



*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
July 18, 2022 6:30 PM**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approve Agenda
4. Approve Minutes
 - a) June 20, 2022
5. Public Comments
6. Tablyn Park Site Visit Discussion
7. Demonetreville Park Site Visit Discussion
8. Schiltgen East- Preliminary Plat/PUD
9. Schiltgen Farmstead- Preliminary Plat/PUD
10. Communications
 - a) Resignation of Commissioner Isak Nightengale

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 20, 2022

Members Present: Commissioners Ames, Hoelscher, Kastler, Rivera, Hodges, and Barrett

Staff Present: Public Works Director Powers, Assistant Public Works Director Swanepoel, and City Planner Hetzel

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

Approval of Agenda

Barrett motioned to approve the agenda as presented, Kastler provided a second; unanimously approved 6-0.

Approval of Minutes

Hoelscher motioned to approve the May 16th, 2022 Parks Commission Minutes as presented, Barrett provided a second; unanimously approved 6-0.

Public Comments

Cindy Varhol presented concerns in regard to paving the Stonegate path.

Friends of Sunfish Lake Park update

George Johnson at 3070 Lake Elmo Ave acknowledged Tony Manzara for all the work he has done, all of the volunteers, city staff, and local businesses. Mr. Johnson also gave insight on the park granting and a walker's story of being able to see the lake now after clearing the buckthorn.

Commission discussion held regarding the buckthorn removal plan and granting. Mr. Manzara and Mr. Johnson responded to granting questions.

Hoelscher motioned to recommend committing the \$15,000 to the Friends of Sunfish Lake Park for a 2023 Conservation Partner Legacy Grant for buckthorn and other invasive plant species removal on 140 acres at Sunfish Lake Park to be completed for restoration of Sunfish Lake Park and all money to be specifically used for invasive plant removal with any remainder returned to the City, Barrett provided a second; motion passed unanimously 6-0.

Portable Toilet Policy

City Planner Hetzel presented the draft policy. Discussion was held.

Ames motioned to adopt the Parks Portable Toilet Policy reflecting item #1 and 3, removing #2, and propose that parks that meet this criteria are directed to city staff to make a decision whether or not a toilet is justified (by user volume and type) and if there is any questions/uncertainty city staff will bring it to the committee for final determination; Hoelscher provided a second. Discussion with clarification on motion. Motion passed 5-1, Kastler nay.

Survey Results

Assistant Public Works Director Swanepoel provided the survey results. Discussion held.

Ames motioned to invite members of the public through city publications to discuss amenity upgrades to Kleis, Demontreville, Pebble, and Tablyn Park at our July meeting and that the commissioners make visits to each of those four parks and bring our notes to that July meeting, Rivera provided a second; discussion. Motion passed unanimously 6-0.

Communications

- a) Ballfields discussion held regarding a work plan.
- b) Update on park maintenance.

Ames adjourned the meeting at 7:58 PM

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



STAFF REPORT

DATE: 07/18/2022

DISCUSSION

AGENDA ITEM: Tablyn Park Site Visit Discussion

TO: Parks Commission

SUBMITTED BY: Adam Swanepoel, Assistant Public Works Director
Reviewed By: Marty Powers, Public Works Director
Ben Hetzel, City Planner

BACKGROUND:

During the June 20th Parks Commission meeting, after review and discussion of the survey results, members suggested all members to conduct a walkthrough of Tablyn Park to bring up discussion and ideas for the 2023 park improvement project. The Commission has asked for public input and discussion from the residences of Lake Elmo as well as park users.

ISSUE BEFORE COMMISSION:

What improvements should the commission start planning for in Tablyn Park?

Would you like to see the Tablyn Park tennis Courts refurbished, modified for pickle ball or removed?

Would you like to see the Tablyn Park basketball court removed, refurbished?

Would you like to see the Tablyn Park playset updated or removed?

Would you like to see the rebound wall updated or removed?

Are there any other amenities you would like to see added in Tablyn Park?

PROPOSAL DETAILS/ANALYSIS:

With Tablyn Park due for updates in 2023 what are the recommended updates users would like to see? What the Parks Commission should consider are the user's recommendations as well as the results from the survey taken in May/June of 2022. In addition, the commission should seek to improve the parks overall appearance as well as providing an inviting space for new and additional users.

RECOMMENDATION:

Have an open discussion with members and the public on any potential updates to the Tablyn Park in 2023. All formal recommendations will be compiled and presented at the September 2022 Parks Commission meeting.

ATTACHMENTS:

- Park Survey Results



STAFF REPORT

DATE: 07/18/2022

DISCUSSION

AGENDA ITEM: Demontreville Park Site Visit Discussion

TO: Parks Commission

SUBMITTED BY: Adam Swanepoel, Assistant Public Works Director
Reviewed By: Marty Powers, Public Works Director
Ben Hetzel, City Planner

BACKGROUND:

During the June 20th Parks Commission meeting, after review and discussion of the survey results, members suggested all members to conduct a walkthrough of Demontreville Park to bring up discussion and ideas for the 2023 park improvement project. The Commission has asked for public input and discussion from the residences of Lake Elmo as well as park users.

ISSUE BEFORE COMMISSION:

What improvements should the commission start planning for in Demontreville Park?

Would you like to see the Demontreville Park playset updated or removed?

Are there any other amenities you would like to see added in Demontreville Park?

PROPOSAL DETAILS/ANALYSIS:

With Demontreville Park due for updates in 2023 what are the recommended updates users would like to see? What the Parks Commission should consider are the user's recommendations as well as the results from the survey taken in May/June of 2022. In addition, the commission should seek to improve the parks overall appearance as well as providing an inviting space for new and additional users.

RECOMMENDATION:

Have an open discussion with members and the public on any potential updates to the Demontreville Park in 2023. All formal recommendations will be compiled and presented at the September 2022 Parks Commission meeting.

ATTACHMENTS:

- Park Survey Results



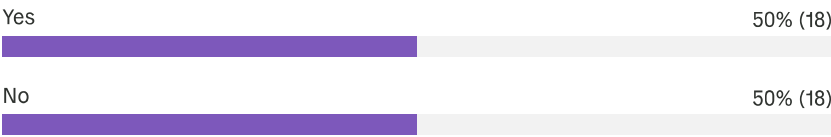
Parks Improvement Survey

Survey Results
FINAL

06/13/2022

Would you like to see a disc golf course added to Kleis Park?

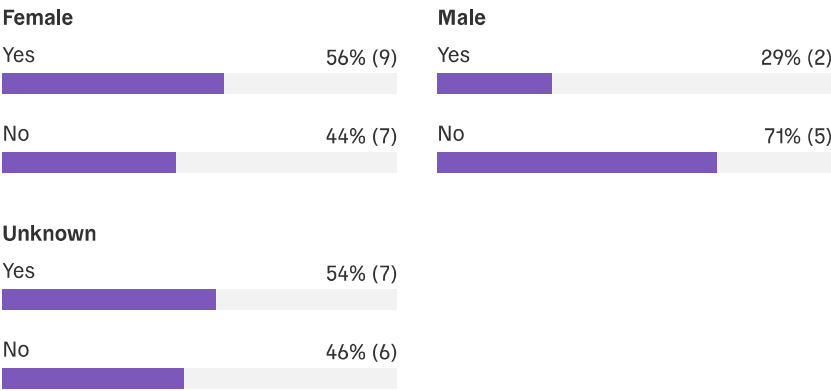
Overview



Breakdowns

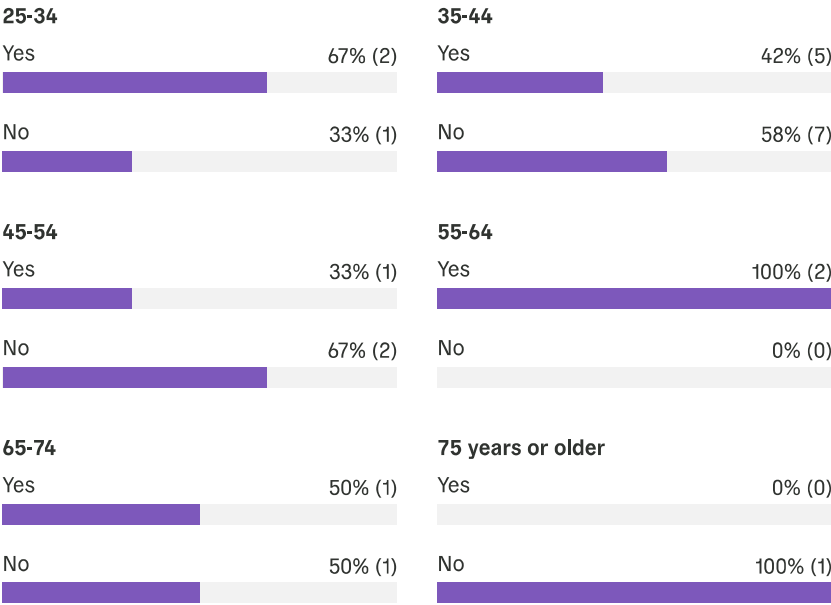
Gender

Responses broken down by the gender of the respondent. Currently, most public data only supports male, female, and unknown.



Age Range

Responses broken down by age of the respondent. Respondents for whom age are unknown are not included in these breakdowns.



Unknown



Precinct

The geographic area in which the respondent lives. This is determined by the location of the reported household.

LAKE ELMO P-1



LAKE ELMO P-2

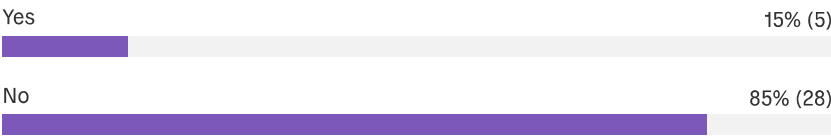


Unknown



Would you like to see the Kleis Park ballfield removed?

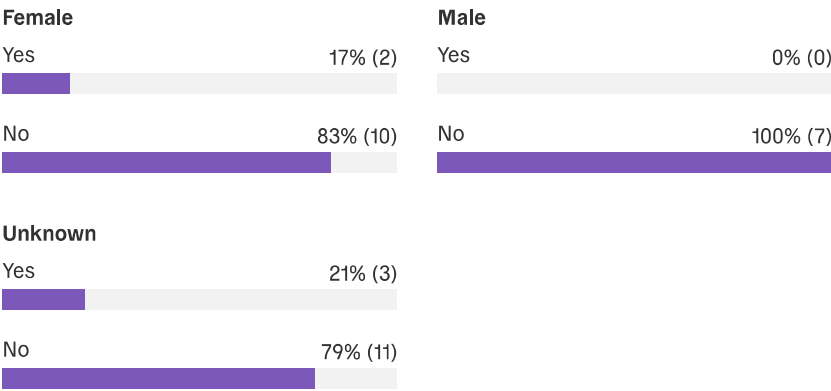
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Breakdowns

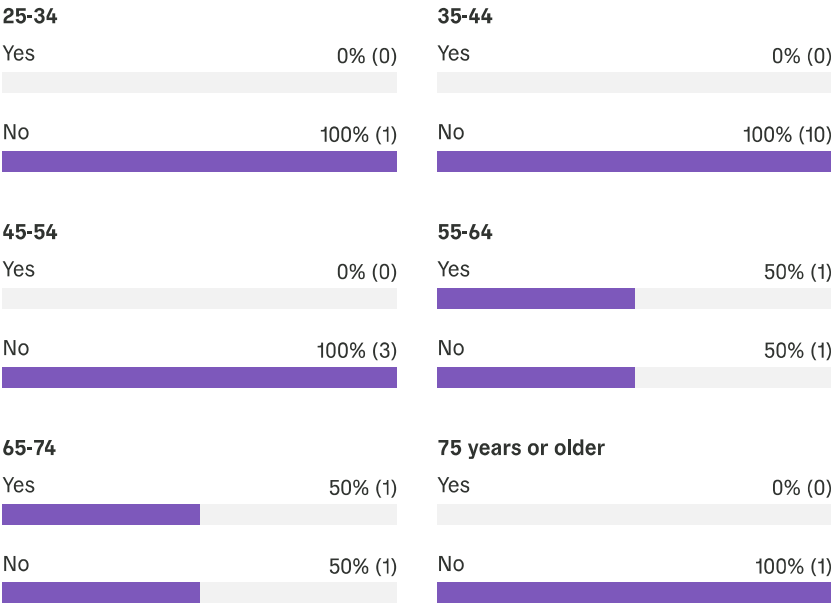
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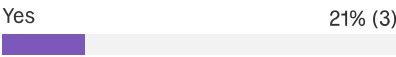


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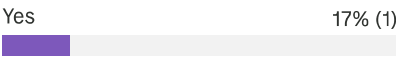
Unknown



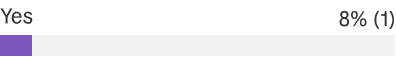
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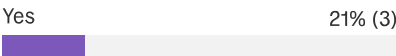
LAKE ELMO P-1



LAKE ELMO P-2

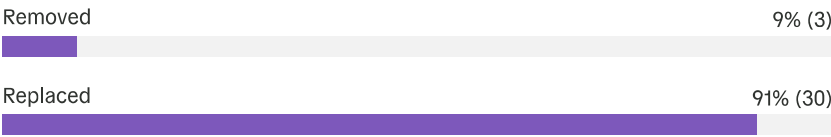


Unknown



Would you like to see the Kleis Park playset removed or replaced?

Overview

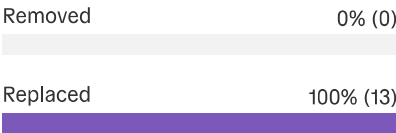


Breakdowns

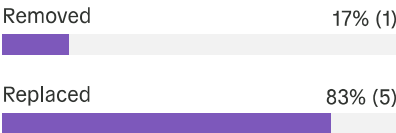
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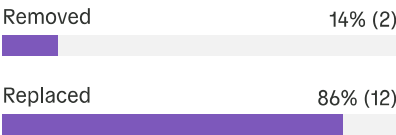
Female



Male



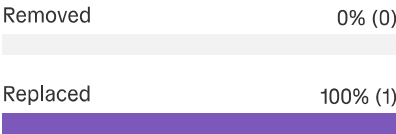
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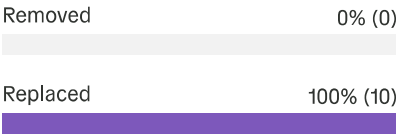
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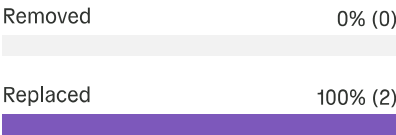
25-34



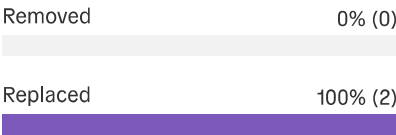
35-44



45-54



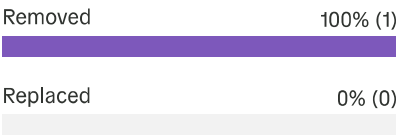
55-64



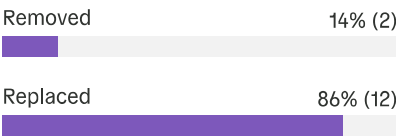
65-74



75 years or older



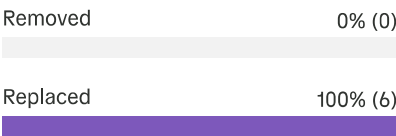
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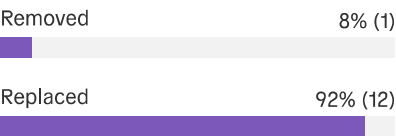
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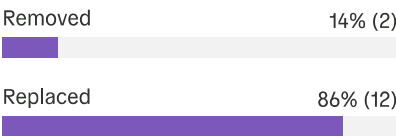
LAKE ELMO P-1



LAKE ELMO P-2



Unknown



Are there any other amenities you'd like to see in Kleis Park?

Responses

improved picnic / grill facilities

Ask the residents nearby 90% of Lake Elmo residents have NEVER heard of it

Tables, tennis court

Basketball or tennis courts

I often see middle school-aged kids hanging out at Kleis. It would be good to have a piece of equipment that they could use. I'm not certain what that would be.

Soccer goals, swings replaced, zip line, hockey rink in winter.

splashpad

zip line, soccer goals, ice skating, hockey rink please! Lots & lots of new kids in neighborhood

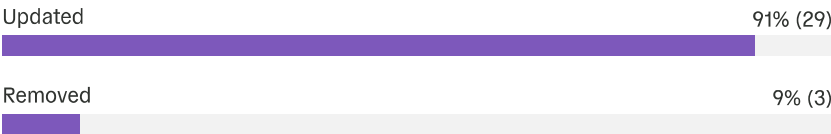
soccer goals, ice rink

Picnic shelter

Zipline, bouldering rocks, tennis court

Would you like to see the Demontreville Park playset updated or removed?

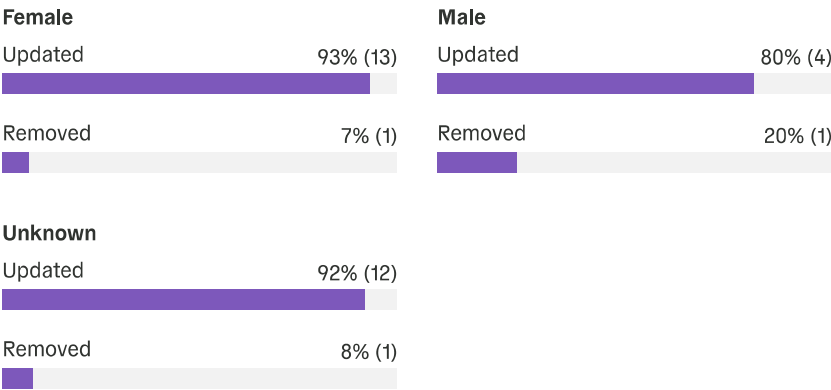
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Breakdowns

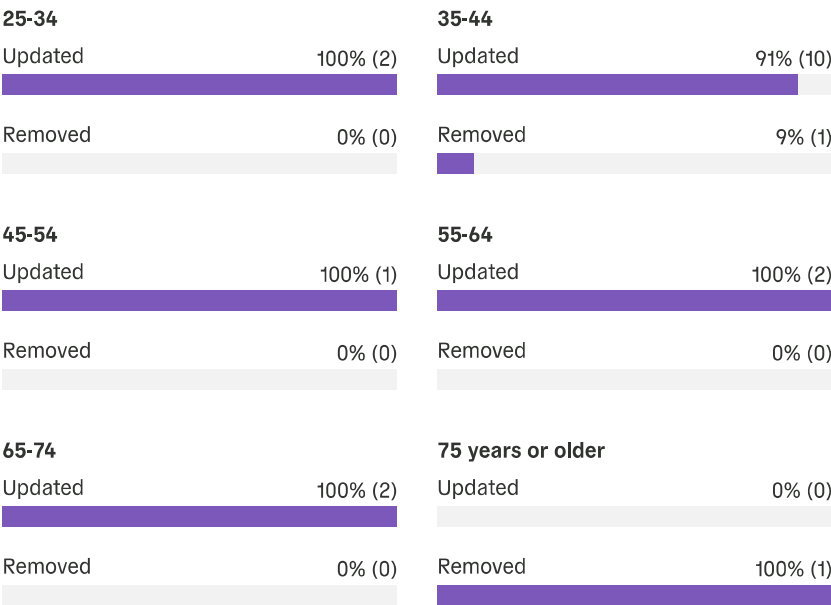
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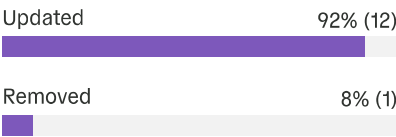


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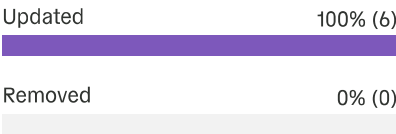
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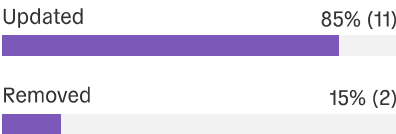
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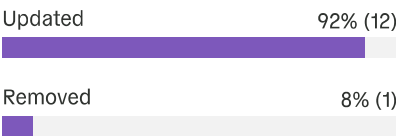
LAKE ELMO P-1



LAKE ELMO P-2



Unknown



Are there any other amenities you'd like to see in Demontreville Park?

Responses

bocce, pump track, bike facilities (it's right off the greenway), mini golf range?

Ask the residents nearby 90% of Lake Elmo residents have NEVER heard of it

It would be nice if the playground was handicap accessible....

Trampoline

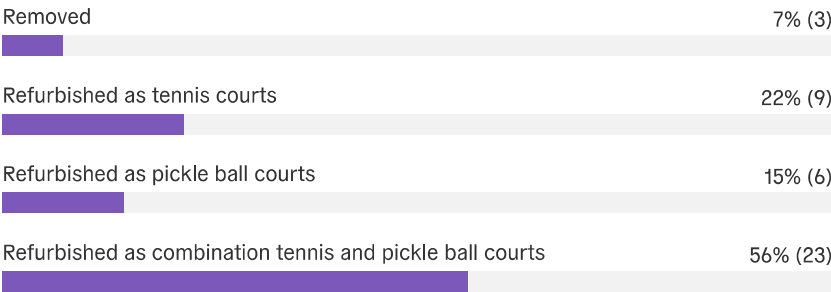
Equipment for elementary aged kids. The current playground is more suited to ages 6 and under.

fun climbing structures

Pickle ball courts & skating rink

Would you like to see the Pebble Park Tennis courts removed, refurbished, or replaced with another use?

