



*Our Mission is to Provide Quality Public  
Services in a Fiscally Responsible Manner in  
Partnership with our Community.*

## **NOTICE OF MEETING**

**City of Lake Elmo Parks Commission  
3800 Laverne Avenue North  
April 18, 2022 6:30 PM**

### **AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Select Chair and Vice Chair
4. Approve Agenda
5. Approve Minutes
  - a) June 21, 2021
6. Public Comments
7. Schiltgen East Pre-App PUD and Plat
8. Knappogue Farm-Kaspterson Residential Concept PUD and Plat
9. 2022 Parks Work Plan
10. Should Park Amenities be locked when closed
11. Portable Toilet at the Ivywood Park pickle ball courts
12. Communications
13. Adjourn

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

## **City of Lake Elmo Parks Commission Minutes**

### **June 21, 2021**

**Members Present:** Commissioners- Weeks, Hoelscher, Kastler, and Rivera

**Staff Present:** City Planner- Prchal, Public Works Director- Powers

**The meeting was called to order by Weeks at 6:30 PM.**

Steve Schumacher has resigned. Andrew Hodges will be the new Parks Commission member.

#### **Approval of Agenda**

**Agenda was unanimously approved as presented 4-0.**

#### **Approval of Minutes**

**Weeks motioned to approve the April 19th, 2021 Parks Commission Minutes, Hoelscher provided a second with amendment;** discussion to add Hoelscher under Communications, item D. **Unanimously passed with correction 4-0.**

The May 2021 Meeting was cancelled.

#### **Public Comments**

None

#### **Deer Hunting in Sunfish Lake Park – Washington County**

Prchal provided background and went over the recommendations and conditions. Staff is asking the Parks Commission to review the County's proposal. Washington County will be utilizing Metro Bow Hunters for the population control deer hunt.

Dan MacSwain with Washington County addressed the goals and objectives, history, and park impacts. (Discussion involving Commission questions and concerns.)

**Hoelscher motioned to permit the hunting in Sunfish Lake Park that staff outlined and in accordance with what has been presented by Washington County including the conditions listed with the change of not shooting into the 100 foot area and that we modify the map to exclude the area around Fire Station #2; Kessler provided a second. No discussion, motion unanimously passed 4-0.**

#### **Capital Improvement Plan (CIP)**

Prchal provided a presentation for the Commission. (Discussion regarding a dog park, disk golf, trails, play equipment, and park use.)

**Weeks motioned to add into the CIP \$25,000 to be spend in the year 2023 for disk golf in Kliess Park, Hoelscher seconded; no discussion. Motion passed 4-0.**

Kessler motioned to recommend to council that \$25,000 be set aside to establish a civic square as priority one in 2023, Rivera provided a second; unanimously passed 4-0.

**Weeks recommend approval of the Parks CIP as presented with the addition of the amendment of the disk golf amenity at Kliess Park, Hoelscher send, passed 4-0.**

#### **Sunfish Lake Trail Reroute**

Prchal provided background on the trail reroute. (Commission discussion with Prchal, Tim, and Tony involving the trails, mapping, and signs.)

**Hoelscher motioned to approve trail reroute as show with the financial surety that the city requires and for the new maps and that overall the net trail delta zero;**

**Weeks provided a second.** Discussion continued about the trail reroute.  
**Approved 4-0.**

**Bike Repair Station – 2<sup>nd</sup> Location**

Prchal reviewed the three potential locations with the commission. **Weeks motioned to approve the location recommended near Inwood, Kessler provided a second, no discussion, approved 4-0.**

**Communications**

- a) Prairie in Lion's Park
- b) The new Trails and Park maps on the website is very good

**Meeting adjourned at 8:54 PM**

**Respectfully Submitted,  
Rebecca McGuire, Deputy Clerk**



## **STAFF REPORT**

PARKS COMMISSION

DATE: 4-18-2022

**TO:** Parks Commission  
**FROM:** Ben Hetzel, City Planner & Molly Just, Planning Director  
**AGENDA ITEM:** Schiltgen East Planned Unit Development (PUD) Plan Pre-Application & Plat Sketch Plan Review

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### **BACKGROUND:**

The City has received a request from Inland Development Partners LLC for review of a Planned Unit Development (PUD) Pre-Application and Plat Pre-Application/Sketch Plan. The proposal is for a 130-unit apartment building, a 42-unit senior housing building, and 136 townhouses (308 total units) on 31.8 acres located on the south side of the intersection of 39<sup>th</sup> Street and Stillwater Boulevard. The proposed project would require approval of a PUD, plat and a zoning map amendment (rezoning) to the land use designations guided by the Comprehensive Plan. The pre-application/sketch plan process is a staff level review. No development rights are granted at this stage.

Staff does not recommend approval of the project as-is primarily because there is no second means of vehicular access onto a public right-of-way. All vehicles would funnel from and to Stillwater Boulevard. The Comprehensive Plan depicts the future Village Parkway going through the site and intersecting with Stillwater Boulevard at 39<sup>th</sup> Street, creating a four-way intersection. Such connection would not be provided with this project as-is.

### **ISSUE BEFORE THE PARKS COMMISSION:**

The Parks Commission is being asked to review the PUD pre-application and plat sketch plan and provide feedback on the proposal to meet the City Code Park Land Dedication Requirements and the Comprehensive Plan guidance.

### **GENERAL INFORMATION:**

- *Property Owner:* Peter J. Schiltgen of 11351 Upper 33<sup>rd</sup> Street N, Unit A, Lake Elmo, MN 55042
- *Applicant:* Inland Development Partners, LLC
- *Location:* South side of the intersection of 39<sup>th</sup> Rd. N. and Stillwater Blvd: PID: 3402921340012
- *Site Area:* 31.8 acres
- *Land Use Guidance:* 2040 Comprehensive Plan – Village High-Density Residential, Village Medium-Density Residential and Public/Semi-Public
- *Zoning:* Rural Transitional
- *Surrounding Land Use Guidance:* Commercial and Village-Mixed Use to the North, Public/Semi-Public to the South, Village Medium-Density Residential to the East, and Village-Mixed Use and Park to the West. Comprehensive Plan depicts extension of the Village Parkway through the property.
- *Deadline for Action:*
  - Application Complete: 2-25-2022
  - 60-day Deadline: 4-26-2022
  - Extension: N/A



## **PARKS PROPOSAL DETAILS/ANALYSIS:**

### **Zoning Code and Subdivision Code.**

#### **§105.12.500 Standards for Residential and Related Uses.**

(c) Congregate housing (assisted living). The site shall contain 50 square feet of green space per resident.

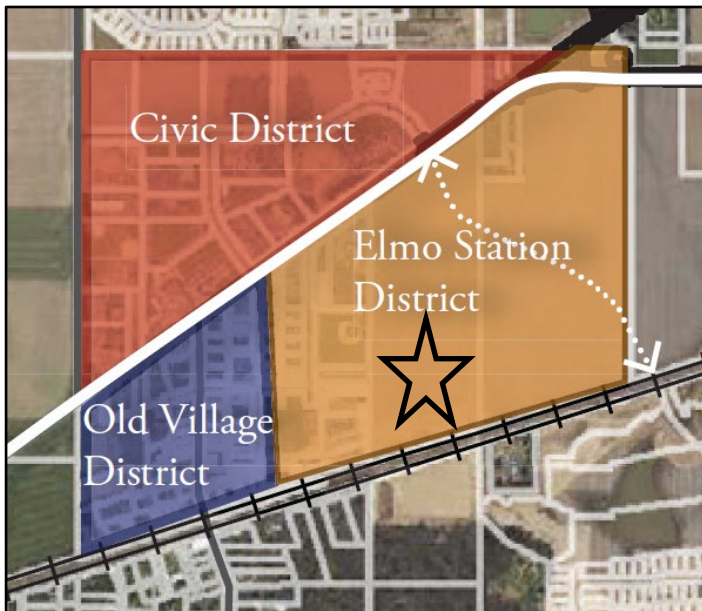
**§103.00.150 Park Land Dedication Requirements.** The City Code outlines the type of land that is considered acceptable for park dedication.

- *Park Dedication Requirement.* The developer is required to provide the City with either physical land, cash payment, or a combination of both. The developer will be required to provide the City with 10% of the land, which would come to 3.18 acres.
- *Land acceptability.* The City must approve the location and configuration of any park land which is proposed for dedication and shall take into consideration the suitability of the land and for its intended purpose; the future needs of the City for parks, playgrounds, trails, or open space; and the recommendations of the City's Parks Commission. **The following properties shall not be accepted for park land dedications:**
  - (1) Land dedicated or obtained as easements for streets, sewer, electrical, gas, storm water drainage and retention areas, or other similar utilities and improvements;
  - (2) Land which is unusable or of limited use; and/or
  - (3) Land within a protected wetland or within a flood plain area unless the Council determines that all of the following criteria are satisfied:
    - (a) Would be in the best interests of the general public;
    - (b) Would be valuable resource for environmental preservation, educational, or habitat preservation purposes;
    - (c) Has an exceptional aesthetic value; and
    - (d) Would not become financially burdensome to the City as a result of maintenance or preservation requirements.
- *Trails.* Trails constructed by a subdivider within dedicated public open space having at least 30 feet of width are eligible for park credit. The amount of trail dedication credit shall not exceed 25% of the total dedication.

### **Comprehensive Plan.**

The subject property is identified as being located in the Elmo Station District which is one of three sub areas within the Village Planning Area. The property is indicated below with a star. The property is further depicted on the excerpt from the Comprehensive Plan Future Land Use Map.

- The higher density recommended in the Elmo Station District is intended to provide vitality to the Old Village District and pedestrian connections between the districts are encouraged to enable this.
- The plan recommends an off-road trail or sidewalk in conjunction with the new Village Parkway.
- The southern 1/4 of the property is planned for parks but much of the area is frequently inundated with stormwater and so use of the property for parks purposes would have to be carefully designed.
- *Neighborhood Park Search Area.* The Comprehensive Park Plan identifies a neighborhood park search area over the proposed development area. The plan also identifies this property in the search area for a Sports Complex/community park. The Commission should consider the need for a neighborhood park or a community sports complex in this area.



The property is planned VMDR (3.01-8 u/ac), VHDR (8.01-12 u/ac) and Park & Open Space



#### Neighborhood Park Search Area



The Parks Chapter of the Comprehensive Plan defines a neighborhood park as “smaller parks offering more common and highly-used facilities to immediate area residents.” Within the neighborhood search area there is not a public park to serve the immediate area. *Being that this is the concept phase of the development review it would be most appropriate to state the types of facilities the Commission would like to see in a neighborhood park, if desired.* For example, a ball field, open field for field sports, a playground, or a combination. A plan for parking must be identified with any proposal.

