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Lake Elmo, MN 55042

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NOTICE OF MEETING

The City of Lake Elmo

Planning Commission will conduct a meeting on

Monday November 13, 2017 at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. October 23, 2017
4. Public Hearings
 - a. CAPITAL IMPROVEMENT PLAN. To hear interested persons regarding the 2018-2022 Capital Improvement Plan.
 - b. INTERIM USE PERMIT. A request by Lake Elmo Sod Farm, PO Box 216, Lake Elmo, MN 55042, for an Interim Use Permit to continue operating its Christmas Tree Sales lot at the property located at 456 Manning Ave N and to specifically allow the sales of agricultural produce grown off-site to be sold on a seasonable basis in the same manner as previous years. PID #36.029.21.41.0001.
 - c. PRELIMINARY PLAT AND DEVELOPMENT STAGE PLANNED UNIT DEVELOPMENT (PUD) PLANS. GWSA Land Development, 10850 Old County Road 15, Ste 200, Plymouth, MN, is requesting a Preliminary Plat and Development Stage PUD Plans review for a 267 single family residential development on 94.9 net acres of 192.44 acres consisting of PID #'s 14.029.21.11.0001, 11.029.21.43.0001, and a portion of PID #11.029.21.44.0001, located northwest of CSAH 14 and CSAH 17 intersection
 - d. MCLEOD – COMPREHENSIVE PLAN AMENDMENT AND RESIDENTIAL SKETCH PLAN. J.P. Bush Homes has applied for a Comprehensive Plan Amendment and Residential Sketch plan. The applicant is requesting a Comprehensive Plan Amendment to change the property from Rural Single Family Residential to Village Urban Low Density Residential and a sketch plan for 13 new residential lots. PID #13.029.21.43.0001.
5. Business Items
 - a. DRAFT FINDINGS FOR DENIAL OF CONTINENTAL PROPERITES APPLICATION. On October 17, 2017, the City Council requested that the Planning Commission prepare findings of fact for the denial of a Comprehensive Plan Amendment to Re-guide a portion of PID # 34.029.21.43.0003 form Urban Medium Density Residential to Urban High Density Residential and General Planned Unit Development Concept Plan for Continental Properties.
6. Updates
 - a. City Council Updates – 11/7/17 Meeting
 - a. Zoning Map Amendment – Rezone City Parks – approved

- b. CPA & ZTA for Density in OP Developments – tabled until Dec 5
- c. Easton Village 2nd & 3rd Development Agreements Amend - denied

Staff Updates

- d. Upcoming Meetings:
 - November 27, 2017
 - December 11, 2017
- e. MAC CEP Report-none
- f. Comprehensive Plan Update

- b. Commission Concerns

7. Adjourn

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



**City of Lake Elmo
Planning Commission Meeting
Minutes of October 23, 2017**

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

COMMISSIONERS PRESENT: Williams, Kriemer, Lundquist, Dodson, Emerson, Larson, Dorschner & Hartley

COMMISSIONERS ABSENT: Johnson

STAFF PRESENT: Planning Director Becker and City Planner Prchal

Approve Agenda:

M/S/P: Williams/Lundquist, move to add 5a consideration of a resolution regarding the Schiltgen Farm, **Vote: 7-0, motion carried unanimously.**

Larson would like to remove item 4b and send it to the Park Commission. Williams stated that since this was published as a public hearing, the public hearing at least should be opened.

M/S/P: Williams/Lundquist, move to approve the agenda as amended, **Vote: 7-0, motion carried unanimously.**

Approve Minutes: October 11, 2017

M/S/P: Lundquist/Williams, move to approve the October 11, 2017 minutes as amended, **Vote: 6-0, motion carried unanimously.**

Public Hearing Item – Comprehensive Plan Amendment and Zoning Text Amendment

Becker started her presentation regarding a request from Landucci Homes Inc, to amend language regarding allowable density for Open Space Preservation developments within the Comprehensive Plan and Zoning Code. Currently in the Comprehensive Plan in the OP Preservation District the density is .45 per buildable acre within the AG and RR zoning districts. The reason Landucci is making this request is for his Legends project that received Concept approval. The site has approximately 15% wetlands which inhibits the amount of homes that can be placed on the development. If the ordinance was based on gross acres, they would be allowed 9 additional homes.

Becker went through the history of the OP Preservation ordinance and the recent changes to it. The proposed amendment is to change the density calculation from buildable acres to gross acres.

Things to consider when looking at this are 1) the Minnesota Land Trust is not interested in holding trusts on land that have no conservation value 2) HOA's could aid in the enforcement of City held conservation easements 3) the city has traditionally used net density for calculation which is consistent with how Met Council calculates density for sewerred areas 4) the City is currently going through the Comprehensive Plan update.

There are 58 parcels that would be affected by this change. Assuming that 15% of the acreage is wetland, this could be an increase of 405 units. This would create an increase in traffic and it might also be difficult to get all of those units in a development that has wetlands and still meet all of the other standards of the PUD Open Space Ordinance including minimum lot size, setbacks from water bodies, open space, buffer setbacks and placement of streets.

The Comprehensive Plan Advisory Panel discussed the Rural Residential zoning and there was a brief discussion of this proposal. The panel was open to it, but did not make a decision one way or the other. Because of the potential impact to the City and the substantial number of parcels affected, staff would recommend that this issue at least be tabled and taken to the Comprehensive Plan Advisory meeting on 10/25/17. They could discuss and bring a recommendation to the Planning Commission. The Planning Commission could also recommend denial so that it can be considered within the context of the complete Comprehensive Plan review. If the Planning Commission recommends denial of the Comprehensive Plan Amendment, denial should also be recommended for the zoning text amendment.

Dodson asked how wetlands are defined. Becker stated that VBWD defines wetlands and they are determined by a survey. Dodson asked if the Met Council is just forecasting the number of non-sewerred houses or are they demanding that we have a certain number. Becker stated that those were the numbers put out in the 2015 system statement and those are the numbers that need to be accounted for in the Comprehensive Plan.

Dodson asked about the applicant's statement that this would be leveling the playing field. Becker stated that her understanding is that the applicant feels that the density should be the same for a given size acreage whether there is wetlands or not.

Hartley feels that the request would be based on gross acreage which is different than how the Met Council calculates density in sewerred areas.

Kreimer clarified that the 6,062 available gross acres for development could have no wetlands or significant wetlands. There is no way to know without surveying.

There was a discussion about the previous change of the open space from 50% buildable to 50% gross area.

Williams asked how the increase in homes would provide more interconnectivity through design. Becker stated that it would depend on the design and that was a comment from the applicant.

Nate Landucci, Landucci Homes, has been working with various designs for the Legends development. The Legends development is 110 acres with approximately 17 acres of wetland. With the significant amount of wetlands, the density of this development goes from 50 units down to 40 units, or 20% of the potential units. They would be dedicating 55 acres of open space and 17 acres of wetlands, leaving only about 38 acres to put the 40 homes on. Landucci feels that this land with the wetlands and rolling hills is more desirable than property that is just a flat open field.

Dodson asked about the utility easement and if it is part of the open space. Landucci stated that it is and they cannot build on it. Dodson asked about the comment about leveling the playing field. Landucci stated that it means that parcels with the same gross number of acres would get the same number of lots. That would level the playing field.

Williams asked how much land was being set aside. Landucci said that the code would require 50% of the gross acreage which would be 46.5 acres and the 17 acres of wetland or 63.5 acres would need to be dedicated. Williams is confused why the 17 acres of wetlands are not included as open space. He believes that the ordinance allows that. Williams is not convinced that given the configuration of this property that the developer could fit many more lots in than 40. Landucci stated that the plan that he is showing them is a plan with 50 lots and they would all meet the standards.

Dorschner asked how the sewer issue was going to be addressed. Landucci stated that the plan calls for a community septic system.

Public Hearing opened at 7:52 pm

No one spoke and there was no written communication

Public Hearing closed at 7:52 pm

Williams stated that his understanding regarding the table is that the Met Council has a target for a certain number of people and a requirement for the sewer areas, but beyond that they do not say we need a certain number of non-sewered units.

Williams stated that the OP category was originally designed to maintain the 18/40 density, but reduce infrastructure costs, especially roads needed to be built and maintained. Smaller lots were allowed to achieve this goals. One important goal was to

avoid central sewer permanently. Another goal was to preserve open space and view sheds and to maintain total number of homes and population while minimizing the total number of homes and population, while still allowing use of the land. Williams feels that the Met Council has their method of calculating density based on buildable acres and other parts of the code have buildable acres and the City should continue to use buildable acres. The fact that this particular piece of land has 15% wetlands is unfortunate, but that is the luck of the draw and the ordinance and comprehensive plan should not change because of one applicant.

Dodson asked if the OP Ordinance is a PUD, is there flexibility on the code. Becker stated that the OP density is the flexibility because the base density in RR is 1/10 and AG is 1/40. Dodson is concerned that if the Minnesota Land Trust is not accepting the Open Space and the City needs to accept it, is the City prepared to manage that. Becker stated that it can definitely create issues.

Hartley stated that encroachments into the open space are fairly common. Some are more egregious than others. In talking to the Land Trust, he understands why they would not be interested in managing these smaller residential open space parcels.

Dorschner agrees with Williams regarding the purpose of open space. He is also concerned with community septic systems. If this had City sewer he would consider the text amendment, but not as the open space development presented. He thinks the Open Space ordinance should be kept at buildable acres. Lundquist agrees with Williams and Dorschner.

Kreimer agrees with the comments and does not want to make changes to the zoning code based on one property. Kreimer feels that if the wetlands and rolling hills are more desirable, the development should get a premium for the lots.

Emerson stated that when the OP ordinance first came into the City, it was 16/40 and then was raised to 18/40 to make it more desirable for the developer.

Hartley is concerned that changing the definition, changes the size of the City. It increases the number of available units across the City. At this point, he is inclined to stick with the current code.

Williams stated that leaving the standard for OP PUD at buildable acres is consistent with how sewer density is calculated.

Dorschner stated that it is also consistent with the purpose statement of the OP PUD ordinance to preserve the open space and view sheds. Williams stated it allows for development of the land, but is consistent overall density with the RED zoning category.

Dorschner stated that by taking out the wetlands, it also preserves more of our natural resources. It also minimizes the necessity to hook up to sewer.

M/S/P: Williams/Lundquist, move to recommend denial of the proposed Comprehensive Plan and Zoning Text Amendment to change the allowed density within an Open Space Preservation Planned Unit Development to 18 units per 40 gross acres, based on the findings previously discussed, ***Vote: 7-0, motion carried unanimously.***

Public Hearing – Comprehensive Plan Amendments, Zoning Text Amendment, and Zoning Map Amendment

Becker started her presentation regarding the creation of a new Landfill Land Use Category within the Comprehensive Plan. State statute requires the MPCA to develop a Land Use Plan for each landfill and that local government units make their land use plans consistent with the MPCA's plan for this site. Areas of concern by the MPCA are groundwater contamination and methane gas. The closed landfill use plan was created in 1994 as part of the cleanup act. The MPCA is responsible for the cleanup and long term care of the landfills throughout the state. The purpose of the CLUP is mitigate the risk to public health and safety by limiting the exposure to landfill hazards. Currently the site is guided for public facilities with a small parcel that is currently zoned agriculture. Currently the City's land use and zoning allows uses that should not be allowed because of the safety concerns.

The City had a survey completed so that a lot line adjustment could be processed to create a lot that surrounds the landfill site. Currently the public cannot go in there because there is a fence where the lot line is. There currently is not a land use category for the closed landfill restricted land. The Comprehensive Plan amendment would guide this land and the ZTA would create this category in the zoning code and create a definition for this category. Solar Farms would be made a CUP and closed landfill management would be an allowed use.

The City received a grant in 1978 from the Land and Water conversion fund. In 1990 the DNR determined that the Landfill Park was unavailable for public outdoor recreation. The City will be required to replace the land with dedicated land equal in value to the land that is no longer usable for recreation purposes.

Lundquist asked if this would preclude people from using the trail that leads into Sunfish Lake Park. Becker stated that the fence is already there, so it should not affect people's ability to enter the park.

Williams asked if there is a state law or something that restricts uses to those 2. Becker stated that it is part of the closed landfill plan that was developed by MPCA and the City. If the City wanted other uses included, the MPCA would need to amend the closed landfill management plan.

Dorschner is thinking that the City does not have a lot of authority to tell the MPCA what they can do with the portion of the landfill that they own. Becker stated that the City does have authority through zoning.

Public Hearing opened at 8:35 pm

Shaun Ruotsinoja, Land Manager in the closed Landfill Management area of MPCA, he is responsible for the management plan that was drafted in 2013. He is the person that worked with the City back in 2013 and can answer any questions that they have.

Dodson asked if in the future, the land might be done being a dump. Ruotsinoja stated that he does not have an answer to the question. The MPCA is responsible for the long term care of the facility forever. Dodson asked if it would be a hurdle to add wind power as an allowed use. Ruotsinoja stated that it would be as there is some elaborate response action equipment. It would not be allowed on the landfill cover and the area to the south is a sedimentation pond and there is other equipment around in the area. They would not agree to that. Solar is something that does work out there however.

Larson stated that the Parks Commission considers that areas outside the fence to be part of Sunfish Lake Park. It is important to the Park Commission to know what is usable and how it can be used. Ruotsinoja stated that if a trail was being constructed outside the restricted area, the MPCA would need to approve the location and how it was to be constructed, but probably would not have a problem with it.

Dodson is wondering if it would make sense to have an additional land use category. One for the closed restricted landfill area and one for the landfill managed land. Ruotsinoja stated that based on what the staff is recommending, that will already be accomplished.

M/S/P: Larson/Lundquist, move to postpone consideration of this matter, leaving the public hearing open for up to a month or until they hear from the Park Commission,
Vote: 3-4, motion failed.

Dorschner understands why there is a desire for the Park Commission to learn more about this, but this proposal is really straight forward. He doesn't see that there is really anything for the Park Commission to look at or consider. The fence line is the closed landfill management area and that is not going to change or be influence. He sees no value to postpone the public hearing. Hartley stated that the City has to create this zoning and it has to have the restrictions put forth. It has to match the MPCA plan. Becker stated that in 2013 the land use plan was created with staff and there was negotiations at that time.

Williams stated that he is still in favor of postponing because this is not time sensitive and it would be good to get the park commission input.

Hartley would like see the proposed legal descriptions in the proposed motions so that they know exactly what they are approving.

Dorschner still doesn't see the value of sending this to the Park Commission as it is a much defined area. The City knows the boundaries and the restrictions. The areas that are outside the fence will remain public facility and the Park Commission will weigh in on what that can be used for anyway. He doesn't see the value of creating more work for the staff.

Larson disagrees and feels it is a matter of courtesy and information that is important that the Park Commission will need in the near future.

Public Hearing closed at 9:01 pm

M/S/P: Dorschner/Dodson, move to recommend approval of an amendment to the City's Comprehensive Plan's Land Use Plan, adding a Closed Landfill Restricted Land Use Category as proposed by staff and re-guiding portions of Parcel A as indicated on the survey dated 8/18/17 from Public Park to Closed Landfill Restricted and all of PID # 15.292.12.10.20.001 from Agricultural to Closed Landfill Restricted, **Vote: 7-0, motion carried unanimously.**

M/S/P: Dorschner/Williams, move to recommend approval of a Zoning Text Amendment to the City's Code, adding a definition to Section 154.012 of closed Landfill Management and adding Article XIX: Closed Landfill Restricted as proposed by staff, **Vote: 7-0, motion carried unanimously.**

Kreimer is wondering if the Planning Commission should add screening requirements for the solar farms. Williams does not feel that they should try to write the solar ordinance at this time, but it could be looked at when solar and wind ordinance are looked at.

M/S/P: Williams/Dorschner, move to recommend approval of the proposed Zoning Map Amendment rezoning Parcel A as indicated on the survey dated 8/18/17 from Public/Park to Closed Landfill and all of PID # 15.292.12.10.20.001 from Agricultural to Closed Landfill Restricted, **Vote: 7-0, motion carried unanimously.**

Business Item – Schiltgen Resolution

Williams was troubled and disappointed with the City Councils decision to deny the Schiltgen boarding stable. There was concern that if the parcel was changed from Rural Transition to Agricultural, it would take away from the sewer numbers. According to the summary provided each month from staff, the sewer development currently approved for the Village Area is over 1000 units. That was the number that was targeted for and that does not include any mixed use units that could still be developed. Williams does not think that there should be any concern about reducing the units.

Williams does not see any problem with leaving the land at RT and including stables as a CUP.

Becker stated that she thinks the concern was that allowing that in RT might inhibit development if allowed in all of that zoning district.

Williams stated that the Schiltgen farm is specifically identified in the Comprehensive Plan and it is talked about that there is a desire to preserve it. It is the gateway to Lake Elmo and he feels it is totally inappropriate for the City Council to reject it.

M/S/P: Williams/Lundquist, move to forward the following resolution to the City Council “Whereas: The Lake Elmo Planning Commission recommended at its meeting on September 11, 2017 that the horse boarding facility proposal for the Peter Schiltgen farm on Highway 14 be approved; Whereas: some members of the City Council were concerned with the request to rezone the Schiltgen farm from RT to AG to accommodate the proposal; Whereas: On October 17, 2017 the Lake Elmo City Council denied said proposal because rezoning the property from RT to AG would remove land from the MUSA and affect the projected sewer housing units count for the City; Whereas: The Lake Elmo Comprehensive Plan does include the Schiltgen farm in the MUSA but also guides the land as “rural area development”, “rural preservation area” and “green belt corridor” (Map 3-6), which would not benefit from or require central sewer; Whereas: the proposal would facilitate the continued use of the Schiltgen farm as agricultural and open space and therefore be consistent with the existing guidance in the Comprehensive Plan and fulfill many “Guiding Principles” for the Old Village Comprehensive Plan (Table 3D, #1, 2, 6, 11, 13 at a minimum); Whereas: the properties within the Old Village MUSA other than the Schiltgen farm plus the Royal Golf development account for 1024 housing units, even without any approved development within the Village Mixed Use district, which accommodate all the sewer housing to satisfy the sewer unit and population targets for the Old Village from the Metro Council for 2040; Whereas: the City Zoning Code includes a number of conditional and interim uses within the RT district; Therefore: The Lake Elmo Planning Commission at its meeting on October 23, 2017, urged the City Council to reconsider its decision and approve the following: 1) Zoning Text amendment to allow commercial boarding of horses as a conditional use in the RT zoning district 2) Condition Use Permit to allow the proposed commercial horse boarding for the Schiltgen farm 3) Conditional Use Permit to allow expansion of the existing feedlot operation on the schiltgen farm., **Vote: 7-0, motion carried unanimously.**

City Council Updates – October 17, 2017 Meeting

- i) CUP for Increased Accessory Structures 11459 60th Street – passed
- ii) ZTA, ZMA and CUP to allow Commercial Boarding Facility – failed
- iii) CPA and Concept Plan-Continental Properties – sent back to PC
- iv) Variance for 8130 Hill Trail - passed

Staff Updates

1. Upcoming Meetings
 - a. November 13, 2017
 - b. November 27, 2017
2. MAC CEP Report

Commission Concerns

Dodson is wondering about the conservancy issue for open space. Becker thinks that can be managed with the approval process. Becker stated it would be something good to put on the 2018 work plan.

Kreimer stated that this is a big concern. If the Land Trust isn't going to take the open space from a 110 acre development, it is unlikely they would take it from a bunch of 20 acre developments. How would the City manage that?

Meeting adjourned at 9:25 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant



STAFF REPORT

DATE: November 13, 2017

AGENDA ITEM: 2018-2022 CIP

TO: Planning Commission

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

In May staff developed recommendations for updates to the 2018-2022 Capital Improvement Plan (CIP) working in consultation with the Public Safety Committee, Maintenance Advisory Committee and the Parks Commission. Beginning in July, the Finance Committee began reviewing the plan and made a recommendation to the Council at their October meeting.

Before the recommendation can go to Council, the Planning Commission will need to hold a public hearing on the plan and make a recommendation about whether or not it is consistent with the Comprehensive Plan since the CIP is a component of the Comprehensive Plan.

ISSUE BEFORE COMMISSION:

Is the proposed 2018-2022 Capital Improvement Plan consistent with the 2030 Comprehensive Plan?

PROPOSAL DETAILS/ANALYSIS:

A copy of the 2018-2022 CIP is included in your packet. It includes projects that cost at least \$25,000 and have a useful life span of five years or longer. Projects are prioritized and funding sources are identified.

The 2018-2022 CIP includes 82 separate projects with a total estimated cost of about \$49 million. These projects include street work, new facilities (city hall and fire station), equipment (fire, public works, parks and utilities), park and trail improvements, and utility infrastructure.

FISCAL IMPACT:

The total estimated costs of all the projects is \$49 million. Funding sources are identified for each project with a summary included on page 15.

OPTIONS:

After holding the public hearing, the Planning Commission may:

- 1) Find that the 2018-2022 CIP is consistent with the 2030 Comprehensive Plan
- 2) Find that the 2018-2022 CIP is not consistent with the 2030 Comprehensive Plan and note the inconsistencies.

RECOMMENDATION:

"Motion to recommend to the City Council that the 2018-2022 Capital Improvement Plan is consistent with the 2030 Comprehensive Plan"

ATTACHMENT:

- Draft 2018-2022 Capital Improvement Plan

THE CITY OF
LAKE ELMO



**City of Lake Elmo
Capital Improvement Program
2018 – 2022**

DRAFT 10-12-17 Finance Committee

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INTRODUCTION

What is a CIP?

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

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

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

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

Scope of the CIP

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

Funding Sources

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

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

In addition to these sources, it is possible that future projects could be funded from donations, grants, user fees or other sources not listed. The City also has a City Facility Fund that was created during the building of the public works barn. There is no plan to continue contributing to the fund however there is \$272,000 currently and that is projected to be \$258,500 by the end of the year. Approximately \$77,000 has been reserved for paving the library parking lot in 2018. The remaining funds could be transferred to the General Fund or used for some of the projects in the CIP, i.e the new facilities planned. The Finance Committee recommends they be transferred to the General Fund.

Project Priorities

Capital improvement projects should be prioritized in some way so that limited funding can be allocated to those which are most important. This is difficult because the varying nature of the projects and their benefits and objectives are so disparate as to be essentially not comparable. Some public agencies have developed elaborate rating and ranking systems to try to set priorities. Complicated scoring systems may have some disadvantages because they may give a false sense of objectivity or precision to the priority setting process. Others use simpler systems, or simply do not

try to compare projects that are like “apples and oranges.” There is no accepted system or “industry standard” for prioritizing projects.

The following system has been utilized by staff:

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

2018-2022 CIP OVERVIEW

For 2018 through 2022, the draft CIP includes 82 separate projects (active, pending and new recommendations) with a total estimated cost of \$49,043,666. All cost estimates are preliminary and based on current dollars. No assumptions have been made about inflation. It will be important to refine and update costs when the plan is reviewed, especially for projects in the first year or two of the plan.

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

Street Projects

The update includes the following street projects in the CIP:

- PW-010, Lake Elmo Ave turn lanes at 5th St for \$50,000 in 2018.
- PW-011, South Tri Lakes roads and Phase Four of the downtown area are planned for reconstruction in 2018 for a revised estimated cost of \$1,760,000
- PW-013, 36th, 37th, 38th, 39th, Irwin and Innsdale streets are planned for reconstruction in 2019 at a revised estimated cost of \$1,390,000.
- PW-026, Reclaim roads in Heritage Farms, Stonegate 2nd at a cost of \$1,050,000 in 2020
- PW-027, Reconstruction of roads in Fields of St Croix, Tamarack Farms, and Hamlet on Sunfish Lake and Old Village Phase 5 for \$3,109,000 in 2021.
- PW-029, CSAH 19/Hudson Blvd Signal and Turn Lanes for an estimated \$500,000 has been moved up to 2018 from 2019.

- PW-030, CSAH 15/30th St Signal (Manning) for \$100,000 in 2020
- PW-031, CSAH 6/Inwood Signal for \$100,000 in 2022
- PW-034, 15th St N (MSA Street) for \$950,000 in 2020
- PW-035, UP RR Crossing-Village Parkway for \$500,000 moved to 2019 from 2018
- PW-036, UP RR Crossing-Private Drive Closure for \$100,000 moved to 2019 from 2018
- PW-037, UP RR Crossing-Klondike Ave for \$250,000 moved to 2019 from 2018
- PW-038, 2022 Street Improvements and Old Village Phase 6 streets, \$1,300,000 (new)
- PW-051, CSAH 14/CSAH 15 realignment payment in 2019 (new)

Project Highlights by Department

Administration/Finance:

- AF-001, New City Hall, Fire Station and Public Works Improvements, is the only request in this department. The scope of the space needs study was expanded to include a new fire station and improvements to the main public works facility as well. The Finance Committee recommendation was to break these projects out over multiple years. A new fire station would be built in 2019/2020 with borrowing split amongst the two years (\$3.5 million each year). The improvements to the public works facility were split amongst three years with a new salt shed planned for 2018 at \$250,000; an office addition for \$500,000 in 2019, and improvements to the yard (paving) for \$250,000 in 2020. A new city hall is programmed for 2021/2022 with borrowing of \$3.5 million each year.

Fire:

- F-001, Rescue Engine E2 replacement at a revised estimated cost of \$625,000 in 2018
- F-004, Replace Tender 1 for revised estimated cost of \$400,000 in 2019
- F-005, Replacement of the parking lot at Station 2 for \$87,560 in 2018. This item was recommended to move to pending by the Finance Committee.
- F-006, Replacement of U2 Truck for \$75,000 in 2019 could be removed if combined with E2 engine
- F-007, Self-Contained Breathing Apparatus (SCBA) replacements for \$207,000 in 2019
- F-010, Replace B1 for \$70,000 in 2021.
- F-011, Engine E1 replacement for \$500,000 in 2022
- F-017, Turnout Gear Replacements for \$60,000 in 2022 (new)

Parks and Recreation:

- PR-003, Demontreville Park Improvements for \$75,000 in 2018. The Park Commission is again requesting this funding for a new field, regrading the existing field, and a new backstop.
- PR-004, Lions Park Improvements, Phase 2 in 2018. This includes a new pavilion and picnic tables but would only occur if the items are donated.(new)
- PR-005, Pebble Park Improvements for \$72,000 in 2019 (paving parking area and two volleyball courts, lighting and security features).
- PR-006, Reid Park Improvements for \$50,000 in 2018 (this would be a grant or in-kind donation for mountain bike trails) and \$25,000 for widening the walking trails. In 2019

(tot lot, outdoor gym stations, bleachers), extending fencing, and elimination of basketball court (Phase II) for \$34,250

- PR-007, Sunfish Lake Park Improvements for \$90,000 in 2021 includes paving trails to meet ADA standards.
- PR-008, Tablyn Park Improvements includes additional lighting at the top of the hill and better use of the parking lot space to address safety concerns for \$55,000 in 2018. The 2019 improvements would be \$45,000 related to setting up a skating rink at the park.
- PR-009, Lake Elmo Regional Trail for \$827,316 in 2021 and \$765,600 in 2022. This project would be 75% grant funded and is dependent upon County participation. The City share is estimated at \$398k.
- PR-012, Service Truck for \$200,000 in 2019 with costs split equally amongst water, sewer, streets and parks (new)
- PR-013, Trac Hoe for \$60,000 in 2020 with costs split equally amongst water, stormwater, streets and parks (new)
- PR-014, Tri Deck Mower for \$70,000 in 2020 (new)
- PR-015, One Ton Truck for \$130,000 in 2022 (new)
- PR-016, Cushman replacement for \$25,000 in 2018 (new)
- PR-017, New Ballfields for \$1 million in 2022. (new)
- PR-018, New Park Development for \$150,000 in 2020 (new)

Public Works:

- Street Projects were mentioned above
- PW-004, Loader, for \$185,000 in 2019 was moved to 2023
- PW-006, Tractor, for \$80,000 in 2018 was moved to 2020
- PW-019, Pickup Replacement, for \$30,000 in 2020 was moved to 2022
- PW-020, Pickup Replacement, for \$30,000 in 2021 was moved to 2024
- PW-021, 1 Ton Replacement, for \$70,000 in 2019 was moved up to 2018
- PW-022, Dump Truck with Plow Wing and Sander, for revised estimated cost of \$240,000 in 2019 was moved up to 2018
- PW-023, Vac Trailer, for \$45,000 in 2018
- PW-043, Service Truck for \$200,000 in 2019 with costs split equally amongst water, sewer, streets and parks (new)
- PW-044, Trac Hoe for \$60,000 in 2020 with costs split equally amongst water, stormwater, streets and parks (new)
- PW-045, Tandem Plow Truck for \$265,000 in 2019 (new)
- PW-046, Asphalt Roller for \$30,000 in 2018 (new)
- PW-047, Dump Truck with Plow for \$240,000 in 2020 (new)
- PW-048, Mini Loader for \$120,000 in 2020 (new)
- PW-049, Asphalt Hot Box for \$60,000 in 2021 (new)
- PW-050, Dump Truck with Plow for \$245,000 in 2022 (new)

Sewer System:

- S-003, Sunfish Lake Sewer (Includes Hamlet), for \$240,000 in 2018. This is per an agreement with MPCA
- S-004, Old Village Sewer Extension Phase Four, for revised estimated cost of \$585,000 in 2018

- S-005, Old Village Sewer Extension Phase Five, for revised estimated cost of \$1,100,000 in 2021
- S-007, Utility Vehicle, cost split between water and sewer funds in 2018. Sewer portion is \$32,500
- S-012, Section 36 Trunk Sewer for \$1,500,000 in 2021
- S-013, Sewer Oversizing for \$52,500 in 2018
- S-014, Service Truck for \$200,000 in 2019 with costs split equally amongst water, sewer, streets and parks (new)
- S-015, Utility Truck for \$70,000 in 2021 with costs split equally amongst water and sewer (new).
- S-016, Old Village Sewer Extension Phase Six for \$510,000 in 2022
- S-017, Old Village Sewer Extension Phase Seven for \$475,000 in 2023

Storm Water System:

- SW-001, Phase 2 Regional Drainage Improvements for \$1,200,000 in 2019 and \$800,000 in 2020
- SW-002, Phase 3 Regional Drainage Improvements for \$500,000 in 2020
- SW-003, Kramer Lake Floodplain Study for \$60,000 in 2022 assumes a grant from the watershed district
- SW-004, Surface Water Management Plan (Comp Plan) update for \$40,000 in 2018
- SW-006, Trac Hoe for \$60,000 in 2020 with costs split equally amongst water, stormwater, streets and parks (new)

Water System:

- W-001, 36th, 37th, 38th, 39th, Innsdale and Irwin water main for \$900,000 in 2019
- W-003, Old Village water extension Phase Four, for \$350,000 in 2018
- W-004, Pressure reduction Station-Hammes Bypass for \$120,000 in 2020
- W-005, Old Village water main Phase Five, for revised estimated cost of \$885,000 in 2021
- W-006, Elevated Storage Tank #3, for \$200,000 in 2019 and 2,800,000 in 2020
- W-008, Village East Trunk Water main, for \$120,000 in 2019
- W-009, Utility Vehicle, shared with sewer fund. Water fund portion is \$32,500
- W-013, Water main Oversizing for \$105,000 in 2018, \$42,000 in 2019 and \$119,000 in 2022.
- W-014, Well & Pumphouse #5 for \$2,100,000 in 2021
- W-017, Water Main replacement consistent with 2020 Street Replacement for \$50,000 in 2020
- W-018, Water Main replacement consistent with 2021 Street Replacement for \$50,000 in 2021.
- W-019, SCADA System Upgrade for \$30,000 in 2022
- W-020, Service Truck for \$200,000 in 2019 with costs split equally amongst water, sewer, streets and parks (new)
- W-021, Trac Hoe for \$60,000 in 2020 with costs split equally amongst water, stormwater, streets and parks (new)

- W-022, Utility Truck for \$70,000 in 2021 with costs split equally amongst water and sewer (new).
- W-023, Water Meter Change out for \$47,000 each year in 2018-2022 (new)
- W-024, Automated Radio Read System for \$300,000 in 2022 (new)
- W-025, Old Village water extension Phase Six for \$200,000 in 2022
- W-026, Old Village water extension Phase Seven for \$230,000 in 2023
- W-027, Pressure Reduction Station-Connection to WT #3 for \$120,000 in 2022

**City of Lake Elmo
Capital Improvement Program
2018-2022**

Appendix

City of Lake Elmo, Minnesota
Capital Improvement Plan - 2018 - 2022

PROJECT LISTING

Includes Projects from All Years

Admin/Finance Department

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

Fire Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Pending	F-002	Purchase Land for Combined Station
Pending	F-005	Replacement of Parking Lot at Station #2
Pending	F-008	New Combined Fire Station
Active	F-001	Rescue Engine E2
Active	F-004	Tender 1
Active	F-006	Replacement of U2 truck
Active	F-007	SCBA Replacements
Active	F-010	B 1
Active	F-011	E1 Engine
Active	F-012	B 2
Active	F-013	T2 Tender/Engine
Active	F-014	Boat and Trailer
Active	F-015	Ranger
Active	F-016	L1 Ladder Truck
New Recommendation	F-017	Turnout Gear Replacements

Parks and Recreation

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Pending	PR-002	50th Street Trail
Active	PR-001	Manning Trail Updates
Active	PR-004	Lions Park Renovations
Active	PR-005	Pebble Park Improvements
Active	PR-006	Reid Park Improvements
Active	PR-009	Lake Elmo Regional Trail
Active	PR-010	Pickup Truck
Active	PR-011	Savona Park
New Recommendation	PR-003	Demontreville Park Improvements
New Recommendation	PR-007	Sunfish Lake Park Improvements
New Recommendation	PR-008	Tablyn Park Improvements
New Recommendation	PR-012	Service Truck
New Recommendation	PR-013	Trac Hoe
New Recommendation	PR-014	Tri-Deck Mower
New Recommendation	PR-015	One Ton Truck
New Recommendation	PR-016	Cushman
New Recommendation	PR-017	New Ballfields
New Recommendation	PR-018	New Park Development

Public Works Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Active	PW-002	Dump Truck/Plow wing/Sander
Active	PW-004	Loader
Active	PW-006	Tractor
Active	PW-007	2017 Street Improvements

Active	PW-009	Manning Trail Reconstruction CSAH 15
Active	PW-010	Lake Elmo Ave at 5th St Turn Lane
Active	PW-011	2018 Street Improvements
Active	PW-013	2019 Street Improvements
Active	PW-014	Pickup Truck
Active	PW-019	Pickup Truck
Active	PW-020	Pickup Truck
Active	PW-021	1 Ton Truck
Active	PW-022	Dump Truck/Plow/Sander
Active	PW-023	Vac Trailer
Active	PW-026	2020 Street Improvements
Active	PW-027	2021 Street Improvements
Active	PW-028	CSAH15/50th Street Temp Signal Imp.
Active	PW-029	CSAH19/Hudson Blvd Signal & Turn Lane
Active	PW-030	CSAH 15/30th Street Signal
Active	PW-031	CSAH 6/Inwood Signal
Active	PW-033	CSAH13 - Ideal Avenue Improvements
Active	PW-034	15th Street North (MSA Street)
Active	PW-035	UP RR Crossing - Village Parkway
Active	PW-036	UP RR Crossing - Private Drive Closure
Active	PW-037	UP RR Crossing: Klondike Ave
Active	PW-038	2022 Street Improvements
Active	PW-039	2023 Street Improvements
Active	PW-040	2024 Street Improvements
Active	PW-041	2025 Street Improvements
Active	PW-042	2026 Street Improvements
Active	PW-047	Dump Truck w/Plow
New Recommendation	PW-043	Service Truck
New Recommendation	PW-044	Trac Hoe
New Recommendation	PW-045	Tandem Plow Truck
New Recommendation	PW-046	Asphalt Roller
New Recommendation	PW-048	Mini Loader
New Recommendation	PW-049	Asphalt Hot Box
New Recommendation	PW-050	Dump Truck with Plow
New Recommendation	PW-051	CSAH 14/CSAH 15 Realignment

Sewer Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Active	S-001	Hudson Blvd Lift Station
Active	S-002	Olson Lake Trall Sewer Phase 2
Active	S-003	Sunfish Lake Sewer Extension & Lift Station
Active	S-004	Old Village Sewer Extension Phase 4
Active	S-005	Old Village Sewer Extension Phase 5
Active	S-007	Utility Vehicle
Active	S-011	Old Village Sewer Extension Phase 3
Active	S-012	Section 36 Trunk Sewer Main
Active	S-013	Sewer Oversizing
New Recommendation	S-014	Service Truck
New Recommendation	S-015	Utility Truck
New Recommendation	S-016	Old Village Sewer Extension Phase 6
New Recommendation	S-017	Old Village Sewer Extension Phase 7

Storm Water Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Active	SW-001	Phase 2 Regional Drainage Improvements
Active	SW-002	Phase 3 Regional Drainage Improvements
Active	SW003	Kramer Lake Floodplain Study

Active	SW-004	Surface Water Management Plan (Comp Plan) update
New Recommendation	SW-006	Trac Hoe

Water Department

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Active	W-001	2019 Street Improvement Project - water component
Active	W-003	OV sewer extension phase 4; water component
Active	W-004	Pressure Reduction-Hammes Bypass
Active	W-005	OV Sewer Extension; Phase 5; water component
Active	W-006	Elevated Storage Tank #3
Active	W-007	Hammes Estates 12" bypass
Active	W-008	Village East Trunk Watermain
Active	W-009	Utility Vehicle
Active	W-010	Paint Water Tank at PW
Active	W-011	Well #2 Pull and rebuild pump
Active	W-012	Well #4 Pump - Pull and Rebuild
Active	W-013	Watermain Oversizing
Active	W-014	Well & Pumphouse #5
Active	W-015	OV Sewer Extension Phase 3; water component
Active	W-017	2020 Street & Utility Improvements-Water
Active	W-018	2021 Street & Utility Improvements-Water
Active	W-019	SCADA Upgrade
New Recommendation	W-020	Service Truck
New Recommendation	W-021	Trac Hoe
New Recommendation	W-022	Utility Truck
New Recommendation	W-023	Water Meter Change Out
New Recommendation	W-024	Automated Radio Read System
New Recommendation	W-025	OV sewer extension phase 6; water component
New Recommendation	W-026	OV sewer extension Phase 7; water component
New Recommendation	W-027	Pressure Reduction Station-Connection to WT #3

City of Lake Elmo, Minnesota
Capital Improvement Plan - 2018 - 2022
 2018 thru 2022

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2018				
<i>Priority 1 Critical</i>				
Rescue Engine E2	Fire Department	F-001	1	625,000
Lions Park Renovations	Parks and Recreation	PR-004	1	0
Tablyn Park Improvements	Parks and Recreation	PR-008	1	55,000
Water Meter Change Out	Water Department	W-023	1	47,000
<i>Total for: Priority 1</i>				727,000
<i>Priority 2 Very Important</i>				
New City Hall, Fire Station, PW Improvements	Admin/Finance Department	AF-001	2	250,000
Demontreville Park Improvements	Parks and Recreation	PR-003	2	75,000
Cushman	Parks and Recreation	PR-016	2	25,000
Dump Truck/Plow/Sander	Public Works Department	PW-022	2	240,000
Vac Trailer	Public Works Department	PW-023	2	45,000
Asphalt Roller	Public Works Department	PW-046	2	30,000
Utility Vehicle	Sewer Department	S-007	2	32,500
Utility Vehicle	Water Department	W-009	2	32,500
<i>Total for: Priority 2</i>				730,000
<i>Priority 3 Important</i>				
Reid Park Improvements	Parks and Recreation	PR-006	3	75,000
Lake Elmo Ave at 5th St Turn Lane	Public Works Department	PW-010	3	50,000
2018 Street Improvements	Public Works Department	PW-011	3	1,760,000
1 Ton Truck	Public Works Department	PW-021	3	70,000
CSAH19/Hudson Blvd Signal & Turn Lane	Public Works Department	PW-029	3	500,000
Sunfish Lake Sewer Extension & Lift Station	Sewer Department	S-003	3	240,000
Old Village Sewer Extension Phase 4	Sewer Department	S-004	3	585,000
Sewer Oversizing	Sewer Department	S-013	3	52,500
Surface Water Management Plan (Comp Plan) update	Storm Water Department	SW-004	3	40,000
OV sewer extension phase 4; water component	Water Department	W-003	3	350,000
Watermain Oversizing	Water Department	W-013	3	105,000
<i>Total for: Priority 3</i>				3,827,500
Total for 2018				5,284,500

2019

Priority 1 Critical

Tender 1	Fire Department	F-004	1	400,000
Replacement of U2 truck	Fire Department	F-006	1	75,000
SCBA Replacements	Fire Department	F-007	1	207,000
Tablyn Park Improvements	Parks and Recreation	PR-008	1	45,000
Service Truck	Parks and Recreation	PR-012	1	50,000
Service Truck	Public Works Department	PW-043	1	50,000
Tandem Plow Truck	Public Works Department	PW-045	1	265,000

Project Name	Department	Project #	Priority	Project Cost
Service Truck	Sewer Department	S-014	1	50,000
Service Truck	Water Department	W-020	1	50,000
Water Meter Change Out	Water Department	W-023	1	47,000
<i>Total for: Priority 1</i>				1,239,000
Priority 2 Very Important				
New City Hall, Fire Station, PW Improvements	Admin/Finance Department	AF-001	2	4,000,000
Village East Trunk Watermain	Water Department	W-008	2	120,000
<i>Total for: Priority 2</i>				4,120,000
Priority 3 Important				
Pebble Park Improvements	Parks and Recreation	PR-005	3	72,000
Reldi Park Improvements	Parks and Recreation	PR-006	3	34,250
2019 Street Improvements	Public Works Department	PW-013	3	1,390,000
UP RR Crossing - Village Parkway	Public Works Department	PW-035	3	500,000
UP RR Crossing - Private Drive Closure	Public Works Department	PW-036	3	100,000
UP RR Crossing: Klondike Ave	Public Works Department	PW-037	3	250,000
CSAH 14/CSAH 15 Realignment	Public Works Department	PW-051	3	500,000
Phase 2 Regional Drainage Improvements	Storm Water Department	SW-001	3	1,200,000
2019 Street Improvement Project - water component	Water Department	W-001	3	900,000
Elevated Storage Tank #3	Water Department	W-006	3	200,000
Watermain Oversizing	Water Department	W-013	3	42,000
<i>Total for: Priority 3</i>				5,188,250
Total for 2019				10,547,250

2020

Priority 1 Critical

Dump Truck w/Plow	Public Works Department	PW-047	1	240,000
Water Meter Change Out	Water Department	W-023	1	47,000
<i>Total for: Priority 1</i>				287,000

Priority 2 Very Important

New City Hall, Fire Station, PW Improvements	Admin/Finance Department	AF-001	2	3,750,000
Trac Hoe	Parks and Recreation	PR-013	2	15,000
Tractor	Public Works Department	PW-006	2	80,000
Trac Hoe	Public Works Department	PW-044	2	15,000
Mini Loader	Public Works Department	PW-048	2	120,000
Trac Hoe	Storm Water Department	SW-006	2	15,000
Trac Hoe	Water Department	W-021	2	15,000
<i>Total for: Priority 2</i>				4,010,000

Priority 3 Important

Tri-Deck Mower	Parks and Recreation	PR-014	3	70,000
2020 Street Improvements	Public Works Department	PW-026	3	1,050,000
15th Street North (MSA Street)	Public Works Department	PW-034	3	950,000
Phase 2 Regional Drainage Improvements	Storm Water Department	SW-001	3	800,000
Phase 3 Regional Drainage Improvements	Storm Water Department	SW-002	3	500,000
Pressure Reduction-Hammes Bypass	Water Department	W-004	3	120,000
Elevated Storage Tank #3	Water Department	W-006	3	2,800,000
2020 Street & Utility Improvements-Water	Water Department	W-017	3	50,000
<i>Total for: Priority 3</i>				6,340,000

Priority 4 Less Important

New Park Development	Parks and Recreation	PR-018	4	150,000
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Project Name	Department	Project #	Priority	Project Cost
<i>Total for: Priority 4</i>				150,000
Total for 2020				10,787,000

2021

Priority 1 Critical

Water Meter Change Out	Water Department	W-023	1	47,000
<i>Total for: Priority 1</i>				47,000

Priority 2 Very Important

New City Hall, Fire Station, PW Improvements	Admin/Finance Department	AF-001	2	3,500,000
<i>Total for: Priority 2</i>				3,500,000

Priority 3 Important

B 1	Fire Department	F-010	3	70,000
Sunfish Lake Park Improvements	Parks and Recreation	PR-007	3	90,000
Lake Elmo Regional Trail	Parks and Recreation	PR-009	3	827,316
2021 Street Improvements	Public Works Department	PW-027	3	3,109,000
Old Village Sewer Extension Phase 5	Sewer Department	S-005	3	1,100,000
Section 36 Trunk Sewer Main	Sewer Department	S-012	3	1,500,000
Utility Truck	Sewer Department	S-015	3	35,000
OV Sewer Extension; Phase 6; water component	Water Department	W-005	3	885,000
Well & Pump house #5	Water Department	W-014	3	2,100,000
2021 Street & Utility Improvements-Water	Water Department	W-018	3	50,000
Utility Truck	Water Department	W-022	3	35,000
<i>Total for: Priority 3</i>				9,801,316

Priority 4 Less Important

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

Total for 2021 **13,408,316**

2022

Priority 1 Critical

E1 Engine	Fire Department	F-011	1	500,000
Turnout Gear Replacements	Fire Department	F-017	1	60,000
New Ballfields	Parks and Recreation	PR-017	1	1,000,000
Dump Truck with Plow	Public Works Department	PW-050	1	245,000
Water Meter Change Out	Water Department	W-023	1	47,000
<i>Total for: Priority 1</i>				1,852,000

Priority 2 Very Important

New City Hall, Fire Station, PW Improvements	Admin/Finance Department	AF-001	2	3,500,000
SCADA Upgrade	Water Department	W-019	2	30,000
<i>Total for: Priority 2</i>				3,530,000

Priority 3 Important

Lake Elmo Regional Trail	Parks and Recreation	PR-009	3	765,600
One Ton Truck	Parks and Recreation	PR-016	3	130,000
CSAH 6/Inwood Signal	Public Works Department	PW-031	3	100,000
2022 Street Improvements	Public Works Department	PW-038	3	1,300,000
Old Village Sewer Extension Phase 6	Sewer Department	S-016	3	510,000
Kramer Lake Floodplain Study	Storm Water Department	SW003	3	60,000

Project Name	Department	Project #	Priority	Project Cost
Watermain Oversizing	Water Department	W-013	3	119,000
Automated Radio Read System	Water Department	W-024	3	300,000
OV sewer extension phase 6; water component	Water Department	W-025	3	200,000
Pressure Reduction Station-Connection to WT #3	Water Department	W-027	3	120,000
<i>Total for: Priority 3</i>				3,604,600
 <i>Priority 4 Less Important</i>				
Pickup Truck	Public Works Department	PW-019	4	30,000
<i>Total for: Priority 4</i>				30,000
Total for 2022				9,016,600
GRAND TOTAL				49,043,666