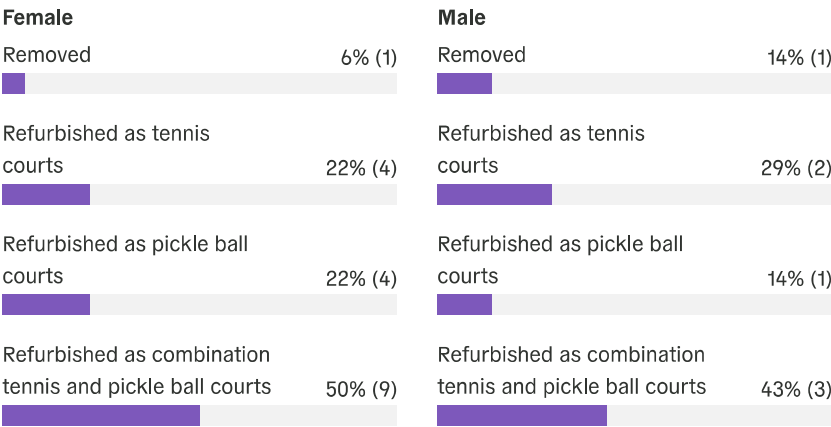
Overview



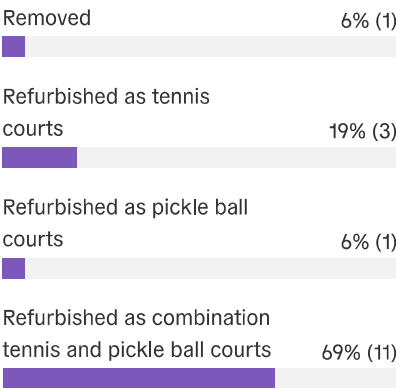
Breakdowns

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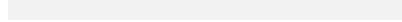


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25-34

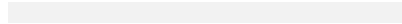
Removed 0% (0)



Refurbished as tennis courts 67% (2)



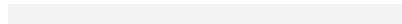
Refurbished as pickle ball courts 0% (0)



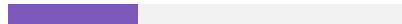
Refurbished as combination tennis and pickle ball courts 33% (1)

**45-54**

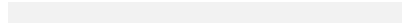
Removed 0% (0)



Refurbished as tennis courts 33% (1)



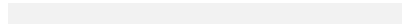
Refurbished as pickle ball courts 0% (0)



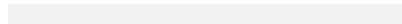
Refurbished as combination tennis and pickle ball courts 67% (2)

**65-74**

Removed 0% (0)



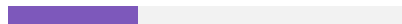
Refurbished as tennis courts 0% (0)



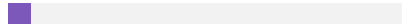
Refurbished as pickle ball courts 67% (2)



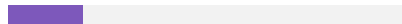
Refurbished as combination tennis and pickle ball courts 33% (1)

**Unknown**

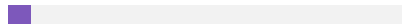
Removed 6% (1)



Refurbished as tennis courts 19% (3)



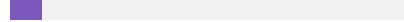
Refurbished as pickle ball courts 6% (1)



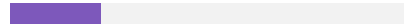
Refurbished as combination tennis and pickle ball courts 69% (11)

**Precinct****35-44**

Removed 8% (1)



Refurbished as tennis courts 23% (3)



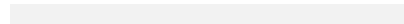
Refurbished as pickle ball courts 15% (2)



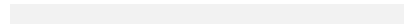
Refurbished as combination tennis and pickle ball courts 54% (7)

**55-64**

Removed 0% (0)



Refurbished as tennis courts 0% (0)



Refurbished as pickle ball courts 50% (1)



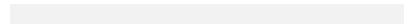
Refurbished as combination tennis and pickle ball courts 50% (1)

**75 years or older**

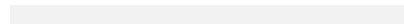
Removed 100% (1)



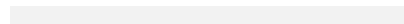
Refurbished as tennis courts 0% (0)



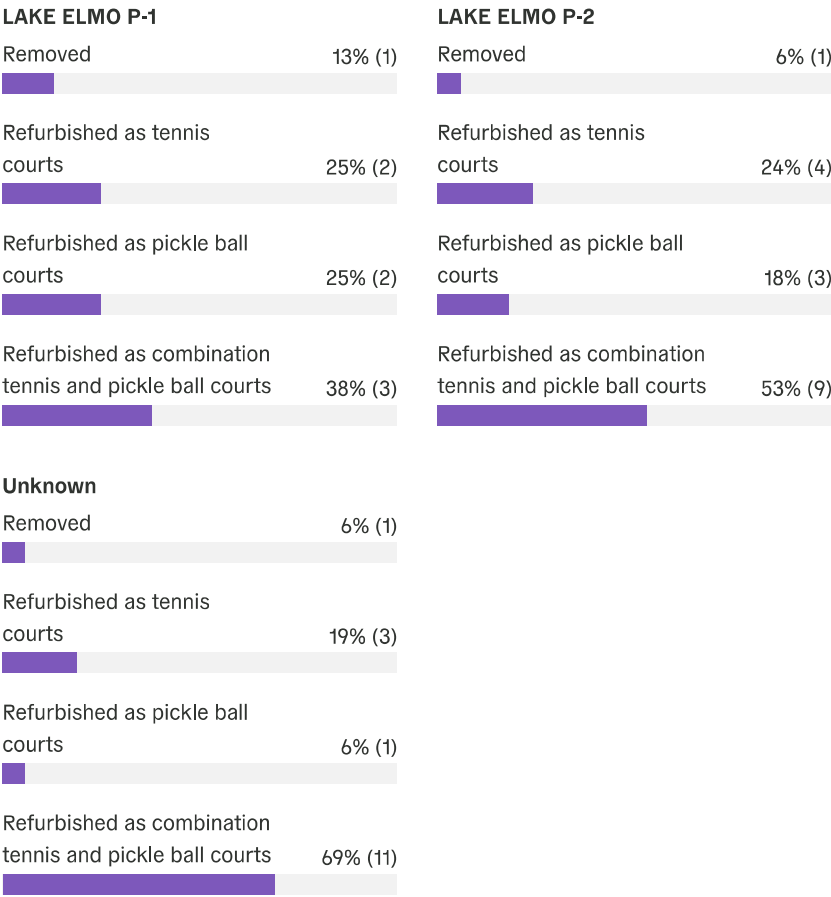
Refurbished as pickle ball courts 0% (0)



Refurbished as combination tennis and pickle ball courts 0% (0)

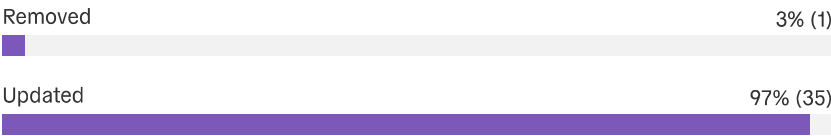


The geographic area in which the respondent lives. This is determined by the location of the reported household.



Would you like to see the Pebble Park playset removed or updated?

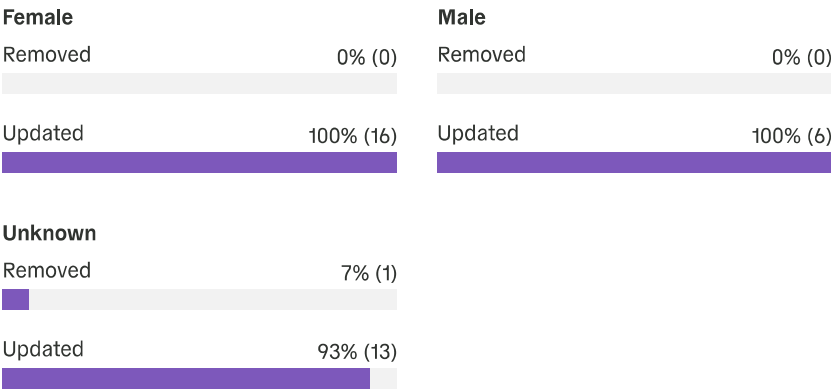
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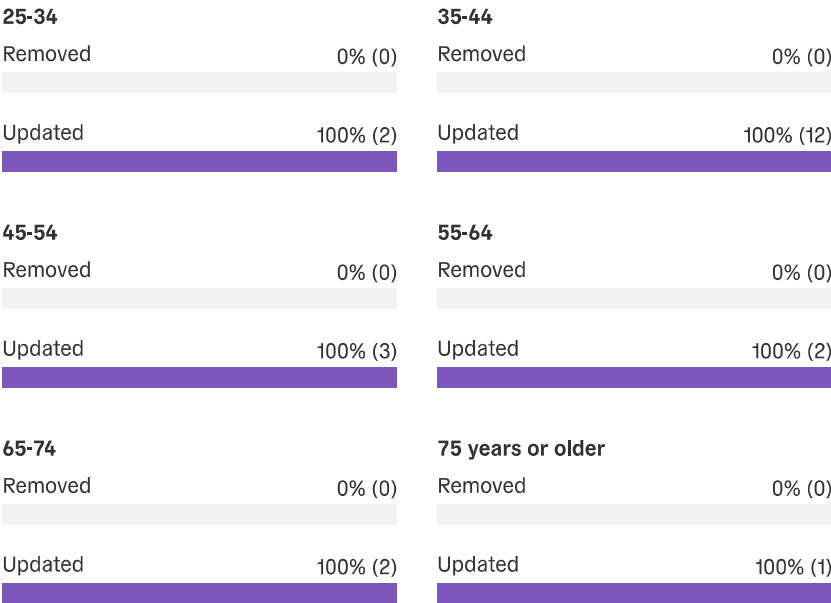
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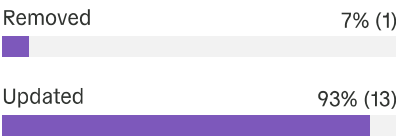


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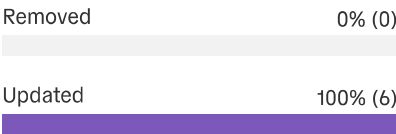
Unknown



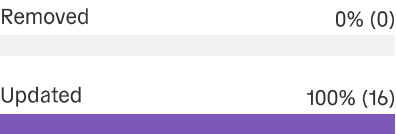
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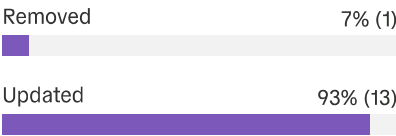
LAKE ELMO P-1



LAKE ELMO P-2

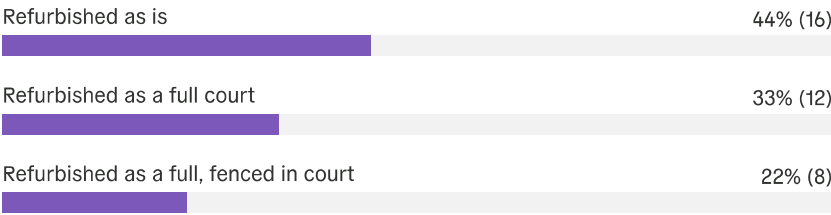


Unknown



Would you like to see the Pebble Park basketball court
refurbished, replaced, or updated?

Overview

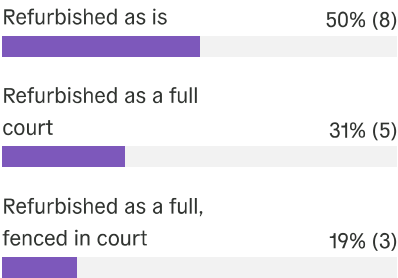


Breakdowns

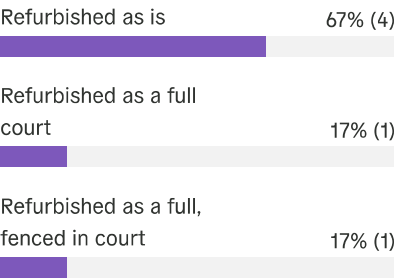
Gender

Responses broken down by the gender of the respondent. Currently, most public data only supports male, female, and unknown.

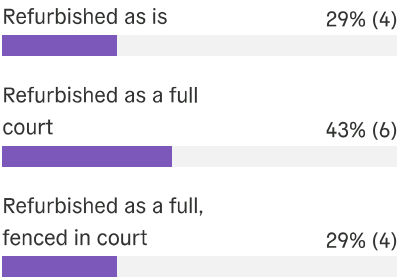
Female



Male



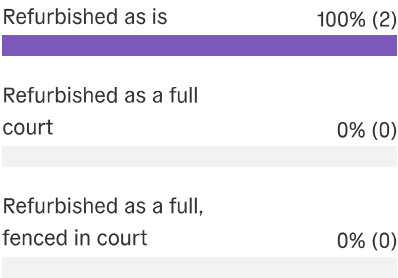
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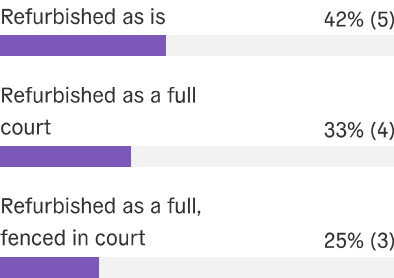
Age Range

Responses broken down by age of the respondent. Respondents for whom age are unknown are not included in these breakdowns.

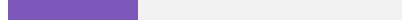
25-34




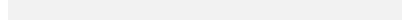
35-44



45-54

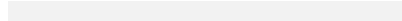
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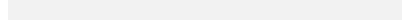
Refurbished as a full court 67% (2)


Refurbished as a full, fenced in court 0% (0)


65-74

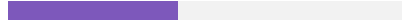
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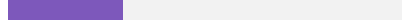

Refurbished as a full court 0% (0)


Refurbished as a full, fenced in court 0% (0)


Unknown

Refurbished as is 29% (4)


Refurbished as a full court 43% (6)


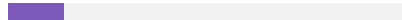
Refurbished as a full, fenced in court 29% (4)


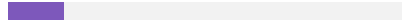
Precinct

The geographic area in which the respondent lives. This is determined by the location of the reported household.

LAKE ELMO P-1

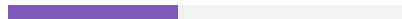
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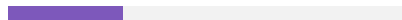

Refurbished as a full court 14% (1)


Refurbished as a full, fenced in court 14% (1)


Unknown

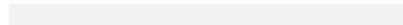
Refurbished as is 29% (4)



Refurbished as a full court 43% (6)


Refurbished as a full, fenced in court 29% (4)


55-64

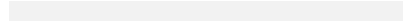
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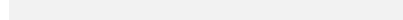

Refurbished as a full court 0% (0)


Refurbished as a full, fenced in court 50% (1)


75 years or older

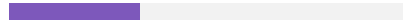
Refurbished as is 100% (1)

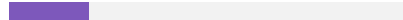

Refurbished as a full court 0% (0)


Refurbished as a full, fenced in court 0% (0)


LAKE ELMO P-2

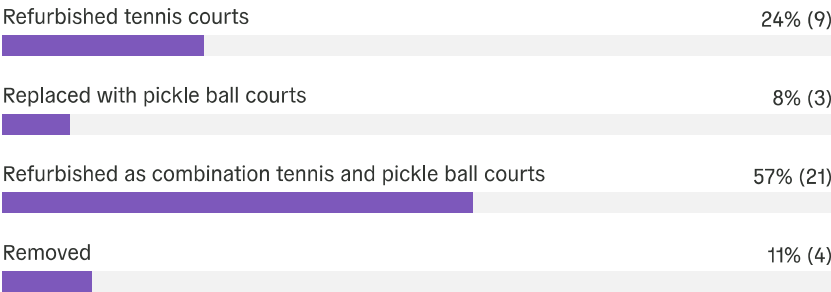
Refurbished as is 47% (7)


Refurbished as a full court 33% (5)


Refurbished as a full, fenced in court 20% (3)


Would you like to see the Tablyn Park tennis courts refurbished, replaced, or removed?

Overview

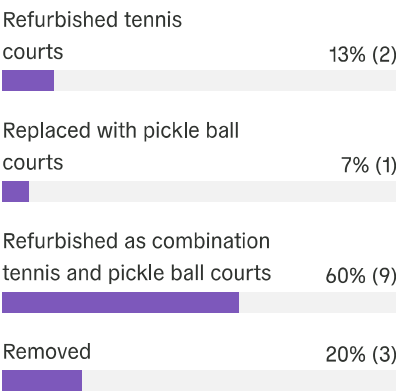


Breakdowns

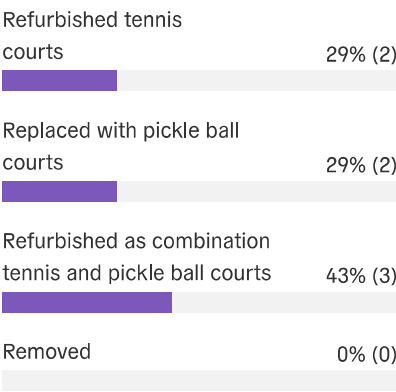
Gender

Responses broken down by the gender of the respondent. Currently, most public data only supports male, female, and unknown.

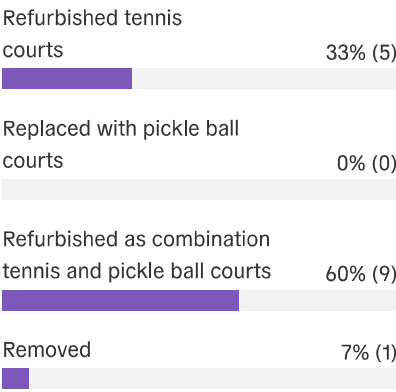
Female



Male

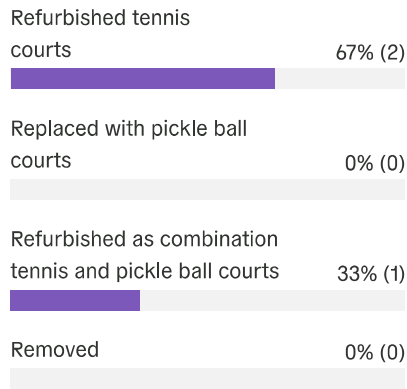
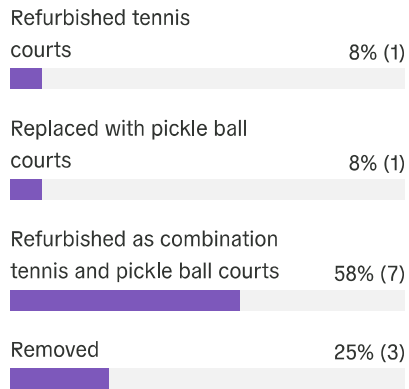
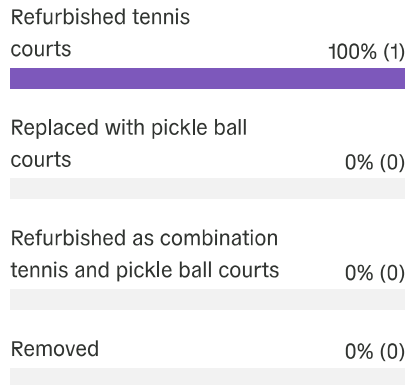
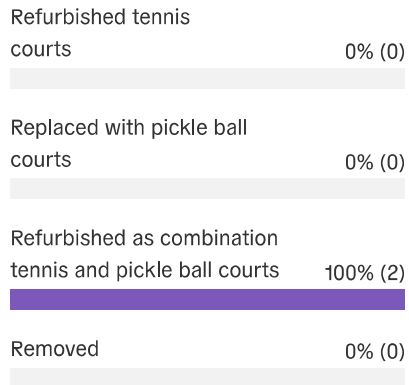
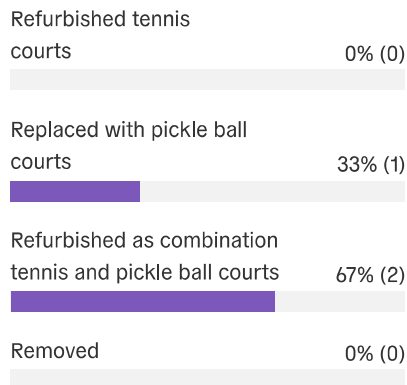
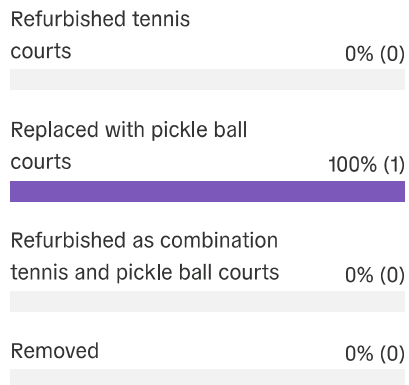
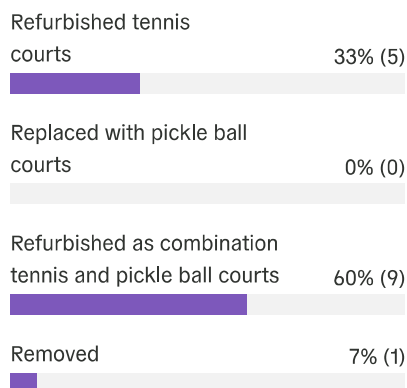


Unknown



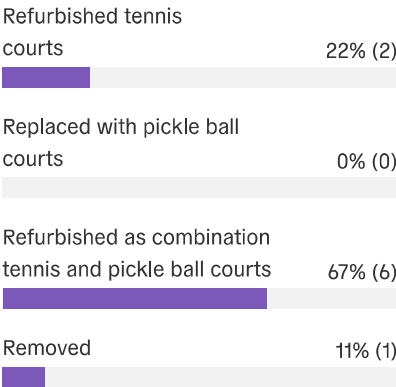
Age Range

Responses broken down by age of the respondent. Respondents for whom age are unknown are not included in these breakdowns.

