

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters.

Lake Elmo Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application.

For each item, the Commission will receive reports prepared by the City Staff, open the hearing to the public, and discuss and act on the application. If you are aware of information that hasn't been discussed, please fill out a "Request to Appear Before the Planning Commission" slip; or if you came late, raise your hand to be recognized. Comments that are pertinent are appreciated.

#### AGENDA

#### LAKE ELMO PLANNING COMMISSION

MAY 13, 1991

- 6:30 p.m. STREET PLAN SUBCOMMITTEE:  
Mike Black, Wyn John, Steve DeLapp, Jim Mcleod
- 7:30 p.m. REGULAR MEETING CONVENES
1. REGULAR MEETING CONVENES - AGENDA
  2. Acknowledgement of resignation of Debra Wilfong and introduction of newly appointed member, Bruce Weeks.
  3. MINUTES: April 22, 1991
  4. CONTINUATION OF MINIMUM DISTRICT REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL UNITS
  5. PUBLIC HEARING: Rezoning from Rural Residential to R1: Clifford Adkins Property.
  6. FINAL PLAT: ARABIAN HILLS
  7. CONCEPT: AMENDMENT TO CONDITIONAL USE PERMIT: LINDER GREENHOUSE
  8. REQUEST FOR AMENDMENT TO SIGN ORDINANCE
  9. JOINT MEETING WITH CITY COUNCIL/PLANNING COMMISSION AND CITY ATTORNEY
  10. MAY 27TH MEETING
  11. OTHER
  12. ADJOURN

LAKE ELMO PLANNING COMMISSION MINUTES

APRIL 22, 1991

Chairman John called the Planning Commission meeting to order at 7:35 p.m. in the City Council Chambers. Present: John, Conlin, Thomas, Enes, Stevens, Bucheck, McLeod, City Planner Black, Administrator Kueffner. Absent: Wilfong, DeLapp, Schubert, Johnston.

1. AGENDA

Add - 8. Other - a. VBWD Survey, b. Call a Public Hearing for Adkins property rezone, c. Discuss Parks Commission recommendation for Fox Fire Manor, d. Cancel May 27th PZ meeting.

M/S/P Stevens/Bucheck - approve the Agenda as amended. (Motion carried 7-0).

2. MINUTES: April 8, 1991

M/S/P Conlin/Enes - to approve the April 8, 1991 Planning Commission Minutes as amended. (Motion carried 7-0).

3. PUBLIC HEARING: Request to Rezone 36 acres from RR to Ag.  
Applicant: Neil & Deb Krueger, 4452 Lake Elmo Ave. N.

Chairman John opened the public hearing at 7:45 p.m. Notice of the public hearing was published in the St. Croix Valley Press, the City's legal newspaper, on April 10, 1991, and all property owners within 350 feet were notified.

Neil Krueger, 4452 Lake Elmo Avenue N., stated his request is to rezone the property to Agricultural in order to have an open sales lot for Christmas Trees, which is allowable in the Agricultural zoning district. Mr. Krueger stated he has approximately 15 acres of trees right now that will be ready for cutting this year, and plans either a "cut your own" lot or a pre-cut tree lot. Also, Mr. Krueger plans to remodel an existing 180 sq.ft. structure to be used as an office and small gift shop, which is also allowable under the Ag. zone. The office would be open year round, two days a week.

Chairman John closed the public hearing at 7:47 p.m.

The Commission asked if it is the intention of the Krueger's to rezone to RR after the Christmas trees are harvested? Mr. Krueger stated they do not have that intention at this time. The Commission clarified the Krueger's will need to ask for a C.U.P. Mr. Krueger stated he is aware of this.

M/S/P Bucheck/Enes - to recommend granting the request of Neil & Deb Krueger to rezone 36 acres from RR to Ag due to the land use conforms to the future land use designation in the Comprehensive Plan, and the soil map does indicate the property is agriculturally suitable. (Motion carried 7-0).

## 4. PUBLIC HEARING: John M. Day Farm Addition Preliminary Plat

Chairman John opened the public hearing at 7:52 p.m. Notice of the public hearing was published in the St. Croix Valley Press on April 10, 1991, and all property owners within 350 feet were notified. Margaret Juhl, daughter of John M. Day, made the application for this subdivision as the representative of the estate of John M. Day. The subdivision proposal is for 80 acres, legally described in part as that West 1/2 of NW 1/4, Section 12, Township 29N, Range 21W, Washington County, to be divided into 8 lots, 10 acres each. The property is presently zoned RR.

Barry Stack, surveyor for the Day's, presented the Preliminary Plat and stated the soils have been perc tested and the tests were excellent. Mr. Stack presented a storm water management plan prepared by a professional engineer. The City and County right-of-way's are dedicated on the preliminary plat. Mr. Stack stated minimum basement floor elevations have been figured and will be on the final plat for the property owners to be made aware of. Lot 4 has the existing dwelling on it, the other 7 lots are vacant. Mr. Stack stated each lot has at least 2 plus acres of developable land, free of any easements, but no preliminary placement of houses has been considered. Mr. Stack is waiting for the VBWD report on the plat. No variances will be required for this plat.

Margaret Juhl stated the land holds considerable sentiment to the family members.

Gabriel Madrinich, 11240 50th Street, requested that who ever builds on lot 1 to please consider placement of the house to be set back far from 50th Street due to the Madrinich's house is so close to the street already, and to just consider their view. The Commission suggested Mr. Madrinich discuss this with the property owner.

Neil Krueger, 4452 Lake Elmo Ave., asked Mr. Stack where the driveways would be. Mr. Stack stated there would probably be one driveway per house onto County Road 17, but the County may make another recommendation.

George Krueger, 11491 50th Street, stated the Day's have been good neighbors and he is speaking in favor of this plat.

Chairman John closed the public hearing at 8:05 p.m.

Commissioner Bucheck stated the Parks Commission, at their April 15th meeting, recommended to accept a fee in lieu of park land, and the fee is 7% of the fair market value of the land. Mr. Stack stated he was not aware of this recommendation. City Planner Black asked Mr. Stack if the applicants intend to consturct the drainage ditches right away? Mr. Stack stated the Council could ask for a bond to be posted or could ask for construction at time of plat approval, but he feels the drainage ditches will be constructed right away, and this would be part of the VBWD permit.

M/S/P Conlin/Thomas - recommend approval of this preliminary plat, subject to the five recommendations on Mike Black's memorandum, dated April 15, 1991, and subject to the two points on Tom Prew's report, dated April 18, 1991, and the park dedication fee be satisfied. Findings of fact are: (1) the proposed lots meet the minimum requirement for the zone, (2) the proposal is consistent with development in the area, (3) the applicant has provided soil borings and perc tests, (4) the plat is consistent with the Future Land Use Map, (4) the neighbors appear to favor the plat. (Motion carried 6-0-1, abstain: Enes - is an abutting property owner).

5. PUBLIC HEARING: Amendment to Zoning Districts  
Sections 301.070D-1 thru D-4, & Section 301.070D-13

Chairman John opened the public hearing at 8:25 p.m. Notice of the public hearing was published in the St. Croix Valley Press on April 10, 1991. The amendment states: (1) all dwelling units must be at least 20 feet wide through the main living area of the structure, (2) the finished living area of the structure must be at least 860 square feet (excluding the basement), (3) the structure must have continuous frost footings (which are not required for porches, decks and other appendages as long as proper post type footings have been constructed per existing building codes), (4) the pitch of the main roof shall be not less than 4 feet of rise for each 12 feet of horizontal run. The amendment has been reviewed by the City Attorney and the City Planner.

A resident asked if this would affect Cimarron Park. City Planner Black stated it would not. Cimarron Park is zoned R3. Another resident stated this would not allow a manufactured home to be moved to a property outside of the Cimarron Park. Mr. Black stated the intent of this amendment is to set standards for single family homes outside the R3 district, and certain minimum standards will be required.

Chairman John closed the public hearing at 8:30 p.m.

Commissioner Mcleod stated this amendment is in violation of the Uniform Building Code (UBC), and suggested the 4-12 pitch be changed to 3-12 pitch. Commissioner Mcleod stated he believes Wright County may have just lost a lawsuit on this type of ordinance, and that this amendment discriminates against mobile and modular homes. Commissioner Enes stated some Shingle Manufacturer's will not warranty shingles on a 3-12 pitch. City Planner Black stated the 4-12 pitch was recommended by an engineer from his office, and the idea is to set standards not discriminate. Commissioner Thomas stated he has many questions he would like the City Building Official to address. Commissioner Bucheck would like more information on the Wright County Lawsuit from the City Attorney.

M/S/P Bucheck/Stevens - to table this amendment until the next Planning Commission meeting, May 13, and request the following: (1) the City Building Official, Jim McNamara, be present, (2) City Planner Black's office engineer give his reason for the 4-12 pitch, (3) information on the Wright County Lawsuit. (Motion carried 7-0).

## 6. REQUEST TO CHANGE THE NAME OF 3RD STREET PLACE.

Marcus & Rebecca Gernes have requested the street name in the development "The Forest" be changed from 3rd Street Place N. to Forest Lane or Forest Place. The street is 3rd Street Place N., off of County Road 17, a 1/4 mile up from I-94.

Marcus Gernes, 10950 3rd Street Pl., stated he did not realize what the name of their street was until after he bought his lot and started building. Mr. Gernes stated he is embarrassed to tell his friends what street he lives on, and would prefer the street name be more associated with the neighborhood, instead of a generic name. Mr. Gernes stated the two other neighbors living in the neighborhood agreed to a name change, and that Mr. Engstrom, the developer, also agreed, but none of these people could be present. Mr. Gernes stated currently there are a number of streets in the City that do not meet the uniform name and numbering system, i.e. Jane Ct. N., Jane Rd. N., Windbreak Tr., Lake Jane Tr., and feels that one more isn't going to hurt especially in a neighborhood like "The Forest", people in Lake Elmo are going to know "The Forest". Mrs. Gernes stated it seems the uniform name and numbering system is for emergency vehicles, but it is the emergency personnel's job to know where the streets are. Mr. Gernes feels this is a dead end street and 3rd street will never be continued through the City.

Commissioner Thomas stated the uniform name and numbering system is designed for emergency vehicle situations and it works, it is frustrating in an emergency situation to deal with a name instead of a number, emergency staff should not have to spend valuable time figuring out names of streets, it should be logical. Mrs. Gernes asked how Woodbury police feel about their street names? The Commission stated Lake Elmo does not have its own police force, it is covered by Washington County deputies. Commissioner Bucheck stated the system is for the safety, health and welfare of the people. Chairman John stated he feels the northwest corner of the City is not consistent with the uniform system, and has set a precedence, and the absence of a ghost street plan makes it difficult to plan street names. Commissioner Thomas stated just because the northwest corner of the City appears to be inconsistent with the current system does not justify expanding the problem in other areas, if everyone were to request a name change to their liking it would at some point become a problem. Commissioner Conlin stated would like to have input from our Fire Department, Deputies and the County.