City of Lake Elmo, Minnesota
Capital Improvement Plan - 2018 - 2022
 2018 thru 2022

FUNDING SOURCE SUMMARY

Source	2018	2019	2020	2021	2022	Total
Debt Service	4,060,000	9,687,000	10,290,000	12,194,000	5,675,000	41,896,000
General Fund	170,000		100,000	130,000	190,000	590,000
Grants/Donation	100,000			620,487	1,634,200	2,354,687
Municipal State Aid (MSA)	500,000	500,000				1,000,000
Park Dedication Fund	155,000	151,250	150,000	296,829	191,400	944,479
Sewer Fund	85,000			35,000	510,000	630,000
Storm Water Fund	40,000		15,000			55,000
Water Fund	184,500	209,000	232,000	132,000	816,000	1,573,500
GRAND TOTAL	5,284,500	10,547,250	10,787,000	13,408,316	9,016,600	49,043,666

City of Lake Elmo, Minnesota
Capital Improvement Plan - 2018 - 2022
 2018 thru 2022

PROJECTS BY FUNDING SOURCE

Source	Project #	Priority	2018	2019	2020	2021	2022	Total
Debt Service								
New City Hall, Fire Station, PW Improvements	AF-001	2	250,000	4,000,000	3,750,000	3,500,000	3,500,000	15,000,000
Rescue Engine E2	F-001	1	625,000					625,000
Tender 1	F-004	1		400,000				400,000
Replacement of U2 truck	F-006	1		75,000				75,000
SCBA Replacements	F-007	1		207,000				207,000
E1 Engine	F-011	1					500,000	500,000
Service Truck	PR-012	1		50,000				50,000
One Ton Truck	PR-015	3					130,000	130,000
Tractor	PW-006	2			80,000			80,000
2018 Street Improvements	PW-011	3	1,760,000					1,760,000
2019 Street Improvements	PW-013	3		1,390,000				1,390,000
Dump Truck/Plow/Sander	PW-022	2	240,000					240,000
2020 Street Improvements	PW-026	3			1,050,000			1,050,000
2021 Street Improvements	PW-027	3				3,109,000		3,109,000
15th Street North (MSA Street)	PW-034	3			950,000			950,000
UP RR Crossing - Village Parkway	PW-035	3		500,000				500,000
UP RR Crossing - Private Drive Closure	PW-036	3		100,000				100,000
UP RR Crossing: Klondike Ave	PW-037	3		250,000				250,000
2022 Street Improvements	PW-038	3					1,300,000	1,300,000
Service Truck	PW-043	1		50,000				50,000
Tandem Plow Truck	PW-045	1		265,000				265,000
Dump Truck w/Plow	PW-047	1			240,000			240,000
Mini Loader	PW-048	2			120,000			120,000
Dump Truck with Plow	PW-050	1					245,000	245,000
Sunfish Lake Sewer Extension & Lift Station	S-003	3	240,000					240,000
Old Village Sewer Extension Phase 4	S-004	3	585,000					585,000
Old Village Sewer Extension Phase 5	S-005	3				1,100,000		1,100,000
Section 36 Trunk Sewer Main	S-012	3				1,500,000		1,500,000
Service Truck	S-014	1		50,000				50,000
Phase 2 Regional Drainage Improvements	SW-001	3		1,200,000	800,000			2,000,000
Phase 3 Regional Drainage Improvements	SW-002	3			500,000			500,000
2019 Street Improvement Project - water component	W-001	3		900,000				900,000
OV sewer extension phase 4; water component	W-003	3	350,000					350,000
OV Sewer Extension; Phase 5; water component	W-005	3				885,000		885,000
Elevated Storage Tank #3	W-006	3		200,000	2,800,000			3,000,000
Well & Pumphouse #5	W-014	3				2,100,000		2,100,000
Service Truck	W-020	1		50,000				50,000
Debt Service Total			4,050,000	9,687,000	10,290,000	12,194,000	5,675,000	41,896,000

General Fund

B 1	F-010	3				70,000		70,000
Turnout Gear Replacements	F-017	1					60,000	60,000
Trac Hoe	PR-013	2			15,000			15,000

Source	Project #	Priority	2018	2019	2020	2021	2022	Total
Tri-Deck Mower	PR-014	3			70,000			70,000
Cushman	PR-016	2	25,000					25,000
Pickup Truck	PW-019	4					30,000	30,000
1 Ton Truck	PW-021	3	70,000					70,000
Vac Trailer	PW-023	2	45,000					45,000
CSAH 6/Inwood Signal	PW-031	3					100,000	100,000
Trac Hoe	PW-044	2			15,000			15,000
Asphalt Roller	PW-046	2	30,000					30,000
Asphalt Hot Box	PW-049	4				60,000		60,000
General Fund Total			170,000		100,000	130,000	190,000	590,000

Grants/Donation

Lions Park Renovations	PR-004	1	0					0
Reid Park Improvements	PR-006	3	50,000					50,000
Lake Elmo Regional Trail	PR-009	3				620,487	574,200	1,194,687
New Ballfields	PR-017	1					1,000,000	1,000,000
Lake Elmo Ave at 5th St Turn Lane	PW-010	3	50,000					50,000
Kramer Lake Floodplain Study	SW003	3					60,000	60,000
Grants/Donation Total			100,000			620,487	1,634,200	2,354,687

Municipal State Aid (MSA)

CSAH19/Hudson Blvd Signal & Turn Lane	PW-029	3	500,000					500,000
CSAH 14/CSAH 15 Realignment	PW-051	3		500,000				500,000
Municipal State Aid (MSA) Total			500,000	500,000				1,000,000

Park Dedication Fund

Demontreville Park Improvements	PR-003	2	75,000					75,000
Pebble Park Improvements	PR-005	3		72,000				72,000
Reid Park Improvements	PR-006	3	25,000	34,250				59,250
Sunfish Lake Park Improvements	PR-007	3				90,000		90,000
Tablyn Park Improvements	PR-008	1	55,000	45,000				100,000
Lake Elmo Regional Trail	PR-009	3				206,829	191,400	398,229
New Park Development	PR-018	4			150,000			150,000
Park Dedication Fund Total			155,000	151,250	150,000	296,829	191,400	944,479

Sewer Fund

Utility Vehicle	S-007	2	32,500					32,500
Sewer Oversizing	S-013	3	52,500					52,500
Utility Truck	S-015	3				35,000		35,000
Old Village Sewer Extension Phase 6	S-016	3					510,000	510,000
Sewer Fund Total			85,000			35,000	510,000	630,000

Storm Water Fund

Surface Water Management Plan (Comp Plan) update	SW-004	3	40,000					40,000
Trac Hoe	SW-006	2			15,000			15,000
Storm Water Fund Total			40,000		15,000			55,000

Source	Project #	Priority	2018	2019	2020	2021	2022	Total
Water Fund								
Pressure Reduction-Hammes Bypass	W-004	3			120,000			120,000
Village East Trunk Watermain	W-008	2		120,000				120,000
Utility Vehicle	W-009	2	32,500					32,500
Watermain Oversizing	W-013	3	105,000	42,000			119,000	266,000
2020 Street & Utility Improvements-Water	W-017	3			50,000			50,000
2021 Street & Utility Improvements-Water	W-018	3				50,000		50,000
SCADA Upgrade	W-019	2					30,000	30,000
Trac Hoe	W-021	2			15,000			15,000
Utility Truck	W-022	3				35,000		35,000
Water Meter Change Out	W-023	1	47,000	47,000	47,000	47,000	47,000	235,000
Automated Radio Read System	W-024	3					300,000	300,000
OV sewer extension phase 6; water component	W-026	3					200,000	200,000
Pressure Reduction Station-Connection to WT #3	W-027	3					120,000	120,000
Water Fund Total			184,500	209,000	232,000	132,000	816,000	1,573,500
GRAND TOTAL			5,284,500	10,547,250	10,787,000	13,408,316	9,016,600	49,043,666

City of Lake Elmo, Minnesota
 Capital Improvement Plan - 2018 - 2022
 2018 thru 2022

PROJECTS & FUNDING SOURCES BY DEPARTMENT

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
Admin/Finance Department								
New City Hall, Fire Station, PW Improvements	AF-001	2	250,000	4,000,000	3,750,000	3,500,000	3,500,000	15,000,000
<i>Debt Service</i>			250,000	4,000,000	3,750,000	3,500,000	3,500,000	15,000,000
Admin/Finance Department Total			250,000	4,000,000	3,750,000	3,500,000	3,500,000	15,000,000
Fire Department								
Rescue Engine E2	F-001	1	625,000					625,000
<i>Debt Service</i>			625,000					625,000
Tender 1	F-004	1		400,000				400,000
<i>Debt Service</i>				400,000				400,000
Replacement of U2 truck	F-006	1		75,000				75,000
<i>Debt Service</i>				75,000				75,000
SCBA Replacements	F-007	1		207,000				207,000
<i>Debt Service</i>				207,000				207,000
B 1	F-010	3				70,000		70,000
<i>General Fund</i>						70,000		70,000
E1 Engine	F-011	1					500,000	500,000
<i>Debt Service</i>							500,000	500,000
Turnout Gear Replacements	F-017	1					60,000	60,000
<i>General Fund</i>							60,000	60,000
Fire Department Total			625,000	682,000		70,000	560,000	1,937,000
Parks and Recreation								
Demontreville Park Improvements	PR-003	2	75,000					75,000
<i>Park Dedication Fund</i>			75,000					75,000
Lions Park Renovations	PR-004	1	0					0
<i>Grants/Donation</i>			0					0
Pebble Park Improvements	PR-005	3		72,000				72,000
<i>Park Dedication Fund</i>				72,000				72,000
Reid Park Improvements	PR-006	3	75,000	34,250				109,250
<i>Grants/Donation</i>			50,000					50,000
<i>Park Dedication Fund</i>			25,000	34,250				59,250
Sunfish Lake Park Improvements	PR-007	3				90,000		90,000
<i>Park Dedication Fund</i>						90,000		90,000
Tablyn Park Improvements	PR-008	1	55,000	45,000				100,000
<i>Park Dedication Fund</i>			55,000	45,000				100,000
Lake Elmo Regional Trail	PR-009	3				827,316	765,600	1,592,916
<i>Grants/Donation</i>						620,487	574,200	1,194,687
<i>Park Dedication Fund</i>						206,829	191,400	398,229
Service Truck	PR-012	1		50,000				50,000
<i>Debt Service</i>				50,000				50,000
Trac Hoe	PR-013	2			15,000			15,000

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
<i>General Fund</i>					15,000			15,000
Tri-Deck Mower	PR-014	3			70,000			70,000
<i>General Fund</i>					70,000			70,000
One Ton Truck	PR-015	3					130,000	130,000
<i>Debt Service</i>							130,000	130,000
Cushman	PR-016	2	25,000					25,000
<i>General Fund</i>			25,000					25,000
New Ballfields	PR-017	1					1,000,000	1,000,000
<i>Grants/Donation</i>							1,000,000	1,000,000
New Park Development	PR-018	4			150,000			150,000
<i>Park Dedication Fund</i>					150,000			150,000
Parks and Recreation Total			230,000	201,250	235,000	917,316	1,895,600	3,479,166

Public Works Department

Tractor	PW-006	2			80,000			80,000
<i>Debt Service</i>					80,000			80,000
Lake Elmo Ave at 5th St Turn Lane	PW-010	3	50,000					50,000
<i>Grants/Donation</i>			50,000					50,000
2018 Street Improvements	PW-011	3	1,760,000					1,760,000
<i>Debt Service</i>			1,760,000					1,760,000
2019 Street Improvements	PW-013	3		1,390,000				1,390,000
<i>Debt Service</i>				1,390,000				1,390,000
Pickup Truck	PW-019	4					30,000	30,000
<i>General Fund</i>							30,000	30,000
1 Ton Truck	PW-021	3	70,000					70,000
<i>General Fund</i>			70,000					70,000
Dump Truck/Plow/Sander	PW-022	2	240,000					240,000
<i>Debt Service</i>			240,000					240,000
Vac Trailer	PW-023	2	45,000					45,000
<i>General Fund</i>			45,000					45,000
2020 Street Improvements	PW-026	3			1,050,000			1,050,000
<i>Debt Service</i>					1,050,000			1,050,000
2021 Street Improvements	PW-027	3				3,109,000		3,109,000
<i>Debt Service</i>						3,109,000		3,109,000
CSAH19/Hudson Blvd Signal & Turn Lane	PW-029	3	500,000					500,000
<i>Municipal State Aid (MSA)</i>			500,000					500,000
CSAH 6/Inwood Signal	PW-031	3					100,000	100,000
<i>General Fund</i>							100,000	100,000
15th Street North (MSA Street)	PW-034	3			950,000			950,000
<i>Debt Service</i>					950,000			950,000
UP RR Crossing - Village Parkway	PW-035	3		500,000				500,000
<i>Debt Service</i>				500,000				500,000
UP RR Crossing - Private Drive Closure	PW-036	3		100,000				100,000
<i>Debt Service</i>				100,000				100,000
UP RR Crossing: Klondike Ave	PW-037	3		250,000				250,000
<i>Debt Service</i>				250,000				250,000
2022 Street Improvements	PW-038	3					1,300,000	1,300,000
<i>Debt Service</i>							1,300,000	1,300,000
Service Truck	PW-043	1		50,000				50,000
<i>Debt Service</i>				50,000				50,000
Trac Hoe	PW-044	2			15,000			15,000
<i>General Fund</i>					15,000			15,000
Tandem Plow Truck	PW-045	1		265,000				265,000

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
<i>Debt Service</i>				265,000				265,000
Asphalt Roller	PW-046	2	30,000					30,000
<i>General Fund</i>			30,000					30,000
Dump Truck w/Plow	PW-047	1			240,000			240,000
<i>Debt Service</i>					240,000			240,000
Mini Loader	PW-048	2			120,000			120,000
<i>Debt Service</i>					120,000			120,000
Asphalt Hot Box	PW-049	4				60,000		60,000
<i>General Fund</i>						60,000		60,000
Dump Truck with Plow	PW-050	1					245,000	245,000
<i>Debt Service</i>							245,000	245,000
CSAH 14/CSAH 15 Realignment	PW-051	3		500,000				500,000
<i>Municipal State Aid (MSA)</i>				500,000				500,000
Public Works Department Total			2,695,000	3,055,000	2,455,000	3,169,000	1,675,000	13,049,000

Sewer Department

Sunfish Lake Sewer Extension & Lift Station	S-003	3	240,000					240,000
<i>Debt Service</i>			240,000					240,000
Old Village Sewer Extension Phase 4	S-004	3	585,000					585,000
<i>Debt Service</i>			585,000					585,000
Old Village Sewer Extension Phase 5	S-005	3				1,100,000		1,100,000
<i>Debt Service</i>						1,100,000		1,100,000
Utility Vehicle	S-007	2	32,500					32,500
<i>Sewer Fund</i>			32,500					32,500
Section 36 Trunk Sewer Main	S-012	3				1,500,000		1,500,000
<i>Debt Service</i>						1,500,000		1,500,000
Sewer Oversizing	S-013	3	52,500					52,500
<i>Sewer Fund</i>			52,500					52,500
Service Truck	S-014	1		50,000				50,000
<i>Debt Service</i>				50,000				50,000
Utility Truck	S-015	3				35,000		35,000
<i>Sewer Fund</i>						35,000		35,000
Old Village Sewer Extension Phase 6	S-016	3					510,000	510,000
<i>Sewer Fund</i>							510,000	510,000
Sewer Department Total			910,000	50,000		2,635,000	510,000	4,105,000

Storm Water Department

Phase 2 Regional Drainage Improvements	SW-001	3		1,200,000	800,000			2,000,000
<i>Debt Service</i>				1,200,000	800,000			2,000,000
Phase 3 Regional Drainage Improvements	SW-002	3			500,000			500,000
<i>Debt Service</i>					500,000			500,000
Kramer Lake Floodplain Study	SW003	3					60,000	60,000
<i>Grants/Donation</i>							60,000	60,000
Surface Water Management Plan (Comp Plan) update	SW-004	3	40,000					40,000
<i>Storm Water Fund</i>			40,000					40,000
Trac Hoe	SW-005	2			15,000			15,000
<i>Storm Water Fund</i>					15,000			15,000
Storm Water Department Total			40,000	1,200,000	1,315,000		60,000	2,615,000

Water Department

2019 Street Improvement Project - water component	W-001	3		900,000				900,000
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Department	Project #	Priority	2018	2019	2020	2021	2022	Total
<i>Debt Service</i>				900,000				900,000
OV sewer extension phase 4; water component	W-003	3	350,000					350,000
<i>Debt Service</i>			350,000					350,000
Pressure Reduction-Hammes Bypass	W-004	3			120,000			120,000
<i>Water Fund</i>					120,000			120,000
OV Sewer Extension; Phase 5; water component	W-005	3				885,000		885,000
<i>Debt Service</i>						885,000		885,000
Elevated Storage Tank #3	W-006	3		200,000	2,800,000			3,000,000
<i>Debt Service</i>				200,000	2,800,000			3,000,000
Village East Trunk Watermain	W-008	2		120,000				120,000
<i>Water Fund</i>				120,000				120,000
Utility Vehicle	W-009	2	32,500					32,500
<i>Water Fund</i>			32,500					32,500
Watermain Oversizing	W-013	3	105,000	42,000			119,000	266,000
<i>Water Fund</i>			105,000	42,000			119,000	266,000
Well & Pumphouse #5	W-014	3				2,100,000		2,100,000
<i>Debt Service</i>						2,100,000		2,100,000
2020 Street & Utility Improvements-Water	W-017	3			50,000			50,000
<i>Water Fund</i>					50,000			50,000
2021 Street & Utility Improvements-Water	W-018	3				50,000		50,000
<i>Water Fund</i>						50,000		50,000
SCADA Upgrade	W-019	2					30,000	30,000
<i>Water Fund</i>							30,000	30,000
Service Truck	W-020	1		50,000				50,000
<i>Debt Service</i>				50,000				50,000
Trac Hoe	W-021	2			15,000			15,000
<i>Water Fund</i>					15,000			15,000
Utility Truck	W-022	3				35,000		35,000
<i>Water Fund</i>						35,000		35,000
Water Meter Change Out	W-023	1	47,000	47,000	47,000	47,000	47,000	235,000
<i>Water Fund</i>			47,000	47,000	47,000	47,000	47,000	235,000
Automated Radio Read System	W-024	3					300,000	300,000
<i>Water Fund</i>							300,000	300,000
OV sewer extension phase 6; water component	W-025	3					200,000	200,000
<i>Water Fund</i>							200,000	200,000
Pressure Reduction Station-Connection to WT #3	W-027	3					120,000	120,000
<i>Water Fund</i>							120,000	120,000
Water Department Total			534,500	1,359,000	3,032,000	3,117,000	816,000	8,858,500
GRAND TOTAL			5,284,500	10,547,250	10,787,000	13,408,316	9,016,600	49,043,666

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Admin/Finance Department

Contact City Administrator

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

Type Improvement
 Useful Life 40 years
 Category Buildings
 Priority 2 Very Important
 Status Active

Total Project Cost: \$15,015,000

Description

New City Hall Facility
 1. Space Needs Study in 2017 including fire station and public works needs
 2. cost estimates from BKV Space Needs Study
 3. New Fire Station approx \$7 million split 2019/2020
 4. Public Works Improvements to existing facility
 \$250,000 in 2018 for larger salt shed
 \$500,000 in 2019 for office addition
 \$250,000 in 2020 for yard improvements
 5. New City Hall approx \$7 million split 2021/2022

Justification

Would allow all staff (except public works) to be at one site, community meeting rooms, updated council chambers
 Brookfield lease is \$33k per year and increasing

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	250,000	4,000,000	3,750,000	3,500,000	3,500,000	15,000,000
Total	250,000	4,000,000	3,750,000	3,500,000	3,500,000	15,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service	250,000	4,000,000	3,750,000	3,500,000	3,500,000	15,000,000
Total	250,000	4,000,000	3,750,000	3,500,000	3,500,000	15,000,000

Budget Impact/Other

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

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Equipment

Useful Life 15 years

Category Vehicles

Priority 1 Critical

Status Active

Project # F-001
Project Name Rescue Engine E2

Total Project Cost: \$625,000

Description

Replacement of Rescue Engine purchased in 1990. Moved to station #2 in reserve status in 2014.
LED lights upgraded in 2011 for \$17k.

Justification

End of Useful Life
Replaces 1990 Engine w/combination vehicle (Engine 2 and Utility 2). Maintenance costs continue to rise

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	625,000					625,000
Total	625,000					625,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service	625,000					625,000
Total	625,000					625,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Equipment

Useful Life 20 years

Category Vehicles

Priority 1 Critical

Status Active

Total Project Cost: \$400,000

Project #	F-004
Project Name	Tender 1

Description
Replacement of 1987 Tender that was refurbished in 2004.

Justification
End of Useful Life Priority for providing service in non-hydrant areas

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		400,000				400,000
Total		400,000				400,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		400,000				400,000
Total		400,000				400,000

Budget Impact/Other
None.

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Equipment

Useful Life 15 years

Category Buildings

Priority 1 Critical

Status Active

Project # F-006
Project Name Replacement of U2 truck

Total Project Cost: \$75,000

Description

Replacement of 1994 U2 truck

Justification

End of Useful Life
Possibly could be combined with the rescue engine replacement

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		75,000				75,000
Total		75,000				75,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		75,000				75,000
Total		75,000				75,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Equipment

Useful Life 15 years

Category Equipment: Fire Equip

Priority I Critical

Status Active

Project # F-007
 Project Name SCBA Replacements

Total Project Cost: \$207,000

Description
 Replacement of Self Contained Breathing Apparatus (SCBA)
 Repairs done in Sept 2014 to extend the life of the SCBA's by 5 years.
 Only option now is to replace.

Justification
 End of Useful Life, NFPA requirement

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		207,000				207,000
Total		207,000				207,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		207,000				207,000
Total		207,000				207,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

Department Fire Department

City of Lake Elmo, Minnesota

Contact Fire Chief

Project # F-010

Type Equipment

Project Name B 1

Useful Life 15 years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$70,000

Description

Replace 2001 B1

Justification

End of Useful Life
Replaces 2001 F-350

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				70,000		70,000
Total				70,000		70,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund				70,000		70,000
Total				70,000		70,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Equipment

Useful Life 25 years

Category Vehicles

Priority 1 Critical

Status Active

Total Project Cost: \$500,000

Project #	F-011
Project Name	E1 Engine

Description
Replacement of 1997 Engine that was refurbished in 2007

Justification
End of Useful Life

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					500,000	500,000
Total					500,000	500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service					500,000	500,000
Total					500,000	500,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Fire Department

Contact Fire Chief

Type Maintenance

Useful Life

Category Equipment: Fire Equip

Priority 1 Critical

Status New Recommendation

Project # F-017
Project Name Turnout Gear Replacements

Total Project Cost: \$60,000

Description

Replacement of 24 sets of turnout gear

Justification

End of useful life

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					60,000	60,000
Total					60,000	60,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund					60,000	60,000
Total					60,000	60,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Parks and Recreation
 Contact City Administrator
 Type Improvement
 Useful Life 25 years
 Category Park Improvements
 Priority 2 Very Important
 Status New Recommendation

Project # PR-003
 Project Name Demontreville Park Improvements

Total Project Cost: \$75,000

Description

Addition of a field at Demontreville Park
 Cost estimates:
 2018:
 \$75,000 for new field and regrading/updating current babseball field and fencing/tipped backstop

Justification

Feedback from residents during 2013 Park Survey, park commission site visits and Mahtomedi Baseball Association

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	75,000					75,000
Total	75,000					75,000

Funding Sources	2018	2019	2020	2021	2022	Total
Park Dedicallon Fund	75,000					75,000
Total	75,000					75,000

Budget Impact/Other

Mahtomedi Baseball Association has been helping with some maintenance and indicated they would be willing to help with maintainng the additonal field

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life

Category Park Improvements

Priority 1 Critical

Status Active

Project # PR-004
Project Name Lions Park Renovations

Total Project Cost: \$150,000

Description

Renovation of the Lions Park Ballfield.

Ideally this project will provide for a safe natural grass field of play and full fencing. It will also contain concession/public bathroom areas, storage, scoreboard, backstop, dugouts, and fan bleachers at a minimum. Other possible improvements may include a ticket booth, batting and practice areas, team meeting area, warning tracks, brick/veneer detailing for fences, announcers booth, parking and year round uses such as ice skating /hockey rink, prep kitchen and warming house.

Phase 2 (2018) would include a pavillion and picnic tables only if donation are received for these items

Justification

Field is in need of grading. Major draw to downtown and updating facilities would accommodate those users.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	0					0
Total	0					0

Funding Sources	2018	2019	2020	2021	2022	Total
Grants/Donation	0					0
Total	0					0

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation
 Contact City Administrator
 Type Improvement
 Useful Life
 Category Park Improvements
 Priority 3 Important
 Status Active

Project # PR-005
 Project Name Pebble Park Improvements

Total Project Cost: \$72,000

Description

Phase 1 Improvements were completed in 2016 which included a new shelter.

Phase 2 (2019) Improvements would include paving the parking area, development of two volleyball courts and lighting and security features.

Cost estimates:
 Parking area is 0.3 acres (13,068sq ft) and asphalt paving is \$3.50/sq ft (\$47,000)
 Volleyball Courts estimate is \$10,000
 Lighting and Security Features: \$15,000

Justification

Feedback from park user survey in 2013

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		72,000				72,000
Total		72,000				72,000

Funding Sources	2018	2019	2020	2021	2022	Total
Park Dedication Fund		72,000				72,000
Total		72,000				72,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life

Category Park Improvements

Priority 3 Important

Status Active

Project # PR-006
Project Name Reid Park Improvements

Total Project Cost: \$109,250

Description

Phase 1 (2018)
Mountain biking Trail
\$50,000 assumes grant/donation from MORK/Stillwater High School Team
\$25,000 to improve/widen walking trails

Phase 2 (2019)
Tot Lot: \$12,500
Demo Court: Staff Time
Outdoor Gym Stations: \$15,000
Bleacher Seats: 4,750
Extending fence to prevent fly balls: \$2,000

Justification

Result of resident input during site visit

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	75,000					75,000
Equip/Vehicles/Furnishings		34,250				34,250
Total	75,000	34,250				109,250

Funding Sources	2018	2019	2020	2021	2022	Total
Grants/Donation	50,000					50,000
Park Dedication Fund	25,000	34,250				59,250
Total	75,000	34,250				109,250

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life

Category Park Improvements

Priority 3 Important

Status New Recommendation

Project # PR-007
 Project Name Sunfish Lake Park Improvements

Total Project Cost: \$90,000

Description
 (2019)
 Paving of trails
 Cost estimate:
 Improve trails to ADA standards in Area 2 (prairie area): \$87,889 for 6 foot wide asphalt 1 mile trail

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				90,000		90,000
Total				90,000		90,000

Funding Sources	2018	2019	2020	2021	2022	Total
Park Dedication Fund				90,000		90,000
Total				90,000		90,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life

Category Park Improvements

Priority 1 Critical

Status New Recommendation

Project # PR-008
Project Name Tablyn Park Improvements

Total Project Cost: \$100,000

Description
Improvements include:
2018:
additional lighting at top of hill and improvement to parking area (removal of basketball court?) to address safety concerns
2019:
skating rink improvements

Justification
Winter themed park. Used heavily in winter for sledding. Lighting and parking improvements needed to address safety concerns related to sledding area.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	55,000					55,000
Equip/Vehicles/Furnishings		45,000				45,000
Total	55,000	45,000				100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Park Dedication Fund	55,000	45,000				100,000
Total	55,000	45,000				100,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life

Category Park Improvements

Priority 3 Important

Status Active

Project #	PR-009
Project Name	Lake Elmo Regional Trail

Total Project Cost: \$1,592,916

Description
Regional east west trail through Lake Elmo
Phase 1: (\$827,316-construction only, no land) Connect to existing Oakdale trail at Stillwater Blvd and Helmo/Ideal Ave Travel through Tablyn Park to Lake Elmo Park Reserve (LEPR) Pass through LEPR-provide exit point to Sunfish Lake Park Continue down Hwy5/CSAH 14 right of way to Gorman's-connect to existing trail
Phase 2: (\$765,600-construction only, no land) Lake Elmo to Stillwater Senior High

Justification
Trail would address the following community needs: -Deliver students safely to school -Bring people to our downtown -Bring people to our parks -Provide safe recreation -Trail Diversity-Provide feel of Lake Elmo -Omit need to bike down Hwy 5/CSAH 14 -Compatibility with public grant opportunities -Compatibility with private funding opportunities Feasibility of land acquisition

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				827,316	765,600	1,592,916
Total				827,316	765,600	1,592,916

Funding Sources	2018	2019	2020	2021	2022	Total
Grants/Donation				620,487	574,200	1,194,687
Park Dedication Fund				206,829	191,400	398,229
Total				827,316	765,600	1,592,916

Budget Impact/Other
Additional trails to maintain-labor and materials

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation
 Contact Public Works Director
 Type Equipment
 Useful Life
 Category Vehicles
 Priority 1 Critical
 Status New Recommendation

Project # PR-012
 Project Name Service Truck

Total Project Cost: \$50,000

Description
 truck will be multi-function with boom for tree trimming and other high work, crane for pulling lift station pumps, air compressor and tools for street sign work, line of tools and equipment to make fleet field repairs

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		50,000				50,000
Total		50,000				50,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		50,000				50,000
Total		50,000				50,000

Budget Impact/Other
 \$200,000 total cost split equally amongst water (W-020), sewer (S-014), streets (PW-043) and parks

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 2 Very Important

Status New Recommendation

Project # PR-013
 Project Name Trac Hoe

Total Project Cost: \$15,000

Description

Replace 2006 Case Backhoe with a more manuverable unit.

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			15,000			15,000
Total			15,000			15,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund			15,000			15,000
Total			15,000			15,000

Budget Impact/Other

\$60,000 total cost split amongst water (W-021), stormwater (SW-006), streets (PW-044) and parks equally

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact Public Works Director

Project # PR-014
Project Name Tri-Deck Mower

Type Equipment

Useful Life

Category Vehicles

Priority 3 Important

Status New Recommendation

Total Project Cost: \$70,000

Description

Tri-Deck 10ft mower replaces 2002 model

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			70,000			70,000
Total			70,000			70,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund			70,000			70,000
Total			70,000			70,000

Budget Impact/Other

lease options available

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation
 Contact Public Works Director
 Type Equipment
 Useful Life
 Category Vehicles
 Priority 3 Important
 Status New Recommendation

Project # PR-015
 Project Name One Ton Truck

Total Project Cost: \$130,000

Description
 One ton hook truck replaces 2009 vehicle. Truck will have interchangeable boxes and flat beds for multiple uses.

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					130,000	130,000
Total					130,000	130,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service					130,000	130,000
Total					130,000	130,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

Department Parks and Recreation

Contact Public Works Director

City of Lake Elmo, Minnesota

Type Equipment

Useful Life

Category Vehicles

Priority 2 Very Important

Status New Recommendation

Project # PR-016
Project Name Cushman

Total Project Cost: \$25,000

Description

Replaces 2003 model. Used for ballfield maintenance, garbage collection and general parks maintenance

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	25,000					25,000
Total	25,000					25,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	25,000					25,000
Total	25,000					25,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life 40 years

Category Park Improvements

Priority I Critical

Status New Recommendation

Project # PR-017
Project Name New Ballfields

Total Project Cost: \$1,000,000

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

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

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					1,000,000	1,000,000
Total					1,000,000	1,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Grants/Donation					1,000,000	1,000,000
Total					1,000,000	1,000,000

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

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life 40 years

Category Park Improvements

Priority 4 Less Important

Status New Recommendation

Project # PR-018

Project Name New Park Development

Total Project Cost: \$150,000

Description

New park to be developed in one of the new housing developemts in Lake Elmo. Specifics to be decided after consultation with neighborhood residents.

Justification

New park may be in one of the new neighborhoods including but not limited to Village Preserve, Boulder Ponds, or InWood. Identified during development as a park search area to provide recreational opportunities to new residents.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			150,000			150,000
Total			150,000			150,000

Funding Sources	2018	2019	2020	2021	2022	Total
Park Dedicatlon Fund			150,000			150,000
Total			150,000			150,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life 15 years

Category Vehicles

Priority 2 Very Important

Status Active

Total Project Cost: \$80,000

Project # PW-006
Project Name Tractor

Description
Replace 2004 Tractor
Cost include all ditch and mowing attachments

Justification
End of Useful Life

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			80,000			80,000
Total			80,000			80,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service			80,000			80,000
Total			80,000			80,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Improvement

Useful Life 25 years

Category Street Construction

Priority 3 Important

Status Active

Project # PW-010
 Project Name Lake Elmo Ave at 5th St Turn Lane

Total Project Cost: \$50,000

Description
 Turn Lane on Lake Elmo Ave to 5th St by Hunters Crossing and Southwind developments. City portion of cost to be reimbursed by developers.

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	50,000					50,000
Total	50,000					50,000

Funding Sources	2018	2019	2020	2021	2022	Total
Grants/Donation	50,000					50,000
Total	50,000					50,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-011
Project Name 2018 Street Improvements

Total Project Cost: \$1,760,000

Description

Street reconstruction on South Tri Lakes and OV Phase 4
\$1,120,000 for South Tri Lakes
\$640,000 for OV Phase 4

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	1,760,000					1,760,000
Total	1,760,000					1,760,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service	1,760,000					1,760,000
Total	1,760,000					1,760,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Construction

Priority 3 Important

Status Active

Project # PW-013
Project Name 2019 Street Improvements

Total Project Cost: \$1,390,000

Description

36th, 37th St, 38th, 39th, Innsdale, Irwin

\$400,000 for 36, 37, Irwin

\$990,000 for 38th, 39th, Innsdale

Justification

Annual street improvements per Engineering program/recommendation

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		1,390,000				1,390,000
Total		1,390,000				1,390,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		1,390,000				1,390,000
Total		1,390,000				1,390,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Public Works Department
 Contact Public Works Director
 Type Equipment
 Useful Life 10 years
 Category Vehicles
 Priority 4 Less Important
 Status Active

Project # PW-019
 Project Name PickupTruck

Total Project Cost: \$30,000

Description
 Replacement for 2012 F250
 End of usefull life (7 years)

Justification
 Replacement for 2012 F250
 End of useful life

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					30,000	30,000
Total					30,000	30,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund					30,000	30,000
Total					30,000	30,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

Department Public Works Department

Contact Public Works Director

City of Lake Elmo, Minnesota

Type Equipment

Useful Life 10 years

Category Vehicles

Priority 3 Important

Status Active

Project # PW-021
Project Name 1 Ton Truck

Total Project Cost: \$70,000

Description

Replacement for 2003 1 Ton Dump Truck

Justification

Replaces 2003 1 Ton Truck

Beyond end of use useful life (10 yrs)

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	70,000					70,000
Total	70,000					70,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	70,000					70,000
Total	70,000					70,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life 10 years

Category Vehicles

Priority 2 Very Important

Status Active

Total Project Cost: \$240,000

Project #	PW-022
Project Name	Dump Truck/Plow/Sander

Description
Replace 1986 plow truck
One year build out lead time on large trucks needs to be factored into the timing.

Justification
End of Useful Life

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	240,000					240,000
Total	240,000					240,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service	240,000					240,000
Total	240,000					240,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Public Works Department
 Contact Public Works Director

Project # PW-023
 Project Name Vac Trailer

Type Equipment
 Useful Life 7 years
 Category Vehicles
 Priority 2 Very Important
 Status Active

Total Project Cost: \$45,000

Description

Pull behind unit used for water main breaks and storm sewer clean outs.

Justification

Replacement for 2006 unit which does not have the hot water component which is critical for water main breaks.
 Current unit at end of useful life (7 years)

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	45,000					45,000
Total	45,000					45,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	45,000					45,000
Total	45,000					45,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-026
Project Name 2020 Street Improvements

Total Project Cost: \$1,050,000

Description
Reconstruction of roads in Heritage Farms, Stonegate 2nd
\$1,050,000 for Heritage Farms and Stonegate 2nd

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			1,050,000			1,050,000
Total			1,050,000			1,050,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service			1,050,000			1,050,000
Total			1,050,000			1,050,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

Department Public Works Department

City of Lake Elmo, Minnesota

Contact Engineer

Project # PW-027
 Project Name 2021 Street Improvements

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Total Project Cost: \$3,109,000

Description
 \$1,159,000 Fields of St. Croix, Tamarack Farms & Hamlet on Sunfish Lake Street Improvements.
 \$1,950,000 for Ov Phase 5

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				3,109,000		3,109,000
Total				3,109,000		3,109,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service				3,109,000		3,109,000
Total				3,109,000		3,109,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

Department Public Works Department

Contact Engineer

City of Lake Elmo, Minnesota

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Total Project Cost: \$500,000

Project # PW-029
Project Name CSAH 19/Hudson Blvd Signal & Turn Lane

Description
CSAH 19/Hudson Blvd Signal and Turn Lane Improvements

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	500,000					500,000
Total	500,000					500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Municipal State Aid (MSA)	500,000					500,000
Total	500,000					500,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

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

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

Total Project Cost: \$100,000

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

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					100,000	100,000
Total					100,000	100,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund					100,000	100,000
Total					100,000	100,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-034
Project Name 15th Street North (MSA Street)

Total Project Cost: \$950,000

Description
15th Street reconstruction

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			950,000			950,000
Total			950,000			950,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service			950,000			950,000
Total			950,000			950,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Public Works Department
 Contact Engineer
 Type Improvement
 Useful Life 40 years
 Category Street Construction
 Priority 3 Important
 Status Active

Total Project Cost: \$500,000

Project # PW-035
 Project Name UP RR Crossing - Village Parkway

Description
 UP RR Crossing - Village Parkway

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		500,000				500,000
Total		500,000				500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		500,000				500,000
Total		500,000				500,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Unassigned

Priority 3 Important

Status Active

Project # PW-036
 Project Name UP RR Crossing - Private Drive Closure

Total Project Cost: \$100,000

Description

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

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		100,000				100,000
Total		100,000				100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		100,000				100,000
Total		100,000				100,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Public Works Department
 Contact Engineer
 Type Unassigned
 Useful Life 40 years
 Category Street Construction
 Priority 3 Important
 Status Active

Project # PW-037
 Project Name UP RR Crossing: Klondike Ave

Total Project Cost: \$250,000

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

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		250,000				250,000
Total		250,000				250,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		250,000				250,000
Total		250,000				250,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Engineer

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW-038
 Project Name 2022 Street Improvements

Total Project Cost: \$1,300,000

Description

Annual Street Improvements
 And \$300,000 for Ov Phase 6

Justification

Annual street improvements per Engineering recommendation

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					1,300,000	1,300,000
Total					1,300,000	1,300,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service					1,300,000	1,300,000
Total					1,300,000	1,300,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 1 Critical

Status New Recommendation

Project # PW-043
 Project Name Service Truck

Total Project Cost: \$50,000

Description
 truck will be multi-function with boom for tree trimming and other high work, crane for pulling lift station pumps, air compressor and tools for street sign work, line of tools and equipment to make fleet field repairs

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		50,000				50,000
Total		50,000				50,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		50,000				50,000
Total		50,000				50,000

Budget Impact/Other
 \$200,000 total cost split equally amongst water (W-020), sewer (S-014), streets and parks (PR-012)

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 2 Very Important

Status New Recommendation

Project #	PW-044
Project Name	Trac Hoe

Total Project Cost: \$15,000

Description
Replace 2006 Case Backhoe with a more maneuverable unit.

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			15,000			15,000
Total			15,000			15,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund			15,000			15,000
Total			15,000			15,000

Budget Impact/Other
\$60,000 total cost split equally amongst water (W-021), stormwater (SW-006), streets and parks (PR-013)

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 1 Critical

Status New Recommendation

Total Project Cost: \$265,000

Project # PW-045
 Project Name Tandem Plow Truck

Description

Plow will replace a 2000 model year that has mech problems due to a past accident. A larger truck is needed due to growth and increased traffic on 5th St/Hudson Blvd. Will also be utilized in larger OP developments in the north side of city. Larger truck of this size is capable of carrying more salt so it can stay on routes longer w/out returning to refill.

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		265,000				265,000
Total		265,000				265,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		265,000				265,000
Total		265,000				265,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department
 Contact Public Works Director
 Type Equipment
 Useful Life
 Category Equipment: PW Equip
 Priority 2 Very Important
 Status New Recommendation

Project # PW-046
 Project Name Asphalt Roller

Total Project Cost: \$30,000

Description
 Replace 2007 model which has numerous electrical problems

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	30,000					30,000
Total	30,000					30,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	30,000					30,000
Total	30,000					30,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority I Critical

Status Active

Total Project Cost: \$240,000

Project # PW-047
 Project Name Dump Truck w/Plow

Description

Single Axel plow truck to replace 1998 model

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			240,000			240,000
Total			240,000			240,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service			240,000			240,000
Total			240,000			240,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Equipment: PW Equip

Priority 2 Very Important

Status New Recommendation

Project # PW-048
 Project Name Mini Loader

Total Project Cost: \$120,000

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

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			120,000			120,000
Total			120,000			120,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service			120,000			120,000
Total			120,000			120,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Public Works Department
 Contact Public Works Director
 Type Equipment
 Useful Life
 Category Equipment: PW Equip
 Priority 4 Less Important
 Status New Recommendation

Project # PW-049
 Project Name Asphalt Hot Box

Description Total Project Cost: \$60,000
 Slide in unit for dump truck. Will replace a trailer hot box and utilize a single axel dump truck during the summer months

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				60,000		60,000
Total				60,000		60,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund				60,000		60,000
Total				60,000		60,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Public Works Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority I Critical

Status New Recommendation

Project # PW-050
 Project Name Dump Truck with Plow

Total Project Cost: \$245,000

Description
 Replace 2006 model

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					245,000	245,000
Total					245,000	245,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service					245,000	245,000
Total					245,000	245,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Public Works Department
 Contact Engineer
 Type Improvement
 Useful Life 20 years
 Category Street Construction
 Priority 3 Important
 Status New Recommendation

Project # PW-051
 Project Name CSAH 14/CSAH 15 Realignment

Total Project Cost: \$500,000

Description
 Realignment of CSAH 15 (Manning Ave) and CSAH 14 (Stilwater Blvd)

Justification
 County led project to improve traffic flow south on Manning Ave

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		500,000				500,000
Total		500,000				500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Municipal State Aid (MSA)		500,000				500,000
Total		500,000				500,000

Budget Impact/Other
 Construction scheduled for 2018, payment request for 2019 when more MSA funds available

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Sewer Department
 Contact Public Works Director
 Type Improvement
 Useful Life 40 years
 Category Wastewater
 Priority 3 Important
 Status Active

Project # S-003
 Project Name Sunfish Lake Sewer Extension & Lift Station

Total Project Cost: \$240,000

Description
 Sewer Extension to Sunfish Lake Park

Justification
 Per 2016 MPCA agreement
 100% assessed

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	240,000					240,000
Total	240,000					240,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service	240,000					240,000
Total	240,000					240,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Sewer Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Storm Sewer/Drainage

Priority 3 Important

Status Active

Project # S-004
 Project Name Old Village Sewer Extension Phase 4

Total Project Cost: \$585,000

Description
 Exentions of sewer in Old Village Phase 4

Justification
 OV Sewer extension Phase 4; 323nd St W, Layton/36th St
 100% Assessed

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	585,000					585,000
Total	585,000					585,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service	585,000					585,000
Total	585,000					585,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

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

Project # S-005
 Project Name Old Village Sewer Extension Phase 5

Total Project Cost: \$1,100,000

Description

Sewer extension in the Old Village Phase 5

Justification

OV Sewer extension Phase 5; 33rd st, 34th and 36th St.
 100% Assessed

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				1,100,000		1,100,000
Total				1,100,000		1,100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service				1,100,000		1,100,000
Total				1,100,000		1,100,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Sewer Department
 Contact Public Works Director
 Type Equipment
 Useful Life
 Category Vehicles
 Priority 2 Very Important
 Status Active

Project # S-007
 Project Name Utility Vehicle

Total Project Cost: \$32,500

Description
 Utility Vehicle shared between water and sewer

Justification
 A second vehicle is needed due to the addition of City sewer as well as the number of new homes and additional water related service calls.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	32,500					32,500
Total	32,500					32,500

Funding Sources	2018	2019	2020	2021	2022	Total
Sewer Fund	32,500					32,500
Total	32,500					32,500

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Sewer Department
 Contact Engineer

Project # S-012
 Project Name Section 36 Trunk Sewer Main

Type Improvement
 Useful Life 40 years
 Category Wastewater
 Priority 3 Important
 Status Active

Total Project Cost: \$1,500,000

Description
 Section 36 Trunk Sewer Main

Justification
 Section 36 Trunk Sewer Main to Cimarron and Oakland Jr. High
 Development driven from Hudson Blvd to the north

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				1,500,000		1,500,000
Total				1,500,000		1,500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service				1,500,000		1,500,000
Total				1,500,000		1,500,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Sewer Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Wastewater

Priority 3 Important

Status Active

Project # S-013
 Project Name Sewer Oversizing

Total Project Cost: \$181,500

Description

Sewer Oversizing

Justification

Sewer oversizing based on developer pace and phasing

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	52,500					52,500
Total	52,500					52,500

Funding Sources	2018	2019	2020	2021	2022	Total
Sewer Fund	52,500					52,500
Total	52,500					52,500

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Sewer Department
 Contact Public Works Director
 Type Equipment
 Useful Life
 Category Vehicles
 Priority I Critical
 Status New Recommendation

Project # S-014
 Project Name Service Truck

Total Project Cost: \$50,000

Description

truck will be multi-function with boom for tree trimming and other high work, crane for pulling lift station pumps, air compressor and tools for street sign work, line of tools and equipment to make fleet field repairs

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		50,000				50,000
Total		50,000				50,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		50,000				50,000
Total		50,000				50,000

Budget Impact/Other

\$200,000 total cost split equally amongst water (W-020), sewer, streets (PW-043) and parks (PR-012)

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Sewer Department
 Contact Public Works Director
 Type Equipment
 Useful Life
 Category Vehicles
 Priority 3 Important
 Status New Recommendation

Project # S-015
 Project Name Utility Truck

Total Project Cost: \$35,000

Description
 Replace 2007 vehicle used by water and sewer

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				35,000		35,000
Total				35,000		35,000

Funding Sources	2018	2019	2020	2021	2022	Total
Sewer Fund				35,000		35,000
Total				35,000		35,000

Budget Impact/Other
 Total cost of \$70,000 shared equally amongst water (W-022) and sewer

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Sewer Department

Contact Engineer

Type Improvement

Useful Life

Category Wastewater

Priority 3 Important

Status New Recommendation

Project # S-016
 Project Name Old Village Sewer Extension Phase 6

Total Project Cost: \$510,000

Description

[Empty description box]

Justification

[Empty justification box]

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					510,000	510,000
Total					510,000	510,000

Funding Sources	2018	2019	2020	2021	2022	Total
Sewer Fund					510,000	510,000
Total					510,000	510,000

Budget Impact/Other

[Empty budget impact box]

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Storm Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Storm Sewer/Drainage

Priority 3 Important

Status Active

Project # SW-001
Project Name Phase 2 Regional Drainage Improvements

Total Project Cost: \$2,000,000

Description
Land acquisition (Schiltgen) and/or possible diversion to Sunfish Lake Park

Justification
2nd Phase to improving the regional drainage issues
timing dependent upon development

Expenditures	2018	2019	2020	2021	2022	Total
Land Acquisition		1,200,000				1,200,000
Construction/Maintenance			800,000			800,000
Total		1,200,000	800,000			2,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		1,200,000	800,000			2,000,000
Total		1,200,000	800,000			2,000,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Storm Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Storm Sewer/Drainage

Priority 3 Important

Status Active

Project # SW-002

Project Name Phase 3 Regional Drainage Improvements

Total Project Cost: \$500,000

Description

Phase 3 of Regional Drainage Improvements (VFW Park)

Justification

3rd Phase of Regional Drainage Improvements (VFW Park)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			500,000			500,000
Total			500,000			500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service			500,000			500,000
Total			500,000			500,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Storm Water Department
 Contact

Project # SW003
 Project Name Kramer Lake Floodplain Study

Type Improvement
 Useful Life 40 years
 Category Unassigned
 Priority 3 Important
 Status Active

Total Project Cost: \$60,000

Description

Kramer Lake Floodplain Study

Justification

Required for I94 Phase 3 area development

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design					60,000	60,000
Total					60,000	60,000
Funding Sources	2018	2019	2020	2021	2022	Total
Grants/Donation					60,000	60,000
Total					60,000	60,000

Budget Impact/Other

Funding to come from developer or included as watershed study

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Storm Water Department
 Contact Engineer
 Type Improvement
 Useful Life 10 years
 Category Storm Sewer/Drainage
 Priority 3 Important
 Status Active

Project # SW-004
 Project Name Surface Water Management Plan (Comp Plan) update

Total Project Cost: \$40,000

Description
 Surface Water Management Plan (Comp Plan) update

Justification
 Part of the Comprehensive Comp Plan Update Requirement

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	40,000					40,000
Total	40,000					40,000

Funding Sources	2018	2019	2020	2021	2022	Total
Storm Water Fund	40,000					40,000
Total	40,000					40,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Storm Water Department

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 2 Very Important

Status New Recommendation

Project # SW-006
Project Name Trac Hoe

Total Project Cost: \$15,000

Description

Replace 2006 Case Backhoe with a more maneuverable unit. .

