES**

- THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.
- SEQUENCING: ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.
- SILT FENCE: THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.
- STOCKPILES: ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.
- INLET PROTECTION: THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
- TEMPORARY SEDIMENT BASINS: THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.
- ROCK CONSTRUCTION ENTRANCE: A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.
- STREET SWEEPING: ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.
- DEWATERING: EACH EXCAVATION SHALL BE KEPT DRY DURING THE COURSE OF ALL WORK HEREIN, INCLUDING SUBGRADE CORRECTION, PIPE INSTALLATION, STRUCTURE CONSTRUCTION AND BACKFILLING. TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOW OR OTHER MEANS TO OTHER DAMAGE RESULTS, ALL EXCAVATIONS SHALL BE DEWATERED TO A DEPTH OF AT LEAST 3 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB OR PIPE TO BE INSTALLED THEREIN. THE CONTRACTOR MAY USE ANY METHOD OR COMBINATION OF METHODS FOR DEWATERING HE CHOOSES; HOWEVER, ALL DEWATERING METHODS AND EQUIPMENT WHICH IN THE OPINION OF THE ENGINEER, ARE INEFFECTIVE SHALL BE ABANDONED, IMPROVED, REPLACED OR OTHERWISE ALTERED TO OBTAIN EFFECTIVE DEWATERING. THE CONTRACTOR SHALL PROVIDE ALL POWER, PUMPS, MATERIALS AND APPARATUS NECESSARY, AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EXCAVATION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF ANY PIPE, CONDUIT, DITCH CHANNEL OR NATURAL WATERCOURSE UTILIZED FOR DRAINAGE PURPOSES, AND ALL EROSION, SEDIMENT OR OTHER ADVERSE RESULTS OF THEIR USE SHALL BE REPAIRED.
- POSITIVE DRAINAGE AND PROTECTION: THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE. DURING CONSTRUCTION, TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS. PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.
- DRAINAGE DITCHES: THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DAMS, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
- TURF ESTABLISHMENT: ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- MAINTENANCE AND INSPECTION: EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48 HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.
- REMOVAL: THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOIL, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.
- FINAL STORM SEWER SYSTEM: AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.
- DITCH CHECK (BIOROLL BLANKET SYSTEM): BIOROLL AND BLANKET SYSTEMS SHALL BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.
- FLOTATION SILT CURTAIN: FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
- CONCRETE WASHOUT ONSITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Greg A. Buchal, P.E.
Date: 01.19.2024 Lic. No.: 23793