M/S/P Stevens/Mcleod - to recommend changing the name of "3rd Street Place" to "Forest Lane". (Motion carried 4-3, against: Thomas, Conlin, Bucheck).

7. STREET PLAN

A subcommittee has been appointed to work with City Planner Mike Black to form a future street plan for the city. The subcommittee consists of Wyn John, Rita Conlin, Jim Mcleod and Steve DeLapp. Mike Black will begin building the plan map and the subcommittee will assist and review. The plan then will be presented to the Commission as a whole to review. This street plan will be used as a general guide. The first subcommittee meeting will be held Monday at 6:30 p.m. on May 13 (an hour before the regular Planning Commission meeting).

8. OTHER

A. M/S/P Enes/Thomas - to call a public hearing to rezone the Clifford Adkins property to R1, for May 13, 1991 at 7:30 p.m. (Motion carried 7-0).

B. Commissioner Bucheck stated Valley Branch Watershed District would still like people to fill out the survey mailed to them in early March and turn it into them, please. VBWD needs the feedback.

C. Commissioner Conlin asked what the Parks Commission recommendation was on Fox Fire Manor. The Parks Commission recommendation on Fox Fire Manor was to request 5.6 continuous acres in Rolling Hills, the acreage requested is the west portion abutting Fox Fire Manor and Steve Korhel's property.

D. The Planning Commission will decide at its next meeting, May 13, whether or not to cancel its May 27th meeting which is the Memorial Day holiday.

M/S/P Thomas/Conlin - to adjourn the meeting at 9:20 p.m. (Motion carried 7-0).

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: May 13, 1991

AGENDA TOPIC: Acknowledgement of resignation of Debra Wilfong, appointment of Bruce Weeks to Second Alternate	ITEM NO. 2.
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Attached is a letter of resignation from Debra Wilfong. The Council accepted this letter at its May 7th meeting.

Our code states that Jim Mcleod, as First Alternate, shall move up to serve out Debra's term (which expires December 31, 1991) and Karin Schubert shall move up to the First Alternate position.

The Council then proceeded to appoint Bruce Weeks as Second Alternate.

I have attached a letter to Debra thanking her for her service. Kathy will have the original, which you may all want to sign.

APR 23 1991

22 April 1991

Debra L. Wilfong  
2229 Legion Ave. N.  
Lake Elmo, MN 55042

Lake Elmo City Council  
3800 Laverne Av. N.  
Lake Elmo, MN 55042

Honorable Mayor and Councilmen:

I've enjoyed serving Lake Elmo by participating on the Lake Elmo Planning Commission. It has been a provocative and rewarding experience. Unfortunately, I find that due to my work, business travel and my appointment as an associate editor to a technical journal that I am not able to dedicate myself as fully as is needed for a commissioner. Thus, I regretfully submit my resignation. Perhaps we can work together in some capacity in the future.

With best regards,



Debra L. Wilfong, Ph.D.

cc: Lake Elmo Planning Commission





## City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

May 9, 1991

Debra Wilfong  
2229 Legion Avenue N.  
Lake Elmo, MN 55042

Dear Debra:

It is with deep regret that we acknowledge your resignation from the Lake Elmo Planning Commission.

We all understand that your work and other commitments prevent you from sitting on the Commission, but we want you to know that we appreciate the time you have given in helping Lake Elmo maintain the quality of life that is so envious of others.

We would welcome the opportunity to work with you again, if and when your schedule permits.

Thanks again, Deb, for the contribution you have made to the Planning Commission and the City of Lake Elmo.

Sincerely,

Wyn John,  
Planning Commission Chairman

Mary Kueffner  
City Administrator

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: May 13, 1991

AGENDA TOPIC: Continuation of minimum district requirements for single family res. units.	ITEM NO. 4.
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The attached amendment to our zoning districts has been a concern to the City and is not discriminating against any one type of construction, person, race or beliefs. This has been brought about only to insure uniformity of construction within the residential zoning districts. This amendment does not affect our R3 (Cimarron Park) district.

Many cities have minimum district requirements to help insure district uniformity -- which is one of the functions of a city's policy making board.

I will be at the meeting to answer any questions you may have.

- Jim McNamara

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: April 22, 1991

AGENDA TOPIC: PUBLIC HEARING: Amendment to Zoning Districts, Sections 301.070D1 thru D-4,	ITEM NO. 5
and Section 301.070D-13. of the Lake Elmo Municipal Code: Jim McNamara, Building Official	

The staff and City Council decided the enclosed amendment to our zoning ordinance is necessary to help insure quality of properties in our residential zoning district. The amendment concerns the main living structure in all residential zones. It does not discriminate against any specific type of construction.

The amendment has been reviewed by our City attorney, Jerry Filla and our Planner, Mike Black.

## NOTICE OF PUBLIC HEARING

The Lake Elmo Planning Commission will hold a public hearing on Monday, April 22, 1991 at 7:30 p.m. at City Hall, 3800 Laverne Avenue N., Lake Elmo, MN to consider the adoption of an ordinance amending ZONING DISTRICTS , Sections 301.070D-1, 301.070D-2, 301.070D-3, 301.070D-4, 301.070D-13 of the Lake Elmo Municipal Code to include the following:

1. All dwelling units must be at least twenty (20) feet wide through the main living area of the structure.
2. The finished living area of the structure (excluding the basement) must be at least 860 square feet.
3. The structure must have continuous frost footings. Continuous frost footings are not required for porches, decks and other appendages so long as proper post type footings per existing building codes are constructed.
4. The pitch of the main roof shall be not less than 4 feet of rise for each 12 feet of horizontal run.

All interested persons will be given the opportunity to be heard at this public hearing.

Mary Kueffner  
City Administrator

Published in the St. Croix Valley Press, April 10, 1991

## CITY OF LAKE ELMO

### NOTICE OF PUBLIC HEARING

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1. All dwelling units must be at least twenty (20) feet wide through the main living area of the structure.

2. The finished living area of the structure (excluding the basement) must be at least 860 square feet.

3. The structure must have continuous frost footings. Continuous frost footings are not required for porches, decks and other appendages so long as proper post type footings per existing building codes are constructed.

4. The pitch of the main roof shall be not less than 4 feet of rise for each 12 feet of horizontal run.

All interested persons will be given the opportunity to be heard at this public hearing.

Mary Kueffner  
City Administrator

Published in the St. Croix Valley Press April 10, 1991

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: May 13, 1991

AGENDA TOPIC: PUBLIC HEARING: Rezoning from Rural Residential (RR) to R1: Clifford Adkins.	ITEM NO. 5.
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Property.

This is a public hearing, called by the City Council to rezone the Clifford Adkins property to R1 from Rural Residential.

As you recall, the Planning Commission held a public hearing to consider amending the Comp. Plan to show the future land use of this property as RED rather than SRD. Your recommendation to the City Council, on a 4-3-1 vote, was to keep the future land use as SRD, which would allow this property to be developed at R1 density.

The Council majority concurred with your recommendation, and upon the advice of our City Attorney, called this public hearing so the property could be rezoned to R1, and thus would conform to the Future Land Use Map in the Comp. Plan.

The notice of the public hearing along with those property owners notified is attached.

Section 301.060 E. (page 301-25) of your code addresses zoning district amendments.

Findings of Fact:

1. The Lake Elmo City Council initiated this zoning code amendments.
2. The proposed zoning code amendment conforms to the 1990 Comprehensive Plan.
3. The Soil type description, as shown in the Washington County Soil Survey are 155D , 49B , 302C & 155B , are attached.

A very preliminary review of these soils indicate that most of this land is suitable for development.

(over)

4. The property owner would have to prove that the land is suitable for development, and meet all the conditions set for in the Lake Elmo platting ordinance, and must receive approval from the VBWD.
5. A map has been provided that shows the general location of the proposed use within the community.
6. A map showing all principal land use within 350 feet of the parcel under consideration has been provided.
7. The property owner has provided a legal description of the property, and staff has verified ownership.
8. The property owner has provided a list showing the names and mailing addresses of recorded owners within 350 feet of the property.

Based on these findings of fact, it is recommended that the Planning Commission recommended approval of the rezoning noting that applicant must meet all provisions of the City code, watershed district or any other reviewing body, relating to platting this property.

NOTICE OF PUBLIC HEARING

The Lake Elmo Planning Commission will hold a public hearing on Monday, May 13, 1991 at 7:30 p.m. at City Hall, 3800 Laverne Avenue N., Lake Elmo, Minnesota to consider rezoning parcel owned by Clifford and Marian Adkins from Rural Residential (RR) to One Family Residential (R-1), legally described in part, as

Part of Government Lot 3 and 4, Part of the SE 1/4  
of the SW 1/4, Section 24, R29, R21.

This parcel consists of approximately 12 acres and is commonly known as 2227 Lake Elmo Avenue N.

All persons who wish to be heard regarding this proposed rezoning will be given the opportunity at this public hearing. Written comments are welcomed and will be accepted until the closing of the public hearing.

By Order of the Lake Elmo City Council

April 16, 1991

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press on May 1, 1991



Donald & Ardis Wright  
2069 Lake Elmo Ave. N.  
Lake Elmo, MN 55042

Leroy & Judith Howell  
2119 Lake Elmo Ave. N.  
Lake Elmo, MN 55042

Richard & Norrine Travers  
2151 Lake Elmo Ave. N.  
Lake Elmo, MN 55042

Paul & Louise Swan  
2197 Lake Elmo Ave. N.  
Lake Elmo, MN 55042

Dorothy O'Toole & Lawrence Nachtwey  
2211 Lake Elmo Ave. N.  
Lake Elmo, MN 55042

Clifford & Marian Adkins  
2227 Lake Elmo Ave. N.  
Lake Elmo, MN 55042

Dorothy Sherburne  
2315 Lake Elmo Ave. N.  
Lake Elmo, MN 55042

Edward & Marguer Schiltgen  
2337 Lake Elmo Ave. N.  
Lake Elmo, MN 55042

Gene & Ann Peltier  
10376 Hudson Blvd.  
Lake Elmo, MN 55042

Jerome & Sandra Junker  
11130 20th St. Ct. N.  
Lake Elmo, MN 55042

James & Beth Burns  
11140 20th St. Ct. N.  
Lake Elmo, MN 55042

Diane Morgan-Trudeau  
13780 N. Manning Tr.  
Stillwater, MN 55082

Pete & Bernadine &  
Mary Jean Durand  
11332 20th St. N.  
Lake Elmo, MN 55042

Mary Jean Durand  
11332 20th St. N.  
Lake Elmo, MN 55042

Christopher & Karen Cook  
733 Tatum  
St. Paul, MN 55104

Raymond & Vickie Johnston  
2410 Lansing Ave. N.  
Lake Elmo, MN 55042

Will Stenzel  
412 Birchwood Ct.  
White Bear Lake, MN 55110



3. PUBLIC HEARING: Comp. Plan Amendment: (Future Land Use Map)  
Clifford Adkins property.

Chairman John opened the Public Hearing at 8:30 p.m. The Public Hearing notice was published in the St. Croix Valley Press February 27, 1991 and all property owners within 350 feet were notified. City Planner Mike Black offered some general information regarding this application and what is being considered. The property is designated on the Future Land Use Map, which the City has recently adopted, as SRD. The question is whether the City should consider amending this designation to RED. SRD designation equals R1 zoning (1.5 acres). The City has adopted the Comp. Plan which states there will be no more new development at the R1 zone.