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			15,000			15,000
Total			15,000			15,000

Funding Sources	2018	2019	2020	2021	2022	Total
Storm Water Fund			15,000			15,000
Total			15,000			15,000

Budget Impact/Other

\$60,000 total cost split equally amongst water (W-021), stormwater, streets (PW-044) and parks (PR-013)

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Project # W-001
 Project Name 2019 Street Improvement Project - water component

Total Project Cost: \$900,000

Description
 Water component of 2019 Street Improvement Projects
 37th, 38th and Irwin (\$300,000)
 38th, 39th and Innsdale(\$600,000)

Justification
 Need to upgrade the water services as street improvements are done

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		900,000				900,000
Total		900,000				900,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		900,000				900,000
Total		900,000				900,000

Budget Impact/Other
 Additional utility and maintenance costs will be realized.

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Project # W-003
 Project Name OV sewer extension phase 4; water component

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Total Project Cost: \$350,000

Description

Justification

100% assessed

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	350,000					350,000
Total	350,000					350,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service	350,000					350,000
Total	350,000					350,000

Budget Impact/Other

None.

Capital Improvement Plan - 2018 - 2022
 City of Lake Elmo, Minnesota

2018 thru 2022

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

Project # W-004
 Project Name Pressure Reduction-Hammes Bypass

Total Project Cost: \$120,000

Description
 Pressure reduction station-12" Tower #3

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			120,000			120,000
Total			120,000			120,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund			120,000			120,000
Total			120,000			120,000

Budget Impact/Other
 None.

City of Lake Elmo, Minnesota

Project # W-005
 Project Name OV Sewer Extension; Phase 5; water component

Total Project Cost: \$885,000

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

Justification
 100% assessed

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				885,000		885,000
Total				885,000		885,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service				885,000		885,000
Total				885,000		885,000

Budget Impact/Other
 None.

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Equipment

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Total Project Cost: \$3,000,000

Project # W-006
 Project Name Elevated Storage Tank #3

Description

Water Tower #3

Justification

needed for development in Phase 2
 400 RECs available before needed
 Can be located in either Phase 2 or 3, the closer to Lake Elmo Ave the better

Expenditures	2018	2019	2020	2021	2022	Total
Land Acquisition		200,000				200,000
Construction/Maintenance			2,800,000			2,800,000
Total		200,000	2,800,000			3,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		200,000	2,800,000			3,000,000
Total		200,000	2,800,000			3,000,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 2 Very Important

Status Active

Project # W-008
Project Name Village East Trunk Watermain

Total Project Cost: \$120,000

Description

12" water main bypass

Justification

need to reduce pressure and accommodate water flows

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		120,000				120,000
Total		120,000				120,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund		120,000				120,000
Total		120,000				120,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department
 Contact Public Works Director
 Type Unassigned
 Useful Life 7 years
 Category Vehicles
 Priority 2 Very Important
 Status Active

Project # W-009
 Project Name Utility Vehicle

Total Project Cost: \$32,500

Description
 Utility truck

Justification
 A second vehicle is needed due to the addition of sewer and the number of new homes and related service calls

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	32,500					32,500
Total	32,500					32,500

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund	32,500					32,500
Total	32,500					32,500

Budget Impact/Other
 Utility Vehicle shared between water and sewer (S-007)

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Project # W-013
Project Name Watermain Oversizing

Total Project Cost: \$467,000

Description

Oversizing cost of watermain pipe installed by developers.

Justification

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

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	105,000	42,000			119,000	266,000
Total	105,000	42,000			119,000	266,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund	105,000	42,000			119,000	266,000
Total	105,000	42,000			119,000	266,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Equipment

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Total Project Cost: \$2,100,000

Project # W-014
 Project Name Well & Pumphouse #5

Description

Well and Pumphouse #5

Justification

A 5th well and pumphouse will be necessary when the City water system reaches a population of 10,000 or sooner if well#1 taken offline

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				2,100,000		2,100,000
Total				2,100,000		2,100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service				2,100,000		2,100,000
Total				2,100,000		2,100,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status Active

Project # W-017
 Project Name 2020 Street & Utility Improvements-Water

Total Project Cost: \$50,000

Description
 2020 street improvement project - water component

Justification
 watermain for Heritage Farms

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			50,000			50,000
Total			50,000			50,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund			50,000			50,000
Total			50,000			50,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

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

Project # W-018
 Project Name 2021 Street & Utility Improvements-Water

Total Project Cost: \$50,000

Description
 2021 Street & Utility Improvements-water component

Justification
 City needs to upgrade water infrastructure when doing street improvement projects
 Fields of St. Croix and Tamarack Farms

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				50,000		50,000
Total				50,000		50,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund				50,000		50,000
Total				50,000		50,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Equipment

Useful Life 15 years

Category Water

Priority 2 Very Important

Status Active

Project # W-019
Project Name SCADA Upgrade

Total Project Cost: \$30,000

Description

Upgrade current water system SCADA

Justification

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

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					30,000	30,000
Total					30,000	30,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund					30,000	30,000
Total					30,000	30,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department
 Contact Public Works Director
 Type Equipment
 Useful Life
 Category Vehicles
 Priority 1 Critical
 Status New Recommendation

Project # W-020
 Project Name Service Truck

Total Project Cost: \$50,000

Description
 truck will be multi-function with boom for tree trimming and other high work, crane for pulling lift station pumps, air compressor and tools for street sign work, line of tools and equipment to make fleet field repairs

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		50,000				50,000
Total		50,000				50,000

Funding Sources	2018	2019	2020	2021	2022	Total
Debt Service		50,000				50,000
Total		50,000				50,000

Budget Impact/Other
 \$200,000 total cost split equally amongst water, sewer (S-014), streets (PW-043) and parks (PR-012)

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department
 Contact Public Works Director
 Type Equipment
 Useful Life
 Category Vehicles
 Priority 2 Very Important
 Status New Recommendation

Project # W-021
 Project Name Trac Hoe

Total Project Cost: \$15,000

Description
 Replace 2006 Case Backhoe with a more maneuverable unit.

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			15,000			15,000
Total			15,000			15,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund			15,000			15,000
Total			15,000			15,000

Budget Impact/Other
 \$60,000 total cost split equally amongst water, stormwater (SW-006), streets (PW-044) and parks (PR-013)

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department
 Contact Public Works Director
 Type Equipment
 Useful Life
 Category Vehicles
 Priority 3 Important
 Status New Recommendation

Project # W-022
 Project Name Utility Truck

Total Project Cost: \$35,000

Description
 Replaces current 2007 vehicle

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				35,000		35,000
Total				35,000		35,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund				35,000		35,000
Total				35,000		35,000

Budget Impact/Other
 \$70,000 total cost shared equally amongst water and sewer (S-015)

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

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

Project # W-023
 Project Name Water Meter Change Out

Total Project Cost: \$235,000

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

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

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	47,000	47,000	47,000	47,000	47,000	235,000
Total	47,000	47,000	47,000	47,000	47,000	235,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund	47,000	47,000	47,000	47,000	47,000	235,000
Total	47,000	47,000	47,000	47,000	47,000	235,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

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

Project # W-024
 Project Name Automated Radio Read System

Total Project Cost: \$300,000

Description
 Automated radio read system for water meters.

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

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					300,000	300,000
Total					300,000	300,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund					300,000	300,000
Total					300,000	300,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life

Category Water

Priority 3 Important

Status New Recommendation

Project # W-025
 Project Name OV sewer extension phase 6; water component

Total Project Cost: \$200,000

Description

Replacement of water mains in conjunction with sewer extension to Phase 6

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					200,000	200,000
Total					200,000	200,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund					200,000	200,000
Total					200,000	200,000

Budget Impact/Other

Capital Improvement Plan - 2018 - 2022

2018 thru 2022

City of Lake Elmo, Minnesota

Department Water Department

Contact Engineer

Type Improvement

Useful Life 40 years

Category Water

Priority 3 Important

Status New Recommendation

Project # W-027
 Project Name Pressure Reduction Station-Connection to WT #3

Total Project Cost: \$120,000

Description

Pressure reduction station-12"

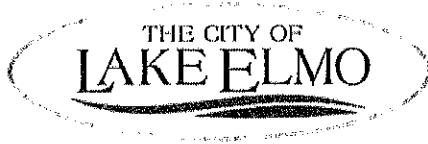
Justification

needed when water crosses Keats Ave

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					120,000	120,000
Total					120,000	120,000

Funding Sources	2018	2019	2020	2021	2022	Total
Water Fund					120,000	120,000
Total					120,000	120,000

Budget Impact/Other



STAFF REPORT

DATE: 11/13/17

PUBLIC HEARING

AGENDA ITEM #:4B

TO: Planning Commission
FROM: Emily Becker, Planning Director
ITEM: Lake Elmo Sod Farm Interim Use Permit
REVIEWED BY: Ben Prchal, City Planner

BACKGROUND:

The Lake Elmo Sod Farm has submitted an application for an Interim Use Permit (IUP) to continue operation of a seasonal sales lot from which to sell Christmas Trees that are grown off-site at the property located at 456 Manning Avenue North.

ISSUE BEFORE COMMISSION:

The Commission is being asked to hold a public hearing and review the request by Lake Elmo Sod Farm for the property located at 456 Manning Avenue North for the continued operation of a seasonal sales lot from which to sell Christmas Trees that are grown off-site.

REVIEW/ANALYSIS:

- *Property Owner:* Yik Chi Lo Living Trs, 6422 Crackleberry Trl, Woodbury, MN 55129
- *Applicant:* John Myhra, PO Box 216, Lake Elmo, MN 55042
- *Location:* West of Manning Avenue, one parcel in north of I-94 and three parcels in south of 10th Street.
- *Current Site Area:* 39.38 acres
- *Land Use Guidance:* Urban High Density Residential
- *Zoning:* Rural Development Transitional
- *Surrounding Land Use Guidance:* Commercial Mixed Use to the South, Urban High Density Residential to the North, Urban High Density Residential to the West.
- *Applicable Regulations:* 154.107: Interim Use Permits; 154.401: Permitted, Conditional, and Interim Uses [within the Rural Districts]; 154.913: Agricultural Sales Businesses

History. Lake Elmo Sod Farm has been in operation for over 25 years, and Staff is not aware of any significant issues of problems that have arisen regarding this operation. The property was first issued an Interim Use Permit in 2011 by Resolution 2011-053, but that Interim Use Permit expired as of January 1, 2017.

Need for New Interim Use Permit. Active Interim Use Permits may only be renewed only if the Director of Planning receives an application for and approves a 1-time 30-day extension to continue the processing of the renewal application. The renewal process involves mailings to property owners within 350 feet, and, if no objection is received within 10 days of said mailings, Council may adopt a

resolution of approval outlining the conditions and stipulations of the renewal. The Council, at its discretion may approve or deny the renewal request with findings.

The City received this IUP renewal application on October 13, 2017, well after the IUP issued in 2011 expired. Therefore, the Applicant must follow the same process required as a new application.

Standards for Agricultural Sales Business as an Interim Use. Agricultural Sales Businesses are allowed as upon the issuance of an interim use permit in Agricultural and Rural areas that are guided for rural agricultural density or future sewered development in accordance with the Comprehensive Plan. The property is currently zoned Rural Development Transitional Agricultural sales businesses are subject to the performance standards as outlined below. Staff has provided comment on how these criteria have been met.

A. Activities shall be limited to those listed within the definition for Agricultural Sales Business.

- The definition of Agricultural Sales Business as per the Zoning Code is as follows:
“Agricultural Sales Business. The retail sale of fresh fruits, vegetables, flowers, herbs, trees, or other agricultural, floricultural, or horticultural products. The operation may be indoors or outdoors, include pick-your-own or cut-your-own opportunities, and may involve the ancillary sale of items considered accessory to the agricultural products being sold or accessory sales of unprocessed foodstuffs; home processed food products such as jams, jellies, pickles, sauces; or baked goods and homemade handicrafts. The floor area devoted to the sale of accessory items shall not exceed 25% of the total floor area. No commercially packaged handicrafts or commercially processed or packaged foodstuffs shall be sold as accessory items. No activities other than the sale of goods as outlined above shall be allowed as part of the agricultural sales business.”

The definition clearly states that the retail of trees is allowed, and so Staff has found that this criteria has been met.

B. The agricultural sales business shall be located on land owned or leased by the producer or the operator of the business, and not within or on any public right-of-ways or easements.

- The Applicant leases land from the property owner.

C. The operator must be able to demonstrate at all times to the city that there is sufficient access, parking and maneuvering space, that the location and adequacy of approaches are sufficient, that there is suitable and safe access for pedestrians, and that customer parking is away from the travel way and in close proximity to the agricultural sales business.

- This was a condition of approval for the initially granted IUP, and it is a recommended condition of approval for the new Interim Use Permit.

D. All waste materials shall be enclosed in containers provided on the site, and shall not generate any nuisance impacts on adjacent properties.

- This was a condition of approval for the initially granted IUP, and it is a recommended condition of approval for the new Interim Use Permit.

E. All sidewalks, roadways, and parking areas shall be treated as necessary to eliminate dust nuisance impacts on adjacent properties.

- This was a condition of approval for the initially granted IUP, and it is a recommended condition of approval for the new Interim Use Permit.

F. The maximum gross floor area that can be devoted to sales activities is limited to 20,000 square feet.

- The Christmas Tree sales office is located within an existing building approximately 3,200 square feet in size. Since all sales are conducted in an outside lot, the applicant will fall well below the maximum allowed building size for the sales activity.

G. Parking shall be provided in accordance with the parking requirements for other commercial uses, as per § 154.051(C). All parking must occur on-site, be on a primary surface such as class 5 gravel or pavement; and must be set back at least 30 feet from all property lines.

- Staff finds this criteria is met. Although parking stalls are not delimited on the site plan or marked on the property, there is room for a least 20 cars in front of the office, and room for many more on the driveway and around other outbuildings surrounding the lot.

H. The minimum lot size shall be 40 acres for any agricultural sales business.

- Because minimum lot size requirements in Agricultural zones can include right-of-way areas, this standard is met by the applicant.

I. On-site wastewater handling system shall be planned and designed by a licensed professional and approved by the city or its designated responsible authority. Usable primary and alternate well and septic sites sized for the maximum anticipated usage of the property shall be identified on the property. Alternate sites shall be protected in the site plan design, and will only need to be used upon failure of a primary site.

- The proposed Christmas Tree sales lot will not impact the existing well or septic systems on the site since no bathrooms are available for public use.

J. Any structures constructed for the agricultural sales business shall be consistent on design and appearance with other agricultural buildings in the area.

- The applicant is not proposing any additional buildings at this time. Staff finds this criteria is met.

K. Trip generation shall be limited to the yearly average daily trips calculated for the underlying zoning, with no daily trip generation to exceed twice the daily calculation rate for the underlying zoning. The base daily trip generation is established at 180 vehicle trips per day for even 40 acres.

- The Christmas Tree sales lot will fall well under the maximum trip generation required under the code.

L. The maximum impervious coverage for the buildings, parking areas and other uses devoted to the agricultural sales business shall not exceed 40,000 square feet and the remainder shall be suitably landscaped.

- The maximum area devoted to Christmas Tree sales is under 20,000 square feet, and will therefore comply with this provision.

M. Any activities that are defined as an agricultural entertainment business shall require a separate interim use permit.

- This criteria does not apply to the applicant.

N. Any exterior storage of equipment and materials other than the display of products being sold or agricultural equipment currently in use on the property shall be prohibited, unless otherwise exempted in accordance with §§ 150.001 through § 150.003 of this code.

- This was a condition of approval for the initially granted IUP, and it is a recommended condition of approval for the new Interim Use Permit.

O. There shall be a minimum buffer of 100 feet between any sales areas or sales buildings and any adjacent residential property lines.

- There are no residential properties within 100 feet of the applicant's sales lot.

P. Roof top or outside building mechanical equipment must be screened from view from adjacent properties and rights-of-way with an opaque material architecturally compatible with the building(s).

- This was a condition of approval for the initially granted IUP, and it is a recommended condition of approval for the new Interim Use Permit.

Q. Trash containers must be located inside or screened in an acceptable manner.

- This was a condition of approval for the initially granted IUP, and it is a recommended condition of approval for the new Interim Use Permit.

R. The operator shall adhere to the general review criteria applicable to all interim use permit applications.

- This is identified in the review criteria below.

S. No activities or structures beyond those specified in the interim use permit.

- The applicant is not requesting any additional structures at this time.

Agreement. As part of the Interim Use Permit application requirements, the Applicant is required to consent to an agreement as outlined below. Attached for review is a draft of the agreement.

a. A signed consent agreement, subject to review and approval by the City Council documenting:

- That the applicant, owner, operator, tenant and/or user has no entitlement to future approval or reapproval of the interim use permit;
- That the interim use will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future; and
- That the applicant, owner, operator, tenant and/or user will abide by conditions of approval that the City Council attaches to the interim use permit.

Requested Renewal Date. The previous renewal period for the Interim Use Permit was five years. The Applicant has requested a renewal period of 10 years from the date of the last expiration of January 1, 2017 in this case. Renewal periods of Interim Use Permits in the City generally range from two to ten, even twenty years.

Recommended Findings. Interim Use Permits may only be granted if the City Council finds the following. Staff recommends the following findings in regards to the proposed Interim Use Permit.

- The use is allowed as an interim use in the respective zoning district and conforms to standard zoning regulations.*
 - Agricultural sales businesses are an allowed use within the RT zoning district with an Interim Use Permit. Section 154.913 lays out conditions which the proposed use is subject to.
- The use will not adversely impact nearby properties through nuisance, noise, traffic, dust, or unsightliness and will not otherwise adversely impact the health, safety, and welfare of the community.*

- Because the site meets necessary lot standards and is in a rural district, staff feel that nearby properties will not be negatively affected in either of the categories above.
3. *The use will not adversely impact implementation of the Comprehensive Plan.*
 - Allowing the sale of Christmas Trees from the day after Thanksgiving Day to December 31st will not have an impact on the implementation of the comprehensive plan.
 4. *The user agrees to all conditions that the City Council deems appropriate to establish the interim use. This may include the requirement of appropriate financial surety such as a letter of credit or other security acceptable to the City to cover the cost of removing the interim use and any interim structures not currently existing on the site, upon the expiration of the interim use permit.*
 - Per the Consent Agreement the applicant must adhere to all conditions laid out by the permit.
 5. *There are no delinquent property taxes, special assessments, interest, or city utility fees due upon the subject parcel.*
 - There are no delinquent property taxes, no levied assessments, no pending assessments, and the site does not connect to City utilities so there are no outstanding utility bills.
 6. *The date or event terminating the interim use shall be set by the City Council at the time of approval.*
 - Assuming none of the other sceneries cause termination of the permit staff recommends that the termination date be set for January 1, 2027.
 7. *The interim use includes a display area for Christmas trees, off street parking area, and the use of an existing office within on the premises. The terms and conditions associated with the interim use will not apply to any portion of the site that is already used for the permitted activities, including the sod farm.*
 - The IUP being applied for is not associated with the current sod farm which the property has also been used for. This permit is will not grant any different/further use towards the property other than what is in the IUP.
 8. *The sales of Christmas trees occurs from the day after Thanksgiving Day through December 31st.*
 - The timeline listed above is what was adhered to on the previous IUP and is recommended by staff.
 9. *Termination of the IUP shall be dependent upon the recommendations listed below;*
 - The beginning of the new year January 1, 2027.
 - Sale or transfer of the land/business ownership to an outside party.
 - The property is reduced below 40 acres.
 - A violation of the conditions of this Consent Agreement.
 - The redevelopment of the Property for a permitted or conditional use as allowed by the City's zoning regulations.

Recommended Conditions of Approval. Staff recommends the following conditions in regards to the proposed Interim Use Permit:

1. The applicant first sign the approved consent agreement with the City.

2. Items being sold with this IUP may not be sold prior to the day after Thanksgiving Day and may not be sold beyond the end of the year.
3. The operator must be able to demonstrate at all times that there is sufficient access, parking, and maneuvering space, suitable and safe access for motorists and pedestrians, and that parking is away from the travel way and within close proximity to the agricultural sales business. Also all sidewalks, roadways, and parking areas shall be maintained properly to eliminate dust as a nuisance to adjacent properties.
4. All waste materials shall be enclosed in containers provided on the site and properly screened, and shall not generate any nuisance impacts on adjacent properties.
5. Trip generation shall be limited to the yearly average daily trips calculated for the underlying zoning, with no daily trip generation to exceed twice the daily calculation rate for the underlying zone. The base daily trip generation is established at 180 vehicle trips per day for every 40 acres.
6. Any exterior storage of equipment and materials other than the display of products being sold or agricultural equipment currently in use on the property shall be prohibited.
7. The Interim Use Permit is to allow the sale of agricultural products that are grown off site – specifically Christmas trees. Any other items that are not ancillary or grown on site shall require an amendment to the Interim Use Permit.
8. The signing of this document by the applicant also assumes their adherence to the items below;
 - a. The applicant, owner, operator, tenant and/or user has no entitlement to future approval or reapprove of the interim use permit;
 - b. That the interim use will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future; and
 - c. That the applicant, owner, operator, tenant and/ or user will abide by conditions of approval that the City Council attaches to the interim use permit.
9. The Interim Use Permit as well as the Consent Agreement shall expire on the scenario which occurs first:
 - a. The beginning of the new year January 1, 2027.
 - b. Sale or transfer of the land/business ownership to an outside party.
 - c. The property is reduced below 40 acres.
 - d. A violation of the conditions of this Consent Agreement.
 - e. The redevelopment of the Property for a permitted or conditional use as allowed by the City's zoning regulations.

OPTIONS:

The Planning Commission has the following options:

- A) Recommend approval of the Interim Use Permit request with recommended findings of fact and conditions;
- B) Amend recommended findings of fact and conditions and recommend approval of the Interim Use Permit request with amended findings of fact and conditions;
- C) Recommend denial of the Interim Use Permit request, recommending findings of fact for denial;

RECOMMENDATION:

Staff is recommending that the Planning Commission recommend approval of the proposed Interim Use Permit request, based on the recommended findings and conditions of approval.

“Move to recommend approval of the proposed Interim Use Permit allowing PID# 36.029.21.41.0001 to operate, based on the recommended findings and conditions of approval.”

(456 MANNING AVE N, CITY OF LAKE ELMO)

ATTACHMENTS:

1. Application Form
2. Aerial of Property showing Site Plan
3. Proposed Consent Agreement
4. Old IUP

Date Received: _____
Received By: _____
Permit #: _____



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

LAND USE APPLICATION

- Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
- Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
- Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan PUD Preliminary Plan PUD Final Plan Wireless Communications

Applicant: Lake Elmo Sod Farm
Address: P.O. Box 216 Lake Elmo Mn. 55042
Phone #: 651-436-3700
Email Address: _____

Fee Owner: W I
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address): 456 Manning Ave. N. Lake Elmo Mn. 55042
(Complete (long) Legal Description: _____)

PID#: _____

Detailed Reason for Request: to renew IUP

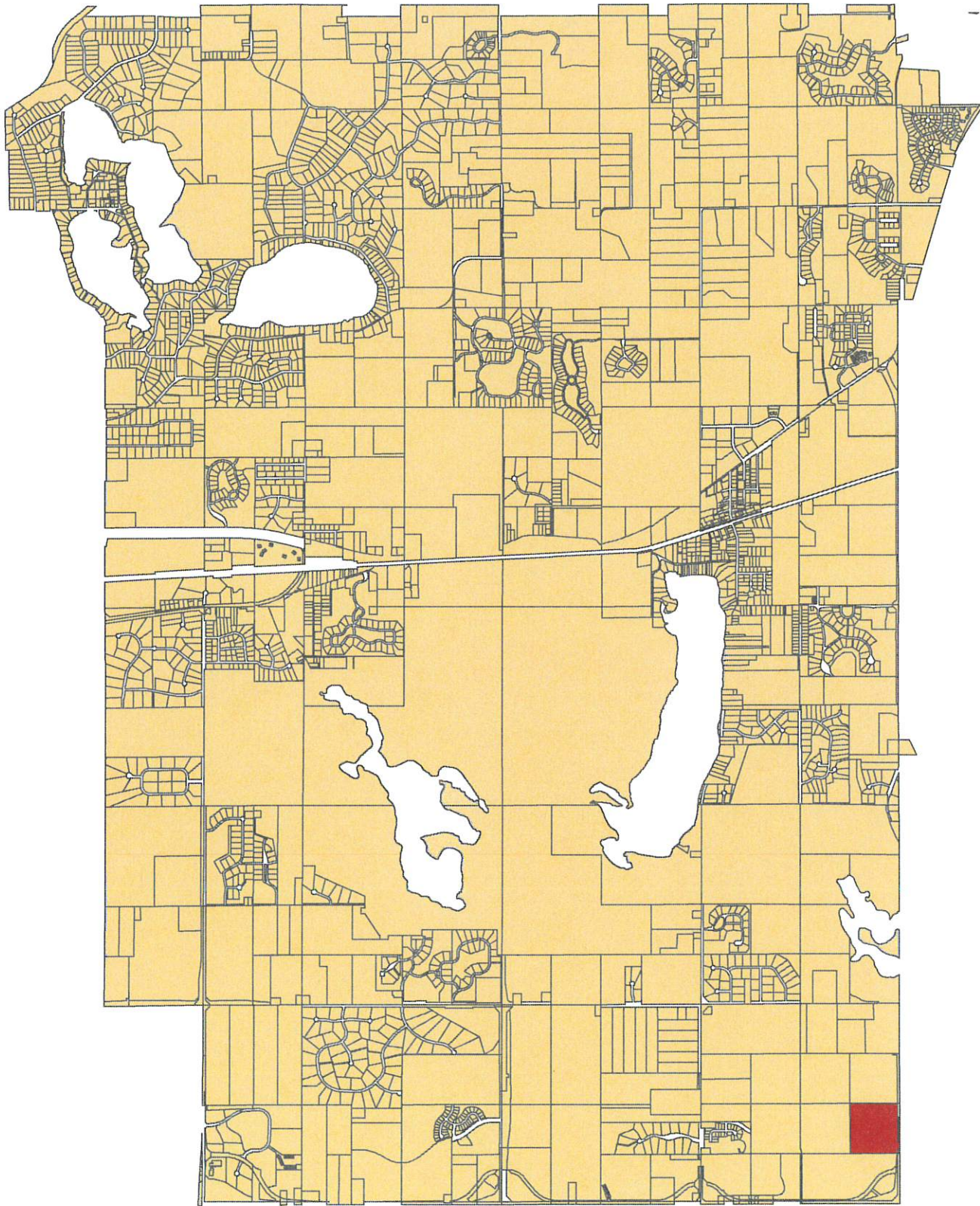
*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:
X

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: John Myhra Date: 10-13-17
W I W I

Signature of fee owner: _____ Date: _____





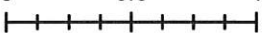


Location Map: 456 Manning Ave N



Data Source: Washington County, MN
2-18-2015

-  City of Lake Elmo
-  Lake Elmo Sod Farm

0 0.5 1 Miles




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

RESOLUTION NO. 2011-~~xxx~~⁶⁵³

**A RESOLUTION GRANTING AN INTERIM USE PERMIT FOR AN AGRICULTURAL
SALES BUSINESS AT 456 MANNING AVENUE FOR A
CHRISTMAS TREE SALES LOT**

WHEREAS, the Lake Elmo Sod Farm, 456 Manning Avenue, has submitted an application for an Interim Use Permit to continue the operation of a seasonal sales lot from which to sell Christmas Trees that are grown off-site; and

WHEREAS, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.019; and

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on November 7, 2011 and reviewed and recommended approval of the Interim Use Permit for a seasonal Christmas tree sales lot; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation to the City Council as part of a Staff Memorandum dated November 15, 2011; and

WHEREAS, Section 154.019, Subd. (B, 5) of the City Code requires the applicant to enter into a consent agreement with the City that specifies the terms and conditions of the interim use; and

WHEREAS, the Lake Elmo City Council reviewed the interim use permit request and consent agreement at its November 15, 2011 meeting.

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

- 1) That the procedures for obtaining said Interim Use Permit are found in the Lake Elmo Zoning Ordinance, Section 154.019.
- 2) That all the submission requirements of said Section 154.019 have been met by the Applicant.
- 3) That the proposed Interim Use Permit is to continue the operation of a seasonal sales lot from which to sell Christmas trees that are grown off-site in an A -- Agricultural Zoning District.
- 4) That the Christmas tree sales occur the day following Thanksgiving through December 31st of each year.
- 5) That the interim use includes a display area for Christmas trees, off-street parking area adjacent to the sales lot, and the use of an existing office within the southernmost pole barn on the premises. The terms and conditions associated

with the interim use will not apply to any portion of the site that is already used for permitted activities, including the current sod farm

- 6) That the proposed use will be located on property legally described as: The Northwest quarter of the Southeast quarter except commencing at the southwest corner of the southeast quarter, then north along the western line a distance of 152 feet to point then southeasterly in a straight line to point in Section 36, Township 29 North, Range 21 West in Washington County in the State of Minnesota. More commonly known as 456 Manning Avenue.
- 7) That the use is allowed as an interim use in the respective zoning district and conforms to standard zoning regulations. *The A – Agriculture district allows the sale of produce grown off-site as an interim use.*
- 8) That the use will not adversely impact nearby properties through nuisance, noise, traffic, dust, or unsightliness and will not otherwise adversely impact the health, safety, and welfare of the community. *The sale of Christmas Trees will be conducted on property that is otherwise used a sod farm during the growing season. The sales lot is located in the midst of several agricultural buildings, and is set back a considerable distance from Manning Avenue. All of the surrounding uses are agricultural in nature, and the proposed traffic levels will not be significant enough to negatively impact any adjacent properties.*
- 9). That the use will not adversely impact implementation of the Comprehensive Plan. *The applicants are asking to sell agricultural product from their site. As identified in the Findings of Ordinance 08-031A, the Comprehensive Plan expresses a desire to preserve the rural character of Lake Elmo and open space and green corridors while regulating commercial uses of an agricultural nature. The Findings provided in Ordinance 08-031A identified that an Agricultural Sales Business would not adversely impact implementation of the Comprehensive Plan when regulated through an Interim Use Permit.*
- 10) That the date or event that will terminate the use is identified with certainty. *The consent agreement establishes a termination date for the permit that is set at January 1, 2017 or upon the sale or transfer of ownership in the property, whichever occurs first.*
- 11) That the interim use will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future. *The applicant is not requesting to add any additional structures at this time*
- 12) That there are no delinquent property taxes, special assessments, interest, or city utility fees due upon the subject parcel.

NOW, THEREFORE, BE IT RESOLVED that the Lake Elmo City Council hereby approves the Interim Use Permit at 456 Manning Avenue for an Agricultural Sales Business to allow the seasonal sales of Christmas trees that are grown off-site and authorizes the execution of the consent agreement for this interim use subject to the following conditions:

- 1) That the applicant signs the approved consent agreement with the City in accordance with Section 154.019, Subd. (B, 5) of the City Code.
- 2) The operator must be able to demonstrate at all times to the city that there is sufficient access, parking, and maneuvering space, that the location and adequacy of approaches are sufficient, that there is suitable and safe access for pedestrians, and that customer parking is away from the travel way and in close proximity to the agricultural sales business.
- 3) All waste materials shall be enclosed in containers provided on the site, and shall not generate any nuisance impacts on adjacent properties.
- 4) All sidewalks, roadways, and parking areas shall be treated as necessary to eliminate dust nuisance impacts on adjacent properties.
- 5) Trip generation shall be limited to the yearly average daily trips calculated for the underlying zoning, with no daily trip generation to exceed twice the daily calculation rate for the underlying zoning. The base daily trip generation is established at 180 vehicle trips per day for every 40 acres.
- 6) Any exterior storage of equipment and materials other than the display of products being sold or agricultural equipment currently in use on the property shall be prohibited, unless otherwise exempted in accordance with Section 150.001 through 150.003 of the City Code.
- 7) Roof top or outside building mechanical equipment must be screened from view from adjacent properties and rights-of-way with an opaque material architecturally compatible with the building(s).
- 8) Trash containers must be located inside or screened in an acceptable manner.
- 9) The Interim Use Permit is to allow the sale of agricultural products that are grown off site, and specifically Christmas trees. Any other items wishing to be sold that are not otherwise grown on site or considered an ancillary item shall require an amendment to the Interim Use Permit.
- 10) The Interim Use Permit shall expire on January 1, 2017; upon the sale of the property or a transfer of the business ownership to an outside party (non-family member); or at such time that the total property utilized for the Lake Elmo Sod Farm is less than 40 acres; whichever occurs first. At such time as this IUP expires, an applicant may request an extension.

This resolution was adopted by the City Council of the City of Lake Elmo on the 15th day of November 2011, by a vote of ___ Ayes and ___ Nays.

Dean A. Johnston, Mayor

ATTEST:

**CONSENT AGREEMENT
INTERIM USE PERMIT**

1.0 Parties. This Consent Agreement/Interim Use Permit is entered into by and between the City of Lake Elmo, a Minnesota City; and Lake Elmo Sod Farm, The Applicant.

2.0 Recitals.

A. Applicant is the record fee owner of the following described property situated in Lake Elmo, MN ("Property"): 456 Manning Ave N, Lake Elmo, MN 55042

That part of the NE1/4-SE1/4 EXC HWY PARCEL 43 MN DOT
R/W PLAT #82-35 & EXC PARCEL #1 WASH CO HWY R/W
#36 SECTION 36 TOWNSHIP 029 RANGE 021 as recorded by
Washington County Minnesota.

- B. The Property is zoned RT by the City of Lake Elmo.
- C. Interim uses are allowed in the RT zoning district subject to the regulations contained in Lake Elmo City Code Section 154.401 – more specifically agricultural Sales Business, which is being requested through the Interim Use Permit (IUP).
- D. Applicant has requested that the City allow for the renewal of the IUP:
- E. On the 13th day of October 2017, Applicant submitted a completed application for an Interim Use Permit.
- F. On the 13th day of November, 2017, the Lake Elmo Planning Commission, at a public hearing, reviewed the Interim Use Permit application, city staff comments and reports, Applicant's comments and reports, public comments, and recommended approval of the Interim Use Permit subject to the conditions of the resolution.
- G. On the 21st day of November 2017 the Lake Elmo City Council reviewed the Interim Use Permit application, city staff comments and reports, Applicant's comments and reports, public comments, and the recommendations of the Lake Elmo Planning Commission, and agreed to authorize the interim use subject to the terms and conditions as specified in Section 154.401 of the Zoning Ordinance and Resolution 2012-073 approving the interim use permit.
- H. On November 21, 2017, the Lake Elmo City Council approved a request to renew the Interim Use Permit for an additional five years (seasons), and authorized the Mayor to execute a consent agreement with the Applicant that includes the new termination date.

3.0 Terms and Conditions. The Lake Elmo City Council hereby authorizes and Applicant, for itself, and its successors and assigns, agree that the applied Interim Use Permit shall be subject to the following conditions:

1. The applicant first sign the approved consent agreement with the City.
2. Items being sold with this IUP may not be sold before the day after Thanksgiving Day and may not be sold beyond the end of the year.
3. The operator must be able to demonstrate at all times that there is sufficient access, parking, and maneuvering space, suitable and safe access for motorists and pedestrians, and that parking is away from the travel way and within close proximity to the agricultural sales business. Also all sidewalks, roadways, and parking areas shall be maintained properly to eliminate dust as a nuisance to adjacent properties.
4. All waste materials shall be enclosed in containers provided on the site and properly screened, and shall not generate any nuisance impacts on adjacent properties.
5. Trip generation shall be limited to the yearly average daily trips calculated for the underlying zoning, with no daily trip generation to exceed twice the daily calculation rate for the underlying zone. The base daily trip generation is established at 180 vehicle trips per day for every 40 acres.
6. Any exterior storage of equipment and materials other than the display of products being sold or agricultural equipment currently in use on the property shall be prohibited.
7. The Interim Use Permit is to allow the sale of agricultural products that are grown off site – specifically Christmas trees. Any other items that are not ancillary or grown on site shall require an amendment to the Interim User Permit.
8. The signing of this document by the applicant also assumes their adherence to the items below;
 - a. The applicant, owner, operator, tenant and/or user has no entitlement to future approval or reapprove of the interim use permit;
 - b. That the interim use will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future; and
 - c. That the applicant, owner, operator, tenant and/ or user will abide by conditions of approval that the City Council attaches to the interim use permit.
9. The Interim Use Permit as well as the Consent Agreement shall expire on the scenario which occurs first:
 - a. The beginning of the new year January 1, 2027.
 - b. Sale or transfer of the land/business ownership to an outside party.
 - c. The property is reduced below 40 acres.
 - d. A violation of the conditions of this Consent Agreement.
 - e. The redevelopment of the Property for a permitted or conditional use as allowed by the City’s zoning regulations.

4.0 Rescission of the Previous Interim Use Permit. The previous Interim Use Permit, which was previously issued for the Property has been rescinded and replaced by this most recent Consent Agreement/Interim Use Permit.

5.0 Acknowledgement and Consent. Applicant acknowledges that this is a legally binding agreement and that Applicant has had an opportunity to review the Agreement with legal

counsel. Applicant consents to the terms of this Agreement and its restrictions on the use of the Property and the Interim Use Area.

6.0 Effective Date. This Consent Agreement/Interim Use Permit shall be effective upon signature execution of all parties.

Date: 11/21/2017

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

Lake Elmo Sod Farm

By: _____
John Myhna

Its: _____



STAFF REPORT

DATE: 11/13/17

PUBLIC HEARING

AGENDA ITEM: 5C – PUBLIC HEARING

TO: Planning Commission
FROM: Emily Becker, Planning Director
ITEM: Legacy at North Star Preliminary Plat and PUD Plans
REVIEWED BY: Joan Ziertman, Planning Program Assistant

BACKGROUND:

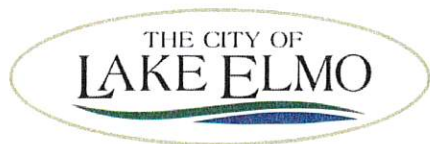
The City has received an application for a Preliminary Plat and Development Stage (Preliminary) Planned Unit Development (PUD) for a 276 single family residential development on 98.93 acres. Staff deemed the application complete and noticed for a public hearing. Staff then requested that changes to the plans be made in order to provide a better street design and has asked that the applicant make those changes prior to review of the Planning Commission. The applicant is still working on the changes, and so no action is needed at this time, and all items will be re-noticed for a public hearing in the future.

ISSUE BEFORE COMMISSION:

No action is necessary at this time. The public hearing can be opened and closed if members of the public are in attendance to speak.

ATTACHMENTS:

None



STAFF REPORT

DATE: 11/13/17

PUBLIC HEARING

AGENDA ITEM: 4D PUBLIC HEARING

TO: Planning Commission

FROM: Emily Becker, Planning Director

ITEM: Wyndham Village Subdivision Sketch Plan Review and Comprehensive Plan Amendment

REVIEWED BY: Ben Gozola, City Planner
Jack Griffin, City Engineer

BACKGROUND:

The Planning Commission is being asked to review a Sketch Plan for a proposed residential subdivision to the south of Northport (formerly known as Village Park Preserve) and immediately north of the Heritage Farm. The sketch plan includes 13 single-family residential detached homes on a total site area of 5.97 acres. A Sketch Plan review requires no formal action by the Planning Commission. The applicant is also requesting a Comprehensive Plan Amendment to re-guide the proposed development area from Rural Single Family to Urban Low Density. The aforementioned request requires review, a public hearing and recommendation to the Council.

General Information

Applicant: JP Bush Homes, 1980 Quasar Ave S, Lakeland, MN 55043

Property Owners: James McLeod, 11580 30th St N, Lake Elmo, MN 55042

Location: Part of the southwest quarter of the southeast quarter of Section 13, Township 29 North, Range 21 West

PID: 13-029-21-43-0001

Request: Sketch Plan Review

Existing Land Use: Vacant

Existing Zoning: RS – Rural Single Family

Surrounding Area: North – Northport (Urban Low Density Residential); East – Northport (Urban Low Density Residential); West – Rural Single Family Residential; South – the Homestead (Open Space Preservation Development)

Comprehensive Plan: Rural Single Family Density Residential (0.66-2 units per acre)

Proposed Zoning: LDR – Urban Low Density Residential (2.5 - 4 units per acre)

History: The property has long been used as a single family detached dwelling unit

Deadline for Action: Application Complete – 10/20/2017
60 Day Timeline – 12/19/2017
Extension Sent – N/A

Applicable Regulations: Article XII – Urban Residential Districts (LDR)
Chapter 153: Subdivision Regulations

BACKGROUND:

The Planning Commission is being asked to review, hold a public hearing, and make recommendation on the proposed Comprehensive Plan Amendment to the Council. They should also review the proposed sketch plan and provide feedback.

REVIEW/ANALYSIS:

SUBDIVISION SKETCH PLAN REVIEW

Sketch Plan Review Process. The Lake Elmo Subdivision Ordinance specifies that as part of the pre-application process for a new subdivision, the applicant must first submit a Sketch Plan for review by the Planning Commission. The Ordinance notes that the purpose of the Sketch Plan review is as follows:

Sketch plan. In order to ensure that all applicants are informed of the procedural requirements and minimum standards of this chapter and the requirements or limitations imposed by other city ordinances or plans, prior to the development of a preliminary plat, the subdivider shall meet with the Planning Commission and prepare a sketch plan which explains or illustrates the proposed subdivision and its purpose. The Planning Commission shall accept the information received, but take no formal or informal action which could be construed as approval or denial of the proposed plat.

Based on this wording, the Planning Commission is not being asked to take any formal action as part of the Sketch Plan Review other than to accept the information received. Staff has completed an internal review of the Sketch Plan, and general comments from Staff are included in this memorandum and applicable attachment.

Sketch Plan Review. The Staff review comments that follow are all based on conducting a very high level review of the Sketch Plan since there is not a lot of detailed information that is required at this stage in the subdivision process. Staff has instead focused on the bigger picture items and those things that would otherwise not allow the development to move forward if they contrasted with elements from the Comprehensive Plan or the City Code.

Comprehensive Plan Amendment Required. The Property is currently guided for the Rural Single Family land use, which allows a density of 0.66-2 units per acre. Because the Applicant is proposing a density of 2.17 units per acre, a Comprehensive Plan Amendment would be required in order to allow for a higher density. The Applicant has submitted a formal application, and this request is discussed later in this report.