#### Size Reference:

Reid Park	- The area encompassing the ball field and park is around 3 acres.
Lions Park	- 3.36 acres, playground, hockey rink, and ball field
VFW Park	- 3.23 acres, ball field
Easton Vil. Park	- 1.36 acres, field and playground
Hammes Park	- 1.93 acres, playground

#### OPTIONS:

The Commission may recommend to that:

- The City accept cash in lieu of land.
- The City accept land in lieu of cash.
- The City take a combination of both.

**RECOMMENDATION:**

Staff recommends the Parks Commission review the proposed Planned Unit Development (PUD) Plan Pre-Application & Plat Sketch Plan Review and make recommendation about the proposal for parks and open space for the development by choosing one of the options listed above.

**ATTACHMENT:**

Concept Plan and Narrative

**City of Lake Elmo – February 22, 2022**  
**PUD Pre-Application Development Summary**  
**Preliminary Plat Pre-Application**  
**Southwest & Southeast Quadrant, Stillwater Boulevard and 39<sup>th</sup> Street N**

**Introduction**

Inland Development Partners (“IDP”) is a local real estate development company, consisting of real estate veterans with over 190 years of combined experience. We specialize in residential and industrial development, with a proven track record of producing successful outcomes for public and private stakeholders.

IDP is proposing to develop a multiple product residential development at the subject property (the “Subject Site” or “Subject Property”), located on the southwest and southeast quadrants of Stillwater Blvd and 39<sup>th</sup> St N in the City of Lake Elmo (the “City”). See the attached site Exhibit for the location and concept development plan.

**Subject Site Description**

The Subject Property is located immediately east of Lake Elmo’s historic downtown and consists of approximately 31.78 acres, which has been historically used for agricultural purposes. The site contains two existing access points, one from Stillwater Boulevard, and the other from Upper 33<sup>rd</sup> Street North. There is a 100-year flood inundation condition that exists on this site and the majority of the land within the downtown area, further outlined in the Regional Stormwater Management Study (Drainage Study) by Washington County, dated May 6, 2015 (see attached Exhibit “A”). Adjacent to the west of the site is Hagbergs Meats, a baseball field owned by the City of Lake Elmo, and a collection of warehouse and light industrial buildings (guided for future mixed use development). The Subject Site is bordered to the south by a railroad track. The adjacent parcels to the east are currently agricultural uses (guided for future medium and low density residential development). There are two known environmental contamination conditions on the site: the Baytown Groundwater Contamination plume, which extends from the adjacent Hagberg’s site through Lake Elmo to Bayport and Lakeland, and the East Metro PFAS plume, which extends from Maplewood through portions of Woodbury and to Hudson, WI. Development at the site will entail environmental mitigation consistent with guidelines provided by the MPCA, and all required mitigations systems for all residential units will be provided in compliance with MPCA regulations.

**Land Use**

The subject property is currently zoned Rural Transitional. The 2040 Comprehensive Guide Plan designates the Subject Site’s future land use as Village-High Density Residential (V-HDR, 8-12 units per net acre allowed), Village-Medium Density Residential (V-MDR, 5-8 units per net acre allowed), and Parks/Open Space.

**Development Overview**

IDP is proposing to create a Planned Unit Development for the Subject Site to guide the development of a multiple product life cycle housing residential development. These housing products will include a multi-family building, a senior assisted living building, and attached for sale townhomes. The associated land uses are consistent with the guided future land use within the 2040 Comprehensive Plan, which guides the subject site for a combination of high density and medium density housing.

The subject site will also contain a large open space area on the south side of the site, a portion of which will serve as flood storage to mitigate the existing 100-year flood inundation condition that heavily impacts the entire downtown area and public recreational facilities adjacent to the Subject Site. The balance of the open space will be used as dedicated park, potentially for an additional baseball field to supplement those operated by the Lake Elmo Baseball Association. The open space will also provide an appropriate buffer between the medium density housing product and the railroad tracks adjacent to the south.

The primary access point for the site will be from Stillwater Boulevard, with a secondary life/safety access point from Upper 33<sup>rd</sup> Street for emergency vehicles, which is currently a fully maintained city road with dedicated right of way. This proposed temporary condition is intended to meet City Code requiring two access points to the Subject Site. The permanent solution will be realized once the two adjacent properties to the east and west are developed, will allow additional access points to be pulled to the site and will allow greater connectivity to the downtown area. IDP will continue to work with the city to provide the appropriate right of way for all interior roads within the development, including future right of way needed for access through the warehouse property to the west and future residential development to the east.

### **Planned Unit Development Criteria**

IDP is proposing a Planned Unit Development (PUD) as the most appropriate mechanism to strategically address several issues impacting the property as well as provide the City of Lake Elmo with regulatory review and oversight. In general, four (4) development challenges complicate use of the subject property: Floodway management, public recreational facility, road design and access requirements, and land use density standards. Each are briefly described.

1. **Floodway management:** Approximately two-thirds of the Subject Site serves as storage and conveyance of overland stormwater/floodwater that generally flows from the northwest (from downtown Lake Elmo) to the southeast. The result is that a flood condition currently exists on the subject property, negatively affecting adjacent public facilities, private homes and businesses in the downtown area of Lake Elmo. To address this flood condition IDP is proposing to allocate approximately seven (7) acres shown in “Green” on the concept plan for floodwater storage, treatment and eventual infiltration.
2. **Public recreational facility:** IDP has been advised that the City of Lake Elmo may have a future need for a recreational facility in this general area. It is our understanding, however, that no plan or design for such a facility exists today. As a placeholder a standard baseball facility has been placed in the “Green” area. It is also anticipated that pervious areas of the baseball facility will assist with floodwater management.
3. **Road design and access requirements:** The subject site is strategically located to provide major north/south and east/west traffic movement for this part of Lake Elmo. As a result, noticeable areas of the subject property are needed to accommodate roads, road right-of-way, and related roadway access standards. There is no doubt that these roadways are necessary for the planned growth of Lake Elmo. However it is also an added burden placed on the subject property to accommodate right-of-way and to meet road access requirements through separate properties.
4. **Land Use Density Standards:** As previously described, the subject site is guided Village-High Density Residential and Village-Medium Density Residential. A variety of density transfers and residential product are contemplated to achieve the planned land use densities in addition to achieving a number of public interests, including area flood storage, additional recreational facilities, and planned road infrastructure with corresponding right-of-way.

Further, and where appropriate, the proposed concept plan advances City PUD criteria and objectives consistent with Article XVIII 105.12.1130 of Lake Elmo's Municipal Code. See below for specific details:

**1. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.**

As described above, and summarized again, IDP is proposing as part of our PUD application to:

- a. Collect flood/storm water in the approximate southerly third of the subject site;
- b. Coordinate with proposed public recreational facilities to manage flood/storm water;
- c. Integrate planned roadways with proposed residential communities;
- d. Provide a variety of residential housing types and densities consistent with the City's Comprehensive Plan.

**2. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.**

*The proposed development will provide a wide diversity of housing options, including:*

1. *Multi-family apartments*
2. *Assisted living senior housing*
3. *For-sale Townhomes*

*The development will increase the number of people patronizing downtown area businesses and will complement the employee base supporting both downtown and greater Lake Elmo. The Open Space on the southern portion of the site support the greater downtown area with the following:*

1. *A publicly available park with restored native prairie areas,*
2. *Enhanced stormwater storage to mitigate the flood inundation condition affecting most of the downtown area,*
3. *An enhanced gathering location for local and semi-regional activities and events.*

*Commercial uses are not proposed for the subject site or included in the Comprehensive Plan land guidance. Additional housing on the subject site will only increase demand for and complement existing area businesses that provide commercial services.*

**3. Provision of more adequate, usable, and suitably located open space, recreational amenities, natural resource protection and other public facilities than would otherwise be provided under conventional land development techniques.**

*The creation of additional open space within the development will bring new community assets to the City of Lake Elmo, including:*

- *Native prairie restoration area will provide essential space for the public to gather, enhance the individual character the Village area, and will help preserve downtown as a destination for residents of Lake Elmo and surrounding communities*
- *Enhanced flood/storm water storage to mitigate the flood inundation condition found throughout the downtown area, which has caused periodic flooding on adjacent privately owned and city owned parcels and recreational facilities.*
- *The public green space will serve as an ample buffer between the proposed residential uses and the railroad tracks adjacent to the south.*

**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.**

*The three distinct housing types provided by the development will provide the area with lifecycle housing immediately adjacent to downtown Lake Elmo businesses. The development will allow different groups of renters and homeowners to live in the downtown area throughout multiple stages of life. The diverse and high-quality housing options proposed will accommodate first or second time homebuyers, renters who are saving for their first home purchase, and those nearing retirement age that wish to downsize into a community that provides a first class living arrangement with minimal maintenance needs. The increase in housing supply will provide options for those choosing to live in the downtown area, regardless of age or physical condition.*

**5. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.**

*The site has been historically used for agricultural purposes, providing the surrounding community with no environmental features to be preserved. By contrast, the new development will leave approximately 23% of the site as open space and will be available for public use, and will incorporate the following community amenities:*

- *A community baseball/softball field*
- *A native grass prairie preservation*
- *Stormwater management areas to mitigate flooding conditions found throughout downtown Lake Elmo*
- *Integration and continuation of the community trail system, existing and planned*

**6. Preservation of historic buildings, structures or landscape features.**

*The site has been actively farmed for decades. No structures, landscaping, or environmental features currently exist at this location.*

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

- *Efforts will be made to coordinate exterior building materials between the different housing products throughout the site.*
- *Features between all housing products within the development will be coordinated to best match the architectural features consistent within the greater downtown community.*

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

*The subject site is located immediately east of downtown Lake Elmo. As a result, the proposed site design is based on the premise of fully utilizing existing public infrastructure and roadways by the orderly extension of existing facilities. Current flood waters are proposed to be collected and infiltrated immediately east of the downtown area and to the extent possible, integrated with proposed recreational facilities. Proposed recreational*

*facilities are strategically located to maximize use of existing roads and parking facilities and to enhance the destination of downtown Lake Elmo.*