Paul Wolff, representing Mr. & Mrs. Adkins, stated approximately 12 acres is being discussed, and the Future Land Use Map is contained in the Comprehensive Plan which has been adopted by the City, and classifies the future land use for this property as SRD. The Adkins were of the impression they would be able to develop under the R1 zone. Mr. Wolff requested the Planning Commission recommend to the City Council the Future Land Use Map not be amended and SRD designation be maintained.

Chairman John closed the Public Hearing at 8:45 p.m.

Commissioner DeLapp stated the printer made the error on the map concerning this property. Commissioner Bucheck stated this property is in the flood plain. Commissioner Mcleod stated this property is surrounded by R1 development, therefore SRD would be consistent. Also, permits to build would not be issued if in the flood plain.

M/S/F DeLapp/Stevens - to recommend the City Council amending the Future Land Use Map designation of this property from SRD to RED. (Motion failed 2-5-1, against: Bucheck, Conlin, John, Mcleod, Johnston, abstain: Schubert, reasons: Bucheck: voted against Durand change to RED; Conlin, Johnston & Mcleod: should follow the Future Land Use Map; John: property owner would be held hostage).

M/S/P Conlin/Mcleod - to recommend to City Council that Adkins land stay as designated on the Future Land Use Map as SRD. (Motion carried 4-3-1, abstain: Schubert).

4. ARABIAN HILLS (continuation) Rezoning from RR to RE and  
Preliminary Plat

Chairman John re-opened the public hearing at 9:15 p.m. All property owners within 350 feet were re-notified.

Roger Kolstad, developer of Arabian Hills, presented the most recent preliminary plat. The park was removed from the plat to accommodate some lots within the 100 year flood plain and were hoping to give a park dedication fee in lieu of land dedication. Also, the road connection to the existing 53rd street was altered slightly.



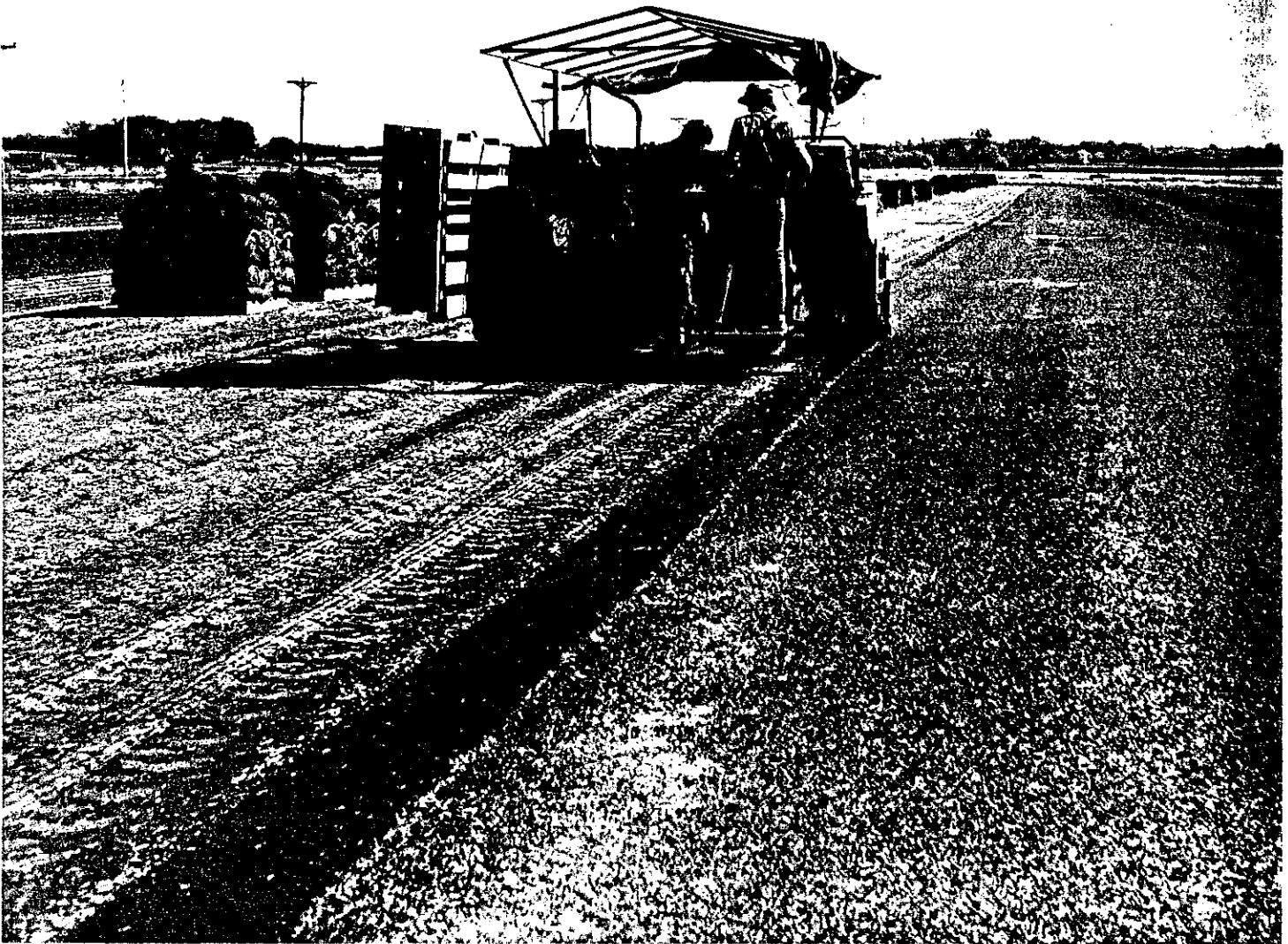


Figure 7.—Harvesting sod on Antigo silt loam, 0 to 2 percent slopes.

trolled. Control can be accomplished by spraying, cutting, or girdling the trees and by cultivation.

This soil has fair suitability as building sites and poor suitability for most sanitary facilities. Soil strength is low in the silty mantle but is high in the underlying sandy material. Susceptibility to frost heave is moderate. Special precautions may be needed when installing roads, streets, sidewalks, and parking areas to prevent damage from frost heave. Sidewalls in the sandy underlying material have poor stability and may cave in during excavating for foundations or installation of underground utilities. This can easily be prevented with temporary retaining walls. Septic tank absorption fields function well in this soil. They must be specially designed, however, because the underlying material is rapidly permeable and there is

a hazard of pollution of ground water. Lawns, trees, and shrubs are generally easy to establish and maintain. This soil is a good source of sand and gravel for construction.

This soil is in capability subclass IIs and woodland suitability group 2c.

**49B—Antigo silt loam, 2 to 6 percent slopes.** This undulating soil is well drained. It occupies low knolls and broad undulating flats intermingled with depressions on glacial outwash plains. Mapped areas are 10 to 50 acres and irregular in shape.

Typically, the surface layer is very dark grayish brown silt loam about 9 inches thick. The subsurface layer is grayish brown and dark grayish brown silt loam about 2

inches thick. The subsoil is about 22 inches thick. The upper part is brown silt loam. The middle part is reddish brown silt loam. The lower part is reddish brown loam. The underlying material is reddish brown and dark reddish brown gravelly sand and gravelly coarse sand. In some delineations slope is less than 2 percent or more than 6 percent. In the southern part of the survey area the surface layer is thicker and darker colored than typical.

Included with this soil in mapping are small areas of Chetek, Rosholt, Campia, Brill, Poskin, and Barronett sandy substratum soils. Chetek and Rosholt soils have less clay in the subsoil than the Antigo soil. Campia soils have silty materials to a depth of 60 inches or more. The Chetek, Rosholt, and Campia soils occupy positions on the landscape similar to the Antigo soils and make up 2 to 5 percent of the delineation. The moderately well drained Brill soils, the somewhat poorly drained Poskin soils, and the poorly drained Barronett soils occupy small drainageways and depressions and make up less than 5 percent of the delineation.

This Antigo soil has moderate permeability in the silty upper part of the profile and very rapid permeability in the sandy underlying material. The available water capacity is moderate. Surface runoff is medium. Natural fertility is medium, and the organic matter content is moderate.

Most areas of this soil are farmed, but many areas are being converted to urban uses. This soil has good potential for crops and grass and legume hay or pasture. It has good potential as building sites. It has poor potential for most sanitary facilities.

This soil is well suited to corn, soybeans, small grains, and grass and legume hay and pasture. If the soil is cultivated, there is a hazard of erosion unless adequate conservation practices are used. Most areas are too small or too irregular in shape or slopes are too short for terracing or contour farming. Minimum tillage and forage crops in the rotation also help to control erosion. In drier years drought may be a problem due to the moderate available water capacity of the soil.

This soil is well suited to pasture and hay production. Overgrazing should be avoided because it increases the risk of erosion. Proper stocking, rotation grazing, and weed control will help keep a good vegetative cover on the soil.

This soil is well suited to trees, and a few small areas remain in woodlots of northern hardwoods. Seedlings and cuttings survive and grow well if competing vegetation is controlled. Control can be accomplished by spraying, cutting, or girdling trees and by cultivation.

This soil has fair suitability as building sites and poor suitability for most sanitary facilities. Soil strength is low in the silty mantle but is high in the sandy underlying material. Susceptibility to frost heave is moderate. Special precautions may be needed when installing roads, driveways, sidewalks, and parking areas to prevent damage from frost heave. Sidewalls in the sandy underlying material

have poor stability and may cave in during excavation or installation of underground utilities. This can be prevented with temporary retaining walls.

Septic tank absorption fields function well in this soil, but unless specially designed systems are installed, there is a hazard of pollution of underground water supplies and nearby lakes and streams. Lawns, trees, and shrubs are generally easy to establish and maintain. This soil is a good source of sand and gravel for construction.