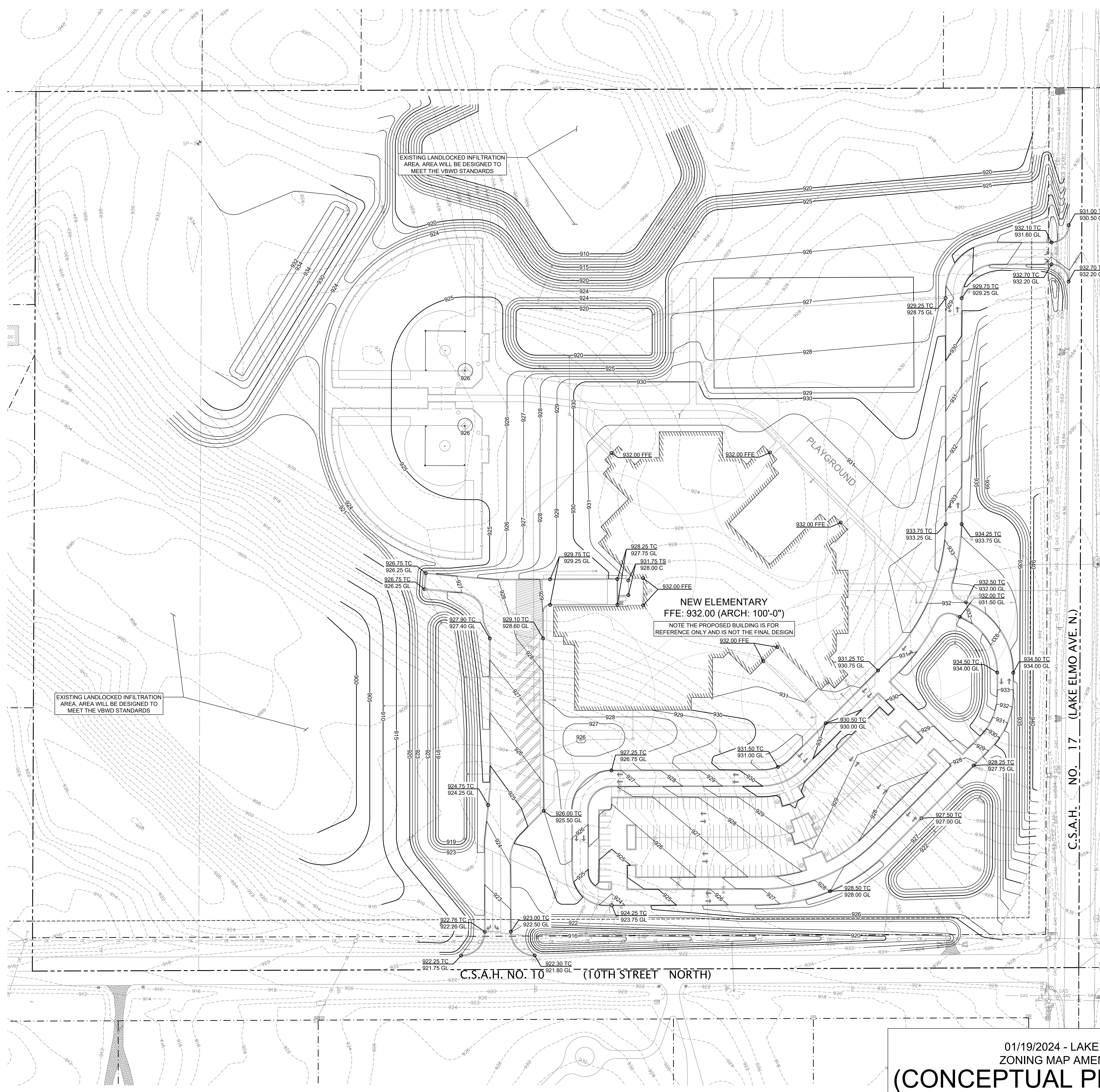
Description	Revisions	
	Date	Num

Comm: 12236128
Date: 01.19.2024
Drawn: MTH
Check: GAB

**CONCEPTUAL -
GRADING PLAN**

Scale: **C200**

MN



01/19/2024 - LAKE ELMO ELEMENTARY
ZONING MAP AMENDMENT SUBMISSION
**(CONCEPTUAL PLAN - DO NOT USE
FOR CONSTRUCTION)**



SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- △ FLARED END
- SANITARY MANHOLE
- HYDRANT
- ⊗ GATE VALVE & BOX
- ⊗ WATER SHUTOFF
- ⊗ LIGHT POLE
- CTY — CABLE UNDERGROUND LINE
- OE — ELECTRIC OVERHEAD LINE
- UE — ELECTRIC UNDERGROUND LINE
- FO — FIBER OPTIC UNDERGROUND LINE
- G — NATURAL GAS UNDERGROUND LINE
- S — SANITARY SEWER PIPE
- > — STORM SEWER PIPE
- T — TELEPHONE UNDERGROUND LINE
- I — WATERMAIN PIPE
- D — DRAIN TILE PIPE
- P — PROPERTY LINE
- E — EASEMENT LINE
- R — RIGHT-OF-WAY LINE
- S — SETBACK LINE

CITY OF LAKE ELMO'S STANDARD NOTES FOR SANITARY SEWER PLANS

- ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED IN ACCORDANCE TO CITY OF STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD" (FOR PVC SANITARY SEWER PIPE).
- UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMETRIC GASKETED JOINTS.
- ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
- SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATION (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
- REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
- SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALL DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE.
- A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
- ALL SERVICE LINE STUBS MUST HAVE 2" x 2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
- UPON MARKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.
- ALL MAINLINE SANITARY SEWER AND SERVICES SHALL HAVE TRACER WIRE PER CITY SPECIFICATIONS AND DETAILS.

CITY OF LAKE ELMO'S STANDARD PLAN NOTES FOR WATERMAIN PLANS

- ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
- WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-52.
- ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR - BLUE NUTS & BOLTS.
- USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
- GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2.C.2.
- USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
- BUTTERFLY VALVES SHALL BE MUELLER LINESEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 26 11.2.CA.
- BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAIN LESS STEEL.
- ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
- HYDRANTS SHALL BE WATEROUS "PACER," MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
- HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (1. D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP.
- THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1 - FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS INTERRUPTED DURING THE COURSE OF THE PROJECT.

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Greg A. Buchal, P.E.
Date: 01.19.2024 Lic. No.: 23793