- 9. 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.**

*Beyond the Village Planning Area laid out in the 2040 Comprehensive Plan, IDP is not aware of any specific redevelopment plans for the Village Area. All uses proposed are supported within the land use guidance within the 2040 Comprehensive Plan and will provide momentum and demand for further development and redevelopment along the same guidelines in the Village Planning Area.*

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

*The creation of the PUD will allow for the following site and building design characteristics within the development of the Subject Site:*

- *Provisions for public park uses and flood storage space within the southern open area*
- *Integration of the site into the downtown area via future road and trail system connections*
- *Utilization and enhancement of existing infrastructure, including stormwater and sanitary sewer*



LAND USE TABLE

EXISTING ZONING: RT RURAL TRANSITIONAL	
FUTURE LAND USE PER 2040 COMPREHENSIVE PLAN: V-HDR, M-HDR, PARKS/OPEN SPACE	
PROPOSED ZONING: PUD	
HDR BUILDING SETBACKS: FRONT: 20' INTERIOR SIDE YARD: 10' CORNER SIDE YARD: 15' REAR YARD: 20'	
APARTMENTS:	UNITS 130
SENIOR HOUSING:	42
TOWNHOUSE:	136
SUMMIT 6 UNIT * 5 BLDG	30
SUMMIT 4 UNIT * 4 BLDG	16
PARK 6 UNIT * 10 BLDG	60
PARK 5 UNIT * 6 BLDG	30
TOTAL UNITS:	308

SITE AREA: 31.808 AC  
SITE AREA LESS CSAH 14 ROW: 29.655 AC  
SITE AREA LESS EXISTING AND PROPOSED ROW: 23.379 AC

DENSITY: 308/23.379= 13.17 UNITS/AC

**PARKING:**  
APARTMENTS 130 UNITS \* 2 STALLS / UNIT = 260 STALLS REQ'D  
SENIOR HOUSING 42 UNITS \* 0.5 STALL / UNIT = 21 STALLS REQ'D  
TOTAL REQUIRED: 281

PROPOSED ABOVE GROUND STALLS: 207 STALLS  
PROPOSED UNDER GROUND STALLS (APARTMENTS): 74 (MAX OF ~93)  
PROPOSED STALLS: 281

OFFSTREET PARKING IN MULTIFAMILY AREA TO BE PROVIDED SEPARATELY PER CITY REQUIREMENTS

**OPEN SPACE:**  
COMMON OPEN SPACE IN MULTIFAMILY AREA: 1.52 AC  
PUBLIC OPEN SPACE AND PUBLIC AMENITY AREA: 7.33 AC

CONSULTANT

ALLIANT ENGINEERING, INC.  
733 MARQUETTE AVE STE, 700  
MINNEAPOLIS, MN 55415  
PH: 612-758-3080 / FX: 612-758-3099  
www.alliant-inc.com

CIVIL ENGINEER

CLARK WICKLUND  
LICENSE NO. 40922  
EM: ewicklund@alliant-inc.com

LANDSCAPE ARCHITECT

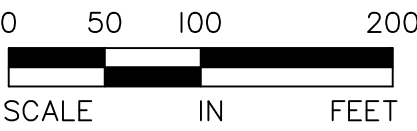
MARK KRONBECK, PLA, ASLA  
LICENSE NO. 26222  
EM: mkronbeck@alliant-inc.com

SURVEYOR

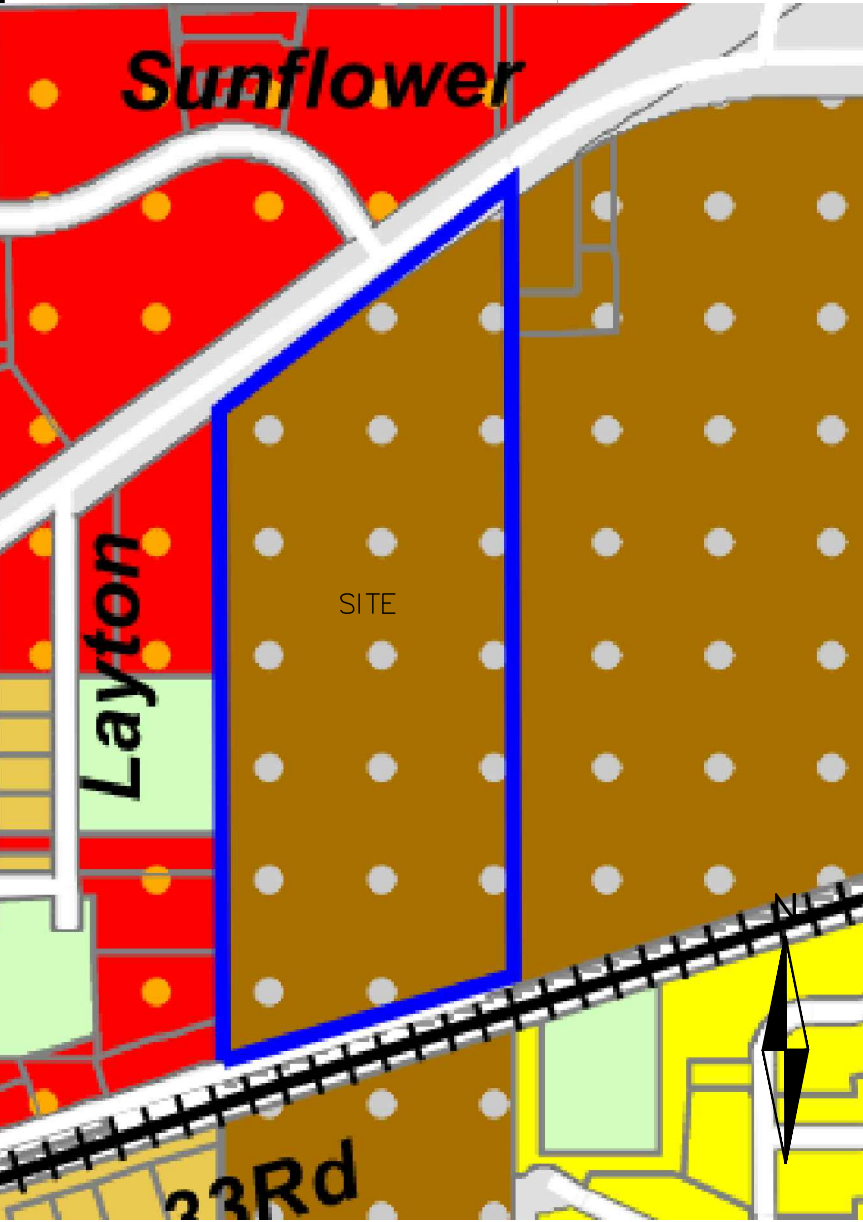
PETER GOERS  
LICENSE NO. 40922  
ALLIANT ENGINEERING  
733 MARQUETTE AVE, STE 700  
MINNEAPOLIS, MN 55415  
PH: 612-758-3080  
www.alliant-inc.com