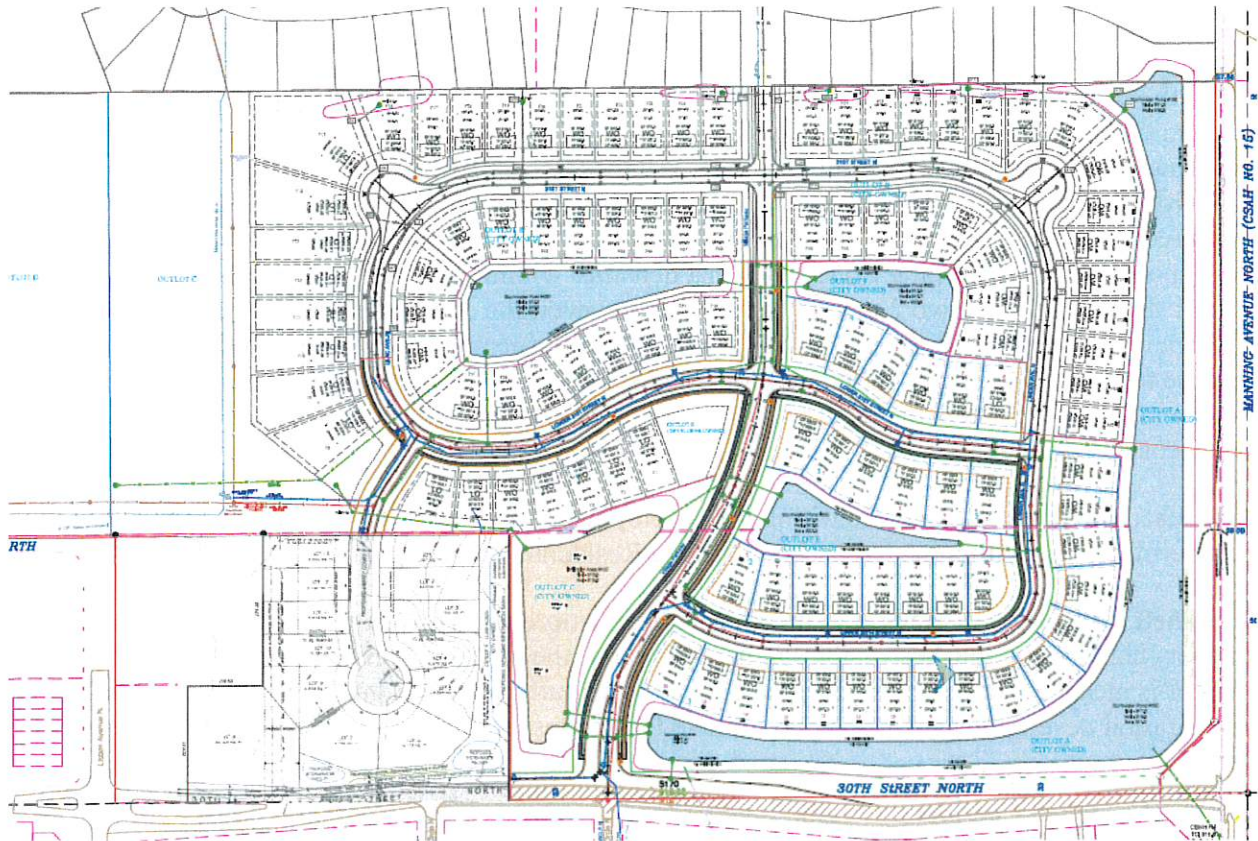
Zoning Map Amendment. If the proposed Comprehensive Plan Amendment is approved, the property will need to be rezoned during Preliminary Plat approval. The properties to the north and east of the subject parcel are guided for Village Urban Low Density (V-LDR) and have been rezoned to Urban Low Density Residential. This was because when these properties received Preliminary Plat approval, there did not exist a Village Urban Low Density zoning district. The V-LDR ordinance was created on 5/26/17, and so while this property could be rezoned to V-LDR, Staff would recommend that the property be re-zoned similarly to those of adjacent properties in order to avoid spot zoning. The Zoning Code states that densities within the Urban Low Density Zoning District shall range from two 2 to 4 units per acre; however, the overall density for a specific development area must be consistent with the net densities specified in the Comprehensive Plan. Because the proposed density of the development is consistent with both the Comprehensive Plan and is within 2 to 4 units per acre, it would be appropriate to rezone the development area to Urban Low Density Residential.

Land Use. The proposed land use within the development are single family detached homes, which are a permitted use within the Urban Low Density Residential zoning district.

Greenbelt Corridor. As previously mentioned, the Comprehensive Plan indicates that a greenbelt corridor should be established on the southern border of the proposed development. The greenbelt corridor is meant to serve as a transitional area between future sewered growth within the Village and existing rural development. The Comprehensive Plan states the following in regards to the greenbelt corridor.

“Greenbelt Corridors. Greenbelt Corridors run along the perimeter of proposed development and serve as transitional areas between future sewered growth within the Village and existing rural development. The corridor may be reduced if the design of the development includes the following: (1) a design that is mindful of the landscape features of the site, providing enhanced environmental benefit, (2) a design that is consistent with overall goals for the Village Land Use Plan, and (3) a design that meets the requirements of the underlying land use category of the parcel. At a minimum, the corridor shall be established and provided for by performance standards within the Zoning Code based upon the locations of the existing Village Boundary and area guided for commercial use in the northeastern portion of the Village. Not only will this provide a significant physical and visual amenity, but it will also encourage more residential development closer to the Village Center. Uses within the Greenbelt Corridor may include trails, passive recreation, public gathering spaces, natural areas, storm water management systems, natural water courses, small-scale or community oriented agricultural activities and other amenities intended for aesthetic enjoyment.”

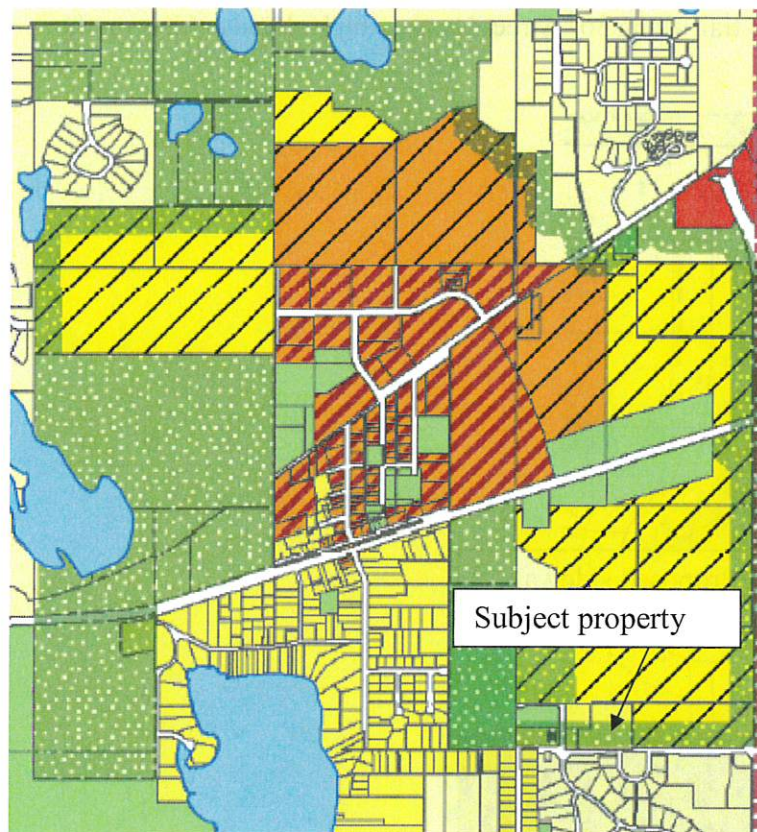
The above language does not indicate an exact width requirement for the corridor, though it appears through using a scale on the land use map that the width of the corridor is 200 feet. The proposed width of the buffer at its narrowest for this development is 40 feet. The proposed buffer’s proposed use consists of a water treatment swale, which is an approved use as outlined above. Northport, to the east of the proposed development, had a buffer width of approximately 125 feet from the southern edge of the plat. The exhibit below shows how the lots within the proposed development extend further south than the Northport development.



It should be noted, however, that the Urban Residential Districts Article of the Zoning Code indicates the following in regards to required setbacks for lots within this area:

“C. Lots Adjacent to Public Greenway Corridors. On any lot that abuts a public greenway as depicted in the Comprehensive Plan the minimum setback for all structures, including accessory buildings, shall be the required rear yard setback for the district in which said structure is located.”

Additional Buffer/Screening Recommended. Because the buffer appears to encroach half way up the development as shown below, this requirement would not be able to be met with the proposed design. The southern boundary of the subdivision is along the north boulevard of 30th Street North and proposes two storm water ponds connected by a drainage swale. It is recommended that additional space be allocated at elevations higher than 30th Street to create a vegetative buffer between the lots and this collector street.



Lake Elmo Theming Study. The proposed development is within the Old Village Area. As the applicant prepares Preliminary Plans for the proposed subdivision, staff would recommend that various elements from the Lake Elmo Theming Study be included in the proposed plans.

Park Dedication. The proposed development is to the east of Reid Park. With recording of the Northport plat, the City received approximately an additional 12.5 acres of parkland for an extension of Reid Park. The Neighborhood Park Search Area map of the Comprehensive Plan's Parks and Recreation Plan does not identify this area for a neighborhood park. Therefore, Staff would not recommend that parkland be dedicated within this development and that the City accept fees in lieu of parkland dedication. Per the City's Subdivision Ordinance, 10% of the fair market value of the land will need to be paid as the parkland dedication fee. The fair market value of the land is determined by current market data, if available, or by obtaining an appraisal from a licensed real estate appraiser, and the subdivider is required to pay for the appraisal. In this case, if the owner of the property will be selling the land to the Applicant to be developed, there will be current market data available. If the owner is not selling the land, an appraisal to determine the fair market value will likely be required in order to determine the amount of parkland dedication the City will receive. The Parks Commission will review the proposed sketch plan on November 20, 2017.

Trails. No trails are being proposed within the development, only a sidewalk on the west side of Liberty Court North. There is already a trail along the south of 30th Street, and the developers of Northport will be constructing a segment of a trail from the southern edge of that development off Liberty Court North. This trail segment will not connect to the existing trails in Reid Park, however, as approved by Council. The City may extend this trail through to the existing trails in Reid Park in

the future. The City's trail plan indicates a trail along 30th Street North, which already exists on the south side of the street.



Access. Access to the proposed lots will be provided from Lower 31st Street North to the north of the subject property (part of the Northport development). Access to this parcel was pre-planned with the adjacent subdivision in order to preserve the proper access management along 30th Street North. The existing driveway will be eliminated as suggested by Staff. Access to the new Lot 8 is proposed to be provided via a 20 foot wide driveway easement off the cul-de-sac of Liberty Court North. The City Engineer is recommending this be changed to a 30 foot wide Outlot to be owned by Lot 8. This change will impact the configuration of Lots 7 and 9.

Streets. The proposed streets appear to be meeting the City's minimum standards:

- Liberty Court is proposed to be 28-foot wide within a 60-foot right-of-way;

- A 60 foot cul-de-sac right-of-way width is provided with a 45 foot pavement radius;
- The cul-de-sac length is proposed to be 510 feet long;
- There is a proposed sidewalk to the west of this street. The residential maximum longitudinal grade is 6% with a sidewalk which appears to be feasible. Potential connections to this sidewalk should be considered moving forward.
- Surmountable concrete curb and gutter needs to be installed in single family areas with future driveways.

The biggest issue of concern regarding streets is the fact that additional right-of-way must be dedicated along 30th Street North to ensure a minimum boulevard width of 16 feet is provided along the entire length of the plat. In addition to the right-of-way, a 10 foot utility corridor must also be reserved for small utilities. The proposed stormwater facilities cannot encroach into this utility corridor.

Utilities – Municipal Water Supply and Municipal Sanitary Sewer. Public water and sanitary sewer service will be extended to the site with the development of Northport. The preliminary plans will need to include detailed utility construction plans that meet City engineering standards.

Environmental Review. The proposed development is within the Village Alternative Urban Area Wide Review (AUAR), which was completed in order to address the expected cumulative environmental impacts associated with the anticipated growth and development within the Village.

Storm Water Management. The general drainage system should mimic the natural topography of the site in order to ensure a drainage system that provides positive stormwater drainage across the development. The proposed development area resides within the Valley Branch Watershed District (VBWD). City staff recommends early planning/coordination meetings with VBWD. The design of the storm water management systems must be compliant with the requirements of the State, VBWD, the City of Lake Elmo Storm Water Management Ordinance, and the City of Lake Elmo design standards manual. The applicant is advised to fully read and comprehend the City's storm water and erosion control ordinance since these standards are different, and in some cases more stringent, than the watershed district.

The storm water facilities must be platted as Outlots and deeded to the City for maintenance purposes and must fully incorporate the 100-year High Water Level, 10 foot maintenance bench and all maintenance access roads. The storm water ponds will not be allowed to encroach on to adjacent private lots. The storm sewer system shall be designed to maintain the City standard minimum pipe cover of 3.0 feet, and drain tile is required as part of the City standard street section at all localized low points in the street. All storm sewer pipe easements must be a minimum of 30 feet in width. No drainage and utility easement is shown for the storm sewer pipe along the Lot 5 and Lot 6 property line. It is likely that more land will need to be allocated for stormwater management. The preliminary grading plan shows pond encroachment on Lots 6 and 7, and additional pond depth will be required to meet City standards.

Grading restrictions along the Northern Natural Gas easement must be adhered to, and it is unclear how drainage within the Northern Natural Gas easement will be captured and conveyed to stormwater facilities. Additionally, Liberty Court drainage must be captured and treated on-site. Currently, a significant portion of the drainage is shown to be draining to the Northport subdivision,

and the stormwater management plan of this subdivision does not account for this additional impervious surface.

The ultimate discharge rate and location will be an important consideration. The stormwater management plan will need to address changes to the downstream drainage system to the extent alterations are proposed. Written permission from properties that are impacted and submitted will be required as part of the development application.

City Engineer Review. The City Engineer's review comments are found as part of the attachments to this report and are incorporated throughout the report.

Airport. The proposed development is not within the Lake Elmo Airport Existing Runway Protection Zones; however, the Metropolitan Airports Commission will be given the opportunity to review the proposed development with the Preliminary Plat application. Staff has distributed adjacent review to the Metropolitan Airports Commission (MAC) as part of the Comprehensive Plan Amendment request, but has not yet heard back from the MAC.

Lot Dimensions and Bulk Requirements. The proposed sketch plan appears to meet the lot dimensions and bulk requirements for the Urban Low Density Residential zoning district, as shown below:

Standard	Required	Proposed
Minimum Lot Area	8,000 square feet	9,600 square feet – 36,460 square feet (average of 13,225 square feet)
Minimum Lot Width	60 feet	60-205.5 feet*, ** *See the Access portion of this report – lot widths of Lots 7 and 9 may need to be reduced, possibly not meeting the 60 foot minimum standard. ** Lot 8 will have a lot width of approximately 205.5 feet of street frontage as the lot abuts 30 th Street North, even though access will be provided through the cul-de-sac of Liberty Court North.
Maximum Impervious Surface	40%	Unknown
Minimum Front Yard Setback	25 feet	Appears to be 25 feet (grading plan scale not provided)

Minimum Interior Sideyard Setback (principal buildings)	10 feet	Appears to be 8 feet on both sides in northerly lots (grading plan scale not provided); sideyard setback averaging has been allowed in the past
Minimum Interior Sideyard Setback (accessory structures)	5 feet	N/A
Minimum Corner Sideyard Setback	15 feet	N/A
Minimum Rear Yard Setback	20 feet	All required rear yard setbacks appear to be met (grading plan scale not provided)

Lot Easements. Lot easements (front, rear and side yard) need to be shown on the plan meeting City requirements.

Northern Natural Gas Easement. A Northern Natural Gas easement runs along the western side of lots 9 through 13, and bisects lot 8 before getting to 30th Street North. As two large diameter gas mains are located in the easement, there are heavy restrictions on what can be done in this area (i.e. no building, creating, constructing, or allowing to be built any hard surface road, building, or other structure; and no grading or other work without the written consent of Northern). The City has no ordinance that requires a buildable or even usable backyard, but it is a fact that should be disclosed to future buyers should this development move forward. Owners of these lots will likely not be able to have decks, pools, accessory structures, or even landscaping without prior written consent of Northern. The Applicant should consider the value of these lots and how they will communicate these restrictions, and will need to demonstrate how the easement will be delineated within the yards to prevent homeowners from encroaching into the easement.

Landscaping. The applicant has not provided any details concerning landscaping for the site, which must be submitted at the time of Preliminary Plat submission and will need to adhere to the City's Landscape Requirements. There are a number of existing trees on the property, and the project will be subject to the City's tree protection and replacement ordinance. Additionally, it is recommended that the Applicant provide sufficient landscaping along 30th Street North to provide a sufficient buffer

COMPREHENSIVE PLAN AMENDMENT

Current Land Use. The property is currently used as a single family detached dwelling and is currently guided for Rural Single Family Zoning with a Village Open Space Overlay greenbelt corridor on the southern border of the parcel. This land use has a guided density of 0.66-2 units

per acre. The Applicant and owner of the property would like to move the existing house to a lot to the west of the proposed development, and subdivide the remaining portion of the parcel in to 12 additional parcels.

Proposed Land Use and Density. The Comprehensive Plan Amendment proposes to re-guide the property to Village Urban Low Density, which will allow a density of 1.5-2-49 units per acre. The development site is 5.97 acres, and a total of 13 residential lots are being proposed, totaling a gross density of 2.17 units per acre. There are no wetlands, wetland buffers, public waters, or other areas that are protected from development by local ordinance on the property, and because there is no public parkland or protected open space proposed nor arterial road right-of-way, the net density of the development is expected to also be 2.17 units per acre.

MUSA and Rural Single Family Sewered Land Use Option. The proposed development is within the Metropolitan Urban Service Area (MUSA), and sewer will be made available through Northport, the development to the north and east of the proposed development. Areas within the City that are included in the MUSA must be developed at an average of three units per acre. In 2016, the City created a new land use that is called Rural Single Family – Sewered. This land use is intended for properties that were platted for conventional subdivision prior to 2005 that have been (and will continue to be) serviced by private on-site well and septic systems, unless within the MUSA area. If within a MUSA, the City Council may consider connection to the sanitary sewer system where practical. While the property does have the option of being re-guided to this land use category, the density of the proposed development is higher than the allowed density within the Rural Single Family land use category (0.66-2 units per acre), and so this land use would be inappropriate for this proposed development. If the property were to re-guide to Rural Single Family Sewered, the smallest the lot sizes allowed would be 24,000 square feet, which equates to a density of 1.8 units per acre.

Adjacent Land Use. Northport (the development to the north and east of the proposed development) is guided for Village Urban Low Density. This proposal would essentially be an extension of the Village Urban Low Density land use that currently exists. Properties to the west of the proposed development would remain guided for Rural Single Family and are also within the greenbelt buffer.

Recommended Findings. Staff recommends the following findings in regards to the proposed Comprehensive Plan Amendment:

1. That the Applicant has submitted a request to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and Lake Elmo Planning Commission; and
2. That the request is to amend the Comprehensive Land Use Plan:
 - a. On page III-11, updating Table 3-B to reflect proposed increased acreage of Village Urban Low Density Residential and decreased acreage of Rural Single Family.
 - b. Updating Map 3-3 – the planned land use map.
3. That the proposed amendments are consistent with the overall goals and objectives of the Comprehensive Plan in that the Property is within the Metropolitan Urban Service Area.

Recommended Conditions of Approval. Staff recommends the following conditions in regards to the proposed Comprehensive Plan Amendment:

1. Submission of the Comprehensive Plan Amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that its review has been completed and approved.
2. That the Applicant obtain Preliminary Plat approval from the City that meets the following:
 - a. Required densities of the Village Urban Low Density land use category.
 - b. Provides a sufficient Greenbelt Corridor as indicated in the Comprehensive Plan and approved by the City.
 - c. Provides a usable rear yard for lots in which the Northern Natural Gas Company Easement (Document 384029) ("Northern Easement") is located, as determined by the City; or receives approval from the City for required rear yards for lots in which the Northern Easement is located, in which building, creating, constructing, or allowing to be built any hard surface road, building, or other structure as well as altering the grade or permitting such alteration upon which Northern Natural Gas Company has reserved its Easement rights without the written consent of Northern.
 - d. All other applicable standards including but not limited to City Engineer Design Standards, Valley Branch Watershed District requirements, and zoning standards.

FISCAL IMPACT:

There would be no fiscal impact to the City at this time, as the developer would be required to pay for any amendments needed to accommodate the increase in REC units. Concept Plan approval does not afford the applicant development rights. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like.

RECOMMENDATION:

Staff is recommending that the Planning Commission recommend approval of the proposed Comprehensive Plan Amendment to re-guide PID# 13.029.21.43.0001 from Rural Single Family to Village Urban Low Density, based on the recommended findings and conditions of approval.

"Move to recommend approval of the proposed Comprehensive Plan Amendment to re-guide PID# 13.029.21.43.0001 from Rural Single Family to Village Urban Low Density, based on the recommended findings and conditions of approval."

Staff is recommending that the Planning Commission accept the Sketch Plan provided by JP Bush Homes for a 13 unit single family detached residential development of PID#13.029.21.43.0001.

ATTACHMENTS:

1. Application Forms
2. Narrative
3. Preliminary Grading and Drainage Plan
4. Subdivision Concept
5. City Engineer Review Memorandum 10/20/2017

Date Received: _____
Received By: _____
Permit #: _____

THE CITY OF
LAKE ELMO

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

LAND USE APPLICATION

- X Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
- Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
- Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan PUD Preliminary Plan PUD Final Plan Wireless Communications

Applicant: J.P. BUSH HOMES.
Address: 1980 QUASAR AVE S. LAKE LAND MN. 55043
Phone # 651-775-4222
Email Address: JOE@JOEBUSH.MN.COM

Fee Owner: JAMES MCLEOD
Address: 11580 30TH ST N. LAKE ELMO MN. 55042
Phone # 651-770-6884
Email Address: _____

Property Location (Address): 11580 30TH ST. N. LAKE ELMO MN 55042

(Complete (long) Legal Description: PID # 13.029.21.43.0001

PART OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF
PID#: SECTION 13, TOWNSHIP 29 NORTH, RANGE 21 WEST, CITY OF
LAKE ELMO, WASHINGTON COUNTY MINNESOTA

Detailed Reason for Request: ATTACH EXISTING OWNERS (MCLEOD) PROPERTY
TO PUTE SUBDIVISION AND CHANGE DENSITY TO
LOW DENSITY RESIDENTIAL. CREATE 18 NEW HOMESITES
OF LOW DENSITY RES AND ONE SLIGHTLY LARGER LOT(S)
FOR THE USE OF THE MCLEOD'S NEW HOME SITE.

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: [Signature] Date: 9/19/17

Signature of fee owner: James R McLeod trustee Date: Sept 20 2017



J.P. Bush H O M E S

September 15-2017

City of Lake Elmo Comprehensive Plan Review Narrative.

Property: 11580 30th Street North Lake Elmo MN 55043
James McLeod Revocable Trust (5.9 Acres)

Usage: Currently a single family ZONED: RURAL RESIDENTIAL
Request to Change from: RURAL RESIDENTIAL to URBAN LOW DENSITY RESIDENTIAL

Proposer: Mr. and Mrs. James McLeod Revocable Trust, Land Owner.
JP Bush Homes, Developer.

The proposed subdivision is called "Wyndham Village". Lake Elmo Minnesota and its residence have a unique old village City that continues to explore a wide range of opportunities for family living. James McLeod and the Developer, JP Bush Homes desires to keep this proposed Development in harmony with the Comprehensive Plan that Lake Elmo has adopted. Wyndham Village is simply an extension of an approved subdivision called "VILLAGE PARK PRESERVE". Gonyea Homes and The Pulte Group have developed a wonderful series of Village Home sites directly connected to The McLeods Property. VILLAGE PARK PRESERVE borders the Mcleods property directly to the North and East. Gonyea and Pulte have worked closely with City of Lake Elmo to allow home sites within the development to a standard of URBAN LOW DENSITY RESIDENTIAL. During the recent Final Plat Approval for VILLAGE PARK PRESERVE Gonyea and Pulte invited the Mcleods and JP. Bush Homes to directly connect "Wyndham Village". Zoning our subdivision to URBAN LOW DESITY RESIDENTIAL is a nature transition to an approved plan. The McLeods and JP. Bush would like the City of Lake Elmo to consider approving the request to The Comprehensive Plan and allow "Wyndham Village" to be amended per the attached documents. The developer has followed, organized and done the items listed here within to create a reasonable request for the change of Zoning.

1. Attended meetings and informal work sessions with the City of Lake Elmo Building and Zoning Gonyea and Bush to design a smooth, consistent connection between the subject Properties.
2. Scheduled additional onsite walks to discuss screening vegetation, road locations, Safety line of site for road access and appropriate storm water management.
3. Developer designed multiple modifications to the Sketch Plan of the development in accordance With recommendations noted from all meetings formal and informal. The sketch plan Is a comprehensive document performed by a local licensed Surveyor.

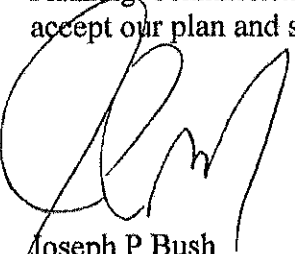
The attached documents are a complete set of the documents required for a Comprehensive plan change with in the Land Use Code. They are listed.

1. full size color copies and 11x17 copies of the Sketch plan from Landmark Surveyor.
2. Copies of the VILLAGE PARK PRESERVE planned development.
3. Copies of detailed road designs allowing the connection and use of common streets.
4. Copies of the agreements between Gonyea, Pulte, McLeods allowing easements for VILLAGE PARK PRESERVE to install their proposed road designs and storm water ponding.
5. Mailing labels from Washington County of all Neighbors within 350 feet.
6. A completed application along with required fees for sketch plan and Comprehensive plan change review.

Brief property description and planned home applications

The Project is a 13 lot single-family development on 5.9 acres. Each lot has the proper requirements for buildable area. The development sketch plan shows all the requirements of City Code for a Comprehensive plan review. Important to note that the Proposed Lot #8 is larger and is intended to be used for the McLeods Minnesota Residence. Lot #8 is a wonderful compliment to the neighborhood and is a much more desirable fit to single family homes directly to the West and North of Lot #8. The Proposed Homes within "Wyndham Village" are going to be similar in price, size and overall design the homes in VILLAGE PARK PRESERVE".

The above description along with all the required documents and planning that have been performed allow the Planning Commission and City Council proper information to make a Comprehensive Plan Change. Please accept our plan and submissions to the City of lake Elmo Planning Commission and City Council.



Joseph P Bush
J.P. Bush Homes

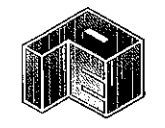
DRAWN BY: C.M.
 DESIGN BY: C.W.P.
 CHECKED BY: C.W.P.
 PROJ. NO.: 17-1724
 ORIGINAL DATE: OCTOBER 13, 2017

DATE	REVISION DESCRIPTION

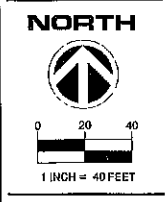
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Charles W. Plowe
 CHARLES W. PLOWE
 DATE: 10.13.2017 LIC. NO. 16227

LAKE ELMO RESIDENTIAL
LAKE ELMO, MINNESOTA
 PRELIMINARY GRADING & DRAINAGE PLAN

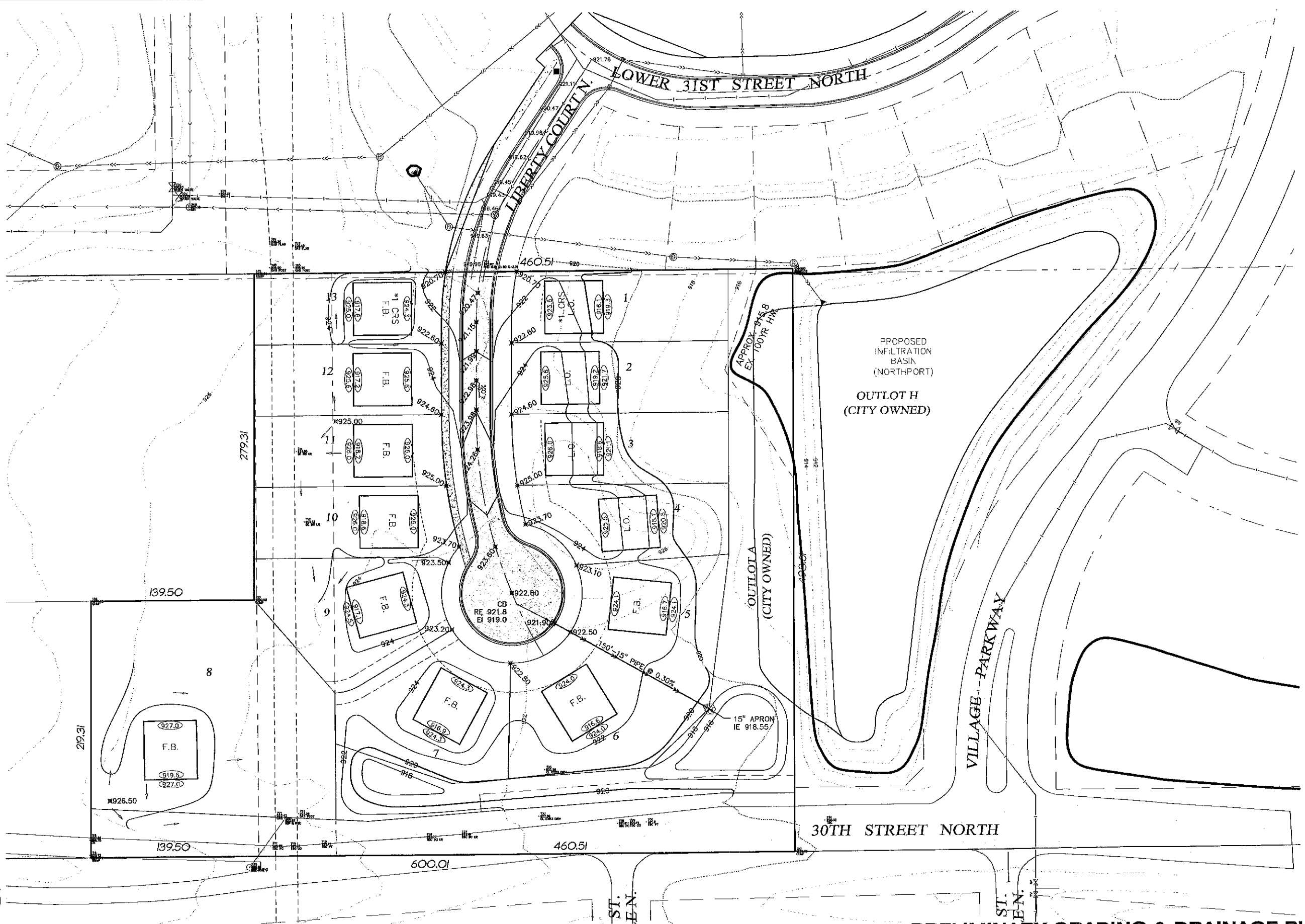
PREPARED FOR:
J.P. BUSH HOMES



SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
 8776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (951) 361-8210
 FAX: (951) 361-8701



C2



811
 Know what's below.
 Call before you dig.

PRELIMINARY GRADING & DRAINAGE PLAN
LAKE ELMO RESIDENTIAL

LOW DENSITY RESIDENTIAL - CONCEPT SUBDIVISION

Part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 29 North, Range 21 West,
City of Lake Elmo, Washington County, Minnesota

Developer:



J.P. Bush
HOMES
1980 Division Two South
Lakeland, Minnesota 55043

Property Owner:

James R. McLeod Revocable Trust
11580 30th Street North
Lake Elmo, Minnesota 55042

PID:13.029.21.43.0001

TOTAL PARCEL AREA = 5.9 acres ±

Proposed Lots = 13

Existing Zoning = R5 - RURAL SINGLE FAMILY

Proposed Zoning - LDR - URBAN LOW DENSITY RESIDENTIAL

Property Description:

Quit Claim Deed, Document No. 3102032

Sec 13 Twp 029 Range 021

The east 460.50 feet of the west 1273.00 feet of the south 498.60 feet,
and also the east 139.50 feet of the west 812.50 feet of the south
219.30 feet of the SW 1/4 of SE 1/4 of Section 13, Township 29,
Range 21

Concept Notes:

Building locations were traced from aerial photography.

Contours are at 2 foot intervals and derived from data provided by the Minnesota
Department of Natural Resources and data per the preliminary plat of Northport.

REVISED: OCTOBER 11, 2017

OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED

I hereby certify that this survey, plan or report 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.

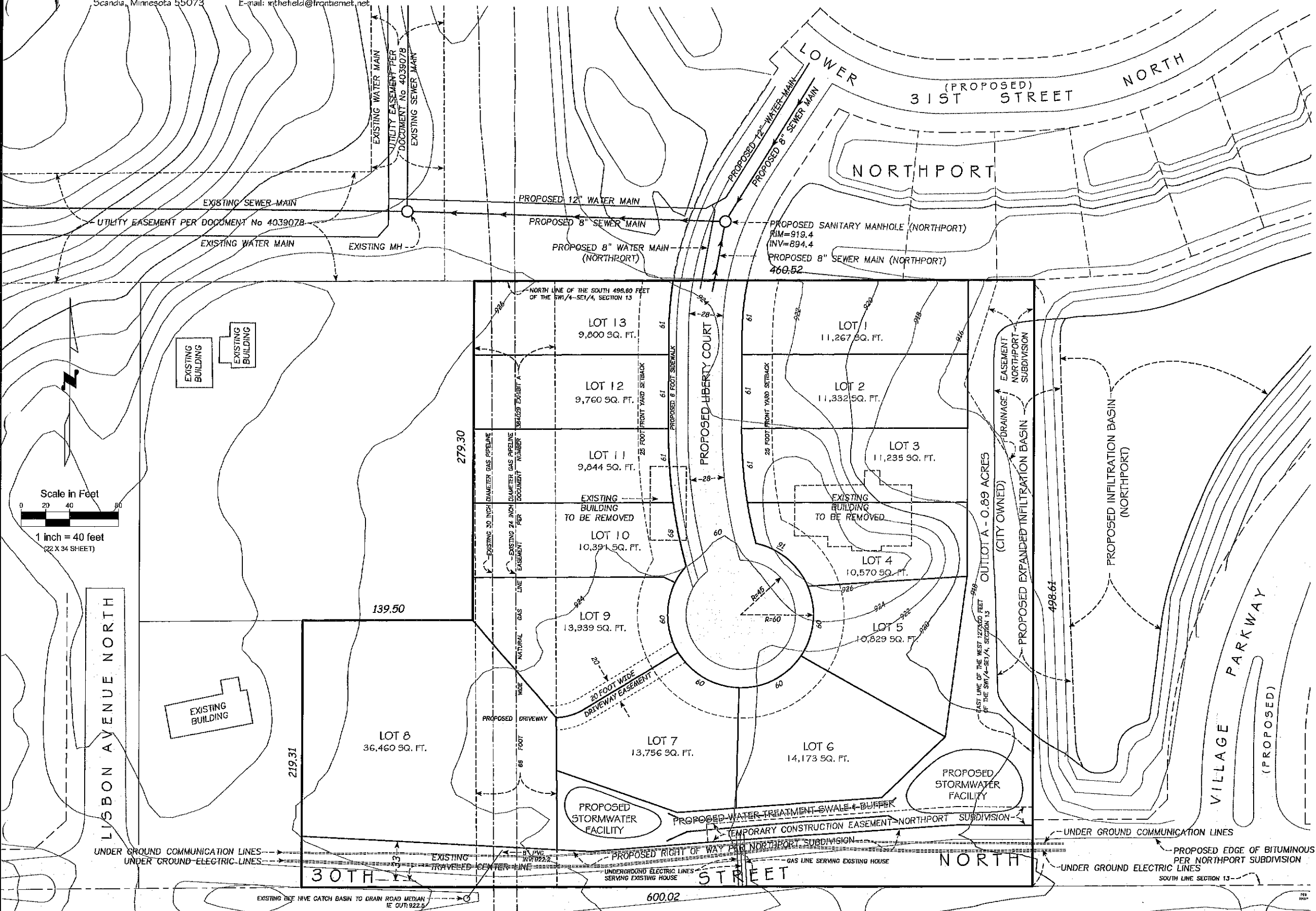
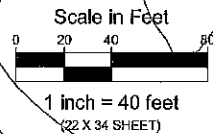
Landmark Surveying, Inc.
mlh
Milo B. Horak, Minnesota License No. 62577 Date: June 01, 2017



Landmark Surveying, Inc.

21090 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073

Office number: 651-433-3421
Cell number: 651-755-5760
E-mail: mlh@frontiernet.net



- Public street standards. Liberty Court must be designed to meet the City's Engineering Design Standards. A 60 ft. right-of-way width with 28 ft. wide street has been shown as required; and a 60 ft. cul-de-sac R/W radius with 45 ft. cul-de-sac pavement radius has been shown as required.
- Liberty Court will result in a 510 ft. long cul-de-sac, meeting City standards.
- The residential maximum longitudinal grade is 6% with a sidewalk.
- Surmountable concrete curb and gutter shall be installed in single family residential areas with future driveways.
- Pedestrian facilities: A 6 ft. wide sidewalk has been shown along Liberty Court as required. The City should review any potential connections to this sidewalk.
- Ten (10) foot utility easements are required on either side of all right-of-ways.

STORMWATER MANAGEMENT

- The site plan is subject to a storm water management plan meeting State, 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 with the City Engineering Design Standards Manual.
- The general drainage system should mimic the natural topography of the site in order to ensure a drainage system that provides positive storm water drainage across the development.
- Overland emergency overflows or outlets will be required as part of the site plan.
- Grading restrictions along the Northern Natural Gas easement must be adhered to as part of the development plans. It is unclear how drainage within the NNG easement will be captured and conveyed to the storm water facilities.
- Liberty Court drainage must be captured and treated on-site. A significant portion of the street is shown draining to the Northport subdivision. The Northport storm water management plan does not account for this additional impervious areas.
- The ultimate discharge rate and location will be an important consideration. The storm water management plan will need to address changes to the downstream drainage system to the extent alterations are proposed. To the extent adjacent properties are impacted, written permission from those properties must be submitted as part of the development applications.
- It appears that all storm water facilities (ponds and infiltration basins) have been placed in Outlots. These Outlots will be deeded to the City for maintenance purposes. The Stormwater Facility Outlots 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 must be within Outlots dedicated to the City.
- The storm sewer system shall be designed to maintain the City standard **minimum** pipe cover of 3.0 feet. Drain tile is required as part of the City standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements at low points.
- Per City requirements all storm sewer pipe easements must be a minimum 30-feet in width. No drainage and utility easement is shown for the storm sewer pipe along the Lot 5 and Lot 6 property line.

MUNICIPAL WATER SUPPLY

- Municipal water supply is available immediately adjacent to the proposed development along Liberty Court. The applicant is responsible to extend the municipal water into the development site at developer's cost.
- No trunk watermain oversizing is anticipated for this development.

MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer is available immediately adjacent to the proposed development along Liberty Court. The applicant is responsible to extend sanitary sewer into the development site at developer's cost.
- No trunk sewer oversizing is anticipated.

STAFF REPORT

DATE: 11/13/17

REGULAR

ITEM #: 5a

TO: Planning Commission
FROM: Emily Becker, Planning Director
AGENDA ITEM: Draft Findings of Fact for Recommendation of Denial of Comprehensive Plan Amendment to Re-Guide a Portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential and General Planned Unit Development Concept Plan for Continental Properties
REVIEWED BY: Kristina Handt, City Administrator

BACKGROUND:

On September 25, 2017, the Planning Commission recommended denial 7-0 of the requests from Continental 419 Fund LLC c/o Gwyn Wheeler for approval of a Comprehensive Plan Amendment to re-guide a portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential along with a General Planned Unit Development (PUD) Concept Plan for a 300 unit multi-family development on a 21.60 acre parcel to be called Springs Apartments.

The Planning Commission did not draft recommended findings of fact to present to Council. On October 17, 2017, the Council considered the requests. Staff had prepared findings of fact and drafted Resolutions for denial to present to Council, along with findings of fact and draft Resolutions for approval, but Council requested that the item go back to the Planning Commission so that they would prepare findings of fact for denial.

ISSUE BEFORE COMMISSION:

The Commission is being asked to again consider the above-mentioned requests and draft findings of fact for denial.

PROPOSAL DETAILS/ANALYSIS:

The staff report that was presented to the Planning Commission on September 25, 2017 is attached. Updates that have occurred since this Staff report was drafted include the following:

- **Total Acreage.** Continental indicated on their application that the total acreage of the proposed development is 21.6 acres. However, that area is less the right-of-way of the site for both 5th Street and the future road as proposed to the west of the development. The Metropolitan Council calculates net density by taking the minimum number of planned housing units and dividing by the net acreage. The net acreage does not include land covered by wetlands, water bodies, public parks and trails, public open space, arterial road rights-of-way, and other developable acres identified in or protected by local ordinances such as steep slopes. 5th Street North is a collector street, and the future proposed road would be a local road, both of which are not part of the metropolitan highway system. Therefore, this cannot be taken out to determine net density.

Further, there are no wetlands and water bodies on the property nor are public parks or protected open space proposed. As such, the total acreage of the site is actually 27.49 acres, not 21.6 acres.

- **Density.** Because the total acreage of the site is higher than originally thought, the net density of the site is actually 10.91 units per acre, not 13.89 as originally stated.

SITE SUMMARY	
MULTIFAMILY AREA	21.60 ACRES
FUTURE ROAD R.O.W	1.69 ACRES
5TH STREET R.O.W	3.60 ACRES
HUDSON BLVD R.O.W	0.60 ACRES
TOTAL ACREAGE	27.49 ACRES
TOTAL UNIT COUNT	300 UNITS
DENSITY	10.91 UNITS / AC

- **Proposed Amenities.** The Applicant has proposed that they would be willing to make a contribution to the signal for the planned future signal at the intersection of Keats Avenue North and Hudson Blvd N. This signal is estimated to cost the City approximately \$500,000. The exact contribution the applicant is willing to contribute is yet to be determined.
- **Reallocating Area for Planned Urban High Density Residential Land Use.** Met Council's 2015 System Statement indicates that 508 affordable housing units are required for the years 2021-2030. The Met Council will count land guided as high density towards these numbers, provided the density is at least eight units per acre. Because this development, if approved, would occur prior to 2021, this development would not count towards those numbers. The current 2030 Comprehensive Plan does guide sufficient acreage for high density housing to support the 508 units required for the years 2021-2030. However, the current Comprehensive Plan also shows that 118.26 acres of land was to develop as high density land use between the years 2012-2020. This has not yet occurred. The Met Council has indicated that because these 118.26 acres would then shift towards the years 2021-2030 and beyond, that the City could then "switch out" areas that are currently planned for high density with this development (though they have stated that they would not recommend this).
- **Totlot.** The Planning Commission recommended that if the Council approved the Comprehensive Plan Amendment, that as a condition of approval, the Parks Commission review the proposed plan and make recommendation on whether a private totlot should be included within the development. The Parks Commission reviewed the proposed development on October 16, 2017 and recommended that the City accept fees in lieu of parkland dedication; that a trail be included on the future road in place of the proposed sidewalk; and that the development not include a private totlot, as the demographics of similar developments that Continental have executed do not indicate a need for a totlot.

Draft Resolutions. As previously mentioned, Staff had drafted Resolutions for both approval and denial for the Council to consider. These Resolutions are attached.

FISCAL IMPACT:

There would be no fiscal impact to the City at this time, as the developer would be required to pay for any amendments needed to accommodate the increase in REC units. Concept Plan approval does not afford the applicant development rights. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like.

OPTIONS:

The Commission may:

- Recommend denial of both requests with findings of fact drafted by Staff.

- Amend findings of fact drafted by Staff and recommend denial of both requests based on the amended findings.
- Recommend approval of both requests with recommended findings of fact and conditions.
- Amend recommended findings of fact and conditions drafted by Staff and recommend approval of both requests.

RECOMMENDATION:

Staff recommends that the Planning Commission consider the proposed requests by Continental and either recommend draft findings for denial or make an alternative recommendation. The Commission make either of the following recommendations:

If the Planning Commission wishes to recommend denial, Staff recommends the following motion:

“Motion to recommend denial of a Comprehensive Plan Amendment re-guiding a portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential as requested by Continental 419 Fund LLC based on recommended findings of fact.”

“Motion to recommend denial of the PUD Concept Plan as requested by Continental 419 Fund LLC for PID# 34.029.21.43.0003 based on recommended findings of fact.”

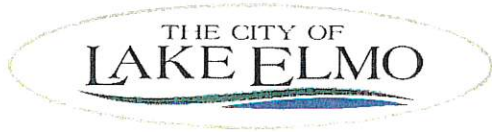
If the Planning Commission wishes to make an alternative recommendation and recommend approval of the proposed Comprehensive Plan Amendment and Concept PUD Plan, the recommended motions are as follows:

“Motion to recommend approval of a Comprehensive Plan Amendment re-guiding a portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential as requested by Continental 419 Fund LLC subject to recommended conditions of approval.”

“Motion to recommend approval of the PUD Concept Plan as requested by Continental 419 Fund LLC for PID# 34.029.21.43.0003 with recommended conditions of approval.”

ATTACHMENTS:

- 9/25/17 meeting packet (regarding subject request)
- 9/25/17 meeting minutes
- Draft Resolutions for denial and approval (4 total)
- Comment from Savage Assistant City Administrator on Continental



STAFF REPORT

DATE: 9/25/17

REGULAR

ITEM #: 4A

TO: Planning Commission
FROM: Emily Becker, Planning Director
AGENDA ITEM: Comprehensive Plan Amendment to Re-Guide a Portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential and General Planned Unit Development Concept Plan for Continental Properties
REVIEWED BY: Kristina Handt, City Administrator

BACKGROUND:

The City has received a request from Continental 419 Fund LLC c/o Gwyn Wheeler for approval of a Comprehensive Plan Amendment to re-guide a portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential along with a General Planned Unit Development (PUD) Concept Plan for a 300 unit multi-family development on a 21.60 acre parcel to be called Springs Apartments.

ISSUE BEFORE COMMISSION:

The Commission is being asked to hold a public hearing, review and make recommendation on the above-mentioned requests from Continental 419 Fund LLC c/o Gwyn Wheeler.

PROPOSAL DETAILS/ANALYSIS:

General Information.

- *Property Owner:* DPS-Lake Elmo, LLC of 6007 Culligan Way, Minnetonka, MN 55345
- *Location:* South of the Savona development and North of Hudson Blvd. N
- *Current Site Area:* 39.88 acres
- *Land Use Guidance:* Urban Medium Density Residential on the northern portion of the property and Commercial on the southern portion
- *Zoning:* Rural Development Transitional
- *Surrounding Land Use Guidance:* Medium Density Residential to the East, Urban Medium Density Residential to the North, Urban Medium Density Residential to the West, and Commercial to the South.
- *History:* The property has been used as rural vacant land.

CONCEPT PUD PLAN

About the Applicant. Continental 419 Fund LLC. (Applicant) desires to develop a Class A, market-rate apartment community within the City. The company, started in 1979, is based out of Menomonee Falls, WI, and as of 2016 has broken ground on 3,175 apartment homes in 7 states. 65 Springs Apartment

communities, similar to this proposed development, have been developed, including three in Minnesota (Apple Valley, Rochester, and Savage). The applicant has indicated in pre-application meetings with Staff that Continental owns and operates all Springs developments and that they do not have third party management.

Site Plan. The proposed site plan consists of 21.6 acres of land and includes 15 buildings with 20 units each, four detached garages (three with 12 stalls each and one with six stalls), parking spaces, an approximately 4,000 square foot club house (including a large gathering room, fitness center, kitchen area, coffee bar, and office space), pool with sun deck along with an outdoor bar-be-que area, trash enclosure, mail kiosk, and two pet playgrounds all within a fenced, controlled access community. Many units provide attached, direct-access garages. The remaining parcel would be platted as an outlot until development.

Proposed Unit Breakdown. The proposed number of units totals 300. The following provides a breakdown of the proposed number of units:

Unit Type	Number of Units
Studios	30
1-Bedroom	120
2-Bedroom	120
3-Bedroom	30

Proposed Design. The proposed design of the development is a townhouse design two stories in height with private, ground-level entrances to each unit. The building elevations provide architectural interest with use of exterior accents, a large percentage of windows, and high quality materials including fiber cement board siding and stone masonry. The buildings create additional high architectural value with use of varied roof lines, and vertical and horizontal articulation. The typical interiors of the units include dark wood colored cabinets, stainless steel appliances, granite countertops in all kitchens and wood laminate flooring. Select units will be upgraded to include enhanced finishes, painted access walls, granite countertops throughout, among other features.