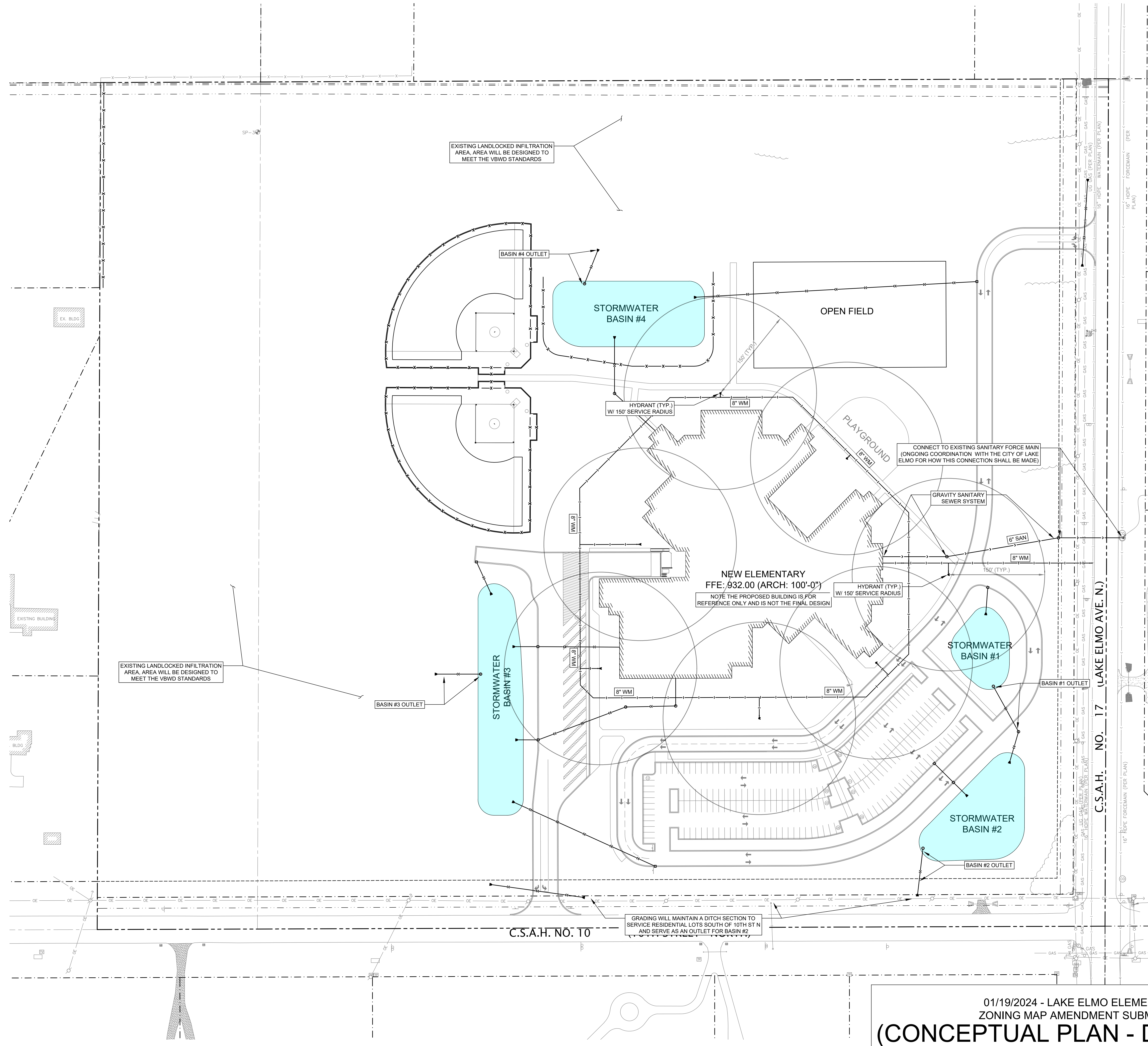
Description	Revisions	
	Date	Num

Comm: 12236128
Date: 01.19.2024
Drawn: MTH
Check: GAB

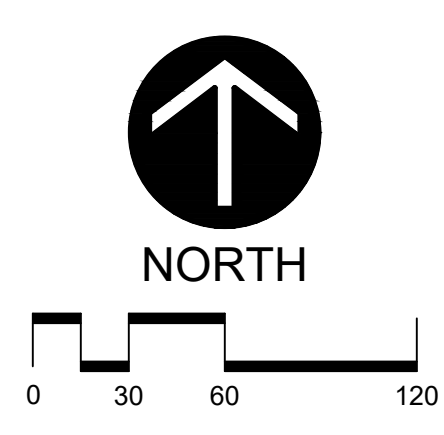
CONCEPTUAL - UTILITY PLAN

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C300

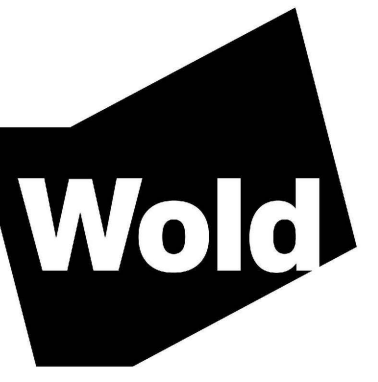
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01/19/2024 - LAKE ELMO ELEMENTARY ZONING MAP AMENDMENT SUBMISSION
(CONCEPTUAL PLAN - DO NOT USE FOR CONSTRUCTION)



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GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

