



3800 Laverne Avenue North
Lake Elmo, MN 55042

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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday June 8, 2020
at 7:00 p.m.

AGENDA

Note: Social Distancing protocols will be in place in the City Council Chambers

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
4. Public Hearings
 - a. **CONCEPT PUD REVIEW** – Schiltgen Farm Property (10880 Stillwater Boulevard North)
5. New/Unfinished Business
None
6. Communications/Updates
 - a. City Council Update:

06-02-20 Meeting: Farm (Rural) School Zoning Text Amendment
Front Yard Setback Zoning Text Amendment
Comprehensive Plan Amendments (County 14 and Ideal Ave)
 - b. Staff Updates
 - c. Upcoming PC Meetings:
 1. June 22, 2020
 2. July 13, 2020
7. Adjourn

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



STAFF REPORT

PLANNING COMMISSION

DATE: 06/08/2020

AGENDA ITEM: __ – PUBLIC HEARING ITEM

TO: Planning Commission
FROM: Ken Roberts, Planning Director
AGENDA ITEM: **Schiltgen Farms PUD Concept Plan and Comprehensive Plan Amendment**
REVIEWED BY: Ken Roberts, Planning Director
Ben Prchal, City Planner
Jack Griffin, City Engineer
Ann Pung-Terwedo, Senior Planner, Washington County

BACKGROUND:

Mr. Ben Schmidt, representing the Excelsior Group, is requesting approval of a concept planned unit development (PUD) for the Schiltgen Farm property located 10880 Stillwater Boulevard. Concept PUD review requires a public hearing.

The proposed concept PUD has a total of 318 housing units – 200 single family home sites and 118 townhouse or row home units on 105.3 acres (net) with a density of about 3.0 dwelling units per acre (D.U.A). A western portion of the development site is within the Shoreland Management Area of Sunfish Lake. This triggers the need for a Planned Unit Development because the proposed lots do not meet the lot area, lot width and impervious requirements listed in the City's Shoreland Code for Natural Environment lakes.

ISSUES BEFORE THE PLANNING COMMISSION:

The Commission is respectfully being requested to review, hold a public hearing, provide feedback to the developer, and make a recommendation to the City Council for the concept planned unit development and comprehensive plan amendment for the proposed development Schiltgen Farms property.

GENERAL INFORMATION:

Applicant: Excelsior Group (Ben Schmidt), 1660 Highway 100 South, Suite 400, Saint Louis Park, MN 55416

Property Owner: Schiltgen Farms Inc. 10880 Stillwater Boulevard, Lake Elmo

Location: 10880 Stillwater Blvd, Lake Elmo
Four Parcels all in Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

PID#s: 1402921140001, 1402921410003, 1402921410001 and 1402921410002

Request: Concept PUD Plans approval

Site Area: 123.4 acres (all PIDs)

Residential Development Area: 105.3 acres

Existing Land Use Designation: V-LDR (Village Low Density Residential)

Proposed Land Use Designation: V-MDR (Village Medium Density Residential)

Current Zoning: RT – Rural Development Transitional District

Proposed Zoning: VMX/PUD (Village Mixed Use/PUD)

Surrounding Zoning: V-LDR/PUD (north)/ PF – Public Facilities (east)/ RS across railroad tracks (south)/ RT and RR (west).

History: The parcels are part of the Schiltgen Farm property and are currently zoned RT.

Deadline for Action: Application Complete – 5/07/2020
60 Day Deadline – 7/05/2020
Extension Letter Mailed – No
120 Day Deadline –

Applicable Code: Article 12 – Urban Residential Districts
Article 18 – Planned Unit Development Regulations
Article 19 – Shoreland Management Overlay District
Chapter 153 – Subdivision Regulations
§150.270 Storm Water, Erosion, and Sediment Control

CONCEPT PUD PLAN REVIEW

PUD Review Process. The City Code for PUD's requires several steps in the project review and approval process. Section 154.758 of the City Code (below) provides all the details about the review process and steps. As noted subsection in E2, the Planning Commission is to hold a public hearing about the concept plan and report its findings and recommendations to the City Council.

§ 154.758 PROCEDURES FOR PROCESSING A PLANNED UNIT DEVELOPMENT.

There are four stages to the PUD process: application conference, general concept plan, preliminary plan and final plan, as described below.

- A. *Application Conference.* Upon filing of an application for PUD, the applicant of the proposed PUD shall arrange for and attend a conference with the Planning Director. The primary purpose of the conference shall be to provide the applicant with an opportunity to gather information and obtain guidance as to the general suitability of his or her proposal for the area for which it is

proposed and its conformity to the provisions of this subchapter before incurring substantial expense in the preparation of plans, surveys and other data.

- B. *General Concept Plan.* The general concept plan provides an opportunity for the applicant to submit a plan to the city showing his or her basic intent and the general nature of the entire development without incurring substantial cost. The plan should include the following: overall density ranges, general location of residential and nonresidential land uses, their types and intensities, general location of streets, paths and open space, and approximate phasing of the development.
- C. *Preliminary Plan.* Following approval of the general concept plan, the applicant shall submit a preliminary plan application and preliminary plat, in accordance with the requirements described in § 153.07. The application shall proceed and be acted upon in accordance with the procedures in this subchapter for zoning changes.
- D. *Final Plan.* Following approval of the preliminary plan, the applicant shall submit a final plan application and final plat, in accordance with the requirements described in § 153.08. The application shall proceed and be acted upon in accordance with the procedures in this ordinance for zoning changes. If appropriate because of the limited scale of the proposal, the preliminary plan and final plan may proceed simultaneously.
- E. Schedule for Plan Approval
 - 1. Developer presents the general concept plan to the Planning Commission for their review and comment.
 - 2. After verification by the Planning Director that the required plan and supporting data are adequate, the Planning Commission shall hold a public hearing, with public notice.
 - 3. The Planning Commission shall conduct the hearing and report its findings and make recommendations to the City Council.
 - 4. The City may request additional information from the applicant concerning operational factors or retain expert testimony at the expense of the applicant concerning operational factors.
 - 5. The Council may hold a public hearing after the receipt of the report and recommendations from the Planning Commission. If the Planning Commission fails to make a report within 60 days after receipt of the application, then the City Council may proceed without the report. The Council may approve the general concept plan and attach such conditions as it deems reasonable.
 - 6. Following approval of the General Concept Plan, the application may proceed to the preliminary plan phase.

PROPOSAL DETAILS/ANALYSIS:

The proposed residential development will be located on the southern portion of the Schiltgen Farm at the intersection of CSAH 14 (Stillwater Boulevard) and CSAH 17 (Lake Elmo Avenue). The proposed development would have a mix of single-family homes, villas style homes and attached single-family homes (townhouses) with overall average density of 3 units per acre. The subdivision is proposed as a PUD because the developer is requesting flexibility from the strict zoning regulations of the Shoreland Ordinance and the VMX zoning regulations.

A second component of the proposal and a critical element the Planning Commission needs to consider is an amendment to the City's Comprehensive Plan. The current land use designation for the site of proposed development is V-LDR (village low-density residential). This designation is intended for only single-family residential uses. To have the mix of housing types as proposed within this development, the City would need to approve a Comprehensive Plan Amendment to change the land use designation of the development site or the designation of the proposed townhouse area south of Stillwater Boulevard to V-MDR (village medium density). The City intends this land use designation for a variety of residential land uses including detached single-family homes and attached single-family homes (town houses).

Then applicant's submission to the City includes the following components:

Concept Plan Overview. The attached narrative includes a general overview of the project with additional details concerning some of the unique aspects of the proposed PUD.

Concept Plan. The PUD Concept Plan includes a proposed configuration of roads, lots and other public spaces on the applicant's site. While the Concept Plan provides initial dimensions for many of the various lots and streets, some details are still missing and will need to be further reviewed for compliance with the City's standards and regulations.

Staff has completed an internal review of the concept plan, and general comments from Staff and recommended conditions of approval are included in this memorandum. The Staff review comments that follow are all based on conducting a high level review of the concept plan since there is not a lot of detailed information that is required at this stage in the development process. Staff has instead focused on the bigger picture items and those things that would otherwise not allow the development to move forward if they contrasted with elements from the Comprehensive Plan, the Zoning Code, the Shoreland Regulations, or the City Code.

STAFF REVIEW COMMENTS:

Members of the Planning Staff, Public Works, Engineering, and Fire Departments have reviewed the PUD concept plan, while the City Engineer has provided an additional review of the PUD Concept Plans. The Staff comments for this project are as follows:

2040 Comprehensive Plan/Land Use Plan Amendment. The 2040 Comprehensive Plan has designated this site as V-LDR (Village Low Density Residential) on the future land use map. The City intends this land use designation for single-family detached housing development serviced by municipal sewer and water with density ranges between 1.5 and 3 dwelling units per acre.

The developer is proposing two primary types of housing within this development – 200 single-family detached homes and 118 townhouse or row homes that would have buildings with 4-6 units connected together. Based on this mix of proposed housing, the City would need to approve an amendment to the land use plan map for at least the townhouse portion of this site to V-MDR (Village Medium Density Residential) for this project to move forward.

The City intends the V-MDR land use designation for areas in the Village Planning Area guided for single-family detached, duplexes and townhomes/villa housing types. This land use designation has residential density ranges between 3.01 and 8 dwelling units per acre. As noted the 2040 Comprehensive Plan, "this land use allows for a greater variety in housing stock and brings more people closer to living within easy access of Village destinations and amenities." As shown, the 19.92 acre area south of Stillwater Boulevard is proposed to have 118 townhouses – an average of 5.92 units per acre.

Zoning Map Amendment. The existing zoning of the property is RT (rural development transitional). In order to develop the site, the City will be required to rezone the development to VMX with PUD overlay to be consistent with the proposed City's Comprehensive Plan guidance for the area. The purposed of VMX zoning district is "to provide an area for compact, mixed use development made mutually compatible through a combination of careful planning and urban design and coordinated public and private investment. This district is intended to continue the traditional mixed use development that has occurred in the Village area by allowing retail, service, office, civic and public uses as well as residential units. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses." The proposed V-MDR land use designation allows for a density of 3-8 units per acre and the VMX zoning district allows for a mix of housing with a density of 6-10 units per acre.

Site Data. The entire subdivision area is 123.4 acres which includes all of Parcels 1, 2, 3 and 4. Of the 123.4 acres, the developer is proposing to develop 105.3 net acres into a 318 unit residential PUD development with 200 single family homes north of Stillwater Boulevard and 118 townhouse or row homes south of Stillwater Boulevard. The overall proposed project would have with a net density of 3.0 du/acre.

Density. The proposed density for this development is 3 residential units per net acre – 318 proposed units on a 105.3 acre site. The proposed V-MDR land use designation allows for a mix of housing with a density of up to 8 residential units per acre.

| | |
|------------------------------------|--|
| Total Site Area | 123.4 acres (gross) |
| Residential Site Area | 105.3 acres (net) |
| Outlot & Open Space Areas | 24.8 acres (20.8 acre open space/green area and 4.0 acre open space area - barn) |
| Ponding Areas | 10.6 acres |
| Stillwater Blvd Right-of-Way (R/W) | 5.5 acres |
| Lake Elmo Ave R/W | 2.0 acres |
| Wetland Area | 10.6 acres |
| Residential Lot Area | 105.3 acres (net) |

The calculation of net density is as follows:

| | |
|------------------------------|--------------|
| Development Area | 123.4 acres |
| Lake Elmo Ave Right-of-Way | 2.0 acres |
| Stillwater Blvd Right-of-Way | 5.5 acres |
| Wetlands | 10.6 acres |
| Net Residential Area | 105.3 acres |
| Total Number of Lots | 318 units |
| Gross Density | 2.58 du/acre |
| Net Density | 3.0 du/acre |

PUD Minimum Requirements. The proposed development is within the shoreland of Sunfish Lake and is therefore subject to Shoreland regulations. Within a shoreland, development lots must conform to the

shoreland standards contained in the Zoning Code, Section 154.800, Table 17-3, or develop as a Planned Unit Development with a Conditional Use Permit. A PUD is a negotiated zoning district, and according to the Lake Elmo Zoning Code Article 19, Planned Unit Development Regulations, the City may grant zoning flexibility in order to better utilize site features and to obtain a higher quality of development. Or put another way, through the PUD review and approval process the City may grant development and zoning flexibility in order to better protect and use site features to obtain a higher quality of development than would occur by following the City's subdivision standards.

When evaluating a PUD proposal, a PUD must meet one or more objectives contained in Section 154.751 and meet the minimum requirements of Section 154.753 which include a minimum of 20% protected open space and Street Layout requirements..

Minimum Requirements for PUD:

- a. Lot Area: The site area exceeds the minimum lot area and potentially achieves the following PUD objectives identified in Section 154.751 (with staff comments and comments as outlined in their project narrative):
 - A. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches. ***Comment: The proposal clusters the proposed home sites on the flattest parts of the site and complies with the 50 percent shoreland overlay open space. This design maintains more distance from the lake, preserves most of the trees on site and preserves the existing terrain (slopes and wetland) near the lake.***
 - B. Promotion of integrated land uses, allowing for a mixture of residential, commercial and public facilities. ***Staff comment: The developer is proposing a mix of residential housing types. The proposal shows single-family lots closer to the lake, smaller villa-style homes on the north and eastern parts of the site and townhouses (row homes) south of Stillwater Boulevard, north of the railroad tracks. This concept provides a variety of housing options in one neighborhood.***
 - C. Provision of more adequate, usable, and suitably located open space and recreational amenities and other public facility than would otherwise be provided under conventional development techniques. ***Staff comment: The developer is conserving or creating about 30 acres within the shoreland overlay of the project site. This will conserve the slopes and woodlands and will provide a significant buffer around the lake and wetland. They also are proposing to create an open space area around the existing barn that will be preserved in some fashion.***
 - D. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing. ***Staff comment: As noted by the applicant, this location is close to the heart of Lake Elmo's village and commercial districts and would create housing opportunities for local employees. The proposed development site offers easy access transportation access via Stillwater Boulevard to area highways and freeways.***
 - E. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities. ***Staff comment: The developer would be meeting this objective by maintaining in perpetuity nearly 21 acres of land as either private or public open space near Sunfish Lake. This open space area will provide a significant space for existing woodland and wildlife conservation.***

- F. Preservation of historic buildings, structures or landscape features. **Staff comment:** *The applicant notes in their narrative that it is their intent to save or restore a portion of the historic barn for use as an interpretive center.*
 - G. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses. **Staff comment:** *The applicant notes that they will work with homebuilders to deliver homes that will be architecturally compatible within the development and the surrounding area.*
 - H. Creation of more efficient provision of public utilities and services, lessened demand on transportation and the promotion of energy resource conservation. **Staff comment:** *This development is located at a main intersection in Lake Elmo and would be within walking and biking distance of retail, office and educational facilities. This would allow the residents to access the facilities and services without the need to drive, lessening the impact to traffic and roads.*
 - I. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objective will be achieved. **Staff comment:** *As noted by the applicant, the development will use a new sanitary sewer line that is planned to be built to serve parts of the Old Village, thereby making the installation of the new sewer line more efficient.*
 - J. Higher standards of site and building design than would otherwise be provided under conventional land development techniques. **Staff comment:** *The applicant notes that the proposed PUD would have a mix of housing types providing a more interesting and unique development, both visually and meeting the housing needs for a broader demographic in Lake Elmo as identified in the Comprehensive Plan.*
- b. Open Space: The concept plan provided by the developer shows about 31.2 acres of open space and green areas within the development – 25.3 percent of the 123.4 acres of the development site. These open space areas include 20.8 acres on the west side of site with Sunfish Lake, a wetland area and bluffs along the lake, a 4 acre site around the historic barn, a storm water ponding area the common areas around the proposed townhouses. The Shoreland Ordinance requires 50% of the shoreland area be open space held in conservation easement. It appears that the proposed Concept Plan meets the 50% open space requirement in the shoreland. As part of the preliminary plat and preliminary PUD Plans, the developer will be required to provide a shoreland tiering analysis.
- c. Street Layout: The PUD ordinance appears to place a preference for a street grid to compliment the older portions of the City. The proposed PUD development incorporates a modified street grid and shows connections to the new streets that were recently constructed to the north of his site in the Legacy of North Star development.

Shoreland Tier Analysis. The western portion of the development site is within the shoreland of Sunfish Lake. Because the proposed development does not conform to the base dimensional standards of the shoreland district, the City requires the development to be reviewed as a PUD and the developer provide a shoreland tier analysis. An updated tier analysis will be required with the future preliminary plat and preliminary PUD Plans submittal.

The Concept Plan has a tiering analysis that lists the acreage and possible number of housing units that may be developed within each tier of the land around Sunfish Lake. This analysis shows on the Concept Plan there would be 3 units in Tier One, 62 units in Tier Two, 68 units in Tier 3 and 16 units in Tier Four. These proposed number of units in each tier meets the requirements of the Shoreland Ordinance. The developer will need to revise and update this analysis as the proposal moves through the various steps of the design, review and approval process with the City.

Furthermore, the shoreland ordinance requires that 50% of the shoreland area be preserved as open space with a conservation easement. The Concept plans note that about 62.4 acres of the site is within the Shoreland Management Area of Sunfish Lake. This means that at least 31.2 acres within the shoreland area of the lake is required to be preserved. The green cross-hatched areas on the project concept plans are the proposed open space areas within the shoreland area and they include the land immediately adjacent to the lake (20.8 acres), a ponding area (2 acres), the preserved area around the barn (4 acres) and open space around the proposed townhouses. Meeting this 50 percent open space preservation requirement will be a recommended condition of approval. City staff provided the MnDNR the project narrative and Concept plans for their comment, but we have not yet received any comments from them about the proposal.

Lot Sizes and Widths. The minimum lot width for single-family lots in the shoreland of Sunfish Lake is 125 feet, and in the VMX District 70 feet. The minimum lot size for single-family lots for the shoreland of Sunfish Lake is 40,000 sq. ft. and in the VMX District, 9,000 sq. ft. The developer is proposing the following deviations from setbacks and lot area:

| | <u>VMX</u> | <u>Proposed</u> |
|-------------------|---------------|--|
| Minimum lot width | 70 feet | 55-65 feet (the same as Legacy at N. Star) |
| Minimum lot area | 9,000 sq. ft. | 7,100-8,400 sq. ft. |

For townhouses in the VMX zoning district, the minimum lot width is 25 feet and the minimum lot area is 2,500 square feet. The City's PUD Ordinance allows for some flexibility from zoning and subdivision requirements. Single-family homes and townhouses (single-family attached housing) are permitted in the VMX (Village Mixed Use District) zoning district.

The Concept PUD plans identify 100 55-foot-wide villa style lots, 100 65-foot-wide single-family home lots and 118 town house or row homes in the area south of Stillwater Boulevard.