This soil is in capability subclass 11e and woodland suitability group 2o.

**49C—Antigo silt loam, 6 to 12 percent slopes.** This gently rolling soil is well drained. It is on crests and sides of hills on pitted outwash plains. Mapped areas are commonly 15 to 50 acres and irregular in shape.

Typically, the surface layer is very dark grayish brown silt loam about 2 inches thick. The subsurface layer is dark grayish brown silt loam about 11 inches thick. The subsoil is about 25 inches thick. The upper part is dark brown silt loam. The lower part is dark brown loamy sand. The underlying material is dark brown gravelly sand. In some areas slope is less than 6 percent or more than 12 percent. In the southern part of the survey area the surface layer is thicker and darker colored than typical.

Included with this soil in mapping are small areas of Chetek, Rosholt, Campia, Brill, Poskin, and Barronett sandy substratum soils. The Chetek soil is excessively drained and has a 12- to 20-inch loamy mantle over reddish brown sand and gravel. The Rosholt soil is well drained and has a 20- to 40-inch loamy mantle over reddish brown sand and gravel. The Campia soil is well drained and has silty material to a depth of 60 inches or more. The Chetek, Rosholt, and Campia soils occupy positions on the landscape similar to the Antigo soils and make up 2 to 10 percent of the delineations. The moderately well drained, less sloping Brill soil occupies lower positions on the landscape. The somewhat poorly drained Poskin soil and the poorly drained Barronett sandy substratum soil occupy small drainageways and depressions. The Brill, Poskin, and Barronett sandy substratum soils make up less than 5 percent of the map unit.

This Antigo soil has moderate permeability in the silty upper part of the profile and very rapid permeability in the sandy underlying material. The available water capacity is moderate. Surface runoff is medium to rapid. Natural fertility is medium, and the organic matter content is moderate.

Most areas of this soil are farmed, but many areas are developed for urban uses. This soil has good potential for cropland and grass and legume hay and pasture. It has good potential for trees. It has fair potential as building sites. It has poor potential for most sanitary facilities.

This soil has fair suitability for all the crops commonly grown in the survey area. It warms early in spring and

Included with this soil in mapping are small areas of moderately well drained Freeon soils and well drained Kingsley soils. The Kingsley soils formed entirely in sandy loam till, whereas the Santiago soil formed in loess and the underlying loamy till. Also included are somewhat poorly drained Freer and poorly drained Auburndale soils which occupy small depressions.

Permeability of the Santiago soil is moderately slow. Surface runoff is slow. The available water capacity is high. Natural fertility is medium, and the organic matter content is moderate.

Most areas of this soil are farmed. This soil has good potential for cultivated crops, hay, pasture, and trees. It has fair to good potential for most sanitary facilities and good potential for building site development.

Most areas of this soil are used to grow corn and soybeans. It is well suited to crops. The surface layer tends to seal during rains, however, and to crust upon drying. Erosion is a moderate hazard on the steeper slopes, however slopes are generally too short or too irregular to permit effective contour farming or terracing. Minimum tillage, returning crop residue to the soil, and a crop rotation that includes forage crops help to control erosion and maintain the tilth of this soil. Fall plowing permits freezing and thawing of clods during the winter and generally helps to provide a well prepared seedbed early in spring.

This soil is well suited to pasture and hay production. Proper grazing management and weed control will result in an adequate cover of the more productive plants. Interseeding with more desirable and approved species will help to improve yield potential.

This soil is well suited to building site development. Soil strength is low in the silty mantle but is high in the underlying material. Unless properly designed, roads, driveways, and parking lots may be damaged by frost action. The soil has poor trafficability when wet. It has fair suitability for septic tank absorption fields because of the moderately slow permeability. Enlarging the filter field of septic tanks will help the systems function properly. Lawns, trees, and shrubs are generally easy to establish on this soil.

This soil is in capability subclass IIe and woodland suitability group 2o.

**153C—Santiago silt loam, 6 to 15 percent slopes.**

This gently rolling to hilly soil is well drained. It is on crests and sides of hills on ground moraines. Mapped areas are irregular in shape and are commonly 10 to 30 acres.

Typically, the surface layer is very dark grayish brown silt loam about 6 inches thick. The subsurface layer is brown silt loam about 4 inches thick. The subsoil is about 30 inches thick. The upper part is brown and dark brown silt loam. The lower part is reddish brown fine sandy loam. The underlying material is reddish brown sandy loam. In some places the surface layer has nodules and the silty mantle is less than 15 inches thick.

In other places the silty mantle is more than 30 inches thick. Slope is less than 6 percent in some mapped areas.

Included with this soil in mapping are small areas of moderately well drained Freeon soils and well drained Kingsley soils. The Kingsley soils formed entirely in sandy loam till, whereas the Santiago soil formed in loess and loamy till. Also included are somewhat poorly drained Freer soils and poorly drained Auburndale soils in small depressions.

Permeability of the Santiago soil is moderately slow. Surface runoff is medium to rapid. The available water capacity is high. Natural fertility is medium, and the organic matter content is moderate.

Most areas of this soil are farmed. It has good potential for crops and for grass and legume hay and pasture. It has good potential for woodland. This soil has fair potential for most sanitary facilities and good potential for building site development.

This soil is well suited to all crops commonly grown in the survey area. Most areas are used to grow corn and soybeans. The surface layer of this soil is easily eroded and tends to seal during rains and crust on drying. Erosion is a severe hazard. In some places contour strip-cropping can be used to control erosion, but most slopes are too short or too irregular for effective contour farming. Minimum tillage can control erosion in most places, or a rotation can be used that includes forage crops. Fall plowing permits clods to be broken by freezing and thawing during the winter, which improves tilth.

The use of this soil for pasture and hay is an effective means of controlling erosion. Proper stocking, rotation grazing, and weed control help to keep the pasture and soil in good condition. Planting pasture and hay may be desirable to improve plant species and potential yield.

This soil is well suited to trees. Seedling mortality, equipment limitations, and the hazard of erosion are slight. Clearing, spraying, or other site preparation is needed to eliminate brush and reduce plant competition.

This soil is well suited to building site development although slope is a limitation. Soil strength is low in the silty mantle but it is high in the underlying material. Because sidehill seepage occurs where slope is more than 12 percent, tile should be installed around foundations to drain off accumulated water.

This soil has fair suitability for septic tank absorption fields because of its moderately slow permeability and the hazard of side slope seepage. Lawns, trees, and shrubs are generally easy to establish.

This soil is in capability subclass IIIe and woodland suitability group 2o.

**155B—Chetek sandy loam, 0 to 6 percent slopes.**

This nearly level to undulating soil is somewhat excessively drained. It is on low hills and knolls on broad outwash plains. Delineations are commonly irregular in shape and range from 5 to 20 acres.

Typically, the surface layer is dark grayish brown sandy loam about 8 inches thick, and the subsurface

layer is brown loam about 6 inches thick. The subsoil is about 8 inches thick. The upper part is dark reddish brown gravelly sandy loam, and the lower part is brown gravelly coarse sand. The underlying material is brown and light brown gravelly sand and gravelly coarse sand. In some places the underlying material contains less than 15 percent coarse fragments. In places the sandy loam mantle is thicker than 20 inches. In other areas the slope is more than 6 percent.

Included with this soil in mapping are small areas of Kingsley and Poskin soils. The Kingsley soils are well drained and formed entirely in loamy glacial till, whereas the Chetek soil formed in a loamy mantle and sandy outwash. The Poskin soils are somewhat poorly drained and have a thick silty surface mantle underlain by gravelly sand. They occupy depressions.

The Chetek soil has moderately rapid permeability in the sandy loam mantle and rapid permeability in the gravelly sand underlying material. Surface runoff is slow. Natural fertility, available water capacity, and organic matter content are low.

Most areas of this soil are woodland or cropland. It has fair to poor potential for cultivated crops, pasture, and hay. It has fair potential for woodland. This soil has poor potential for most sanitary facilities and good potential as building sites.

The Chetek soil has fair to poor suitability for crops. The main limitations are low available water capacity and the hazard of erosion. Minimum tillage, crop rotations that include forage crops, and returning crop residues to the soil reduce erosion and improve available water capacity and fertility. This soil is well suited to irrigation.

The production of hay crops is limited by low available water capacity. Conservation practices for hayland include planting approved and adapted species, fertilizing, and timely harvesting. When the soil is pastured, proper stocking, rotation grazing, and weed control help to maintain an adequate vegetative cover. Supplemental pasture is usually needed during the dry summer months.

This soil has fair suitability for trees. Tree seedlings survive and grow well if competing vegetation is controlled. Site preparation, spraying, or clearing are desirable methods of controlling competing vegetation.

This soil is well suited to building site development and is poorly suited to most sanitary facilities. Sidewalls of the underlying sand and gravel have poor stability and may cave in during excavation. This can be prevented with temporary retaining walls.

Septic tank absorption fields function well in this soil. Because of the rapidly permeable underlying material, however, they must be specially designed to prevent the pollution of ground water supplies. Revegetating the landscape may be difficult, and additions of water and fertilizer are needed to keep lawns, trees, and shrubs growing vigorously. A loamy topdressing may be desirable before establishing lawns. This soil is generally a good source of sand for construction. Consideration

should be given to this resource before soil for other uses.

This soil is in capability subclass IIIe suitability group 3s.

#### 155C—Chetek sandy loam, 6 to 12 p

This gently rolling soil is somewhat excess. It is on crests and sides of hills on pitted. Delineations are irregular in shape and are 20 acres.

Typically, the surface layer is brown sandy loam 6 inches thick. The subsoil is reddish brown about 12 inches thick. The underlying material is brown gravelly sand. In some places the underlying material contains less than 15 percent coarse fragments. In places the loamy mantle is thicker than 20 inches. In other places the slope is more than 6 percent or more than 12 percent.

Included with this soil in mapping are small areas of Kingsley and Poskin soils. The Kingsley soils are well drained and formed entirely in loamy glacial till, whereas the Chetek soil formed in a loamy mantle and sandy outwash. The Poskin soils are somewhat poorly drained and have a thick silty surface mantle underlain by gravelly sand. They occupy depressions.

The Chetek soil has moderately rapid permeability in the sandy loam mantle and rapid permeability in the gravelly sand underlying material. Surface runoff is medium. Natural fertility, available water capacity, and organic matter content are low.

Most of this soil is woodland and cropland. It has fair to poor potential for crops and fair potential for pasture. It has fair potential for woodland. This soil has poor potential for most sanitary facilities and good potential as building sites.