SYMBOL LEGEND

- STORMWATER SEED MIX
- LANDSCAPE AREA
- SOD

LANDSCAPING NOTES

1. Landscape areas to have 4" colored hardwood wood mulch over weed barrier fabric and 6" black steel edging as needed.
2. All trees not planted in landscaped areas shall have shredded hardwood mulch placed around the tree at 4" diameter and 6" deep.
3. All disturbed areas to receive 6" of good quality topsoil and seed or sod as indicated. See Landscape Plan.
4. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
5. Plant size and species substitutions must be approved in writing prior to acceptance in the field.
6. Landscape Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
7. Landscape Contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
8. Landscape Contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
9. There will be no site irrigation until the summer of 2024, any watering prior to summer 2024 will be the responsibility of the contractor. Contractor to work with the District on irrigation install at time of final grade, but prior to site restoration.

PLANTING SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
DECIDUOUS TREES, SEE DETAIL 6/C802				
24	American Elm	Ulmus Americana	2-1/2" Cal	B & B
25	Bur Oak	Quercus Macrocarpa	2-1/2" Cal	B & B
CONIFEROUS TREES, SEE DETAIL 6/C802				
101	American Larch	Larix Laricina	6' Ht	B & B
100	Northern White Cedar	Thuja Occidentalis	6' Ht	B & B
96	Eastern White Pine	Pinus Strobus	6' Ht	B & B
SHRUBS, SEE DETAIL X/CX00				
35	Roundleaf Serviceberry	Amelanchier Sanguinea	24"	Pot
87	Bush Cinquefoil	Potentilla Fruticosa	24"	Pot
52	Crisp Leaf Spirea	Spirea x Bumalda (Crispa)	24"	Pot

Note: The landscape plan has not been developed in accordance with the City of Lake Elmos Standards. This landscape plan is conceptual and ongoing coordination will be had with the City of Lake Elmo to bring this plan in accordance with their standards.

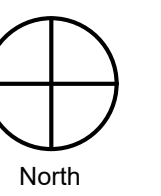
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Greg A. Buchal, P.E.

Date: 01.19.2024 Lic. No.: 23793

Description	Revisions	
	Date	Num

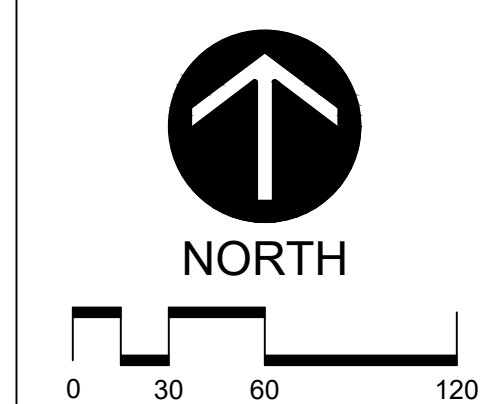
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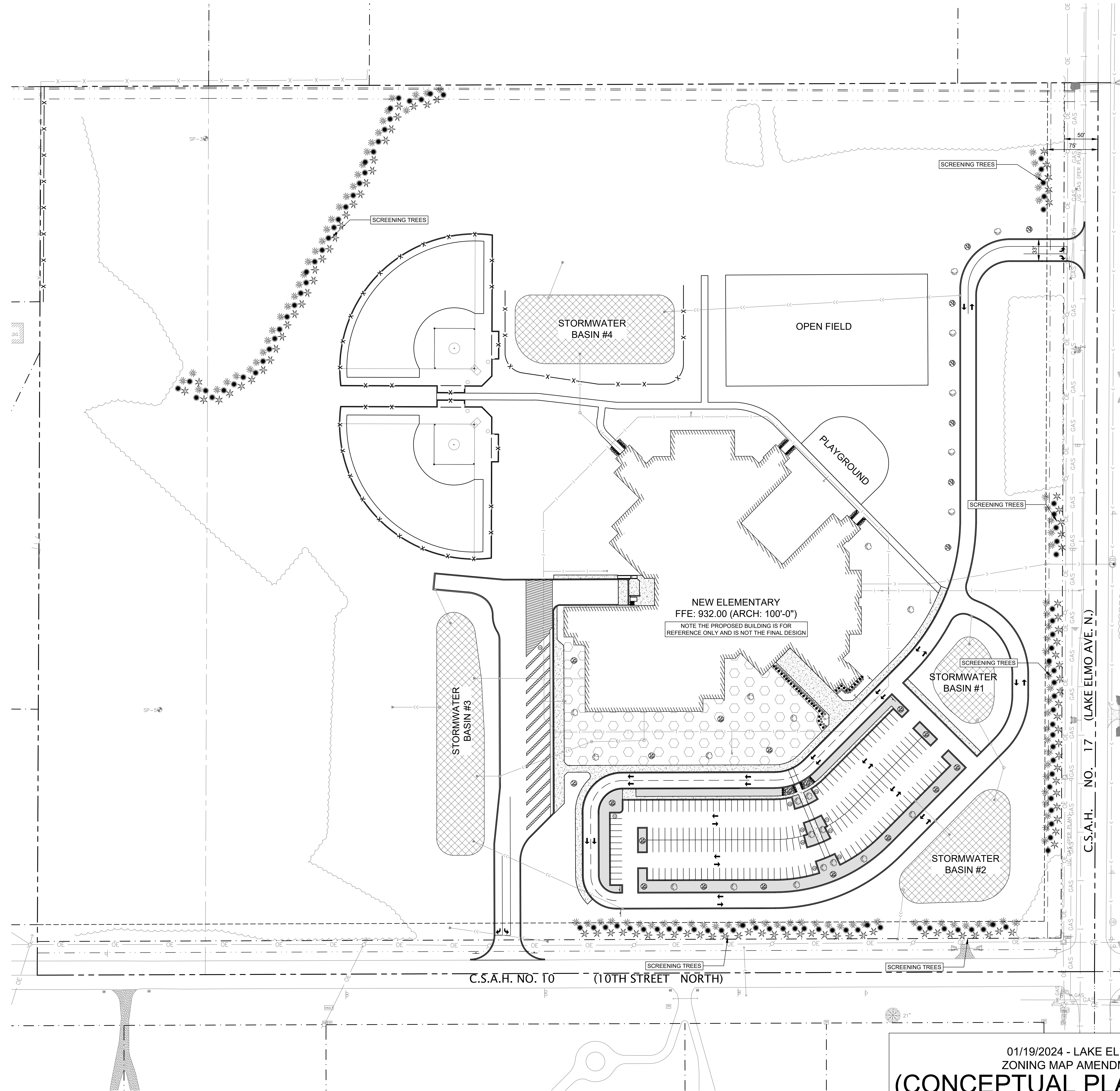
**CONCEPTUAL -
LANDSCAPING
PLAN**