Consistency with the Comprehensive Plan. Although the proposed amendment is not strictly consistent with the guided land use for this area within the Comprehensive Plan, as the area is currently guided for Urban Medium Density Residential with a density 4.5-7 units per acre, and the proposed density is 13.89 units per acre, Chapter II of the Comprehensive Plan, City-Wide Planning Policy, indicates the following:

- *"It shall be the Policy of the City, by adopted plans, programs, and development regulations, to permit the provision by private developers of a variety of housing types for all people of all stages of the life cycle. It will also be the Policy of the City to encourage retention and development of housing affordable to a broad range of incomes while maintaining a fiscally responsible ratio of municipal services to provide real estate tax revenue to support those municipal services.*
 - *Low Amount of Existing Rental Units.* 2015 statistics indicate that roughly 93% of Lake Elmo residents own their home, which is significantly higher above the homeownership rate of Washington County and the metropolitan area. This could be due to a lack of available rental units within the City. According to the Metropolitan Council Housing Existing Housing Assessment for the City of Lake Elmo (February 2017), there are only

- 204 rental units within the city. Increasing availability of rental units could allow those who are unable to own their own home live within the City.
 - *Housing Cost Burdened Households.* According to the Metropolitan Council Housing Existing Housing Assessment for the City of Lake Elmo (February 2017), there are 418 cost-burdened households within the city whose housing costs are at least 30% of their income.
 - *Need for Affordable Housing.* The Metropolitan Council's 2015 Systems Statement indicates that Lake Elmo's share of the region's need for low and moderate income housing is 508 new units affordable to households earning 80% of the area median income (AMI) or below. Of these new units, the need is for 27 affordable to households earning at or below 30% of AMI, 179 affordable to households earning 31% to 50% of AMI, and 302 affordable to households earning 51% to 80% of AMI.
 - According to data from the Minneapolis Association of Realtors, the median home sales price for Lake Elmo in 2016 was \$407,070. This is over 75% more than the metropolitan area median home sales price (\$232,000). By allowing a high density development within this area of the City, which currently has access to City sewer and water, younger professionals and aging adults who cannot yet afford homes in Lake Elmo's current price range will be able to live in the community in which they grew up and enjoy.
- *"Examples of adherence to these housing policies include.....Affirmative City actions to address support for senior and age-restricted housing initiatives within the Regional Sewered areas...south of 10th Street North that demonstrate high standards of design, materials, and resident amenities. Ease of resident access to goods and services within the context of the non-residential development policies of this plan will be an important locational determinant in recognition of the reduced mobility of senior and age-restricted residents. Such goods and services shall be facility-integrated with the residential uses intended to be served..."*
 - Continental has indicated in pre-application meetings that 20% of their residents are typically 55+. Locating such a development in close proximity to an area guided for commercial development would, in the future, provide easy access for such members of the community to needed goods and services that will likely become available with an increase in residential development.
- *"Affirmative City actions to address support of expanded opportunity for development of new housing resources affordable to families of moderate income within the areas of the City planned for service by Regional Wastewater Treatment."*
 - As mentioned, the proposed increase density will allow for families of moderate income to live within the community.
- *"City financial subsidy in support of housing opportunities is not implied by this Policy."*
 - Continental is not requesting City financial subsidy for the proposed project.
- *"By zoning and other City codes, the City will encourage housing development that respects the natural environment of the community while striving to accommodate the need for a variety of housing types and costs."*
 - The proposed development is consistent with that of the surrounding area. The Savona townhomes that currently exist to the northeast of the site are similar in design and style to that of the proposed development. Additionally, the proposed development will accommodate the need for a variety of housing types and costs.

- *“Municipal Services...Provision of municipal services will not be in a manner that drives intensive development, but rather responsive to the intensity of development specified by the Comprehensive Plan.”*
 - As previously mentioned in the Engineering review comments, the site was projected to have 145 REC units, although the site is able to handle the additional REC units either internally as part of the site work or by replacing 250 feet of 8-inch sanitary sewer with 10-inch sanitary sewer.

Consistency with Planned Unit Development Regulations. Staff has reviewed the proposed plan for its consistency with requirements of Article XVII: Planned Unit Development (PUD) Regulations and has found the following:

- **Intent.** The intent of a PUD is to provide for flexibility in the use of land and the placement and size of buildings in order to better utilize site features and obtain a higher quality of development. A PUD is required for the proposed development, as more than one principal building is proposed to be placed on a platted lot, and the proposed garages are larger than the maximum-allowed 1,000 square feet in size.
- **Identified Objectives.** When reviewing requests for PUDs, the City is to consider whether one or more objectives as outlined in Section 154.751: Identified Objectives of the Zoning Code will be served or is achieved. Staff has found that the following objectives are being met with the proposed development.
 - A. *Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.*
 - The proposed development is not a typical, multi-story apartment building and instead proposes a townhouse design two stories in height with private, ground-level entrances to each unit
 - C. *Provision of a more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques.*
 - The proposed development is proposing a number of recreational amenities to residents within the PUD including pet playgrounds, clubhouse, and pool.
 - D. *Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.*
 - The proposed development will provide additional housing opportunities within the City, as there are currently very few multi-family buildings within the City.
 - G. *Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.*
 - The townhouse design will be compatible in design those of the neighboring Savona townhomes.
 - H. *Higher standards of site and building design than would otherwise be provided under conventional land development technique.*

- The City does not currently have standards for single family housing. As such, the City cannot impose guidelines and standards set forth with the Lake Elmo Design Guidelines & Standards Manual. However, the City may impose such guidelines on high density residential development.
- **Minimum Requirements.** PUDs must meet the following minimum requirements:
 - A. *Lot Area.* A PUD must include a minimum of 5 acres for undeveloped land or 2 acres for developed land within the approved development.
 - The proposed development exceeds this requirement with a proposed 21.60 acre development.
 - B. *Open Space:* For all PUDs, at least 20% of the project area not within street rights-of-way to be preserved as protected open space. Other public or site amenities may be approved as an alternative to this requirement. Any required open space must be available to the residents, tenants, or customers of the PUD for recreational purposes or similar benefit. Land reserved for storm water detention facilities and other required site improvements may be applied to this requirement. Open space shall be designed to meet the needs of residents of the PUD and the surrounding neighborhoods, to the extent practicable, for parks, playgrounds, playing fields and other recreational facilities.
 - The applicant has indicated that approximately 42% of the proposed development is open space (including detention ponds, pet areas, green spaces, and landscaped areas).
 - C. *Street Layout...* In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at a park or other community facility, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
 - The proposed new road connecting 5th Street to Hudson Blvd meets this requirement. Junco Road was intended to continue on through part of this development, though the proposed development will cause it to terminate at the intersection of 5th Street. It is a recommended condition of approval that all comments outlined in the Engineering memo dated September 7, 2017 be addressed. The comments in this memo required that improvements to this intersection be made as part of this project.

Proposed Amenities. The City's PUD ordinance provides that amenities may be provided for increased density. In this case, because the applicant is proposing a Comprehensive Plan amendment to re-guide the area to Urban High Density Residential, which would accommodate the proposed density of the development, an increase in density beyond the desired land use designation is not required. However, a PUD should still offer the City amenities in exchange for the flexibility of allowing more than one building on a parcel as well as allowing garages larger than 1,000 square feet.

- *Underground or structure parking.* The narrative of the application indicates that many units provide attached, direct-access garages. It has not been indicated that this will reduce the surface parking area outside the footprint of the principal structure by 25%, however, as required by the PUD Code.

- *Contained Parking.* By proposing 162 garage spaces for its residents, the proposed development limits the amount of visible surface parking.
- *Additional Amenities?* Additionally, the City may also consider the allotment of amenity “points” for site amenities that are not otherwise specified within the ordinance. Staff has found that the proposed development offers the following amenities:

Consistency with Proposed Urban High Density Residential (HDR) Zoning District. As mentioned, the proposed development will require City approval of a Comprehensive Plan Amendment as well as a Zoning Map Amendment to rezone the property to Urban High Density Residential. As such, review of the proposed General PUD Concept Plan Review against standards including setbacks, impervious coverage, etc. of the Urban High Density Residential zoning districts was done, as shown below.

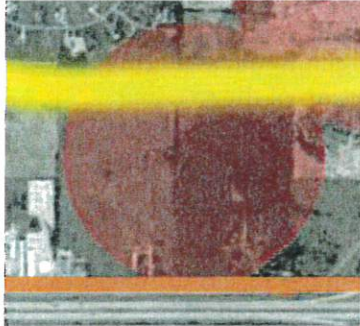
Standard	Required	Proposed
Impervious Surface Maximum	75%	58%
Minimum Lot Width	60 feet	199.09 feet at the smallest proposed width
Front Yard Setback	20 feet	20 feet
Interior Side Yard	15 feet	20 feet
Corner Side Yard	10 feet	20 feet
Rear Yard Setback	20 feet	20 feet
Parking (specific to multi-family development within HDR zoning district)	Not to be located in the front yard or between the front façade and street.	Parking is located in front of Building 3, though this is not necessarily considered the front yard.
Open space (specific to multi-family development within HDR zoning district)	200 square feet of common open space provided per unit.	Approximately 1300 square feet of open space is provided for each unit.

Adherence to Lake Elmo Design Guidelines and Standards.

The proposed development adheres to the Lake Elmo Design Guidelines and Standards in that:

- The proposed structures are located and oriented in a manner that allows for pedestrian accessibility and provides visual interest from the public right-of-way.
- Buildings are located as close to the public street as possible, easily accessible from the street; setbacks are varied slightly; recreational and common spaces are located at the interior or rear of the site.
- Streetscapes provide for pedestrian accessibility and safety while offering aesthetically pleasing environments, as 5th Street streetscape is already in place, and a sidewalk/trail is provided along the future road.
- Parking areas do not account for more than 50% of street frontage.
- Trash enclosure is located away from most of the residential buildings.
- Examples of past developments adhere to building design requirements. It is a recommended condition of approval that the applicant include a detailed architectural plan proposal for the development.

Parkland Dedication. The Parks Commission will review the proposed development at its October 16, 2017 meeting. The proposed development does not propose a public park but does provide recreation for its residents through the club house, pool and open space. The neighborhood park search area plan of the Comprehensive Plan indicates that a neighborhood park should be located in the below indicated neighborhood park search area. This area is already served by Savona Park.



The proposed development consists of 21.60 acres, and the required parkland dedication for the Urban High Density Residential zoning district is 10%. The required amount of fees would be 10% of the purchase price of the property, which has yet to be determined.

Trails. The Comprehensive Plan's Trail Plan shows a planned trail down the proposed street along the west side of the development. The proposed plan indicates a proposed sidewalk along the future road but not a trail. Trail connection requirements along Hudson Blvd need to be reviewed. A crosswalk with pedestrian ramps to cross 5th Street N, should be constructed.



Parking. The City's Zoning Code requires one space per unit, along with one visitor space per four units. With the proposed 300 units, 375 spaces would be required, and 525 spaces are proposed. There are also an additional 17 spaces proposed for the clubhouse. The proposed width and length of parking stalls is compliant with code, and the proposed width (estimated to be 24') is adequate for a 2-way aisle width according to the Zoning Code. Of these parking spaces, a total of 17 spaces are proposed to be Americans with Disabilities Act (ADA)-accessible. The ADA requires 2% of parking spaces totaling over 501 to be ADA-accessible, and so the proposed number of ADA parking spaces is compliant, providing adequate width and access aisle spacing.

Engineering Comments. The City Engineer has provided a review memo regarding the proposed Comprehensive Plan Amendment and General Concept PUD. This memo is attached for reference. Staff would like to highlight the following comments in summary:

- *Streets and Transportation*
 - *Hudson Right-of-Way.* Additional right-of-way on Hudson Blvd must be dedicated. A Hudson Blvd typical section needs to be developed by the City to determine necessary width. 10 foot utility easements must be provided along each side of the new right-of-way.
 - The concept plan proposes a new commercial street connecting Hudson Blvd and 5th Street N, which is the preferred street and access configuration and alignment. The design must take in to consideration the existing location of the existing sanitary sewer and watermain utilities located in the corridor.
 - *Turn Lanes Needed.* An eastbound left turn lane and westbound right turn lane must be constructed along Hudson Blvd as part of the proposed commercial street intersection with Hudson Blvd.
 - *Adjacent Secondary Access.* Further review of the secondary access provided to the adjacent property to the southeast will require further review during preliminary planning.
 - *Emergency Access.* The unpaved emergency access to 5th Street North should be paved within the City right-of-way.
 - *Perimeter Fence.* This encroaches the 10 foot utility easement, and so the location must be revised to preserve the easement.
 - *Intersection Improvements to Junco Road.* It is recommended that improvements to the intersection of 5th Street N and Junco Rd be made as part of this project, as this road was intended to continue with future development, yet this site plan proposes Junco Road terminating at 5th Street N. As a result, minor design and construction revisions will be required at the intersection including the construction of a 5th Street crosswalk with pedestrian ramps across 5th Street N, and connecting trail segment, to connect the Savona trail from the park to the sidewalk/trail for the new commercial street.
 - *Traffic Impact Study.* Is needed for CSAH 19 and Hudson Blvd and CSAH 19 and 5th Street. Consideration of financial contribution to CSAH 19/Hudson Blvd traffic signal.
- *Municipal Sanitary Sewer*
 - The subject parcel was projected to contain approximately 145 Residential Equivalency Charge (REC) units, and the site plan proposes 300 REC units. In order to account for these additional units, the site will need to connect to a 10-inch sanitary sewer line.
- *Municipal Water Supply*
 - The applicant will be responsible to provide watermain stub(s) to the adjacent property to the south.
 - The existing water system has sufficient capacity for domestic service for the proposed number of REC units.
 - The applicant will be responsible to place hydrants throughout the property at the direction of the Fire Department.
- *Stormwater Management*
 - All stormwater facilities need to be in accordance with City and Valley Branch Watershed District (VBWD) requirements.
 - Stormwater facilities will need to include both stormwater ponds (detention) and infiltration basins and to remain privately owned, requiring execution and

recording of a Stormwater Maintenance and Easement Agreement with the City in its standard form. Maintenance access should be provided.

Building Official and Fire Chief Review. The Building Official and Fire Chief have reviewed the proposed plan and have commented that the unpaved, second emergency access will need to be paved and maintained year-round. Snow removal is a significant concern with gated emergency access points.

Apple Valley Administrator Opinion. The City Administrator of the City of Apple Valley, a City in which a Springs community has been developed, has emailed Staff and has indicated that the Springs at Apple Valley has been a good addition to the community. Police calls to the development have not been a problem; there are five to six such calls a month, which is not excessive given the 280 units in the development. A report of police calls to the property dating from June 2016 to August 2017 was provided. Property maintenance has not been a problem.

Minnesota Department of Transportation (MNDOT) Review. MNDOT has reviewed the proposed development (review letter attached) and has the following comments:

- Hudson Blvd was turned back to the City, but if the road section were owned by MNDOT, a turn lane for the future road connection would be required. Please consider making the portion of Hudson Blvd.
- Applicant should assess noise situation and take action deemed necessary to minimize impact of highway noise.

Environmental Assessment Worksheet (EAW). Staff has confirmed with the Environmental Quality Board that an EAW would not be required for a housing development of this size. An EAW is only required when over 375 attached units are proposed within a city.

Neighborhood Meetings. Prior to this public hearing, the applicant held two neighborhood meetings on August 2, 2017 and September 21, 2017. Staff did not attend these neighborhood meetings due to scheduling conflicts, though the applicant indicates that many compliments were given on the site plan, elevations, proposed buffers, and high quality Springs apartment communities. Attendees did have concerns regarding view to the development from their homes. The minutes from the August 2, 2017 meeting is attached; the September 21, 2017 meeting minutes were not ready in time for the distribution of Planning Commission packets, and so the applicant can comment on responses during the meeting.

Recommended Findings. Staff recommends approval of the Concept PUD Plan based on the following findings:

1. That if the Lake Elmo Comprehensive Plan and Land Use Map is amended to re-guide the planned development from Urban Medium Density Residential to Urban High Density Residential, the PUD Concept Plan is consistent with the intent of the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
2. That the PUD Concept Plan complies with the general intent of the Urban High Density Residential zoning districts with PUD modifications.
3. That the PUD Concept Plan generally complies with the City's Subdivision regulations.
4. That the PUD Concept Plan is generally consistent with the City's engineering standards with exceptions as noted in the City Engineer's memorandum dated September 7, 2017.
5. The PUD Concept Plan meets the minimum requirement for a PUD including minimum lot area, open space and street layout.

6. The PUD Concept Plan meets more than one of the required PUD objectives identified in Section 154.751 including providing: innovation in land development techniques that may be more suitable for a given parcel than conventional approaches; provision of a more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques; accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing; coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses; and higher standards of site and building design than would otherwise be provided under conventional land development technique.
7. The PUD Concept Plan meets the allowed density requirements provided the Comprehensive Plan's Land Use Map is amended to re-guide the planned development from Urban Medium Density Residential to Urban High Density Residential.

Recommended Conditions of Approval. Staff recommends the Planning Commission recommend approval of the Concept PUD with the following conditions:

1. Approval of a Comprehensive Plan Amendment to amend the City's Land Use Plan to re-guide a portion of the Property from Urban Medium Density Residential to Urban High Density Residential.
2. That the future preliminary plat and preliminary PUD Plans include a portion of the parcel with the PID# 34.029.21.43.0003.
3. That the future preliminary plat and preliminary PUD Plans submittal identify all requests for flexibility from the Zoning Code.
4. That all comments of the City Engineer's Memorandum dated September 7, 2017 be addressed with the future preliminary plat and preliminary PUD Plans submittal.
5. That the Preliminary Plat and PUD Plans submittal include a landscape plan to be reviewed and approved by the City's Landscape Architect.
6. That the Preliminary Plat and PUD Plans submittal include accurate open space and impervious surface calculations.
7. That a trail be provided along the future road providing primary access to the development instead of a sidewalk.
8. That fees in lieu of park land dedication be provided as required by 153.14 with future final plat.
9. That the preliminary plat and preliminary PUD Plans submittal include a detailed architectural plan.

COMPREHENSIVE PLAN AMENDMENT

Reason for Request. The proposed gross density of the project will be 13.89 units per acre, and the area in which the development is proposed is guided for Urban Medium Density Residential at a density of 4.5-7 units per acre. The City's Urban High Density Land Use category allows for a density of 7.5-15 units per acre, and so the applicant has proposed amending the land use category of a portion of the subject property to Urban High Density.

Current Land Use Guidance. The subject parcel is currently guided for Medium Density Residential on the northern portion of the parcel and Commercial on the southern portion of the parcel. The area of the subject parcel that is guided for Urban Medium Density Residential is 28.73 acres, and so provided an approximate 15% of this area was taken out to determine net density, approximately 170 units could go in this area using the maximum of 7 units per acre allowed within this land use guidance. The following uses are allowed within the Urban Medium Density Residential zoning district:

- Single-family detached dwelling (permitted)
- Two-family dwelling (permitted)
- Single-family attached dwelling (permitted)
- Multi-family dwelling (conditional)
- Secondary dwelling (conditional)
- Manufactured home park (conditional)
- Group home (permitted)
- Group residential facility (conditional)
- Congregate housing (conditional)
- Semi-transient accommodations (conditional)
- Day care center (conditional)
- Schools, public, and private (conditional)
- Wayside stands (permitted)
- Parks and open spaces (permitted)
- Broadcasting or communication facility (conditional)

The following accessory uses are also allowed:

- Home occupation (permitted)
- Bed and breakfast (conditional)
- Family day care (permitted)
- Group family day care (conditional)
- Temporary sales (permitted)
- Other structures typically incidental and clearly subordinate to permitted uses

The proposed land use (Urban High Density Residential) and rezoning would allow the following uses:

- Single-family detached dwelling (permitted)
- Two-family dwelling (permitted)
- Single-family attached dwelling (permitted)
- Multi-family dwelling (permitted)
- Secondary dwelling (conditional)
- Group home (permitted)
- Group residential facility (conditional)
- Halfway house (conditional)
- Congregate housing (conditional)
- Semi-transient accommodations (conditional)
- Community services (conditional)
- Day care center (conditional)
- Schools, public, and private (conditional)
- Office (conditional)
- Funeral home (conditional)
- Personal services (conditional)
- Nursing and personal care (conditional)
- Neighborhood convenience store (conditional)
- Wayside stands (permitted)
- Parks and open spaces (permitted)
- Broadcasting or communication facility (conditional)

The following accessory uses are also allowed:

- Home occupation (permitted)
- Bed and breakfast (conditional)
- Family day care (permitted)
- Group family day care (conditional)
- Parking facility (conditional)

- Temporary sales (permitted)
- Other structures typically incidental and clearly subordinate to permitted uses

Comprehensive Plan Amendment Requirements by the Metropolitan Council (Met Council). Before submitting a Comprehensive Plan Amendment request to the Met Council for approval, a City must first submit for review by the Planning Commission, obtain local governing body authorization for the amendment to be submitted for Metropolitan Council review, and have adjacent governmental units, affected special districts, and affected school districts review. After receipt of the Comprehensive Plan Amendment request by the Met Council, they have 15 days to review for completeness and 60 days to approve or deny and may extend this period to an additional 60 days if needed and beyond 120 days if agreed to by the local government.

Adjacent Review. The application was sent out for adjacent review on August 30, 2017. Three responses have been received thus far, all stating that they don't have any comments. The review period ends October 29, 2017.

Required Sewered Housing. The Metropolitan Council Sewer Allocation Forecasts requires 3,721 sewered households by 2040. Currently, there are 2,401 units within the City that have been platted or at least have received some sort of development entitlement. Therefore, 1,584 more sewered units are required by 2040 according to this data. Of these sewered units, 1,220 would be in the areas planned for sewered development south of 10th Street.

Current Areas Planned For High Density. There are currently only three areas within the City planned for High Density housing. Two are within current developments, the Inwood (31.06 acres) and Boulder Ponds (2.98 acres) developments, and the third area is within the Stage 2 area of the Sewered Staging Plan (118.94 acres). It should be noted, however, that the third high density area would require a number of properties to develop before sewer can be extended to this area.

Currently Density within MUSA. The Metropolitan Council requires an average of three units per acre for areas within the Metropolitan Urban Service Area (MUSA). Currently, it is estimated that with the addition of The Royal Golf Club at Lake Elmo, that the *current* average density in the MUSA, *only taking in to account developments that now have development rights*, is approximately 2.1 units per acre.

Resident Concerns Prior to Public Hearing Notice. The following provides a summary of comments received by Staff regarding the proposed Comprehensive Plan Amendment and proposed development:

- The proposed density is almost double what the land is currently planned for and it is at the high end of the Urban High Density land use density.
- Nearby residents bought property with the knowledge that adjacent parcels were guided for Urban Medium Density, not Urban High Density and would not have purchased such property with knowledge that there would be a high density development adjacent to their property.
- The price point of the studios (\$1,000 per month) could attract younger people, causing drugs, drinking and driving, and safety issues.
- Increased use of 5th Street.
- Concern of increased foot traffic in surrounding neighborhoods.
- Concern of the apartment building becoming Section 8 housing.
- Expression of support for the project as well as the applicant. Applicant has a national presence and reputation and builds high quality projects. Possibility to spur higher quality commercial and retail development.

Zoning Map Amendment. If the proposed Comprehensive Plan Amendment is approved and the Applicant applies for Preliminary Plat and PUD Plans, a Zoning Map Amendment will be required to rezone the applicable parcel from Rural Development Transitional to Urban High Density Residential.

Recommended Findings. Staff recommends the following findings:

1. That the Applicant has submitted a request to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and Lake Elmo Planning Commission; and
2. That the request is to amend the Comprehensive Land Use Plan:
 - a. On page III-11, updating Table 3-B to reflect proposed increased acreage of Urban High Density Residential and decreased acreage of Urban Medium Density Residential.
 - b. Updating Map 3-3 – the planned land use map.
3. That the proposed amendments are consistent with the overall goals and objectives of the Comprehensive Plan.

Recommended Conditions of Approval. Staff recommends the following conditions of approval.

1. Submission of the Comprehensive Plan Amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that its review has been completed and approved.
2. That the Applicant obtain Preliminary Plat approval from the City for the proposed development based on the proposed Concept Plan as approved by Resolution 2017-___.

FISCAL IMPACT:

There would be no fiscal impact to the City at this time, as the developer would be required to pay for any amendments needed to accommodate the increase in REC units. Concept Plan approval does not afford the applicant development rights. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the proposed PUD Concept Plan with the recommended conditions of approval.

“Motion to recommend approval of the PUD Concept Plan as requested by Continental 419 Fund LLC for PID# 34.029.21.43.0003 with recommended conditions of approval.”

Additionally, Staff recommends that the Planning Commission recommend approval of an amendment to the Land Use Plan of the Comprehensive Plan, re-guiding a portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential as requested by Continental 419 Fund LLC subject to recommended condition of approval.

“Motion to recommend approval of a Comprehensive Plan Amendment re-guiding a portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential as requested by Continental 419 Fund LLC subject to recommended condition of approval.”

ATTACHMENTS:

- Application materials
- Engineer review memo dated September 7, 2017
- Meeting notes from neighborhood meeting held on August 2, 2017

- MNDOT letter

Date Received: _____
Received By: _____
Permit #: _____



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

LAND USE APPLICATION

- Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
- Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
- Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan PUD Preliminary Plan PUD Final Plan Wireless Communications

Applicant: Continental 419 Fund LLC c/o Gwyn Wheeler
Address: W134 N8675 Executive Parkway, Menomonee Falls, WI 53051
Phone #: 262-532-9352
Email Address: gwheeler@cproperties.com

Fee Owner: DPS-Lake Elmo LLC
Address: 6007 Culligan Way, Minnetonka, MN 55346
Phone #: 612-718-3793
Email Address: adale@stonehenge-usa.com

Property Location (Address): No address assignment
(Complete (long) Legal Description): See attached

PID#: portion of 34.029.21.43.0003

Detailed Reason for Request: See attached

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

Not applicable

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Continental 419 Fund LLC by: Continental Properties Company Inc., its manager

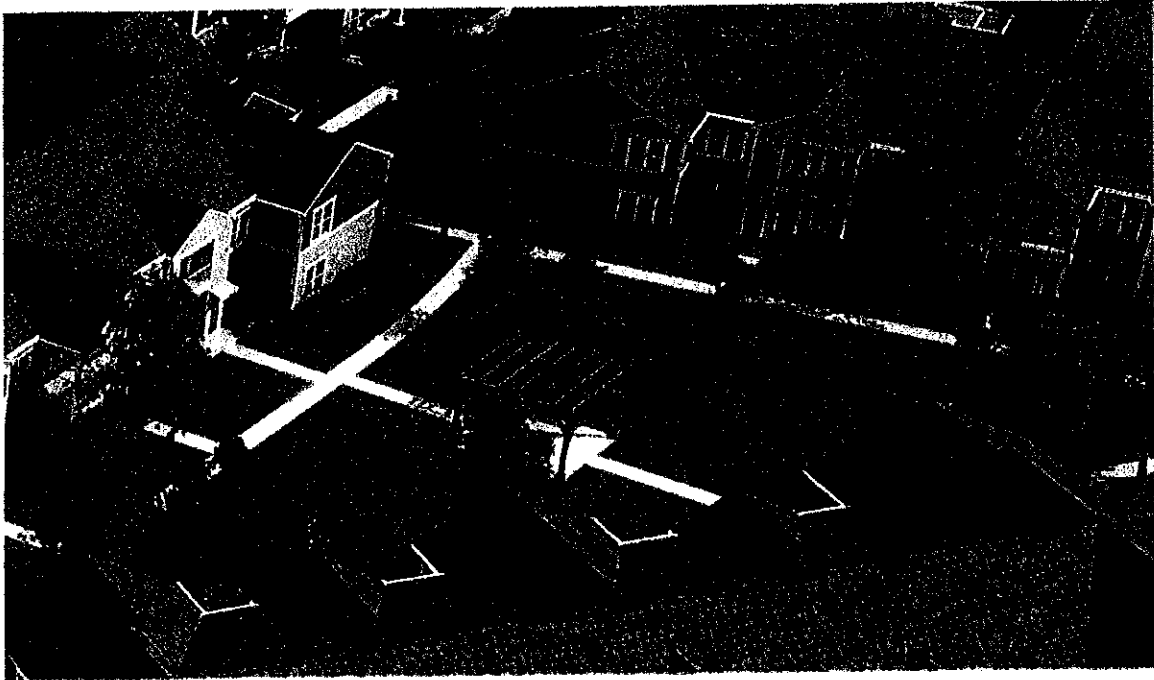
Signature of applicant: *Gwyn Wheeler* Date: 8/24/2017

Signature of fee owner: *Alan Dale* Date: 8-18-17

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Vision Statement



Springs Apartments are located within vibrant growing communities across the nation, with convenient access to employment and near to prime shopping, dining, and entertainment venues.

Within the Minneapolis/St. Paul metro, the City of Lake Elmo offers all of the conveniences and civic amenities that attract the demographic segments who prefer to rent rather than own their homes including both young professionals and active adults 55 and up. Nationally, trends continue to show that of new households created 59 percent are rental households (National Multi-Housing Council, 2015).

Continental 419 Fund LLC ("Continental") proposes to develop a Class A, market-rate apartment community within the City of Lake Elmo, due to its reputation as a sought-after community to live in and its exceptional apartment fundamentals.

Springs buildings feature a townhouse design two stories in height with private, ground-level entrances to each unit. Many units provide attached, direct-access garages and the community would offer a limited number of detached garages. The apartment would be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

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The Springs community would feature a clubhouse measuring approximately 4,000 square feet in size. It would include a large gathering room, fitness center, kitchen area, coffee bar, and office space for Continental's property management team. A pool and sun deck for the residents are provided behind the clubhouse along with an outdoor BBQ area. The clubhouse and pool area are served by wireless Internet service.

The building elevations provide architectural interest with use of exterior accents, a large percentage of windows, and high quality materials including fiber cement board siding and stone masonry. The buildings create additional high architectural value with use of varied roof lines, and vertical and horizontal articulation.

The typical interiors of the units include dark wood colored cabinets, stainless steel appliances, granite countertops in all kitchens and wood laminate flooring. Select units will be upgraded to include enhanced finishes, painted accent walls, granite countertops throughout, among other features.

Beyond resident amenities and high quality finishes, a sense of place is created for the community through a thoughtfully designed site plan. Ample open space and landscaping, courtyards, and pedestrian connectivity throughout foster neighbor interaction and contribute to place making. An emphasis on building placement means that architecture is the focus. The development will be enclosed and secured by perimeter fencing and automatic vehicular gates at the community entry.

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Comprehensive Plan Amendment & PUD General Concept Plan Request

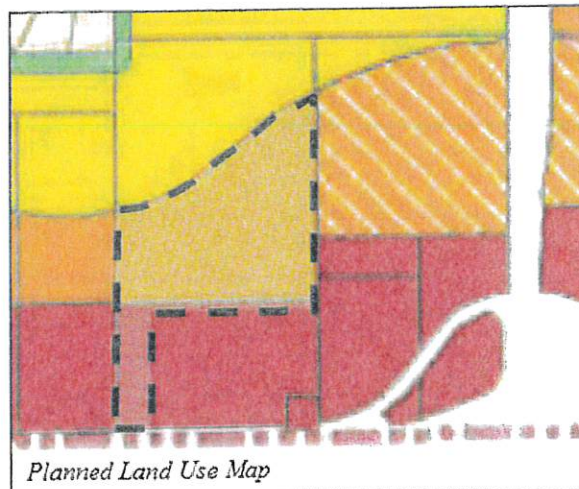
The proposed site for the Springs Apartment community in Lake Elmo is generally located at the west of Keats Avenue on the south side of 5th Street, as shown on the enclosed site plan. Continental 419 Fund LLC ("Continental") proposes an up-scale, market-rate apartment community on the 21.6 acre site.

Continental's proposed apartment community includes 300 units within 15 residential buildings. The buildings will offer a townhouse design featuring two stories with private, ground-level entrances to each unit. Residents will have a choice between attached, direct-access garages, detached garages and ample surface parking to best fit their needs. There will be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units, as broken down in the chart to the right.

UNIT TYPE	NUMBER OF UNTIS
STUDIO	30
1-BEDROOM	120
2-BEDROOM	120
3-BEDROOM	30

A Comprehensive Plan - Planned Land Use Map amendment from Urban Medium Density/Commercial to Urban High Density as well as a rezoning from Rural Development Transitional (RT) to Urban High Density Planned Unit Development (HDR-PUD), are both being requested as part of Continental's proposal.

The current Planned Land Use designation of Urban Medium Density on the majority of the property allows for residential densities up to 7 units per acre; with greater densities allowed through the PUD process. This category allows for a variety of housing types including up to three-story apartment buildings. A small portion of the property fronting Hudson Blvd. is currently designated Commercial, which allows for residential uses as part of a mixed use development. The requested change to Urban High Density allows for residential densities from 7.5 to 15 units per acre. Continental's request proposes two-story buildings at a density of 13.89 du/acre.



The Springs location is in accordance with Lake Elmo's comprehensive planning goal to locate high intensity uses along the I-94 corridor, preserving the otherwise rural character of the City. The proposed multifamily apartment development serves as a natural transition between the lower density residential to the north of the property and future commercial uses to the south. The proposed development will provide a residential density that will "maintain and protect the city's natural resources", because the land is better suited for development rather than conservation along the Interstate Highway 94 ("I-94")

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Corridor. The proposed density will provide a strong, up-scale residential base that will support commercial development along the I-94 corridor, ensuring a synergy and vibrancy that attracts high quality businesses.

The existing RT district zoning is an interim holding zone. Rezoning to HDR is required for the proposed density and a PUD is necessary to have more than one principal building per parcel of land. Continental's proposal will meet or exceed the criteria of the base HDR zoning district. Additionally, the Springs will be a high quality apartment community that is compatible in architecture and scale to the adjacent homes. Continental would like the opportunity to provide a unique, upscale rental housing option in this very fitting location to support the City's growth.



12800 Wilmar Drive, Suite 300
 www.sambatek.com
 Minneapolis, MN 55433
 763-776-8000 telephone
 763-776-8552 fax/facsimile
 Engineering | Surveying | Planning | Environmental

Client
CONTINENTAL PROPERTIES

Project
I 94 & KEATS AVE N

Location
LAKE ELMO, MN

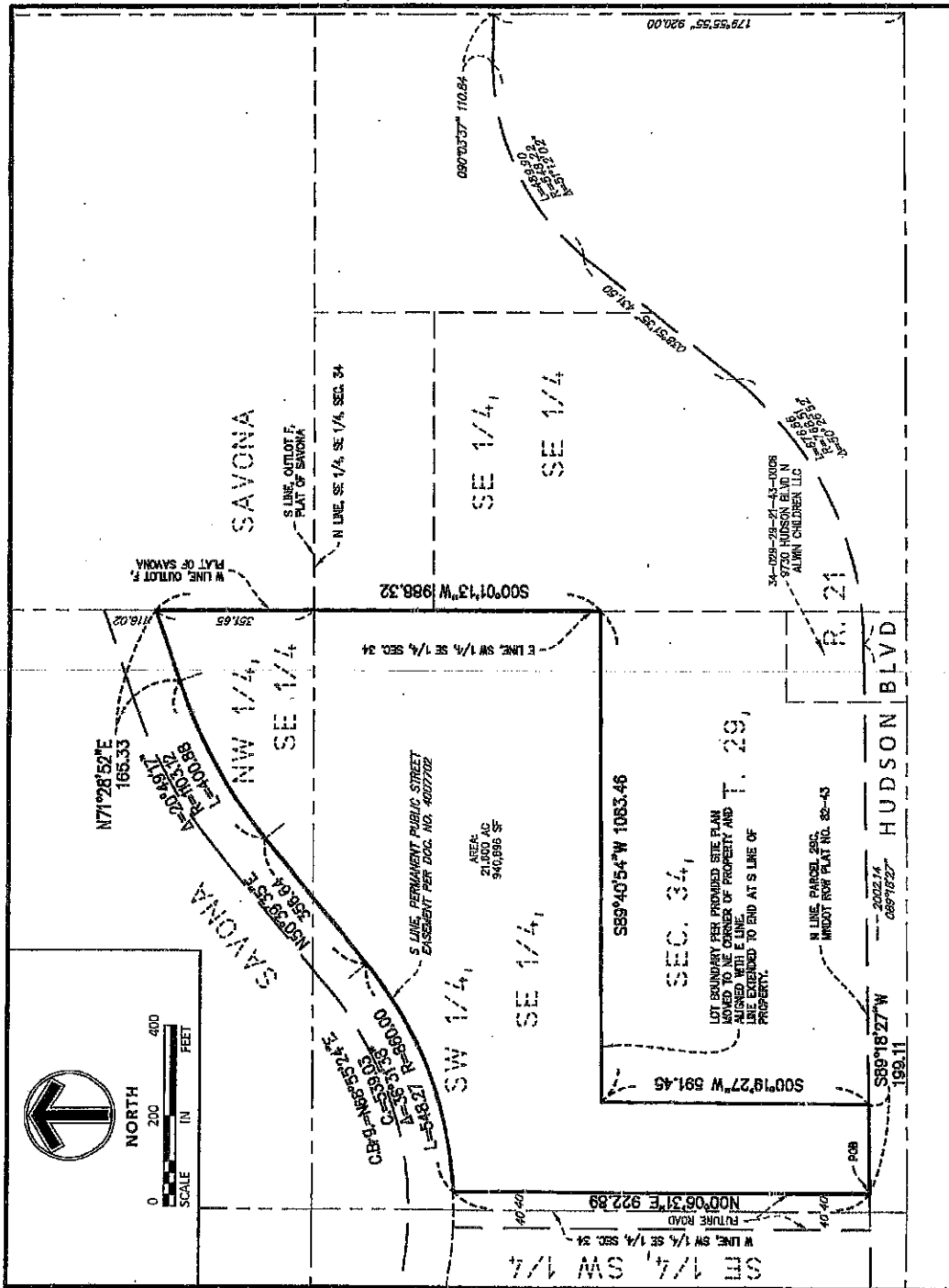
Certification

Summary
 Approved: ksb Drawn: DL
Revision History
 No. Date By Submittal / Rev.
 1. 08/11/12 ksb

Sheet Title
BOUNDARY EXHIBIT

Sheet No. Revision
2/2 A

Project No. 20895





7280 Wilshire Drive, Suite 500
 Minneapolis, MN 55425
 763-478-8900 Telephone
 763-478-8852 Facsimile

Engineering (Surveying) Planning / Environmental

Client
CONTINENTAL
PROPERTIES

Project
I 94 & KEATS
AVE N
Location
LAKE ELMO,
MINN
Certification

Summary
 Approved: **YAO** Drawn: **DL**
Revision History
 No. Date By Submittal / Rev.
 1 08/27/14 DL CLIENT COMMENTS

Sheet Title
BOUNDARY LEGAL
DESCRIPTION

Sheet No. Revision
1/2 A

Project No. 20895

PARCEL LEGAL DESCRIPTION

All that part of the West Half of the Southeast Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota, described as follows:

Beginning at the point of intersection of the northerly line of PARCEL 29C, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-48, according to the recorded plat thereof, and a line drawn parallel with and distant 40.00 feet easterly from the westerly line of said West Half of the Southeast Quarter; thence on an assumed bearing of North 00 degrees 06 minutes 31 seconds East, along said parallel line for 922.89 feet to an intersection with the southerly line of that certain PERMANENT PUBLIC STREET EASEMENT per Document No. 4007702, filed in the Washington County Recorder; thence northeasterly for 548.27 feet along said southerly line, along a non-tangential curve concave to the northwest, radius 850.00 feet and central angle 36 degrees 31 minutes 38 seconds; the chord of said curve bears North 68 degrees 55 minutes 21 seconds East; thence North 157 degrees 39 minutes 35 seconds East along said southerly line, along tangent to said curve for 356.84 feet; thence northeasterly for 402.88 feet along said southerly line, along a tangential curve concave to the southeast, radius 1103.12 feet and central angle 20 degrees 49 minutes 17 seconds; thence North 71 degrees 26 minutes 37 seconds East along said southerly line, along tangent to said curve for 148.25 feet to the southerly line of PARCEL 29C, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-48, 56' WIDE, along said southerly line, along tangent to said curve for 898.32 feet; thence South 89 degrees 40 minutes 54 seconds West, along said westerly line and its southerly extension for 100.4 feet; thence South 13 seconds West, along said westerly line and its southerly extension for 998.32 feet; thence South 89 degrees 40 minutes 54 seconds West for 1063.46 feet; thence South 00 degrees 10 minutes 27 seconds West for 594.45 feet to said northerly line of PARCEL 29C; thence South 89 degrees 18 minutes 27 seconds West, along said northerly line for 199.11 feet to the point of beginning.



CONTINENTAL
PROPERTIES

LAKE ELMO, MN

SPRINGS APARTMENTS

MEMORANDUM

FOCUS ENGINEERING, inc.

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

Date: September 7, 2017

To: Emily Becker, Planner Director
Cc: Chad Isakson, Assistant City Engineer
From: Jack Griffin, P.E., City Engineer
Re: Springs Apartments (Continental Properties)
Concept Site Plan Review

We have received a Concept Site Plan for a proposed Springs Apartments. The Concept Site Plan submittal consisted of the following documentation received on August 25, 2017:

- Comprehensive Plan Amendment & PUD General Concept Plan Request, dated August 18, 2017.
- Concept Site Plan dated July 7, 2017, prepared by Continental Properties.
- Boundary Exhibit dated August 15, 2017, prepared by Sambatek.

Engineering has the following review comments:

STREETS AND TRANSPORTATION

- 5th Street North Right-of-Way Dedication. The existing collector street to the north of the site (5th Street North) was constructed by Lennar within a permanent roadway easement. This easement area must be dedicated to the City as public right-of-way as part of this development. Per the City design standards for 5th Street, a 10 ft. utility easement corridor along the south side of the 5th Street right-of-way must also be reserved for small utilities.
- Hudson Boulevard Right-of-Way Dedication. Additional right-of-way must be dedicated to the City along Hudson Blvd. A Hudson Blvd typical section needs to be developed by the City to determine the necessary right-of-way width to be dedicated. In addition a 10 ft. utility easement corridor along the north side of Hudson Blvd. must be reserved for small utilities.
- Site Access. The concept plan proposes the construction of a new commercial street connecting Hudson Boulevard and 5th Street North with the proposed apartment property accessing the new street. This is the preferred street and access configuration for the City, rather than creating new access locations along Hudson Blvd or along 5th Street North.
- New Commercial Street Alignment. A new commercial type street is consistent with the City's planning efforts and the proposed street is shown in the approximate location as planned. However there are existing sanitary sewer and watermain utilities located in the corridor. The design for this new commercial street must therefore take into account the existing location of these utilities and must be consistent with City right-of-way and boulevard design standards.
- New Commercial Street Typical Section. The concept plan shows a 30 ft. wide street located in an 80 ft. R/W with a 5 ft. sidewalk located along the east side. The typical section for this street needs to be determined by the City and may require revisions for a wider street and/or right-of-way. In addition, per City design standards, 10 ft. utility easements must be provided along each side of the new R/W.
- Turn Lanes Required. An eastbound right turn lane and westbound left turn lane have been constructed along 5th Street North in preparation of the proposed commercial street. However, an eastbound left

turn lane and westbound right turn lane must be constructed along Hudson Blvd as part of the proposed commercial street intersection with Hudson Blvd.

- **Adjacent Property Access.** A secondary access has been shown for the adjacent property to the southeast. Further review of this access will be needed during the preliminary planning.
- **Emergency Access.** An unpaved emergency access to 5th Street North has been shown. This access should be paved within the City R/W. Further review for the need/design of this access will be needed during the preliminary planning.
- **Perimeter Fence.** A perimeter decorative fence is shown around most of the proposed site. The fence locations should be revised, where necessary, to preserve the City standard 10 ft. utility easement corridors.
- **Intersection Improvements at Junco Road.** It is recommended that provisions be included to complete improvements to the intersection of 5th Street North and Junco Road as part of this project. This road was intended to continue through with future development. The concept plan shows Junco Rd. terminating at 5th Street. Due to this change, minor design and construction revisions will be required at the intersection including the construction of a 5th Street crosswalk with pedestrian ramps and trail connection to connect the sidewalk on Junco Road to the south side trail along 5th Street North.
- **Trail Connectivity.** The City should review the site plan to determine trail connection requirements along Hudson Boulevard and the proposed commercial street. It is recommended that provisions be included to construct a crosswalk with pedestrian ramps across 5th Street North, and connecting trail segment, to connect the Savona trail from the park to the sidewalk/trail for the new commercial street.
- **Private Streets.** The streets interior to the development are proposed to remain privately owned and maintained. Interior street design may require revisions to provide adequate fire lanes and safety access.
- **Traffic Impact Study** should be completed and submitted as part of the preliminary plat application to determine the timing and extent of improvements required for the CSAH 19 and 5th Street intersection, and CSAH 19 and Hudson Boulevard intersection; including but not limited to turn lanes and traffic signals. A financial contribution to CSAH 19/Hudson Blvd traffic signal should be considered.

MUNICIPAL SANITARY SEWER

- The proposed site is guided in the City's Comprehensive Plan for Phase I of the Regional Sewer Staging Plan and would discharge to the MCES WONE Interceptor (Woodbury, Oakdale, Northdale and East Oakdale). Sanitary sewer service is therefore readily available to the site.
- The applicant will be responsible to connect to the City sanitary sewer system and extend sanitary sewer into the property at applicant's sole cost. In addition the applicant will be required to stub sanitary sewer mains to adjacent properties (the southeasterly parcel) so that these parcels maintain sewer access.
- The concept plan does not show how sanitary sewer service will be provided. However the applicant has been in contact with staff to understand the sanitary sewer system connection points, capacity and limitations. The subject parcel was projected to contain approximately 145 REC units. The development is proposing 300 REC units.
- To account for the additional REC units the applicant will be required to connect to the existing 10-inch sanitary sewer line that extends north from Hudson Boulevard along the alignment of the proposed commercial street. This could be accomplished either internally as part of the site work or by replacing approximately 250 feet of 8-inch sanitary sewer with 10-inch sanitary sewer.
- **Existing Utility Easements.** The existing sanitary sewer utility easements along Hudson Boulevard and the new commercial street corridor must be shown with the preliminary plan submittal and plan revisions must be made to avoid encroachments/conflicts with these easements.
- Any main sewer lines placed within the development will require minimum 30-foot easements centered over the pipe (or wider dependent upon the sewer depths) dedicated to the City and in the form of the City's Utility Easement Agreement.