This soil is poorly suited to crops because of low available water capacity and susceptibility to erosion. The main management needs are controlling erosion, increasing fertility, and improving tilth. Returning crop residue to the soil improves available water capacity, fertility, and soil tilth. Slopes are generally steep. Stripcropping or contouring. Minimum tillage to reduce soil erosion and runoff. This soil is well suited to irrigation if an adequate water supply is available.

This soil has fair suitability for pasture and is poorly suited to most sanitary facilities. When it is used for pasture, rotation grazing, and weed control help to maintain good cover. Because of the low available water capacity, supplemental pastures usually are needed during the drier summer months. It is important to prevent overgrazing of pastures, because this soil is easily overgrazed.

This soil has fair suitability for trees. Seedling establishment is dependent on available water and can be difficult in a dry season following planting. Selection of species from undesired species generally does not restrict the growth of seedlings. The use of harvesting equipment is not restricted by time of year.



Equipment. Erosion is a problem on this soil. Diversions or grassed waterways may be needed to divert water from higher slopes and prevent erosion.

This soil is well suited to building site development although slope is a moderate limitation. It is poorly suited to sanitary facilities due to slope and the rapid permeability in the underlying material. If buildings are designed to fit the site, the natural landscape can be preserved, less grading is required, and erosion and sedimentation are reduced. Erosion control may be needed, both during and immediately following construction. Sidewalls have poor stability and may cave in during excavation. This can be prevented with temporary retaining walls.

Septic tank absorption fields function well in this soil because of the rapidly permeable underlying material, however, they must be specially designed to prevent pollution of ground water supplies. Revegetation of disturbed areas is difficult. Additions of water and fertilizer are usually needed to keep lawns, trees, and shrubs growing vigorously. This soil is a good source of sand for construction.

This soil is in capability subclass IVe and woodland suitability group 3s.

**155D—Chetek sandy loam, 12 to 25 percent slopes.** This hilly to steep soil is somewhat excessively drained. It is on crests and sides of hills on pitted outwash plains. Delineations are irregular in shape and range from 5 to 40 acres.

Typically, the surface layer is dark grayish brown sandy loam about 6 inches thick. The subsoil is dark yellowish brown sandy loam about 8 inches thick. The underlying material is reddish brown sand and gravel. In some places the underlying material contains less than 15 percent coarse fragments. In places the sandy loam mantle is more than 20 or less than 12 inches thick. In other areas the slope is less than 12 percent or more than 25 percent.

Included with this soil in mapping are small areas of Kingsley and Poskin soils. The Kingsley soils are well drained. They formed entirely in loamy glacial till, whereas the Chetek soil formed in a loamy mantle over sandy outwash. The Poskin soils are somewhat poorly drained and have a thick silty surface mantle underlain by gravelly sand. They occupy depressions.

The Chetek soil has moderately rapid permeability in the sandy loam mantle and rapid permeability in the gravelly sand underlying material. Surface runoff is rapid to very rapid. Natural fertility, available water capacity, and organic matter content are low.

Most areas of this soil are woodland or permanent pasture. Some isolated areas are cropland. This soil has poor potential for crops and fair to poor potential for pasture. It has fair potential for woodland. It has poor potential for sanitary facilities and fair potential as building sites.

This soil generally is not suited to crops because of steep slopes, the severe hazard of erosion, and low

available water capacity. It is too shallow to sand and gravel and slopes generally are too short and steep for stripcropping or contouring.

The use of the soil for pasture or hay is effective in controlling erosion, but yields are low due to the low available water capacity. Proper stocking will prevent weeds and the less desirable plant species from invading the pastures. Rotation grazing, fertilization, and weed control are also good management practices. Overgrazed pastures can be helped by reseeding with more productive plant species. This soil erodes easily if overgrazed.

This soil has fair suitability for trees. The hazard of erosion is severe. Furrow planting on the contour or planting in existing vegetation reduces erosion and helps to conserve moisture. Grassed waterways and diversions also help prevent erosion.

This soil is suited to building site development, although slope is a severe limitation. It is poorly suited to most sanitary facilities. Erosion needs to be controlled both during and immediately following construction. If buildings are designed to fit the site, the natural landscape can be preserved, less grading is required, and erosion and sedimentation are reduced. Sidewalls of the underlying material have poor stability and may cave in. This can be prevented with temporary retaining walls.

This soil is poorly suited to septic tank absorption fields because of steep slopes and rapid permeability, which may cause the pollution of ground water. Lawns and gardens need repeated watering and fertilizing to grow vigorously. A loamy topdressing may be desirable before establishing lawns. This soil is a good source of sand for construction. Consideration should be given to this resource before developing the soil for other uses.

This soil is in capability subclass VIe and woodland suitability group 3f.

**158B—Zimmerman loamy fine sand, 0 to 6 percent slopes.** This level to gently sloping soil is excessively drained. It occupies convex knolls and side slopes on outwash plains and lake plains. Individual areas are irregular in shape and range from 5 to 60 acres.

Typically, the surface layer is dark grayish brown loamy fine sand about 9 inches thick. The subsurface layer is grayish brown loamy fine sand about 6 inches thick. The underlying layers are stratified light yellowish brown to dark brown fine sand and thin, discontinuous bands of dark brown loamy fine sand 1/4 to 1 inch thick. Above a depth of 60 inches these bands typically have an aggregate thickness of less than 6 inches. In some delineations these bands have a thickness of more than 6 inches or there are no bands. Strata of medium and coarse sands are in some small areas. In other areas slope is more than 6 percent.

Included with this soil in mapping are small areas of moderately well drained Lino Variant soils in lower positions on the landscape. Somewhat poorly drained Lino soils and very poorly drained Isanti soils occur in depressions and drainageways.

**302B—Rosholt sandy loam, 1 to 6 percent slopes.**

This very gently undulating to undulating soil is well drained. It is on sides and crests of low hills on outwash plains. Individual areas range from 5 to 30 acres and are irregular in shape.

Typically, the surface layer is dark brown sandy loam about 11 inches thick. The subsoil is about 20 inches thick. The upper part is brown sandy loam. The middle part is reddish brown sandy loam. The lower part is reddish brown gravelly loamy coarse sand. The underlying material is yellowish red gravelly sand. In some places the underlying material lacks coarse fragments. The loamy mantle is less than 20 inches thick in places. In some small areas slope is more than 6 percent. In the south and central parts of the survey area the surface layer is thicker and darker colored.

Included with this soil in mapping are small areas of Antigo, Barronett sandy substratum, Brill, and Poskin soils. The Antigo soils are well drained and have silt loam surface and subsurface layers over sand and gravel. The Barronett sandy substratum soils are poorly drained and occupy depressions. The Brill soils are moderately well drained and are in shallow depressions. They have a silt loam surface layer and subsoil over sand and gravel. The Poskin soils are somewhat poorly drained and occur in depressions.

Permeability of the Rosholt soil is moderately rapid in the surface layer and subsoil and is very rapid in the underlying material. Surface runoff is medium. The available water capacity is low. Natural fertility is medium, and the organic matter content is low.

Most areas of this soil are farmed. It has fair potential for crops, pasture, and woodland. It has poor potential for most sanitary facilities and good potential as building sites.

This soil has fair suitability for all crops commonly grown in the survey area. The main limitation is the low available water capacity. Early-maturing crops are well adapted to this soil because they take advantage of early-season moisture. Minimum tillage and return of crop residue to the soil help maintain tilth, increase water available for plants, and increase fertility. Crops grown on this soil respond well to irrigation.

This soil has only fair suitability for permanent pasture or hay because yields are limited by the low available water capacity. It provides good pasture in spring and fall and fair to poor pasture in summer. Proper stocking, pasture rotation, weed control, and timely deferment of grazing help to keep pasture and soil in good condition. Planting pasture and hay may be desirable to improve plant species and potential yield.

This soil has fair suitability for trees. Seedling mortality is slight to moderate. Competing vegetation can be controlled by spraying or girdling or by mechanical means such as plowing, disking, or bulldozing. There is no restriction to time of year or type of equipment that can be used.

This soil is well suited to building site development. This soil is moderately susceptible to frost heaving.

Roads, streets, and sidewalks are subject to damage unless carefully designed. Sidewalls in the underlying material have poor stability and may cave in during excavation. This can be prevented with temporary retaining walls.

Septic tank absorption fields function well in this soil, but there is a hazard of contamination of underground water supplies unless special systems are installed. It is generally easy to establish lawns, trees, and shrubs on this soil. Additions of water and fertilizer are needed to keep them growing vigorously. This soil is a fair source of sand and gravel for construction.

This soil is in capability subclass IIs and woodland suitability group 2o.

**302C—Rosholt sandy loam, 6 to 15 percent slopes.**

This gently rolling to hilly soil is well drained. It is on sides and crests of hills on pitted outwash plains. Individual areas range from 5 to 40 acres and are irregular in shape.

Typically, the surface layer is very dark gray sandy loam about 5 inches thick. The subsoil is about 29 inches thick. The upper part is dark brown and very dark grayish brown sandy loam. The lower part is brown loamy sand. The underlying material is brown gravelly sand. In some places the loamy layers are less than 20 inches thick. In some farmed areas the surface layer is eroded and may be lacking. The underlying material lacks coarse fragments in places. In some areas slope is less than 6 percent or more than 15 percent. In the south and central parts of the survey area the surface layer is thicker and darker colored.

Included with this soil in mapping are small areas of Antigo, Barronett sandy substratum, Brill, and Poskin soils. The Antigo soils are well drained and formed in a silty mantle over sand and gravel. The Barronett sandy substratum soils are poorly drained and occupy depressions. The Brill soils, which occur in shallow depressions, are moderately well drained and have a silty surface layer and subsoil. The Poskin soils are somewhat poorly drained and occur in depressions and drainageways.

Permeability of the Rosholt soil is moderately rapid in the surface layer and subsoil and very rapid in the underlying material. Surface runoff is medium to rapid. The available water capacity is low. Natural fertility is medium, and organic matter content is low.

Most areas of this soil are farmed or are in woodland. This soil has fair potential for small grains and grass and legume hay and pasture. It has poor potential for corn and soybeans. It has fair potential for woodland. This soil has poor potential for most sanitary facilities and good potential for building site development.

This soil has fair to poor suitability for crops. Droughtiness and the hazard of erosion are the main limitations. It is best suited to early-maturing crops, such as small grains, which take advantage of early-season moisture. Minimum tillage or a crop rotation that contains forage crops helps to control erosion. Erosion control by con-

tour plowing and stripcropping is often difficult on the irregular slopes of this soil. Crops grown on this soil respond well to irrigation although it may erode the steeper areas.

This soil has fair suitability for pasture or hay. Using it for hay or pasture reduces erosion. Droughtiness reduces growth during the summer months, at which time supplemental pasture may be needed. Proper stocking, rotation grazing, and weed control help to keep the pasture and soil in good condition. Planting pasture and hay may be desirable to improve plant species and potential yield.