Scale:

C400



01/19/2024 - LAKE ELMO ELEMENTARY
ZONING MAP AMENDMENT SUBMISSION
**(CONCEPTUAL PLAN - DO NOT USE
FOR CONSTRUCTION)**



MN

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4. Turn Lane Improvements. As part of the site improvements, dedicated right and left turn lanes must be constructed along Lake Elmo Avenue (CSAH 17) and 10th Street (CSAH 10) at both access locations. The required turn lanes have not been shown on the proposed site plans. Turn lanes must be constructed meeting Washington County standards.
5. Secondary Access. The site shows a single access for busing and a single access for all other vehicles. Internal connectivity between the two access locations is not provided. Emergency vehicle access requirements must be reviewed and approved by the Lake Elmo Fire Department.
6. Traffic Signal Improvements. The installation of a traffic signal at the intersection of Lake Elmo Avenue (CSAH 17) and 10th Street (CSAH 10) should also be included as part of the site improvements to provide additional traffic control for peak demands as well as provide safe pedestrian crossings at the intersection.
7. Bituminous Trails. The site improvements must include and show on the site plans the construction of a bituminous trail along the full length both Lake Elmo Avenue (CSAH 17) and 10th Street (CSAH 10). Pedestrian connectivity should be planned as part of the school site, including internal pedestrian connections, connection to the County Park Preserve, and safe pedestrian crossings for each County roadway at each access location.

STORMWATER MANAGEMENT

1. The site plan is subject to a storm water management plan (SWMP) meeting State, Valley Branch Watershed District (VBWD) and City rules. Storm water facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance to City Engineering Design Standards dated January 2022, even though the facilities will remain privately owned.
2. The stormwater management mitigation must be provided for all required site improvements, including the County roadway and intersection improvements, County roadway turn lanes, and all bituminous trails. If any of these improvements are not constructed as part of the site development, then the stormwater management should be oversized to preserve capacity for these improvements to be constructed by others.
3. All stormwater facilities and BMPs will be privately owned and maintained by the school district. The school district will be required to provide a Stormwater Maintenance and Easement Agreement in accordance with the City's standard form of agreement.
4. All storm water basins must be placed in easements in accordance with the Stormwater Maintenance and Easement Agreement. The easements must fully incorporate the 100-year HWL, 10-foot maintenance bench and all maintenance access roads. Maintenance access roads meeting city standards must be provided for all storm water facilities and structures.
5. The SWMP will be required to verify that rate control and volume control requirements are met for all points of discharge from the site. The existing and proposed drainage exhibits must clearly show and label all points of discharge from the site, including any required public improvements and turn lanes. The SWMP rate control tables must reference each discharge location independently and combined.
6. Overland emergency overflows or outlets will be required as part of the site plan.
7. All wetlands and wetland buffers must be delineated and protected by easement.
8. Minimum floor elevations must be at least 2 feet higher than the adjacent 100-year HWL elevation. Also, all low opening elevations for all buildings must be at least 1-ft higher than any adjacent emergency overflow elevation (EOF).
9. All localized low points must be protected within a drainage easement.