Setbacks. The building setbacks in the VMX District are:

- Front – 25 feet
- House side – 10 feet
- Garage side – 5 feet
- Corner side-15 feet
- Rear – 10 feet
- Setback from County Roads – 50 feet

The developer is proposing the following setbacks:

- Front yard – 25 feet
- Front yard/Side loaded garages – 15 feet
- Side yard -7.5 feet/7.5 feet
- Rear yard -25 feet
- Side yard corner lot - 20 feet
- Setback from the CSAH 17 - 80 feet
- Setback from CSAH 14 – 50-100 feet

The typical front yard setback in all urban districts is 25 feet, but the City has allowed 20' front yard setbacks in some instances. Most recently, the Royal Golf Club at Lake Elmo Planned Unit Development was allowed 20' front yards setbacks where the garages were side loaded. The current proposal for 25 foot front yard setbacks meets the City's standard setback requirement. The City Engineer has indicated that the City would need a detailed right-of-way/utility easement design layout that shows/demonstrates that all infrastructures is being adequately accommodated, and in addition other City requirements are being met.

Impervious Surfaces. The allowed impervious surface within the shoreland of Sunfish Lake is 30 percent and for residential lots in the VMX zone 75 percent. The developer has not identified any proposed changes to the required impervious coverage maximums; however, impervious coverage will likely be exceeded on the smaller villa-style lots as proposed.

Sidewalks. The City's standard street detail requires a 6 foot wide public sidewalk be constructed on one side of any public street and to accommodate a sidewalk, the standard right-of-way width is 60 feet wide. The proposed concept plan shows 60-foot-right-of-ways for the public streets within the development but they do not show sidewalks on any streets.

Easements. The City requires 10-foot-wide easements along all public rights-of-ways and rear property lines, 5-foot-wide easements alongside property lines, and easements for stormwater management and public utilities as needed. The City should require the applicant to show all required and necessary easements on the preliminary and final PUD plans.

Architecture. The developer has proposed three housing types – villas on 55-foot-wide single-family lots, detached single-family dwellings on 65-foot-wide lots and town houses or row homes in 4-6 unit buildings south of Stillwater Boulevard. The developer's narrative suggests they would partner with national and local home builders to deliver high-quality and architecturally appealing homes and that the designs will be architecturally compatible within the development and the surrounding area. The design of villa homes typically focuses primarily on main floor living with a finished basement and occasional second story rooms. No additional architectural information has been provided. The City will require a more robust architectural plan for the entire development with the preliminary plat and preliminary PUD Plans submittal.

Parks. The Comprehensive Park Plan identifies this part of Lake Elmo as being in a community park search area. The 2040 Comprehensive Plan noted the search area for such a park was the entire Village Planning Area and the objective for this park would be to serve as an important gathering place for the entire community and have specific programming tailored to meet the needs of the growing community. The planned park should be about 10-15 acres in the Village Planning Area and provide ample opportunity and access to both passive and active recreational space.

The park dedication requirement for a 123.4-acre development is 12.34 acres of parkland, or a combination of parkland or fees in lieu of parkland. The developer has not identified any areas for park land dedication within the development but has identified two open space areas on the Concept PUD totaling about 25 acres. These include the 20.8-acre area adjacent to Sunfish Lake and the 4-acre area adjacent to the barn. These two areas are part of the proposed open space as required by the Shoreland Ordinance. It would not be a recommendation of City staff that the City consider either of these open space areas for public park land dedication.

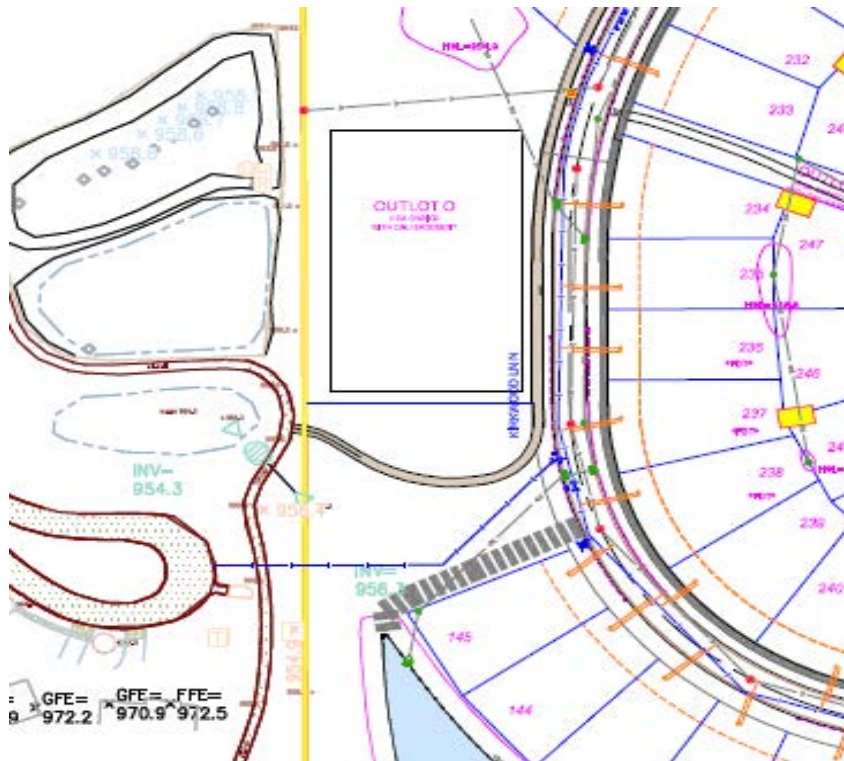
The City's Parks Commission, on June 15th, 2020, will review the Parks and Trail requirements for this development.

Trails. The Comprehensive Trails Plan identifies a needed trail along Lake Elmo Avenue and for a trail along Stillwater Boulevard. Washington County is planning for a trail in this corridor as part of their Central Greenway Trail project. The Planning Commission should consider the need for trails along CSAH 17 (Lake Elmo Avenue) along CSAH 14 (Stillwater Boulevard) as they would provide continuous and safe pedestrian connectivity from this development to developments north and to the Village area to the east.

The Concept Plan shows a trail extending into the development from the Legacy at North Star development that would proceed south and west to the open space area adjacent to Sunfish Lake. The plans also shows a trail around much of the open space area, behind several of the homes, in and around the barn and crossing Stillwater Boulevard to proceed south and east near the railroad tracks.

It was a condition of the Legacy at North Star First Addition preliminary plat approval that the applicant provide a trail connection to the Hamlet on Sunfish Lake trails plat, as shown below. This trail connection runs along 39th Street and will connect the Hamlet on Sunfish Lake trails to Lake Elmo Avenue. The applicant and City have worked with the Hamlet on Sunfish Lake residents to determine this connection point. The trails in the Hamlet neighborhood are still private and it is unknown at this time whether or not these trails will be made public.

There may be an opportunity to include a trail from the northwest corner of this development into the southwest corner Legacy of North Star development and/or into the Hamlet on Sunfish Lake neighborhood. There will be a stormwater ponding located just north of Lots 44-46 that the City will own when the developer completes its construction and there will be a 3-acre HOA-owned and maintained play area north of the ponding area as shown below.



Legacy at North Star Plan

Having an off-street trail in this area will allow for easy pedestrian connectivity between these parts of the developments and to the future play area to the north. It appears that a possible location for such a trail would be between Lots 43 and 44. The City should require the developer to study the options for public trail connections in this area as they prepare the preliminary plat and PUD plans. I have attached 3 maps showing this area in more detail for your reference.

The Concept Plan also shows a trail running generally parallel to the railroad tracks along the south side of the site to the southeast corner of the property. This trail could possibly be extended to the east within the

existing right-of-way for Upper 33rd Street to provide a pedestrian connection to the downtown village area from this development. The City should require the developer to study the options for public trail connections in this area as they prepare the preliminary plat and PUD plans. I have attached 3 maps showing this area in more detail for your reference.

All trails within this development shall be public for all to use. The HOA may need to maintain some or all of these trails, however.

Barn and Interpretive Center parking. The proposed plan is to preserve some or the entire barn for use as an interpretive center. This would be in an open space area near the Stillwater Boulevard entrance putting it in a prominent location that will make for an attractive entrance to the development. With 28-foot-wide streets, parking will be allowed on both sides of the street, but the on street parking could potentially create significant congestion in this area. The Concept Plan shows an area for off street parking near the barn in the proposed open space area. The City should require the applicant to provide more design details for this parking area with any submittal for preliminary PUD/plat approval.

Subdivision Signs. Section 154.212 allows one sign per entrance of a residential development with a maximum sign area of 32 square feet for the main entrance and 24 square feet for all other signs. No signs have been proposed.

Washington County Review. City staff sent the proposed concept plan to Washington County for their review and comments as the site is at the intersection of two County Roads. I have attached their response letter dated June 3, 2020 for your review. They note several important issues and design elements the developer will need to resolve as they move the project forward. These include:

1. The County has prepared two preliminary concept designs for the redesign of the intersection of County Road 17 and County Road 14. (Please see the attached plans). These two designs are significantly different than the intersection plan shown by the developer. City staff is recommending the developer coordinate and account for these intersection designs in their designs for the preliminary plat/PUD plans.
2. As part of the platting process, the City and County will be requiring the developer to dedicate additional right-of-way along County Road 17 (Lake Elmo Avenue) and along realigned County Road 14 (Stillwater Boulevard) to meet County standards. The CSAH 17 right-of-way requirement is 75 feet from the centerline and the right-of-way requirement for County Road 14 is 180 feet total – 90 feet from centerline. The County also will be requiring the developer to provide turn lanes according to County requirements
3. The developer will need to clearly show the existing and proposed right-of-way for the County Roads (and all City streets) on the proposed preliminary plat.
4. The County is recommending that access for the townhouse site on the south side of County Road 14 be connected to the updated intersection at County Road 17. The proposed access is now shown to the west of the existing intersection.
5. Revising the access point along County Road 14 as it is less than the county's ¼ mile access guideline from County Road 17. The County suggests the developer use Klondike Avenue as their access point as it is just over ¼ mile from the intersection with County Road 17. This issue will require further analysis as the existing location of Klondike Avenue could not provide access to the north side of Stillwater Boulevard as it is west of the west property line of the project site.
6. The Washington County 2040 Comprehensive Plan identifies the Central Greenway Regional Trail corridor along this section of Stillwater Boulevard. The County will work with the City on the trail efforts and the trails should connect to the subdivisions to the north, to the Old Village Center and Lake Elmo Elementary School.

7. The Concept Plans do not reflect the regional pond as planned during the Downtown Lake Elmo/CSAH 17/Lake Elmo Avenue improvement project. Staff note: The project plans show locations for possible ponding area on the site.

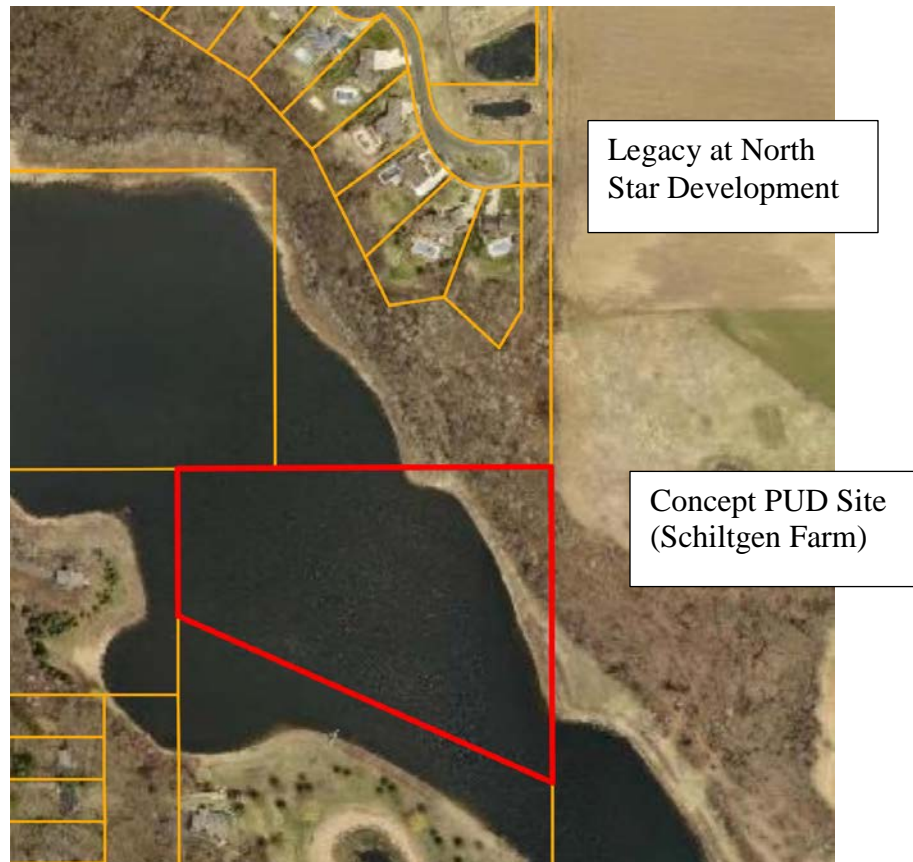
In summary, these requirements of Washington County will require significant design changes to the parts of the development site adjacent to County Road 14. It would be best for the developer to make changes to their concept plans and resubmit them to the City to address the conditions as outlined by Washington County before proceeding further with the City review of the Concept PUD.

Streets. The developer is proposing a modified street grid and is proposing 60 foot wide public rights-of-ways with 28' wide streets (back to back), allowing parking on both sides of the street, except where center island exist, such as at the entrance roads off of Lake Elmo Avenue and Stillwater Boulevard. For the area south of Stillwater Boulevard, the developer's plans show rerouting Klondike Avenue to the east into the development site so it would create an intersection on Stillwater Boulevard with the new street that would be north of Stillwater Boulevard. The County, as noted above, has flagged the proposed intersection location as being too close to the intersection with County Road 17. The remainder of the streets south of Stillwater Boulevard would be private driveways that would provide access to the proposed townhouses.

There may be an opportunity and a need for the developer to provide a public street access to the adjacent property to the east, just south of the 2.5 acre ponding area. This connection would be to property at the west end of 34th Street and would allow for 34th Street to eventually continue west. If not a street connection, there may be a need for trail and/or an utility easement in southeast corner of the development to allow for public pedestrian access between properties and for utilities to connect between the existing neighborhood and the new neighborhood. The City should require the developer to study this in more detail as they prepare the preliminary plat and PUD plans.

Additionally, the developer should plan for a secondary access to the west near the western portion of the site to provide access to the land locked Chavez parcel (to be discussed next in this report).

Chavez Land Locked Parcel. To the west of the proposed residential development (on the west side of the Schiltgen Farm), is the Chavez property. For some time, Mr. Chavez has been seeking access to his landlocked parcel. It is unclear to Staff if the Chavez property is buildable. The property is subject to shoreland and Rural Residential setback requirements, septic area and setback requirements. Mr. Chavez is requesting access through the subdivision of the Schiltgen Farm Property. The concept PUD plan shows an area about 25 feet wide between Lots 39 and 40 that is intended to provide access to the Chavez parcel.



Tree Removal and Preservation. Most of the trees on this site are around Sunfish Lake and the existing farm buildings. The trees near the lake should be preserved as they would be in the open space area except for any that would be removed due to trail construction. The applicant has not yet submitted a proposed tree and landscaping plan for this site. The City should require the applicant to provide a detailed tree inventory and preservation plan for the areas of the PUD that would be developed with housing and would have improvements such as trails and streets.

The City will require the applicant to provide a complete tree inventory and tree preservation/replanting and landscaping plans for the areas of the site that would be disturbed as part of any site development applications going forward. The City's tree preservation ordinance allows for 30% removal of significant trees on a site and the City requires a tree mitigation plan showing how the developer will replace any removed trees.

Landscaping. The applicant has not yet provided the City with any details about landscaping for the site (nor are they required to at this point of the review). The City will require the applicant to submit detailed landscape plans with their preliminary PUD application and those plans will need to meet or exceed the City's Landscape Requirements for the replanting of trees and for screening. All tree removal, screening and landscape plans will subject to review and approval by the City's Landscape Architect.

Wetlands/Buffers. There is an existing wetland in the western part of the development site adjacent to Sunfish Lake. This wetland would be in the proposed open space area adjacent to and around the lake. The City requires wetlands and wetland buffers to be fully contained within outlots, outside of lot areas so this requirement should be met with the proposed open space.

City Engineer Review. The City Engineer has submitted comments as outlined in the attached letter dated June 3, 2020. The Engineer has recommended the developer revise the concept plan before any formal City review and comment as this would be the opportunity to address several key design elements that will likely result in significant plan layout.

Stormwater Management. No stormwater management plan has been prepared for the project at this time. The proposed concept plan shows six areas for storm water ponding totaling about 10.2 acres in area. The City Engineer's memorandum addresses general stormwater management considerations that the City will require as part of this development. He will need to see additional details before commenting in any detail on any proposed storm water management plan, and in particular, how the storm water ponds or basins would be connected and how the storm water system would allow emergency overflow from the ponds. He also noted there should be a system of interconnecting drainage ways incorporated into the design.

Municipal Sewer and Water. The City Engineer's memorandum provides a review of municipal sewer and water considerations. One issue of importance is the need to get sanitary sewer to this development site. The tentative plan is to extend sanitary sewer to the site from the south from the Village area after the City extends sanitary along 32nd Street. The timing of this improvement project has not yet been finalized by the City. The City should not accept an application for preliminary plat/PUD approval for this site until after the City has awarded a construction contract for the sanitary sewer improvements to the south to ensure the final design and timing of those improvements are known to the City and to the developer. The City Engineer suggests that the preliminary plat and preliminary PUD Plans submittal include a detailed proposal showing the sanitary sewer connection.

The developer should extend City water into this site from existing points to the north, east and to the south of the development. The City Engineer will require the watermain system to be a looped network wherever reasonably possible to prevent long dead stretches of public watermain.

Valley Branch Watershed District Comments: I have not received comments from John Hanson from the Valley Branch Watershed District about this proposal. However, he provided the City with the following comments about another recent development proposal that should be applicable to this site:

1. The project will require a Valley Branch Watershed District (VBWD) permit. Once the applicant submits a complete VBWD permit application, they will review it for conformance to the VBWD rules and regulations.
2. I understand the applicant is proposing storm water ponds and facilities to control stormwater runoff rates and to provide the required stormwater runoff volume treatment. The VBWD will need to see soil borings and/or other infiltration testing results, computations and design details to determine whether the proposed storm water improvements will conform to the VBWD rules and regulations.

Subdivision Review Process. In order to proceed with the subdivision of the land included in the concept plan the applicant will need to prepare a preliminary plat/PUD application. At this stage there is much more information the City requires as part of that submission process, which also requires a public hearing.