MUNICIPAL WATER SUPPLY

- The concept plan does not address water supply. However, the applicant will be responsible to extend municipal water into the development at its cost and will be required to construct a looped watermain network internal to the site and with a second City watermain connection point.
- It is assumed that the property will be served by the City's high pressure zone. The watermain is available to be extended to the property from the existing high pressure zone 8-inch watermain along 5th Street North into the site. A second watermain connection should be constructed to the existing high pressure zone 12-inch watermain along the proposed commercial street (presumably near the proposed apartment complex main entrance).
- The applicant will be required to provide watermain stub(s) to the adjacent property to the south. The stub locations would be determined during preliminary planning.
- The existing water system has sufficient capacity for domestic service for the proposed 300 REC units. System capacity is likely adequate for fire suppression as well. However, during preliminary planning the applicant must provide fire flow demands for each building so that staff may verify adequate fire suppression capacity.
- No watermain pipe oversizing is anticipated at this time. Further review will be completed as the application moves forward through the process.
- The applicant will be responsible to place hydrants throughout the property at the direction of the Fire Department. All fire hydrants shall be owned and maintained by the City.
- Any watermain lines and hydrants placed within the development will require minimum 30-foot easements centered over the pipe. Easements must be dedicated to the City and be provided in the City's standard form of easement agreement.

STORMWATER MANAGEMENT

- Stormwater facilities shall be in accordance with the requirements listed in the City of Lake Elmo Engineering Design Standards, in addition to the requirements of the Valley Branch Watershed District (VBWD). A VBWD permit will be required.
- Stormwater facilities will likely need to include both storm water ponds (detention) and infiltration basins. No infiltration basins have been shown on the concept plan. The 100-year high water flood level (HWL) for each basin must be fully contained within private property.
- The storm water facilities constructed for this development should remain privately owned and maintained. The applicant will be required to execute and record a Stormwater Maintenance and Easement Agreement in the City's standard form of agreement.
- Even as privately owned and maintain facilities, maintenance access roads meeting the City engineering design standards should be provided for all storm water facilities.



Springs Apartments- Neighborhood Meeting

8/2/2017

5:30pm – 7:30pm

120 households invited, approximately 23 people attended

Continental Attendees:

Gwyn Wheeler – Development Director

Caitlin LaJoie – Development Coordinator

Sara Johnson – Senior Development Director

Eric Thom – Vice President of Development Services

General questions:

- a) What is the anticipated rental rate for the apartment homes?

Answer: Base rent for the standard units are \$1,000-\$2,000, exclusive of garage options, pet rent, and other optional amenities.

- b) Neighbors are very pleased to see private entrances to each unit. How many bedrooms are provided in the apartment homes?

Answer: 10% studio (30 units), 40% 1 bedroom (120 units), 40% 2 bedrooms (120 units), 10% 3 bedrooms (30 units). Each building has a mix of all unit types.

- c) Neighbors understand the need for multifamily development in Lake Elmo. What happens if Continental has trouble keeping the apartment homes occupied?

Answer: Continental has completed a significant amount of market research on the submarket, and is confident in the demand for rental units. Continental does not anticipate any difficulties during lease up due to the existing demand. Continental's business plan is to develop and manage the property as an asset in their portfolio. It is not the desire of Continental to devalue its assets by lowering the rents.

- d) Neighbors like the idea of a high-end community such as the Springs. What type of interior finishes are provided in the apartment homes?

Answer: Continental developments are considered Class A apartment units. Continental uses high end durable finishes throughout the property. All units will have granite counter tops in the kitchen, upgraded units with granite counters throughout as well as stainless steel appliances.

- e) Neighbors complimented the architecture of the Springs communities and felt it was very compatible with the neighborhood. What type of exterior finishes are planned for the buildings?

Answer: Continental's two-story buildings and direct access units are very similar in scale to the adjacent single family and townhomes. The building elevations provide architectural interest with varying use of architectural accents, a large percentage of windows, and high-quality materials including fiber cement board siding and stone masonry. The buildings create additional architectural appeal with varied roof lines, along with both vertical and horizontal articulation.

- f) Neighbors were impressed with the amenity package offered at the Springs community. What amenities are all included for Springs tenants?

Answer: Continental's gated and fenced apartment community will include a tenant clubhouse with large multi-purpose room for events, a 24-hour fitness facility with garage door for open-air workouts during warmer months, and a resort-style pool and grilling area. Springs communities are pet friendly, and as such, two fenced pet playgrounds are available for tenant use. A car care center and pet spa area are also available to tenants free of charge.

Conceptual Site Plan discussion:

- a) The neighbors appreciated the building placement and buffering provided on the site plan. What type of landscaping will be provided in the buffer area?

Answer: In addition to substantially increasing the buffer area provided (code requires 20', Continental is providing 20' - 250' from the buildings to the property line), Continental will provide



high quality landscaping that will meet or exceed the code criteria of the City.

- b) The neighbors were pleased to see a future connection between Hudson Blvd. and 5th Street and no resident access onto 5th Street. How is the development accessed by residents?

Answer: Continental's development will have one main gated vehicular access point on the future north-south road to be constructed as part of Continental's development. An addition fire access point is likely to be required off 5th Street, however, the specific location of that access will need to be coordinated with the City Fire Marshal. Pedestrian access gates will provide connectivity to public sidewalks.

- a) The neighbors liked that the community would be gated and fenced to establish the high quality of the development. What type of fence will be used at the perimeter of the property?

Answer: The fence will be a decorative 4'-5' high wrought iron style black aluminum fence.

Project Schedule:

- a) What is the City approval timeline and length of construction?

Answer: Continental expects to submit for city approval in late August for a September Planning Commission meeting and an October City Council meeting. Addition approvals and permit reviews will be necessary which will lead to an estimated Spring 2018 ground breaking. The Clubhouse and 1st building would be expected to open in Spring of 2019 with construction to be complete by Spring of 2020.



Metropolitan District
1500 County Road B2 West
Roseville, MN 55113

September 19, 2017

Steven Wensman
Planning Director, City of Lake Elmo
3800 Laverne Avenue N.
Lake Elmo, MN 55042

SUBJECT: CPA17-006 Springs Apartments
NE Quad of Keats Avenue and I-94
Lake Elmo, Washington County
Control Section 8282

Dear Mr. Wensman:

Thank you for the opportunity to review the proposed comprehensive plan amendment for the Springs apartments development. MnDOT's staff has reviewed the document and has the following comments:

Traffic

This section of Hudson Blvd has been turned back to the City. If the road section were owned by MnDOT a turn lane for the future road connection would be required. Please consider making the portion of Hudson Blvd consistent with the rest Hudson Rd.

For questions regarding these comments please contact Kaare Festvog at 651-234-7814 or kaare.festvog@state.mn.us.

Noise Control:

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation.

Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards.

MnDOT's policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The project proposer should assess the noise situation and take the action deemed necessary to minimize the impact of any highway noise.

If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in our Noise/Air Quality section at (651) 234-7681.

Permit Required

Any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website at <http://www.dot.state.mn.us/metro/maintenance/permits.html>

Please include one to one set of plans formatted to 11X17 with each permit application. Please submit/send all permit applications and 11X17plan sets to: metropermitapps.dot@state.mn.us.

Please direct any questions regarding permit requirements to Buck Craig (651-234-7911) of MnDOT's Metro Permits Section.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent electronically can usually be turned around faster. There are four submittal options:

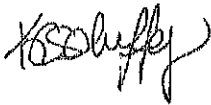
1. One (1) electronic pdf version of the plans. MnDOT accept plans at metrodevreviews.dot@state.mn.us provided that each e-mail is less than 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven sets of full size plans will expedite the review process. Send plans to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. One (1) compact disk.
4. Plans can also be submitted to MnDOT's External FTP Site at:
<ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning>. Internet Explorer may not work using FTP so use an FTP Client or your Windows Explorer (My Computer). Notify metrodevreviews.dot@state.mn.us indicating the plans have been submitted on the FTP site.

If you have any questions concerning this review, please contact me at 651-234-7784.

Sincerely,



Karen Scheffing
MnDOT Principal Planner

Copy sent via E-Mail:

Buck Craig, Permits
Nancy Jacobson, Design
Bryce Fossand, Water Resources
Matt Aguirre, Right-of-Way
Russ Owen, Metropolitan Council
Kaare Festvog, Traffic
Ryan Coddington, Area Engineer
Natalie Ries, Noise/Air



**City of Lake Elmo
Planning Commission Meeting
Minutes of September 25, 2017**

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

COMMISSIONERS PRESENT: Kreimer, Lundquist, Hartley, Dodson, Emerson, Johnson, & Dorschner

COMMISSIONERS ABSENT: Williams & Larson

STAFF PRESENT: City Planner Becker & City Administrator Handt

Approve Agenda:

M/S/P: Lundquist/Hartley, move to accept the agenda as presented, ***Vote: 7-0, motion carried unanimously.***

Approve Minutes: September 11, 2017

M/S/P: Dodson/Hartley, move to approve the September 11, 2017 minutes as amended, ***Vote: 7-0, motion carried unanimously.***

Public Hearing Item – Comprehensive Plan Amendment and Planned Unit Development (PUD) Concept Plan.

Becker started her presentation regarding the request for a Comprehensive Plan Amendment to re-guide a portion of PID # 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential along with a General Planned Unit Development (PUD) Concept Plan for a 300 unit multi-family development on a 21.60 acre parcel to be called Springs Apartments.

The Concept proposed has 15 buildings with 20 units each. There are 4 detached garages, 542 parking spaces, and a clubhouse and pool area. The development is proposed to be a fenced in community with controlled access. The apartments are proposed to be town house style, two stories in height with a ground level entrance to each unit. This development is proposed to have a density of 13.89 units per acre. The property is currently guided Medium Density Residential which allows for 4.5-7 units per acre. While the land use guidance is not currently appropriate for the proposed development, there are a number of statements in the Comprehensive Plan's City Wide

Planning Policy that indicate the city should provide a variety of housing options available to moderate income families as well as options for senior housing. The met Council reported that there currently is only 204 rental units within the City. The system statement indicated that there is a need for 508 more units of affordable households in Lake Elmo. This development could satisfy a need for both rental units and add a variety of housing options for the community.

This development is a Planned Unit Development to provide flexibility in the use of land and placement and size of the buildings in order to utilize the site features and obtain a higher quality development. They require a planned unit development as they are proposing more than one principal building on a lot and requesting larger than 1,000 foot garage. To be a Planned Unit Development, the applicant must meet the objectives outlined in code. Staff feels that the applicant meets a number of the objectives. This proposal meets the minimum requirements for a PUD for land area, open space and street layout. There are also a number of proposed amenities such as the underground parking, clubhouse, pool, etc. The City could also require additional amenities.

This development was reviewed against HDR standards, as that is the zoning that would be necessary to move forward. The developer is not proposing a park, but this development has not gone to Parks Commission yet. The developer currently shows a sidewalk, but the comprehensive trail plan calls for a trail. That would be a condition of approval. The Savona Park is within walking distance, so staff would not recommend an additional park in this development.

There were a number of engineering comments such as turn lanes would need to be installed at proposed Hudson Blvd and Junco intersection, connecting trail segment to Savona Park, consider a financial contribution to Keats/Hudson traffic light.

Becker went through the recommended conditions which include Comp Plan Amendment be approved, City Engineer Memo addressed, identify all deviations, landscape plan reviewed and approved, etc.

There were a number of concerns received prior to the public hearing notice which included 1) proposed density is almost double what is guided 2) didn't know they would be living next to apartments 3) increased use of 5th Street 4) apartments could attract young people – problems with that 5) fear of section 8 6) increased foot traffic 7) expression of support – good solid developer.

For the Comprehensive Plan amendment, recommended conditions of approval are 1) that the Comprehensive Plan Amendment be submitted to the Met Council and that review be completed and approved and 2) that the applicant obtain Preliminary Plat approval from the City for the proposed development based on the proposed Concept Plan.

Dodson asked why the PUD is necessary if it is regulated to HDR. Becker stated that the reason this development would need to be a PUD is because they are proposing more than 1 building on 1 parcel. Dodson asked if a building height has been determined yet. Becker stated that it has not been given with the Concept plan, but she believes in this zoning district it is limited to 35 feet. Dodson asked if this property was purchased and if they have, why would they not know the parkland dedication. Becker does not believe it has been purchased yet.

Hartley asked about the future road to the West. Becker stated that it would be constructed with this development. That would give the access to this development and would connect 5th Street and Hudson Blvd.

Emerson asked what the parcel to the West is guided for. Becker stated it is currently guided the same as this parcel. Top half is Medium Density Residential and bottom half is commercial.

Dorschner asked if the Comprehensive Plan goes through, how do they guarantee that this applicant is the one that will use the property. Becker stated that a recommended condition of the Comprehensive Plan Amendment is that the City approve a preliminary plat submitted by Continental 419 Fund, LLC based on this concept plan. If this Concept plan does not get preliminary plat approval, the Comprehensive Plan Amendment does not move forward.

Gwynn Wheeler, Continental Properties, stated that they have in-house management staff. She stated that they are attracted to Lake Elmo and this property because it has good access and will appeal to the people that they will market to. They looked at the other sites in Lake Elmo that are guided high density and they ruled those sites out. This is the best site for them based on their research. Wheeler presented features of development including what the clubhouse and apartments would look like. Wheeler showed some renderings of what the view from Savona would look like. Wheeler talked about the lighting for the development. She stated that they are fully aware of the City lighting criteria. The average rent of an apartment at the Springs is \$1,491.00 which is close to a monthly mortgage payment.

Hartley asked about the noise control brought up by the DOT. Wheeler stated that they feel the distance from the freeway will ensure that noise will not be a factor.

Dodson asked if there was a response to the Fire Chief's comment about the emergency access being paved. He is also wondering why Junco Road is not continued down into the development as another access point. Wheeler stated that they did not meet directly with the Fire Chief. She stated that it was their intention to have it unpaved as a further deterrent that it is not a resident access point. Dodson is also wondering why the pool is not more centrally located. Wheeler stated that it needs to be by the clubhouse which is best located at the front of the development for access control.

Dorschner stated that one of the challenges in Lake Elmo is affordable housing and this would not meet that criteria. He is wondering if there is any interest in making any of the units affordable housing. Wheeler stated that all of the Springs is market rate and affordable housing is not in their business model. Wheeler stated that the other sites that are already zoned high density are not currently available. One is already under contract and the other has no sanitary sewer available.

Public Hearing opened at 8:12 pm

Tucker Pearce, 9811 7th Street, for perspective, Savona has 310 units on 112 acres vs. 300 units on 21 acres. When residents purchased homes in Savona they did their research to make sure this land wasn't guided UHD, commercial or business park. He is asking that the City stick to the Comprehensive Plan and deny the request.

Chris Peltier, 9586 Junco Road, he is concerned about the financial impact of being located basically across the street from a 300 unit apartment building.

Ryan Atkin, 9539 Junco Rd, he is concerned about the selective data sharing by Continental to generate acceptance of this proposal. The majority of Savona neighbors oppose this development. Atkin feels the rentals are incompatible with the Savona neighborhood and there is not an adequate buffer.

Michael Kobe, 9616 Junco Road, he feels that the property is correctly zoned as Urban Medium density as there should be a buffer from single family homes and Urban High density and commercial. Kobe stated that home values would decrease by 15% because of proximity. Lake Elmo is on track to hit the required numbers without this development going in. There is a reason this requires a 4/5 vote of the City Council because the effects of this are significant.

Stefany Lorang, 9918 7th Street, when they built their home, they did their research and looked at the Comprehensive Plan to see what could be built around them. This property is guided for Medium Density. The proposed plan is for High Density and at the high range which is nearly double what it is currently guided. She is concerned about the increased traffic as traffic projections was based on the UMD density. She is concerned about the lack of buffer, light pollution, and undesirable aesthetic of 15 identical buildings. Lorang submitted a petition signed by 48 residents.

Michael Brixius, 9594 Junco Rd, lived in one of the properties owned by Continental. Some things that were not talked about was all of the moving trucks with people moving in and out. With the "pet friendly" environment comes stray cats and excess garbage.

Kyle Heller, 9684 7th Street, agrees with former speakers. Savona is a close knit neighborhood and they are a connected part of the community. The recent article

talked about Lake Elmo being the fastest growing community. Is this necessary and can we slow down? The City is on track to meet their numbers, so moving quickly is not necessary. Heller feels that the long range planning is important and the City should stick to the vision that has been set forth from the long range planning.

Email from Jacob Hafdahl, stating that they didn't buy in Savona thinking that they would be living adjacent to High Density Residential. Moved to Lake Elmo because of issues they had where they lived with adjacent High Density.

Email from Todd Williams, Planning Commission Member, does not have a problem with development, but would like to see affordable housing included in the proposal.

Letter from Eric Piekarski in support and stated that it would be a complementary addition to Lake Elmo.

Paul Rstvedt, 528 Juniper Ct N, agrees with everyone who spoke before him. He is concerned with the number of people that would be moving in. That is a lot of people in a small area.

Public Hearing closed at 8:45 pm

Dorschner thinks that if this is done with a PUD, the City has a lot more control over what goes in vs if it is left medium density residential. He thinks it is a good product, but with all of the input he has heard tonight, he hesitates to support it.

Lundquist is for the apartments, because there is nothing like that in Lake Elmo. She is not in favor of it going on this property however.

Dodson feels that if people are relying on the Comprehensive Plan when purchasing property, that should be taken into consideration. He likes the development, but feels there might be a better location for it.

Johnson thinks that along 94, there will be some sort of mix of this type of product. This use would be allowed on that property, just not at the density proposed. If not this development, than what would it be?

Dorschner would rather have high end apartments at a higher density, than lower end apartments at a lower density.

Emerson went out to site and feels that the high end apartments at a higher density would be better than low end apartments with a lower density. He doesn't think there is a different spot in Lake Elmo that could accommodate this plan.

Hartley feels that the Comprehensive Plan is a public document that people have relied on. He feels this is a case of balancing the rights of existing residents with the rights of the property owner to develop.

Dodson stated the right of the property owner to develop is according to how the Comprehensive Plan is set.

Kreimer helped plan the I-94 Corridor and they set out to have a good transition from low density and transitioning to higher density and commercial as it gets closer to 94. He does not like that it is jumping to high density here. However, the plan feels more like a medium density because of the lower buildings and it is a nice plan. He is not comfortable with it being at the top of the high density. It is difficult, but until something is built, things can change. Kreimer is not sure he can support this plan as is, but could get there with changes.

M/S/P: Dodson/Dorschner, move to add condition #10 that the buildings be built to add sound abatement materials, **Vote: 7-0, motion carried unanimously.**

Hartley asked what the highest density of Medium density is. Becker stated it is 7 units per acre, and this could be increased to 8.4 units per acre with a PUD.

M/S/P: Kreimer/Emerson, move to add condition #11 that extensive screening be added above and beyond City requirements along 5th Street, **Vote: 7-0, motion carried unanimously.**

M/S/P: Kreimer/Lundquist, move to add condition #12 that Park Commission input be given regarding a tot lot, **Vote: 7-0, motion carried unanimously.**

M/S/P: Dorschner/Lundquist, move to add condition #13 to limit the height of the building to 2 stories not to exceed 32 feet, **Vote: 7-0, motion carried unanimously.**

M/S/P: Dodson/Dorschner, move to recommend denial of a Comprehensive Plan Amendment re-guiding a portion of PID # 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential as requested by Continental 419 Fund LLC subject to recommended conditions of approval, **Vote: 7-0, motion carried unanimously.**

M/S/P: Dorschner/Dodson, move that if the City Council approves the Comprehensive Plan Amendment, that they follow the Planning Commission recommendations on conditions of approval for the Concept PUD Plan as amended, **Vote: 7-0, motion carried unanimously.**

Public Hearing Item – Variance request for 8130 Hill Trail N.

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

RESOLUTION NO. 2017-112

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM URBAN MEDIUM DENSITY RESIDENTIAL TO URBAN HIGH DENSITY RESIDENTIAL FOR A PORTION OF PID# 34.02.21.43.0003 AND TO AUTHORIZE STAFF TO SUBMIT A COMPREHENSIVE PLAN AMENDMENT FOR SAME TO THE METROPOLITAN COUNCIL

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

WHEREAS, Continental 419 Fund LLC, W134 N8675 Executive Parkway, Menomonee Falls, WI 53051 (the "Applicant") has submitted an application to the City to amend the Comprehensive Plan, a copy of which is on file in the City Planning Department; and

WHEREAS, the request to amend the Comprehensive Plan was submitted by the Applicant along with a Planned Unit Development Concept Plan for a proposed multi-family development located on a portion of PID# 34.02.21.43.0003 as shown on the attached Boundary Exhibit dated August 15, 2017, and

WHEREAS, the Planning Commission held a public hearing on September 25, 2017 to consider the Applicant's requests; and

WHEREAS, the Planning Commission adopted a motion to recommend denial to the City Council on the Applicant's requests; and

WHEREAS, the City Council reviewed the Planning Commission and public comments regarding the Applicant's requests at its meeting on October 17, 2017; and

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment and believes that it is consistent with the spirit and intent of the Comprehensive Plan and beneficial by providing a housing option not currently available in the community and will attract higher quality businesses to the areas guided for commercial land use to the south of the development.

NOW THEREFORE BE IT RESOLVED based upon the testimony elicited and information received, the City Council makes the following findings of fact:

FINDINGS

1. That the Applicant has submitted a request to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and Lake Elmo Planning Commission; and
2. That the request is to amend the Comprehensive Land Use Plan:
 - a. On page III-11, updating Table 3-B to reflect proposed increased acreage of Urban High Density Residential and decreased acreage of Urban Medium Density Residential.
 - b. Updating Map 3-3 – the planned land use map to re-guide the land use from Urban Medium Density Residential to Urban High Density Residential.
3. That the proposed amendments are consistent with the overall goals and objectives of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that based on the above findings of fact, the Lake Elmo City Council hereby approves the Applicant's request to amend the Comprehensive Plan as follows:

- a. Updating Table 3-B on page III-11 to reflect proposed increased acreage of Urban High Density Residential and decreased acreage of Urban Medium Density Residential.
- b. Updating Map 3-3 – the planned land use map to show the proposed development area as guided for Urban High Density Residential.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Lake Elmo City Council hereby authorizes and directs staff to submit a Comprehensive Plan amendment consistent herewith to the Metropolitan Council for review and approval, contingent upon the City's preliminary approval of the plat based on the Concept Planned Unit Development Plan as proposed by the Applicant.

Passed and duly adopted this 17th day of October 2017, by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

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

RESOLUTION NO. 2017-112

*A RESOLUTION DENYING A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE
LAND USE DESIGNATION FROM URBAN MEDIUM DENSITY RESIDENTIAL TO URBAN
HIGH DENSITY RESIDENTIAL FOR A PORTION OF PID# 34.029.21.43.0003*

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

WHEREAS, Continental 419 Fund LLC, W134 N8675 Executive Parkway, Menomonee Falls, WI 53051 (the "Applicant") has submitted an application to the City to amend the Comprehensive Plan, a copy of which is on file in the City Planning Department; and

WHEREAS, the request to amend the Comprehensive Plan was submitted by the Applicant along with a Planned Unit Development Concept Plan for a proposed multi-family development located on a portion of PID# 34.029.21.43.0003 as shown on the attached Boundary Exhibit dated August 15, 2017, and

WHEREAS, the Planning Commission held a public hearing on September 25, 2017 to consider the Applicant's requests; and

WHEREAS, the Planning Commission adopted a motion to recommend denial to the City Council on the Applicant's requests; and

WHEREAS, the City Council reviewed the Planning Commission and public comments regarding the Applicant's requests at its meeting on October 17, 2017; and

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment and believes that it is not consistent with the spirit and intent of the Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED based upon the testimony elicited and information received, the City Council makes the following findings of fact:

FINDINGS.

1. That the Applicant has submitted a request to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and Lake Elmo Planning Commission; and
2. That the request is to amend the Comprehensive Land Use Plan:

- a. On page III-11, updating Table 3-B to reflect proposed increased acreage of Urban High Density Residential and decreased acreage of Urban Medium Density Residential.
 - b. Updating Map 3-3 – the planned land use map to re-guide the land use from Urban Medium Density Residential to Urban High Density Residential.
3. That the proposed amendments will negatively affect surrounding properties.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Lake Elmo City Council hereby denies the request by Continental 419 Fund, LLC to amend the City of Lake Elmo Comprehensive Plan by re-guiding a portion of PID# 34.029.21.43.0003 as shown on the attached Boundary Exhibit dated August 15, 2017 from Urban Medium Density Residential to Urban High Density Residential.

Passed and duly adopted this 17th day of October 2017, by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

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

RESOLUTION NO. 2017-113

*RESOLUTION APPROVING THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN AS
PROPOSED BY CONTINENTAL 419 FUND, LLC FOR A PORTION OF PID#
34.029.21.43.0003*

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

WHEREAS, Continental 419 Fund LLC, W134 N8675 Executive Parkway, Menomonee Falls, WI 53051 (the "Applicant") has submitted an application to the City of Lake Elmo (City) for a Concept PUD Plan for a 300 multiple family residential planned unit development on a 21.6 acre portion of PID# 34.029.21.43.0003, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, notice has been 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 September 25, 2017 to consider the Concept PUD approval request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending denial of the Concept PUD Plan, based on a recommended denial of a proposed Comprehensive Plan Amendment to re-guide a portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Concept PUD as part of a memorandum to the City Council from the Planning Director for the October 17, 2017 Council Meeting; and

WHEREAS, the City Council reviewed the application at its meeting held on October 17, 2017 and made the following findings of fact:

1. That if the Lake Elmo Comprehensive Plan and Land Use Map is amended to re-guide the planned development from Urban Medium Density Residential to Urban High Density Residential, the PUD Concept Plan is consistent with the intent of the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
2. That the PUD Concept Plan complies with the general intent of the Urban High Density Residential zoning districts with PUD modifications.
3. That the PUD Concept Plan generally complies with the City's Subdivision regulations.

4. That the PUD Concept Plan is generally consistent with the City's engineering standards with exceptions as noted in the City Engineer's memorandum dated September 7, 2017.
5. The PUD Concept Plan meets the minimum requirement for a PUD including minimum lot area, open space and street layout.
6. The PUD Concept Plan meets more than one of the required PUD objectives identified in Section 154.751 including providing: innovation in land development techniques that may be more suitable for a given parcel than conventional approaches; provision of a more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques; accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing; coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses; and higher standards of site and building design than would otherwise be provided under conventional land development technique.
7. The PUD Concept Plan meets the allowed density requirements provided the Comprehensive Plan's Land Use Map is amended to re-guide the planned development from Urban Medium Density Residential to Urban High Density Residential.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Concept PUD Plans as proposed by Continental 419 Fund, LLC subject to the following conditions:

1. Approval of a Comprehensive Plan Amendment to amend the City's Land Use Plan to re-guide a portion of the Property from Urban Medium Density Residential to Urban High Density Residential.
2. That the future preliminary plat and preliminary PUD Plans include a portion of the parcel with the PID# 34.029.21.43.0003.
3. That the future preliminary plat and preliminary PUD Plans submittal identify all requests for flexibility from the Zoning Code.
4. That all comments of the City Engineer's Memorandum dated September 7, 2017 be addressed with the future preliminary plat and preliminary PUD Plans submittal.
5. That the Preliminary Plat and PUD Plans submittal include a landscape plan to be reviewed and approved by the City's Landscape Architect.
6. That the Preliminary Plat and PUD Plans submittal include accurate open space and impervious surface calculations.
7. That a trail be provided along the future road providing primary access to the development instead of a sidewalk.

8. That fees in lieu of park land dedication be provided as required by 153.14 with future final plat.
9. That the preliminary plat and preliminary PUD Plans submittal include a detailed architectural plan.
10. That the Applicant assess the noise impact created by Interstate 94 and take necessary action to minimize the impact of any highway noise.
11. That screening along 5th Street be provided, exceeding City standards.
12. That the Parks Commission review a need for a totlot within the development.
13. That the buildings within the proposed PUD Concept Plan not exceed 32 feet in height and include masonry features.

Passed and duly adopted this 17th day of October, 2017 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

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

RESOLUTION NO. 2017-113

*RESOLUTION DENYING THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN AS
PROPOSED BY CONTINENTAL 419 FUND, LLC FOR A PORTION OF PID#
34.029.21.43.0003*

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

WHEREAS, Continental 419 Fund LLC, W134 N8675 Executive Parkway, Menomonee Falls, WI 53051 (the "Applicant") has submitted an application to the City of Lake Elmo (City) for a Concept PUD Plan for a 300 multiple family residential planned unit development on a 21.6 acre portion of PID# 34.029.21.43.0003, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, notice has been 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 September 25, 2017 to consider the Concept PUD approval request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending denial of the Concept PUD Plan, based on a recommended denial of a proposed Comprehensive Plan Amendment to re-guide a portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Concept PUD as part of a memorandum to the City Council from the Planning Director for the October 17, 2017 Council Meeting; and

WHEREAS, the City Council reviewed the application at its meeting held on October 17, 2017 and made the following findings of fact:

1. That the PUD Concept Plan is not consistent with the intent of the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
2. That the City has denied a proposed Comprehensive Plan Amendment to re-guide a portion of PID# 34.029.21.43.0003 from Urban Medium Density Residential to Urban High Density Residential.
3. That the PUD Concept Plan generally complies with the City's Subdivision regulations.
4. That the PUD Concept Plan is generally consistent with the City's engineering standards with exceptions as noted in the City Engineer's memorandum dated September 7, 2017.

5. The PUD Concept Plan meets the minimum requirement for a PUD including minimum lot area, open space and street layout.
6. The PUD Concept Plan meets more than one of the required PUD objectives identified in Section 154.751 including providing: innovation in land development techniques that may be more suitable for a given parcel than conventional approaches; provision of a more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques; accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing; coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses; and higher standards of site and building design than would otherwise be provided under conventional land development technique.
7. That the PUD Concept Plan does not comply with the general intent of the Urban Medium Density Residential zoning district for which the property is guided.
8. That the PUD Concept Plan does not meet the density requirements of the Urban Medium Density Residential land use guidance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby deny the Concept PUD Plans as proposed by Continental 419 Fund, LLC.

Passed and duly adopted this 17th day of October, 2017 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

Joan Ziertman

From: Kristina Handt
Sent: Monday, October 23, 2017 3:46 PM
To: Emily Becker
Cc: Mike Pearson
Subject: Fwd: Springs at Egan Drive?

Emily,
The email below is from the assistant admin in Savage if you'd like to include it with the next staff report and/or presentation on Continental.

Kristina

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Brad Larson <BLarson@ci.savage.mn.us>
Date: 10/23/17 3:38 PM (GMT-06:00)
To: Kristina Handt <KHandt@lakeelmo.org>
Subject: RE: Springs at Egan Drive?

We have not received any more calls than what is normal for a multi-family complex like that.

I'd say that we are happy with it. Especially because we were in need of some multi-family units in Savage. It has good design and amenities. They participate in our Crime-free Multi Housing program and seem to be well managed up to this point.

The only issue that we did have was on the construction and inspection process. They went through a couple construction managers that did not follow through very well. We left the CO open for longer than would have liked waiting for them to finish simple things like sod and sidewalks.

Save for that part, I'd say they have been good for Savage.



Brad Larson
Assistant City Administrator
6000 McColl Drive, Savage, MN 55378
Direct: 952-882-2641 | Cell: 952-288-3724 | cityofsavage.com

From: Kristina Handt [mailto:KHandt@lakeelmo.org]
Sent: Monday, October 23, 2017 1:06 PM
To: Brad Larson
Subject: FW: Springs at Egan Drive?

Hi Brad,

I sent this email to Barry and got his out of office message. Is this something you're able to help me with or direct me to the correct person?

Thanks,
Kristina

Kristina Handt
City Administrator, City of Lake Elmo
khandt@lakeelmo.org
651.747.3905

From: Kristina Handt
Sent: Monday, October 23, 2017 10:36 AM
To: 'bstock@ci.savage.mn.us' <bstock@ci.savage.mn.us>
Subject: Springs at Egan Drive?

Hi Barry,

We've received an application from Continental Properties to build 300 units of market rate apartments. I understand they developed the Springs at Egan Drive in Savage a couple of years ago. Can you tell me what the impact has been on having them in your community? Number of police calls? Complaints from neighbors? Impact on property values? Anything else you can offer about having them develop in your community would be greatly appreciated.

Thanks,
Kristina

Kristina Handt
City Administrator, City of Lake Elmo
khandt@lakeelmo.org
651.747.3905



SHENEHON
BUSINESS & REAL ESTATE VALUATIONS

November 8, 2017

Ms. Gwyn Wheeler
Continental Properties Company, Inc.
Development Director
W467 N8675 Executive Parkway
Menomonee, WI 53051

RE: Springs at Lake Elmo Proposed Development

Dear Ms. Wheeler:

Continental Properties has proposed to develop a Class “A”, market-rate apartment community to be known as the Springs at Lake Elmo. The Springs buildings will feature a townhouse design that is two stories in height. The project is situated at the northwest quadrant of Interstate 94 and Keats Avenue, which is a part of a mixed-use area that consists of single-family, multi-family, and commercial development.

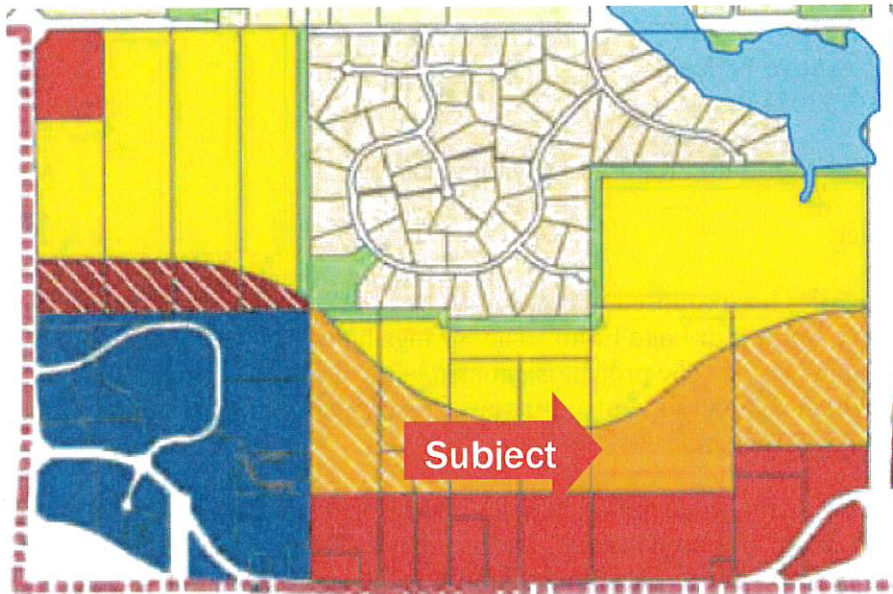
At your request, we analyzed the potential impact on property values of nearby single-family homes as a result of the proposed market-rate rental, townhouse style development. Based upon our analysis summarized in this consulting letter, it is our opinion that there will not be a measurable negative impact on property values of nearby single-family properties if the Springs at Lake Elmo is constructed as proposed.

Based on our market research, it is possible that the development of a Class “A” townhouse style project that will feature a high-quality design with ample open space and landscaping will be perceived by many in the marketplace as a neighborhood benefit, which could increase property values.

GENERAL NEIGHBORHOOD

The subject neighborhood is in the southwest corner of Lake Elmo and is defined by 10th Street North to the north, Keats Avenue to the east, Interstate 94 to the south, and Inwood Avenue to the west. Single family uses, including new development projects, predominate the north half of the neighborhood before transitioning to mixed use development in the southern half. In the southern half of the neighborhood, where the subject property is located, the area has been undergoing development over the past decade. Office and business park uses are located on the west end along with some existing commercial development (including outdoor storage uses) in the central area. As you move easterly there is an abundance of vacant land available for

development. Lennar is currently developing the Savona, a residential development that is primarily comprised of single-family (located north of the subject) with some multi-family townhomes (that are located east of the subject). The subject property is located immediately south and east of the Savona development in an area designated for urban medium density and commercial uses. An excerpt of the Lake Elmo Land Use Plan is located below.



Planned Land Uses	
	Business Park
	Commercial
	Limited Business
	Village Mixed Use
	Village Urban Low Density
	Village Urban Medium Den
	Urban Low Density
	Urban Medium Density
	Urban High Density
	Rural Single Family
	Residential Estate
	Rural Area Development
	Public/Park

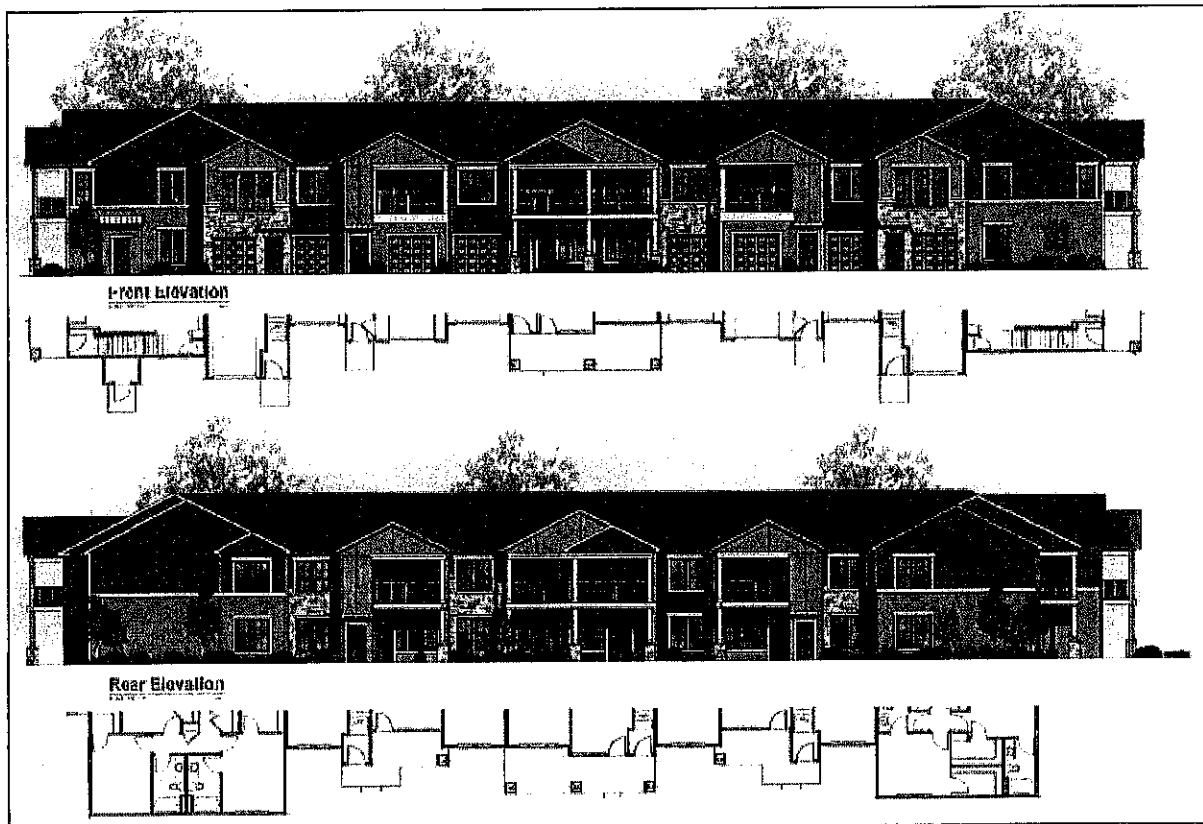
PROPOSED PROJECT

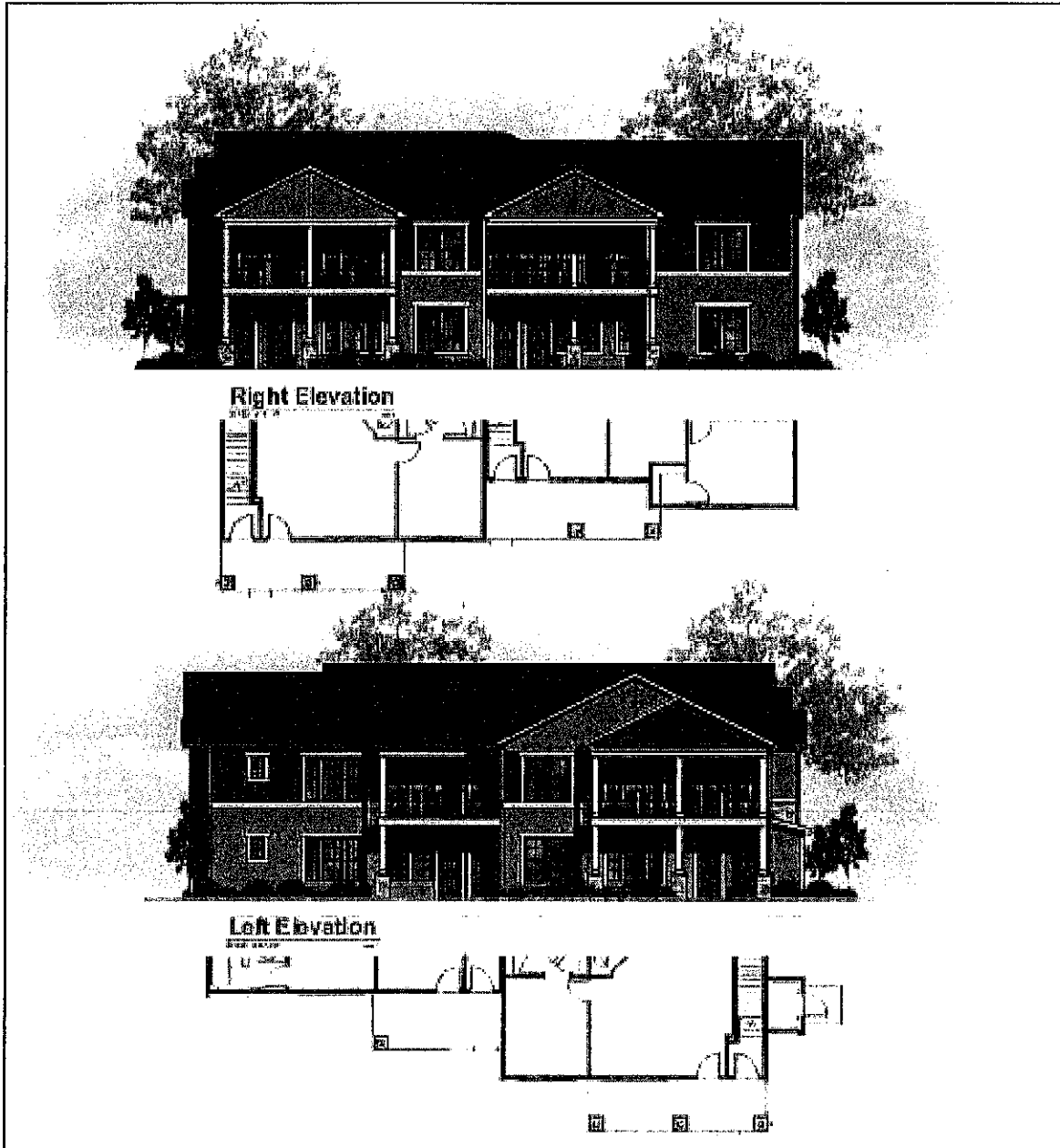
Continental 419 Fund LLC (Continental) is proposing an up-scale, Class “A”, market-rate apartment community on a 27.49-acre site located on the south side of 5th Street that will include 300 units within 15, two-story residential buildings. The project will require an amendment to the Land Use Plan from Urban Medium Density/Commercial to Urban High Density Planned Unit Development along with re-zoning to Urban High Density Planned Unit Development. The proposed density of the project is 10.91 units per acre. Although at a higher density than currently designated for, the proposed use is consistent with the mixed-use development occurring along the Interstate 94 corridor and will buffer and provide transition from the single-family development located immediately north and the commercial development that will occur to the south along Interstate 94. A concept plan of the development is located below.



The project will feature a holding-pond in the northwest corner that will act as a buffer to a portion of the single-family development to the north. The project will only be adjacent to single-family development along the north side with 5th Street and a tree-lined green space acting as a buffer to the single-family dwellings located to the north. The direct frontage to the single-family homes is estimated at 930 feet with approximately 6 to 12 dwellings being in direct proximity to the project.

The proposed project will offer high-quality, townhome style rental units with none of the buildings being greater than two-stories in height. In addition, the project will feature high-quality landscaping and open space with the building improvements incorporating a high percentage of windows, high-quality materials that will include fiber cement board siding and stone masonry, with architecture that will incorporate varied roof lines along with vertical and horizontal articulation. Architectural images of the project follow:







IMPACT OF PROPERTY VALUES ON SURROUNDING PROPERTY

Neighbors may be concerned that the proposed apartment development will affect property values and impact a peaceful environment and neighborhood. This is no different than the initial concerns many neighbors have when an apartment building, residential subdivision, office building, solar garden, or something else is developed on vacant land. We researched issues relating to property values and found no conclusive evidence that suggests the proposed mixed-use development will diminish property values. We studied the value impact from existing

higher-density projects that were adjacent to single-family development to attempt to find market data supporting a measurable impact to adjacent single-family home values. We also researched articles, treatises, and studies that addressed the impacts of development on surrounding residential properties. Our research indicated that there was no measurable impact to single-family homes from higher-density development.

Continental is proposing a low-rise, high-quality apartment development that will have a similar look and appearance to the adjacent single-family and multi-family development in the area. Neighbors have expressed concerns about the impacts of a proposed development; however, it would be minimally invasive, and it would be visually similar to existing residential development. As an example, we included a photograph of the Lennar multi-family product, which is a two-story townhome that like the subject utilizes a row style layout that consists of housing blocks that range from three to eight units. In addition, landscaping, trees, and vegetation would be used as a natural buffer.



MARKET RESEARCH ON PROPERTY VALUES

We conducted market research on single-family property values near recently constructed multi-family developments with an emphasis on projects in the Northeast Metro. The goal of this market research was to determine how single-family home prices are affected by large residential development projects. We identified six recently constructed lower-density townhouse/apartment projects that are situated near single-family residential, and researched home sales four years prior to and following the development project, within a quarter mile radius. Additionally, we confirmed our findings by studying other high-density, high-rise projects, and their effect on surrounding single-family home prices.

The first set of data includes two of Continental’s Spring projects that were developed in the Twin Cities adjacent to single-family residential. The third project was a new multi-family project in Stillwater. In each instance the difference in home sale prices showed an increase in value after the project.

	1	2	3
Project	Springs at Apple Valley	Springs at Egan Drive	Wild Pines
City	Apple Valley	Savage	Stillwater
Year Built	2015	2014	2017
Distance from nearest SF home (approx feet)	120	150	100
RESEARCH & FINDINGS			
Number of home sales in study	24	20	5
Years studied	2011-2017	2010-2017	2013-2017
Difference in home sale prices before vs. after development			
0-0.25-mile radius	+24.7%	+12.1%	+15.6%

We also studied three other projects, including a comparable rental project located in Mahtomedi. Although the projects showed a modest decrease in home values in the before and after study, the decrease was less than 10% with the primary period of time being studied coinciding with the downturn in the housing market that occurred from 2006 and throughout the economic recession. As an example, the S&P Case-Shiller MN-Minneapolis Home Price Index indicated a decrease of 9.18% from January 2002 to January 2011.