MUNICIPAL WATER SUPPLY

1. Due to the PFAS groundwater contamination in the surrounding area, all proposed uses on the property should be served by the City public drinking water supply.
2. Connection to the municipal water system is available to the existing trunk watermain running along Lake Elmo Avenue (CSAH 17). The applicant will be responsible for connecting to the existing 16-inch trunk watermain located near the proposed Lake Elmo Avenue (CSAH 17) driveway entrance and running a

minimum 8-inch ductile iron watermain internal to the site and throughout the property as necessary to provide connection to all proposed uses.

3. A second watermain connection will be required to create a looped network by extending the watermain south through the proposed 10th Street (CSAH 10) entrance, then east along 10th Street (CSAH 10) to connect back to the existing trunk watermain at the intersection with Lake Elmo Avenue (CSAH 17).
4. Watermain oversizing may be required to ensure adequate water supply and fire suppression once the site development water demands are known.
5. The project will require the placement of fire hydrants and water system valves internal to the site as determined by the Lake Elmo Public Works Director and Fire Department.
6. Minimum 30-foot easements centered over the pipe/hydrant will be required when not located within the public right-of-way. Easements must be free from all encroachments, including retaining walls, trees, fences, small/dry utilities, or storm water management BMPs. Easements must be dedicated to the city as part of the project.

SANITARY SEWER SYSTEM

1. The proposed site is located outside of the city designated Municipal Urban Service Area (MUSA) for sanitary sewer service. The Comprehensive Plan Amendment application requests the expansion of the city designated MUSA to allow the proposed elementary school to be served by public sanitary sewer.
2. The public sanitary sewer system is not readily available to serve this property. The applicant will be required to extend sanitary sewer service to the site as part of the site improvements. The discharge or connection manhole location to the city sewer system is at the intersection of Lake Elmo Avenue (CSAH 17) and 5th Street North, roughly 3,500 to 3,800 feet from the proposed school location.
3. Sewer System Extension to be privately owned. Since there are no other benefitting properties to be served by sewer between the connection manhole and the school site, the sewer extension would be considered a sewer service rather than a public sewer main line, and would be owned and operated privately by the school district.
4. Sanitary Lift Station and Forcemain. The sewer extension improvements would likely require the construction of a new sanitary lift station to be installed near the new school building. The school sewer service would discharge by gravity to the new lift station with a 3,500 ft. to 3,800 ft. long forcemain installed along the Lake Elmo Avenue right-of-way, and discharging to the proposed connection manhole.
5. No sanitary sewer oversizing is anticipated for these improvements.

LAKE ELMO FIRE DEPARTMENT – OFFICE OF THE FIRE MARSHAL

Fire Prevention, Code Enforcement, and Public Education



October 24, 2023

Sophia Jensen, Planner
City of Lake Elmo

Re: Comprehensive Plan Amendment PID 2602921440001.

Prepared by: Anthony Svoboda, Fire Marshal

Approved by: Dustin Kalis, Fire Chief

Applicable Codes:

- 2020 Minnesota State Fire Code
- 2020 Minnesota State Building Code
- Lake Elmo Fire Department Fire Code Policies
- NFPA 13, 2016 edition
- NFPA 13D, 2016 edition

Fire Department Comments:

- 1) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.
- 2) Approved fire apparatus roads shall be provided and maintained throughout all development phases in coordination with engineering, public works, planning, and fire departments. In accordance with MSFC D104.2, two fire apparatus access roads shall be maintained at all times.
- 3) Project construction phasing shall accommodate emergency access to the entire construction zone at all times, generally meaning two separate means of entrance/exit as defined in the code. Phasing plan to be approved by the fire department prior to construction.
- 4) An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads. On-street parking shall be provided in approved locations following review by Engineering and Public Works. Parking shall be prohibited on both sides of private drive lanes.
- 5) Street names and addressing shall be consistent with the Washington County Uniform Street Naming and Property Numbering System.
- 6) Fire hydrants shall be provided in approved locations following review by Engineering and Public Works.