RECOMMENDED FINDINGS:

Based on the above comments and analysis, Staff is recommending that the Planning Commission recommend approval of the PUD Concept Plan and the Comprehensive Plan Amendment as described above. Staff is making these recommendations based on the following findings:

1. That the PUD Concept Plan is consistent with the goals, objectives and policies of the Lake Elmo Comprehensive Plan and the proposed Future Land Use Map for this area.
2. That the PUD Concept Plan complies with the general intent of the Village Urban Medium Density Residential land use designation and the VMX zoning district with PUD modifications.
3. That the PUD Concept Plan generally complies with the City's Subdivision regulations.
4. That the PUD Concept Plan is generally consistent with the City's engineering standards with exceptions as noted in the City Engineer's memorandum dated June 3, 2020.
5. The PUD Concept Plan meets the minimum requirement for a PUD including minimum lot area, open space and street layout.
6. The PUD Concept Plan meets more than one of the required PUD objectives identified in Section 154.751 including providing: 1) Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches. 2) Promotion of integrated land uses, allowing for a mixture of residential, commercial and public facilities. 3) More adequate, usable, and suitably located open space and recreational amenities and other public facility than would otherwise be provided under conventional development techniques. 4) Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing. 5) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities. 6) Preservation of historic buildings, structures or landscape features. 7) Coordination or architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses. 8) Creation of more efficient provision of public utilities and services, lessened demand on transportation and the promotion of energy resource conservation and 9) Allowing the development to operate in concern with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objective will be achieved.
7. That the PUD Concept Plan will preserve important environmental features through careful and sensitive placement of buildings and facilities.

RECOMMENDATION:

Staff is recommending that the Planning Commission recommend approval of the PUD Concept Plan for the Schiltgen Farm property located 10880 Stillwater Boulevard subject to the following conditions:

1. That the future preliminary plat and preliminary PUD Plans includes parcels with the PID#s 1402921140001, 1402921410003, 1402921410001 and 1402921410002.
2. That the developer submit a PUD plan as part of any future preliminary development plans. The PUD Plan shall include all requested departures from City ordinances and development standards.
3. That all comments of the City Engineer's Memorandum dated June 3, 2020 be addressed with the future preliminary plat and preliminary PUD Plans submittal. In particular, the preliminary

development plans shall address the provision of public sanitary sewer and water to the subdivision, storm water management and street and trail design.

4. That all storm water retention and infiltration area must be dedicated to the City and platted as outlots on the preliminary plat unless otherwise directed by the City Engineer.
5. That a shoreland tier analysis be provided with the future preliminary plat and preliminary PUD Plans submittal with the required 50% protected open space.
6. The applicant shall secure all necessary permits from Washington County for the realignment of Stillwater Boulevard and for the proposed access off of Lake Elmo Avenue and off of Stillwater Boulevard.
7. That the developer provide trails as recommended by the Parks Commission and Washington County. All trails must be for public use and shall be located outside of storm water ponding areas and wetland buffer zones.
8. That the future preliminary plat and preliminary PUD Plans submittal show possible trail connections near Lots 43 and 44 in the northwest corner of the Concept Plan to the City-owned property around the storm water ponding area to the north or to the existing trails in the Hamlet of Sunfish Lake neighborhood to the northwest of the site. The City will require the developer to plat such a trail on its own parcel.
9. That the future preliminary plat and preliminary PUD Plans submittal show possible trail connections to the area east of the southern part of development site near Upper 33rd Street or 34th Street and south of the proposed storm water ponding area. The City will require the developer to plat any such trails on its own parcel.
10. That any approval be contingent on complying with Washington County's requirements and requests pertaining to right-of-way, right-of-way dedication, Stillwater Boulevard/Lake Elmo Avenue intersection realignment and design, turn lanes, stormwater ponding and trail needs.
11. That the Preliminary Plat and PUD Plans submittal include accurate open space and impervious surface calculations.
12. That the Preliminary Plat and PUD Plans submittal include a complete tree inventory and tree preservation/replanting and landscape plans to be reviewed and approved by the City's Landscape Architect.
13. That 6 foot-wide sidewalks be provided on one side of all city streets.
14. That wetlands and wetland buffer areas be contained on outlots outside of lot areas.
15. That the developer provide fees in lieu of park land dedication as required by Section 153.14 with future final plat.
16. That the preliminary plat and preliminary PUD Plans submittal include a detailed subdivision phasing plan that includes a timeline for providing sanitary sewer to the site.

17. That the preliminary plat and preliminary PUD Plans submittal include a detailed plan for the parking area for the historic barn and interpretive center.
18. That the preliminary plat and preliminary PUD Plans submittal include a detailed architectural plan that clearly identifies the various architecture styles for all the proposed buildings.
19. The applicant receive a permit from the Valley Branch Watershed District for the construction of the proposed development.
20. That the developer comply with any comments or requirements provided by the MnDNR.
21. That the City shall not accept an application for preliminary plat/PUD approval for this site until after the City has awarded a construction contract for the proposed public sanitary sewer improvements to the south that includes the scope of improvements necessary to make sanitary sewer available. This is to ensure the final design and timing of those sanitary sewer improvements are known to the City and to the developer before the City would proceed with any land use or development review for this project site.
22. That the developer shall submit a PUD plan as part of any future preliminary development plans. The PUD Plan shall include a detailed listing of all requested departures or modifications from City ordinances and development standards.
23. That the developer shall prepare a plan for the ownership and management of the open space and conservation areas as part of preliminary PUD plans.

FISCAL IMPACT:

There would be no fiscal impact to the City at this time. Concept Plan approval does not afford the applicant development rights. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like that the developer and/or contractors will pay.

RECOMMENDATIONS:

Staff recommends that the Planning Commission recommend to the City Council approval of the proposed PUD Concept Plan for the proposed development of the Schiltgen Farm property located at 10880 Stillwater Boulevard as proposed by the Excelsior Group with the recommended conditions of approval.

“Motion to recommend approval of the PUD Concept Plan as requested by Excelsior Group for the residential development proposed for the Schiltgen Farm property located at 10880 Stillwater Boulevard, subject to recommended conditions of approval.”

Staff is further recommending that the Planning Commission recommend approval of the Comprehensive Plan Amendment for this site. This amendment would be to change the land use designation from V-LDR (Village Low Density Residential) to V-MDR (Village Medium Density Residential) subject to the following condition:

1. Submission of the Comprehensive Plan Amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that they have completed and approved the proposed amendment.

“Motion to recommend approval of a Comprehensive Plan Amendment to change the future land use designation for the proposed Schiltgen’s Farm PUD from V-LDR to V-MDR, subject to the recommended condition of approval.”

ATTACHMENTS:

1. Application Narrative dated May 7, 2020 (3 pages)
2. Location Map
3. Land Use Plan Map
4. Property Line Map
5. Concept PUD Plans (3 pages)
6. 3 Maps – NW Corner
7. 3 Maps – SE Corner
8. City Engineer Report dated June 3, 2020
9. Washington County letter dated June 3, 2020
10. Washington County Concept Plan Number 1
11. Washington County Concept Plan Number 2
12. Neighbor E-mail Comments

To: City of Lake Elmo
Re: Schiltgen Property Development, Concept Plan review

May 7, 2020

Thank you for taking the time to review the concept plan for the Schiltgen property.

The Property

The property consists of approximately 123 gross acres located on Stillwater Boulevard, west of Lake Elmo Avenue. The western edge of the property is bounded by Sunfish Lake and the north by the new Legacy at NorthStar development. The property is generally flat where development is being proposed. The area near Sunfish Lake consists of wooded slopes. There is existing single family to the northwest, new single-family construction to the north, a mix of commercial to the east, and single family south of the railroad.

Comprehensive Plan

The Property is designated in the 2040 guide plan as Village-Low Density Residential allowing 1-3 units/acre. The Concept Plan as submitted meets the guide plan at 3 units per acre.

Zoning

The existing zoning is Rural Development Transitional (RT). We will request a re-zoning to a PUD within a Shoreland Overlay District. We are able to provide a better design for the area with the use of the PUD. We believe we are in compliance with the following standards and criteria for a PUD (§154.751):

- A. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.
In clustering the homes on the flattest portions of the site and complying with 50% shoreland overlay open space, we are maintaining more distance between development and the lake, preserving most of the trees on site, and preserving the existing terrain near the lake.
- B. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.
We are proposing a mix of residential housing types. Single family lots closer to the lake, smaller villa style living on the north and east, and higher density townhomes south of Stillwater Boulevard, north of the railroad. This provides a variety of life cycle housing options in one neighborhood.
- C. Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.
30+ acres of open space will be conserved or created within the shoreland overlay. This will conserve the slopes and woodland and provide a significant buffer around the lake and wetland. Some of this open space will be around the existing barn which will be preserved in some fashion.

- D. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and specially to create additional opportunities for senior and affordable housing.

This location, being close to the heart of Lake Elmo's village and commercial districts, creates housing opportunities for local employees and with the proposed trail and street connection to the Old Village the proposed development becomes the gateway for many residents north of Stillwater Boulevard to walk or bike to there. In addition, this location offers easy public or private transportation access via Stillwater Boulevard to area freeways.

- E. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

Nearly 21 acres of land will be maintained in perpetuity as either private or public open space near Sunfish Lake. This is a significant piece of property that will become the gateway to Lake Elmo, maintaining a rural first impression for those visiting the city and offering recreational opportunities for the residents of Lake Elmo. This open space area also provides a significant space for existing woodland and wildlife conservation.

- F. Preservation of historic buildings, structures, or landscape features.

It is our intent to save or restore a portion of the historic barn for use as an interpretive center.

- G. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.

The Excelsior Group partners with national and local homebuilders that deliver high-quality and architecturally appealing homes and will continue to work with homebuilders that will deliver homes that will be architecturally compatible within the development and surrounding community.

- H. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

The development is conveniently located at a main intersection within the City of Lake Elmo, within walking and biking distance to retail, office, and educational facilities. It is also within walking distance to the Lake Elmo Park Reserve. This would allow for the residents to access these services and amenities without the need to drive, lessening the impact to traffic and roads. It also promotes a more sustainable living/less car-dependent option to be in close proximity to these services and amenities.

- I. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved.

The development will utilize a new sewer line that will be built to serve portions of the Old Village, thereby making the installation of the line more efficient.

- J. Higher standards of site and building design than would otherwise be provided under conventional land development technique.

A PUD would allow for a mix of housing types (various single-family sized lots and townhomes), providing a more interesting and unique development, both visually and in meeting the housing needs for a broader demographic in the community, as identified as a goal within the newly adopted Comprehensive Plan.

Infrastructure

The proposed neighborhood will have access off Stillwater Boulevard as well as Lake Elmo Avenue. We will connect to the two public right of way stubs on the south side of Legacy at NorthStar. We will design 60' wide public right of ways for all the single-family homes. A portion of the multifamily townhomes on the south will be served by private drives.

There is a water stub to the north in the new Legacy neighborhood as well as within Stillwater Boulevard near Lake Elmo Avenue and south of the railroad. The entire project area will connect to sanitary sewer located south of the railroad.

Stormwater ponding will be designed to meet or exceed all state and local engineering standards. In addition to providing stormwater design for the proposed development, we are also planning on providing the City an additional 3-5 acres for City regional ponding on the east side of the development.

Tree Preservation and Open Space

Through the use of a PUD within a shoreland overlay district, we will be required to provide 50% of the shoreland overlay area as open space. This ends up being about 10 acres more than would be required if this were a standard PUD. We are proposing nearly 21 acres of this open space adjacent to Sunfish Lake. This will allow for passive recreation and woodland and wildlife preservation as well as significant buffering for the lake and wetland. The remainder of the open space will be around the existing historic barn, along Stillwater Boulevard, a portion of a trail corridor, and buffer along the existing railroad. The 31+ acres that are required will be within the 1000' shoreland overlay area. There will be additional opportunities for open space and buffering along the railroad, Stillwater Boulevard, Lake Elmo Avenue, additional trail corridors, and stormwater ponds.

Housing Product

The housing will consist of a mix of single-family homes on two different lot sizes as well as townhome units. This will provide a variety of housing options and price points to support the housing needs of various demographics within the community, as identified as a housing goal by the recently adopted Comprehensive Plan.

Phasing

We would like to have entitlements in place by early 2021 so that development can commence later in 2021 when the new sewer line is secured. Additional phases will follow over the next 2-3 years.

We are excited to bring this new neighborhood to Lake Elmo and we look forward to working with the City as we move forward in the entitlement process. Thank you for consideration of this proposed development.

Regards,

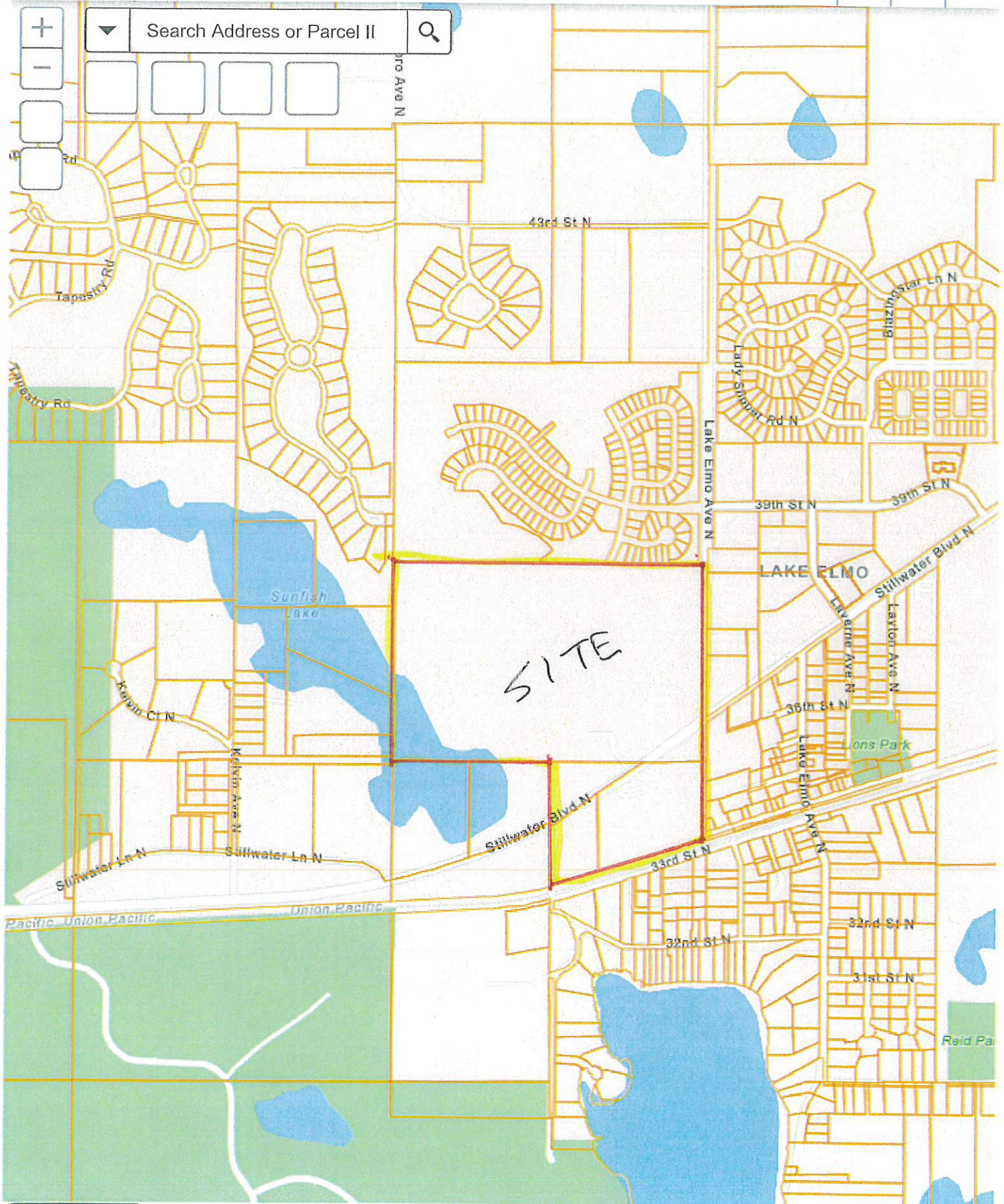


Ben Schmidt
President / Partner
The Excelsior Group, LLC
Ben.Schmidt@excelsiorllc.com
952-525-3200

Parcel Viewer - Quick Access

Beta

Washington Co.