LEGEND

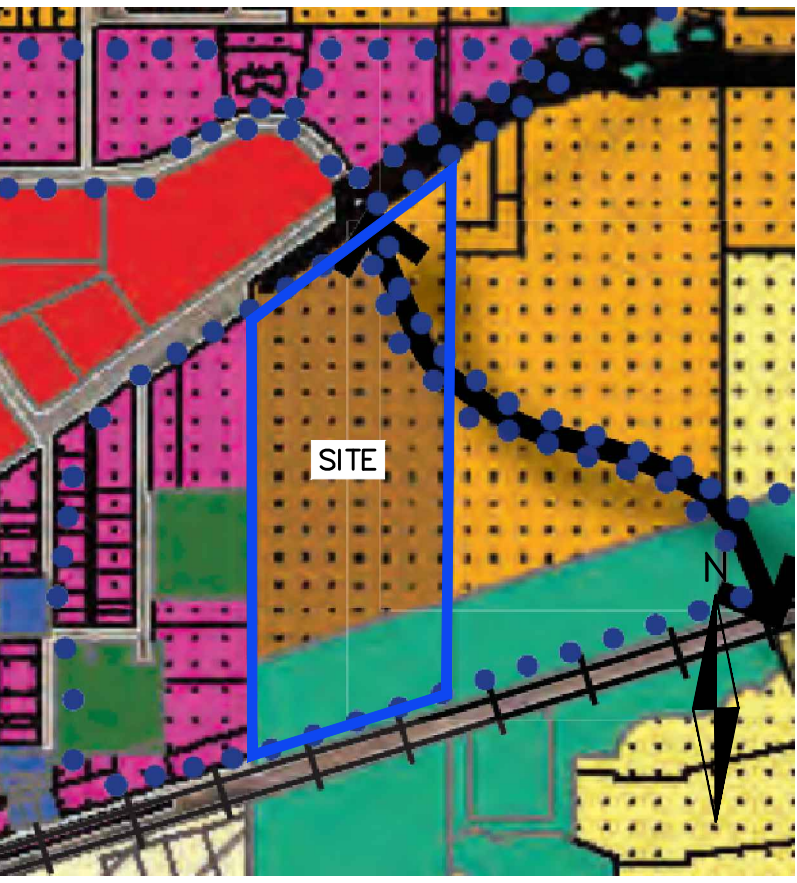
- PROPERTY LINE
- EASEMENTS
- EXISTING CURB & GUTTER
- B612 CURB & GUTTER



EXISTING ZONING



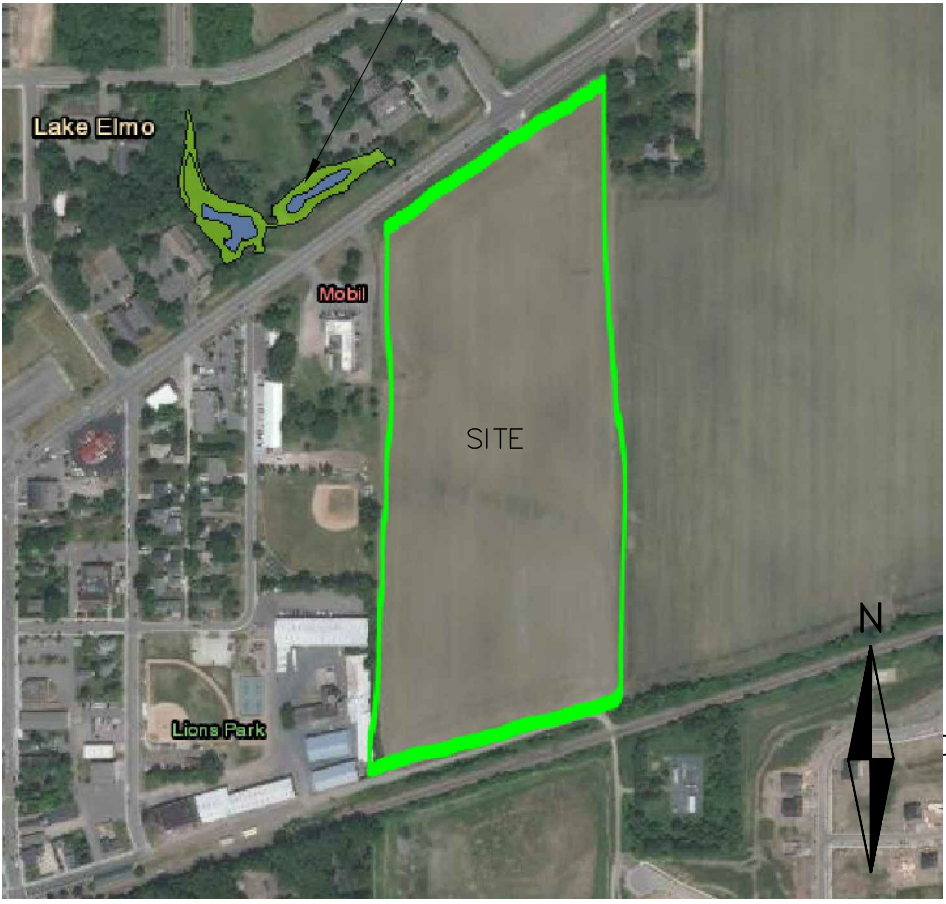
2040 FUTURE LAND USE



Public/Semi-Public (PSP)

The Public/Semi-Public land use category identifies land that is generally owned by the City or other agency, whose primary purpose is to support adjacent developments with stormwater management and other utilities. This land use may also include some secondary uses such as public trails or small open spaces.

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



ALLIANT  
ENGINEERING

733 Marquette Avenue  
Suite 700  
Minneapolis, MN 55402  
612.758.3080  
www.alliant-inc.com

PUD PRE-APPLICATION

SITE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

2-18-22  
Date License No.

BY DATE  
DATE ISSUE  
2-28-22 PRE-APPLICATION

PROJECT TEAM DATA  
DESIGNED: DS BD JG  
DRAWN: DS BD JG  
PROJECT NO: 210123



## PUD PRE-APPLICATION

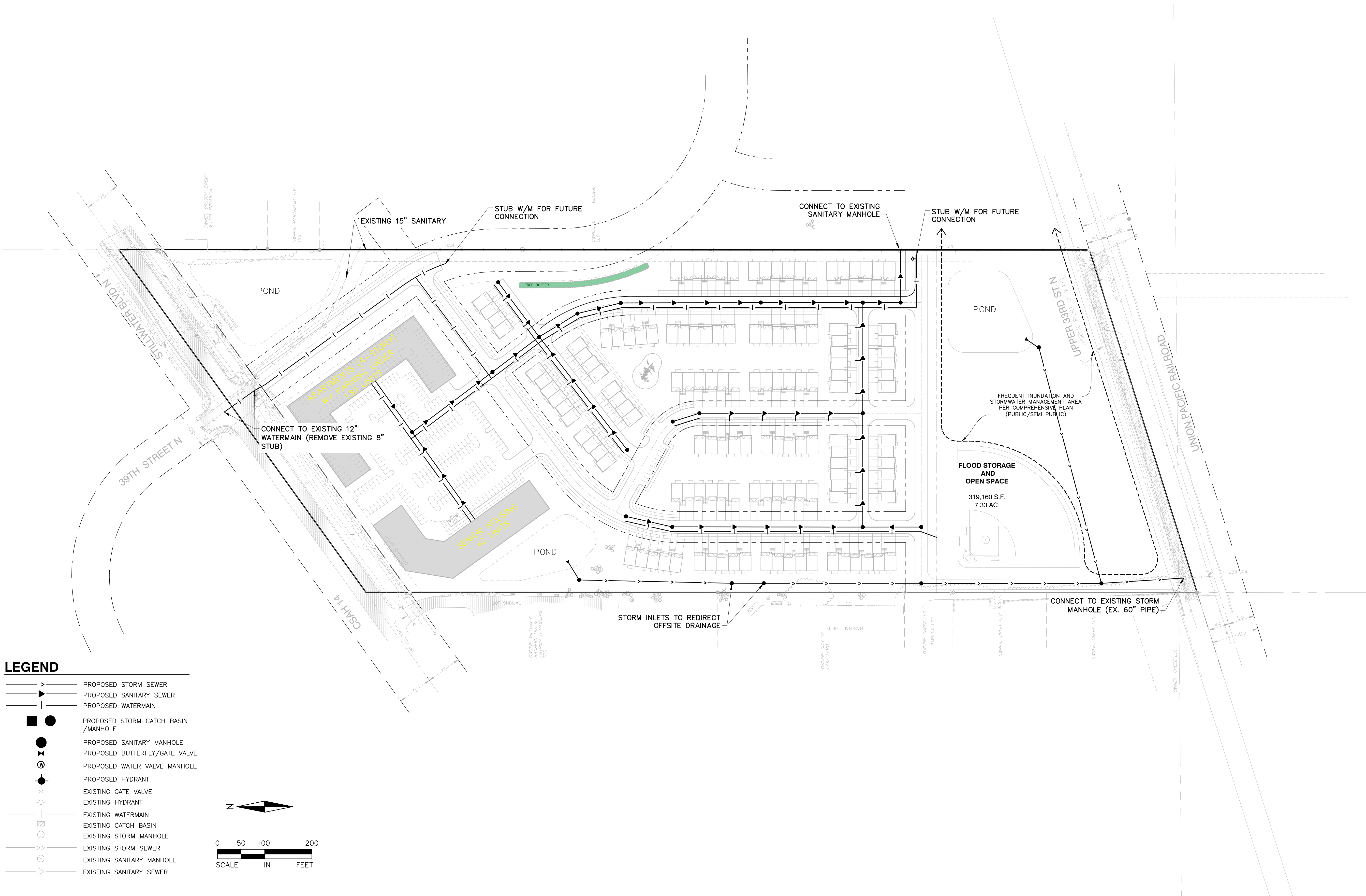
# SCHEMATIC UTILITY PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

Date	License
2-18-22	

BY	DATE
DATE	ISSUE
2-28-22	PRE-APPLICATION

PROJECT TEAM DATA	
DESIGNED:	DS BD
DRAWN:	DS BD
PROJECT NO:	210





## **STAFF REPORT**

PARKS COMMISSION

DATE: 4-18-2022

**TO:** Parks Commission  
**FROM:** Ben Hetzel, City Planner & Molly Just, Planning Director  
**AGENDA ITEM:** Knappogue Farm/ Kasperson Residential Planned Unit Development (PUD) Plan Pre-Application & Plat Sketch Plan Review

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### **BACKGROUND:**

The City has received a request from U.S. Home, LLC (dba Lennar) for review of a Planned Unit Development (PUD) Pre-Application and Plat Pre-Application/Sketch Plan. The proposal is for a 381-unit project including 229 single-family detached units and 152 single-family attached units (townhouses) on 116.6 acres running from 10<sup>th</sup> Street North to Lake Elmo Avenue. The proposed project would require approval of a PUD, plat and a zoning map amendment (rezoning) to the land use designations guided by the Comprehensive Plan. The pre-application/sketch plan process is a staff level review. No development rights are granted at this stage.

This area is currently under a development moratorium wherein the city will not process preliminary or final plats. This pre-application/concept application will be reviewed based on the existing City Code and standards.

### **ISSUE BEFORE THE PARKS COMMISSION:**

The Parks Commission is being asked to review the PUD pre-application and plat sketch plan and provide feedback on the proposal to meet the City Code Park Land Dedication Requirements and the Comprehensive Plan guidance.

### **GENERAL INFORMATION:**

- *Property Owner:* Knappogue Farm Ltd and Annette L Kasperson Trust
- *Applicant:* U.S. Home, LLC (dba Lennar)
- *Location:* South side of 10<sup>th</sup> Street North and west to Lake Elmo Avenue
- *Site Area:* 116.6 acres
- *Land Use Guidance:* Low Density Residential and Medium Density Residential
- *Zoning:* Rural Transitional and Shoreland Overlay
- *Surrounding Land Use Guidance:* Rural Area Development and Low Density Residential to the North, Mixed-Use Business Park and Low Density Residential to the South, Park to the East, and Low Density Residential and Medium Density Residential to the West. Comprehensive Plan depicts extension of 5<sup>th</sup> Street North in this area.
- *Deadline for Action:*
  - Application Complete: 3-25-2022
  - 60-day Deadline: 5-24-2022
  - Extension: N/A

### **PARKS PROPOSAL DETAILS/ANALYSIS:**

#### **Subdivision Code.**

§103.00.150 Park Land Dedication Requirements. The City Code outlines the type of land that is considered acceptable for park dedication.

- *Park Dedication Requirement.* The developer is required to provide the City with either physical land, cash payment, or a combination of both. The developer will be required to provide the City with 10% of the land, which would come to 11.66 acres.

- **Land acceptability.** The City must approve the location and configuration of any park land which is proposed for dedication and shall take into consideration the suitability of the land and for its intended purpose; the future needs of the City for parks, playgrounds, trails, or open space; and the recommendations of the City's Parks Commission. The following properties shall not be accepted for park land dedications:
  - (1) Land dedicated or obtained as easements for streets, sewer, electrical, gas, storm water drainage and retention areas, or other similar utilities and improvements;
  - (2) Land which is unusable or of limited use; and/or
  - (3) Land within a protected wetland or within a flood plain area unless the Council determines that all of the following criteria are satisfied:
    - (a) Would be in the best interests of the general public;
    - (b) Would be valuable resource for environmental preservation, educational, or habitat preservation purposes;
    - (c) Has an exceptional aesthetic value; and
    - (d) Would not become financially burdensome to the City as a result of maintenance or preservation requirements.
- **Trails.** Trails constructed by a subdivider within dedicated public open space having at least 30 feet of width are eligible for park credit. The amount of trail dedication credit shall not exceed 25% of the total dedication.

### **Comprehensive Plan.**

Chapter 6 Parks, Trails & Open Space has area and site specific recommendations that should influence the recommendation of the Parks Commission. Relevant plan maps are attached for reference.