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LAKE ELMO FIRE DEPARTMENT – OFFICE OF THE FIRE MARSHAL

Fire Prevention, Code Enforcement, and Public Education



- 7) Building address numbers shall be plainly visible from the street fronting the property and shall be contrasting color from the background. Size and placement of address numbers shall be approved by the fire and planning departments.
- 8) A fire sprinkler system shall be installed in commercial buildings in accordance with the Minnesota State Fire Code and Chapter 1306 of the Minnesota State Building Code. A permit is required prior to work.
 - a. *Fire Department sprinkler connection locations shall be approved prior to installation.*
- 9) A fire alarm system shall be installed in commercial buildings in accordance with the Minnesota State Fire Code (907.2.3) and Lake Elmo Ordinances. A permit is required prior to work.
- 10) An emergency responder radio coverage amplifier shall be installed throughout the building if the fire department determines that signal strength is not reliable.
- 11) An exterior door numbering system shall be utilized to determine exterior doors on all sides of the building. Door numbering convention shall be approved by the fire department prior to installation.
- 12) A KNOX rapid access lockbox shall be installed *in an approved location*, on all commercial buildings.
 - a. Multiple KNOX rapid access lockboxes may be required as determined by the fire department.
- 13) KNOX locking Fire Department Connection Caps shall be installed on all fire department connections.
- 14) All gates, whether manual or electric, shall be accompanied by either a KNOX lock or KNOX gate control switch for rapid access.
- 15) All parking areas shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

Questions, clarifications, or the request to provide code documents can be made using the contact information listed below.

Respectfully,

Anthony Svoboda



Anthony Svoboda | Assistant Chief

Lake Elmo Fire Department
Fire Station #1 - 3510 Laverne Ave N. | Lake Elmo, MN | 55042
651-747-3907 office | www.lakeelmo.org

“Proudly Serving Neighbors and Friends”

Nathan Fuerst

From: John P. Hanson <jhanson@barr.com>
Sent: Wednesday, January 24, 2024 1:25 PM
To: Sophia Jensen
Subject: RE: Lake Elmo Land Use Review - January 2nd Batch

Caution: This email originated outside our organization; please use caution.

Hi Sophia,

The project will require a Valley Branch Watershed District (VBWD) permit. Once a complete VBWD permit application is submitted, we will review it for conformance to VBWD rules and regulations.

The site includes two landlocked depressions and another depression. Two more depressions that are mostly off the site, extend onto the site. While the proposed school building appears to be more than 2 feet higher than the ultimate overflows of the depressions, the conceptual plan shows filling below the 100-year flood levels of some of the depressions. Compensatory storage will be needed for any fill below the 100-year flood levels of any depression.

John

John P. Hanson, PE
Valley Branch Watershed District Engineer
Barr Engineering Co. | 4300 MarketPointe Drive | Bloomington, MN 55435
office: 952.832.2622 | cell: 612.590.1785
JHanson@barr.com | www.barr.com | www.vbwd.org

resourceful. naturally.





ADMINISTRATION

Kevin Corbid, County Administrator
Jan Lucke, Deputy County Administrator
Jennifer Wagenius, Deputy County Administrator

February 5, 2024

Sophia Jensen
City Planner
City of Lake Elmo

RE: Lake Elmo – Stillwater Schools Comprehensive Plan Amendment

City Planner Jensen:

Washington County has received and reviewed the City's Comprehensive Plan Amendment to alter the property guidance from Rural Area Development to Institutional and be included into the MUSA boundary and the additional zoning map amendment. Washington County does not oppose the proposed Comprehensive Plan Amendment. Attached are general comments related to the site plan provided by the Stillwater Area Public Schools that have been shared previously with both the City of Lake Elmo and the school district.

Thank you for the opportunity to comment.

Sincerely,

Kelli Matzek
Senior Planner

Cc: Gary Kreisel, Washington County Commissioner – District 3
Jennifer Wagenius, Washington County Deputy County Administrator
Wayne Sandberg, Washington County Public Works Director
Emily Jorgensen, Washington County Administration Planning Manager
Dr. Michael Funk, Stillwater Area Public Schools Superintendent
Mark Drommerhausen, Stillwater Area Public Schools Executive Director of Operations

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www.co.washington.mn.us

Washington County is an equal opportunity organization and employer

Washington County Public Works

The location of the proposed school is adjacent to the intersection of two busy county highways. There are some specific site development challenges and concerns that the county believes the city council should be made aware of as they consider this planning amendment.

These comments were previously shared with Stillwater Area Public Schools on April 17, 2023, and the City of Lake Elmo on October 24, 2023.

Washington County 2040 Comprehensive Plan – Chapter 5: Transportation

- a. *Functional Classification* - Per the Washington County 2040 Comprehensive Plan, Chapter 5 – Figure 3 shows the functional classification of both roadways. County 17 is a Collector. County 10 is an A-minor Arterial Reliever – serving east west regional trips. Both highways are on the County State Aid Highway System and serve as important commuter routes and are the designated truck routes in the area.
- b. *Traffic Volume Forecast and Concerns* - Washington County 2040 Comprehensive Plan Chapter 5: Figure 7 shows current traffic volumes on County 10 in this area range from 4,200 to 6,066 vehicles per day. On County 17 traffic volumes are in the range of 3,500 vehicles per day currently.