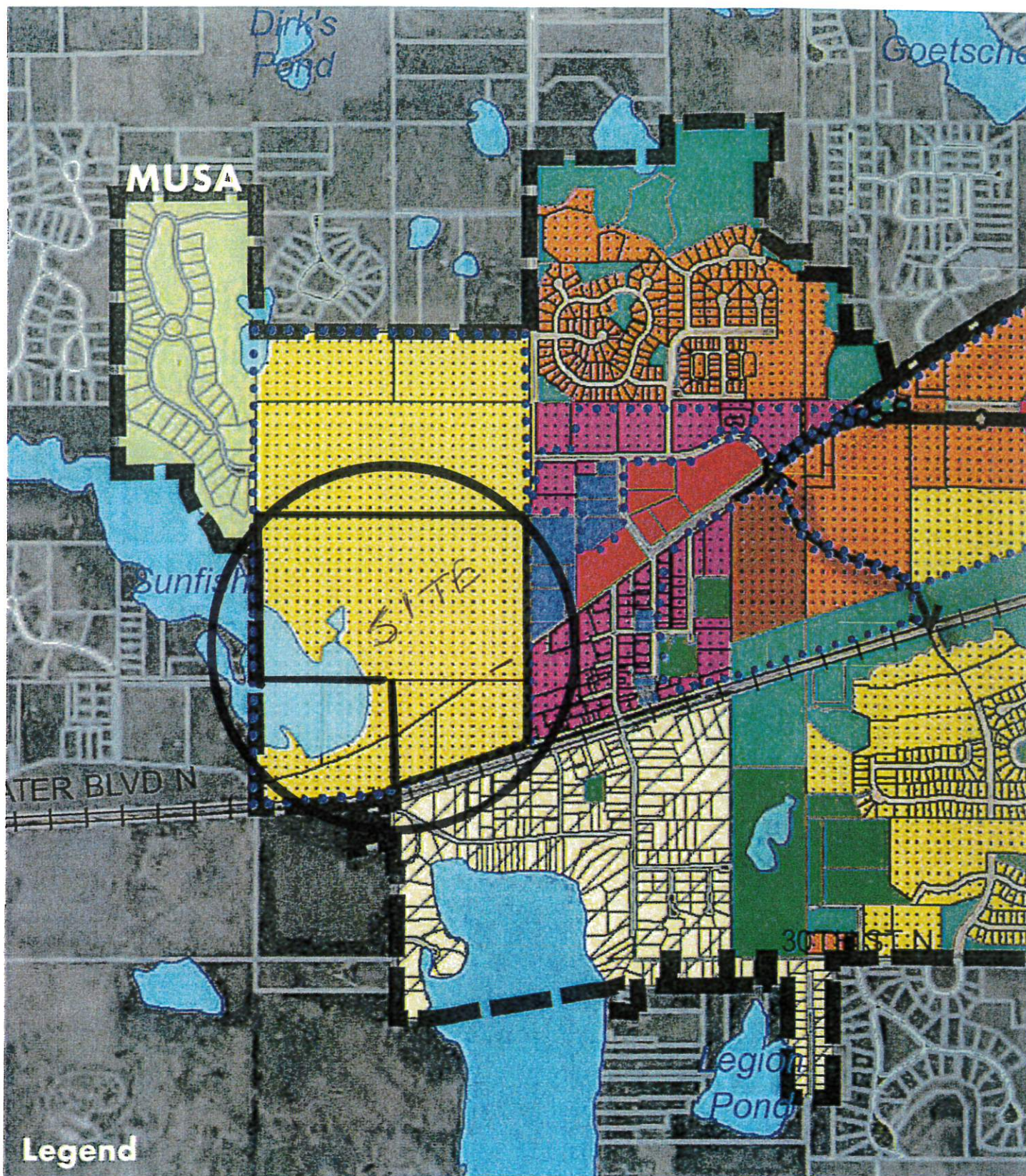


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#2

Map 3-5. Future Land Use – Village Planning Area Planned Growth



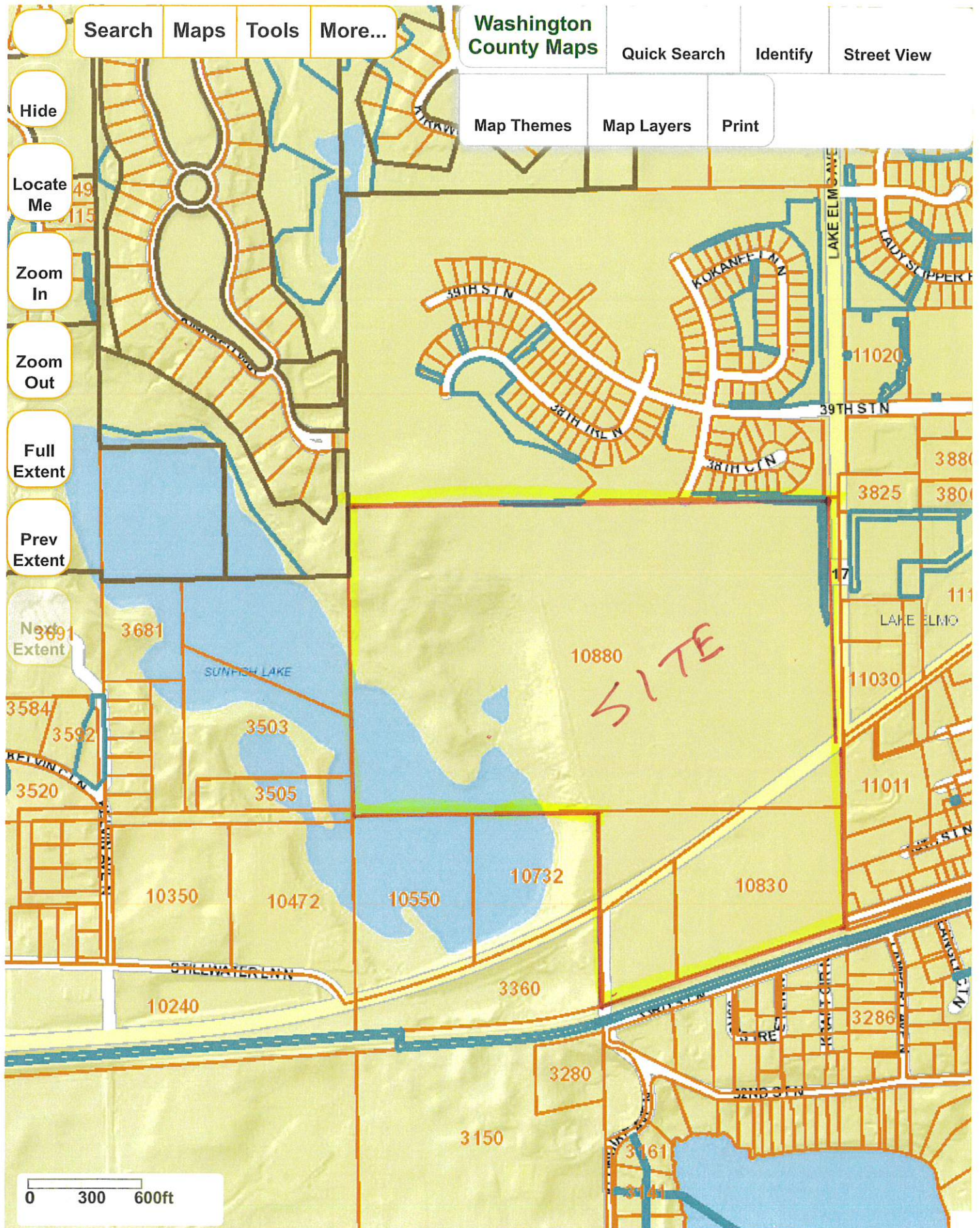
Legend

2040 Future Land Use

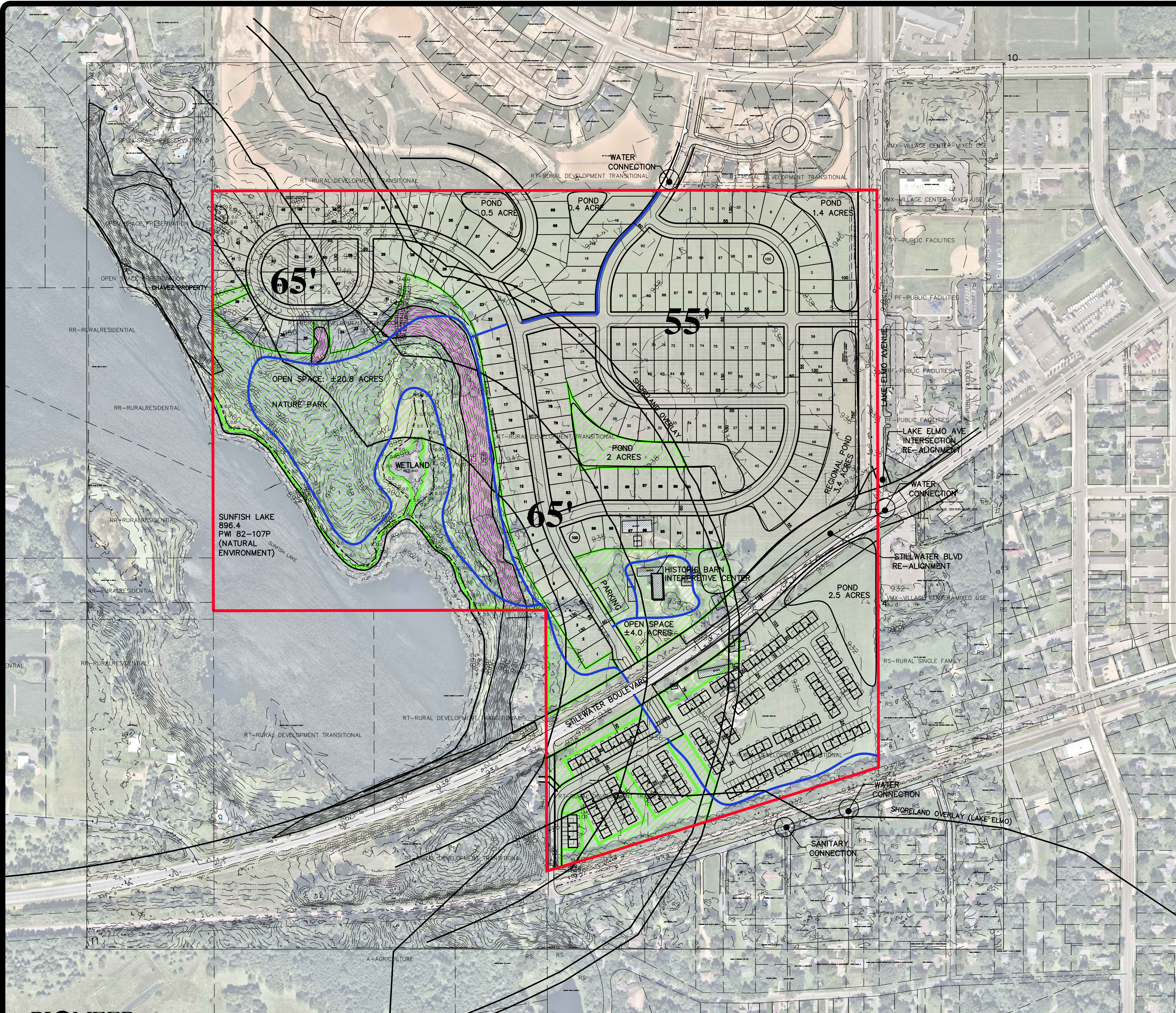
| | | | |
|------|-------|-------|---------------------|
| AP | LDR | V-MDR | Closed Landfill |
| RAD | MDR | V-HDR | Institutional |
| RSF | HDR | V-MU | Park |
| RSFS | MU-BP | LB | PSP |
| GC | MU-C | BP | ROW |
| | V-LDR | C | MUSA 2040 (Revised) |

Areas Planned for Growth
 Planned Roadway (Parkway)

Draft
 Source
 MNGEO, C



#4



SITE DATA:

GROSS AREA: ±123.4 ACRES
STILLWATER BOULEVARD ROW (RE-ALIGNED): ±5.5 ACRES
LAKE ELMO AVENUE ROW: ±2.0
WETLAND AREA (INCLUDING LAKE): ±10.6 ACRES
NET AREA: ±105.3 ACRES

SHORELAND AREA (ABOVE OHW, EXCLUDING STILLWATER BOULEVARD): ±62.4 ACRES

CURRENT ZONING: RT (RURAL DEVELOPMENT TRANSITIONAL)
2040 GUIDE PLAN: VILLAGE-LOW DENSITY RESIDENTIAL 1-3 UNITS/ACRE

PROPOSED ZONING: PUD (SHORELAND OVERLAY)
REQUIRED OPEN SPACE FOR PUD: 20% OF 105 ACRES = 21 ACRES
REQUIRED OPEN SPACE FOR SHORELAND PUD: 50% OF SHORELAND AREA = ±31.2 ACRES

PROPOSED OPEN SPACE (GREEN OUTLINE/HATCH): ±31.2 ACRES

PROPOSED UNITS: 318

55': 100
65': 100
ROW UNIT: 118

NET DENSITY: 3.0 UNITS/ACRE

PROPOSED MINIMUM BULK STANDARDS:

65' LOTS:
WIDTH: 65'
AREA: 8,400 SF
FRONT SETBACK: 25'
REAR SETBACK: 25'
SIDE SETBACK: 15' BETWEEN BUILDINGS

55' LOTS:
WIDTH: 55'
AREA: 7,100 SF
FRONT SETBACK: 25'
REAR SETBACK: 25'
SIDE SETBACK: 15' BETWEEN BUILDINGS

ROW TOWNHOMES
FRONT SETBACK: 25' FROM PRIVATE DRIVE OR PUBLIC ROW
SETBACK BETWEEN BUILDINGS: 20'

SUNFISH LAKE IS A NATURAL ENVIRONMENT LAKE
SHORELAND OVERLAY REQUIREMENTS (1,000' FROM OHW):

ROW SETBACK: 20'
OHW SETBACK: 150'
TOP OF BLUFF SETBACK: 30'
LOW FLOOR ELEVATION ABOVE 100 YEAR FLOOD: 2'
MAXIMUM IMPERVIOUS LOT COVERAGE: 30%
LOT AREA: 40,000 SF RIPARIAN, 20,000 SF NON RIPARIAN
LOT WIDTH: 125' RIPARIAN OR NON-RIPARIAN
PUD ALLOWED WITHIN SHORELAND OVERLAY

SHORELAND OVERLAY (SO) PUD TIER DATA (AREAS EXCLUDE WETLAND, BLUFF, STILLWATER BOULEVARD, AND AREA BELOW OHW):

ALLOWANCE (USING 20,000 SF LOTS AND 320' TIERS)
TIER 1: 12.2 ACRES = 26.6 UNITS X 1.2 (DENSITY INCREASE) =32
TIER 2: 20.8 ACRES = 45.3 UNITS X 1.2 =54
TIER 3: 21.5 ACRES = 46.8 UNITS X 1.2 =56
TIER 4 (INCLUDES THE SMALL PORTION OF LAKE ELMO SO THAT IS OUTSIDE THE SUNFISH LAKE SO): 2.7 ACRES = 5.9 UNITS X 1.2 =7

PROPOSED UNITS IN EACH TIER

TIER 1: 3 UNITS
TIER 2: 62 UNITS
TIER 3: 68 UNITS
TIER 4: 16 UNITS

SETBACK FROM STILLWATER BLVD AND LAKE ELMO AVENUE: 50'

PROPOSED PONDING: ±10 ACRES (INCLUDES 3-5 ACRES FOR REGIONAL PONDING)

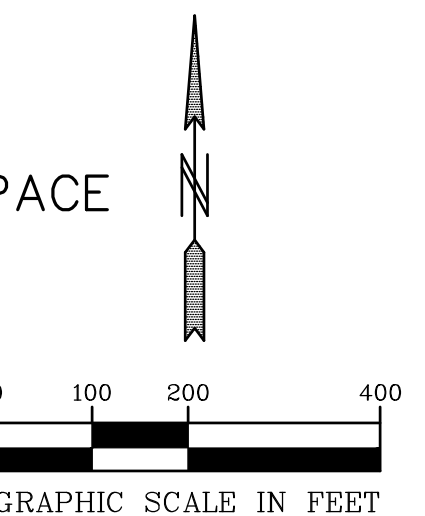
PUBLIC ROW: 10,200 LF
PRIVATE ROADS: 2,400 LF

PROJECT BOUNDARY

PROPOSED TRAIL

PROPOSED SHORELAND PUD OPEN SPACE

BLUFF



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name: Jennifer L. Thompson
Reg. No.: 44763
Date: xx

Revisions

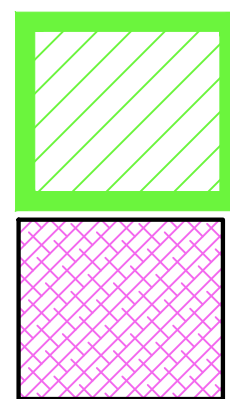
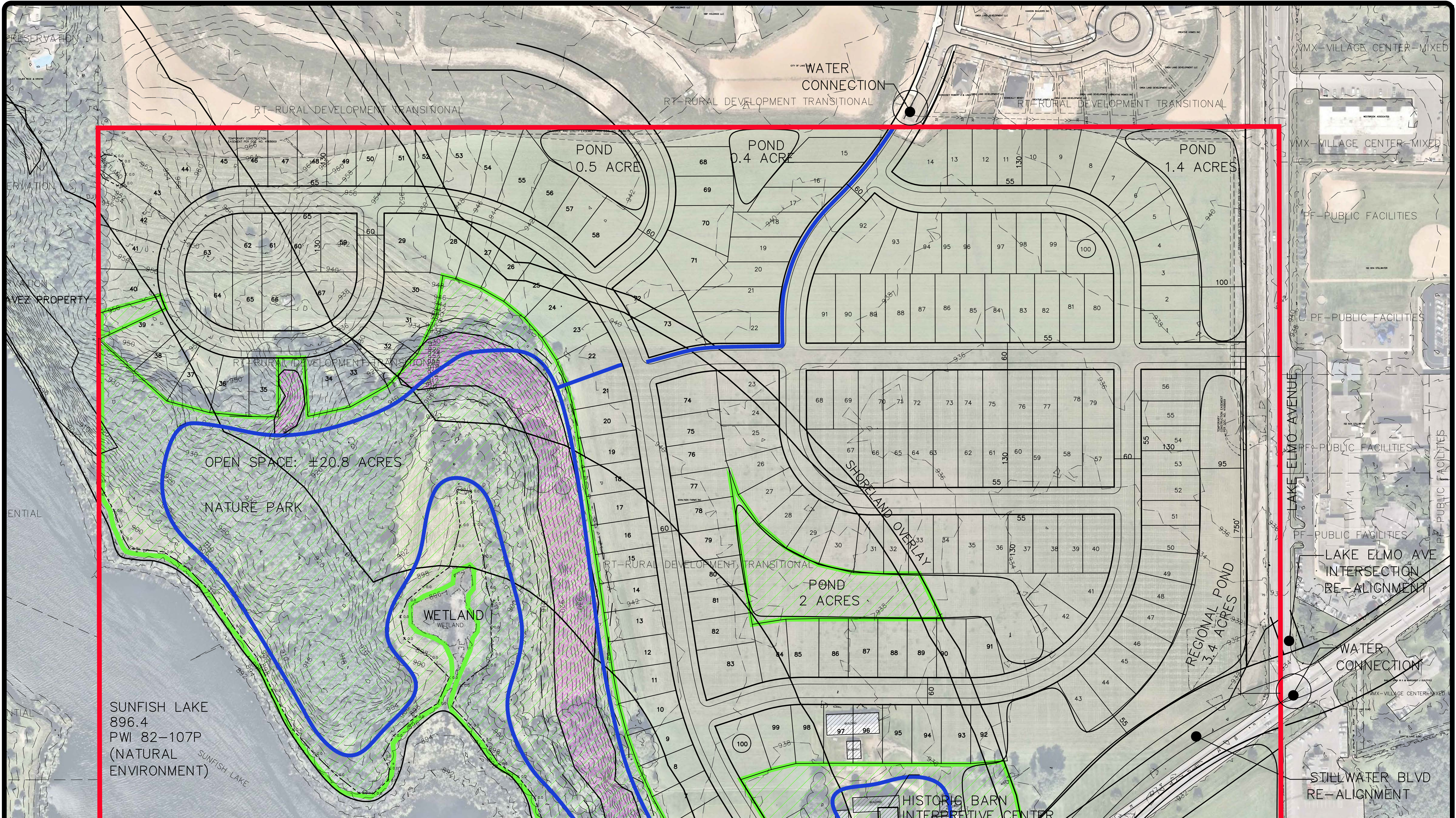
Date: 4-3-2020
Designed: JLT
Drawn: JLT