This soil has fair suitability for trees (fig. 9). Seedling mortality is generally low but depends mainly on available moisture. Competing vegetation can be controlled by spraying, cutting, or girdling. Erosion can be controlled by mulching during planting or by keeping a protective vegetative cover on the soil. Equipment use is generally not restricted in kind or time of year.

This soil is well suited to building site development. It is moderately susceptible to frost heave. Roads, streets, and sidewalks are subject to frost damage unless carefully designed. Sidewalls in the underlying material have poor stability and may cave in during excavation for foundations or installation of underground utilities. This can be prevented by temporary retaining walls.

Septic tank absorption fields function well in this soil. There is a possibility, however, that they may pollute

underground water supplies and nearby lakes and streams unless specially designed. Lawns, trees, and shrubs are generally easy to establish and maintain. This soil is a good source of sand and gravel for construction.

This soil is in capability subclass IIIe and woodland suitability group 2o.

**325—Prebish loam.** This is a level, slightly concave, very poorly drained soil. It is in shallow depressions on the margins of large depressions occupied by organic soils and on ground moraines. Delineations are 5 to 30 acres and are irregular in shape. This soil is subject to flooding by runoff from adjacent more sloping areas.

Typically, the surface layer is black loam about 17 inches thick. The subsoil is about 31 inches thick. The upper part is gray, mottled loam. The middle part is olive gray, mottled loam. The lower part is variegated dark brown, reddish brown, and dark gray coarse sandy loam. The underlying material is reddish brown sandy loam. In some areas the surface mantle has up to 15 inches of silty material.

Included with this soil in mapping are small areas of Ronneby, Auburndale, and Cathro soils. The Ronneby soils are somewhat poorly drained and occupy positions slightly upslope from Prebish soils. The Auburndale soils are poorly drained. They have a thick silty surface mantle and occupy depressional areas. The Cathro soils



Figure 9.—Christmas trees on Rosholt sandy loam, 6 to 15 percent slopes. Gale soils are on the steep slopes in the background

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: May 13, 1991

AGENDA TOPIC: FINAL PLAT: Arabian Hills.	ITEM NO. 6.
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Attached is the final plat for Arabian Hills.

The Council granted preliminary plat approval for Arabian Hills on April 2, 1991, conditioned upon:

1. A landscaping plan (screening and berming plan) agreeable to the Council for the purposes of mitigating the impact on the Raleigh property.

Mr. Kolstad has tried negotiating with Mr. Raleigh; but I do not believe that an agreement has been reached. Mr. Kolstad will have pictures and will explain his offer at your meeting. I would anticipate that Mr. Raleigh will also be in attendance to offer his comments.

I believe the Commission should listen to the proposal, and make a recommendation accordingly.

2. Show on the grading plan appropriate changes to reflect the additional screening required on the west side of Keats Ave. This condition has been met, and Tom Prew will comment on it in his  
\* attached letter.

3. Obtain from the VBWD an acceptable plan and permit for grading and driveway placement on Lot 10, Block 2; and this plan shall be approved by the City Engineer. At its May 9th meeting, the VBWD approved the plan, and Karen Chandler's \* report is attached. Tom Prew will address this in his review.

(over)

4. The cash dedication will be calculated at the time of final plat approval. An appraisal of this property has been done by our local appraiser, Frank Langer. If I have Mr. Langer's letter by the time this packet "goes to press", it will be included. Otherwise it will be handed out at the meeting. The Council has determined that a park dedication fee of 7% of fair market value be given in lieu of land. If we must make this calculation at the table, it should be relatively simple.

It appears that all conditions for platting have been met and staff recommends that you forward a favorable recommendation for final approval of Arabian Hills.

\* As of 4:15 p.m. Friday Tom Prew's and Karen Chandler's reports have not been received. These reports will be handed out at the meeting.

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May 9, 1991

City of Lake Elmo  
3800 Laverne Avenue N.  
Lake Elmo, MN 55042

I, Frank Langer, do hereby state that upon the request of Mary Kueffner, I have made an investigation and analysis of the following described property.

The proposed plat of Arabian Hills in Lake Elmo, MN.

The following opinion of market value is for the land only and does not include any existing improvements to the land.

This property was viewed as fee simple, with no liens, judgements, or encumbrances of any kind against it.

It is my opinion that the estimated market value on the above described property is \$254,000 , Two Hundred Fifty-Four Thousand Dollars as of May 9, 1991.

Sincerely,



Frank Langer, A.M.A.

5/13/91

to the City of Lake Elmo  
Planning Commission & Council

The Durands are making the City of Lake Elmo, aware of a property line dispute, between the Durand Property and the Adkins property.

In which case disputes the ownership of approximately 4 acres, which is described on both deeds in different ways and boundaries.

The Durands at this point have the senior deed to the property in question.

This problem should be resolved before any zoning or plotting of either property is done.

The Durands

Donald P. Durand



May 13, 1991

Ms. Mary Kueffner  
Administrator  
City of Lake Elmo  
3800 Laverne Avenue North  
Lake Elmo, MN 55042

RE: Arabian Hills Development

Dear Ms. Kueffner:

At their May 9, 1991 meeting, the Managers approved the revised grading plans for the Arabian Hills development showing the driveway access for Lot 10 and the additional fill on Lot 9. However, it has since come to my attention that the driveway, as shown on the revised plans, is not above the 100-year flood plain. The applicant's amended engineering analysis and report stated that the driveway on Lot 10 is above the 100-year flood plain. The Managers' approval was based upon the location of the driveway above the 100-year flood plain. Therefore, the applicant must submit to the District a revised plan which shows the driveway above the 100-year flood plain and computations which show the revised fill and excavation amounts.

If you have any questions, feel free to call me at 897-5503.

Sincerely,

Karen L. Chandler  
BARR ENGINEERING CO.  
Engineers for the District



ALLEN DORNFIELD   RUSSELL KIRBY   GORDON C. MOOSBRUGGER   RAY BRENNER   WILLIAM ROHRER

VALLEY BRANCH WATERSHED DISTRICT  
P.O. BOX 838

LAKE ELMO, MINNESOTA 55042-0538



**TKDA**

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON  
AND ASSOCIATES, INCORPORATED2500 AMERICAN NATIONAL BANK BUILDING  
SAINT PAUL, MINNESOTA 55101-1599  
612/292-4400  
FAX 612/292-0988

May 13, 1991

Planning and Zoning Commission  
Lake Elmo, MinnesotaRe: Final Plat Approval  
Arabian Hills  
Commission No. 9150-001

Dear Commission Members:

We have received and reviewed the final plat and find it in conformance with the preliminary plat. The final plat should be available for your review at the meeting.

We have reviewed the street and grading plans and specifications. The developer has added the berm along Keats Avenue as requested. The plans and specifications are in conformance with City Standards.

The Developer's Agreement has been drafted and sent to the developer and attorney for execution.

The estimated cost for improvements for this plat are as follows:

Grading and Restoration	\$39,456.00
Storm Sewer	15,826.50
Streets	51,845.00
Staking	<u>3,000.00</u>
Total Improvement Cost	\$110,127.50
+ 25%	<u>27,572.50</u>
Total Security Deposit	\$137,700.00

We recommend approval of the final plat contingent upon the following:

1. Execution of the Developer's Agreement
2. Deposit of \$137,700.00 Performance Bond or other security
3. Payment of all platting and park dedication fees.

Sincerely,



Thomas D. Prew, P.E.

TDP/mha

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: May 13, 1991

AGENDA TOPIC:	CONCEPT: Amendment to Conditional Use Permit: Linder Greenhouse.	ITEM NO. 7.
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The City has received an application from Linder Greenhouses for an amendment to its existing Conditional Use Permit.

Please refer to Section 301.060 D. (page 301-21) of our code which relates to CUP's.

The attached information relating to this operation is attached for your review.

A public hearing has been called for June 10, 1991 to consider this amendment.

# REQUEST FOR COUNCIL ACTION

Meeting Date June 20, 1989

AGENDA SECTION PLANNING/LAND USE/ZONING	NO: 6C	ORIGINATING DEPARTMENT:  BY:
ITEM: AMENDMENT TO CUP, COMPLETION OF STAGE I (Linder Greenhouse)		APPROVED FOR AGENDA BY:

The Planning Commission, at their meeting of June 12th, unanimously recommended approval of the Amendment to this Conditional Use Permit.

As was discussed by Mr. Rob Linder, at the initial hearing on the Conditional Use Permit, Stage I consisted of the now-constructed storage building, and two greenhouses, one of which is constructed. Mr. Linder is now planting evergreen trees along the westerly border of his property, and is also having the drainage area dug.

(You received the Application documents with the June 12th Planning Commission packet)

## Council Consideration

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, resolved that the City Council hereby approves the application of Linder Greenhouse, Inc., for an Amendment to the Conditional Use Permit to the original Conditional Use Permit, dated July 19, 1988 (Resolution No. 88-32), which Amendment completes Stage 1 development of the greenhouse.

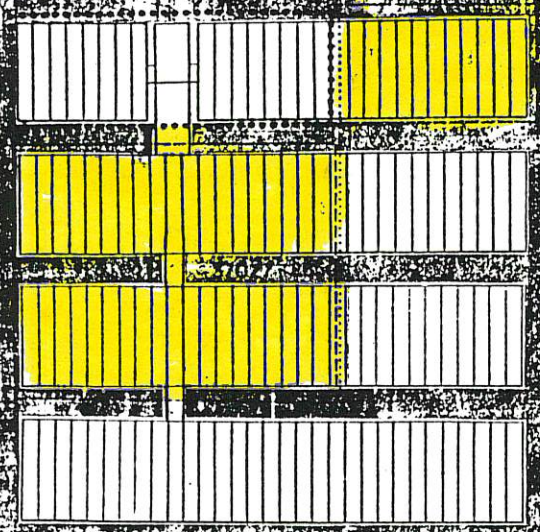


S 1/2 SEC

por.  
27

15th

*Linder's*  
GREENHOUSES



WHOLESALE GREENHOUSES  
OFFICE  
275 W. WHELOCK PKWY.  
ST. PAUL, MINN. 55117  
612-488-6717

Phase 1 .....  
Phase 2 -----  
Phase 3 .....  
each phase = 2 to 5 years

Ponding Area

by creating a limited conditional use permit in both the R1 and RR zoning categories.

M/S/P Williams/Graves - to grant a temporary variance until the September 5, 1989 City Council meeting to allow a commercially licensed vehicle to park overnight in the R1 Zoning District to R. J. Linnell, 9402 Stillwater Blvd., in order to give staff a chance to review the information on possible code modifications submitted by the City Attorney. (Motion carried 4-0).