Additionally, Figure 25 shows traffic volumes are forecasted to increase significantly, with or without the school development. Traffic on County 10 is expected to increase to 13,800 by 2040, and traffic on County 17 will increase to a range of 5,800 to 6,900 vehicles per day by 2040. These increases indicate a need, especially on County 10, for additional capacity improvements including the possibility of additional through lanes. This roadway expansion should be accounted for in proposed site plans to ensure the school site can accommodate the forecasted growth.

Figure 26 shows the future volume to capacity ratio on county highways expected by 2040. This is a measure of congestion and an indication of where highway expansion will be needed in the future. Note that County 10 in this area shows traffic volume exceeding roadway capacity – further reinforcing the future need for expansion of this roadway. Given this analysis, it can be foreshadowed that not only will the roadway need an increase in capacity, but that the intersection of County 10 and County 17 will need significant upgrades, including intersection control such as a roundabout or stoplight.

The roadway type, volume, speed and character of traffic on these highways will not change as a result of a school nearby. History tells us that the volume and conflicts related to school uses will likely increase over and above the existing county comprehensive plan forecasts. This is due to the nature of school traffic as well as the increased sensitivity of the community around school safety and traffic conflicts. This is especially important to note as schools tend to be traffic generators throughout the days and on weekends.

- c. *Right of Way Dedication* - Washington County 2040 Comprehensive Plan Chapter 5: Figure 27 indicates a need for 150 foot right of way on both County 10 and County 17. Thus, a minimum of 75 feet of right-of-

way from the centerline should be secured at the time of development along both County 10 and County 17. The city will be responsible for the costs of future right-of-way acquisition if not secured at the time of development, in accordance with [Washington County Cost Participation Policy #8001](#) as previously referenced.

- d. *Access*- All access will need to come off the county highway system for this proposed school site. This presents some additional challenges that will need to be addressed in design.

School sites typically generate significant traffic volume and queuing; therefore, the County would require a traffic study to better understand the anticipated traffic operations at the proposed access locations and affected nearby intersections as part of the County's access permitting process. It should be noted that queuing of traffic on the county highway system presents significant safety issues. The design of the site must accommodate all expected queuing at peak operating times.

Site sketches shared with the county propose two entrances: a bus entrance on County 10 and a visitor entrance on County 17. The county anticipates that the proposed bus cul-de-sac driveway from County 10 would be particularly problematic with respect to safety and operations. The close spacing from this proposed driveway to the arterial intersection of County 10 and County 17 creates a risk that traffic queues will sometimes obstruct the bus driveway or lead to a shortage of available gaps for buses to exit the site, particularly when the intersection experiences a surge of other school traffic. This will be exacerbated when this intersection is improved. The location of this access will need to be evaluated further.

- e. *Turn Lanes* -Any access from this property should be planned to include the construction of turn lanes on the county highway. Lane geometry should be developed such that intersection control such as a stop light can be added in the future.
- f. *Internal circulation* -The school should plan for internal circulation from all access points on the site. The site plan should never use the county highway system as a circulator route to access various points of the property.
- g. *Future Sport Fields* -The county is not likely to permit an additional street to accommodate future expansion. Access to future site expansion should be planned and considered during initial site planning.
- h. *Pedestrian and Bike Access* – The County will want to collaborate with the city and the school district to consider and plan for pedestrian infrastructure within walking distance of the school, notwithstanding any current policies related to bus transportation. The pedestrian routes should connect with nearby neighborhoods, both existing and planned, and should provide reasonably direct access into the school site itself. The construction of sidewalks and trails is a public benefit that will improve the community. The County will want to work with the City and the School to determine when and where these trails are constructed. [Washington County Cost Participation Policy #8001](#) will provide guidance on cost share.
- i. *Site Drainage* - All site drainage features will need to be addressed on the school property. No ponding or site drainage appurtenances will be allowed in the current or future county right of way.

- j. *Landscaping*- No landscaping or screening of the property will be allowed in the current or future county right of way. All landscaping should be included on the school property.
- k. *Noise and Lighting*- County highway traffic produces noise that should be considered in the site design. Similarly – lighting can be a key safety element and lighting should be considered as part of the site planning.

Washington County Public Health and Environment

- Any sewage tank(s), drywells/cesspools, or SSTS component(s) located during land altering or construction phases shall be properly abandoned. A County permit for septic system abandonment shall be submitted to the Washington County Department of Public Health and Environment.
- Any water supply wells located during land altering or construction phases need to be sealed according to Minnesota Department of Health regulations to mitigate potential groundwater contamination.
- All solid and hazardous waste, including waste from historic dumping, must be removed from the property and managed at an appropriately permitted waste disposal facility.
- The planning considerations taken towards PFAS on the proposed school site is aligned with the Washington County Groundwater Plan. Full awareness of the scope and impact of the PFAS contamination and a full dedication towards safety must be adhered to when developing or populating the site.