CONCEPT PLAN

THE EXCELSIOR GROUP
1660 HIGHWAY 100 SOUTH, SUITE 400
SAINT LOUIS PARK, MINNESOTA 55416

SCHILTGEN PROPERTY
LAKE ELMO, MINNESOTA

1 OF 3

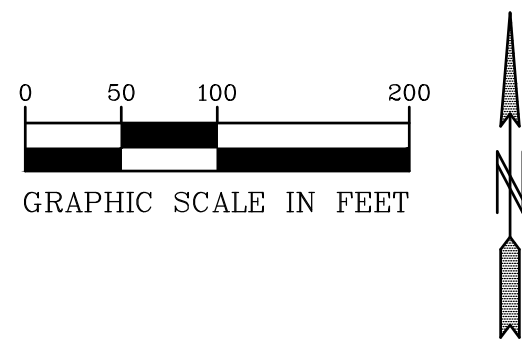


PROPOSED SHORELAND PUD OPEN SPACE

BLUFF

PROJECT BOUNDARY

PROPOSED TRAIL



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CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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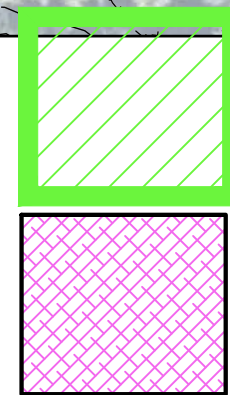
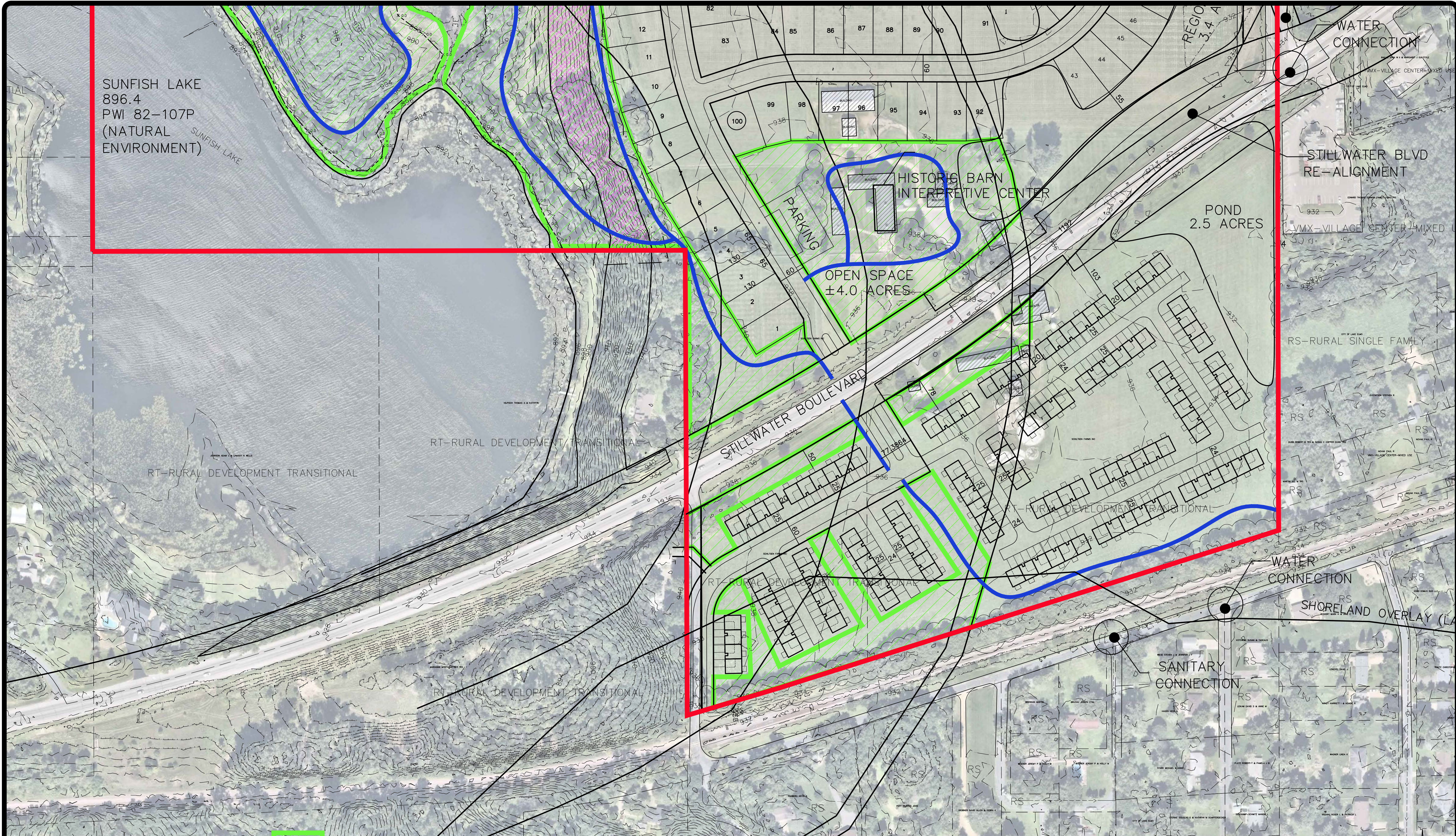
Date: 4-3-2020
Designed: JLT
Drawn: JLT

CONCEPT PLAN

THE EXCELSIOR GROUP
1660 HIGHWAY 100 SOUTH, SUITE 400
SAINT LOUIS PARK, MINNESOTA 55416

SCHILTGEN PROPERTY
LAKE ELMO, MINNESOTA

2 OF 3

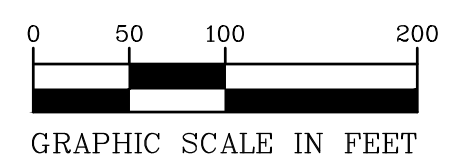


PROPOSED SHORELAND PUD OPEN SPACE

BLUFF

PROJECT BOUNDARY

PROPOSED TRAIL



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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Mendota Heights, MN 55120

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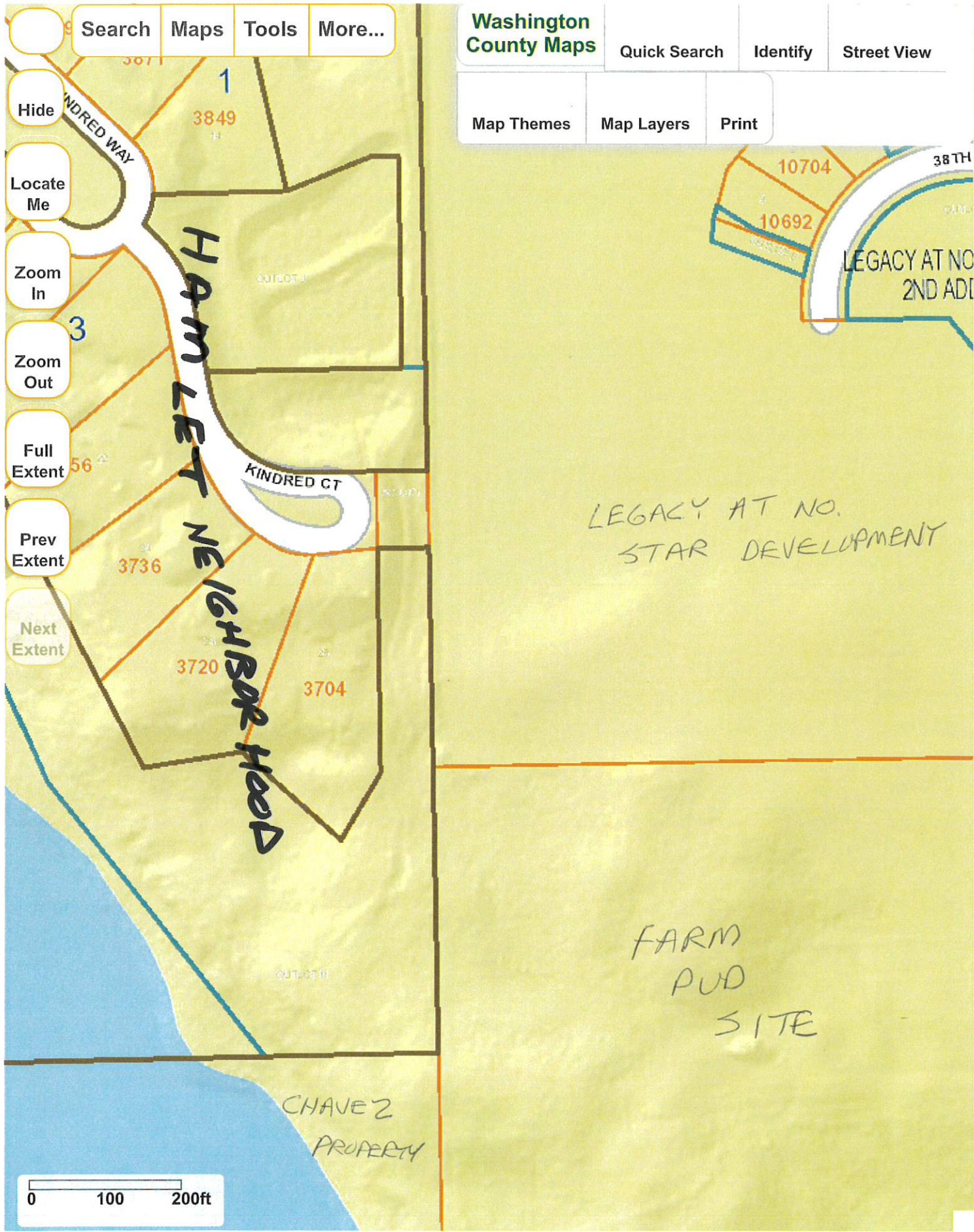
Date: 4-3-2020
Designed: JLT
Drawn: JLT

CONCEPT PLAN

THE EXCELSIOR GROUP
1660 HIGHWAY 100 SOUTH, SUITE 400
SAINT LOUIS PARK, MINNESOTA 55416

SCHILTGEN PROPERTY
LAKE ELMO, MINNESOTA

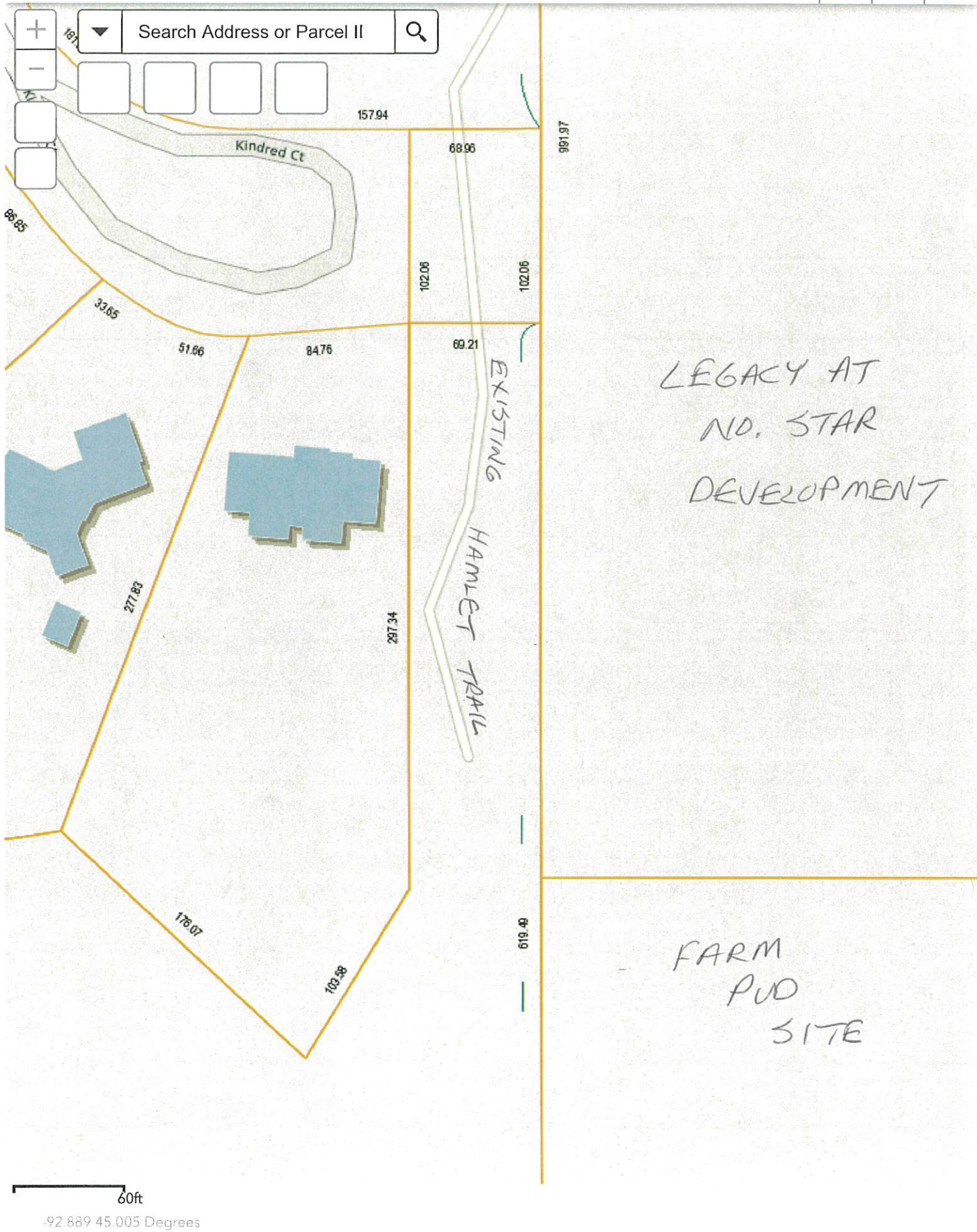
3 OF 3



Parcel Viewer - Quick Access

Beta

Washington Co.,



LEGACY AT NO.

POND

STAR

RT-RURAL DEVELOPMENT TRANSITIONAL

RT-RURAL

POND
10.5 ACRE

OPEN SPACE ±20.8 ACRES

NATURE PARK

WETLAND
WETLAND

SUNFISH LAKE
896.4
PWI 82-107P
(NATURAL
ENVIRONMENT)

SUNFISH LAKE



PROPOSED SURFACING AND DRIVEWAY

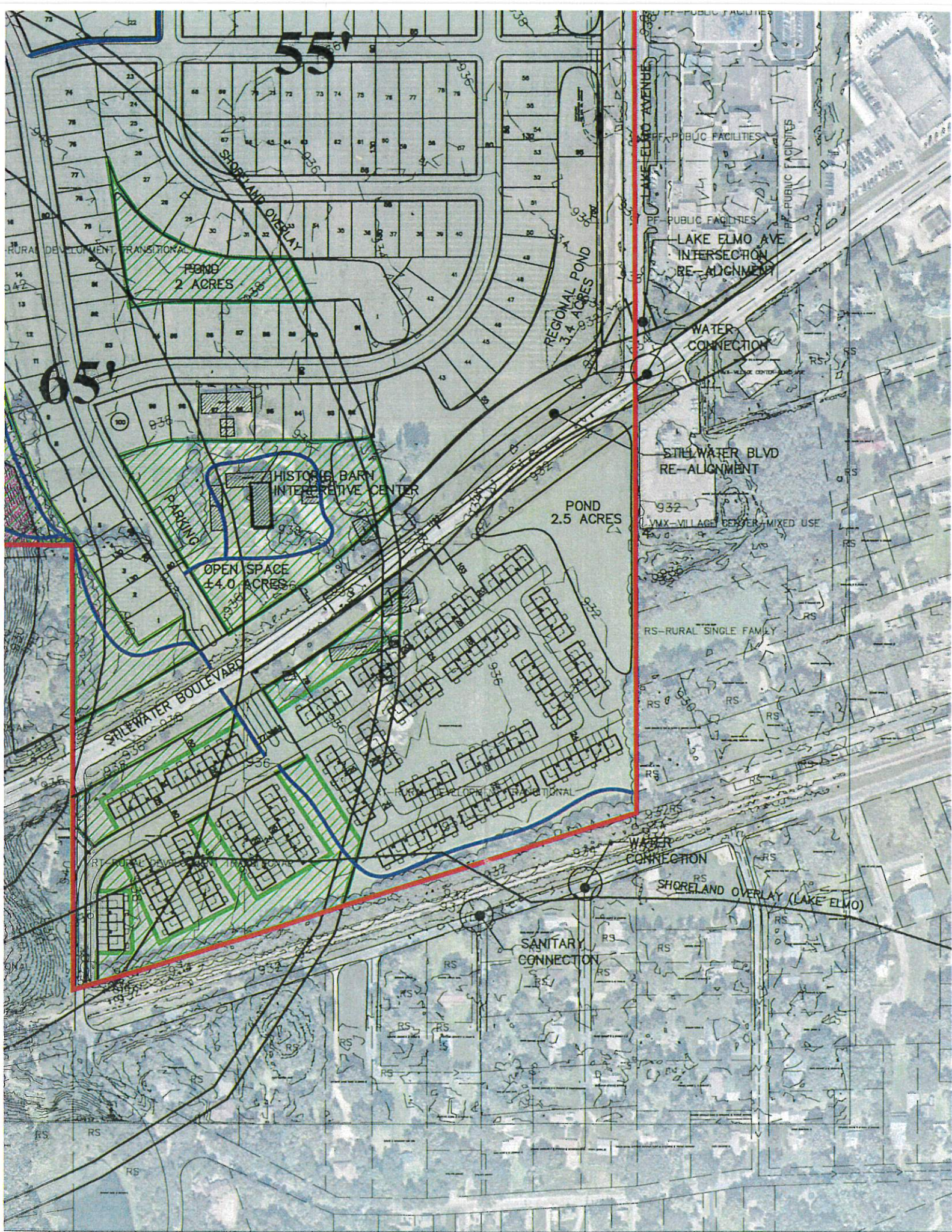
PROJECT BOUNDARY

Parcel Viewer - Quick Access

Beta

Washington Co.





55'

65'

POND
2 ACRES

REGIONAL POND
3.4 ACRES

HISTORIC BARN
INTERPRETIVE CENTER

OPEN SPACE
44.0 ACRES

POND
2.5 ACRES

SHLEWATER BOULEVARD

LAKE ELMO AVENUE

LAKE ELMO AVE
INTERSECTION
RE-ALIGNMENT

WATER
CONNECTION

STILLWATER BLVD
RE-ALIGNMENT

RS-RURAL SINGLE FAMILY

WATER
CONNECTION

SHORELAND OVERLAY (LAKE ELMO)

SANITARY
CONNECTION

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4283

Date: June 3, 2020

To: Ken Roberts, Planning Director
Cc: Chad Isakson, Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Schiltgen Property
Concept Plan Review

An engineering review has been completed for the Schiltgen Property Concept Plans received on May 26, 2020. The submittal consisted of the following documentation:

- Residential PUD Concept Plan Narrative dated May 7, 2020.
 - Residential PUD Concept Plans, Sheets 1-3, dated April 3, 2020.
-

STATUS/FINDINGS: Engineering recommends that the concept plan be revised prior to formal City review and comment, to address several key design elements that will likely result in significant plan layout. The Concept Plan development for this property should begin with the identification and incorporation of the CSAH 14 and CSAH 17 intersection reconfiguration, the dedication of required right-of-way along CSAH 14 and CSAH 17, and the identification and use of County approved site access along both CSAH 14 and CSAH 17.

Stormwater management considerations should also inform the design to ensure that storm water basins are not landlocked by homes and roads. Overland emergency overflow elevations are required and must be utilized for all stormwater ponding while maintaining 2-foot minimum separation between structure low floor elevations and the overland EOF. A system of interconnecting drainage ways should be incorporated into the design.

The public sanitary sewer system is not readily available to serve this site. The City capital improvement program has tentatively scheduled the installation of sanitary sewer to the south side of the UP Railroad, as shown on the concept plan, however the earliest sewer would be available would be in November 2021, if the project remains on schedule. As the development plans move forward with this site, the city should not accept a preliminary plat/plan application until a construction contract is awarded for the sanitary sewer project that includes the scope of improvements necessary to make sanitary sewer available.