- The plan recommends an off-road trail or sidewalk in conjunction with the extension of 5<sup>th</sup> Street North.
- The plan depicts the property as within the Greenway Corridor, Regional Trail Search Corridor, and the City Trail Search Corridor.
- A road separated trail is recommended along 10<sup>th</sup> Street North.
- The plan identifies a neighborhood park search area over the proposed development area.

The Parks Chapter of the Comprehensive Plan defines a neighborhood park as “smaller parks offering more common and highly-used facilities to immediate area residents.” This project would be a new neighborhood and a park walkable within the neighborhood is appropriate. *Being that this is the concept phase of the development review it would be most appropriate to state the types of facilities the Commission would like to see.* For example, a ball field, open field for field sports, a playground, or a combination. Parking should be identified if necessary.

### **Size Reference:**

Reid Park	- The area encompassing the ball field and park is around 3 acres.
Lions Park	- 3.36 acres, playground, hockey rink, and ball field
VFW Park	- 3.23 acres, ball field
Easton Vil. Park	- 1.36 acres, field and playground
Hammes Park	- 1.93 acres, playground

### **OPTIONS:**

The Commission may recommend to that:

- The City accept cash in lieu of land.
- The City accept land in lieu of cash.
- The City take a combination of both.

### **RECOMMENDATION:**

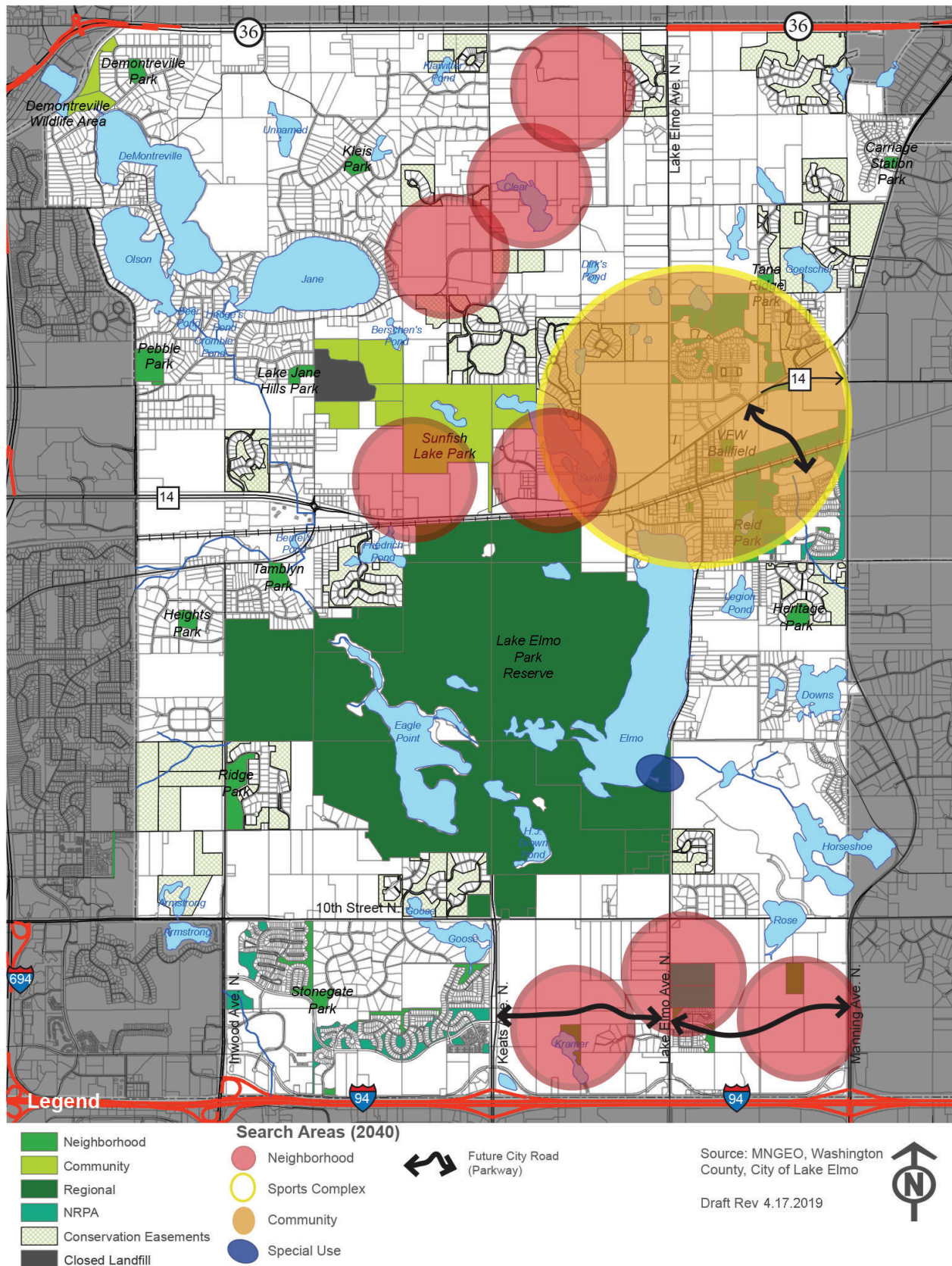
Staff recommends the Parks Commission review the proposed Planned Unit Development (PUD) Plan Pre-Application & Plat Sketch Plan Review and make recommendation about the proposal for parks, trails and open space for the development by choosing one of the options listed above.

### **ATTACHMENT:**

Concept Plan and Narrative  
Search Areas for New Parks and Facilities  
Future Trail Plan

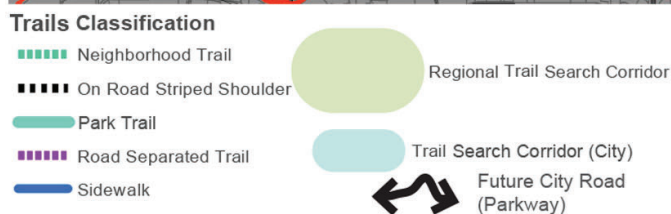
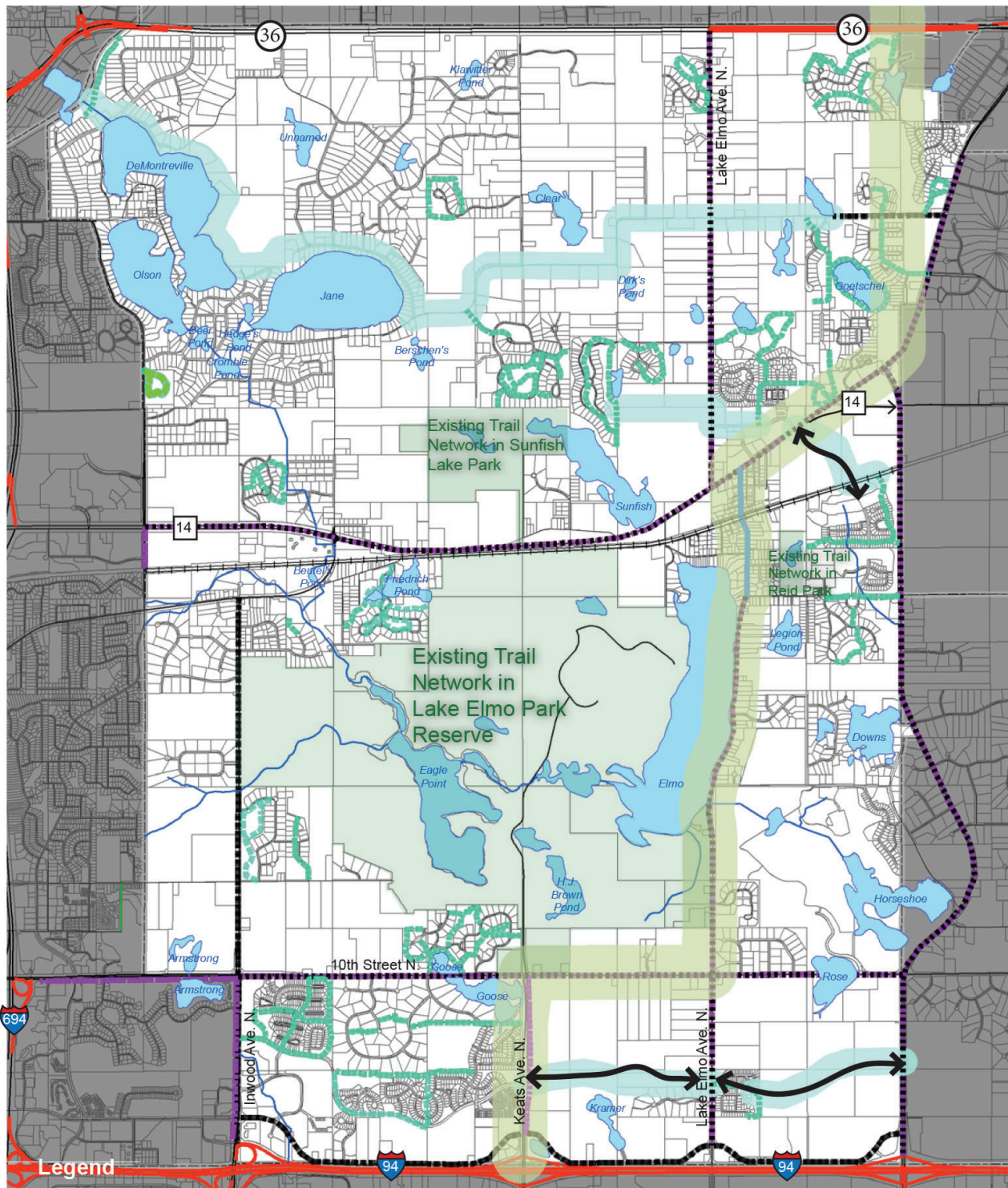


Map 6-7. Search Areas for New Parks and Facilities





Map 6-8. Future Trail Plan



Source: MNGEO, Washington County, City of Lake Elmo

Draft 4.6.2018





March 25, 2022

City of Lake Elmo  
Attention: Corrin Bemis, Interim City Planner  
3880 Laverne Avenue North, Suite 100  
Lake Elmo, MN 55042

**RE: Narrative – Knappogue Farm/Kasperson Residential PUD Assemblage**

Dear Corrin:

U.S. Home, LLC, is pleased to submit this conceptual sketch plan for a future Lennar community located on the Knappogue Farm and Kasperson parcels. Lennar is under contract to purchase the parcels which are in the South Planning Area as reflected in the City of Lake Elmo Comprehensive Plan 2040 ("Comprehensive Plan"). Lennar plans to develop a mix of medium density and low density residential in accordance with future land use designations in the Comprehensive Plan.