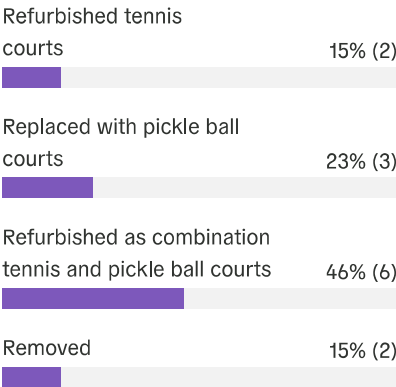
25-34**35-44****45-54****55-64****65-74****75 years or older****Unknown****Precinct**

The geographic area in which the respondent lives. This is determined by the location of the reported household.

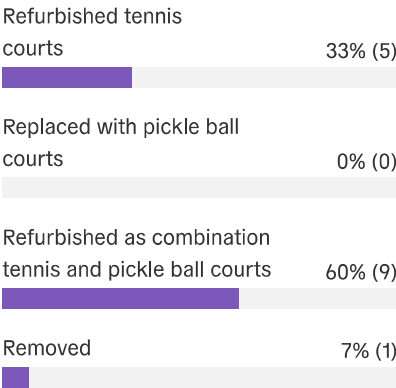
LAKE ELMO P-1



LAKE ELMO P-2

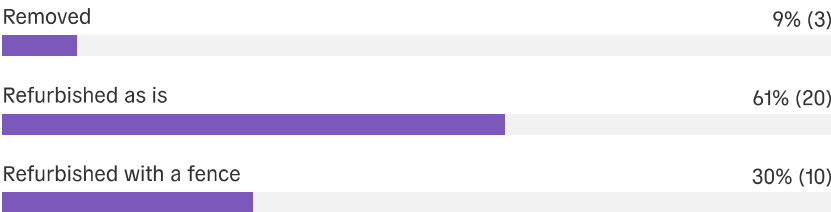


Unknown



Would you like to see the Tablyn Park basketball court removed, refurbished, or updated?

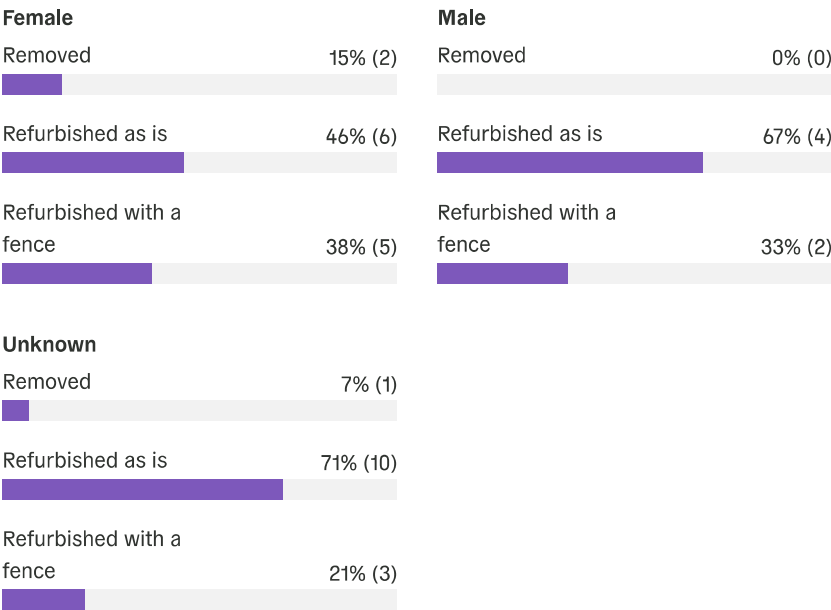
Overview



Breakdowns

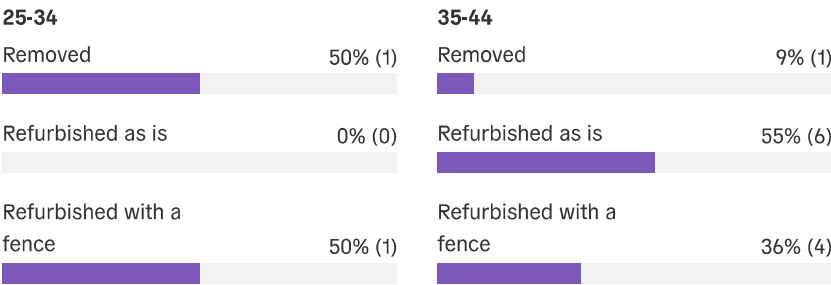
Gender

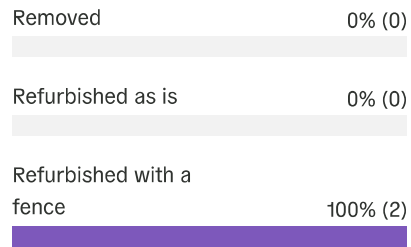
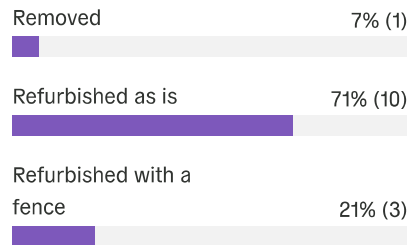
Responses broken down by the gender of the respondent. Currently, most public data only supports male, female, and unknown.



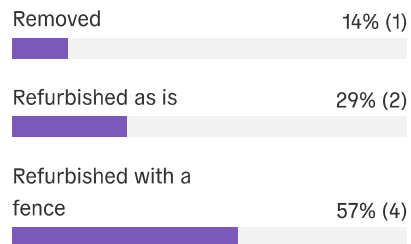
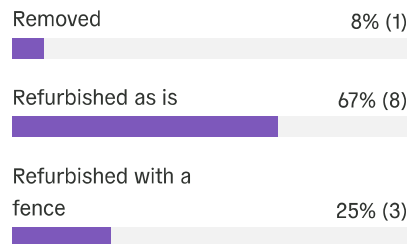
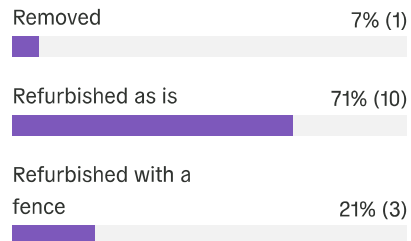
Age Range

Responses broken down by age of the respondent. Respondents for whom age are unknown are not included in these breakdowns.



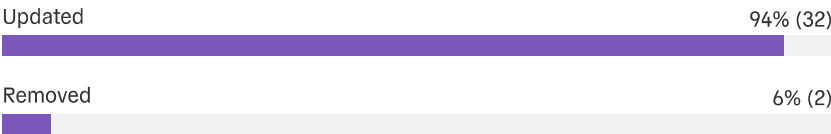
45-54**55-64****65-74****75 years or older****Unknown****Precinct**

The geographic area in which the respondent lives. This is determined by the location of the reported household.

LAKE ELMO P-1**LAKE ELMO P-2****Unknown**

Would you like to see the Tablyn Park playset updated or removed?

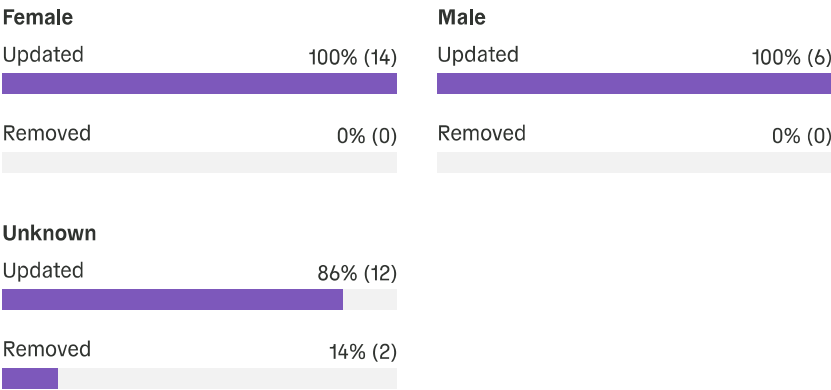
Overview



Breakdowns

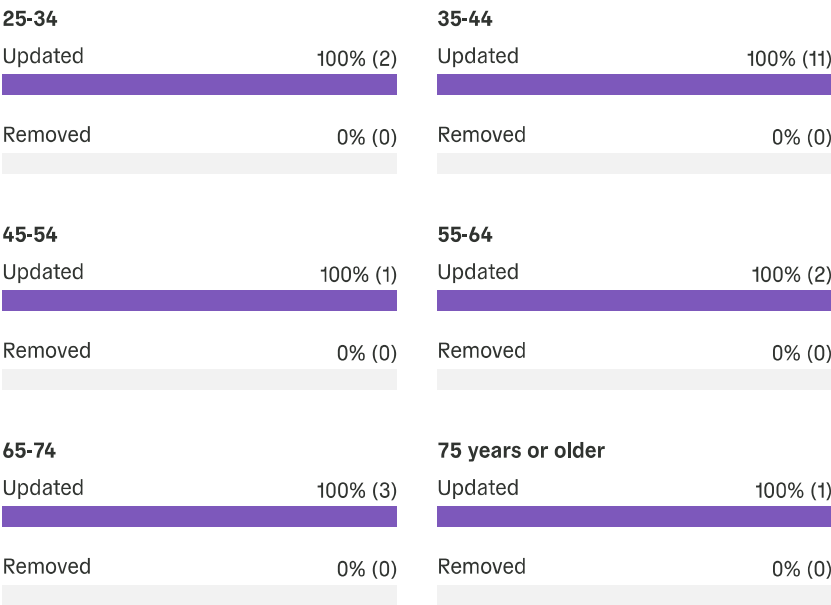
Gender

Responses broken down by the gender of the respondent. Currently, most public data only supports male, female, and unknown.

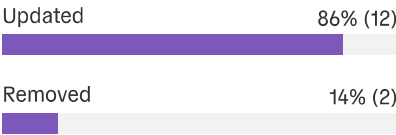


Age Range

Responses broken down by age of the respondent. Respondents for whom age are unknown are not included in these breakdowns.



Unknown



Precinct

The geographic area in which the respondent lives. This is determined by the location of the reported household.

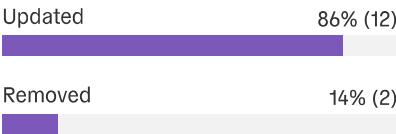
LAKE ELMO P-1



LAKE ELMO P-2

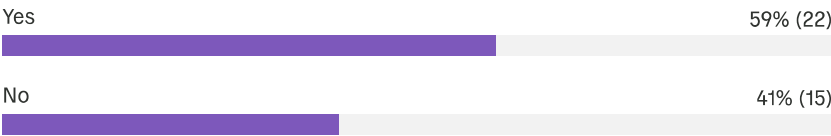


Unknown



Would you like to see more athletic or recreational ballfields in Lake Elmo?

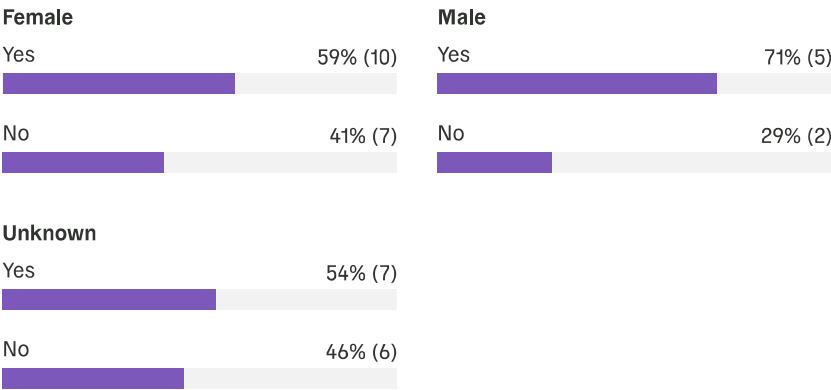
Overview



Breakdowns

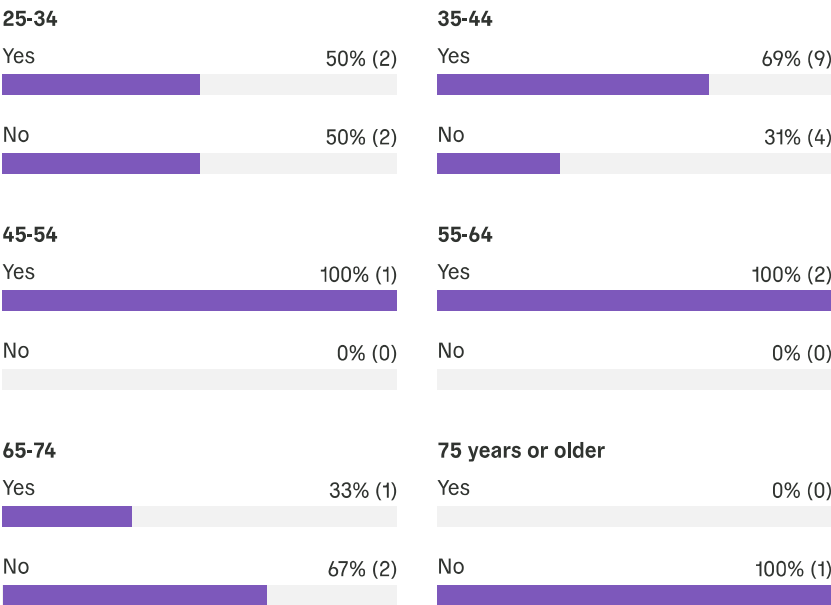
Gender

Responses broken down by the gender of the respondent. Currently, most public data only supports male, female, and unknown.

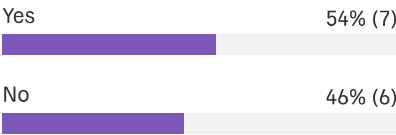


Age Range

Responses broken down by age of the respondent. Respondents for whom age are unknown are not included in these breakdowns.



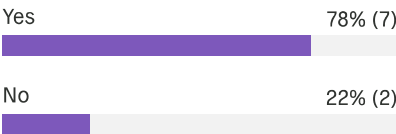
Unknown



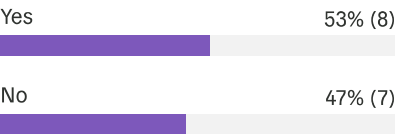
Precinct

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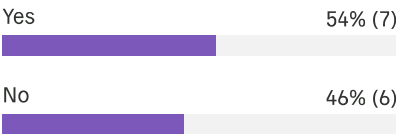
LAKE ELMO P-1



LAKE ELMO P-2



Unknown



Are there any other amenities you would like to see added to specific parks?

Responses

varied amenities/rec opportunities (bike, golf, bocce, disk golf, horseshoe) that can't be put in backyards (like playground equipment) plus picnic facilities -- connected by bike and walk trail with larger system

This is the most assinine survey I have seen. The Parks Commission is responsible to see that residents of neighborhood parks address neighborhood interests. The newest 3,000 residents moved here for cheap Woodbury and do not know about ANY of the listed parks, desined to provide open space for walking and Oakdale residents park overflow. Pebble Park is empty of all real Lake Elmo residents 98% of the hours in a typical summer weekend and 100% of Lake Elmo residents in the winter. Mostly drug dealers and gov't employees taking a break, use the park. Sunfish was destroyed by Bloyer and Handy. I won't go near it any more. Why not ask the developers? They have dictated 100% of City policies and zoning for the past 10 years now. Disgusting, and yes, after 40 years, I am getting out of here and moving somewhere the environment is respected and people do not spend their time mowing grass and killing birds and bees.

Would love to see the city add outdoor fitness equipment to our area parks. Maybe transform one of our parks into a regional fitness park.

The new major residential developments should start adding baseball and soccer/football fields as a requirement before permitting. The community is already lacking playing fields and as more children move in there will be a lack of practice and playing fields.

Baby swings and safer play equipment

We are the closest to Pebble and Tablyn and would really love to see new play equipment. We honestly avoid these parks because of it, and will drive by them to find another. Would love something better close to home.

Just want to say that the slides at the Lions Park play set are a safety hazard. The bottoms of the slide are way too high and are dangerous for young children. I've never seen a slide, even the toddler size one, installed so high.

Kleis park sport court and picnic tables

Tablyn park: please add recycling bins near yhe trash bins, please repaint the lines on the parking, and please install 3 benches at the top of the hill. Ideally, the benches would sit on concrete pads, and a tree would be planted behind each one to provide shade and aestheic enjoyment.

Pilot Park has a great playground, but has a ton of space for something else. I dont know if a small shelter, a soccer goal, or anything else is possible, but it is a really nice space that I think could use something. The upgrades to the Reid Park walking trail are amazing, another bridge/boardwalk/woodchips with culvert where it gets muddy near the south entrance would be a really nice upgrade

The playsets are great, and needed, but amenities for our 9-17 y/O's is sorely needed (basketball, ball fields, open grass fields)

Picnic shelter or more benches at Hammes park

More equipment targeting kids ages 10-17, skateboard park, challenge equipment, etc.

Soccer nets and a small pavilion added to Pilot Park

Toilets in every park. At least portable s kids can go.

out door pools, splash pads, things geared for young children to burn off their energy, so many parks in other cities have great amenities and Lake Elmo is lacking. You can only have so many ball fields or basketball courts which do not get used that much. There is a large amount of growing families that would love more play areas for

children like Madison park in Woodbury, or Maple Grove central park has amazing unique play area, splashpad for children to play in. Lake Elmo is growing fast and the residents pay alot of taxes. we should enrich our city with unique play areas. thanks

ice skating, zip lines, kid mountain bike courses where doable

please contact me about buckthorn removal at Kleis park. 651-271-7220. I am willing to help and meet with park manager or forester. David Dunbar 5230 Jerome Ave N

Amenities for year-round use like skating rinks

More baseball fields/softball

A better play structure at Reid Park

I have several concerns about Pebble Park. It seems like it continuously faces graffiti, suspicious activity, drug paraphernalia, littering and cars parked for a long time. We need cameras at this park! The sign isn't enough! What about a gated parking lot afterhours? Or actually removing the parking lot all together? Those in the neighborhood love this park and use it daily, but the parking lot attracts those looking to conduct suspicious activity. Love the location of this park. We can walk to it and use it weekly. However, I have small children and feel almost embarrassed to bring other friends by to play at this park. Missing slides, unmowed grass, swear words and phallic drawings are not kid friendly. Please make this park as great as I know it can be. Please keep makes it a safe place for the families in this neighborhood. Other ideas for Pebble Park. I would love to see a grill at this park by the picnic area. Many people walk their dogs in this park, why not make a small off leash dog park area? Thank you for this survey! Please include it on the lake Elmo newsletter if it isn't already.

More cameras at pebble park and gates across the road so that the park can be locked at night

Soccer fields!!!!

A rope tower, play set at Pebble Park. A few more benches around the playground areas at Pebble Park.

splashpad downtown (Lions park) could be excellent!

Fix current soccer field at people park. Seems to be some kind of disease killing the grass

add and connect the trails throughout town to allow bikes, runners, walkers to enjoy the area rather than leaving for other trails

Soccer and baseball fields. Maybe a splash pad would be very welcomed as well. Most cities now have them. I'd recommend pebble Park as there is a lot of open space. I would also like to see a warming house and ice skating rinks at Pebble Park. There are a lot of new families that have moved into the area.

Shade structure and picnic tables at Pilot Park

Splash pad!!!! (Also, the park is super dangerous at Pebble Park - a kid is going to get a deep wound from the sharp metal exposed on the stairs)



STAFF REPORT

PARKS COMMISSION

DATE: 7-18-22

TO: Parks Commission
FROM: Ben Hetzel, City Planner & Molly Just, Planning Director
AGENDA ITEM: Schiltgen East Preliminary PUD and Plat

BACKGROUND:

The City has received a request from Inland Development Partners LLC for review Preliminary Planned Unit Development (PUD) and Plat. This development was brought before the Parks Commission at the April 18, 2022 meeting to provide feedback and make a recommendation regarding park dedication requirements. The Parks Commission recommended taking 3.2 acres of land for future park space at the April 18, 2022 meeting. The initial proposal during the Pre-application phase was for a 130-unit apartment building, a 42-unit senior housing building, and 136 townhouses (308 total units). The two multifamily buildings proposed during pre-application have now been replaced with 97 attached townhomes, decreasing the total units to 244. This project requires approval of a PUD, plat and a zoning map amendment (rezoning) to the land use designations guided by the Comprehensive Plan.

The initial proposal lacked means of a required secondary access to a public right of way. All vehicles were proposed to funnel from and to Stillwater Boulevard. The Comprehensive Plan depicts a future Village Parkway going through the site and intersecting with Stillwater Boulevard at 39th Street, creating a four-way intersection. Such connection would not be provided with this project as-is. The applicant is now proposing/requesting to construct a new road with 25 parking stalls through the north end of VFW Park.

ISSUE BEFORE THE PARKS COMMISSION:

The Parks Commission is being asked to review the preliminary PUD and plat to provide feedback and a recommendation on the proposal to construct a new road with 25 parking spaces through the north end of VFW Park.

GENERAL INFORMATION:

- *Property Owner:* Peter J. Schiltgen of 11351 Upper 33rd Street N, Unit A, Lake Elmo, MN 55042
- *Applicant:* Inland Development Partners, LLC
- *Location:* South side of the intersection of 39th 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.

PARKS PROPOSAL DETAILS/ANALYSIS:

The applicant states that the secondary access to the proposed development will be temporary until future development allows access to the planned Village Parkway on the east side of the development. Inland Development is requesting an easement through VFW Park to allow road placement. The easement would be dedicated to the City once a new secondary access has been established.

City staff has concerns regarding the proposed parking space locations. The parking spaces are proposed directly adjacent to the right field fence line of VFW ballpark. Construction of the parking spaces would require the

removal of mature trees and the relocation of spectator seating and overhead lighting. There is also a high probability of foul balls striking parked cars. Relocation of parking spaces is preferred.

The City Engineer has recommended denial of the Preliminary Plat as presented until the plans are significantly revised to be in compliance with the secondary access requirements and City Design Standards as per the attached memo dated July 13, 2022.