When submitting revised concept plans, the application should be deemed incomplete unless the submittal meets the minimum city ordinance requirements, including a 1" = 100' scaled existing conditions plan; labeled 2-ft. contours; and a 1" = 100' scaled proposed site plan.

All public improvements constructed to support the development must be designed and constructed in accordance with the City Engineering Design Standards Manual available on the City website dated April, 2019.

TRANSPORTATION IMPROVEMENTS

- CSAH 14 and CSAH 17 Intersection reconfiguration. The concept plans should be revised to incorporate the proposed reconfiguration of the CSAH 14 and CSAH 17 Intersection improvements, including right-of-way dedications and site access.
- Right-of-way dedication. The Plat must dedicate sufficient right-of-way along CSAH 14 (Stillwater Boulevard) and CSAH 17 (Lake Elmo Avenue) as required by Washington County.
 - 180 feet is required along the full length of CSAH 14. Only 150 feet is shown.
 - 75 feet from centerline is shown from CSAH 17, however the dedication must consider the realignment of this roadway corridor.
- Access Management. The concept plans should be revised to incorporate the County approved access locations along CSAH 14 and CSAH 17.
- Intersection Improvements. The applicant will be responsible to construct all intersection and turn lane improvements along CSAH 14 and CSAH 17 as required by Washington County. These improvements must be completed at the developer's cost.
- Pedestrian facilities: The concept plans should be revised to incorporate bituminous trails along CSAH 14 and CSAH 17.

RESIDENTIAL STREETS

- All streets must be public streets and must be designed to meet the City's Engineering Design Standards including right-of-way width (60-feet), street width (28-feet) and cul-de-sac radii.
- All street intersections must be at 90 degrees and maintain 50 feet of tangent with maximum slopes of 2.5%. Residential maximum longitudinal grade is 6% with sidewalks.
- Surmountable concrete curb and gutter shall be installed in single family residential areas with future driveways and B618 curb installed along entrance roadways and roadway stretches with no lots.
- The proposed internal street network is well interconnected creating multiple access routes into and out of the development. Street geometrics must meet city standards and the use of compounding curves should be eliminated.
- Additional right-of-way dedication may be required along Klondike Avenue and the roadway improved to city standards.
- Parkway or divided roadways must be a minimum of 19 feet wide from face of curb to face of curb. Right-of-way along divided roadways must provide a minimum 16-foot boulevard along both sides of the street.
- Six (6) foot sidewalks must be provided along all residential streets and as may be required for connectivity.
- Ten (10) foot utility easements are required on either side of all right-of-ways.

STORMWATER MANAGEMENT

- The site plan is subject to a storm water management plan meeting State, VBWD and City rules.
- Storm water facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual.
- The concept plan shows a Regional Pond at the intersection of CSAH 14 and CSAH 17 as required in the City CIP. The capacity and area dedicated for the required regional pond should be verified with the city and the plans updated accordingly.
- All storm water facilities (ponds and infiltration basins) must be placed in Outlots. The Stormwater Facility Outlots must fully incorporate the 100-year HWL, 10-foot maintenance bench and all maintenance roads.
- Maintenance access roads meeting City standards must be provided for all storm water facilities.
- Stormwater management considerations should also inform the design to ensure that storm water basins are not landlocked by homes and roads. Overland emergency overflow elevations are required and must be utilized for all stormwater ponding while maintaining 2-foot minimum separation between structure low floor elevations and the overland EOF. A system of interconnecting drainage ways should be incorporated into the design.

- The storm sewer system shall be designed to maintain the City standard **minimum** pipe cover of 3.0 feet. Drain tile is required as part of the City standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements at low points.
- Per City requirements all storm sewer pipe easements must be a minimum 30-feet in width.

MUNICIPAL WATER SUPPLY

- Municipal water supply is available immediately adjacent to the proposed development along the north, east and south sides. The applicant is responsible to extend the municipal water supply into the development site at developer's cost.
- The watermain distribution lines and connections will be required wherever reasonably possible to create a looped network.
- A watermain stub will be required to extend to the western boundary of the development for future extension along CSAH 14.

MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer system is not readily available to serve this site. The City capital improvement program has tentatively scheduled the installation of sanitary sewer to the south side of the UP Railroad, as shown on the concept plan, however the earliest sewer would be available would be in November 2021, if the project remains on schedule. As the development plans move forward with this site, the city should not accept a preliminary plat/plan application until a construction contract is awarded for the sanitary sewer project that includes the scope of improvements necessary to make sanitary sewer available.
- The applicant is responsible to extend sanitary sewer north across the UP Railroad into the development site at developer's cost. The development phasing must plan accordingly.
- A 15-inch trunk sanitary sewer must be stubbed to the western boundary of the development for future extension along CSAH 14.



Public Works Department

Donald J. Theisen, P.E.
Director

Wayne H. Sandberg, P.E.
Deputy Director/County Engineer

June 3, 2020

Ken Roberts
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, MN 55042

RE: Washington County comments on the Shiltgen property

Dear Ken,

Thank you for providing Washington County with the concept plan for the Shiltgen property in the City of Lake Elmo, dated 8-28-2019. The proposed project consists of 318 residential dwelling units on two parcels north and south of County State Aid Highway (CSAH) 14 (Stillwater Blvd), west of CSAH 17 (Lake Elmo Avenue). Other proposed uses include a nature park, interpretive center and open space. Based on the plan provided, we have the following comments:

- Washington County has previously discussed with city staff and school district staff the potential to reconfigure the CSAH 17 intersection at CSAH 14 to address various issues pertaining to safety, geometry, access, and stormwater management. The approval of adjacent development will constrain future opportunities for these intersection improvements and therefore should be carefully considered prior to approval of any development concepts. We have provided those drawings as an attachment to this letter. This work is not presently programmed in the county's Capital Improvement Plan.
- The Functional Classification of CSAH 17 is an "A" Minor Arterial Roadway, Expander category. The right-of-way requirement for this corridor is 150 feet total consisting of 75 feet of dedicated right-of-way from the center line of CSAH 17. The proposed dedication cannot be determined based on the plan submitted.
- The Functional Classification of CSAH 14 is also an "A" Minor Arterial Roadway, Expander Category. The right-of-way requirement on CSAH 14 is 180 feet total, consisting of 90 feet from the center line. This dedication also should be verified.
- The 2018 traffic volume on CSAH 17 is 5300 Annual Average Daily Traffic (AADT) and 10,300 AADT for CSAH 14 according to the Washington County 2019 Traffic Volume Map. The Washington County Comprehensive Plan 2040 has estimated that traffic will increase to 7000 AADT by 2040. For CSAH 14, the future traffic volumes are estimated to be 13,300 AADT.
- Access from the townhouse site on the south side of CSAH 14 should be connected to the intersection at CSAH 17. Gorman's Restaurant driveway would need to be realigned to tie into the new local road access at the intersection as well.

- The access location proposed on CSAH 17, across from the elementary school exit, is acceptable to the county. Turn lane improvements at the intersection should be center, left, and right turn lanes and the design will need to be approved by the county traffic engineer. A Washington County Right-of-Way Permit will be required for the turn lane improvements.
- The proposed access point along CSAH 14 is less than the county's quarter mile access spacing guidelines. Klondike Avenue is just over ¼ mile away and should be their north and south access point. There should also be center, left, and right turn lanes for any new access on CSAH 14. Again, all improvements will need to be approved by the county traffic engineer.
- The plans should identify trail connections within the site as well as along CSAH 17 and CSAH 14. The Washington County Comprehensive Plan 2040 identifies the Central Greenway Regional Trail corridor along this section. The county will work with the city on those future efforts. Trails should connect to future subdivisions to the north as well as to the Old Village Center and Lake Elmo Elementary.
- The plans do not reflect the regional pond as planned during the Downtown Lake Elmo/CSAH 17/Lake Elmo Avenue improvement project.
- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that show the volume and rate of stormwater run-off into the county right-of way will not increase as part of the project.
- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of county right-of-way deemed necessary to minimize the impact of any highway noise.
- A Right-of-Way Permit will be required for any work within county highway right-of-way as it relates to the development. A plan set is required with the application and includes any grading, installation of culverts, installation of water and sewer services, left and right turn lanes on CSAH 17 and on CSAH 14, parallel trail

development, signage and any landscaping and other improvements within county right-of-way.

- All utility connections to county highway right-of-way for the development require Washington County Right-of-Way respective permits. Typically, these utility connection permits are the responsibility of the utility companies.

Thank you for the opportunity to comment on this preliminary plat. If you have any questions, please contact me at 651-430-4362 or Ann.Pung-Terwedo@co.washington.mn.us. For permit applications, please contact Carol Hanson at Carol.Hanson@co.washington.mn.us.

Regards,

A handwritten signature in cursive script that reads "Ann Pung-Terwedo".

Ann Pung-Terwedo
Senior Planner

Cc: Carol Hanson, Office Specialist

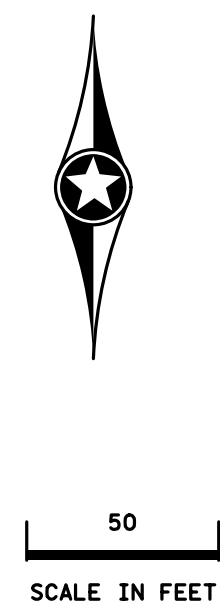
R/Plat Reviews/City of Lake Elmo/Shiltgen20202