	4	5	6
Project	Weston Woods	Pine Grove Gardens	700-718 Mahtomedi
City	White Bear Lake Twp	Stillwater	Mahtomedi
Year Built	2001	2006	2006
Distance from nearest SF home (approx feet)	250	50	55
RESEARCH & FINDINGS			
Number of home sales in study	59	30	72
Years studied	1997-2005	2002-2010	2002-2010
Difference in home sale prices before vs. after development			
0-0.25-mile radius	-7.2%	-6.0%	-1.4%

Lastly, we looked at several higher-density developments across the Twin Cities with an emphasis on multi-story residential that ranged from 6 to 15 stories in height.

	7	8	9
Building	Optum Tower 1	Optum Tower 2	City Bella on Lyndale
Street Address	11020 Optum Circle	11000 Optum Circle	6600 Lyndale Ave S
City	Eden Prairie	Eden Prairie	Richfield
Stories	8	15	15
Height (feet)	138	238	177
Year Built	2014	2015	2004
Distance from nearest SF home (approx feet)	630	1,000	460
RESEARCH & FINDINGS			
Number of home sales in study	51	43	225
Years studied	2010-2017	2011-2017	2000-2008
Difference in home sale prices before vs. after development			
0-0.25-mile radius	-0.4%	24.9%	30.9%

	10	11	12
Building	Gramercy Park Coop	The Lakes Apartments	The Edgewater Calhoun
Street Address	6711 Lake Shore Drive	2622 Lake Street West	1805 Lake Street West
City	Richfield	Minneapolis	Minneapolis
Stories	12	8	6
Height (feet)	125	N/A	83
Year Built	2000	2015	2005
Distance from nearest SF home (approx feet)	230	130	30
RESEARCH & FINDINGS			
Number of home sales in study	186	96	183
Years studied	1996-2004	2011-2017	2001-2009
Difference in home sale prices before vs. after development			
0-0.25-mile radius	-6.5%	14.9%	21.8%

Based on our market study, three out of six lower-density townhouse projects showed a positive impact on surrounding single-family home sales within a quarter mile radius, with rising prices in the four years following the development versus the four years prior. The three projects that showed a modest negative difference in sale price should be accorded less weight because the projects were less recent, and they occurred during a time when home values were impacted by the residential downturn and economic recession. In addition, the higher density projects also showed a trend of positive impact on surrounding single-family residential.

Projects 1 and 2 are the most comparable since they are the same product type as being proposed for the subject. They showed an increase of 12.1% and 24.7% and occurred in 2014 and 2015. Overall, the range in price change of the 12 projects studied was from -7.2% to 30.9% with an average of 10.28% and a median of 15.25%.

Although in many instances a portion of this increase can be tied to market trends it can also be tied to the area being developed, which alleviates uncertainty for existing homeowners regarding the development. Further, the nuisances associated with development and construction are no longer a factor. Because of this relevant, current, local evidence, we conclude that there will be no measurable negative impact on property values of nearby single-family properties if the Springs at Lake Elmo is constructed as proposed. In fact, our market research supports the possibility that the increased offerings and improvement in amenities could be perceived by many in the marketplace as a neighborhood benefit and has a positive impact on property values.

MARKET STUDIES AND RESEARCH

Along with local market research, we reviewed articles written about similar projects around the country. We referenced several studies and have summarized their conclusions:

- Study: The Impact of Commercial Development Surrounding Residential Property Values
By: Jonathan A. Wiley, Ph.D., Department of Real Estate, Georgia State University
Conclusion: "...retail development is the most likely to be considered a neighborhood amenity and an important aspect to community revitalization...Perhaps most surprising is the lack of evidence for negative and significant impacts of commercial developments on housing values. Scores of political arguments to the contrary are voiced at local debates across the nation, yet this research does not find substantive evidence of a negative interaction."
- Study: The Impact of Multifamily Development on Single Family Home Prices in the Greater Boston Area
By: Arah Schuur, which was written in pursuit of graduate degrees in Science in Real Estate Development and City Planning at the Massachusetts Institute of Technology
Conclusion: "In the four cases..., no negative effects in the impact zone were found."
- Article: No, Large Apartment Buildings Won't Devalue Your Home
By: Alex Cecchini, mechanical engineer, for Streets.MN
Conclusion: "...Five of the seven studies found dense development, including affordable and market-rate, had negligible or positive effects on home values."
- Study: Examining the Impact of Mixed-Use/Mixed Income Housing Developments in the Richmond Region
By: Lisa A. Sturtevant, Ph.D. and John McClain, AICP, Center for Regional Analysis, George Mason University

Conclusion: “Overall, this analysis of mixed income/mixed-use house shows that the developments have positive impacts on the surrounding neighborhoods, with relatively strong home price appreciation and lower crime levels...The home prices and assessments of nearby single-family homes were not adversely impacted by the presence of mixed income/mixed-use developments.”

Article: What Does That New Luxury Building in Your Neighborhood Mean for Your Home’s Value?

By: Devon Thorsby, US News

Conclusion: “If the area’s up and growing and there’s a lot of activity, and it’s making the area better, it should make home values go up.” (Matt Nixon, COO, Pendley & Pendley Appraisers in Cumming, Georgia)

Book: Real Estate Damages: An Analysis of Detrimental Conditions
Chapter 3 Case Study

By: Randall Bell, MAI and Orell C. Anderson, MAI

Conclusion: “Based upon the paired sales analysis, no correlation exists between home values and adjacent... shopping centers.”

CONCLUSION

Considering our research and findings, we conclude that there will be no measurable negative impact on property values of nearby single-family properties if the Springs at Lake Elmo is constructed as proposed.

In fact, our market research supports the possibility that the increased offerings and improvement in amenities could be perceived by many in the marketplace as a neighborhood benefit, which could increase property values.

We inspected the subject property along with its neighborhood and investigated information believed to be pertinent to this impact study. To the best of our knowledge and belief, the statements and opinions contained in this report are correct and reasonable. The rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser’s workfile. Shenehon Company is not responsible for unauthorized or improper use of the report.

Ms. Gwyn Wheeler
Page 14
November 8, 2017

Thank you for selecting Shenehon Company for your valuation needs. If you have any questions concerning the report, please contact us at 612.333.6533.

Respectfully,

SHENEHON COMPANY

A handwritten signature in blue ink, appearing to read "C. Stockness".

Christopher J. Stockness
Vice President, Managing Director
Minnesota License No. 20458763
Certified General Appraiser
cstockness@shenehon.com

A handwritten signature in blue ink, appearing to read "R. Strachota".

Robert J. Strachota, MAI, MCBA, CRE®
President, Shareholder
Minnesota License No. 4000882
Certified General Appraiser
value@shenehon.com

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection of the property that is the subject of this report.
10. Katherine A. Ostlund provided significant real property appraisal assistance to the person signing this certification. She gathered and verified information about the property that is the subject of this report, and gathered and analyzed information on the market conditions for this impact assessment.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



Robert J. Strachota, MAI, MCBA, CRE®
President, Shareholder
Minnesota License No. 4000882
Certified General Appraiser

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
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11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.



Christopher J. Stockness
Vice President, Managing Director
Minnesota License No. 20458763
Certified General Appraiser

ROBERT J. STRACHOTA, MAI, MCBA, CRE®

Bob, president and shareholder of Shenehon Company, is a nationally recognized leader in the real estate and business valuation industries. He is highly respected by those seeking professional opinions of value, such as individual property owners, investors, government agencies, corporations, lenders, and courts. Bob holds both the MAI and MCBA designations, the highest professional designation in each industry. During his 30 years of appraisal experience, Bob has completed thousands of appraisals for a wide variety of complex commercial real estate and business properties. Unusual assignments include valuing mining interests, conservation easements, and medical device companies. Bob also regularly advises clients on development matters, feasibility issues, and purchase decisions. Bob is an acclaimed expert witness in federal, state, and district courts, as well as commission hearings and mediations. Litigators rely on his depth of experience, understanding of valuation issues, and knowledge of real estate and financial markets. Bob is frequently invited to speak at valuation seminars and is published in local and national trade journals.

EDUCATION

- University of Minnesota, Master of Business Administration
- University of St. Thomas, Bachelor of Arts, Finance, *with honorable distinction*

LICENSES

- Minnesota License No. 4000882
- Arizona License No. 30727
- Colorado License No. CG40027370
- Florida License No. RZ0002662
- Georgia License No. 336466
- Iowa License No. CG03026
- North Dakota License No. CG-21370
- South Dakota License No. 585CG
- Virginia License No. 4001014234
- Wisconsin License No. 585-010

DESIGNATIONS AND AFFILIATIONS

- Member Appraisal Institute (MAI)
- Master Certified Business Appraiser (MCBA)
- Counselor of Real Estate (CRE®)
- Fellow of the Institute of Business Appraisers (FIBA)
- Master Analyst in Financial Forensics (MAFF™)
- Business Certified Appraiser (BCA)
- Senior Real Property Appraiser (SRPA)
- American Business Appraisers (ABA)
- Minnesota Association of Business Valuation Professional (MABVP)
- University of Minnesota Foundation Real Estate Advisors
- University of St. Thomas Real Estate Advisory Board

PRESENTATIONS

- Presenter, "The Condition of Business and Real Estate Asset Values," Minneapolis Business Law Institute, May 2, 2016
- "Real Estate Taxes: Calculation, Methodology, and Trends," Shenehon Company *Valuation Viewpoint*, May 2016, and BOMA Greater Minneapolis Newsletter, Spring 2016
- Presenter, "Real Estate: Current State of the Market in Minnesota," Minnesota Continuing Legal Education, podcast, January 5, 2016

CHRISTOPHER J. STOCKNESS

Chris is managing director of the real estate division at Shenehon Company. An experienced appraiser, he has valued a wide range of commercial and industrial properties, complex investment portfolios, and ground leases. Over the last few years, Chris has expanded his service area, preparing appraisals for individuals, government agencies, and national lending institutions across the United States and internationally. Clients rely on Chris to appraise residential developments, determine project feasibility, and provide analyses of real estate investment opportunities. Chris has appraised a wide variety of conservation easements and is a nationally-recognized expert in the area. Chris also offers expert testimony, appraisal review, and consulting services. He is currently pursuing the MAI designation through the Appraisal Institute.

EDUCATION

- University of St. Thomas, Bachelor of Science, Real Estate

LICENSES

- Minnesota License No. 20458763
- North Dakota License No. CG-21369

AFFILIATIONS

- National Association of Industrial and Office Properties
- Urban Land Institute
- Associate Member Appraisal Institute

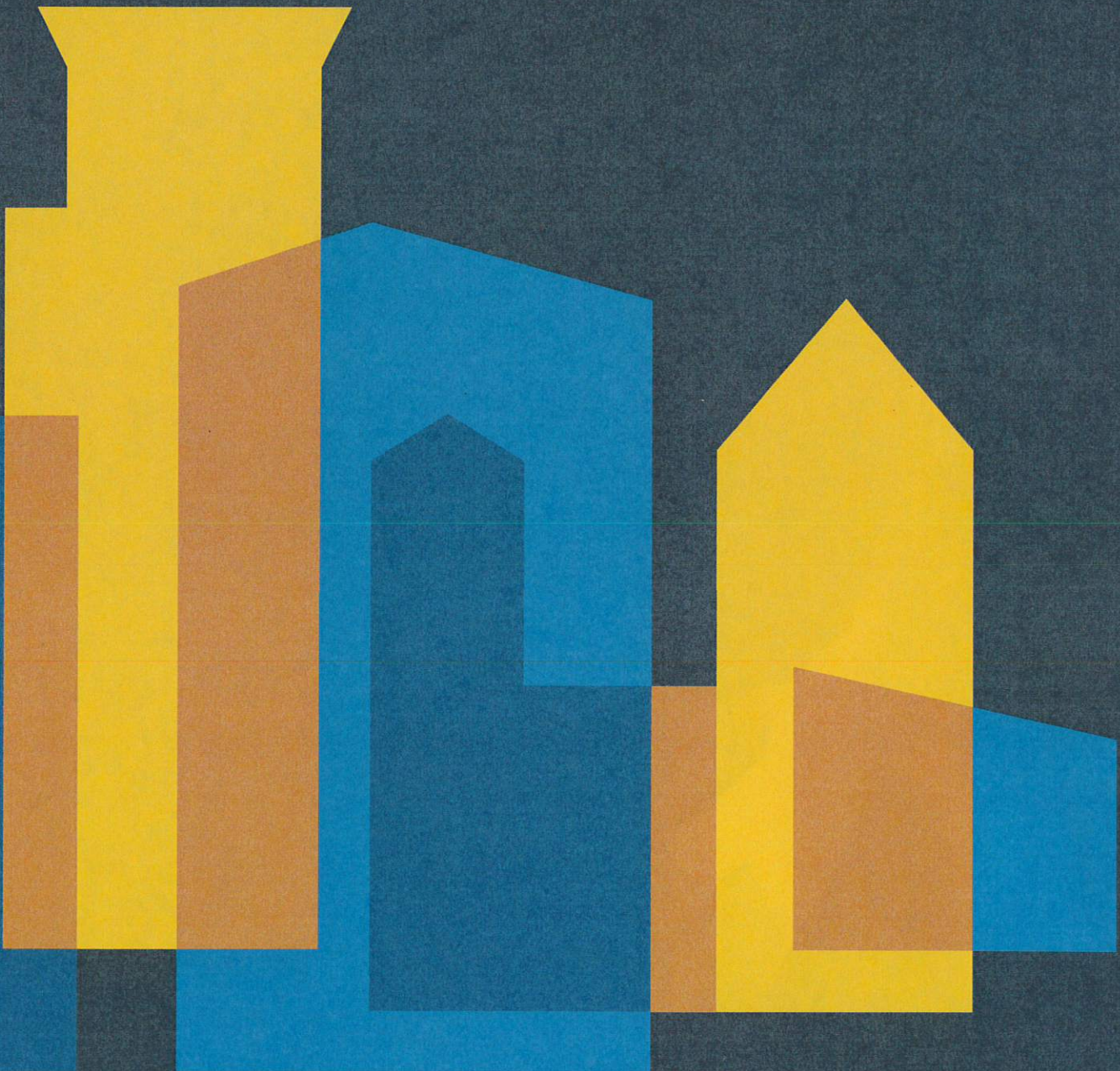
ARTICLES AND PRESENTATIONS

- Panelist, "Critical Capital Markets Update & Office Investment Sales Update," The Office Summit, *Minnesota Real Estate Journal*, December 2, 2016
- Panelist, "Capital Markets Update," The Office Summit, *Minnesota Real Estate Journal*, December 4, 2015
- Presenter, "Valuing and Managing Your Assets," Succession Planning Summit: Real Estate and Private Business, *Minnesota Real Estate Journal*, December 12, 2014
- Presenter, "Critical Capital Market to Investment Strategies," The Office Summit, *Minnesota Real Estate Journal*, December 5, 2014
- "Office Rents in Downtown Minneapolis and Other Major Markets," Shenehon Company *Hot Topic* post, November 2013
- "Employ the Development Cost Approach to Value an Atypical Taking," *Valuation Viewpoint* newsletter, Fall 2009
- "Summary of State of Minnesota vs. Union Pacific Railroad, et al," Shenehon Company *Hot Topic* post, May 2009
- "Appraising Development Projects in Challenging Economic Times," co-author with Thomas Gump and Robert J. Strachota, *Minnesota Real Estate Journal*, August 2008



SHENEHON

BUSINESS & REAL ESTATE VALUATIONS





SHENEHON
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Valuing property and
businesses throughout
the United States since

1929

Shenehon provides appraisals, analyses and consulting to solve complex valuation problems

When you need a reliable market value for your business or property, or are facing a critical decision impacting your assets or business operation, you want accurate information and insightful advice from the most credible source. Shenehon Company is a unique full-service appraisal firm—we have expertise in commercial real estate appraisals and business valuations, with unsurpassed knowledge about the markets and trends. Our competency in both business and real estate valuations makes Shenehon qualified to handle complicated, multi-faceted assignments. Shenehon has a long history of strategically applying our broad experience and skills to help business and property owners throughout the United States navigate valuation issues of all types. Our clients rely on Shenehon Company when making important real estate and business decisions. They look to information in our thoroughly researched, supportable valuations and our consulting analyses with recommendations for practical guidance.

At some point, you will need a valuation. You may want to sell, purchase or gift a property or business, or you may require a market value due to a tax situation or shareholder dispute. It may be a family matter such as estate settlement or marital dissolution that prompts your need for an appraisal. Whatever your valuation problem, Shenehon is able to offer assistance.

Experienced and Dedicated

Shenehon Company appraisers have more than 150 years of appraisal experience and are qualified to prepare valuations on all types of properties and enterprises. We are dedicated to providing every client with a quality valuation and exceptional service. It's just how we do business.

Shenehon Company Services

- Business Valuations
- Commercial Real Estate Appraisals
- Consulting
- Litigation Support and Expert Witness Testimony

Business Valuations

Shenehon Company is one of the few multi-discipline valuation firms in the United States

and is uniquely qualified to handle business valuations of all types in every state. We have 30+ years of experience in determining the market value of business operations and holding companies, and valuing tangible and intangible assets. Additionally, we can appraise any real estate owned by the business to arrive at the final supportable market value of all the assets.

Shenehon's business valuation appraisers are seasoned practitioners who provide analyses and market values for both operating and holding companies, including controlling and partial interest valuations. Assignments include valuations for entities in all industries for purposes such as: estate and gift tax matters, allocations of purchase price, ESOP planning, franchise rights, business damages, bankruptcy, shareholder disputes, patent rights, buy/sell agreements and obtaining SBA or bank financing.

Our appraisers complete assignments from standard valuations of a single-location enterprise to complicated projects such as appraising vast holding companies, mineral rights/mining operations, manufacturing companies, and national and regional service/retail businesses. We have expertise in assigning value to intangible business assets including goodwill, employee expertise, patents, customer lists and brand recognition.

Before we conduct a business valuation, we take the time to completely understand your organization and specific valuation problem, so our report provides the detailed information you need.

A sampling of business valuations completed by Shenehon:

- Medical device manufacturers
- Oil and gas extraction companies
- Wholesalers and national distributorships
- Family restaurant chains
- Companies producing proprietary, licensed agricultural products
- Patent royalties
- International catalog and e-commerce retailers
- Companies producing products and services based on proprietary technologies
- Banks
- Intangible assets



Commercial Real Estate Appraisals

Shenehon Company is nationally recognized in the industry for having the expertise and resources to handle complex real estate valuations in locations throughout the United States. Property owners trust Shenehon appraisers to complete assignments from standard valuations to complicated projects such as valuing commercial property portfolios, large acreage conservation easements, historical structures, corridors/right of ways and multiple block appraisals for use in city special assessments.

Shenehon provides dependable values for facilities in diverse categories such as single-tenant and multi-tenant office, manufacturing/industrial, hotels/conference centers, housing, entertainment, retail, restaurants and schools. Additionally, we determine value for vacant land of all types. Our appraisers have worked in nearly every state in the country and are qualified to work in every U.S. state.

Our real estate appraisals are used for a wide range of purposes including: tax matters, condemnation proceedings, gifting, estate purposes, buy/sell/lease decisions, development strategy and partnership/marital dissolution.

At Shenehon, our goal is to provide objective data to help you solve your valuation problem and make informed decisions. Each appraisal is a thoroughly researched, customized report that clearly communicates your property's value and the data supporting the value. We are committed to fully understanding your specific valuation problem so our analysis and resulting appraisal report addresses your issue.

A sampling of real estate valuations completed by Shenehon:

- Office buildings, retail malls, and hotels located throughout the country
- Condemnations/eminent domain - establishing before and after values, and documenting damages to a property owner due to a permanent or partial taking
- Minimum compensation analysis due to a taking
- Resorts/conference centers, marinas and golf courses
- Child care and educational centers
- Industrial buildings
- Corridors and right-of-ways
- Corporate headquarters
- Apartment buildings
- Gas stations/convenience stores
- Mobile home parks
- Manufacturing plants
- Automobile dealerships
- Senior housing
- Self-storage facilities
- Mining properties



Consulting

Shenehon Company has one of the strongest consulting teams in the appraisal industry. We have built a reputation for our proven ability to gain a deep understanding of a client's valuation problem, collect pertinent market information, and develop analyses and options to guide a client toward the best solution or decision. Clients seek out the experts at Shenehon for customized analyses and recommendations on a wide variety of valuation scenarios, including: feasibility studies, financing options, condemnation proceedings, business damages, buy or lease decisions, shareholder disputes, and investment opportunities.

Consulting assignments completed by Shenehon appraisers are individualized projects that rely on in-depth market/industry research and appraisal methodologies to address a client's unique situation or need.

Shenehon has handled complex projects such as:

- Providing data and market insights to assist with lease/buy/build decisions
- Generating analyses to guide land owners toward the appropriate development option
- Providing documentation for negotiations with local, state and federal tax authorities
- Analyzing financing options, including tax increment financing, and recommending an appropriate strategy
- Completing in-depth rent studies
- Preparing analyses for use in setting land leases
- Completing feasibility studies in a wide variety of industries and scenarios
- Advising on damages and compensation strategy related to condemnation
- Performing damages calculations
- Developing fairness opinions
- Preparing valuations and recommendations related to conservation easements



Litigation Support and Expert Witness Testimony

All Shenehon appraisals are thoroughly researched, supportable and objective valuations that can be relied on during litigation proceedings. Our appraisers are familiar with the level of quality and support necessary for litigation and are well versed in providing unbiased assistance in litigation matters. Shenehon appraisers are respected by the legal community for their depth of experience, understanding of valuation issues and knowledge of real estate and financial markets.

Our valuation professionals have vast experience as objective expert witnesses and have provided support and witness services for proceedings such as arbitrations, mediations, commission hearings and state/federal/district court cases. Over the past 30 years, Shenehon appraisers have built a solid reputation as unbiased expert witnesses and are frequently retained as an expert witness or a neutral appraiser during disputes related to valuation.

We have provided support and testimony related to:

- Shareholder disputes
- Property tax appeals
- IRS proceedings
- Condemnation hearings
- Real estate disputes
- Marital dissolutions
- Special assessment appeals
- Landlord/tenant conflicts
- Inverse condemnation matters



Firm Overview

Our reputation for producing quality valuations began in 1929, when the late F.E. Shenehon founded his real estate appraisal firm in Minneapolis. Since that time, the company has expanded to include not only the appraisal of commercial real estate in the Midwest and throughout the United States, but also the valuation of business enterprises in a wide variety of industries.

Obtaining accurate and reliable industry information and expertise plays a key role in any decision making process. Since its beginnings, Shenehon Company has been dedicated to equipping clients with the tools necessary to make informative and knowledgeable decisions regarding their investments.

Shenehon Company provides clients with quality work prepared by an experienced staff of appraisers/analysts with wide-ranging expertise in the real estate and business valuation fields. This expert knowledge is obtained by incorporating extensive and continuous education with actual field experience. Our top associates have earned designations from the following highly recognized organizations:

- The Counselors of Real Estate® (CRE®)
- Appraisal Institute (MAI)
- Institute of Business Appraisers (CBA)
- American Society of Appraisers (ASA)

In addition to appraisal responsibilities, staff members serve as review appraisers, arbitrators, commissioners, and adjunct faculty members who lecture for valuation-related courses and seminars. Many have also published articles in local and national trade journals. Shenehon Company has earned a highly respected reputation in the area of litigation support, and several staff members have been involved in landmark court decisions.

Quality valuations, exceptional service, and a long-standing dedication to integrity have been the cornerstones upon which we have built our firm.



SHENEHON
BUSINESS & REAL ESTATE VALUATIONS

Minneapolis, MN 55403

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Project Information



**A multifamily residential development
in Lake Elmo, MN**

Springs Apartments

November 13, 2017



COMPREHENSIVE PLAN SUPPORT

Continental's proposed Springs development is consistent with comprehensive planning guidance for the community, as prepared by both the City of Lake Elmo and the Metropolitan Council. Springs at 5th Street multi-family development upholds goals and policies, as follows:

1. As stated by Metropolitan Council, the City of Lake Elmo is in the path-of-growth based on increased jobs and employment opportunities. Residential housing, and a variety of housing choices is a critical component of growth. The Springs at 5th Street fits the pattern for more dense residential development necessary to accommodate forecasted growth in Lake Elmo.
2. The Springs at 5th Street will serve to fulfill a significant portion of Lake Elmo's obligations related to regional growth, as intended by Metropolitan Council.
3. The development will provide a residential density that will "maintain and protect the city's natural resources" since the land is better suited for development rather than conservation along the Interstate Highway 94 ("I-94") Corridor. Further, allocation of residential units between Hudson Boulevard and 5th Street will insulate environmental sensitive natural areas from lower density development.
4. The proposed density for the Springs at 5th Street will allow for 78 acres of raw land in the City limits to remain in its current undeveloped state, and aid the City in achieving a minimum gross density of three (3) units per acre, as stipulated by Metropolitan Council and Regional Development Framework.
5. The community will support the goal of establishment of a new urbanized zone between I-94 and 10th Street. The proposed density will support planned higher intensity development along the interstate corridor and support local businesses to ensure the area remains vibrant.
6. The Springs at 5th Street location is in accordance with Lake Elmo's comprehensive planning goal to relegate high intensity uses along the I-94 corridor, preserving the otherwise rural character of the City.
7. As a potential new housing development in the I-94 Corridor, open space is an important consideration in the Lake Elmo Comprehensive Plan. The Springs at 5th Street will provide roughly 4 acres of high-quality, pedestrian scale, landscaped open space within the nineteen acre subject site.
8. The Springs at 5th Street satisfies all three housing needs in the City, including life-cycle, workforce, AND rental housing. It will enable more people who work in the City to live there, and will attract young professionals as a key demographic.

9. As a housing goal, the Springs at 5th Street will provide high-quality rental housing to balance an otherwise disproportionate percentage of owner occupied housing stock thereby diversifying housing choices.
10. The Springs at 5th Street will offer studios, 1-bedroom, 2-bedroom, and 3-bedroom units at a variety of price points which will serve more resident segments, including young professionals and families.
11. The Springs at 5th Street will serve to retain existing residents in the active adult segment within the greater community, as their housing preferences change over time.
12. Metropolitan Council forecasts 161% household growth for Lake Elmo over the next 13 years. The Springs at 5th Street could fulfill over 15% of the anticipated growth, in an appropriate location and in a sustainable manner.

SPRINGS[®]

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Vision Statement



Springs Apartments are located within vibrant growing communities across the nation, with convenient access to employment and near to prime shopping, dining, and entertainment venues.

Within the Minneapolis/St. Paul metro, the City of Lake Elmo offers all of the conveniences and civic amenities that attract the demographic segments who prefer to rent rather than own their homes including both young professionals and active adults 55 and up. Nationally, trends continue to show that of new households created 59 percent are rental households (National Multi-Housing Council, 2015).

Continental 419 Fund LLC ("Continental") proposes to develop a Class A, market-rate apartment community within the City of Lake Elmo, due to its reputation as a sought-after community to live in and its exceptional apartment fundamentals.

Springs buildings feature a townhouse design two stories in height with private, ground-level entrances to each unit. Many units provide attached, direct-access garages and the community would offer a limited number of detached garages. The apartment would be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

SPRINGS[®]

apartments

The Springs community would feature a clubhouse measuring approximately 4,000 square feet in size. It would include a large gathering room, fitness center, kitchen area, coffee bar, and office space for Continental's property management team. A pool and sun deck for the residents are provided behind the clubhouse along with an outdoor BBQ area. The clubhouse and pool area are served by wireless internet service.

The building elevations provide architectural interest with use of exterior accents, a large percentage of windows, and high quality materials including fiber cement board siding and stone masonry. The buildings create additional high architectural value with use of varied roof lines, and vertical and horizontal articulation.

The typical interiors of the units include dark wood colored cabinets, stainless steel appliances, granite countertops in all kitchens and wood laminate flooring. Select units will be upgraded to include enhanced finishes, painted accent walls, granite countertops throughout, among other features.

Beyond resident amenities and high quality finishes, a sense of place is created for the community through a thoughtfully designed site plan. Ample open space and landscaping, courtyards, and pedestrian connectivity throughout foster neighbor interaction and contribute to place making. An emphasis on building placement means that architecture is the focus. The development will be enclosed and secured by perimeter fencing and automatic vehicular gates at the community entry.

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Comprehensive Plan Amendment & PUD General Concept Plan Request

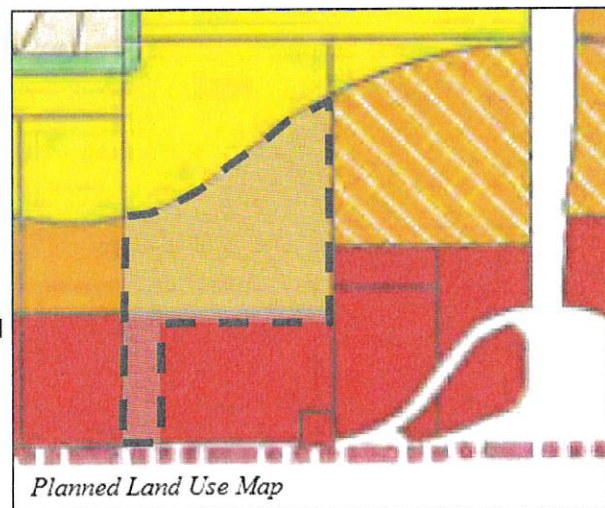
The proposed site for the Springs Apartment community in Lake Elmo is generally located at the west of Keats Avenue on the south side of 5th Street, as shown on the enclosed site plan. Continental 419 Fund LLC ("Continental") proposes an up-scale, market-rate apartment community on the 21.6 acre site.

Continental's proposed apartment community includes 300 units within 15 residential buildings. The buildings will offer a townhouse design featuring two stories with private, ground-level entrances to each unit. Residents will have a choice between attached, direct-access garages, detached garages and ample surface parking to best fit their needs. There will be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units, as broken down in the chart to the right.

UNIT TYPE	NUMBER OF UNTIS
STUDIO	30
1-BEDROOM	120
2-BEDROOM	120
3-BEDROOM	30

A Comprehensive Plan - Planned Land Use Map amendment from Urban Medium Density/Commercial to Urban High Density as well as a rezoning from Rural Development Transitional (RT) to Urban High Density Planned Unit Development (HDR-PUD), are both being requested as part of Continental's proposal.

The current Planned Land Use designation of Urban Medium Density on the majority of the property allows for residential densities up to 7 units per acre; with greater densities allowed through the PUD process. This category allows for a variety of housing types including up to three-story apartment buildings. A small portion of the property fronting Hudson Blvd. is currently designated Commercial, which allows for residential uses as part of a mixed use development. The requested change to Urban High Density allows for residential densities from 7.5 to 15 units per acre. Continental's request proposes two-story buildings at a density of 10.91 du/acre per the Met Council's density calculation method.



The Springs location is in accordance with Lake Elmo's comprehensive planning goal to locate high intensity uses along the I-94 corridor, preserving the otherwise rural character of the City. The proposed multifamily apartment development serves as a natural transition between the lower density residential to the north of the property and future commercial uses to the south. The proposed development will provide a residential density that will "maintain and protect the city's natural resources", because the land is better suited for development rather than conservation along the Interstate Highway 94 ("I-94")

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apartments

Corridor. The proposed density will provide a strong, up-scale residential base that will support commercial development along the I-94 corridor, ensuring synergy and vibrancy that attracts high quality businesses.

The existing RT district zoning is an interim holding zone. Rezoning to HDR is required for the proposed density and a PUD is necessary to have more than one principal building per parcel of land. Continental's proposal will meet or exceed the criteria of the base HDR zoning district. Additionally, the Springs will be a high quality apartment community that is compatible in architecture and scale to the adjacent homes. Continental would like the opportunity to provide a unique, upscale rental housing option in this very fitting location to support the City's growth.



FACTS & HIGHLIGHTS

CONTINENTAL'S DEVELOPMENT EXPERIENCE

Continental Properties' portfolio currently includes over 75 owned properties. This nationwide portfolio is comprised of nearly 3.2 million square feet of retail space, 13,145 multi-family apartment homes in 49 communities, and 250 rooms in one hotel. To date, Continental Properties has developed more than 14 million square feet of retail and office space, and developed more than 18,500 apartment homes in 18 states.

SPRINGS APARTMENTS

Springs multi-family development emphasizes the development of suburban townhome-style apartment communities on the best sites, in the strongest sub-markets in markets with excellent supply and demand characteristics. In addition to retail, Springs Property Management is first-class; Continental's portfolio of projects reflects that in its various communities throughout the US.

HUDSON BOULEVARD & 5th STREET CORRIDOR BENEFITS

Springs at 5th Street benefits the community and vicinity by offering a residential product segment that is much needed in the area, and a housing type that will support City population growth initiatives, existing businesses and, future commercial development in the West Gateway Sub Area.

The apartment development will house up to 300 new households and support a population of roughly 490 people with significantly more disposable income than their single-family counterparts. Continental estimates the total annual expenditures per Springs household is roughly \$50,000 and will thereby contribute roughly \$13.5 million each year to the local economy.

Proposed development provides a smooth transition from existing multifamily residential development to the east and higher intensity retail corridor along I-94 with two-story, multifamily residential at a scale consistent with the vicinity and neighborhood. The overall development will include adequate circulation between the multifamily and commercial uses, including construction of a future north-south connector between Hudson Boulevard and 5th Street.

LOCAL COMMITMENT, INVESTMENT & JOB CREATION

Apartment communities represent a significant financial investment in the local economy with short and long term economic benefits. Continental will have a long term commitment and investment to both the Springs development and the City of Lake Elmo. The total project cost and investment is approximately \$50 million for the multi-family development alone.

The Springs creates additional real estate property tax revenue and will also create numerous jobs in the short and long term. In addition, these residents will be generating sales tax dollars by shopping and dining at local businesses. Springs at 5th Street multifamily development will generate approximately \$690,000 annually in real estate taxes.

The construction of 1,000 apartment units generates 1,160 full-time jobs and produces \$55,000,000 in wages. Over the long term, 100 apartment units supports 32 local jobs. The Springs Apartments could support over 350 local jobs.

COMMUNITY CHARACTERISTICS & OPERATIONS

In addition to ownership, Continental will manage the community with full time, on-site leasing and maintenance staff. Continental has an exhaustive screening process for potential residents, which includes income/credit history, rental history, and criminal background checks.

The layout of the Springs promotes a community feel with high quality landscaping and abundant amenities for residents, including a wireless clubhouse and pool. In addition, the project will establish good pedestrian connectivity within the community and to the public right-of-way.

The community features two-story buildings with private, ground-level, direct access entries to each unit creating the appearance and feel of a townhouse. The architecture is enhanced to include horizontal and vertical articulation, varied roof lines, architectural accents, a variety of natural materials, and a high percentage of glass.

The community will offer exceptional interior features including cherry wood colored cabinets, black appliances and wood laminate flooring. Many units will offer upgraded finishes including stainless steel appliances and granite countertops.



SAVONA LDR Zoning

SAVONA MDR Zoning

EBERTZ Commercial Zoning

DPS-LAKE ELMO LLC

DPS-LAKE ELMO LLC

HUDSON BLVD

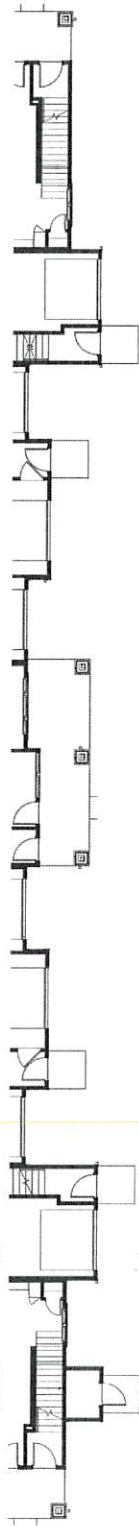
Future Road

SPRINGS APARTMENTS

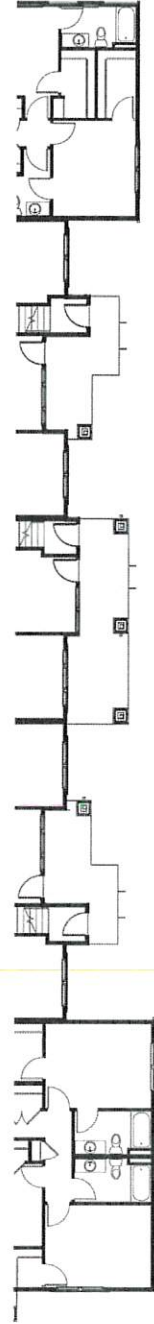
LAKE ELMO, MN



Front Elevation
SCALE: 1/8" = 1'-0"



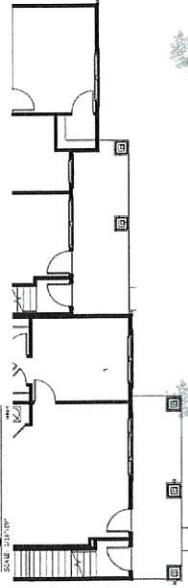
Rear Elevation
SCALE: 1/8" = 1'-0"



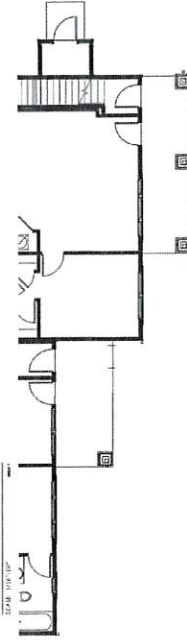
BUILDING B20



Right Elevation



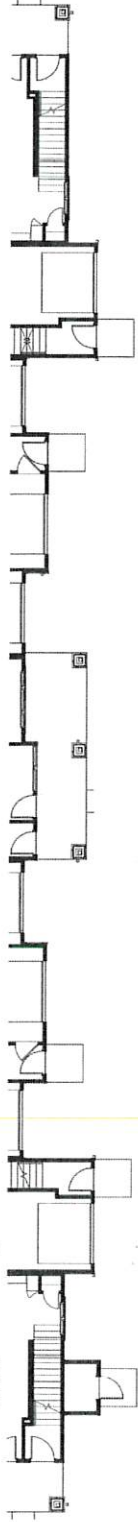
Left Elevation



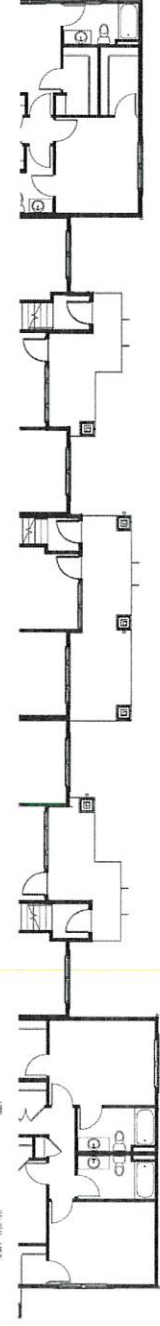
BUILDING B20



Front Elevation
SCALE: 1/8" = 1'-0"



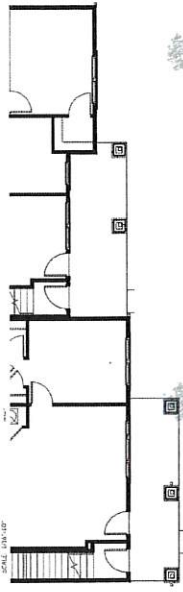
Rear Elevation
SCALE: 1/8" = 1'-0"



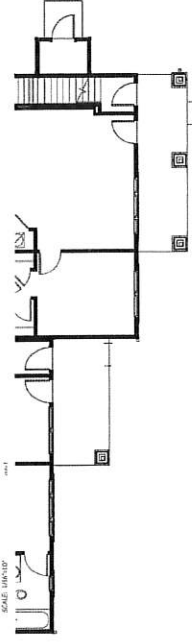
BUILDING B20



Right Elevation



Left Elevation



BUILDING B20

ZONING CODE COMPARISON				
	URBAN MDR ZONING DISTRICT	URBAN HDR ZONING DISTRICT	PROPOSED MULTIFAMILY DEVELOPMENT	MEETS MDR**
MINIMUM LOT AREA	4,000 sf / unit	1,800 sf / unit	21.6 acres (3,136 sf/unit)	
OPEN SPACE REQUIREMENT	300 sf / unit	200 sf / unit	1,348 sf / unit	Y
BUILDING SETBACK- FRONT	25' from 5th St	20' from 5th St	25' - 236' from 5th St	Y
BUILDING SETBACK- REAR	20'	20'	60'	Y
BUILDING SETBACK- SIDE	10'	10'	40'	Y
BUILDING HEIGHT	3 Stories - 35' *	stories n/a - 50'	2 stories - 32'	Y
BUILDING HEIGHT-CLUBHOUSE	35'	50'	30'	Y
LOT COVERAGE	50%	75%	58%	
DENSITY	0 - 7.0 du/ac	7.5 du/ac - 15.0 du/ac	10.91 du/ac	
BUILDING SEPARATION	N/A	N/A	30' min.	Y
PARKING	1.75 spaces / unit	1.75 spaces / unit	1.75 spaces / unit	Y
GARAGE PARKING	N/A	N/A	162 spaces (.54 / unit)	Y
LANDSCAPING	154.258 of Zoning Code	154.258 of Zoning Code	Exceeds	Y
LIGHTING	150.035 - 150.038 of Zoning Code	150.035 - 150.038 of Zoning Code	Meets	Y

* Comprehensive Plan

** All sections meet HDR codes at a minimum

Population Analysis

USE	DENSITY	UNITS	BUILDINGS	POPULATION*
SINGLE FAMILY HOME - DETACHED	6.2	179	179	501
SINGLE FAMILY HOME - ATTACHED	8.4	241	30	676
MANUFACTURED HOME PARK	6.2	179	179	500

*Lake Elmo Average Household Size = 2.8

Springs Apartments	13.89	300	15	528**
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**Springs Average Household Size = 1.8

Assumes 97.7% occupancy based on Minneapolis Market according to MPF research Q2



Swing Traffic Solutions

September 15, 2017

To: Mark Anderson, PE, Sambatek, Inc.
Gwyn Wheeler, Continental Properties

From: Vernon Swing, PE

Re: Trip Generation Study – Continental Properties Multi-Family, Lake Elmo, MN

Per your request, Swing Traffic Solutions has conducted a trip generation analysis for the proposed Continental Properties’ 300 unit Multi-family medium density apartment development in Lake Elmo, MN. The site is located approximately one quarter mile to the west of Keats Avenue North, between Hudson Road to the south and 5th Street North to the north. The site extends westward about one quarter mile and is bordered on the west by a future street (FS). Full access to the site is proposed along FS nearly 408 feet north of Hudson Road, and a gated emergency vehicle only access is proposed along 5th Street North.

The trip generation for the proposed development has been estimated based on the methodology described by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 9th Edition. Table 1 summarizes the findings.

Table 1
Trip Generation

Land Use	AM Peak Hour		PM Peak Hour		Daily Trips
	Enter	Exit	Enter	Exit	
Apartments (300 units)	31 Trips	122 Trips	121 Trips	65 Trips	1,995 Trips
TOTAL	153 Trips		186 Trips		1,995 Trips

As shown in Table 1, the site will generate 31 entering and 122 exiting trips during the morning traffic peak; and 121 entering and 65 exiting trips in the during the afternoon traffic peak.

Review of the current and projected traffic conditions, as documented by MnDOT and as discussed in the City of Lake Elmo Comprehensive Plan, suggests about 70 percent of the AM Peak site generated traffic will be from/going to the west and 30 percent of the site generated traffic will be generally from/going to the east. Similarly, in the PM peak approximately 65 percent of the site generated traffic will be from/going to west and 35 percent will be from/going to the east. In other words of the 122 exiting vehicles during the AM Peak approximately 85 would be destined to Inwood Avenue North to the west, while approximately 37 would be destined to Keats Avenue North to the east. It is expected the westbound traffic will use the FS access and split evenly between 5th Street North and Hudson Boulevard North to go west to Inwood Avenue North. The eastbound site generated traffic will also exit via the FS

access and will split evenly between 5th Street North and Hudson Boulevard North to access the regional road network via Keats Avenue North.

Similarly, in the PM Peak, approximately 79 of the 121 entering trips will arrive from Inwood Avenue North on the west and will likely split evenly between the two collector roads, Hudson Boulevard North and 5th Street North.

Swing Traffic Solutions has also reviewed the existing and projected future traffic volumes on the roadways surrounding the site to determine if there is sufficient roadway capacity to accommodate the projected site generated traffic. Currently Hudson Boulevard North carries approximately 4,600 vehicles per day between Inwood Avenue North and Keats Avenue North. Future traffic volume projections, which take development of the subject property into account, show Hudson Boulevard North carrying approximately 6,000 vehicles per day between Inwood Avenue North and Keats Avenue North, and 5th Street North carrying 4,500 trips per day between the same roads. Using the roadway capacity criteria adopted by MnDOT's State-Aid, MetCouncil and Washington County, which states that 2-lane roads in suburban areas have sufficient capacity to carry 10,000 cars per day without geometric improvements, it is concluded there exists sufficient roadway capacity for the proposed multi-family apartment development.

In conclusion, the proposed development has appropriate access to the site and to the surrounding roadway network. The addition of proposed development has been accounted for in the City's future roadway traffic projections and is anticipated to account for approximately 10 percent of the daily traffic in the site vicinity on Hudson Boulevard North and 5th Street North. The future traffic projections for the two collector roads include the development of the proposed apartments, and include substantial reserve capacity. In other words, the roadway network serving the proposed development will function well with the apartment project.

Please contact Vernon Swing at vswingtraffic@gmail.com or 612-968-4142 with any questions.