OPTIONS:

The Commission may recommend to that:

- Recommend to construct a new road with 25 parking spaces through the north end of VFW Park.
- Recommend against constructing a new road with 25 parking spaces through the north end of VFW Park.

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 to construct a new road with 25 parking spaces through the north end of VFW Park.

ATTACHMENT:

1. Completeness Letter Response Memo
2. Pre Application PUD and Plat Proposal
3. Preliminary PUD and Plat Proposal
4. City Engineer Memo Dated 7/13/22

City of Lake Elmo – June 22, 2022

**PUD Preliminary Plan Resubmittal – Completeness Letter Response Memo
Southwest & Southeast Quadrant, Stillwater Boulevard and 39th Street N**

This memo serves as a response to the ‘Schiltgen East - Preliminary Plat/PUD & Zoning Map Amendment’ completeness email, dated June 17, 2022. The applicant’s comments are provided below.

COMMENT / RESPONSE

ITEM 1) Address fire, engineering, and landscape items from the concept plan memo.

Response: Please see attached memos with Alliant responses in RED

ITEM 2) Existing conditions inadequate

Response: An updated existing conditions denotes within 150’ from the property line on all sides and a new exhibit of adjoining parcels and owners within 350’ on all sides has been provided.

ITEM 3) Preliminary plat is incomplete (doesn’t appear to show all proposed lots or ROW).

Response: An updated Preliminary plat with all proposed lots and ROW has been provided.

ITEM 4) Narrative doesn’t say what relief is needed/terms of the PUD.

Response: The applicant requests three items of relief for the PUD designation in return for the remediation of an existing flooding condition, access to future development consistent with the 2040 Comprehensive Plan, and 3.2 acres of park dedication: 1) Reduced front setback for the IDP Townhome rentals. 2) Easement access through the VFW Park for the secondary access until future development to the East and West connects through the adjacent properties. 3) Reduced ROW standards.

1. The development is split between M/I Homes (147 units for sale) to the South and IDP (97 units for rent) to the North. While the M/I Townhomes meet HDR standards, the IDP Townhome Rentals request an overall reduction of the front yard setback from 20 feet to 10 feet. The support behind this is to reduce the amount of impervious material overall to help with stormwater design efforts while providing a higher quality of development. The reduced stormwater area based on impervious calculations allows the development to achieve 10% of park dedication.
2. The secondary access is now proposed through the VFW Park to the West of the Property. It is understood that summer events such as the “Huff n’ Puff Days” lack parking stalls with many visitors parking on adjacent properties and streets. IDP requests an easement through this park to install a new road with 25 new parking stalls as a temporary solution until future development allows a third access point

through the Property to the adjacent parcels. Once future development is connected to the planned future access, the easement will be dedicated to the City.

3. The 60 foot ROW standard is requested to be reduced to 56 feet. Alliant has increased road width from 26 feet to 28 feet (as requested by engineering comments) with a section showing all street requirements (i.e., utilities, sidewalks, & road) can be achieved within the 56 foot ROW.

ITEM 5) Abutter notification labels were not provided.

Response: The notification labels are provided digitally and will also be delivered by hand on 6/20/22.

ITEM 6) The plat application requires substantial narrative about the project and how it has evolved since the sketch/concept plan along with how the issues identified in the sketch plan have been addressed.

Response: From the application submitted as part of the Pre-application and Plat and Sketch Plan, the following changes have occurred:

1. The previous proposal included a 130-unit apartment building and a 42-unit senior housing building, and 136 attached single-family buildings, a total of 308 units. The two multi-family buildings originally proposed are replaced with 97 attached townhomes. Total units are now 244. In substance, the other components of the concept land use plan remain the unchanged.
2. The secondary access point has been shifted from the approximate Upper 33rd Street North location to the north edge of the VFW Baseball field. This roadway will serve as a secondary access until the City is able to secure an alternative future access location further south in the approximate location of Road H.

Consistency with Planned Unit Development Regulations.

Innovation in land development techniques. The intent of Article XVII is to provide for flexibility in the use and design of land in the City of Lake Elmo. As mentioned, the subject property has been used for commercial agricultural purposes for several decades and has few unique features to be preserved or enhanced. The primary design principle associated with the subject property is the clustering of buildings in a manner that 1) Allows for the collection and treatment of flood waters from off-site properties, and 2) Incorporating recreational and revegetation areas of native plantings. To accomplish this intent, most of the 244 units are clustered to the northerly area of the property. Flood waters are directed to the southerly part of the site and design to support native revegetation.

Provision of a more adequate, usable, and suitably located open space, recreational amenities and other public facilities. The proposed site plan clusters approximately six (6) acres in the southerly part of the property for a combined park and open space facility. The park space accommodates pedestrian trails, play and gathering areas, restorative native plantings areas, interpretative signage, and water features through the collection and storage of existing floodway conditions. All amenities are designed to become part of a larger downtown Lake Elmo gathering and community outdoor gathering area. The opportunity exists for these 6 acres to become part of, and fully

integrated into, a larger more diverse and comprehensive downtown Lake Elmo recreational and gathering facility with the potential to become a Citywide destination for all Lake Elmo residents.

Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing. The proposed plan consists of four (4) distinct types of townhome product. Of the 244 total units, 97 units will be rental and the remaining 147 units will be for sale product. Both rental and for sale product types are designed to meet the needs of two distinct demographic groups. The aging millennials (30 years plus) are looking for a larger, more private home to rent or own than typical, smaller footprint apartments. We anticipate the majority of these renters and buyers will be new residents to Lake Elmo. The active senior group (55 years plus) have likely sold their traditional single-family home and are looking to downsize to either a rental or for sale home that provides maintenance free living. The active senior renter/buyer is most likely a current Lake Elmo resident desiring to stay in the general vicinity.

Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses. The overarching architectural theme of all product types is to generally remain compatible with the existing building material and palettes found in the greater downtown Lake Elmo area. Pitched roofs, lap siding, neutral earth color tones, with accent brick and/or stone will characterize building exteriors.

Higher standards of site and building design than would otherwise be provided under conventional land development technique. Please refer to previous comments regarding efforts to mitigate area-wide flooding, and to provide enhanced open space and park amenities. We respectfully submit each item meets a “higher standard” than what might otherwise be provided.

ITEM 7) The project proposes a second access where there is no frontage (VFW Park) and that is not explained and neither is there a proposal for how that second access would come about. The same should be addressed with the other proposed future access point. What provisions will be made for this project to make future connections?

Response: Please see third paragraph (Item #2) response in item 4.

ITEM 8) The plans are not well organized. Since the property has to be split into sections there should be a key for each plan type.

Response: The plan set now displays a Key Map denoting location of sheet.

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.	651.300.4285

Date: March 9, 2022

To: Molly Just, Planning Director
Cc:
From: Jack Griffin, P.E., City Engineer

Re: Schiltgen East
Concept Plan Review

Engineering has reviewed the Concept Site Plan for the Schiltgen East Concept Plan date February 28, 2022.

Alliant Engineering Responses in RED

1. See attached red lined concept plan sheets 3 and 4.
 - Site Plan and Utility Plan revised per markups
2. Village Parkway design standards have been provided to the developer and their engineer. Village Parkway is presented on this concept plan with many design exceptions that cannot be permitted, including reduced right-of-way widths, lack of required turn lanes at both intersections, lack of intersection tangents, undocumented horizontal curvatures, lack of intersection alignment at the intersection of CSAH 14 and 39th Street, and lacking both a trail and sidewalk as required. Future submittals should include a typical section of Village Parkway.
 - Village Parkway Right of Way widths increased per markup. Turn lanes added in locations as directed. Horizontal curve Radii added to site plan. Intersection aligned at CSAH 14. Sidewalk and trail added throughout site and trail along CSAH 14.
3. Connectivity from Village Parkway to Downtown (through the future 36th Street) is very circuitous.
 - Noted, Curve and ghosted circuitous right of way eliminated per previous comments.
4. Internal roadway widths and right-of-way widths remain inadequate. Future submittals should include typical sections for each proposed roadway showing roadway purpose and meeting city minimum standards. Parking internal to the site appears inadequate.
 - Right of Way and road widths shown on site plan. 25ft setback to sidewalk has been addressed in the for-sale townhome area allowing for 2 internal and 2 external vehicles (4 stalls per unit). Additional guest parking stalls around amenity clubhouse (22 stalls) and throughout rental area (7 stalls)
5. Minimum allowed Front setback is 25 feet to ensure sidewalks remain unobstructed.
 - Site plan revised to meet 25-foot sidewalk setback in for-sale area. In rental area, sidewalks provided at rear entrance allowing 2 internal and 2 external vehicles (4 stalls per unit).
6. Dedicated parking should be presented along the south side of 36th Street adjacent to park/open space.
 - Parking added near park/open space (10 stalls)
7. A paved trail is required along CSAH 14.
 - Trail added
8. Secondary access is required based on the proposed density. The dedicated emergency access does not replace this need.
 - A Secondary access is being proposed through the existing city park in exchange for adding additional parking facilities near ball field (24 stalls). Emergency access removed from plan.
9. Temporary emergency access appears problematic from an implementation stand point. There is no assurance that the roadway remains accessible to emergency vehicles. There is no assurance that local traffic and parking does not utilize the corridor.
 - Emergency access removed from plan. Signage denoted on Site Plan.

10. Watermain and sanitary sewer Utility corridors appear too narrow for adequate maintenance accessibility.
 - Watermain and Sanitary separation distances shown to be 20ft from adjacent lot lines on private streets. Precise distances called out on utility plan. Storm sewer removed from Road G to shift Water and Sewer to be centered in private road.
11. Stormwater discharge to the existing 60-inch storm sewer pipe is not permitted. Stormwater cannot be redirected to the existing infiltration basin. Stormwater management must direct off-site flow to follow existing drainage patterns.
 - Alliant Engineering obtained the Valley Branch Watershed District XPSWMM hydraulic model for the area upstream (West and North) of the site. Proposed development provides an increase in flood storage below the 100yr HWL to alleviate historical upstream flooding conditions as described in other parts of this response.

To: Molly Just, City of Lake Elmo
Planning Director

From: Sarah Harding, Landscape Architect

Subject: City of Lake Elmo Landscape Plan Review
Inland Development Schiltgen Property
PUD Preapplication and Plat Sketch Plan

Date: March 17, 2022

Alliant Engineering Responses in RED

Submittals

- PUD Pre-Application and Plat Sketch Plan Packet, dated 2/25/2022, received 3/10/2022.

Location: Southwest quadrant of Stillwater Boulevard and 39th Street N.

Current Land Use Category: Rural Transitional (RT)

Future Land Use Category: Village High Density Residential (V-HDR), Village Medium Density Residential (V-MDR), and Public/Semi-Public (PSP); located with the Village MUSA. Future planned roadway (extension of 39th Ave N) located through the north-east area of the site.

Adjacent and Surrounding Land Use: Village Mixed Use (VMX) and Stillwater Blvd to the north of site, Rural Transitional (RT) to east of site, Upper 33rd St N, Railroad and Rural Transitional (RT) to the south of the site, and Village Mixed Use (VMX) and Public Facilities (PF)/Park to west of site.

Special landscape provisions in addition to the zoning code: The Public/Semi Public (PSP) section of the site is part of a 100-year flood storage area.

Tree Preservation:

Tree Preservation 105.12.470

- A tree preservation plan and subsequent mitigation requirements is required for all development or redevelopment in any Zoning District unless the applicant demonstrates that the proposed improvements do not impact existing significant trees on the site.
 - The tree preservation plan has not been submitted as there are no impacts to existing significant trees because there are none on the site.

Landscape Requirements:

Landscape Requirements 105.12.480

- Although not required at this stage of review, a landscape plan will be required for all development per the above referenced Code requirements.
- Design considerations include but are not limited to:
 - Maintain 10-ft clear from all utilities
 - The Landscape Plan meets this requirement
 - Landscaping of setback areas:
 - 1 tree per 50 feet of street frontage
 - The Landscape Plan meets this requirement
 - Development activity disturbance:
 - 5 trees per acre of disturbance

March 17, 2022

Molly Just
Planning Director
City of Lake Elmo
Page 2 of 2

- Interior parking lot landscaping:
 - At least 5% of the interior parking lot area to be devoted to landscape planting areas
 - N/A - Parking lots were removed from the previous proposal.
 - 1 tree per 15 parking spaces for parking lots over 101 spaces
- Perimeter parking lot landscaping:
 - 1 tree per 50 feet of frontage strip
 - N/A - Parking lots were removed from the previous proposal.
- Screening of parking lots from public streets, walks, open space, and residential properties:
 - 3.5 to 4-ft height and be 50% opaque
 - 1 tree per 50 linear feet of frontage strip
 - The Landscape Plan meets this requirement
- Screening between different uses or Districts, such as between proposed residential and existing commercial/light-industrial to the west and north of the site, for example.
 - 6-ft height and be 90% opaque
 - 1 tree per 40 linear feet of property line
 - The Landscape Plan meets this requirement
- Maintenance and financial security requirements for a period of 2 years after installation completion.
 - The Landscape Plan denotes City of Lake Elmo's Standard Plan Notes and meets this requirement

Stantec Consulting Services Inc.



Sarah Harding, PLA (MN)

City of Lake Elmo Municipal Landscape Architect

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Lake Elmo Fire Department

Memorandum



To: Molly Just, Planning Director

From: Dustin Kalis, Fire Chief

Date: 3/16/22

Re: PUD Pre-Application Plat Sketch: Inland Development Partners, LLC

The Lake Elmo Fire Department has completed a PUD Pre-Application Plat Sketch: Inland Development Partners, LLC based on submittals dated 2/25/22 with the following comments:

- 1) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses. Provide layout showing Lake Elmo Fire Apparatus turning radius overlay on all drive lanes, including the parking lots of the apartment and senior housing buildings.
 - Dimensions and radius shown on all roads are denoted on sheets 6-8.
- 2) Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. The emergency access roads shown on the southwest portion of the property shall comply with Lake Elmo Fire Department Fire Code Policy 2.08.
 - The project proposes two separate access roads (39th Street N & Road I) and a future East/West connection (Road H) per the 2040 Comprehensive Plan meeting the standards of the Lake Elmo Fire Department Fire Code Policy 2.08 (See comments on pages 3-5 on how the proposal plans to meet this Code Policy).
- 3) An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads.
 - Signage denoted on Site Plan (39th Street N & Road I).
- 4) Fire hydrants shall be provided in approved locations following review by Engineering and Public Works.
 - All fire hydrants denoted on Sanitary Sewer and Watermain Plan (sheets 17-18).
- 5) Building address numbers shall be plainly visible from the street fronting the property and shall contrasting color from the background. Addresses may be required to be posted adjacent to driveways or other access ways.
 - Acknowledged and accepted.
- 6) A Fire Department lock box is required for emergency access to building at an approved location(s) for the apartment and senior housing buildings and provide keys for emergency access into and throughout the occupancy as required.
 - N/A – No senior or apartment buildings proposed.
- 7) The fire sprinkler system shall be installed compliant with provisions of 2016 NFPA Standard 13, Installation of Sprinkler Systems for the apartment and senior housing buildings and 2016 NFPA Standard 13D for the townhomes. City permit required prior to initiation of work.
 - N/A – No senior or apartment buildings proposed.
- 8) Fire Department sprinkler connection location(s) to be approved prior to installation.
 - N/A – No senior or apartment buildings proposed.
- 9) The fire alarm system for the apartment and senior housing buildings, shall be installed compliant with provisions of 2016 NFPA Standard 72, National Fire Alarm Code. City permit required prior to initiation

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of work.

- N/A – No senior or apartment buildings proposed.

10) The sprinkler system for the apartment and senior housing buildings shall be properly monitored by a qualified monitoring company.

- N/A – No senior or apartment buildings proposed.

11) Install emergency egress illumination in the means of egress including exit discharge compliant with 2020 MSFC.

- N/A – No senior or apartment buildings proposed.

12) Install compliant exit signage as required by the 2020 MSFC.

- N/A – No senior or apartment buildings proposed.

13) Provide and install dry chemical fire extinguishers certified for service and tagged as required. Service classification rating shall be a minimum 2A classification rating and maximum travel distance of 75 feet to extinguishers. The minimum classification rating may be upgraded for special or extra hazard areas within the occupancy.

- N/A – No senior or apartment buildings proposed.

14) Rooms containing controls for air-conditioning systems, roof access, elevator equipment, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

- N/A – No senior or apartment buildings proposed.

Codes and Standards Used for this Review

This review is based on the following codes and standards as adopted and in effect in the State of Minnesota at the time of plan submittal.

- 2020 Minnesota State Fire Code
- Lake Elmo Fire Department Fire Code Policy
- NFPA 72, 2016 edition
- NFPA 13, 2016 edition

LAKE ELMO FIRE DEPARTMENT

Fire Code Policy



Title: Emergency Vehicle Access		
Number: 2.08	Version: 4	Original Date: 10-12-2021 Last Revised: 2-17-2022
Approved By: Dustin Kalis, Fire Chief		

Purpose:

To outline provisions of the Minnesota State Fire Code and provide clear and concise interpretations as to its enforcement in the City of Lake Elmo. Furthermore, to enhance the code by creating standards through policy.

Applicable Codes:

Minnesota State Fire Code
Lake Elmo Ordinances
Minnesota State Statutes

Section 1 – General Considerations

- b) Generally. The City of Lake Elmo enforces standards set forth in the Minnesota State Fire Code. Specifically, as defined below, the City and Fire Department pay special attention to the following sections.
- c) Where required. When required, fire apparatus access roads shall be constructed and made serviceable prior to vertical construction and shall remain serviceable during construction.
 - **Acknowledged and accepted.**

Section 2 – Surface

- a) Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
 - **All townhomes and facilities to be accessible to fire department apparatus with asphalt roads meeting City Code and ratings supporting fire apparatus up to 75,000 pounds. Pavement recommendations will be provided through pavement sections at construction documentation.**

Section 3 – Construction and Rating

- a) Construction. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface (other approved surface must be approved by the Fire Code Official and City Engineer prior to construction).
- b) Rating. Access roads shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg). – **See response from Section 2**

LAKE ELMO FIRE DEPARTMENT

Fire Code Policy



Section 4 – Dimensions

a) Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

- All roads within the development meet these standards. There are no security gates or obstructed vertical clearances.

Section 5 – Obstructions

a) Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

- Access points to the development (39th Street N & Road I) will have appropriate "No Parking - Fire Lane" signage and not be obstructed in any manner.

Section 6 – Grade

a) Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus which shall not exceed 10 degrees based on angle of approach.

- The grading plan in the civil plan set denotes elevations that do not exceed 10 degrees based on the angle of approach.

Section 7 – Gates

a) "Gates" for the purposes of the policy includes chains, chain link, and swinging gates.

b) Gates. As set forth in Policy 2.02 "Key Boxes, Locks, and Gate Switches", the City of Lake Elmo requires that any locked access gate be:

- i) Controlled by an electronic controller and have installed a KNOX key operated emergency access switch, or
- ii) Be accessible by use of a KNOX key operated paddle lock, which can be locked in sequence to owner supplied locks for emergency access.

- There are no gates proposed within the development

LAKE ELMO FIRE DEPARTMENT

Fire Code Policy



Section 8 – Physical Appearance

- a) Signage. Gates or Emergency Access Only entrances must be clearly marked as such.
- b) Clearance. Gates or Emergency access areas must be maintained as all times or as soon as possible, especially after snow fall.
- c) Fire Lane Signs. Fire Lane signs shall specifically read “NO PARKING – FIRE LANE.” Physical appearance of the sign shall be consist of: a white reflective background, red reflective lettering, and a red reflective outline. Dimension of the sign are 12W x 18H minimum.
- d) Fire Lane Curb. Fire lane curb, where required or designated by the Fire Code Official, shall be painted yellow. Generally, fire lanes are required near but not lamented to: fire hydrants serving the building, near building features accessible by the fire department, or others as defined by the Fire Code Official.
 - There are no gates proposed within the development. Signage is shown on the Site Plan (sheets 17-18) reading "No Parking - Fire Lane" will be placed on the proposed access roads (39th Street N & Road I) per the requirements above. All Fire Lane Curbs designated by the Fire Code Official shall be painted yellow.

Section 10 – Appeals

- a) Appeals or requests to amend this Interpretation Policy should be made directly to the Fire Chief of the City of Lake Elmo.
- b) At any time, a Fire Code Official, as appointed by the Fire Chief, holds the right to amend or approve variances to this policy.
- c) The Lake Elmo Fire Chief can be contacted by calling 651-770-5006.