B. Variance for lot size and road frontage  
(Continued: Mildred Meier)

At the June 6, 1989 meeting, the Council tabled this application for the purpose of allowing the applicant time to negotiate with neighboring property owners for possible purchase of this property.

M/S/P Graves/Williams - to remove this application from the table for Council consideration. (Motion carried 4-0).

The Council received a letter, dated June 13, 1989, from Mildred M. Meier withdrawing her request for variances on Lots 132-140, 159-167, 463 and 464, 673 and 674 Lanes DeMontreville Country Club Addition.

M/S/P Graves/Williams - to accept the applicant, Mildred Meier's, letter, dated June 13, 1989, request for withdrawal of her variance(s) application. (Motion carried 4-0).

C. **Amendment to CUP for Completion of Stage I Greenhouse Construction.**  
Linder Greenhouse, Inc.

The Planning Commission, at their meeting of June 12th, unanimously recommended approval of the Amendment to this Conditional Use Permit.

Rob Linder, Linder Greenhouse, Inc., has requested an amendment to his CUP for completion of Stage I, greenhouse construction. Linder advised the Council that the treeline and the ponding is completed and the greenhouse will not be seen because of the treeline. The City Engineer will review the ponding when constructed.

Linder added they are covered under every agricultural law under the state. As a rule, most Ag businesses, being farms, are not required to get building permits and are allowed any structure that they need for the production of their product. Linder added they have gone along with whatever the City has requested--most farmers don't bother asking the City, they just go ahead and build.

Based on the size of the structure(s) that are there now, Councilman Williams felt this total development is way out of scale from what he would like to see. A series of buildings this size is not consistent with our ideas of open spaces normally associated with agricultural use. You can see the existing building from the park, but, hopefully, when the trees grow up along 15th Street this would not be quite so obvious.

Councilman Hunt brought up his concern on potential future stripping of the topsoil. Linder responded they are taking topsoil off of where they are constructing structures because it would be a waste to lose that topsoil. The type of soil they are bringing in is from swamp bogs and only available in infrequent points. Consequently when the soil becomes available, they have to buy it as a 10 year supply.

M/S/ Graves/Hunt - resolved that the City Council hereby approves the application of Linder Greenhouse, Inc., for an Amendment to the Conditional Use Permit to the original Conditional Use Permit, dated July 19, 1988 (Resolution No. 88-32) which amendment completes Stage 1 development of the greenhouse.

M/No Second Williams/ - to amend the motion to include that granting of this amendment in no way implies approval of future expansion.

M/S/P Graves/Hunt - resolved that the City Council hereby approves the application of Linder Greenhouse, Inc., for an Amendment to the Conditional Use Permit to the original Conditional Use Permit, dated July 19, 1988 (Resolution No. 88-32), which Amendment completes Stage 1 development of the greenhouse. (Motion carried 3-1: Williams - Every time we amend this C.U.P. we are setting precedent for ultimate development on a scale they have and feels it is too much development).

#### D. Large Lot Subdivision: Apostolic Church

At the May 2, 1989 meeting, the Council tabled consideration of this large lot subdivision until soil tests were provided, as recommended by the City Engineer.

M/S/P Williams/Graves - to bring back the Large Lot Subdivision application by Apostolic Church for Council consideration. (Motion carried 4-0).

City Engineer, Larry Bohrer, reported the Church has now had sufficient percolation tests and soil borings taken to show that soil conditions are suitable for standard drainfield construction. There are no other variances needed for this large lot subdivision.

M/S/P Graves/Hunt - to instruct the staff to prepare a resolution granting a large lot subdivision to the Apostolic Bible Church based on the following findings of fact: (1) The property is properly zoned for a church (PF); (2) There are no variances required in granting this subdivision; (3) The site plan shows the applicant is proposing to construct a standard City street on a 66 foot wide dedicated right-of-way, therefore the lot will have sufficient frontage on a City street; (4) The applicant is proposing to dedicate the appropriate width of right-of-way for County Road 70 as well as the new subdivision street. The cul-de-sac scales 800 feet which is the maximum allowed by Code. Further, proposed subdivision be approved with the following conditions: (1) The applicant conform to all recommendations of the City Engineer, including, but not limited to drainage. (Motion carried 4-0).

*Here  
# 578380*

RESOLUTION NO. 88-32  
CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

A RESOLUTION GRANTING A CONDITONAL USE PERMIT TO  
LINDER'S HOLDING COMPANY (d/b/a Linder's Greenhouses, Inc.)  
TO ALLOW CONSTRUCTION OF GREENHOUSES

WHEREAS, Linder's Greenhouses Inc., (Robin D. Linder) has applied for a Conditional Use Permit, under Section 301.070 D.b. (1), of the Lake Elmo Zoning Code, to construct a 29,000 square foot greenhouse structure, and a 7,250 square foot steel pole building, on property generally located south of 15th Street, between Inwood Avenue North and Keats Avenue North, said property being legally described as:

The N 1/2 of the SW 1/4 of Section 27, Township 29 North, Range 21 West, Washington County, Minnesota, except that part thereof conveyed to Washington County on 9-30-75 and on 7-19-83, said excepted part lying easterly and northerly of the following described line:

Commencing at W 1/4 of corner of said Section 27; Thence N 89 deg. 11 min 37 sec. E along the North line of said N 1/2 of the SW 1/4, 1651.46 feet to the point of beginning; Thence S 0 deg. 42 min. 52 sec. E., 73.02; Thence S 89 deg. 17 min. 08 sec. W, 95.00 feet; Thence S 0 deg. 42 min. 52 sec. E, 160.00 feet; Thence N 89 deg. 17 min. 08 sec. E, 95.00 feet; Thence S 34 deg. 42 min. 07 sec. E. 695.58 feet; Thence N 89 deg. 11 min. 40 sec. E. 14.00 feet; Thence S 0 deg. 48 min. 20 sec. E, 95.00 feet; Thence N 89 deg. 11 min. 40 sec. E. 215.00 feet; Thence N 0 deg. 48 min., 20 sec. W, 95.00 feet; Thence N 89 deg. 11 min. 40 sec. E, 373.66 feet to the E line of said N. 1.2 of the SW 1/4 and there terminating; subject to existing rights-of-way and easement of record, and reserving from the above described parcel, over a strip of land 20.00 feet in width lying adjacent to and North of the North line of the SE1/4 of the SW1/4 of said Section 27, and easement for an equestrian and pedestrian trail without hard surface; said trail easement being reserved exclusively to Seller for future disposition.

WHEREAS, the applicant has applied for and received an application for rezoning the aforementioned property from Rural Residential to Agriculture; and,

WHEREAS, the Zoning Code, under Section 301.070 D.b. (1) permits greenhouses, in an Agricultural Zoning District, under a Conditional Use Permit; and,

WHEREAS, it appears that this applicant has met the requirements of Section 301.070 D.b. (1), and that the proposed use is in conformity with that provision, as well as the City's other ordinances and the Comprehensive Plan; and,

WHEREAS, the Planning Commission, at its meeting of July 11, 1988, recommended Council approval of this Conditional Use Permit, subject to the applicant complying with the following conditions:

- (1) The approval, granted under this resolution, shall be limited to the proposed Stage I Construction consisting of a 29,000 square foot greenhouse structure and a 7,250 square foot steel pole building; any proposed expansion hereafter, on this site, shall be subject to Planning Commission and City Council review and approval;
- (2) Retail sales shall not be permitted on the site;
- (3) Adequate drainage and/or ponding on the site shall be provided, in accordance with the recommendations of the City Engineer, and in conformance with the current Lake Elmo Codes, Ordinances and one percent rule as to rate and volume.
- (4) The applicant shall comply with the following landscaping requirements:
  - (a) On the entire length of the north and west property boundaries, three staggered rows of evergreen trees, being two to four feet in height, shall be planted and maintained to provide a buffer to adjoining properties; and,
  - (b) Shrubbery shall be planted around the identification signage, at the entry to the property, to buffer from affected surrounding properties; the identification sign shall not exceed square footage of 3' x 6' in size.
- (5) Lighting, on the site, and for the greenhouse, shall conform to existing City Code lighting standards and requirements, as set forth in Section 1508 of the code; all lighting shall be shielded to diffuse lighting from surrounding properties.
- (6) The applicant, under this Conditional Use Permit for Stage I, shall be limited to the construction of one 2000 square foot accessory structure for uses, as permitted by Code, other than those uses directly affiliated with the operation of the greenhouse.
- (7) No use allowed under this Conditional Use Permit shall cause pollution nor shall any hazardous materials be stored on the site, other than those required for operation of said greenhouse.



NOW, THEREFORE, be it resolved by the City Council of the City of Lake Elmo:

That a Conditional Use Permit, for construction of a 29,000 square foot greenhouse structure and a 7,250 square foot steel pole building, is hereby granted to Linder's Holding Co. (d/b/a Linder's Greenhouses, Inc.) on the site heretofore legally described, contingent upon the applicant meeting the conditions set forth in one through seven as outlined above.

ADOPTED, by the City Council of the City of Lake Elmo this 19th day of July 1988.

Signed: Arlyn Christ  
Arlyn Christ, Mayor

Attest: Patricia Morrison  
Patricia Morrison, City Administrator

- COMPREHENSIVE PLAN AMENDMENT
- ZONING DISTRICT AMENDMENT
- TEXT AMENDMENT
- CONDITIONAL USE PERMIT - Amendment
- VARIANCE \* (See Below)
- APPEALS
- SITE & BLDG. PLAN REVIEW
- SHORELAND PERMIT
- SIMPLE LOT DIVISION
- LARGE LOT SUBDIVISION
- SUBDIVISION
- SKETCH
- PRELIMINARY
- FINAL
- SUBDIVISION VARIANCE
- FLOOD PLAIN CONDITIONAL USE PERMIT

APPLICANT: Linder's Greenhouses 275 W. WHEELOCK PHwy. 55117  
 (Name) (Address) (Zip)

TELEPHONE: 488-6717 (Work) 484-2077 (Home)

OWNER: Robin, David, Peter, Lillian Linder  
 (Name) (Address) (Zip)

TELEPHONE: 488-6717 (Work) 739-4603 (Home)

PROPERTY LOCATLON (Street Address)

Lake Elmo - 15 st

PROPERTY DESCRIPTION		BLK	SEC	TWP	RD
N1/2-6W1/4 S27T29R21				27	29
EXC THAT PT THEREOF CONVEYED TO WASH CO ON 9-30-75 & ON 7-19-83 SO EXCEPT PT LYING ELY & WLY OF THE FULL DESC LINE: COM AT W1/4 CORNER OF SEC27 THN N09DEG11'37"E ALG THE N LINE OF SD					

DESCRIPTION AND/OR REASON FOR REQUEST (Cite Ordinance Section):

request to build phase 2 of master plan on file with Lake Elmo (as shown on map) total sq ft = 200,000 sq ft.