SQUARED OFF INTERSECTION
WASHINGTON COUNTY
CITY OF LAKE ELMO
INTERSECTION OF CSAH 14 AND CSAH 17

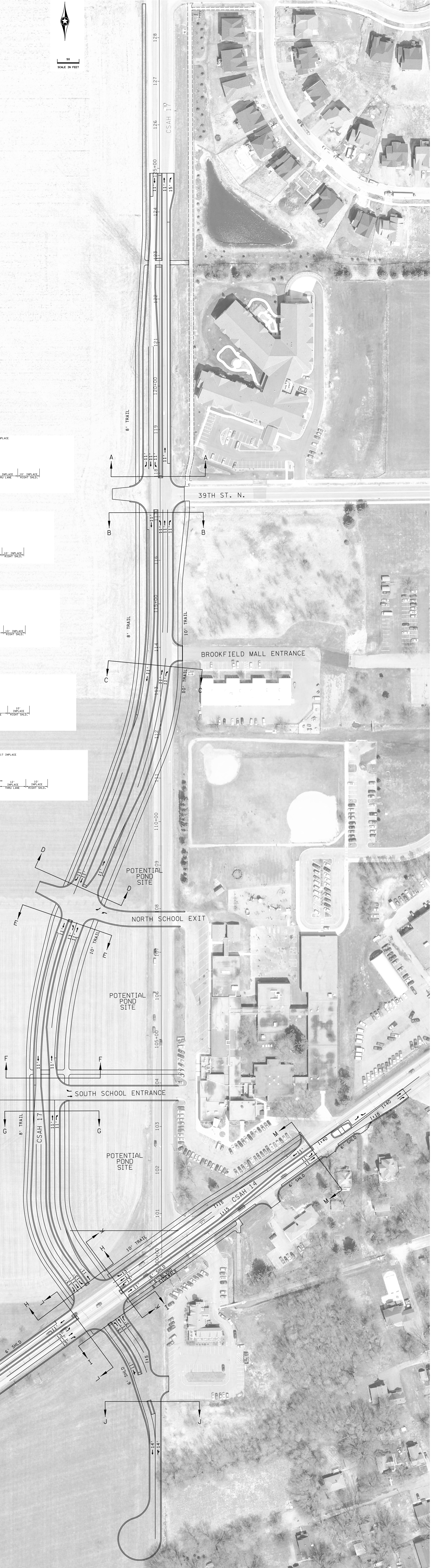
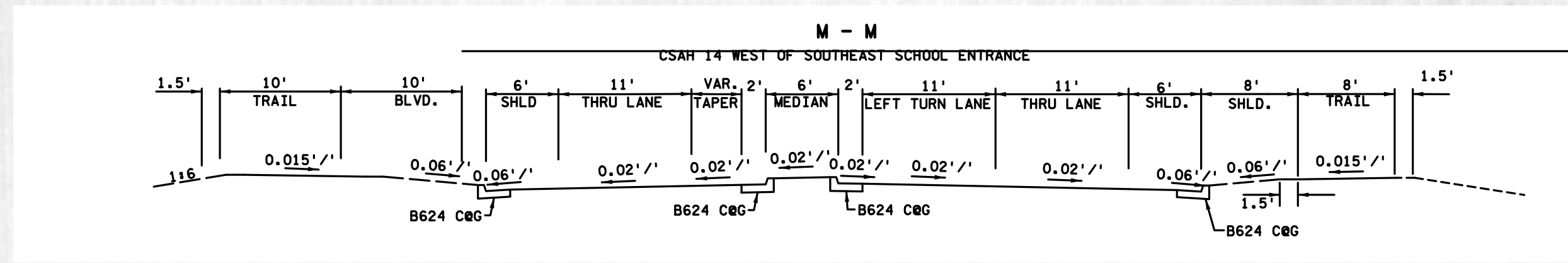
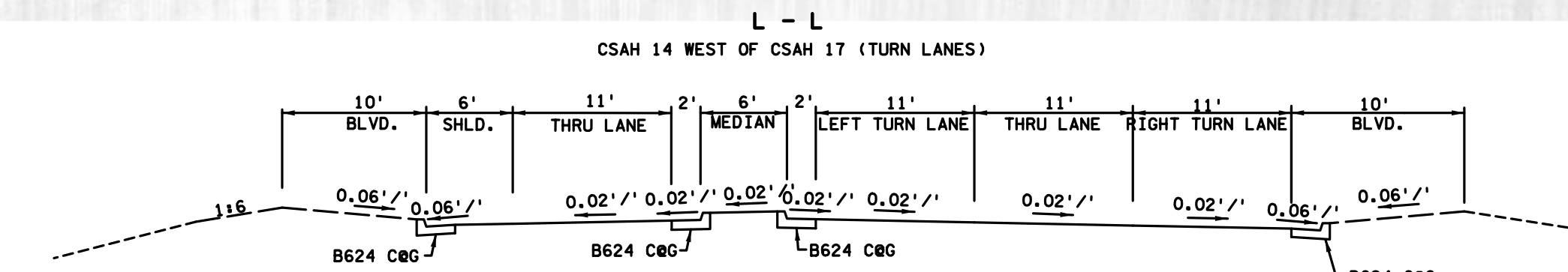
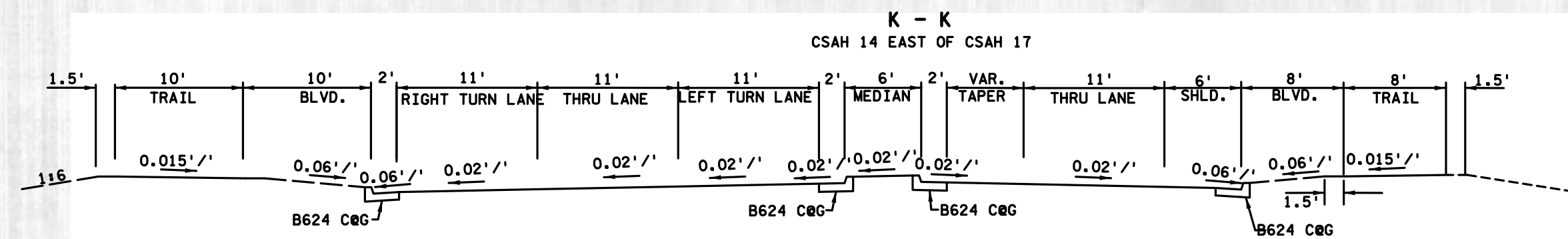
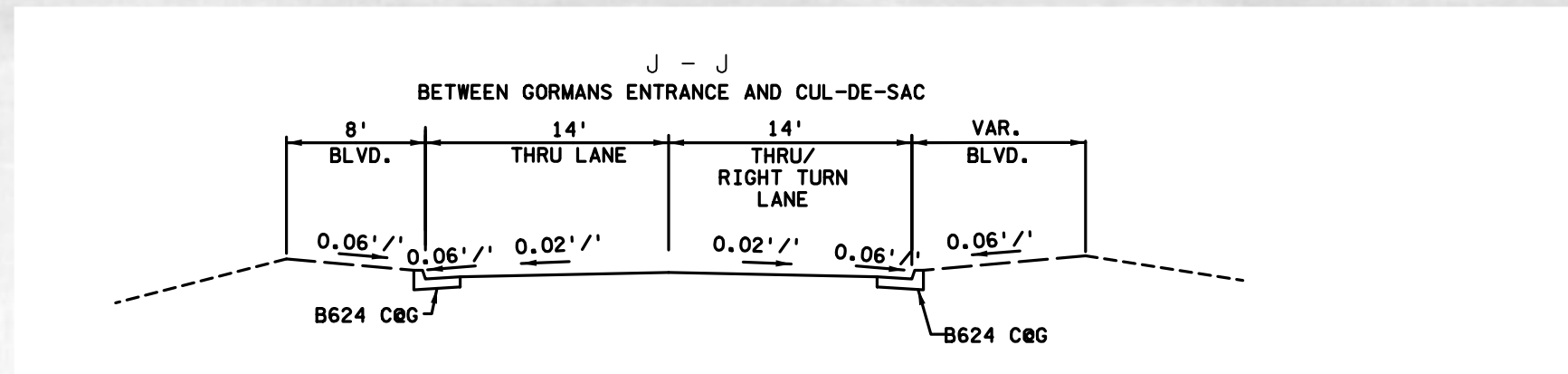
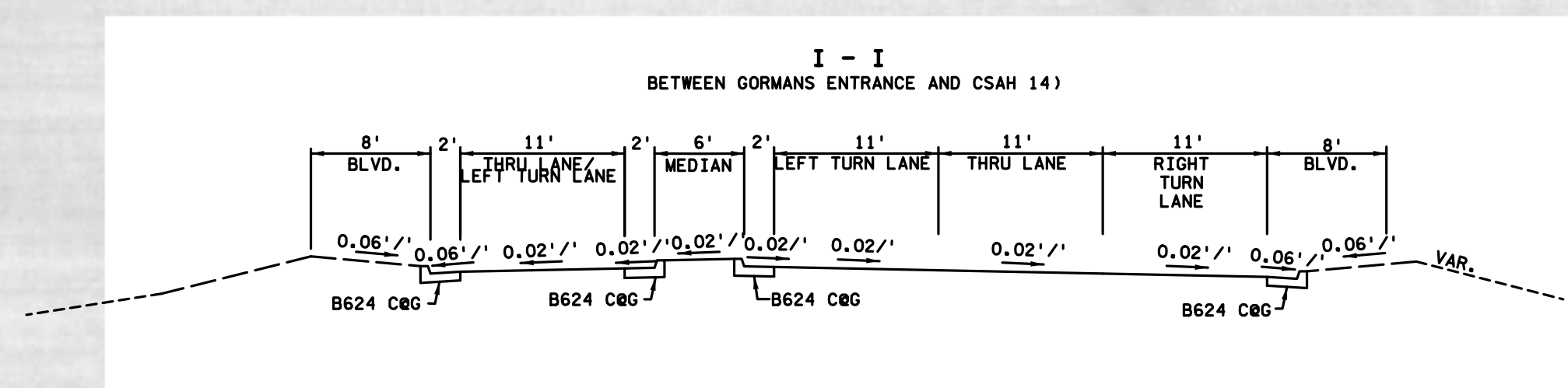
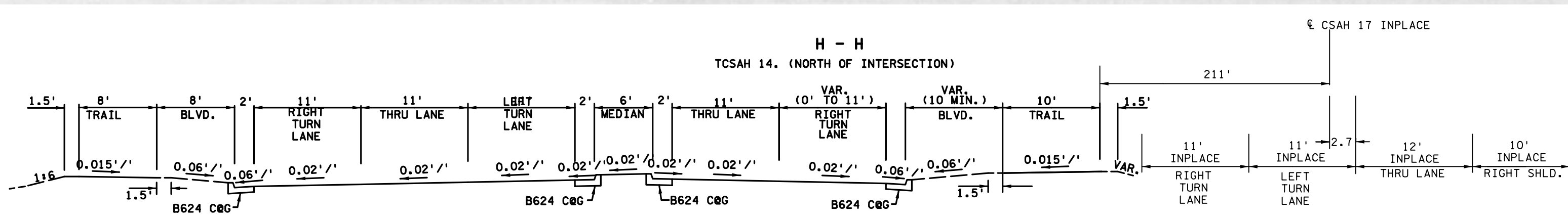
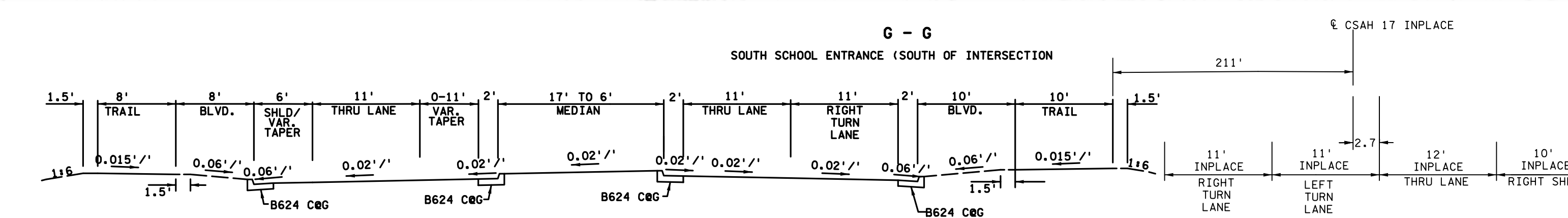
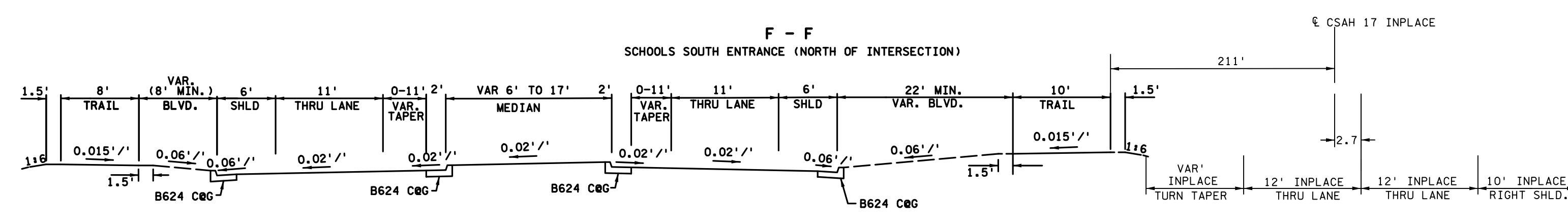
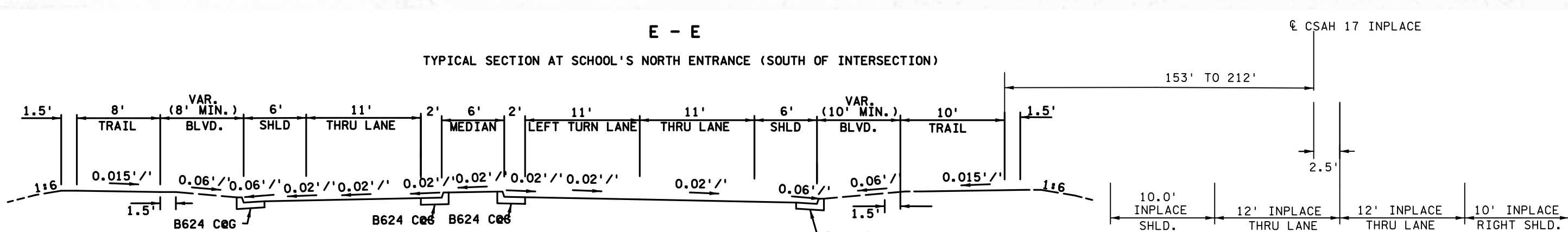
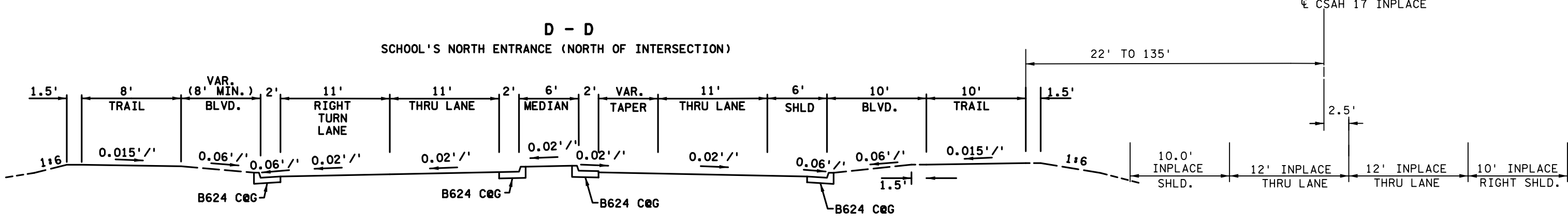
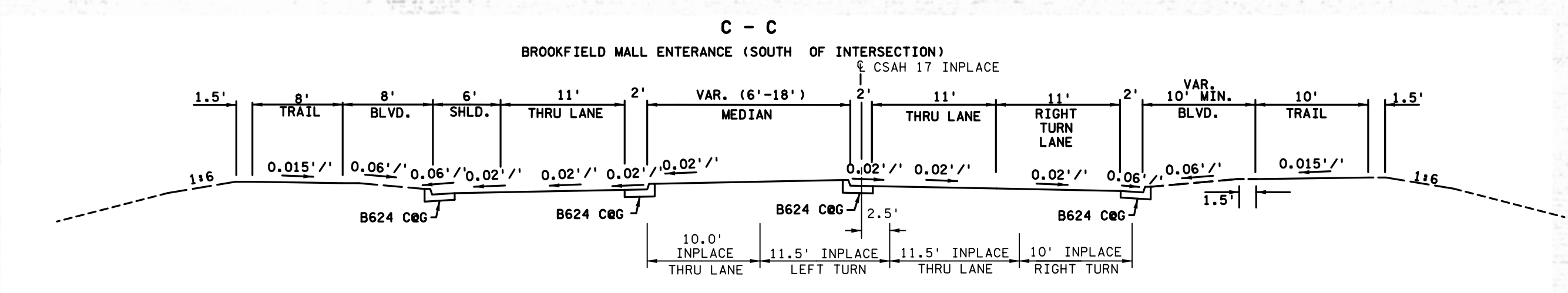
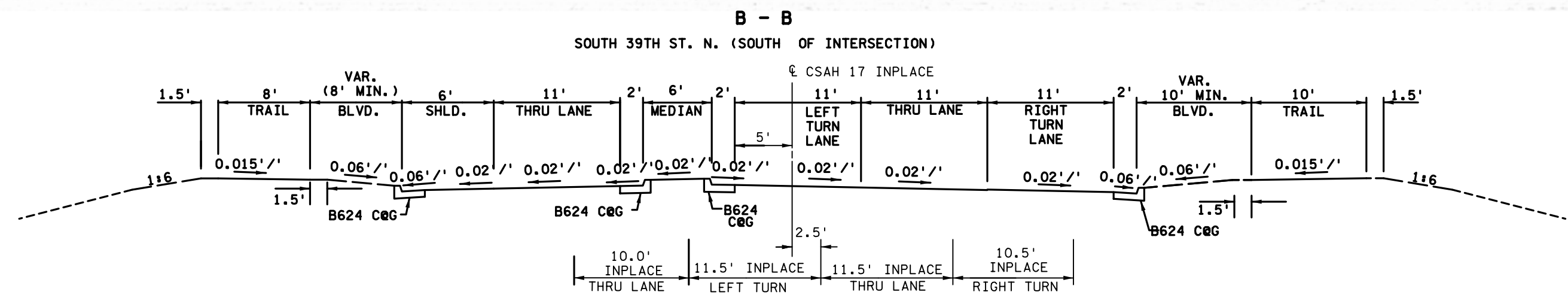
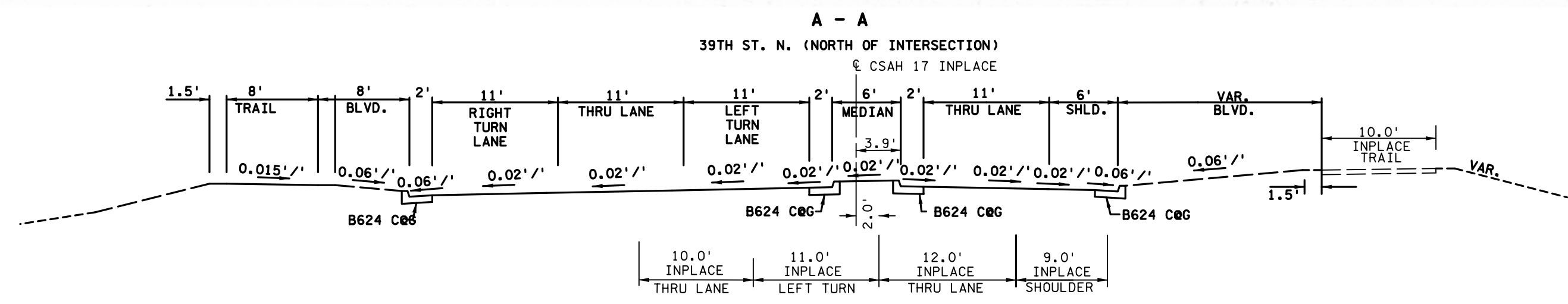
DESIGNER: DAVID F. CHURCHICH
DESIGN ENGINEER: FRANK TICKNOR
TRAFFIC ENGINEER: JOE GUSTAFSON