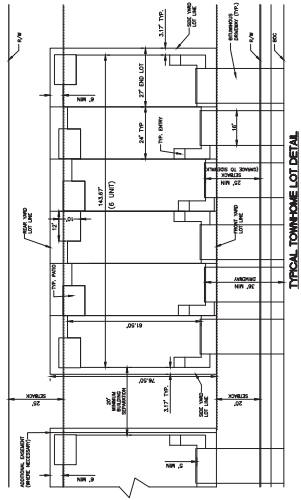
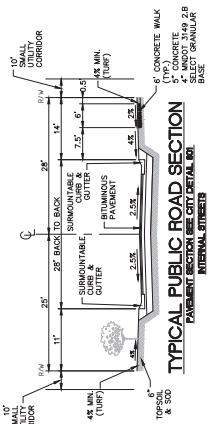
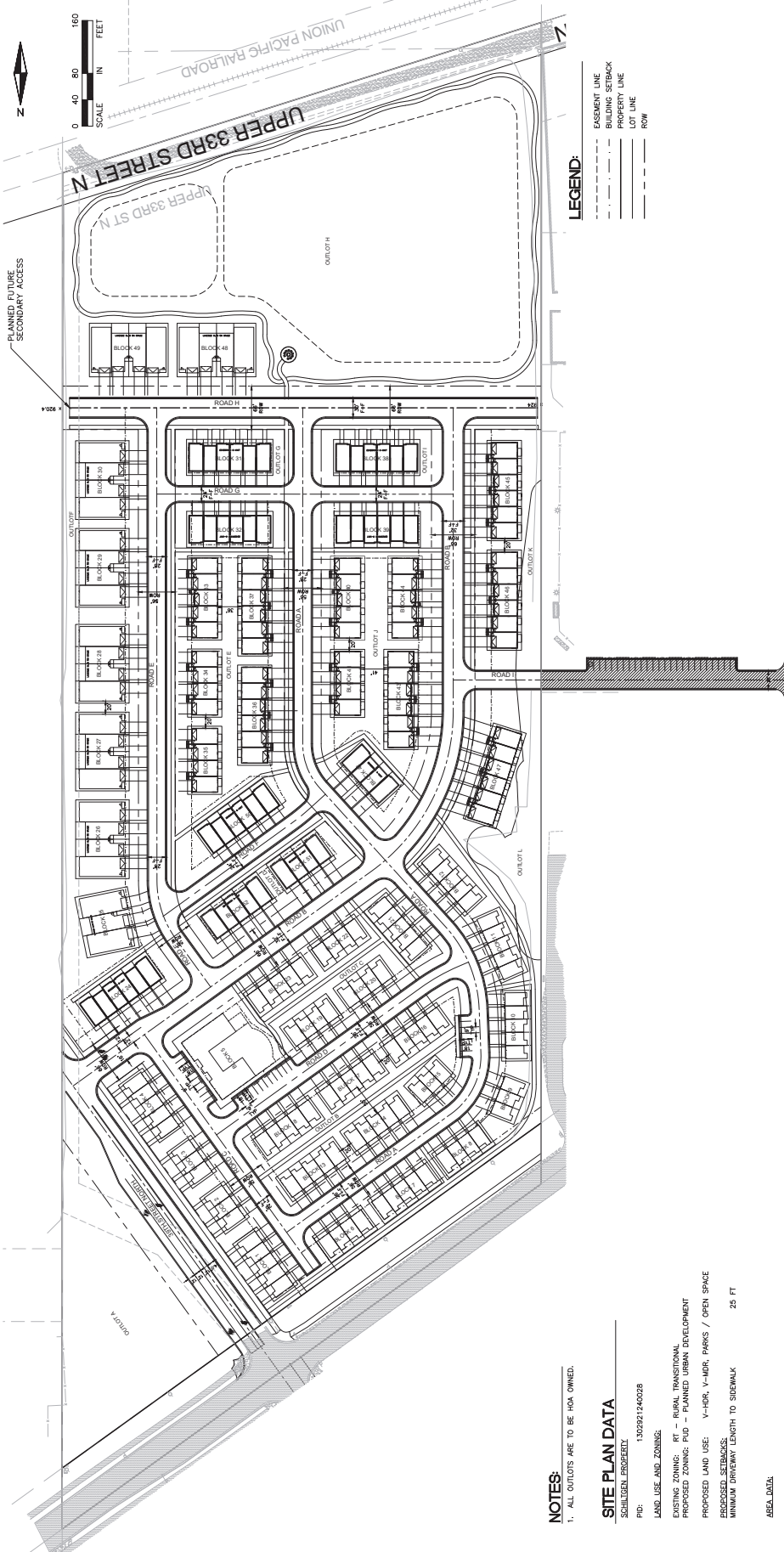
SCHLITZEN EAST

PUD & PRELIMINARY PLAT SUBMITTAL

OVERALL SITE PLAN

heraby 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

CLARK WICKLUND, PE
05-27-22 40922

[illegible]

NOTES:

1. ALL OUTLOTS ARE TO BE HOA OWNED.

SITE PLAN DATA

PID: 1302921240028
LAND USE AND ZONING:
 EXISTING ZONING: RT – RURAL TRANSITIONAL
 PROPOSED ZONING: PID – PLANNED URBAN DEVELOPMENT
 PROPOSED LAND USE: V-HDR, V-MDR, PARKS / OPEN SPACE
PROPOSED SETBACKS:
 MINIMUM DRIVEWAY LENGTH TO SIDEWALK 25 FT

AREA DATA:

GROSS DEVELOPMENT AREA	1,385,539 SF / 31.81 ACRES
TOTAL IMPERVIOUS AREA	429,763 SF / 9.86 AC (31.0%)
TOTAL UNITS PROPOSED	240 (REFER TO NARRATIVE FOR DENSITY CALCULATIONS)

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. 651.300.4285

Date: July 13, 2022

To: Molly Just, Planning Director
Cc: Marty Powers, Public Works Director
Chad Isakson, Assistant City Engineer
From: Jack Griffin, P.E., City Engineer
Re: Schiltgen East
Preliminary Plat/Plan Review

An engineering review has been completed for the Schiltgen East Preliminary Plat/Plans received on June 27, 2022. The submittal consisted of the following documentation:

- Schiltgen East PUD & Preliminary Plat/Plans, dated June 21, 2022.
- Schiltgen East Stormwater Management Plan, dated June 24, 2022.
- Schiltgen East PUD Preliminary Plan Submittal Completeness Letter, dated June 22, 2022.

STATUS/FINDINGS: Engineering recommends denial of the Preliminary Plat as presented. Should be applicant desire to continue to move forward with development of the property it is recommended that the plans be significantly revised to be in compliance with the secondary access requirements and City Design Standards dated January 2022. In particular the proposed preliminary plat fails to provide adequate public right-of-way, adequate public streets, and the application provided an incomplete grading and storm water management plan. Engineering believes that once these items are corrected, the preliminary plan will contain significant revisions.

EXISTING CONDITIONS

1. No existing condition information has been provided along the proposed secondary access at the VFV Park. Additional existing condition information is required for a minimum distance of 150 feet from all parcel boundaries and construction limits for any off-site improvements required for the development.
2. Show all buildings and provide all low floor elevations for all buildings adjacent to proposed stormwater areas, including Outlot A, Outlot G and the proposed drainage swale along the western part of the development. Low floor elevations are required to demonstrate a minimum 2 ft above any proposed 100-year HWL.
3. Provide the trunk sanitary sewer easement along the east parcel line, within 150 ft of proposed plat.
4. Provide culvert inverts for all existing culverts along Stillwater Boulevard (CSAH 14).
5. Label all contours in the Stillwater Boulevard (CSAH 14) right-of-way.

PRELIMINARY PLAT

1. Revise the preliminary plat/plans to provide the required 10-foot dedicated drainage and utility easements along all public right-of-way. All required easements are missing from the preliminary plat documents.
2. Revise right-of-way width for Road A, C, D, and E to meet city minimum required 60 feet.
3. Provide dedicated minimum 60-foot right-of-way for Roads F and G, or remove proposed public watermain and public sanitary sewer from within the private roadway corridors.
4. Provide dedicated right-of-way/roadway easement for Road I on the preliminary plat/plans.

5. Add the required off-site permanent roadway easement that will be necessary to construct Road I adjacent to the plat. Show proposed easement on the preliminary plat/plans and submit evidence from property owner that easement can be acquired.
6. Add the required off-site permanent roadway easement that will be necessary to construct a full roadway intersection at Village Parkway and Road B. Show proposed easement on the preliminary plat and submit evidence from property owner that easement can be acquired.
7. Revise the north end right-of-way of Road C to provide a city standard cul-de-sac, or remove driveway access along any street segment beyond the intersection (Lots 1, 2, and 3, Block 1).
8. Increase Road B right-of-way at east end along the turn lane to provide the minimum city standard boulevard width.
9. Revise right-of-way for the Road A and Road B intersection, and Road A and Road D intersection to accommodate the minimum required 50-foot tangent in all directions.
10. Revise right-of-way for Road F to intersect with Road E at 90-degrees with 50-ft tangents.
11. Identify ownership for all Outlots on the Preliminary Plat.
12. Revise the preliminary plat/plans to provide a drainage and utility easement over all of Outlot A (proposed storm water BMP).
13. Revise preliminary plat to provide a separate Outlot for the proposed storm water BMP on Outlot G. Provide a drainage and utility easement over all of the storm water BMP Outlot, fully incorporating the 100-year HWL area and all maintenance access routes.
14. Revise preliminary plat to provide a separate Outlot for the proposed storm water drainage systems along Outlot H. Provide a drainage and utility easement over all of the storm water drainage system Outlot, fully incorporating the 100-year HWL area.
15. The preliminary plat must be revised to provide dedicated drainage and utility easements for all public watermain, public sanitary sewer and public storm sewer with a minimum of 15-feet from centerline for all pipe systems, unless the 15-foot offset resides fully within the public right-of-way.
16. Revise Preliminary Plat/Plans to provide minimum 30-foot-wide dedicated drainage and utility easement between Block 1 and Block 2 for storm sewer run CBMH 102 to FES 100 (including no building footing encroachment).
17. Revise Preliminary Plat/Plans to provide minimum 30-foot-wide dedicated drainage and utility easement between Block 48 and Block 49 for storm sewer run CBMH 301 to FES 300 (including no building footing encroachment).

SITE PLANS AND TRANSPORTATION IMPROVEMENTS

1. Revise the Site Plans to show all revised Preliminary Plat information identified above, including Outlots, Outlot ownership, minimum required right-of-way widths, all dedicated drainage and utility easements, and all off-site easements required to construct the proposed improvements.
2. Stillwater Boulevard (CSAH 14) Improvements: The development will require the construction of an eastbound dedicated right turn lane on Stillwater Boulevard at the new Village Parkway intersection (entrance to the developing parcel). The preliminary plat/plans must be revised to show this public improvement to be constructed as part of the development improvements.
3. Stillwater Boulevard (CSAH 14) Trail Improvements. The preliminary plans show the construction of the required bituminous trail along the full length of CSAH 14. However, the trail will need to be located to accommodate the right turn lane at Village Parkway, and also provide the required minimum boulevard for snow storage, as determined by Washington County.
4. Village Parkway Improvements. The preliminary plans show the construction of a portion of Village Parkway from the CSAH 14 intersection to the edge of the plat. The preliminary plans must be revised to include the Village Parkway typical sections (with and without turn lanes) to demonstrate that the improvements are being proposed as required by the adopted Village Parkway design standards. The plans do not provide sufficient information for staff review. At a minimum the Village Parkway improvements are missing the east side sidewalk, boulevard trees, and street light requirements.
5. The preliminary plans must be revised to show a fully constructed intersection at Road B and Village Parkway. The plans must show the proposed off-site easement necessary to construct this intersection.

6. Revise street width for Road A, C, and D to meet minimum required 28 feet (face of curb to face of curb).
7. Revise street width for Road H to meet minimum required 32 feet (face of curb to face of curb).
8. Revise the plat/plans to provide a dedicated right-of-way/roadway easement for Road I on the site plans, including both on-site and off-site dedications.
9. All street intersections must be at 90 degrees and maintain 50 feet of tangent with maximum slopes of 2.5%. Revise the Road A and Road B intersection, and Road A and Road D intersection to provide minimum required 50-foot tangent in all directions, including accompanying right-of-way.
10. Revise right-of-way for Road F to intersect with Road E at 90-degrees with 50-ft tangents.
11. Revise the plans to provide the dedicated minimum 60-foot right-of-way for Roads F and G, or remove proposed public watermain and public sanitary sewer from within the private roadway corridors. These roadways are being constructed to serve all public roadway purposes but do not comply with most public roadway standards.
12. Revise the north end right-of-way of Road C to provide a city standard cul-de-sac, or remove driveway access along any street segment beyond the intersection (Lots 1, 2, and 3, Block 1).
13. Remove driveway access from Road B along the dedicated turn lane (Lots 1-5, Block 24).
14. The plans must be revised to include a typical section for each public and private roadway proposed within the development, including Road I. Typical sections must include all details shown in the city design standard typical details, including right-of-way widths, 10-foot easements adjacent to all right-of-way, boulevard tree locations, sidewalks and trail details.
15. Revise the plans to provide a sidewalk along one side of all public streets as required per city design standards. In multi-family areas the city should consider requiring sidewalks along both sides of all public streets. At a minimum, sidewalks should be required along both sides of Road B and Road H. The proposed plan presents a poorly connected public pedestrian network that is not consistent with the Village area walkable Downtown. Instead, private sidewalks are proposed in locations requiring frequent mid-block street crossings.
16. Revise the Preliminary Plat front yard setback to be consistent with the typical Townhome Lot Detail. The detail shows a front yard lot line 20 ft. setback while the preliminary plat shows many front yard lot lines within 5 ft +/- of the right-of-way. The detail should include the required 10 ft. drainage and utility easement along the right-of-way.
17. The Typical Townhome detail shows the required 25 foot setback from the right-of-way to garage. This standard must remain if the development moves forward to ensure vehicle parking on driveways do not obstruct pedestrian movements on the trails/sidewalks.
18. Revise the typical Townhome detail to show the minimum building separation to be 35 ft. when a utility pipe is extended between the buildings.
19. Revise the preliminary plans to remove the proposed parking bays across from Block 10. The proposed parking stalls should not be located on a public street along the curve.
20. For both public and private streets, 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.

GRADING AND STORMWATER MANAGEMENT

1. The proposed development is subject to a storm water management plan meeting State, Watershed and City rules. The site is located within the Valley Branch Watershed District.
2. Storm water facilities proposed as part of the development to meet city, State and watershed permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual.
3. The Stormwater Management Report (SWMR) is incomplete as submitted and must be revised and resubmitted for further review by the city.
 - The report must be revised to address all issues outlined in the attached Valley Branch Watershed District review memo dated July 5, 2022, including the conveyance of the upstream runoff through the site, providing a more complete HydroCAD model for demonstrating conformance with city and VBWD rules, and addressing the impacts to the adjacent groundwater contamination areas.

- The report must be revised to provide a complete rate control analysis for all points of discharge from the site. The pre-development drainage exhibit must be revised to show and label all existing points of discharge from the site. The post-development drainage exhibit must be revised to clearly show and label all proposed points of discharge from the site. The executive summary of the report must be revised to incorporate rate control analysis for each discharge location, and the combined condition.
 - The storm water management report must be revised to include storm water management for all off-site public improvements required for the development, including the turn lane improvements along Stillwater Boulevard (CSAH 14) and Road I. Drainage exhibits must show inclusion of these areas.
 - Additional soil borings are required to confirm the assumed infiltration rates. Soil borings must be taken in the number and location as required by the city engineering design standards and only borings located within the BMP footprints used for BMP siting and design assumptions.
 - The executive summary must be revised to detail the rate and volume control benefit provided at each proposed BMP facility.
4. The Stormwater BMPs proposed for the development must be located in Outlots with drainage and utility easements dedicated over the entire Outlot. Stormwater Outlots must fully incorporate the 100-year HWL, 10-foot maintenance bench and all maintenance access roads to the public right-of-way.
 5. All stormwater wet ponds must include both a 10-foot aquatic bench and 10-ft. maintenance bench. The grading and site plans must be revised accordingly.
 6. Maintenance access roads meeting the city engineering design standards must be provided for all storm water facilities and structures. Maintenance access must be clearly shown on the site and grading plans including access from the public right-of-way, and BMP maintenance access to all flared end sections.
 7. The pond grading on Outlot A must be revised to maintain the Village Parkway boulevard grades through the 10-ft drainage and utility easement and may then transition to pond slopes.
 8. The grading plans must be revised to include an identification name/label for each proposed BMP that is consistent with labeling used in the Stormwater Management Report.
 9. The grading plans remain incomplete. The preliminary grading plans must be revised and approved by the city prior to receiving submittal for final plat/plans. Significant site design changes may be required, in particular, related to the conveyance of 100-year flood runoff from the Old Village area along the west property line.
 10. All Proposed Grading Contours must be shown to match existing contours, labeled on each side of match point, to demonstrate how the site will match into existing conditions. Contours remain incomplete along the CSAH 14 roadway and western property line.
 11. The 100-year HWL must be calculated and shown on the grading plans for the conveyance system along the west property line with 100-year HWL indicated at a minimum at structures FES 202 and FES 402.
 12. Blocks 45, 46 and 47 may require relocation to maintain a minimum 35 ft horizontal separation from any localized HWL.
 13. Overland emergency overflow elevations and pathway must be clearly shown on the grading plans with localized EOF(s) identified for all low points. All emergency overflow elevations must be fully protected by drainage easement. All lots and adjacent existing buildings must have the minimum floor elevation at least 2 feet above any BMP 100-year HWL and at least 1-foot above any emergency overflow point.
 14. All existing and proposed culvert inverts must be shown on the grading plans.
 15. 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.
 16. The maximum curb run prior to a catch basin is 350 feet.
 17. Per City requirements all storm sewer pipe easements must be a minimum 30-feet in width.

MUNICIPAL WATER SUPPLY

1. Municipal water supply is available to the site. The applicant is responsible to extend the municipal water supply into the development at developer's sole cost. Watermain distribution lines and connections will be required wherever possible to create a looped network.

2. The preliminary plans propose to connect to the existing 8-inch watermain located at the intersection of Stillwater Boulevard (CSAH 14) and 39th Street and extended into the site. As part of the final construction plan review, it may be determined that this connection should be made to the 12-inch trunk watermain located on the north side of this intersection in order to oversize the watermain extension along Village Parkway.
3. A looped watermain network is proposed throughout the development. However, the watermain plans must be revised to include a watermain stub to be installed to the west side of the development at Road H for future extension and connection to the Village area; and to the south end of Village Parkway, for future extension.
4. The applicant will be responsible to place hydrants and water system valves as determined by the Lake Elmo Public Works Director and Fire Department.
5. Any watermain lines and hydrants placed within the development will remain city owned and operated. Therefore, minimum 30-foot easements centered over the pipe/hydrant is required. Easements must be dedicated to the city and be provided in the city's standard form of easement agreement. Site plan revisions will be required accordingly for the watermain located within Road F and Road G.
6. Watermain oversizing may be necessary for the watermain extension proposed along Village Parkway. Oversizing cost reimbursement is addressed as part of the development agreements for each phase.

MUNICIPAL SANITARY SEWER

1. Municipal sanitary sewer service is available to the site. The applicant will be responsible to connect to the city sanitary sewer system and extend sanitary sewer into the property at applicant's sole cost.
2. The applicant will be required to connect to the existing 15-inch trunk sanitary sewer along the east property line of the proposed development.
3. The preliminary plans must be revised to show the sanitary sewer cutting into the existing main with the placement of a new sanitary manhole in order to maintain the new sewer along and parallel to Road H.
4. All sanitary sewer must be located within the public right of way or within dedicated drainage and utility easements within a minimum of 15-feet from centerline for all pipes and structures. Easements must remain free of encroachments. Site plan revisions will be required accordingly for the sanitary sewer located within Road F and Road G.
5. From a preliminary review, it does not appear that the sanitary sewer will need to be stubbed to any adjacent properties.
6. No sanitary sewer oversizing is anticipated for this development.

LANDSCAPING

1. The preliminary landscape plans must be revised to include the landscape and amenity improvements required by the Village Parkway design standards.
2. The landscape plans must ensure that all trees reside outside of the proposed public easement areas for watermain, sanitary sewer and storm sewer pipes, and dedicated small/dry utility corridors.
3. The landscape plans must ensure that all trees reside outside of the proposed storm water basin maintenance roadways and benches.

Memorandum

To: Molly Just, Lake Elmo Planning Director
From: John Hanson, Valley Branch Watershed District Engineer
Subject: Schiltgen East
Date: July 5, 2022
Project: 23820016.26 2022 001

Introduction

As requested, this memorandum provides preliminary comments on the proposed Schiltgen East development, which is east of the existing Lake Elmo Village, between CSAH 14 and the Union Pacific railroad. The project will require a Valley Branch Watershed District (VBWD) permit. More information needs to be submitted with a VBWD permit application to complete a thorough review and determine whether the project conforms to VBWD rules and regulations.

Background

The site ultimately drains to Downs Lake. Downs Lake has recently experienced high-water issues. The proposal should be designed so it will not exacerbate flooding.

Issues

Stormwater Management

No determination on whether the project will conform to VBWD rules can be made based on the information submitted. As shown on Sheet 9 of the plans, the floodplain of an existing swale that conveys runoff from approximately 100 acres covers a significant portion of the site. The submittal does not include the calculations nor show how this upstream runoff will be conveyed through the site. The conveyance is critical and modifications will have a large role in protecting the site and upstream and downstream areas from flooding. With the flat topography on the site, very large pipes will likely be needed to convey the regional runoff (approximately 233 cubic feet per second for the 100-year 24-hour event) so that upstream flood levels are not increased.

As designed, the project probably does not conform to the VBWD rules. The proposed wet pond and infiltration basin are below the regional flood level so it's unlikely that the proposed infiltration basin will drain dry in 48 hours as required. The submitted HydroCAD model is not detailed enough for evaluating the site and stormwater management features.

Because of the groundwater plume associated with the Baytown Township Groundwater Contamination Superfund Site, a more detailed technical memorandum related to the stormwater management system design, groundwater quality, and estimated mounding calculations should be prepared and submitted as noted in the submitted Phase II Environmental Site Assessment.

A plan for post-project management of chloride use should be included in the VBWD permit submittal. At a minimum, the plan should include:

- A. Designation of an individual authorized to implement the chloride-use plan

To: Molly Just
From: John Hanson, Valley Branch Watershed District Engineer
Subject: Schiltgen East
Date: July 5, 2022
Page: 2

B. Designation of an MPCA-certified salt applicator to implement the chloride-use plan for the site

An exhibit showing how snow will be managed on the site should also be submitted with the VBWD permit application.

Wetland Management and Buffers

No wetlands appear to be on the site, but confirmation will be needed through the VBWD permitting process.