\* VARIANCE REQUESTS: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code the applicant must demonstrate a hardship before a variance can be granted. The hardship related to this application is as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances 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 addition application expense.

Robin O. Linder 5-7-91  
 Signature of Applicant Date

Lillian M. Linder 5-7-91  
 Signature of Applicant Date

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: 7-11-88

AGENDA TOPIC: Rezoning and Conditional Use Permit Linder Greenhouses	ITEM NO. 3C.
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Please have available the materials submitted to you for the June 27th meeting.

BACKGROUND INFORMATION

The Planning Commission, at its meeting of June 27th, continued the Planning and CUP application based on the City Attorney's opinion to delay action on any items for two weeks before a decision is made.

No further information submitted was required of the applicant.

Upon receipt of the Planning Commission's recommendation, the Council will receive a proposed Ordinance (for the rezoning), and a proposed Resolution (for the CUP) allowing inclusion of conditions of the Permit.

CITY OF LAKE ELMO

DEVELOPMENT APPLICATION FORM

- Comprehensive Plan Amendment
- Zoning District Amendment
- Text Amendment
- Conditional Use Permit
- Conditional Use Permit (Renewal)
- Variance
- Appeals
- Trailer Park
- Planned Unit Development
- Simple Lot Division
- Large Lot Subdivision
- Subdivision
- Sketch
- Preliminary
- Final
- Subdivision Variance
- Flood Plain Conditional Use Permit
- Shoreland Permit

Applicant LINDER'S GREENHOUSES INC. 612-488-6717  
 (Name) (Phone)  
275 W. WHEELLOCK PARKWAY ST. PAUL MN 55117  
 (Address) (City) (State) (Zip)

Owner LINDER'S HOLDING CO.  
 (Name) (Phone)  
275 W. WHEELLOCK PKWY ST. PAUL MN 55117  
 (Address) (City) (State) (Zip)

Property Location (Street Address and Legal Description) *Rob - Home 788-2429*  
SOUTH OF 15 STREET NO. SEE ATTACHED LEGAL DISCRPTION

Description and/or Reason for Request (Cite Ordinance Section)  
CONSTRUCTION OF LINDER'S GREENHOUSES INC COMMERCIAL GROWING RANGE.

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

*Robert A. Linder*  
 Signature of Applicant 6-13-88  
 Date

Ann Bucheck was not in favor of the 830' long cul-de-sac because it did not meet our code which requires a cul-de-sac to be 800 feet. She stated a new development should meet the code and no variance should be granted.

City Administrator Morrison recommended to leave the length of the cul-de-sac up to the City Council, but to recommend the 24' road width if this is what they wanted to see in this development. The Council would have the PZ recommendation and would be receiving the VBWD recommendations when they look at the plat. Bucheck and Williams did not like approving the plat with contingencies. The PZ does not comment on the the Final Plat. Lee Hunt responded because of the timeframe we should rely on our city staff for the plat to meet the contingencies.

M/S/F Williams/Bucheck - to table a decision on the preliminary plat for Crombie 2nd Addition until additional ponding information is received from the VBWD and City Engineer Bohrer and based on the City Attorney's recommendation to wait two weeks after the close of a public hearing to make a decision. (Motion failed: 4-3-1<Johnson, Stevens, Hunt><Abstain: Kunde: he could not make a decision because he was not here for the public hearing>).

M/S/P Enes/Hunt - to recommend approval of the revised preliminary plat for F.J. Crombie, 2nd Addition to the City Council: with the 5 outlots on the lake deeded to 5 noted properties across Cty State Aid Hwy 13; every effort be made to preserve the exceptional character of the land through the approval of a variance for a 24' wide road designed to save the greatest number of trees beyond the paved surface; and the length of the cul-de-sac be determined by the City Council; inclusion of the covenants provided in the Developers Agreement be filed with the Plat; and based on the City Staff and City Engineer's satisfaction of the plat meeting VBWD recommendations. (Motion carried: 6-2<Bucheck: in a new subdivision they should have to meet all the codes and variances should not be given where there are no hardships, Williams: we have a tradition of waiting two weeks before we make a decision and voting>).

M/S/F Bucheck/Williams - to ammend the above motion to recommend to the City Council not to grant a variance as requested for the 830' cul-de-sac, or for a variance to the 1% Rule. (Motion failed 2-6<DeLapp: hardship is the special nature of the terrain, Hunt: Some of the 1% Rule will be covered with comments from the VBWD, Enes, Johson, Kunde, Stevens>).

**C. Rezoning and Conditional Use Pemit from RR to Ag for Greenhouses, Applicant: Linder Greenhouse**

Based on the City Attorney's recommendation, the Planning Commission delayed action on this application for two weeks.

City Administrator Morrison had disussed with the Linders and reported that the Linder Greenhouse sign will be screened from the Lake Elmo Regional Park, that on the north and west side there will be three

rows of staggered evergreen trees and the lighting will conform to code.

A letter was received from Director John Perkovich of the Washington County Park System stating this application should be reviewed by the Environmental Quality Review Board to see if it needs an EAW or EIS. The City Administrator felt what the Linders are proposing, in the present staged formula, is not of substance to receive an EIS. Rob Linder stated that they have provided a plan for proper screening to address the County's concern on the visibility of the greenhouse from the Park.

Dave Johnson felt this was an inappropriate use for this land, but would like to see this commercial development along I-94 or Section 32. Rob Linder responded this was an agricultural business and only allowed in an Ag zone. It is a business that has crops and is of a low intensity use because the crops are harvested, and there is not truck traffic every day--It is not a commercial business by the City's Code definition.

Marge Williams felt greenhouses are a commercial use and can exist in an Ag zone. The property is not currently Ag--it is Rural Residential and she sees this area as a residential zoning. Because it is adjacent to the park, she would rather see one house per ten acres with equestrian trails. Marge also felt that no signage should be allowed.

Chairman DeLapp felt the way the CUP is intended to be written is in the flavor of the current comprehensive plan and would enhance it. If RE zoning was approved, he might look differently at this application.

M/S/P Enes/Stevens - to recommend to the City Council rezoning 64 acres south of 15 Street N. for Linder's Greenhouse Inc. from Rural Residential to Agriculture zoning. (Motion carried 4-3-1<Johnson: there has to be some compelling reason for the rezoning of property that has been in the Comp Plan as RR and the Regional Park does not want that area as commercial development and that commercial development should remain along I-94 or Section 32, Williams: comments stated above, Bucheck><Abstain: Kunde>).

The Commission recommended the following to be addressed in the CUP: landscape requirements, lighting as indicated by code, a 3'x6' sign (maximum), no retail allowed, limit square footage of building size, landowner maintain his remaining land in accordance with the required practice of the Soil and Water Conservation District, no use allowed under this CUP shall cause pollution nor shall any hazardous materials be stored on the site and it is expressly understood by the Landowner that any hazard to the health or welfare of the City could and would be grounds for immediate revocation of this permit.

M/S/P Enes/Hunt - to direct the City Staff to turn the Planning Commission's recommendations into a CUP Resolution to be presented for the City Council's consideration on July 19th. (Motion carried 4-2-2<Buckeck: she voted against the rezoning, Williams: despite of their time constraint, Marge felt it would have been better to have

the opportunity to actually write up the CUP and review it before sent to the CC.><Abstain:Johnson: because he doesn't agree with the rezoning, Kunde>>).

If the CUP is to be on the entire parcel, Lill Henderson questioned if she could have an accessory structure because she has a couple of horses. The Commission stated she could have one 2,000 sq.ft. structure besides the greenhouse and this could be stated in the CUP.

4. Discussion: Residential Development; Co. Rd. 5 & Jamaca;  
Will Stenzel

Will Stenzel asked for the PZ's opinions on a residential development of approximately 33 acres of land on the northwest corner of Hwy 5 and Jamaca. D. Beutel currently owns this property; however, Mr. Stenzel advises he will have ownership this week.

The northern portion of the property (approx. 16 acres) is currently zoned R-1, and the southernly portion (approx. 14 acres) is an RR zone.

The Commission was not in favor of rezoning the RR portion to R-1, but would consider an alternate of 2 1/2 acres and 1 1/2 acre development through a PUD. The Commission also recommended a landscaping berm along Co. Rd. 5 and that a grading and landscaping plan for the overall development, by PUD, be submitted.

5. Update on Residential Estates Zoning

City Administrator Morrison reported on a working session between City Councilmembers Chuck Graves, Rose Armstrong and Planning Commission members Lee Hunt and Ann Bucheck. The Committee questioned the areas for RE zoning and they objected to gravel roads, having horses on 5 acres and requiring a landscaping plan. The Planning Commission felt by deleting these special Conditions, which made the RE zoning unique, would now be creating another option for R-1 zoning only on a larger lot. The Commission was in favor of development restrictions, minimum standards set for a landscape plan and have a Forester review it, and 24' wide serpentine roads and not straight for more than one block.

6. Other

Planning Commission Ann Bucheck asked the Commission to recommend to the City Council that the City Engineer not be the designer for any project in the City because the City needs a person to be able to check and review another Engineer's plan. This will be discussed at another time.

M/S/P Hunt/Johnson - to adjourn the Planning Commission meeting at 11:00 p.m. (Motion carried 8-0).

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: May 13, 1991

AGENDA TOPIC: Request for amendment to Sign Ordinance.

ITEM  
NO. 8.

Attached is a letter the City received from Michael W. Lukin, 10759  
10th Street N. regarding our sign ordinance .

As you can see by my letter to Mr. Lukin, I feel he does bring up some  
points that the Commission may wish to discuss.



REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: May 13, 1991

AGENDA TOPIC: Joint Meeting with City Council/Planning Commission and City Attorney	ITEM NO. 9.
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Jerry Filla, our City Attorney has suggested that we hold a joint meeting to discuss the procedures the City uses in reviewing different type of applications, public hearings, etc.

The council concurs with Jerry's suggestion and recommended that the Planning Commission members (and City Council members) list the subjects it would like to discuss so I can give Jerry some idea as to what to prepare for.

If possible, I would like for you to have these suggestions to me no later than May 15 so I can arrange this meeting.

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: May 13, 1991

AGENDA TOPIC: May 27th Meeting.	ITEM NO. 10.
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As I mentioned to you previously, your second meeting this month falls on a legal holiday. We cannot conduct any official business on a holiday. Therefore you have the option of cancelling the meeting or rescheduling it later in the week.

I have talked to several people who will not be available on Tuesday the 28th, so if you want a meeting that week, it would have to be Wednesday the 29th or Friday the 30th. (VBWD meets on Thursday).