The conceptual sketch plan consists of two (2) parcels located South of 10<sup>th</sup> Street North and West of Lake Elmo Avenue North:

**PID# 35-029-21-24-0001 (78.6 acres / 3,422,549 sf)**  
**PT East ½ - NW ¼ Being E ½ - NW ¼ EXC N 300 ft of E 150ft Section 35 Township 029 Range 021**  
**Currently designated RAD – Rural Area Development**  
**Existing use – Agricultural**

And

**PID# 35-029-21-13-0002 (38 acres / 1,656,173 sf)**  
**The South ½ of the Northeast ¼ of Section 35, Township 29, Range 21, Excepting therefrom the North 30 Acres and Excepting the South 388.5ft of the East 1320ft**  
**Currently designated RAD – Rural Area Development**  
**Existing use – Agricultural/Rural Vacant Land**

The gross area to be subdivided is **116.6 acres (5,078,722 sf)**. The enclosed Area Map includes a table detailing the layout of 381 proposed homesites including PUD boundary lines and area(s) within each of the proposed uses.

PROPOSED LOTS: 381
65' SINGLE FAMILY: 176
45' SINGLE FAMILY: 53
CMA UNITS: 68
LIBERTY UNITS: 84
NET DENSITY (LOW DENSITY AREA): 217 UNITS/76.9 ACRES = 2.8 UPA
NET DENSITY (MEDIUM DENSITY AREA): 164 UNITS/24.9 ACRES = 6.6 UPA

Consistent with PUD intent and the Comprehensive Plan, the site planning has carefully integrated a variety of housing options that will create an interesting and diverse streetscape throughout the neighborhood.

In addition to the familiar townhome and single-family home products that currently exist in Lake Elmo, this community will also include our Venture series - which will showcase a new housing opportunity for Lake Elmo. The Venture plans are designed for 45' wide homesites and will provide a more attainable detached housing option for first-time homebuyers in Lake Elmo. Lennar realizes that traditional townhome products offer an affordable entry level option, and this is included in the medium density use area of the PUD. However, there is a segment of the market that desires a single-family home that is not attached and is not part of a sub-HOA. This market segment is not interested in purchasing an attached townhome. Therefore, this smaller footprint product attracts younger buyers and families looking to purchase in Lake Elmo at a more attainable price point without the added expense of monthly association dues. This new product offering within the future PUD is in concert with the redevelopment plan outlined in the Households and Housing Types portion of the Comprehensive Plan, ***'will provide a range of housing types and allows for more opportunity to accommodate various ages of residents, life-cycle housing options, and options for residents of mixed income levels to locate'***.

The Area Map table includes area calculations for dedicated public open space and future ROW improvements and details locations for future trails. This future PUD delivers pedestrian connectivity and includes plans ***'to improve conditions for and encourage walking and bicycling'*** as per the Comprehensive Plan, from 10<sup>th</sup> Street to future 5<sup>th</sup> Street. As previously discussed with City Staff, the alignment of future 5<sup>th</sup> Street has been revised from what the Comprehensive Plan shows. The extension of 5<sup>th</sup> Street is not included in this PUD as Washington County has initially approved two (2) additional access points; connection to 10<sup>th</sup> Street and Lake Elmo Avenue as shown on the Area Map. This future PUD will be served by municipal water in the fall of 2023 with the completion of Water Tower #3.

REQUIRED PUD OPEN SPACE:

20% OF NET PROJECT AREA (101.8 AC): 20.3 ACRES

50% OF SHORELAND OVERLAY AREA (30.4 AC): 15.2 ACRE

PROPOSED PUD OPEN SPACE:

±30 ACRES OVER ENTIRE PROJECT

15.2 ACRES WITHIN SHORELAND OVERLAY

PROPOSED ROW LENGTH: 13,500 LF (DOES NOT INCLUDE 5TH STREET)

PROPOSED 5TH STREET LENGTH: 1,200 LF (WITHIN PROJECT AREA ONLY)

PROPOSED PRIVATE DRIVE LENGTH: 1,400 LF

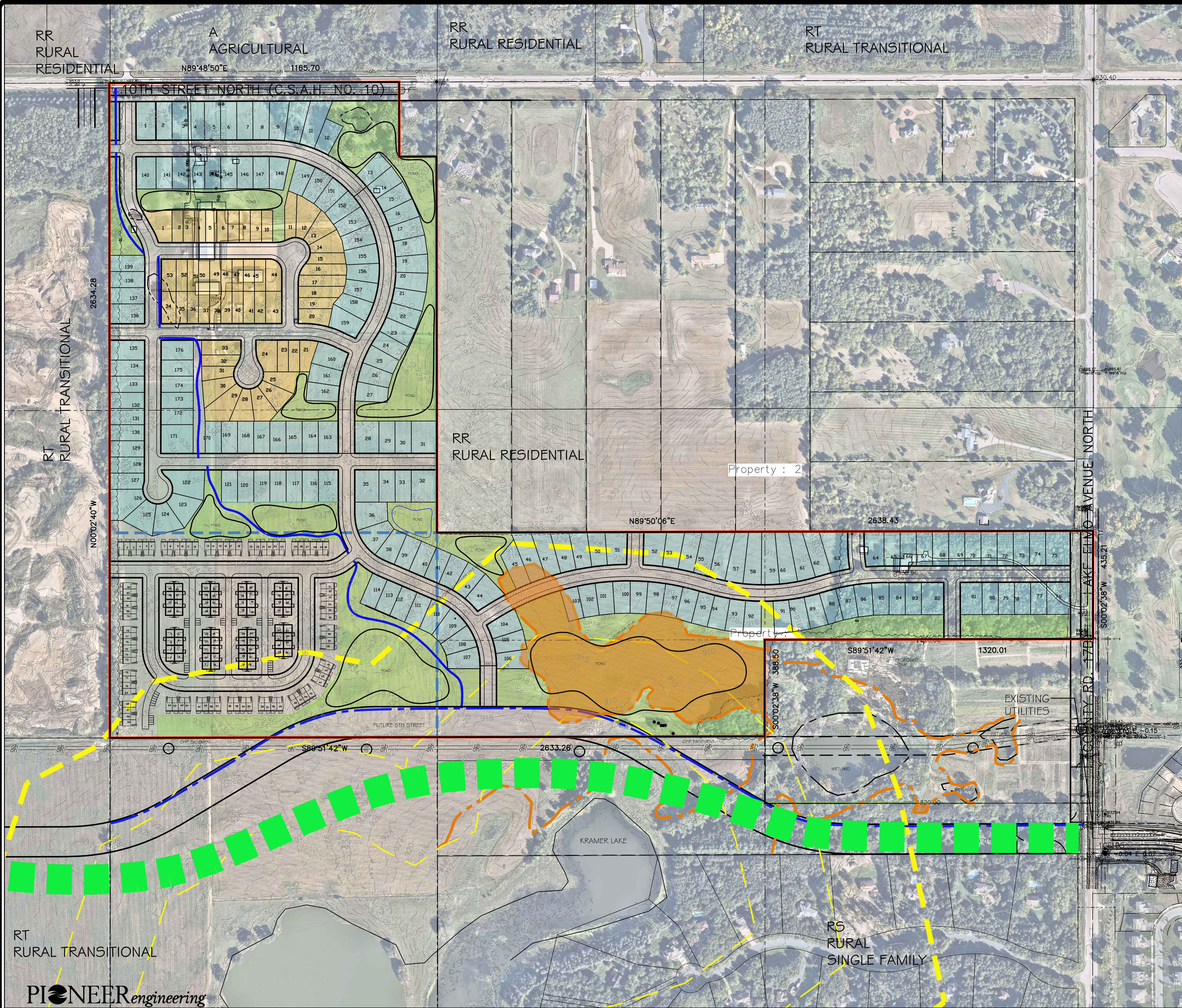
Also included are proposed area calculations of wetlands and buffers, shoreland overlay and floodplain, and proposed area calculations for all dedicated future right-of-ways. Density calculations are provided above.

Lennar has a long-standing history of building successful communities throughout the Twin Cities, we invite you to visit any of these communities and our website at <https://www.lennar.com/new-homes/minnesota/minneapolis-st-paul>. We are looking forward to the City Council's comments and this opportunity to continuing working with the City of Lake Elmo and thank the City for its support. Please contact me with any questions and/or concerns.

Thank you,

Melissa Duce - Land Entitlement Manager – Lennar Minnesota





SITE DATA:

GROSS AREA: ± 116.6  
WETLAND: ± 0.5 ACRES  
FLOODPLAIN: ± 8.1 ACRES  
LAKE ELMO AVENUE DEDICATION: ± 0.7 ACRES  
10TH STREET DEDICATION: ± 2 ACRES  
FUTURE 5TH STREET DEDICATION: ± 3.5 ACRES  
NET DEVELOPABLE AREA: ± 101.8 ACRES  
MEDIUM DENSITY NET AREA: 24.9 ACRES  
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CURRENT ZONING: RURAL TRANSITIONAL WITH SHORELAND OVERLAY  
(KRAMER LAKE-NATURAL ENVIRONMENT)  
2040 COMP PLAN:  
LOW DENSITY RESIDENTIAL 2.5-4 UNITS/ACRE  
MEDIUM DENSITY RESIDENTIAL 4.01-8 UNITS/ACRE

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TOTAL SHORELAND OVERLAY AREA: 30.4 ACRES NET  
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TIER 1: 25,241 SF  
TIER 2: 352,539 SF GROSS - 200,047 SF FLOODPLAIN=152,492 SF NET  
TIER 3: 948,533 SF GROSS - 153,311 SF FLOODPLAIN=795,242 SF NET

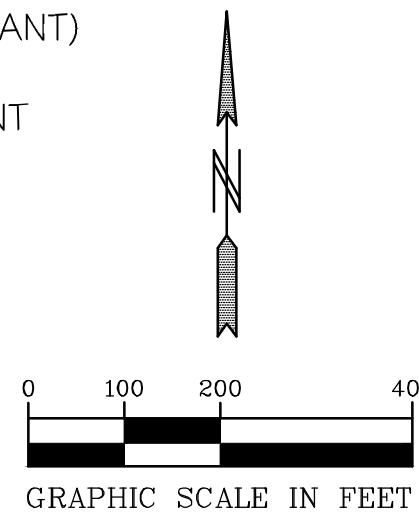
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- FLOODPLAIN EDGE (914 CONTOUR)
- FLOODPLAIN WITHIN PROJECT AREA
- PROPOSED OPEN SPACE
- SHORELAND OVERLAY
- PROJECT BOUNDARY
- PROPOSED TRAIL
- FUTURE 5TH STREET TRAIL (BY OTHERS)
- MEDIUM DENSITY AREA (SOUTHWEST QUADRANT)
- COMP PLAN CONCEPT 5TH STREET ALIGNMENT