JUNE 17, 2019

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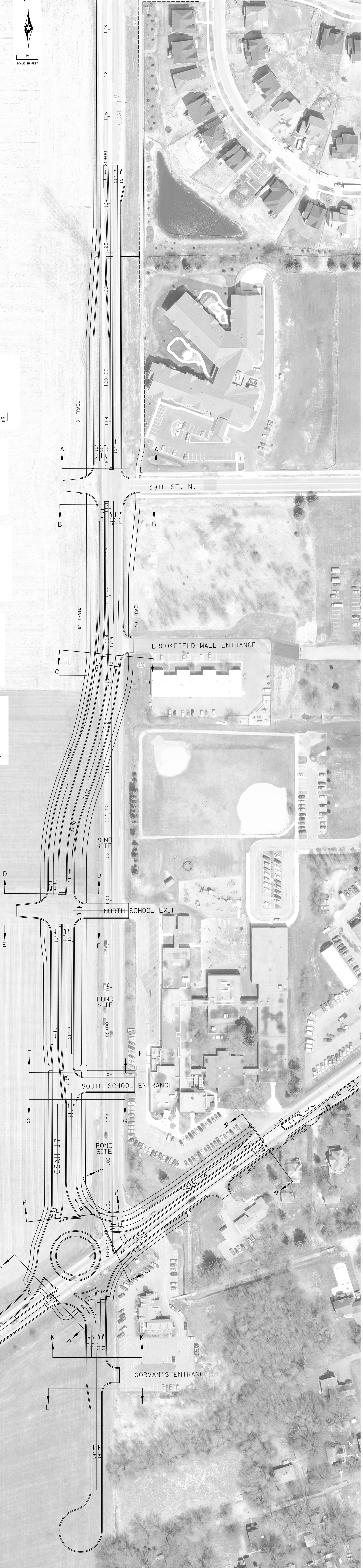
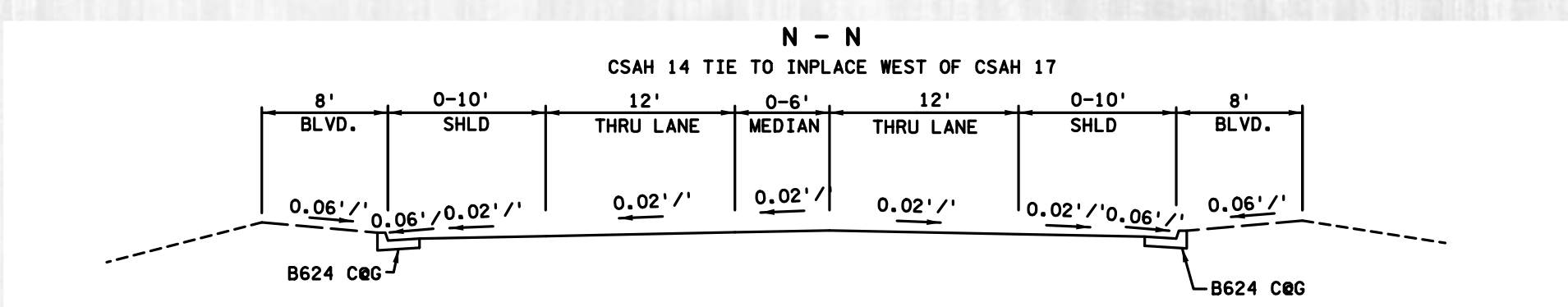
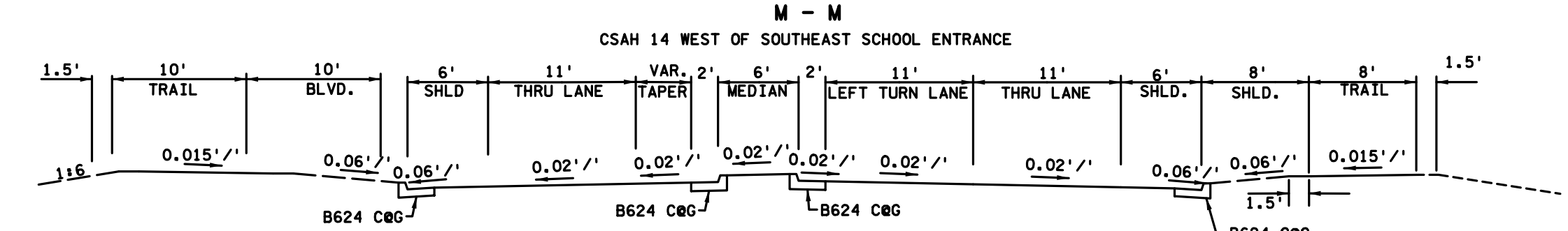
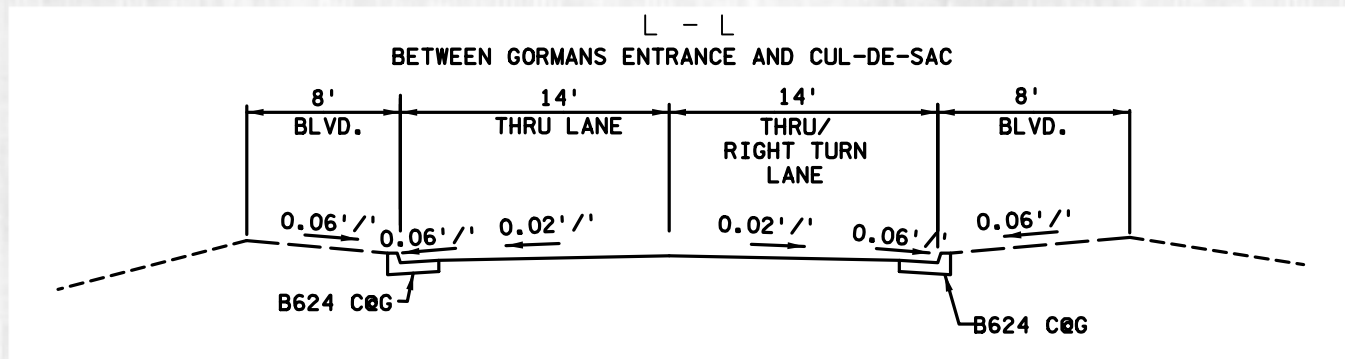
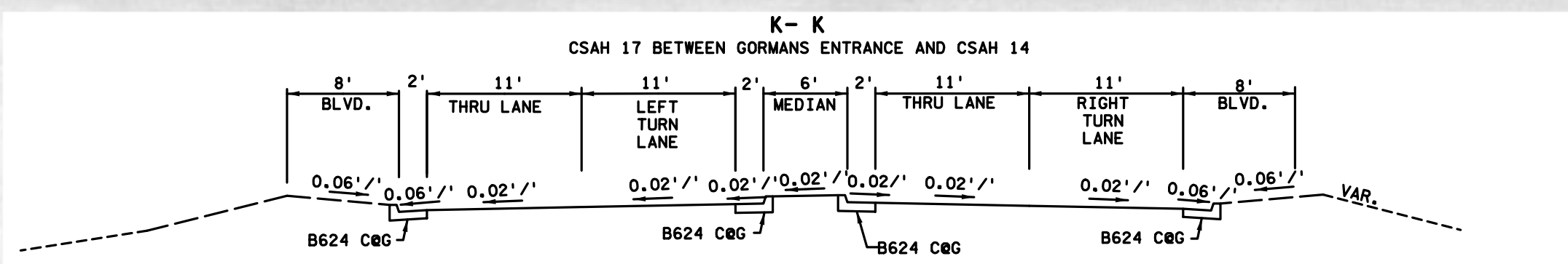
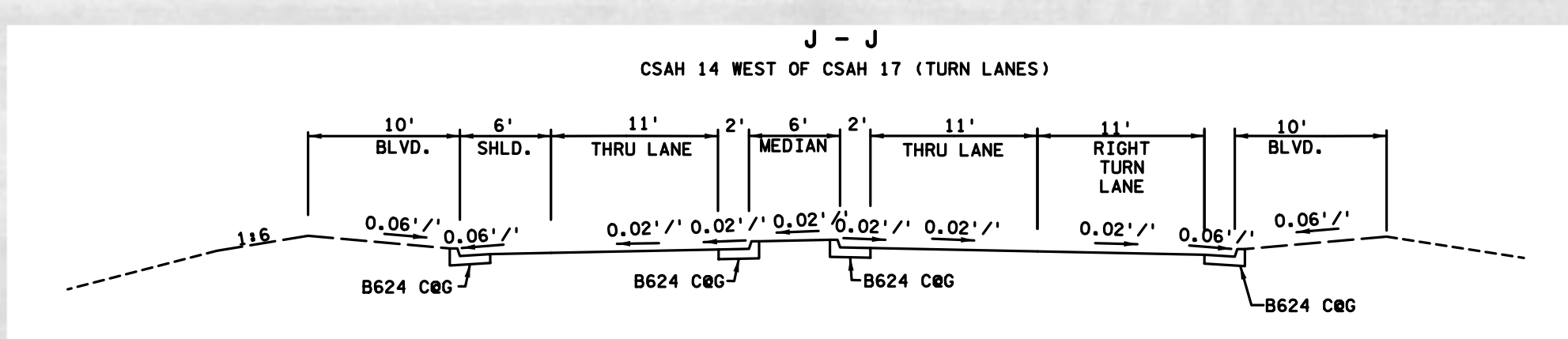
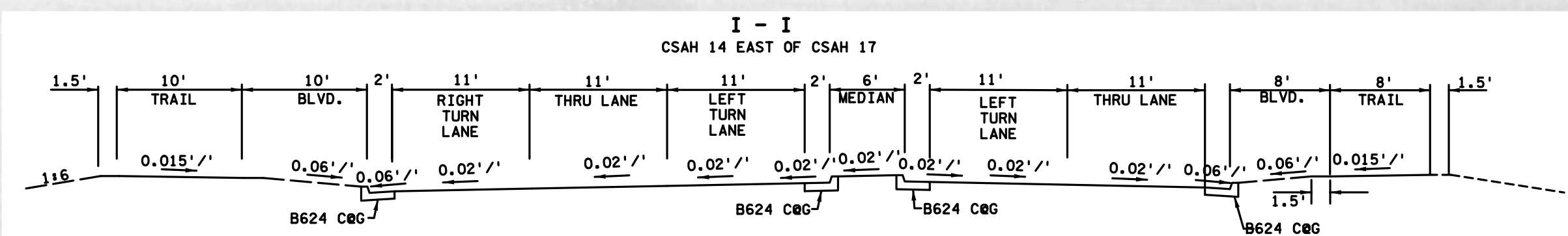
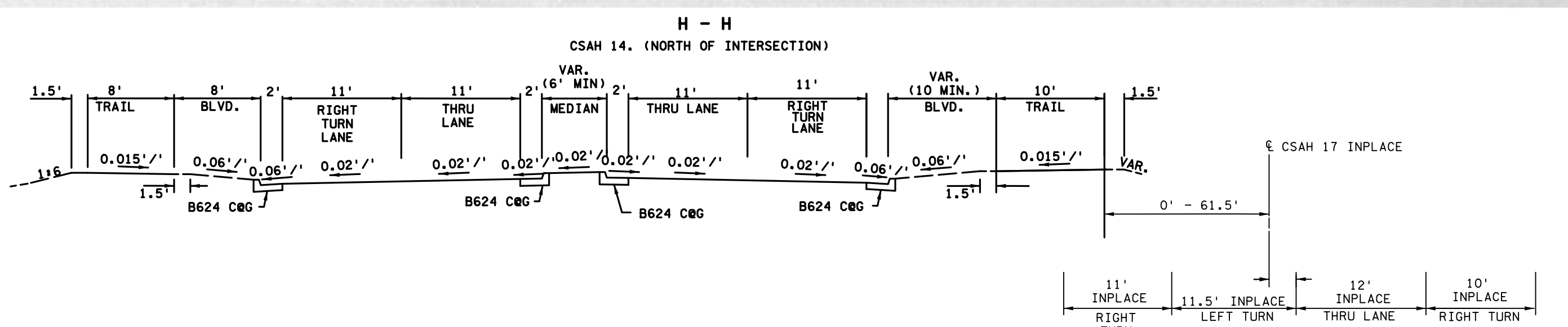
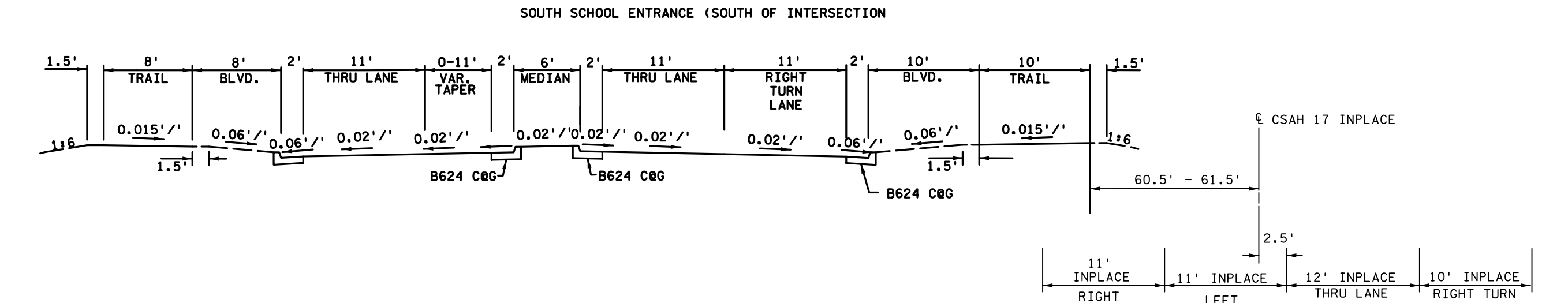
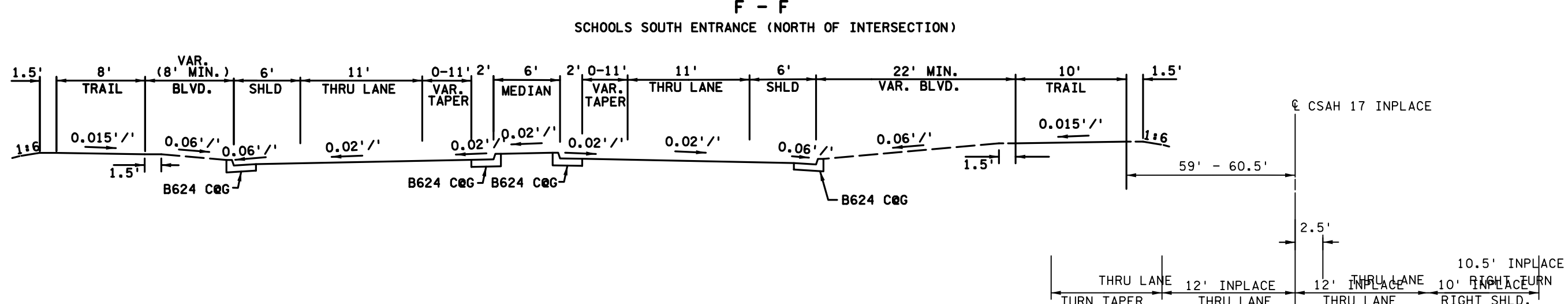
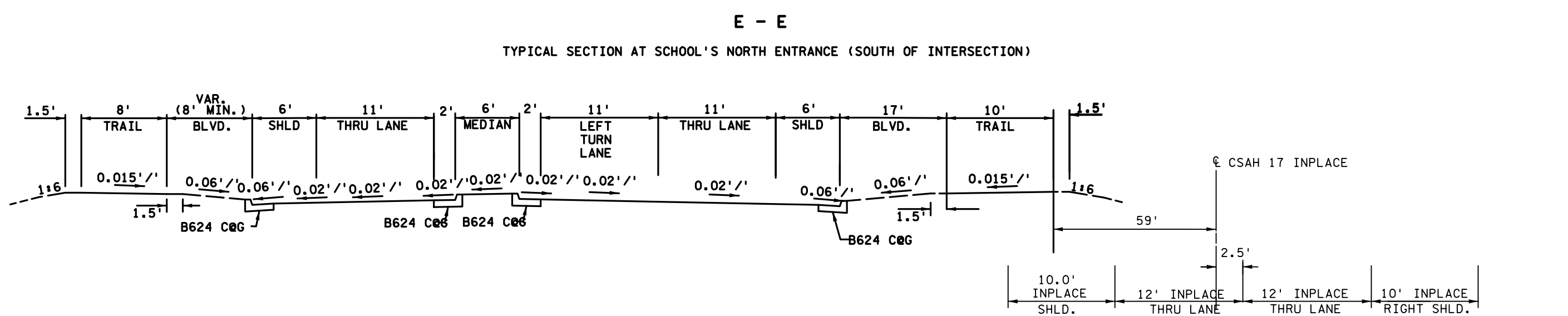
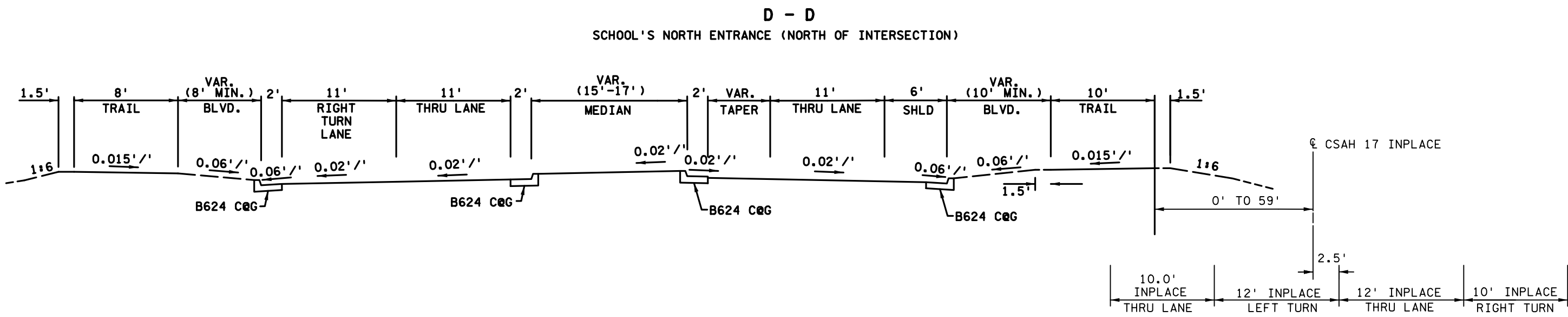
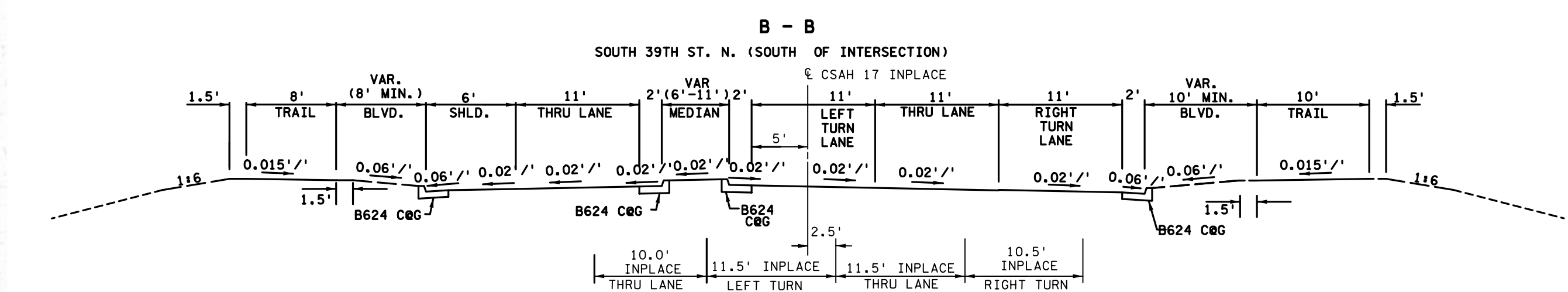


TYPICALS
(TYPICALS ARE NOT TO SCALE)
(TYPICALS FACE NORTH AND EAST)



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(TYPICALS ARE NOT TO SCALE)
(TYPICALS FACE NORTH AND EAST)



Ben Prchal

From: Brett Emmons <bemmons@eorinc.com>
Sent: Tuesday, June 2, 2020 12:19 PM
To: Ben Prchal
Cc: Ken Roberts; Brett Emmons
Subject: Concept PUD for Schiltgen Farm property

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

We are one of the nearby property owners, as well as being long-time residents of the city and interested in the Village area. Our address is 3280 Klondike Ave. N.

We have just recently received this notice (postmarked 5/29/20) and have not had much time to review it. With a deadline for comments due June 3, 2020 @ 3 pm, that leaves very little time to digest such a large development proposal as this. We would respectfully request that no action or approvals of concept be taken by the city on the proposal, until more time is available to review the large development – and below is a question on how future comments and input would be considered after this upcoming meeting (how many things are being established now that are difficult to change later).

Some questions:

1. Does this concept PUD application, if given a positive indication by the council, give the property owner any specific rights to develop? Does this step carry the same rights as a preliminary PUD (right to develop) or any other rights?
2. If reasonable feedback were given, could the layout of the development, the road locations, open space and pond locations, etc. be changed, significantly if needed, after the June 8 council meeting, or to what degree would this be established and not changed? Please be as specific as you can to level of changes that might reasonably be expected by those who comment on this development after this meeting on June 8 (if endorsed by the city council).
3. Is there a phasing plan for this? What would that look like – order of phases and timing?
4. Is the bluff in red hatching, being protected or disturbed. No grading is shown so hard to know.
5. Are the buildings (shown in hatch pattern) on the south side of Stillwater Blvd being saved or not – it is hard to tell from the map.
6. How will the Historic Barn Interpretive Center be used? What is meant under F. "...a portion of the historic barn..."? Is it open to the public/city? What type of facilities will be included there? Who will fund its on-going operation? If city funding were involved, would funding this facility take away from any other facilities or programs – or be in addition to?
7. Stormwater – how is the development meeting stormwater standards and volume control requirements? If this is not yet fully understood, that could affect the overall layout of the development and should be considered before any approvals are given.
 - a. Please provide us a copy of all stormwater submittals. That should also include grading plans (if submitted), soil borings, soils info, etc.
 - b. Are the "Ponds" appropriately sized/big enough given the soils, pretreatment, etc.?
 - c. Where will the stormwater discharge to? How do the rates and volumes of discharge compare to natural conditions?
 - d. Are the stormwater practices proposed only the ponds? Are any other green infrastructure (GI) or low impact development (LID) measures being proposed? How much of the treatment will be accomplished with GI/LID features vs. how much with ponds?

- e. Are the ponds located on good areas for volume control, with appropriate granular soils present? Has the overall site been evaluated for good locations for granular soils and have the stormwater features been placed there? If not, the site layout may not be a good fit until the stormwater system has been well designed. For example, infiltration rates, if that is what is proposed for volume control, typically vary by orders of magnitude, so a less permeable soil type could be 10x or even 100x less, thus pond sizes might have to be 10X or more larger.
- f. Has stormwater reuse for irrigation or other non-potable uses in the development been considered? Is there irrigation likely in the townhomes, row homes, and/or single family residences. Would reuse be used in the townhomes/row homes (or other open, green spaces), since those would be ideally suited?

Some Preliminary Comments – and, as mentioned above, this is preliminary due to lack of time and details to look over. Other comments could be offered in the future, with more information and time to digest.

- 1. How can “Proposed Shoreland PUD Open Space” include areas between townhomes (in essence, yards), areas between townhomes and the highway, and ponding areas (stormwater requirements of city) be shown or counted as Open Space? Will all these areas be planted with native prairie or similar (open space) and/or be accessible to the public? The areas between townhomes do not seem conducive to quality open space, with natural/native vegetation.
- 2. Trail Connectivity – why is there no plan to connect the trail:
 - a. North to Sunfish Lake Park?
 - b. East along Stillwater Blvd to the Downtown?
- 3. Stormwater – please see the questions and requests above.
 - a. The stormwater system is the part of infrastructure that most interacts with the landscape as evidenced by the allowance for ponding areas in the plans (water supply and wastewater are all below ground), and thus should be well understood before approvals are granted.
 - b. No details are shown on the plans – simply an outline and “Pond” – will these be infiltration basins (presumably, yes for volume control), where are the pretreatment areas and are the “Ponds” appropriately sized, what are the soils, are the ponding areas large enough given soils & pretreatment needs, etc.?
 - c. Once I can see the stormwater materials, there may be additional questions or comments. I will not be able to provide that feedback by today @ 3 pm as required in the letter. How can comments be provided with the timeline provided here? Will the review time be extended?

There may be other comments that come up and I would like to reserve that ability to offer other comments/questions, with sufficient time to look over the submittal materials. With the limited time to review this (and that I need to get back to my work), I will leave it there.

Thanks.

Brett H. Emmons, PE, P.Eng., ENV SP, LEED AP

Principal + Water Resources Engineer
651.203.6003, bemmons@eorinc.com

EOR: water | ecology | community
651.770.8448, www.eorinc.com

Ben Prchal

From: gibbygasouth@gmail.com
Sent: Tuesday, June 2, 2020 3:41 PM
To: Ken Roberts
Subject: Lake Elmo Planning Commission: Concept PUD review

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

Mr. Roberts: thank you for the opportunity to respond to the proposal for further development of the Schiltgen Farm property.

I have several issues with the planned development as well as the notification process employed by the Lake Elmo Planning Commission.

1. The sheer size of this development is overwhelming; a tightly packed community (3 units per acre) of housing in a rural, small town environment will lead to the irreversible change to the character of the community. Will Stillwater Boulevard be able to handle the additional traffic that will ensue when a 1000+ people move in with 300 additional automobiles to the already busy road? Not to mention the new housing going in just to the north of the proposed development, which has already had a noticeable affect on the traffic situation.
2. Sunfish Lake has had a long history of change. It is not a spring fed lake, depending on run-off from the bluffs surrounding it. When this property was the Callopy (sp) farm, the lake was nearly completely dry; potatoes were grown on the former lake bed on the south end of the lake. The last two years have seen a significant rise in the lake level, engulfing 20 to 30 year old trees. Since the lake is dependent on run-off, it is crucial that significant steps are taken to insure the current lake quality. Several years ago, the lake was in significant distress and steps were taken to rid it of algae. Currently, the lake is unfit due to contamination from 3M. Is it desirable to stress this jewel even further?
3. This area is a natural habitat for many animals including eagles, multiple songbirds, hawks, deer, racoon, mink, muskrats, otters, geese, ducks, egrets, and coyotes. Lake Elmo Reserve and Sunfish Lake Park offers some refuge for the land animals, but the space is slowly eroding due to the continued development. Again, the rural nature of our community will be forever changed if this encroachment continues.

So I am opposed to this planned developed as outlined by the Excelsior Group. There are miles of empty space along Lake Elmo Boulevard to the north. Does Sunfish Lake continue to be exploited?

Finally, regarding the notification process, I am mystified. Members of my family have lived on the west side of Sunfish Lake for at least six decades. Three of the four residents on the lake shore (with direct lake access) did not receive any notification. The only person with direct lake access to receive a notification was the newest resident; those of us who have lived here the longest were somehow "overlooked." It is extremely odd, beyond coincidental, that those who will be affected most by this development were missed. A "few" is not 75% of the households directly on the west side of the Lake. It seems that the Washington County has no trouble finding me when the property taxes are due!

Thank you for listening.

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