NWC I-94 & Keats Ave- Lake Elmo, MN 55042 Springs Apartments

	3 miles		City of Lake Elmo		Minneapolis MSA	
2016/2021 Snapshot						
Total Population (2016)	40,999		8,720		3,528,215	
Total Households (2016)	15,472		3,013		1,368,184	
Population Annual Growth Rate (2010-2016)	1.0%		1.3%		0.8%	
Household Annual Growth Rate (2010-2016)	1.1%		1.4%		0.8%	
Population Annual Growth Rate (2016-2021, projected)	1.2%		1.8%		1.0%	
Household Annual Growth Rate (2016-2021, projected)	1.3%		1.8%		1.0%	
Median Household Income (2016)	\$93,418		\$105,563		\$69,934	
Average Household Income (2016)	\$121,545		\$143,106		\$93,281	
Per Capita Income (2016)	\$45,218		\$49,578		\$36,470	
Median Net Worth (2016)	\$322,105		\$500,001		\$167,075	
Median Disposable Income (2016)	\$66,609		\$76,563		\$54,208	
College Educated Population (2016)	52%		48%		41%	
Average Household Size (2016)	2.64		2.88		2.53	
Total Households (2010)	14,488		2,770		1,299,635	
2016 Households by Income						
Total Households	15,472		3,013		1,368,184	
<\$15,000	597	4%	137	5%	114,055	8%
\$15,000 - \$24,999	679	4%	141	5%	93,419	7%
\$25,000 - \$34,999	676	4%	131	4%	107,019	8%
\$35,000 - \$49,999	1,231	8%	176	6%	158,647	12%
\$50,000 - \$74,999	2,605	17%	424	14%	248,223	18%
\$75,000 - \$99,999	2,469	16%	402	13%	196,247	14%
\$100,000 - \$149,999	3,280	21%	591	20%	246,016	18%
\$150,000 - \$199,999	1,813	12%	394	13%	103,396	8%
\$200,000+	2,123	14%	617	20%	101,162	7%
2016 Population by Age						
Total Population	40,999		8,720		3,528,215	
0 - 4	2,624	6%	380	4%	226,557	6%
5 - 19	8,925	22%	1,959	22%	704,511	20%
20 - 34	7,566	18%	1,223	14%	735,747	21%
35 - 49	8,666	21%	1,603	18%	704,889	20%
50 - 64	8,924	22%	2,324	27%	704,403	20%
65 - 84	3,880	9%	1,150	13%	391,477	11%
85 +	414	1%	81	1%	60,631	2%
Median Age	37.4		44.1		37.0	
2016 Housing Summary						
Total Housing Units	16,247		3,125		1,457,936	
Owner Occupied Housing Units	78%		92%		66%	
Renter Occupied Housing Units	17%		5%		28%	
Vacant Housing Units	5%		4%		6%	
Median Home Value (Owner Occupied)	\$285,252		\$419,765		\$237,360	
2016 Business Summary						
Total Employees (Daytime Employment)	24,620		3,974		2,214,475	
Total Businesses	1,922		402		141,287	

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. Esri forecasts for 2016 and 2021.

NWC I-94 & Keats Ave- Lake Elmo, MN 55042 Springs Apartments

	3 miles	City of Lake Elmo	Minneapolis MSA
2016-2021 Projected Annual Average Population Growth Rate by Age			
Total Population	40,999	8,720	3,528,215
0 - 4	27 1.0%	5 1.4%	1,552 0.7%
5 - 19	0 0.0%	-23 -1.2%	2,521 0.4%
20 - 34	3 0.0%	31 2.5%	2,524 0.3%
35 - 49	160 1.8%	-1 -0.1%	6,692 0.9%
50 - 64	41 0.5%	43 1.9%	455 0.1%
65 - 84	267 6.9%	95 8.2%	19,671 5.0%
85 +	21 5.1%	8 9.9%	917 1.5%

2016 Households (Age 25-34) by Income

HH Income Base	3 miles	City of Lake Elmo	Minneapolis MSA
HH Income Base	2,377	233	232,383
<\$15,000	83 3%	14 6%	20,495 9%
\$15,000-\$24,999	87 4%	14 6%	14,904 6%
\$25,000-\$34,999	107 5%	13 6%	20,198 9%
\$35,000-\$49,999	218 9%	20 9%	30,555 13%
\$50,000-\$74,999	520 22%	40 17%	48,740 21%
\$75,000-\$99,999	451 19%	35 15%	35,370 15%
\$100,000-\$149,999	530 22%	46 20%	39,775 17%
\$150,000-\$199,999	208 9%	29 12%	14,226 6%
\$200,000+	173 7%	22 9%	8,120 3%
Median HH Income	\$82,679	\$84,278	\$62,928
Average HH Income	\$102,404	\$108,274	\$79,654

2016 Employed Population 16+ by Occupation

Total Civilian Labor Force (Age 16+)	3 miles	City of Lake Elmo	Minneapolis MSA
Total Civilian Labor Force (Age 16+)	23,726	4,946	1,996,290
White Collar	17,320 73.0%	3,430 69.3%	1,273,259 63.8%
Management/Business/Financial	8,223 34.7%	1,591 32.2%	535,038 26.8%
Professional	3,560 15.0%	788 15.9%	300,519 15.1%
Sales	2,632 11.1%	527 10.7%	193,107 9.7%
Administrative Support	2,905 12.2%	524 10.6%	244,595 12.3%
Services	3,001 12.6%	571 11.5%	303,259 15.2%
Blue Collar	2,786 11.7%	795 16.1%	338,083 16.9%
Farming/Forestry/Fishing	59 0.2%	38 0.8%	8,758 0.4%
Construction/Extraction	613 2.6%	279 5.6%	74,829 3.7%
Maintenance/Repair	343 1.4%	169 3.4%	42,940 2.2%
Production	900 3.8%	119 2.4%	117,752 5.9%
Transportation/Moving	871 3.7%	190 3.8%	93,804 4.7%



Who Lives in Springs® Communities

October 17, 2017

Springs® residents are typically young adults or empty nesters with above average incomes.

- 48% of residents are 20 - 34 years old
- 20% of residents are 50+ years old
- Only 8% of residents are school age children (age 5 - 18)
- Residents have a median household income of \$70,000, as compared to the USA median household income of \$56,100
- Residents have a per capita income of \$49,000, as compared to the USA per capita income of \$30,800

Number of Springs® Communities	37
Number of Households	7,554
Number of Residents	13,866
Income	
Average Household Income	\$88,200
Median Household Income	\$70,000
Per Capita Income	\$49,000
Age	
Median Age	30
Average Age	34
% Pre-School Age Children (0-4)	3%
% School Age Children (5-18)	8%
% Age Under 20	13%
% Age 20 - 34	48%
% Age 35 - 49	20%
% Age 50 - 65	15%
% Age Over 65	5%
Gender	
Male	49%
Female	51%
Households	
Average Household Size	1.8

Where Our Residents Work

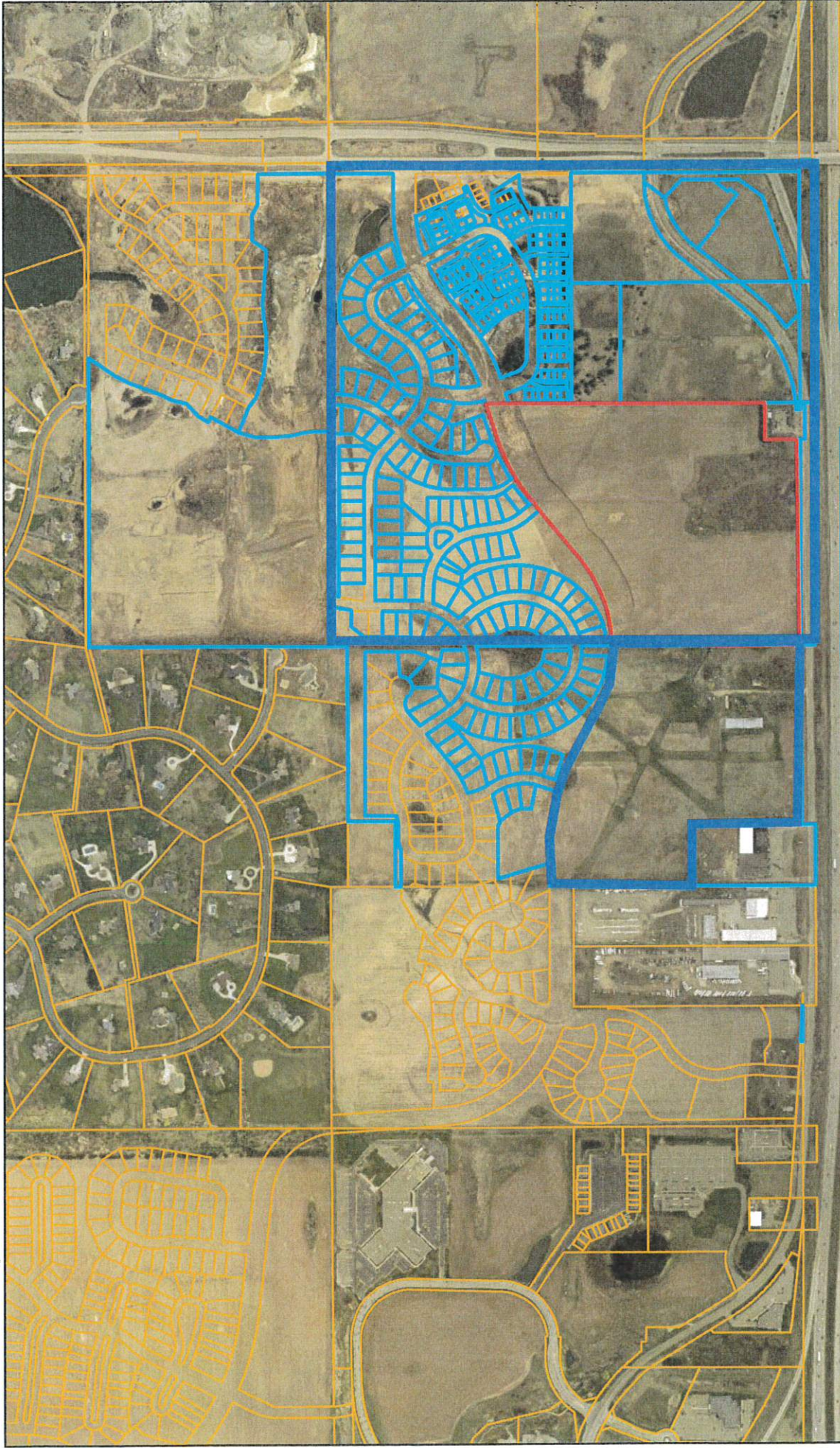
- Education
- Manufacturing
- Health Care
- Finance/Insurance
- Real Estate
- Technology
- Management
- Service Industries
- Police & Fire Department

Estimated Annual Spending by Residents
Springs Apartments (Lake Elmo, MN)
Minneapolis-St. Paul, MN MSA

September 20, 2017

	Avg. Annual Expenditure
Apparel and Services	\$ 2,444
Computer	\$ 259
Entertainment & Recreation	\$ 3,498
Financial	\$ 2,908
Food	\$ 10,289
Health	\$ 723
Home	\$ 18,711
Household Furnishings and Equipment	\$ 1,332
Household Operations	\$ 1,923
Insurance	\$ 7,492
Transportation	\$ 7,291
Travel	\$ 1,702
Total Average Annual Expenditures per Household	\$ 58,571
LESS "Homeowner Expenses"	
Mortgage Payment and Basics (11)	\$ 10,490
Maintenance and Remodeling Services	\$ 2,099
Maintenance and Remodeling Materials (12)	\$ 420
Lawn and Garden (16)	\$ 472
Subtotal	\$ 13,480
Subtotal - Annual Expenditures per Renter Household Excluding Rent	\$ 45,091
Average monthly rent at Springs	\$ 1,491
Plus Average Annual Rent	\$ 17,892
Total Annual Expenditures per Springs Household	\$ 62,983
Total Units at Property	300
Total Households (95% occupancy)	285
Total Annual Expenditures by Springs Households	\$ 18,000,000

Source: CPCI Analysis, ESRI 2016 "Retail Goods and Services Expenditures" report



Parcel ID: 3402921430003

Parcel Address:

No Address Available For This Property

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

 - Properties Invited to
both neighborhood
meetings

This drawing is the result of the compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.

Springs Apartments- Neighborhood Meeting

8/2/2017

5:30pm – 7:30pm

120 households invited, approximately 23 people attended

Continental Attendees:

Gwyn Wheeler – Development Director

Caitlin LaJoie – Development Coordinator

Sara Johnson – Senior Development Director

Eric Thom – Vice President of Development Services

General questions:

- a) What is the anticipated rental rate for the apartment homes?

Answer: Base rent for the standard units are \$1,000-\$2,000, exclusive of garage options, pet rent, and other optional amenities.

- b) Neighbors are very pleased to see private entrances to each unit. How many bedrooms are provided in the apartment homes?

Answer: 10% studio (30 units), 40% 1 bedroom (120 units), 40% 2 bedrooms (120 units), 10% 3 bedrooms (30 units). Each building has a mix of all unit types.

- c) Neighbors understand the need for multifamily development in Lake Elmo. What happens if Continental has trouble keeping the apartment homes occupied?

Answer: Continental has completed a significant amount of market research on the submarket, and is confident in the demand for rental units. Continental does not anticipate any difficulties during lease up due to the existing demand. Continental's business plan is to develop and manage the property as an asset in their portfolio. It is not the desire of Continental to devalue its assets by lowering the rents.

- d) Neighbors like the idea of a high-end community such as the Springs. What type of interior finishes are provided in the apartment homes?

Answer: Continental developments are considered Class A apartment units. Continental uses high end durable finishes throughout the property. All units will have granite counter tops in the kitchen, upgraded units with granite counters throughout as well as stainless steel appliances.

- e) Neighbors complimented the architecture of the Springs communities and felt it was very compatible with the neighborhood. What type of exterior finishes are planned for the buildings?

Answer: Continental's two-story buildings and direct access units are very similar in scale to the adjacent single family and townhomes. The building elevations provide architectural interest with varying use of architectural accents, a large percentage of windows, and high-quality materials including fiber cement board siding and stone masonry. The buildings create additional architectural appeal with varied roof lines, along with both vertical and horizontal articulation.

- f) Neighbors were impressed with the amenity package offered at the Springs community. What amenities are all included for Springs tenants?

Answer: Continental's gated and fenced apartment community will include a tenant clubhouse with large multi-purpose room for events, a 24-hour fitness facility with garage door for open-air workouts during warmer months, and a resort-style pool and grilling area. Springs communities are pet friendly, and as such, two fenced pet playgrounds are available for tenant use. A car care center and pet spa area are also available to tenants free of charge.

Conceptual Site Plan discussion:

- a) The neighbors appreciated the building placement and buffering provided on the site plan. What type of landscaping will be provided in the buffer area?

Answer: In addition to substantially increasing the buffer area provided (code requires 20', Continental is providing 20' - 250' from the buildings to the property line), Continental will provide

high quality landscaping that will meet or exceed the code criteria of the City.

- b) The neighbors were pleased to see a future connection between Hudson Blvd. and 5th Street and no resident access onto 5th Street. How is the development accessed by residents?

Answer: Continental's development will have one main gated vehicular access point on the future north-south road to be constructed as part of Continental's development. An addition fire access point is likely to be required off 5th Street, however, the specific location of that access will need to be coordinated with the City Fire Marshal. Pedestrian access gates will provide connectivity to public sidewalks.

- a) The neighbors liked that the community would be gated and fenced to establish the high quality of the development. What type of fence will be used at the perimeter of the property?

Answer: The fence will be a decorative 4'-5' high wrought iron style black aluminum fence.

Project Schedule:

- a) What is the City approval timeline and length of construction?

Answer: Continental expects to submit for city approval in late August for a September Planning Commission meeting and an October City Council meeting. Addition approvals and permit reviews will be necessary which will lead to an estimated Spring 2018 ground breaking. The Clubhouse and 1st building would be expected to open in Spring of 2019 with construction to be complete by Spring of 2020.

Lake Elmo Neighborhood Meeting

Holiday Inn Hotel and Suites

8511 Hudson Boulevard, Lake Elmo, MN 55042

Wednesday, August 2, 2017

	Name	Address	Phone	E-Mail
1	Sara Johnson	Continental Properties	202-502-5500	
2	Gwyn Wheeler			
3	Carlin Lapre			
4	Eric Thom	↓	↓	
5	Maute Zach			izack49@gmail.com
6	Lynda Stimmich			L M Hennesch@hotmail.com
7	Bob Klinski			
8	Michelle Tague			
9	Dorci Shuman	9916 5th St. Lawa		
10	Terry Shuman	" "	651-900-2373	TERRANCE.SCHUMAN@COMPAST.NET
11	Michael Tague	Savona		MTAGUE@cityofwsp.org
12	Michelle Tague			mltague1@yahoo.com
13	Anisa Batah	Savona	657-494-7052	dibattah1@gmail.com
14	Ebertz	Woodbury, MN	651 739 0427	JG Ebertz@aol.com
15	Jessica Stott	Savona		jstott@gmail.com

Lake Elmo Neighborhood Meeting

Holiday Inn Hotel and Suites

8511 Hudson Boulevard, Lake Elmo, MN 55042

Wednesday, August 2, 2017

	Name	Address	Phone	E-Mail
16	31 Matt Kell		612-639-5271	matkell1@edinarescalv.com
17	32 Russ + Judy Leonard		920 428-9899	jleonard1988@gmail.com
18	33 Alan Dale	Wayzata. Mn	612-718-3793	
19	34 Brady Grandos		630-359-1324	b_grandos@yahoo.com
20	35 Rob Graf		612 697101	RWGHLI@GMAIL.COM
21	36 Adrian Cook	Savona		ADRIANHCOCK@GMAIL.COM
22	37 Kaye Ranquel	Savona		Kranquel3@hotmail.com
23	38 Lauren Willett	Sawyer		lauren.willett@outlook.com
24	39 DAN ESHLEMAN	Savona		dane.eshleman@gmail.com
25	40 Tim Thomas	SAVONA		march1571996@comcast.net
26	41 Jake Ehardt	Woodbury	6517390427	jg_ehardt@aol.com
42				
43				
44				
45				

Springs Apartments- Neighborhood Meeting

9/21/2017

6:00pm

120 households invited, approximately 6 neighbors attended

Continental Attendees:

Gwyn Wheeler – Development Director

Caitlin LaJoie – Development Coordinator

Robert McCaigue – Development Associate

Eric Thom – Vice President of Development Services

General questions:

- a) What happens if Continental has trouble keeping the apartment homes occupied?

Answer: Continental has completed a significant amount of market research on the submarket, and is confident in the demand for rental units. Continental does not anticipate any difficulties during lease up due to the existing demand. Continental's business plan is to develop and manage the property as an asset in their portfolio. It is not the desire of Continental to devalue its assets by lowering the rents.

- b) Neighbors expressed concern about having income restricted apartments near their neighborhood. Are any units in the proposed development currently or will ever become income restricted or "Section 8"?

Answer: All Springs communities are market rate. All of Continental's development are conventionally financed with private equity partners. No incentives or tax subsidies are being pursued. Continental believes that the strong apartment fundamentals and high quality of the project will prevent the property from ever having an income restricted component.

- c) Neighbors expressed concern about how the development will be maintained as it ages.

Answer: Continental owns and operates all its Springs properties. No 3rd party management companies are used. Continental employs on-site management that includes a property manager, leasing agents, and maintenance staff. Upgrades and repair to the community are completed on an as needed basis and as units before available for re-leasing. It is not the desire of Continental to devalue its assets by allowing the properties to go into disrepair.

- d) Neighbors expressed concern about negative impacts on home values in the area.

Answer: Continental does not believe that there will be any negative impact on home values due to the high quality of the development. The average rent for a Springs unit is comparable to a mortgage payment for a Savona Townhome and the mortgage of an average priced single-family home in Lake Elmo.

Conceptual Site Plan discussion:

- a) The neighbors expressed concern about views from their homes. What type of landscaping will be provided in the area adjacent to 5th Street?

Answer: In addition to substantially increasing the buffer area provided (code requires 20', Continental is providing 20' - 250' from the buildings to the property line), Continental will provide high quality landscaping that will exceed the code criteria of the City.

- b) The neighbors expressed concern about traffic impact on 5th Street.

Answer: Continental will provide a future north south connection with the development that will help disperse traffic in the area. In addition, Continental's obtained a preliminary traffic memo from a traffic Engineer. Hudson and 5th Street are designated for a capacity of 10,000 vehicular trips a day. It is currently operating at less than 50% capacity. There exists sufficient roadway capacity for the proposed Springs multi-family apartment development.

Lake Elmo Neighborhood Meeting

Holiday Inn - Lake Elmo
September 21, 2017

	Name	Address	Phone	E-Mail
1	Stefany Lorans	9918 7th St N ^{off Elm}		anaverona@gmail.com
2	Sally + Carl Gatti	243 Juniper Ave N		Sgatti@excite.com
3	Christina Wilson	2871 Legion Ave		
4	J. Bump	Janet ~		
5	Kelsey Fshienan	565 Juniper CTN		
6	Michael Kobe	9616 Jones Rd N		
7	ANISABATAH	9648 JUNCO RD N		abatah21@gmail.com
8	Tucker Pearce	9811 7th St N Lake Elmo		tucker@pearceweb.com
9				
10				
11				
12				
13				
14				
15				

Proposed Springs Proposal in Lake Elmo, MN

Support vs Opposition Exhibit





- Residents/Business Owners in Support
- Savona Petition Signature locations

Gwyn Wheeler

From: Alan Dale <ADale@mntile.com>
Sent: Sunday, September 17, 2017 2:20 PM
To: 'khandt@lakeelmo.org'
Subject: Continental Properties

Kristina,

I am the owner of the property that Continental Properties has proposed building an apartment community.

I want to express my support for the apartment project on our Lake Elmo property between 5th Street and Hudson Boulevard.

I have been working with Continental for more than 2 years and have visited their other 2 impressive local apartment projects. I find that they are professional, have a national presence and reputation and build high quality projects. Continental will be a long term asset to the community.

Their proposed project will help spur additional higher quality commercial and retail development on our remainder parcel. This project is good for Lake Elmo and good for Dale Properties.

My hope is that you will support Continentals project. If you have any questions, I'm happy to respond.

Thank you,

Alan Dale
Dale Properties
6007 Culligan Way
Minnetonka, MN 55345
O: 952.288.2201
C: 612.718.3793
adale@stonehenge-usa.com
www.stonehenge-usa.com

October 18, 2017

Gwyn Wheeler
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Dear Ms. Wheeler:

I am writing on behalf of *Crossroads Collision Co.* to express strong support for the Springs apartment community proposed by Continental Properties Company, Inc. We have reviewed the site plan and elevations, and feel that the project will be a complementary addition to the City of Lake Elmo.

We believe that Continental's considerations for a high-quality rental community will greatly benefit the community by supporting the existing businesses and attracting new ones. Additional high income households are needed in creating vitality within the neighborhood. For these reasons, we fully support the project.

Sincerely,



Gwyn Wheeler

From: [REDACTED]
Sent: Thursday, August 31, 2017 11:53 AM
To: 'mpearson@lakeelmo.org'; 'jbloyer@lakeelmo.org'; 'jfliflet@lakeelmo.org'; 'jlundgren@lakeelmo.org'; 'cnelson@lakeelmo.org'
Cc: Gwyn Wheeler
Subject: Feedback: Springs Apartment Proposal near Hudson Boulevard
Attachments: Continental Spring 1.JPG; Continental Spring 2.JPG; Continental Spring 3.JPG

Hello – I'm currently a resident of the Savonna Townhome development and live at 9868 5th Street Lane North. My husband and I are 14 year residents of Lake Elmo previously residing in Carriage Station. We recently downsized and chose a Savonna Townhome to continue living in Lake Elmo and still be near the Lake Elmo Park Reserve.

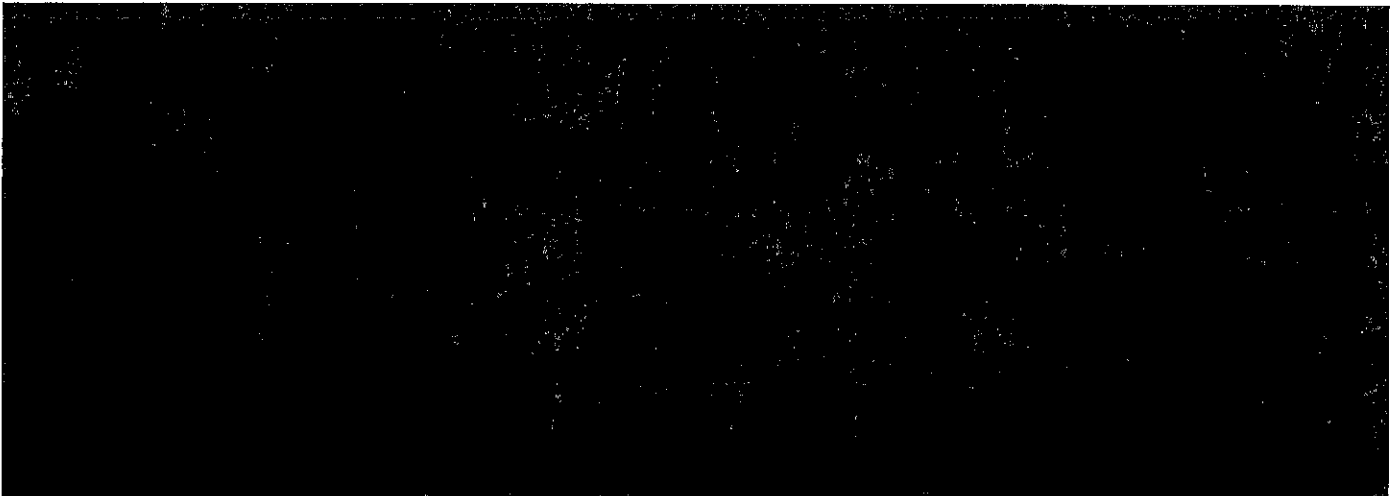
I'd like to take this opportunity to provide feedback regarding the proposed Springs apartment development located near Hudson Boulevard. I attended Continental Properties overview of their potential project a few weeks back and was impressed by the project and the level of quality these apartments could bring to the community.

I believe even though the area is zoned for medium density, their high density project holds many benefits including a street exit to the frontage road limiting future traffic on 5th Street and a green space offering privacy next to the last section of our townhome development. In addition, the two level format of the development fits well with the layout of the Savonna Townhome subdivision.

I wasn't able to attend the last South of 10th Street Stakeholder Meeting but if there are concerns with this project, I would like to encourage a second invitation by Continental Properties to provide another overview for any Savonna Townhome residents not able to attend the first presentation.

I'm not aware of any other proposals for this space but would be concerned if we ended up with a project of less quality.

I've attached a few pictures we took during their presentation clearly demonstrating a well thought out plan that will enhance the community.



Gwyn Wheeler

From: Robert Tufty <rtwheez@aol.com>
Sent: Monday, August 21, 2017 2:03 PM
To: Gwyn Wheeler

August 21, 2017

City of Lake Elmo
3800 Laverne Ave N
Lake Elmo, Minnesota

Subject: Proposed Springs Multifamily

City Staff,

We recently attended a presentation put on by Continental Properties Company at the Lake Elmo Holiday Inn Hotel regarding their proposed "Springs Multifamily" development plan. Their presentation was well displayed, informative and interesting. Their presenters were informed and helpful. This plan for upscale family apartments seems to be exactly right for the location and will benefit this area of Lake Elmo which borders on our land.

We are in favor of this proposed development

Sincerely,

The Ebertz Family

cc

, mpearson@lakeelmo.org

, jbloyer@lakeelmo.org

, jfliflet@lakeelmo.org

, jlundgren@lakeelmo.org

- cnelson@lakeelmo.org

GWHEELER@cproperties.com



August 10, 2017

Gwyn Wheeler
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Dear Ms. Wheeler:

I am writing on behalf of Kwik Trip Inc. to express strong support for the Springs apartment community proposed by Continental Properties Company, Inc. We have reviewed the site plan and feel that the project will be a complementary addition to the City of Lake Elmo.

We believe that Continental's considerations for a high-quality rental community will greatly benefit the community and attract new retailers and restaurants, creating vitality within the neighborhood. For these reasons, we fully support the project.

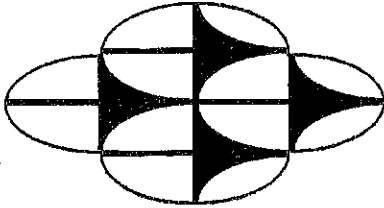
Sincerely,

Lisa J. Tugin
Vice President



Our Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life."

Kwik Trip & Kwik Star Stores • Kwik Trip & Kwik Star Express Stores • Tobacco Outlet Plus • Convenience Transportation, LLC



MFC
PROPERTIES CORPORATION

PHONE (651) 452-3303
FAX: (651) 452-3362
www.mfcproperties.com

September 14, 2017

Mr. Erik Hahn
Director of Multifamily Acquisitions
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Dear Erik:

Thank you for sending over the site plan and building elevations for the Springs development Continental Properties is proposing for Lake Elmo.

In addition to receiving the plans and elevations, I also had a chance to take a look at your facility in Apple Valley and it is a high quality, high amenity project. MFC Properties welcomes and would appreciate having this product type as our neighbor in Lake Elmo. Please let the City Staff, Planning Commission and City Council know we are on record of being in support of this project.

As we discussed during our telephone conversation, we have 28,000 square feet of retail space approved in the northwest quadrant of Keats Avenue and I-94 and are in the midst of our pre-leasing. Although we have some interest, many of the high quality restaurants and retailers we are targeting indicate they prefer to be further south in Woodbury. They say the primary reason for this is the north side of the freeway in Lake Elmo just doesn't have enough rooftops and Hudson Boulevard does not have enough traffic counts. The 300+ units of new, high quality housing proposed by Continental Properties will be a good step in the right direction to address both of these concerns.

Erik, I wish you the best with your project and hope the City gives you the opportunity to enhance the success of this neighborhood.

MFC PROPERTIES CORPORATION

Bruce A. Miller
Vice President

file:///E:/BRUCE MILLER/Lake Elmo Development/ehahmlly(Lake Springs Dev).docx



September 20, 2017

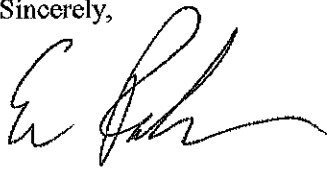
Gwyn Wheeler
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Dear Ms. Wheeler:

I am writing on behalf of Minnesota Hot Tubs to express strong support for the Springs apartment community proposed by Continental Properties Company, Inc. We have reviewed the site plan and elevations, and feel that the project will be a complementary addition to the City of Lake Elmo.

We believe that Continental's considerations for a high-quality rental community will greatly benefit the community and attract new retailers and restaurants, creating vitality within the neighborhood. For these reasons, we fully support the project.

Sincerely,

 9/21/17



9242 Hudson Blvd. N Suite 200
Lake Elmo, MN 55042
Store: (651) 348-8600

Eric Piekarski
Manager

Office: 651.348.8600 - Cell: 651.341.2347

eric_piekarski@hotmail.com

MinnesotaHotTubs.com



November 2, 2017

Ms. Gwyn Wheeler
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Dear Ms. Wheeler:

Thank you for meeting with me and providing information about your proposed Springs apartment development located along Hudson Boulevard in Lake Elmo. The City of Lake Elmo must encourage development in a responsible manner by locating higher density development near the I-94 corridor as guided in the Comprehensive Plan. Greater densities south of 10th Street will allow the community to maintain its rural character in other parts of the city. The City Council should allow for higher density development to increase the tax base and reduce the cost burden of maintaining public infrastructure on the entire City.

After reviewing the materials and information you have provided, I believe that quality apartments along Hudson Blvd will benefit the overall community. I fully support this project.

Sincerely,

Jerri J. Eichten
Signature

Jerri J. Eichten
Print

3390 Lake Elmo Ave. N. Lake Elmo, MN. 55042
Address

November 2, 2017

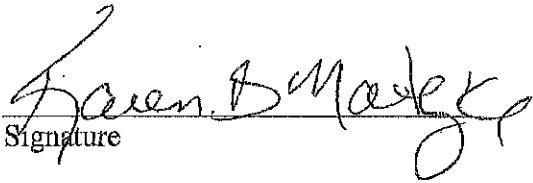
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Sincerely,


Signature

KAREN B MATZKE
Print

8098 Windbreak Se. W. Lake Elmo, MN, 55042
Address

* from the information given by Ms. Wheeler
if stated correctly, I will sign petition.
KM

November 2, 2017

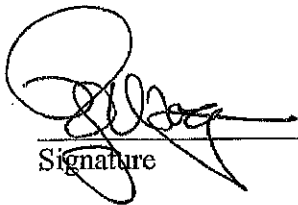
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Sincerely,



Signature

Paul Wagner

Print

3479 Lake Elmo Ave N.

Address

November 2, 2017

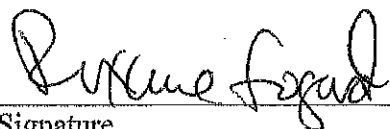
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Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

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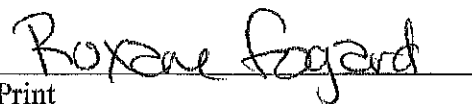
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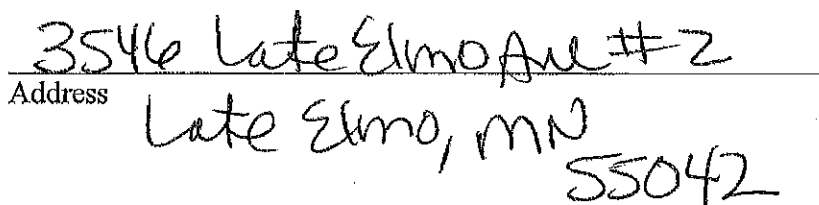
Sincerely,



Signature



Print


Address
Lake Elmo, MN
55042

[REDACTED]
Date: October 19, 2017 at 11:28:33 AM PDT

To: jbloyer@lakeelmo.org

Subject: Continental Properties

Councilman Bloyer,

I just wanted to write a quick email to you all saying that I've seen a lot of the negativity from my community (Lennar at Savona) regarding the Continental Properties apartments plan. I appreciate all the time that you have given to my neighbors; even though it appears that at times they have been somewhat unreasonable.

I haven't made my way to any of the city council meetings but I do see the chatter online before and after they happen and I have tried to keep up with the minutes as well. While it is very easy to simply obstruct anything you don't agree with it is a lot harder to lead.

I don't want you to think everyone is against everything in my neighborhood. I have looked at Continental's developments and they look pretty nice. I believe that over time the people who move into those apartments may want to move into our neighborhood.

I trust that you will make the best decision for Lake Elmo.

[REDACTED]

RESIDENT FEEDBACK

"The living experience here has been great. Anytime that I have had a question or needed maintenance the staff has responded very promptly."

-Springs at Apple Valley 7/17

"I love living here. The apartment and all of the common areas are beautiful, and the staff has always given me great customer service."

-Springs at Apple Valley 7/17

"The Springs is a well crafted community in the heart of Apple Valley's business and shopping area. The friendliness of the staff and other members of the community makes interaction a pleasure."

-Springs at Apple Valley 7/17

"Good experience overall. Some kinks that had to be worked out upon moving in to a brand new property. Community and maintenance staff are always friendly and helpful. Property itself is well maintained."

-Springs at Egan Drive Apartments 7/17

"The office staff are very friendly and knowledgeable, they know who I am and genuinely care about us as residents. Apartments are brand new and up to date. This is a great community."

-Springs at Apple Valley 6/17

RESIDENT FEEDBACK

"Best, Wonderful, comforting home I have ever lived. And it all starts with the staff to have made me want to be a resident here. Theresa is the most kind hearted, patient asst. manager, and she is very communicative in all aspects. She is very wonderful to have been the agent to assistance us in my girlfriend and I's journey. She has the motherly instinct to care with compassion and sincerity. Springs is definitely the type of community I have been searching for when I started my journey of apartment hunting. What I do not like in apartments are when the build is half- fast done, poor jobs and lack of respect that the builders, maintenance and staff put in into building new homes and as well as the upkeep. Because in time those homes will start to reflect a poor job. That is the complete opposite here at Springs! My standards are met and more. You get a great value when living here, private entry, washer and dryer in unit, beautiful community pool, nice gym, your own garage, car wash area, and is even pet friendly with 2 dog parks and a dog wash! All In all, I love my new home, Thank you Springs."

-Springs at Apple Valley 5/17

"I have lived in a lot of apartment complexes over the years and this is the best one I have ever lived in. The facilities are fantastic and have many things offered that you can't find at other apartment complexes. The staff is great and will take care of any problem immediately. I use the fitness center daily and it's better than I have seen in any high end hotels and you don't have to join a gym to get a good workout. They keep the tenants well informed of any upcoming repairs or events in the complex or apartment. The club house is very well equipped for a small or large party."

-Springs at Apple Valley 5/17

RESIDENT FEEDBACK

"I thought the springs were very accommodating and s great neighborhood for young professionals"

-Springs at South Broadway 7/17

"So far, I have enjoyed living here, it is close to many different stores. The staff have always been very respectful to us and helping us get our apartment and getting our home needs met. I am excited for the upcoming seasons to be able to enjoy the great amenities they have provided for us."

-Springs at South Broadway 1/17

"I have lived at Springs for a few months now and so far it has been an enjoyable place to live. The apartments are very nice and so far I haven't had any noise issues from neighboring apartments! I love that I have my own front door as it gives it more of a "home" feel than an apartment feel. Also, the staff are very friendly and helpful! I've paid much higher rent at other apartment complexes for less of an apartment."

-Springs at South Broadway 1/17

"The Springs have provided a wonderful place to call home. The office staff is excellent to work with, the maintenance crew helpful and timely, the units clean with a classy vibe, and the community friendly and inviting. I would highly recommend The Springs at Egan Drive to anyone in search of an apartment to call home."

-Springs at Egan Drive 1/17

To Whom It May Concern:

Though I have only lived in the Springs of Apple Valley for two months, I have truly enjoyed every minute of my experience here.

At first, I was a bit apprehensive about moving – I don't like to bounce around from place to place – but upon viewing the property, talking with the rental office, and seeing the neighborhood, I was hooked. I am truly at a place that I love calling home!

The property is well-kept and is welcoming to visitors; there are almost always residents enjoying the dog park with their pets and the lawns are all immaculately kept. The interior of my home is outstanding as well; I love the spacious layout, the hardwood floors, the full size washer and dryer, and the overall "feel" of the place.

Far more important than all of that, though, is the great interactions I have had with the staff. I had a few issues in the beginning (small things – garage door opener problems, etc.) but the staff treated any concern like it was their most critical priority – literally stopping work they were doing to help me out. Any issues with billing have been immediately reviewed and fixed. I have had 1-2 calls just to make sure I am enjoying the property and to see if anything else can be done for me. And, every time I go into the rental office, there's been a great energy that is clearly communicative of their wanting my experience to be a great one. The property is great, but the people that maintain it are even better.

I can't really do the Springs of Apple Valley much justice in a few paragraphs; this is THE place to be in Apple Valley. I am thrilled that I decided to come, and every encounter I have with people working at the property, I re-confirm that I have made the right choice. This place "feels like home", and I just wish I had been here from the beginning.

Sincerely,

Zach Prax
Tenant – Springs of Apple Valley

From: Todd Haferman [<mailto:haferto@gmail.com>]

Sent: Saturday, October 14, 2017 3:21 PM

To: Mary Rud <mrud@cproperties.com>

Subject: Thanks to you and your staff

Hi Mary,

Well, our house is now complete and we have started the process of moving. In the hectic process of moving, we did want to stop and take a moment to thank you and your staff for making our experience at The Springs a positive one. After living in a home for 19 years, we didn't really know what to expect by renting. The Springs fit the bill. When we moved in, our unit was very clean and in good working order. During our stay, we had one small item to be fixed. The process for entering a work order was quick and easy and your team fixed it immediately. Sidewalks were shoveled promptly, green areas mowed on a regular bases and the pool and common areas were always kept clean. The periodic emails sent by your team were helpful to communicate things going on within our community and our family really enjoyed the every other month themed get together (NCAA, National Night Out, Doggie Dip...) at the main Commons area.

With 280+ units within our community, we were surprised by how quiet it was. If we wanted to meet new people, the opportunities were there and if we wanted to have some quiet time, we didn't have to worry about late night parting going on around us. Our family always felt safe and never hesitated to take our dog for a walk in and around the area at any time of the day. If we went for a walk at night, the entire community is well lit. We were able to meet new people and our children made some new friends.

Richard, Chelsea, Howard (your intern) and yourself were always very approachable and answered all of our questions in a positive, professional manor to help make our stay an enjoyable one. Please share our appreciation with your staff.

Todd & Cindy (Unit 7113)

From: Ryan Ordway
Sent: Tuesday, October 17, 2017 4:48 PM
To: Nicole Midtdahl <nmidtdahl@cproperties.com>
Subject: Letter

I moved from a Town Home 14 blocks away from Springs At Apple Valley. I watched the construction of this property from the foundation to the first building. My attraction to the property began with the design of the buildings which included private entrances to the homes. The interior design of the home meets my standards and needs, as I am nearing retirement and am no longer interested in home ownership. I like the idea that 24 hour maintenance is available and the response time is excellent. I LOVE that the location is pet friendly. I LOVE that the community welcomes all ages and that it is diverse. I LOVE that this is a gated community; it makes me feel safe. The management staff at Springs is second to none. I am very happy with Springs and hope that the Twin Cities and Suburbs will embrace this new concept.

Kind regards,
Gloria McCarty

Sewered Development
Development Status Sheet

	<u>Final Plat Appro</u>	<u>DA Agreement</u> <u>Approved</u>	<u>DA Agreement</u> <u>Signed</u>	<u>Plat Recorded</u>	<u>Updated 11/1/17</u>		<u>Total #</u> <u>Of Homes</u>	<u>Total # of</u> <u>SF Homes</u>	<u>Total # of</u> <u>Townhomes</u>	<u>Building</u> <u>Permits Issued</u>	<u>CO's</u> <u>Issued</u>	<u>Zoning</u>	<u>Total Developments under Construction</u> <u>Add: Proposed Developments:</u>	
<u>Southern Developments</u>						<u>Developer</u>								
SAVONA - 310 Total														
Savona 1st	2/18/2014	5/20/2014	6/18/2014	9/25/2014	Lennar	Lennar	44	44	0	43	42	LDR		
Savona 2nd	9/16/2014	9/16/2014	10/22/2014	4/14/2015	Lennar	Lennar	67	45	22	59	55	LDR/MDR	Gonyea West	279
Savona 3rd	9/15/2015	9/15/2016	9/16/2015	11/19/2015	Lennar	Lennar	120	21	99	84	70	LDR/MDR		
Savona 4th	3/15/2016	4/5/2016	6/27/2016	7/27/2016	Lennar	Lennar	78	78	0	8	0	LDR	Total under construction & Proposed	2397
							<u>309</u>	<u>188</u>	<u>121</u>	<u>194</u>	<u>167</u>			
BOULDER PONDS - 162 Total														
Boulder Ponds 1st	4/21/2015	4/21/2015	5/16/2015	6/5/2015	OP 4 Boulder Ponds	Creative Homes	47	47	0	32	26	PUD/LDR	Non-sewered Development	
Boulder Ponds 2nd	5/17/2016	5/17/2016	4/12/2017	5/8/2017	OP 4 Boulder Ponds	Creative Homes	18	18	0	9	0	PUD/LDR	Hidden Meadows - final platted	26
							<u>65</u>	<u>65</u>	<u>0</u>	<u>41</u>	<u>26</u>		Legends - Preliminary plat	40
														<u>66</u>
HUNTER'S CROSSING - 51 Total														
Hunter's Crossing 1st	7/1/2014	10/7/2014	10/15/2015	12/18/2014	Ryland/Cal Atlantic	Cal Atlantic	22	22	0	22	22	LDR		
Hunter's Crossing 2nd	5/5/2015	5/5/2015	5/29/2015	8/4/2015	Ryland/Cal Atlantic	Cal Atlantic	29	29	0	29	29	LDR		
							<u>51</u>	<u>51</u>	<u>0</u>	<u>51</u>	<u>51</u>			
INWOOD - 537 Total														
Inwood 1st	5/19/2015	5/19/2015	6/9/2015	8/3/2015	Hans Hagen/MI Homes	MI Homes	40	40	0	39	37	PUD/LDR		
Inwood 2nd	9/1/2015	N/A	11/19/2015	11/23/2015	Hans Hagen/MI Homes	MI Homes	21	21	0	21	21	PUD/LDR		
Inwood 3rd	4/19/2016	5/3/2016	5/16/2016	5/23/2016	Hans Hagen/MI Homes	MI Homes	68	68	0	66	60	PUD/LDR		
Inwood 4th	10/18/2016	2/7/2017	4/5/2017	3/27/2017	Hans Hagen/MI Homes	MI Homes	60	60	0	9	9	PUD/LDR		
Inwood 5th	4/4/2017	6/6/2017	6/15/2017	6/19/2017	Hans Hagen/MI Homes	MI Homes	101	101	0	29	29	PUD/LDR		
							<u>290</u>	<u>290</u>	<u>0</u>	<u>164</u>	<u>118</u>			
HAMMES ESTATES - 163 Total														
Hammes Estates 1st	10/7/2014	8/16/2016	8/16/2016	9/27/2016	Rachael Development	Rachael Dev	57	57	0	25	3	LDR		
Hammes Estates 2nd	1/3/2017	2/7/2017	6/9/2017	6/30/2017	Rachael Development	Rachael Dev	37	37	0	0	0	LDR		
							<u>94</u>	<u>94</u>	<u>0</u>	<u>25</u>	<u>3</u>			
ROYAL GOLF - 292 Total														
Royal Golf - 1st	9/5/2017	9/19/2017	9/19/2017	9/29/2017	HC Royal Golf	Multiple	73							
							<u>73</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>		GCC	
SOUTHWIND AT LAKE ELMO- 46														
	7/5/2017	7/5/2017	7/17/2017	8/21/2017	Southwind Builder	Southwind Builders	46	46	0	2			MDR	
							<u>46</u>	<u>46</u>	<u>0</u>	<u>2</u>	<u>0</u>			
Northport - 104 Total														
Northport 1st	9/5/2017	9/19/2017					36	36	0				LDR	
							<u>36</u>	<u>36</u>	<u>0</u>	<u>0</u>	<u>0</u>			
Northern Developments														
EASTON VILLAGE - 217 Total														
Easton Village 1st	3/3/2015	3/3/2015	7/23/2015	8/10/2015	Chase Development	Multiple	71	71	0	58	40	LDR		
Easton Village 2nd	5/2/2017	6/6/2017	6/6/2017	7/5/2017	Chase Development	Multiple	19					LDR		
Easton Village 3rd	7/18/2017	7/18/2017	7/6/2017	9/5/2017	Chase Development	Multiple	28					LDR		
							<u>118</u>	<u>71</u>	<u>0</u>	<u>58</u>	<u>40</u>			
VILLAGE PRESERVE - 91 Total														
Village Preserve 1st	5/5/2015	6/2/2015	8/3/2015	8/25/2015	Gonyea Homes	Multiple	46	46	0	33	27	LDR		
Village Preserve 2nd	4/19/2016	8/16/2016	8/19/2016	9/9/2016	Gonyea Homes	Multiple	45	45	0	29	17	LDR		
							<u>91</u>	<u>91</u>	<u>0</u>	<u>62</u>	<u>44</u>			
WILDFLOWER - 145 Total														
Wildflower @ Lake Elmo 1st	7/21/2015	8/4/2015	8/27/2015	10/6/2015	Engstrom Companies	Multiple	60	60	0	32	24	PUD/MDR		
Wildflower @ Lake Elmo 2nd	12/6/2016	3/21/2017	6/20/2017	6/20/2017	Engstrom Companies	Multiple	20	20	0	3	0	PUD/MDR		
							<u>80</u>	<u>80</u>	<u>0</u>	<u>35</u>	<u>24</u>			
						Cummulative Totals	<u>1253</u>	<u>1012</u>	<u>121</u>	<u>632</u>	<u>473</u>			

Note: Building Permits are updated at the end of each month. CO's are updated as issued.