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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 \_\_/\_\_/\_\_

Revisions

Date 2-2-2023  
Designed JLT  
Drawn JLT

CONCEPT PLAN 9

LENNAR

LAKE ELMO ASSEMBLAGE  
LAKE ELMO, MINNESOTA

1 OF 4



RR  
RURAL  
RESIDENTIAL

A  
AGRICULTURAL

RR  
RURAL RESIDENTIAL

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■ PROPOSED OPEN SPACE

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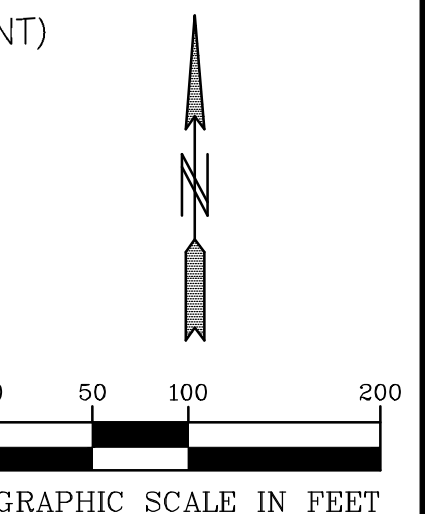
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under the laws of the State of Minnesota

Name  
Jennifer L. Thompson  
Reg. No. 44763 Date \_\_/\_\_/\_\_

Revisions

Date 2-2-2023  
Designed JLT  
Drawn JLT

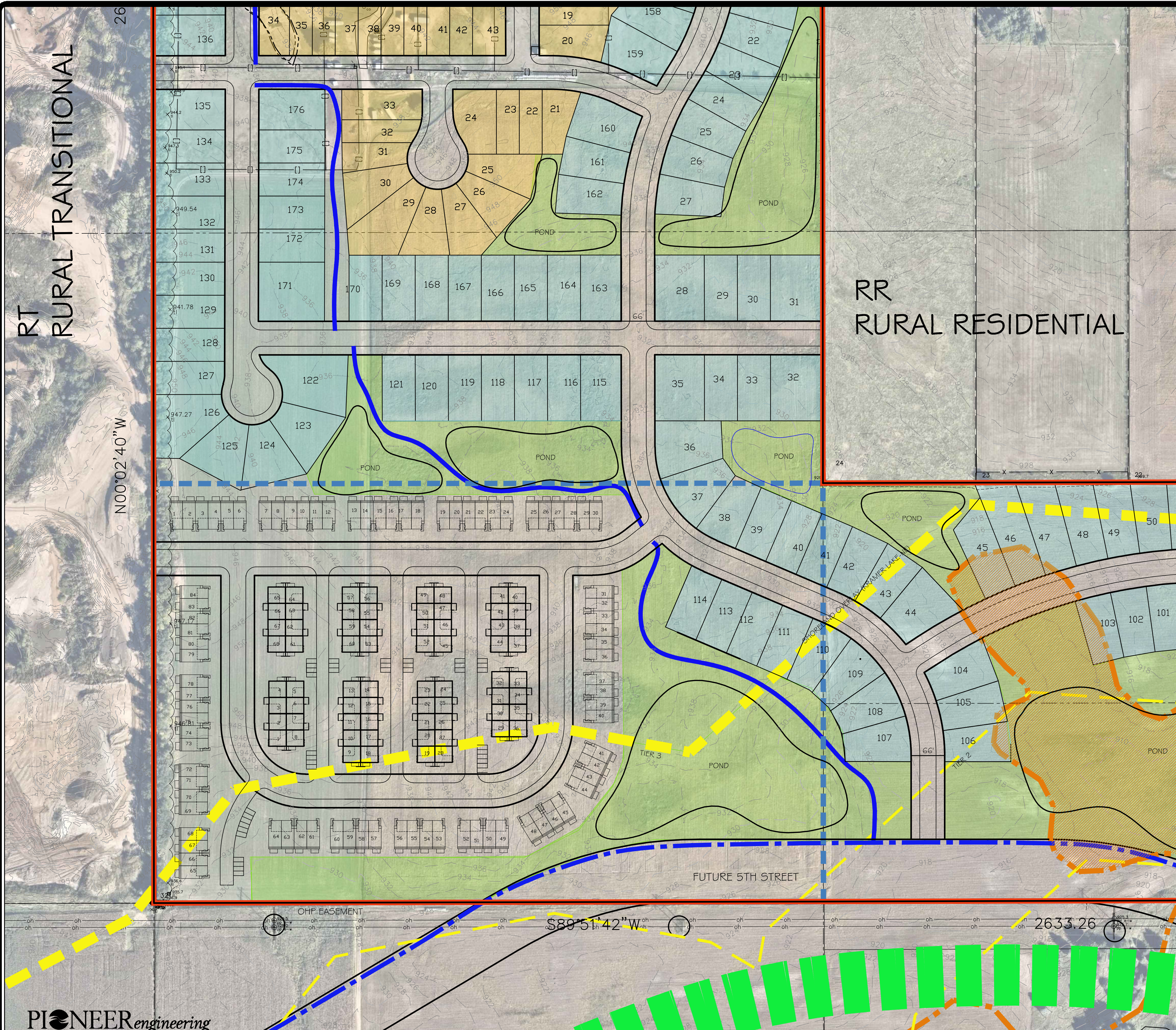
CONCEPT PLAN 9

LENNAR

LAKE ELMO ASSEMBLAGE  
LAKE ELMO, MINNESOTA

2 OF 4





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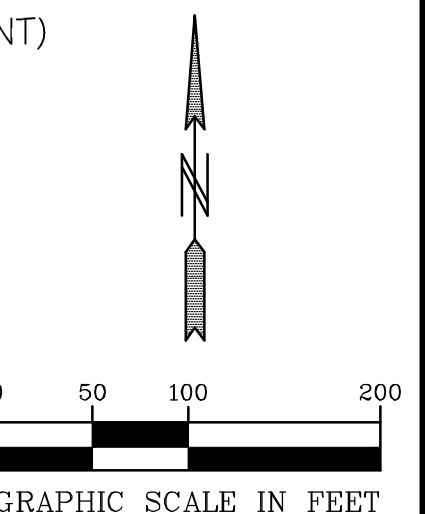
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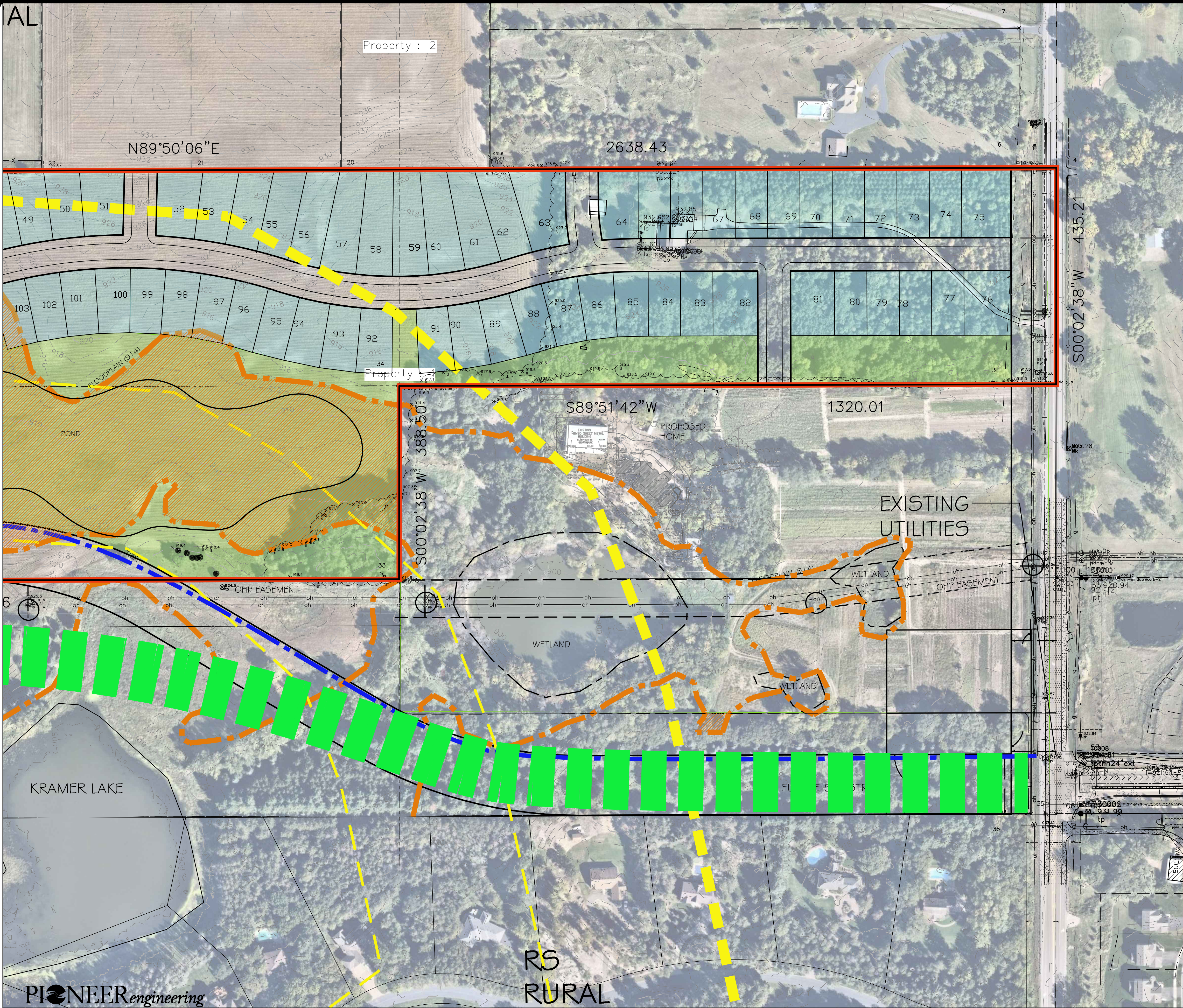
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COMP PLAN CONCEPT 5TH STREET ALIGNMENT

0 50 100 200  
GRAPHIC SCALE IN FEET





## **Staff Report**

DATE: 4/12/2022

### **MOTION**

**AGENDA ITEM:** Parks Commission 2022 Work Plan  
**SUBMITTED BY:** Ben Hetzel, City Planner  
**REVIEWED BY:** Marty Powers, Public Works Director  
Kristina Handt, City Administrator

---

### **BACKGROUND:**

Per Section 32.092 of the Lake Elmo City Code, the Parks Commission is tasked with developing an annual work plan, including a list of projects, maintenance items, programs and goals for the year. Staff built off of the 2021 work plan to establish the 2022 Parks Commission Work Plan.