Floodplain Management

To protect from flooding, the minimum elevations of all buildings must be at least 2 feet higher than 100-year flood level of the nearby low area, stormwater management facility, etc. This includes parking structures. Conforming to this standard can be a challenge in high-density developments with minimal slope. The current plans show areas where the minimum floor elevation requirement does not appear to be met (e.g., Blocks 27, 43, and 47). Calculations will also be needed to show the conveyance of the upstream runoff does not increase the 100-year flood level upstream or downstream of the site.



STAFF REPORT

PARKS COMMISSION

DATE: 7-18-2022

TO: Parks Commission
FROM: Ben Hetzel, City Planner & Molly Just, Planning Director
AGENDA ITEM: Schiltgen Farmstead Preliminary PUD and Plat

BACKGROUND:

The City has received a request from GWSA Land Development, LLC for review of a preliminary Planned Unit Development (PUD) and Plat. The proposal is for 293 single family homes on 123.6 acres running from the northwest and southwest intersection of Lake Elmo Ave N and Stillwater Blvd to the intersection of Stillwater Blvd and Klondike Ave N, as well as being directly adjacent to Sunfish Lake to the east. The proposal also includes an amenity lot with a four season clubhouse, pool and playground along with approximately 25 acres of open space next to Sunfish Lake. 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.

A similar development proposal by the Excelsior Group was brought before the Parks Commission for the same property at the July 20, 2020 meeting. The Commission recommended to decline the proposal due to the lack of information to make an appropriate recommendation. Instead, it was recommended to guide the developer to plan for the recreational needs for the residents that they anticipate will live in the neighborhood.

ISSUE BEFORE THE PARKS COMMISSION:

The Parks Commission is being asked to review the preliminary PUD and Plat to provide feedback on the proposal to meet the City Code Park Land Dedication Requirements and the Comprehensive Plan guidance.

GENERAL INFORMATION:

- *Property Owner:* Schiltgen Farms Inc.
- *Applicant:* GWSA Land Development, LLC
- *Location:* North and South of Stillwater Blvd, West of Lake Elmo Ave N, East of Sunfish Lake, South of Legacy at North Star subdivision.
- *Parcels:* 14.029.21.14.0001, 14.029.21.41.0002, 14.029.21.41.000, 14.029.21.41.0003
- *Site Area:* 123.6 acres
- *Land Use Guidance:* Village Low Density Residential
- *Zoning:* Rural Transitional and Shoreland Overlay
- *Surrounding Land Use Guidance:* Village Low Density Residential to north, Rural Single Family to west, Rural Single Family Sewered to south, Institutional and Village Mixed Use to west

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 12.36 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 Comprehensive Plan identifies a City Trail Search Corridor on the north portion of the development.
- The Comprehensive Plan depicts a future road separated trail along Lake Elmo Ave N and along Stillwater Blvd.
- The plan identifies a neighborhood park search area and community park with sports complex search area over the proposed development area.
- A trail connection is recommended at the proposed street connection to Upper 33rd St N.
- A trail connection is recommended at the proposed street connection to 33rd St N.

Neighborhood Park - "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.

Community Park and Facilities (Sports Complex) – parks offering more significant or unique uses that benefit all City residents.

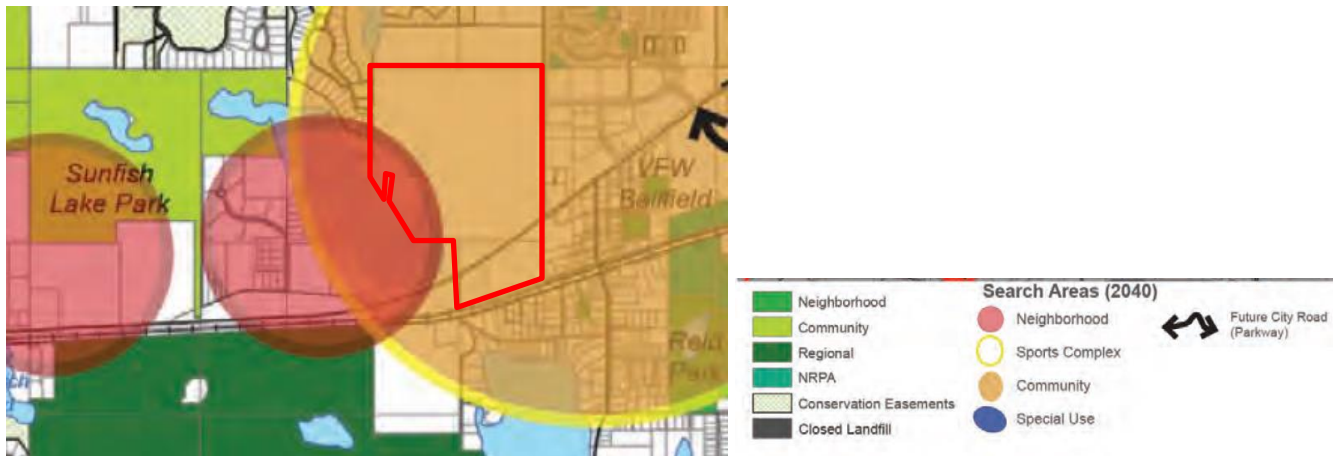
It would be most appropriate to state the types of facilities the Commission would like to see. For example, a ball field, open field for field sports, a playground, or a combination. Parking should be identified if necessary.

Neighborhood Park 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

Community Park Size Reference:

- Sunfish Lake Park – 205.9 acres



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 recommend to the City Council that the City accept land in lieu of cash and provide types of amenities the Commission would like to see.

“Move to recommend approval of the Preliminary PUD and Plat with the acceptance of land in lieu of cash supported by the cited findings.”

ATTACHMENT:

1. Narrative
2. Revised Preliminary Landscape Plan
3. Map 6-7. Search Areas for New Parks and Facilities (Comprehensive Plan)
4. Map 6-8. Future Trail Plan (Comprehensive Plan)



To: City of Lake Elmo
From: GWSA Land Development, LLC
Date: June 27, 2022

Schiltgen Farms Preliminary Plat Statement:

A. Contact Information

Applicant:

GWSA Land Development, LLC
10850 Old County Road 15, Suite 200
Plymouth, MN 55441
Telephone: 952-270-4473
Email: craig@gonyeacompany.com

Property Owner:

Schiltgen Farms Inc.
10880 Stillwater Boulevard
Lake Elmo, MN 55042
Telephone: 651-271-8562 (Lisa Schiltgen)
Email: lschiltgen@hotmail.com

Civil Engineering, Surveying:

Sathre-Bergquist, Inc.
Matt Klein
150 South Broadway
Wayzata, Minnesota 55391
Telephone: 952-476-6000
Email: molstad@sathre.com

Landscape Architect:

Norby Associates
Robert S. Molstad, P.E.
131 Highland Dr.
Carver, MN 55315
Telephone: 952-361-0644
Email: matt_norbyassoc@earthlink.net

B. Site Data

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

Legal:

See Survey

<i>Requests:</i>	Preliminary Plat approval
<i>Site Area:</i>	123.42 acres (all PIDs)
<i>Residential Development Area:</i>	101.78 acres
<i>Existing Land Use Designation:</i>	V-LDR (Village Low Density Residential)
<i>Proposed Land Use Designation:</i>	V-LDR (Village Low Density Residential)
<i>Current Zoning:</i>	RT – Rural Development Transitional District
<i>Proposed Zoning:</i>	V-LDR/PUD (Village Low Density Residential/PUD)
<i>Surrounding Zoning:</i>	V-LDR/PUD (north)/ PF – Public Facilities (east)/ RS across railroad tracks (south)/ RT and RR (west).

C. General Information

GWSA Land Development, LLC is proposing to develop four parcels of land in the City of Lake Elmo that will create a community of 293 detached single family homes. The concept plan includes an amenity lot with a four season clubhouse, pool and playground along with +/- 25 acres of open space in an outlot next to Sunfish Lake. We are proposing 74 lots 65' wide, 126 lots 51' wide, 53 lots 40' wide, and 40 lots 38' wide.

The proposed development is located on the Schiltgen Farms property at the corner of Stillwater Boulevard and Lake Elmo Avenue North. The site consists of approximately 123 gross acres with wooded slopes, wetlands and Sunfish Lake to the west, Legacy at North Star to the north and Lake Elmo Elementary to the east. Single family residential is south separated by the railroad. There are three access points to the single family section north of Stillwater Boulevard and three to the single family section south of Stillwater Boulevard. The entire development will provide 51.41 acres of open space. Currently, the site has 7.27 acres of Stillwater Boulevard and Lake Elmo Avenue right of way and we are proposing to add an additional 2.6 acres.

The single family section north of Stillwater Boulevard will be a mixture of one and two story single family homes on 65' and 51' lots. Most of the neighborhood will back up to natural open space or ponds with very few back to back lots that will provide a very open feel to the neighborhood. The architecture will be similar to Legacy at North Star with a group of local builders offering a large selection of floor plans and finish options.

The single family south of Stillwater Boulevard is designed for smaller lots and setbacks. The goal is to provide another option to help diversify the housing in the Village with a thoughtful, well designed product that will add density within walking distance to the Old Village.

Due to the fact the proposed development falls within the shoreland of Sunfish Lake, it is subject to the City's Shoreland Regulations. In order to get flexibility and develop to the existing land use designation and guidance in the 2040 Comprehensive Plan of V-LDR, a PUD is required. V-LDR guidance allows 1.5-3.0 units/acre. We are proposing 2.88 units/acre.

D. Issues Addressed since Sketch Plan

All of the issues that were addressed from the sketch plan review are on the south side of Stillwater Boulevard. The sketch plan proposed an attached townhome product and that has now changed to a detached product that is more in-line with what was approved with the previous applicant. The sketch plan proposed 142 townhome and rowhome units and the current proposal has 93 detached rowhome and townhome units. Another change from the sketch plan is the access to the parcel on the south. There are still three access points, but the main entrance was moved west per staff recommendations and Washington County approval in a sketch plan review of the new proposal prior to submittal.

E. Intent/Vision of the Project

The vision of the project remains the same as the original sketch plan. Single family homes north of Stillwater Boulevard that will tie in with the surrounding neighborhoods to the north. On the south, a more dense, smaller lot, affordable option to provide another housing type and life cycle housing option for residents closer to the heart of Lake Elmo.

F. Density and Open Space

Land Areas:

Overall Development Area: 123.42 gross acres

Steep Slopes/Bluffs: .86 acres

Wetlands: 13.51 acres

ROW 7.27 acres

Net Overall Residential Buildable: 101.78 acres

Shoreland: 61.83 acres

Opens Space within Shoreland: 32.32 acres

Total Open Space: 51.41 acres

Total Proposed Dwelling Units: 293

Density – (293 / 101.78): 2.88

G. Infrastructure Improvements

The proposed development will have access to Stillwater Boulevard and Lake Elmo Avenue. On the north, the main access will be via Lake Elmo Avenue and two additional accesses from the north via Legacy at North Star. On the South, the main access will be off Stillwater Boulevard with additional accesses to Upper 33rd Street and Klondike Avenue south across the railroad. The proposal will dedicate additional right of way to the County on both Lake Elmo Avenue and Stillwater Avenue for future road improvements.

The stormwater will be designed to meet the City and Watershed standards. Additional storage will be provided for all future County road improvements and for City regional ponding. The majority of the development will utilize water reuse.

The sanitary sewer is stubbed south of the railroad and will access the entire development. Water will connect in multiple locations.

The proposal will connect the trail from Legacy at North Star along Lake Elmo Avenue to the south and eventually connect to another trail that runs along the south side of Stillwater Boulevard. Another trail connection will be provided in the northwest corner of the site to the trail in Legacy at North Star.

The phasing of the infrastructure will coincide with the phasing plan provided in the construction plans.

H. Neighbor Concerns

We are providing an outlot that will be deeded to Chavez to access their property in the northwest corner of the site. I have had conversations with Mr. Gorman about his concerns

with the County roundabout and originally proposed access location. Our current access has since moved west and will not connect to the roundabout.

I. Conflicts With Nearby Land Uses

Our proposal is in-line with future guidance for the property. The single family homes proposed on the north parcel will be a continuation of the single family in Legacy at North Star. On the south, we feel the smaller lot single family is an appropriate use considering its location between a restaurant, railroad and Stillwater Boulevard.

The proposal doesn't impact any wetlands and the PUD within a Shoreland Overlay District will guarantee that Sunfish Lake isn't impacted. All development will be clustered away from the lake with over 50% open space in the Shoreland District and permanent restrictive covenants protecting that open space.

J. Burden on Infrastructure

Our proposal is in-line with the future guidance for the property per the Comprehensive Plan. The City has an AUAR in place that would have studied the impacts prior to guiding the property. We are connecting to a new sewer extension that was intended to serve this property. The majority of traffic will enter and exit via County roads. The site is proposing water re-use for irrigation to help ease the burden on the water supply.

K. Lakeshore Access

Currently, Lake Access will be limited to residents of the neighborhood.

L. Parks and Open Space

As of now, all Parks and Open Space are proposed to be private and will be owned and maintained by the HOA.

M. Phasing

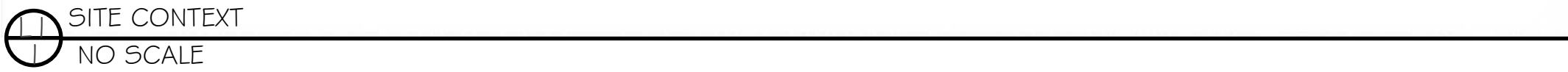
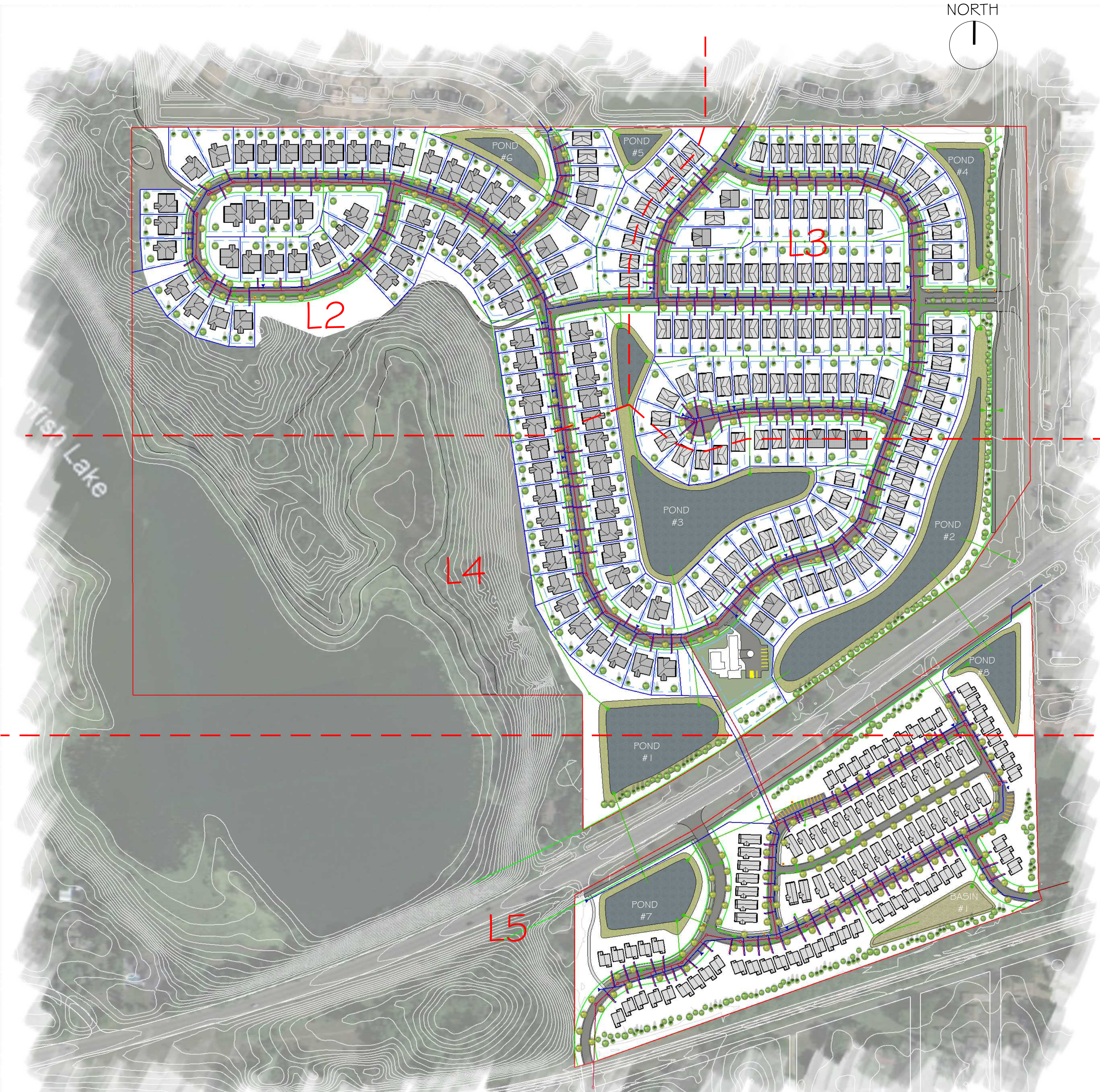
Our goal is to have entitlements by late summer 2022 and begin grading as soon as approvals are in place. A phasing plan is included in the construction plans and we anticipate the first phase will go on-line next summer and then additional phases to follow within the next two to three years.

Variance Request

Below is a table outlining the variances from the V-LDR Standard. Due to the shoreland requirement of at least 50% open space within the shoreland, there are a number of variances from the V-LDR standard needed to get the density required. The variances for lot widths, lot areas, setbacks, and impervious surface are all correlated with the clustering of lots away from Sunfish Lake and adding density to areas of the site away from the natural areas along the lake boundaries creating a better site design for the property. The

density on the north side of Stillwater is 2.5 units/acres, less than Legacy at North Star and similar to Village Preserve. We are proposing a more dense design south of Stillwater where we think the site location and characteristics will be better suited for a design that allows density within walking distance to the Old Village.

	V-LDR Standard	65 ft. SF	51 ft. SF	40 ft. SF	38 ft. SF
Minimum Lot Width	70 ft.	65 ft.	51 ft.	40 ft.	38 ft.
Minimum Lot Area	9,000 sf	7,898	6,250	2,960	3,477
Minimum Front Yard Setback	25 ft.	25 ft.	25 ft.	20 ft. (25 ft. garage 20 ft. house)	15 ft. (non- garage)
Minimum Side Yard Setback	10 ft./5 ft. or 7.5 ft./7.5 ft.	7 ft. (15 ft. between structures)	7 ft. (15 ft. between structures)	5 ft. /5 ft.	4 ft. (patio) / 6 ft.
Minimum Rear Yard Setback	20 ft.	20 ft.	20 ft.	10 ft.	20 ft.
Maximum Impervious Surface	35%	50%	50%	55%	55%



PLANTING REQUIREMENTS

Tree Preservation/ Replacement:
Site does not require replacement

Disturbed Acre Planting Requirement:
5 Tree to be planted for every acre disturbed (89 acres = 445 trees)

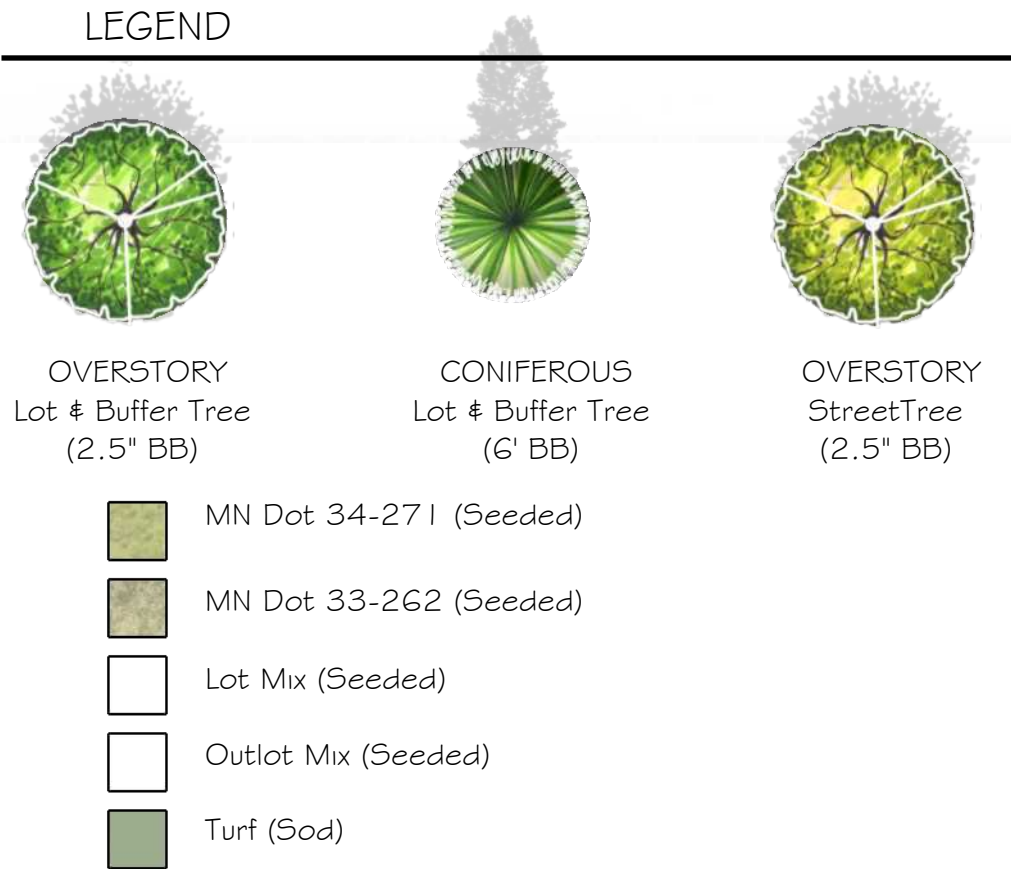
BLVD. Planting Requirement:
1 Tree to be planted per 50' of collector road and 1 Tree to be planted per 75' of arterial road (10,694/50+2,396/75 = 490 trees)

PLANTING PROPOSAL

Tree Preservation/ Replacement:
Site does not require replacement

Disturbed Acre Planting Requirement:
525 Trees to be planted as lot and buffer plantings by the developer (two character identification) and as lot plantings planted by the builder during house construction (three character identification)

BLVD. Planting Requirement:
343 of the 490 trees to be planted, due to intersection, utility, and service conflicts. Planting planted by the developer (two character identification) and by builder during home construction (three character identification)



GENERAL LANDSCAPE NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/CUTTERS, TRAILS, TREES, LAWNIS AND SITE ELEMENTS DURING CONSTRUCTION DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6" O.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION. ALL STREET FRONTAGE TREE PITS AND BACK FILL SHALL BE FREE OF CLASS V OR SIMILAR MATERIAL. TREES ARE TO BE BACKFILLED WITH NATIVE ON SITE TOPSOIL.
- ALL STREET FRONTAGE TREES SHALL BE PLANTED 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.
- PLAN REPRESENTS APPROXIMATE LOCATION OF TREES AND SERVICE UTILITIES, DUE TO THE CUSTOMIZATION OF EACH LOTS HOME THE DRIVEWAYS HAVE NOT BEEN REPRESENTED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF UTILITY LOCATION BY CALLING GOPHER ONE STATE PRIOR TO BEGINNING WORK, TO ENSURE ALL TREES ARE PLANTED OUTSIDE OF 10' UTILITY EASEMENT, MEASURED FROM TREE TRUNK TO PIPE, AS WELL AS THE CONTRACTOR SHALL NOT PLANT ANY STREET TREE PRIOR TO THE INSTALTION OF THE DRIVEWAY TO ENSURE THE 10' SETBACK CAN BE MEASURED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL DAMAGED UTILITIES AS A RESULT OF LANDSCAPING CONSTRUCTION AT NO COST TO THE OWNER.
- MINIMUM OF 2 ROWS OF SOD BEHIND CURB. AREAS WITH SIDEWALKS SHALL BE SODDED FROM BACK OF CURB TO SIDEWALK. SOD SHALL MEET MNDOT 3878 C SPECIFICATIONS.