The Plan is intended to assess and then implement overall goals of the Parks Commission and outlines projects that the Commission and staff will work on throughout the upcoming year, yet has the flexibility to respond to priorities as they emerge. The projects are broken down in to the following categories:

- **Planning and Policy** – This section addresses the larger long term park projects and funding opportunities.
- **Development & Equipping** – Projects that will be carried out in the following year.
  - This would be limited to projects approved through CIP.
  - This provides an opportunity to break down specific tasks associated with developing and equipping.
- **Maintenance & Refurbishing** – Projects in this category are carried out by public works staff and does not rely on the Park Dedication money for funding.
- **Nature & Conservation** – What specific activities can the Parks Commission carry out this year to promote open space character and commitment to the environment via nature observation amenities and targeted conservation programs? Also, continue to implement conservation efforts and remediation of invasive species.
- **Park Awareness** – Establishes the goals and ways in which staff and the commission can receive feedback from the community. The City currently uses an online survey tool to reach out to residents with hopes of understanding what the needs of the community might be.
- **Finance** – How, specifically, does the Parks Commission want to spend and budget Parks and Recreation funds?
  - This will of course go hand-in-hand with planning and audit but this specifically should focus on next tasks to be carried out in terms of budget.

### **ISSUE BEFORE THE PARKS COMMISSION:**

Would the Park Commission like to accept the 2022 work plan as proposed?

### **DETAILS AND ANALYSIS:**

Staff have outlined some of the changes between the 2021 Work Plan and the 2022 Work Plan. The 2022 Work Plan was heavily focused on the 2021 Work Plan due to the large gap in Park Commission meetings.

Planning and Policy – Minimal changes in this section. Staff find the Projects and Specific Tasks outlined in 2021 are applicable to 2022.

Development & Equipping – Changes to this section focus on trail connectivity. Specific trails and parks have been identified to be connected to each other. Other potential projects include exploring the viability of a disc golf course.

Maintenance & Refurbishing – The majority of this section focuses on maintaining current park amenities.

Nature & Conservation – No changes from 2021 Work Plan.

**OPTIONS:**

1. Approve the Parks Commission 2022 Work Plan as presented.
2. Amend the Parks Commission 2022 Work Plan as presented.

**FISCAL IMPACT:**

Fiscal impacts are outlined and confirmed in the Capital Improvement Plan (CIP). CIP items are funded through the Park Dedication Fund while Development & Equipping items are funded through the Public Works Budget.

**RECOMMENDATION:**

Staff recommends the following motion:

*“Motion to recommend approval of the 2022 Parks Commission Work Plan.”*

**ATTACHMENTS:**

1. 2022 Parks Commission Work Plan Draft



## 2022 Parks Commission Strategic Work Plan

The City of Lake Elmo Park Commission has affirmed their overall goals to be:

- 1) Ensure that our parks and trail system are constructed / maintained.
- 2) Provide recreational amenities that will attract more users of public lands as well as property tax payers to the City.
- 3) Create a safe environment in all our parks.
- 4) Serve as a reviewing body to make sure the “open space” character development is preserved in new developments.

With the broader priorities defined, the 2022 Park Commission Strategic Work Plan has been broken down into six segments: Planning & Policy; Park Development & Equipping; Maintenance & Refurbishing; Nature & Conservation; Park Awareness; and Finance.

Status and Timeline (projected months in which project will be brought to Parks Commission meeting) are also indicated in order to better manage goals and objectives.

Planning and Policy			
Assess future park needs.			
Project	Specific Tasks	Status	Timeline
Work with the County on implementing the Central Greenway Trail Master Plan.	<ul style="list-style-type: none"> <li>Assist Washington County when necessary.</li> <li>Work with Washington County on funding opportunities.</li> </ul>	Met Council has approved the master plan.	(Ongoing) As road projects or other opportunities become available Staff will work to help develop segments of the trail
Development Review	<ul style="list-style-type: none"> <li>Continue to make recommendations on development applications with a focus on proper equipping of parks and available park funding.</li> <li>Have available 5 year CIP upon request</li> </ul>	Ongoing	Ongoing
Park Use plan	<ul style="list-style-type: none"> <li>Outline the needs of the City and neighborhood for amenities within the park. Apply findings to CIP.</li> </ul>	In Progress	Ongoing
Look for Grant Opportunities	<ul style="list-style-type: none"> <li>Look for grant opportunities that aide in development of parks within the City.</li> </ul>	Ongoing	Ongoing

## Development & Equipping

Begin work on approved projects (those in the Capital Improvement Plan or have received a form of funding approval).

Project	Specific Tasks	Status	Timeline
Dog Park	<ul style="list-style-type: none"> <li>Review City parks/land to determine where a dog park may be located.</li> </ul>	In Process	2023 or whenever location identified
City Trail Connectivity	<ul style="list-style-type: none"> <li>Connect Ivywood Park to Stonegate Park</li> <li>Pave Stonegate Trails connecting to Lake Ridge Crossing.</li> <li>Connect Wildflower to Tana Ridge</li> </ul>	In progress	2022/2023
City Trail Connectivity	<ul style="list-style-type: none"> <li>Continue identifying trails within the City that can be connected to each other</li> </ul>	On Going	On Going
Klies Park Disc Golf	<ul style="list-style-type: none"> <li>Add disc golf course, potentially remove ball field and/or playset</li> </ul>	Begin poling neighborhood 2022	2023

## Maintenance & Refurbishing

Maintain and upgrading park facilities in a manner that increases park use for a relevant experience.

Project	Specific Tasks	Status	Timeline
Garbage Cans and Tree Plantings	<ul style="list-style-type: none"> <li>Trash can replacement</li> <li>New Tree plantings</li> </ul>	Ongoing	2022/2023
Park needs assessment	<ul style="list-style-type: none"> <li>To be completed by public works staff.</li> </ul>	In progress	Yearly
City Trails	<ul style="list-style-type: none"> <li>The Public Works and Planning Department will continue updating trail maps.</li> </ul>	2022	Ongoing
Sunfish Lake Park	<ul style="list-style-type: none"> <li>Work with MORC to maintain the single track trails.</li> <li>Prescribed prairie burn and weed control</li> <li>Continue with buckthorn removal project</li> </ul>	In progress	2022/2023
Asphalt Trail Maintenance	<ul style="list-style-type: none"> <li>Crack fill an seal coat</li> <li>Tree trimming</li> </ul>	In progress	2021/2022
Trail Bridges and Stairs	<ul style="list-style-type: none"> <li>Repair and stain all trail bridges and stairs</li> </ul>	2022/2023	2022/2023
Reid Park, Pebble Park, and Demontriville wildlife nature trails	<ul style="list-style-type: none"> <li>Widen for maintenance access and potential winter grooming</li> <li>Improve wet areas</li> </ul>	2022	2022



## Nature & Conservation

**Mission Statement:** To promote the open space character and commitment to the environment via nature observation amenities and targeted conservation programs.

Project	Specific Tasks	Status	Timeline
Sunfish Lake Forest Management Plan	<ul style="list-style-type: none"><li>Continue to work and build off of the existing management plan.</li></ul>	In Progress	On going
Sally Manzara Nature Center	<ul style="list-style-type: none"><li>Provide support as detailed in the agreement.</li></ul>	In Progress	On going

## Park Awareness

**Mission Statement:** To promote the utilization of City Parks

Project	Specific Tasks	Status	Timeline
Resident Survey	<ul style="list-style-type: none"><li>Survey residents on park amenities via new survey tool.</li></ul>	As Required	Ongoing

## Finance

**Mission Statement:** To effectively spend parkland dedication funds to meet the objectives of each year's Strategic Plan of Work while maintaining a minimum fund balance of \$100,000.

Project	Specific Tasks	Status	Timeline
Update Capital Improvement Plan if needed to accomplish goals outlined herein.	<ul style="list-style-type: none"><li>Reassess funding priorities as needed.</li></ul>	As needed	April/May 2022
Provide Budget Updates as necessary	<ul style="list-style-type: none"><li>Provide financials on park dedication fund upon request.</li></ul>	As requested	Ongoing



## **Staff Report**

DATE: 4/12/2022

### **Discussion**

**AGENDA ITEM:** Should Park amenities be locked when closed  
**SUBMITTED BY:** Ben Hetzel, City Planner  
**REVIEWED BY:** Marty Powers, Public Works Director

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### **BACKGROUND:**

Staff have been notified that a pickleball court had been damaged in Ivywood Park. The court surface was scratched by citizens attempting to remove snow from the court with a snow blower. The Public Works Department may need to explore preventative measures in order to reduce future damage or vandalism park amenities.

### **ISSUE BEFORE THE PARKS COMMISSION:**

Should park amenities be locked when closed?

### **PROPOSAL DETAILS/ANALYSIS:**

Staff would like the Commission to consider the frequency of the damages occurring. Is this a reoccurring issue?

### **RECOMMENDATION:**

Have a discussion on whether park amenities should be locked during closed periods or discuss other alternatives and make a recommendation.



## **Staff Report**

DATE: 4/14/2022

### **Discussion**

**AGENDA ITEM:** Portable Toilet at Ivywood Pickle Ball Courts  
**SUBMITTED BY:** Ben Hetzel, City Planner  
**REVIEWED BY:** Marty Powers, Public Works Director

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### **BACKGROUND:**

Staff have been notified that there may be a need for a portable toilet near the pickle ball court in Ivywood Park.

### **ISSUE BEFORE THE PARKS COMMISSION:**

Should a portable toilet be placed near the Ivywood pickle ball court?

### **PROPOSAL DETAILS/ANALYSIS:**

Staff would like the Commission to consider the location of other public rest rooms in the area.

### **RECOMMENDATION:**

Have a discussion on whether Ivywood Park has a need for a portable toilet near the pickle ball court.