PLANTING NOTES:

- TREES SHALL BE PLANTED AT LEAST 10' FROM UTILITIES, STREET LIGHTS, STREET SIGNS AND FROM DRIVEWAY EDGES (MEASURED FROM CENTER OF TRUCK)
- DUE TO ON SITE CHANGES AND ADJUSTMENTS CONTRACTOR SHALL VERIFY UTILITIES, STREET LIGHTS, STREET SIGNS AND FROM DRIVEWAY EDGES BEFORE THE TREE IS INSTALLED TO ENSURE 10' OFFSET IS MAINTAINED
- TREES SHALL BE PLANTED SO MAX WIDTH DRUPLINE DOES NOT OVERHANG ANY STRUCTURE WHEN TREE IS MATURED
- TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIRCLED THE TREE, TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH. 6" DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.
- TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE ONSITE SOIL AND TOP SOIL AT A RATIO OF 1:1.
- CONTRACTOR SHALL EXCAVATE 8" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 8" OF UNSCREENED TOPSOIL, ENOUGH ESTABLISH A POSITIVE GRADE FROM STRUCTURES, FOUNDATIONS, PATIOS, ETC.,
- PLANTING BEDS PROPOSED WITH ROCK MULCH SHALL BE LAID OVER MIN. 6 MIL. BLACK POLY. PLANTING BEDS PROPOSED WITH BARK MULCH, A PRE EMERGENT HERBICIDE SHALL BE SPREAD AT PRODUCT RECOMMENDED RATIOS BEFORE BARK MULCH IS SPREAD. POLY AND FABRIC UNDERLAYMENTS ARE NOT TO BE USED UNDER BARK MULCH.
- ALL VINYL EDGING TO BE STAKED 7" ON CENTER, HORIZONTALLY.
- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

EXECUTION

Ground Preparation

Prior to seeding, the Contractor shall spray the proposed seeding area with a non-selective glyphosate herbicide such as Round-Up. Approximately three to four weeks later the site should be cultivated using a deep-tine plow and then disked to produce a smooth firm seed bed. Allow weeds to germinate and grow. When weed seeds and roots have reached a height of 2-4 inches, the site should again be sprayed with a second herbicide application. Wait 10 days and then shallow till the soil to a depth of 1 inch. Tilling deeper will bring additional weed seeds to the surface.

Once the area to be planted has been properly prepared, the Contractor shall commence with seeding.

MAINTENANCE

Year 1

During the first season, the seeded area shall be cut back approximately once each month to prevent the production of weed seeds and to reduce shade on the maturing native plantings. When the seeded area has reached a height of 8-10 inches, a flail-type mower shall be used to cut weeds and native plantings to a height of 4-6 inches. Rotary mowers and sickle bar mowers are not acceptable. In no case shall the seeded area be allowed to exceed 10 inches in height during the first season.

Pulling weeds is not recommended as this can uproot small, undeveloped native seedlings. Spot-spray thistle, reed canary grass and any other problematic weeds.

Year 2

In the spring of the second season, the plantings should be mowed again. Mowing should occur approximately 3-4 times during the second season. If weeds continue to persist during the second year additional mowings may be required. Do not let weeds go to seed. Seeded areas shall not be burned during the second year.

Year 3

Spot-spray perennial weeds if necessary.

Years 4-5

Continue spot treatment spray of weeds and conduct burning (3-5 year rotation) alternate spring and fall.

SEEDING

- Native plant community seeding can take place during two periods of the year. The first window of opportunity is from the time the site preparation work is concluded in the spring, until approximately July 15. The second period is in the fall between October 1st and freeze-up. The latter is considered a dormant seeding and the seedlings do not germinate until late spring of the following growing season. It is recommended that the native seeding be conducted in June and early July.
- All native grass seed should be applied with a Triax native seed drill, at a rate as specified according to individual applications PLUS (pure live seed) per acre. In areas too narrow or steep for equipment, grass seed may be hand broadcast. Cover crop of oats shall be applied after Native Mix has been seeded.
- Raking or dragging and rolling shall follow all seeding to insure good soil contact.

*The Contractor shall mulch all seeded areas with clean straw or marsh hay at a rate of 2 tons/acre and shall be disc anchored into place

*All seeded areas to receive 50 Oats per acre at 50 lbs per acre

PLANT SCHEDULE				
DEVELOPER DISTURBED ACRE PLANTINGS				
Code	Common Name	Botanical Name	Cont.	Qty.
A5	Summer Shimmer Aspen	Populus tremuloides 'Select Klaus'	2.5' BB	114
QA	Quacking Aspen	Populus tremuloides	2.5' BB	18
RB	River Birch	Betula nigra	2.5' BB	24
AM	Autumn Blaze Maple	Acer x freemanii 'Jeffersed'	2.5' BB	27
FM	Sienna Glen	Acer x freemanii 'Sienna'	2.5' BB	21
SO	Swamp White Oak	Quercus bicolor	2.5' BB	6
PO	Northern Pin	Quercus elipsoidalis	2.5' BB	29
		TOTAL		239
BF	Balsam Fir	Abies balsamea	6' BB	25
LA	American Larch	Larix laricina	6' BB	21
NP	Norway Pine	Pinus resinosa	6' BB	26
WP	White Pine	Pinus strobus	6' BB	25
BH	Black Hills Spruce	Picea glauca densata	6' BB	21
N5	Norway Spruce	Picea abies	6' BB	35
		TOTAL		153

DEVELOPER STREET TREE PLANTINGS				
Code	Common Name	Botanical Name	Cont.	Qty.
RL	Redmond Linden	Tilia americana 'Redmond'	2.5' BB	44
AE	American Elm	Ulmus americana	2.5' BB	42
HB	Common Hackberry	Celtis occidentalis	2.5' BB	40
HL	Honey Locust	Gleditsia tricanthos var. inermis	2.5' BB	36
AL	American Linden	Tilia americana	2.5' BB	33
RM	Red Maple	Acer rubrum	2.5' BB	32
SM	Sugar Maple	Acer saccharum	2.5' BB	27
PS	Prairie Stature	Quercus x bimundorum 'Midwest'	2.5' BB	13
		TOTAL		267

BUILDER DISTURBED ACRE PLANTINGS				
Code	Common Name	Botanical Name	Cont.	Qty.
QA1	Quacking Aspen	Populus tremuloides	2.5' BB	17
RB1	River Birch	Betula nigra	2.5' BB	21
GK1	Ginko	Ginkgo biloba	2.5' BB	8
AM1	Autumn Blaze Maple	Acer x freemanii 'Jeffersed'	2.5' BB	17
SO1	Swamp White Oak	Quercus bicolor	2.5' BB	11
		TOTAL		74
BF1	Balsam Fir	Abies balsamea	6' BB	17
NP1	Norway Pine	Pinus resinosa	6' BB	20
WP1	White Pine	Pinus strobus	6' BB	14
BH1	Black Hills Spruce	Picea glauca densata	6' BB	6
NS1	Norway Spruce	Picea abies	6' BB	2
		TOTAL		59

BUILDER STREET TREE PLANTINGS				
Code	Common Name	Botanical Name	Cont.	Qty.
RL1	Redmond Linden	Tilia americana 'Redmond'	2.5' BB	13
AE1	American Elm	Ulmus americana	2.5' BB	13
HB1	Common Hackberry	Celtis occidentalis	2.5' BB	11
HL1	Honey Locust	Gleditsia tricanthos var. inermis	2.5' BB	13
AL1	American Linden	Tilia americana	2.5' BB	15
RM1	Red Maple	Acer rubrum	2.5' BB	10
SM1	Sugar Maple	Acer saccharum	2.5' BB	9
PS1	Prairie Stature	Quercus x bimundorum 'Midwest'	2.5' BB	5
		TOTAL		89

OutLot Cover Mix			
Common	Scientific	Rate	Acre
Oats	Avena sativa	30	lbs/acre
TOTAL		30	lbs

Native Grasses			
Common	Scientific	Rate	Acre
Little Bluestem	Andropogon scoparius	3	lbs/acre
Sideoats Grama Grass	Bouteloua curtipendia	3	lbs/acre
Prairie Dropseed	Sporobolus heterolepis	1	lbs/acre
Blue Grama Grass	Bouteloua gracilis	1	lbs/acre
Quatro Sheep Fescue	Festuca ovina	30	lbs/acre
TOTAL		38	lbs

Native Wildflowers			
Common	Scientific	Rate	Acre
Purple Prairie Clover	Petalostemum purpureum	2	oz/acre
Black-eyed Susan	Rudbeckia hirta	4	oz/acre
Prairie Blazing Star	Liatris pynostachya	2	oz/acre
Common Milkweed	Asclepias synaca	2	oz/acre
Wild Bergamot	Monarda fistulosa	2	oz/acre
TOTAL		12	oz

Lot Cover Mix			
Common	Scientific	Rate	lbs/acre
Redtop	Agrostis alba	2.1	lbs/acre
Perennial Rye	Lolium perenne	14.7	lbs/acre
Timothy	Phleum pratense	2.1	lbs/acre
Canada Bluegrass	Poa compressa	9.8	lbs/acre
Kentucky Bluegrass	Poa pratensis	20.3	lbs/acre
White Clover	Trifolium	2.1	lbs/acre
Chewings Fescue	Festuca rubra	1.2	lbs/acre
Tall Fescue	Festuca arundinacea	1.2	lbs/acre
TOTAL		75.1	lbs.

Seeding Rate: 70 lbs. per acre
* all seeded areas to receive 50 Oats at 50 lbs per acre
* all seeded areas to be mulched with straw at a rate of 2000 lbs per acre and disc anchored

Landscape Architect:



Client:



Project Location:



Certification:

I hereby certify that this plan, plan set, specification or report was prepared by me or under my direct supervision and that I am duly registered Landscape Architect under the laws of the State of Minnesota

Kevin Norby Registration #: 20144
Date: 07.07.2022

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SCHILTGEN FARMSTEAD

LANDSCAPE PLAN

Drawn By: Matt Klein
Checked By: Kevin Norby
Original Issue Date: 05.06.2022
Reissue Date: 07.07.2022

Revisions:	#	By	Date	Remarks
01	MK	220606		Revise per city comments
02	MK	220623		Revise per city comments
03	MK	220707		Revise per city comments

Project Number: City Number:



PLANTING PLAN
SCALE: 1" = 50'

Landscape Architect:



Client:



Project Location:



Certification:

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Kevin Norby Registration #: 20144
Date: 07.07.2022

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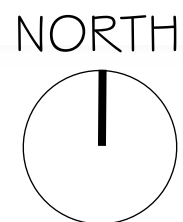
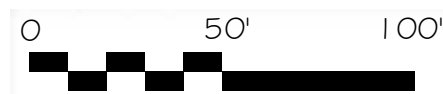
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SCHILTGEN FARMSTEAD LANDSCAPE PLAN

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Project Number: City Number:



Landscape Architect:



Client:



Project Location:



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03	MK	220707	Revise per city comments

Project Number: City Number:

L3 / 6



Landscape Architect:



Norby Associates
Landscape Architects, LLC

Client:



GONYEA
COMPANY

Project Location:



THE CITY OF
LAKE ELMO

Certification:

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03	MK	220707	Revise per city comments

Project Number: City Number:

L4 / 6



Landscape Architect:



Client:



Project Location:



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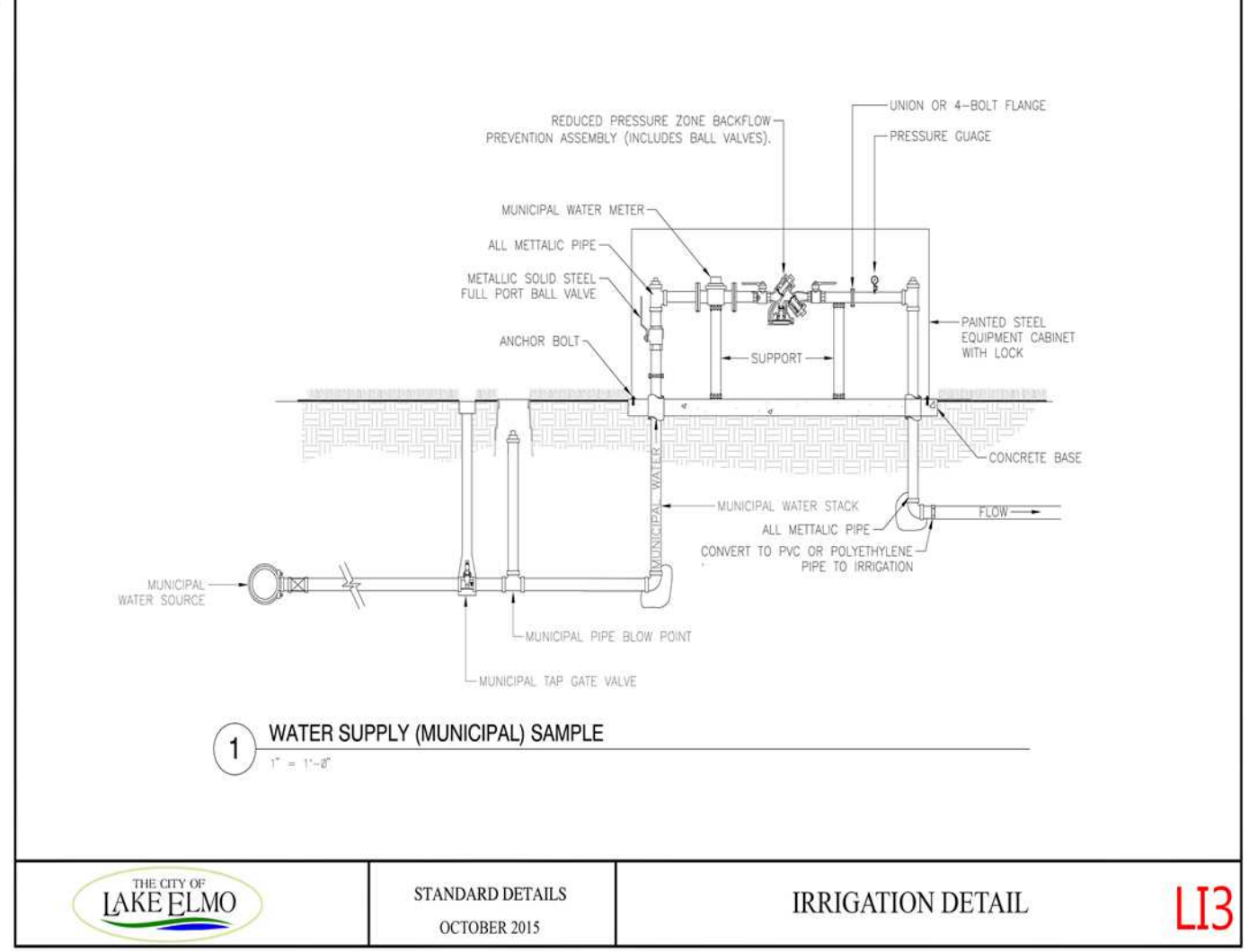
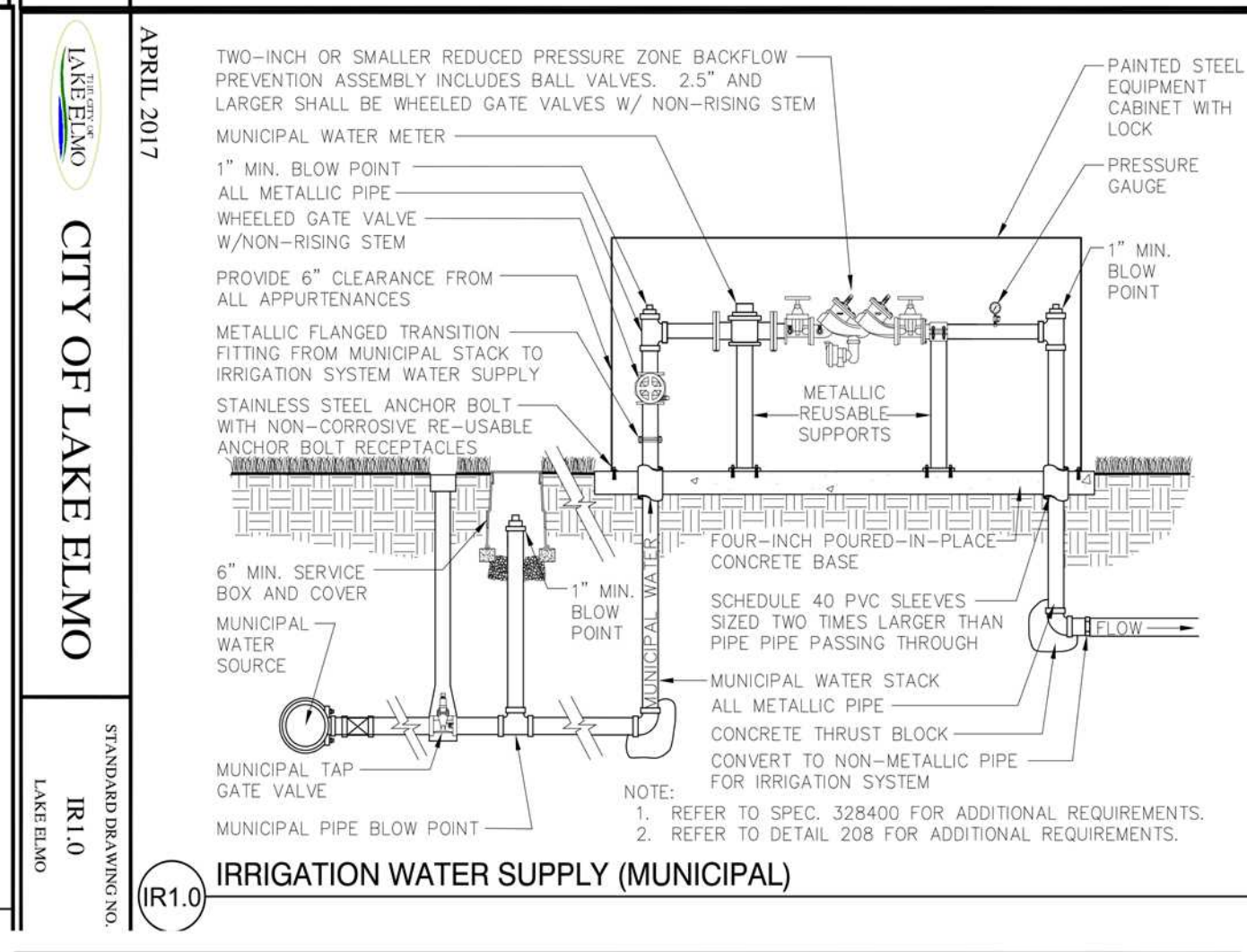
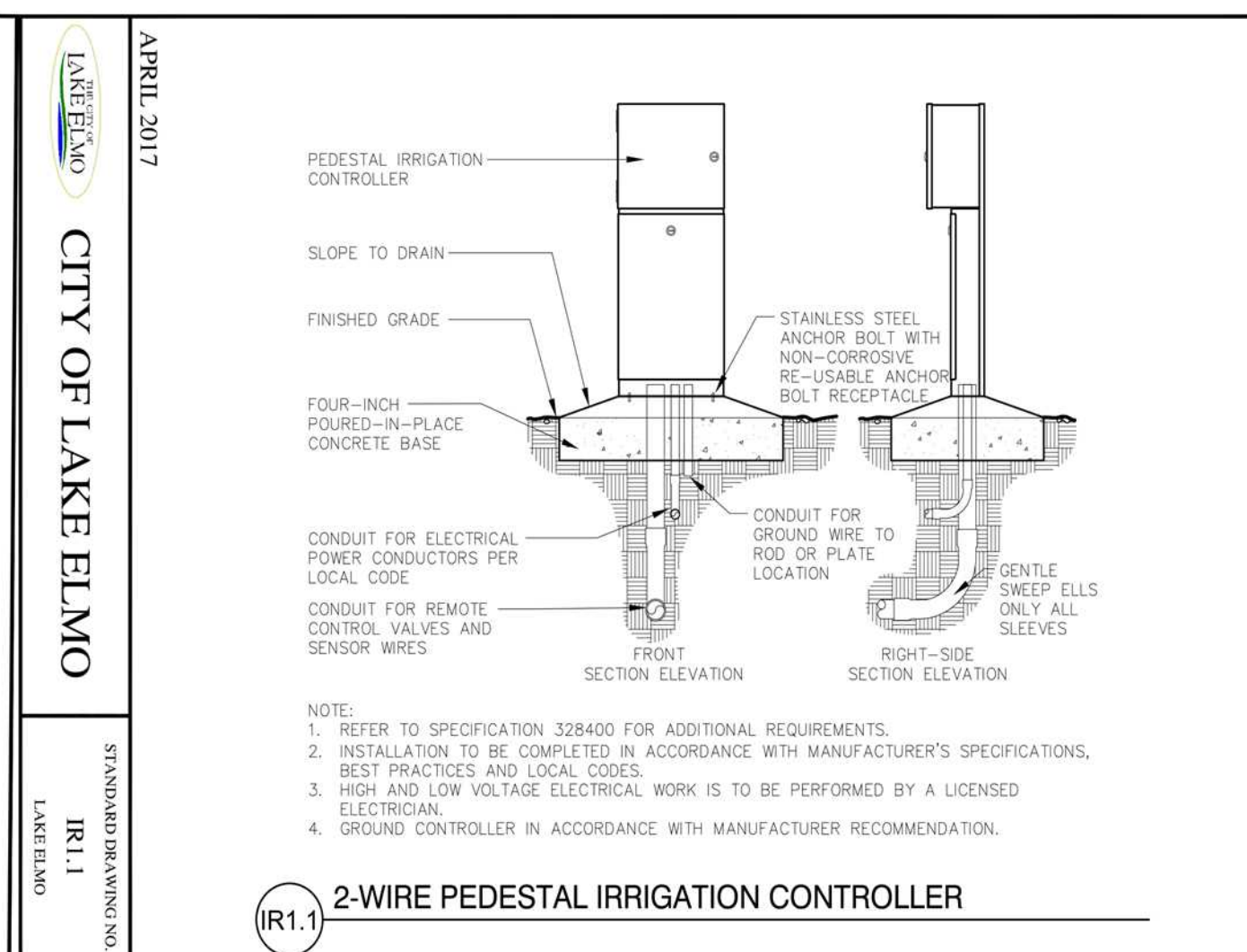
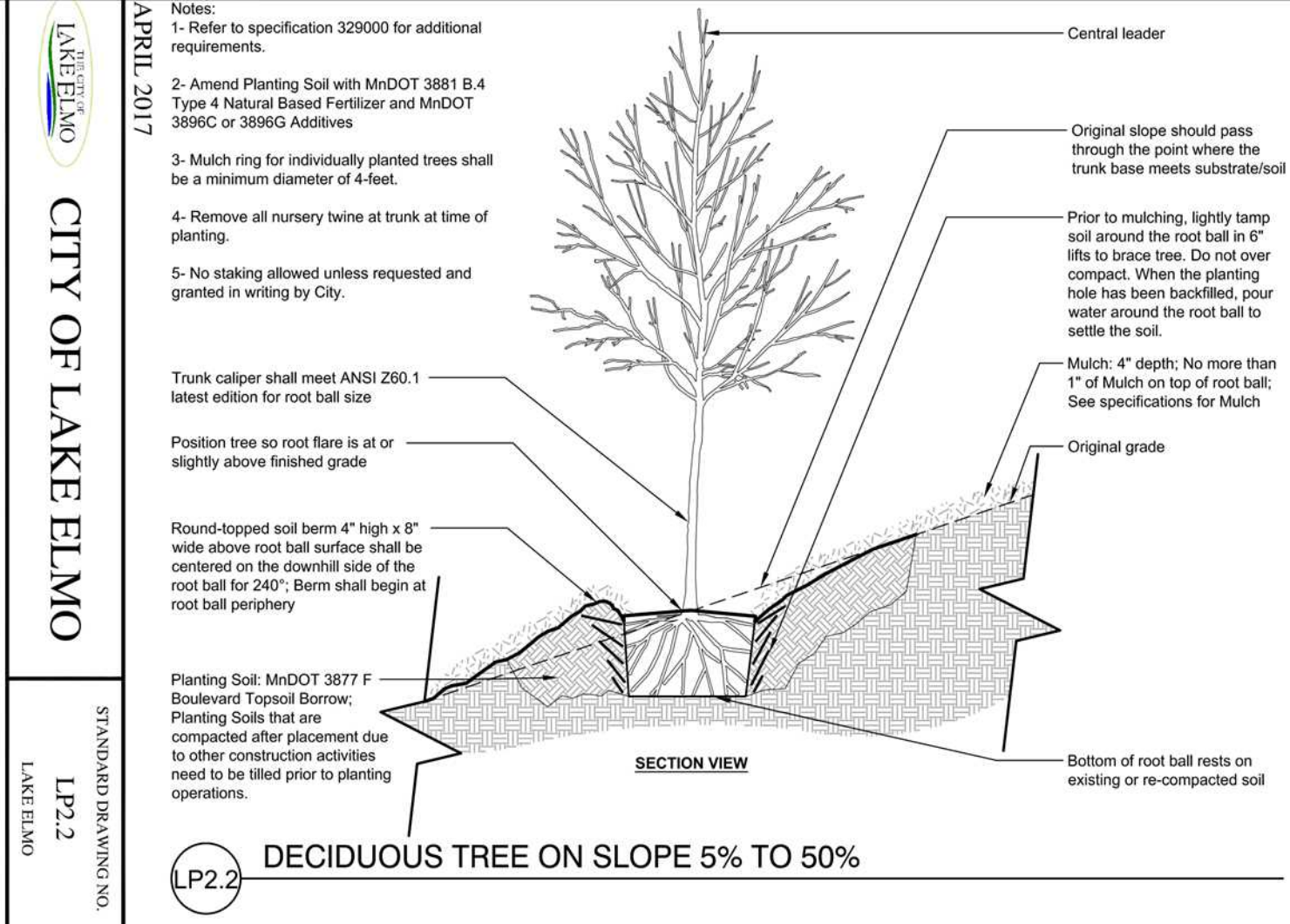
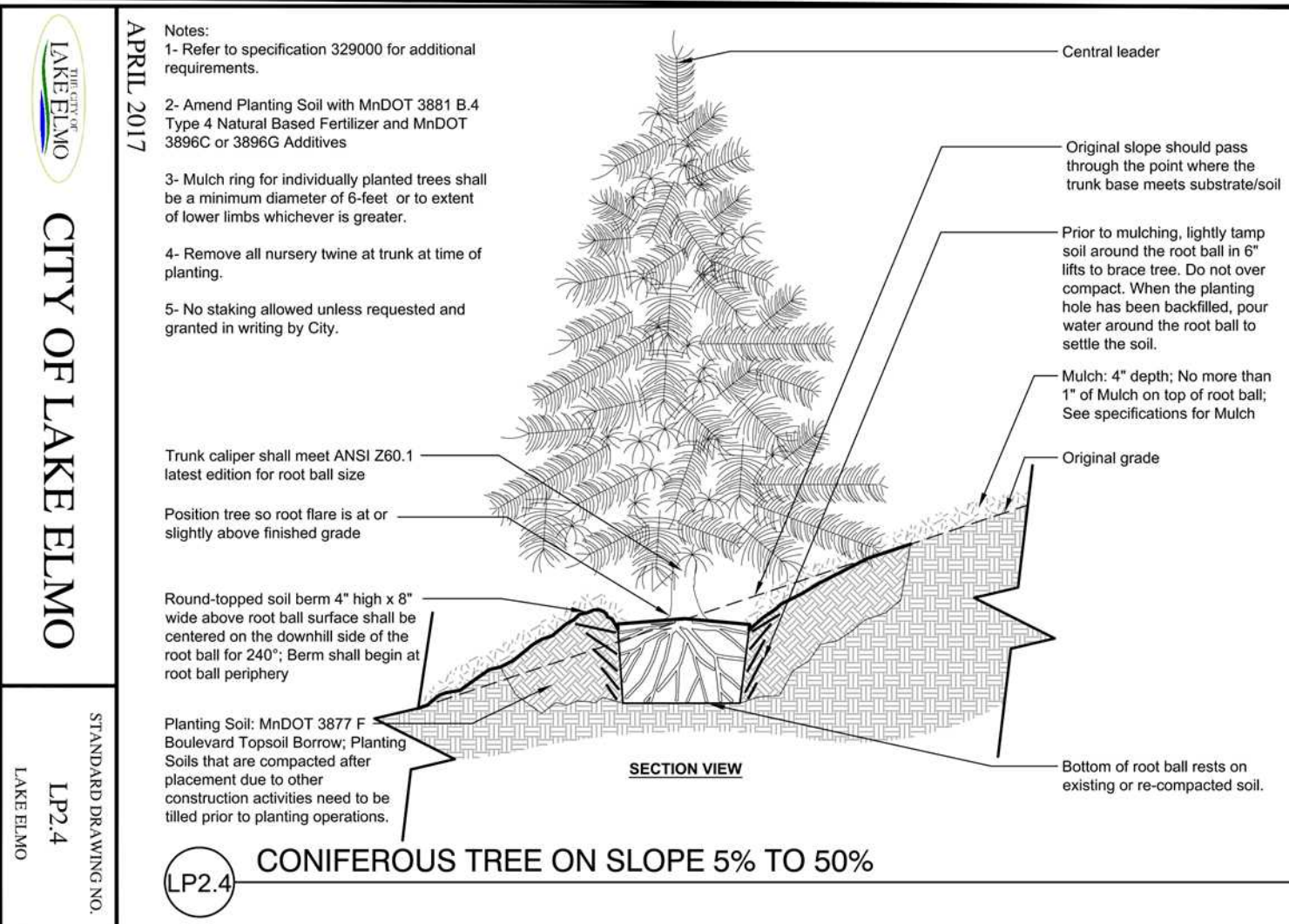
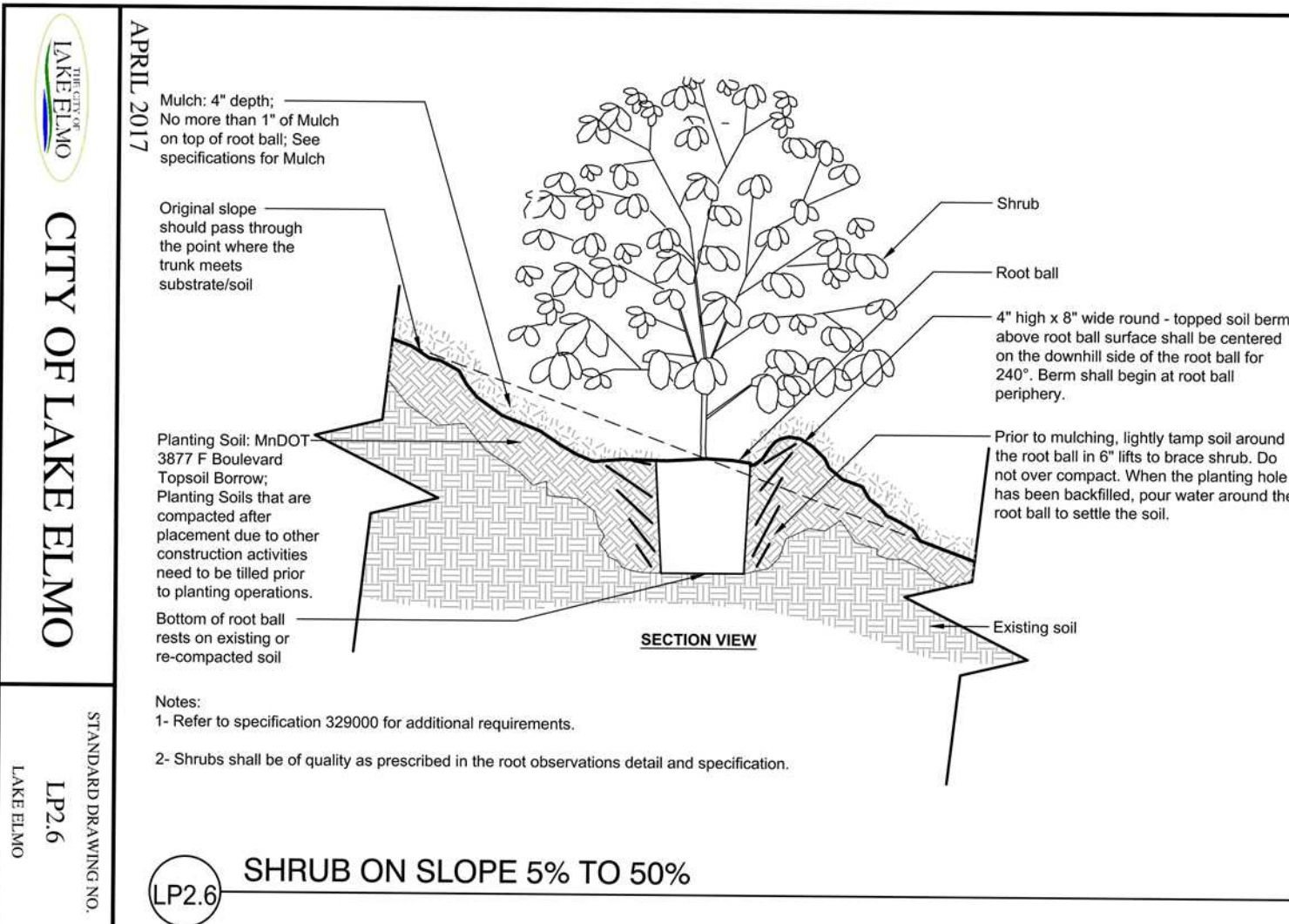
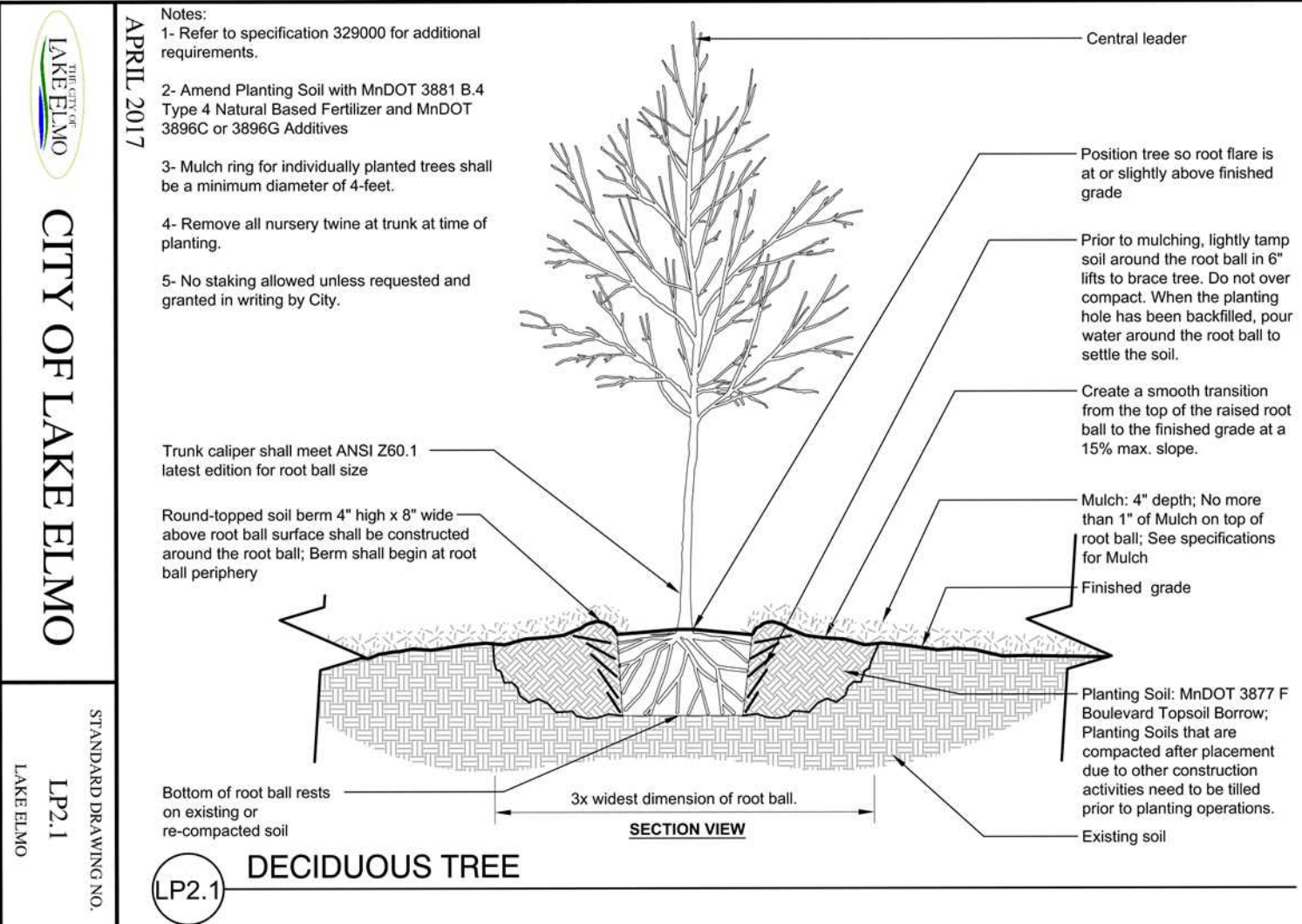
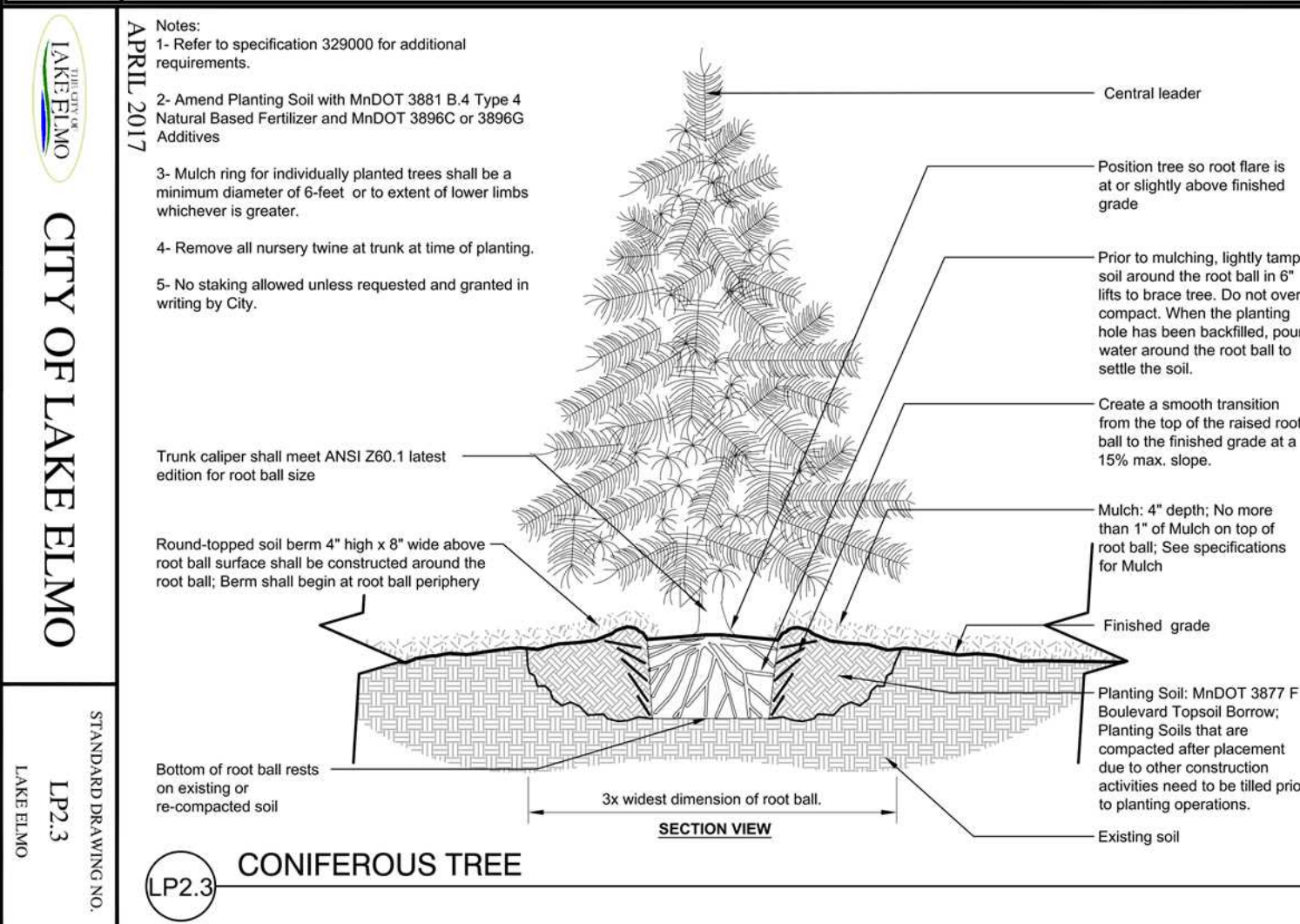
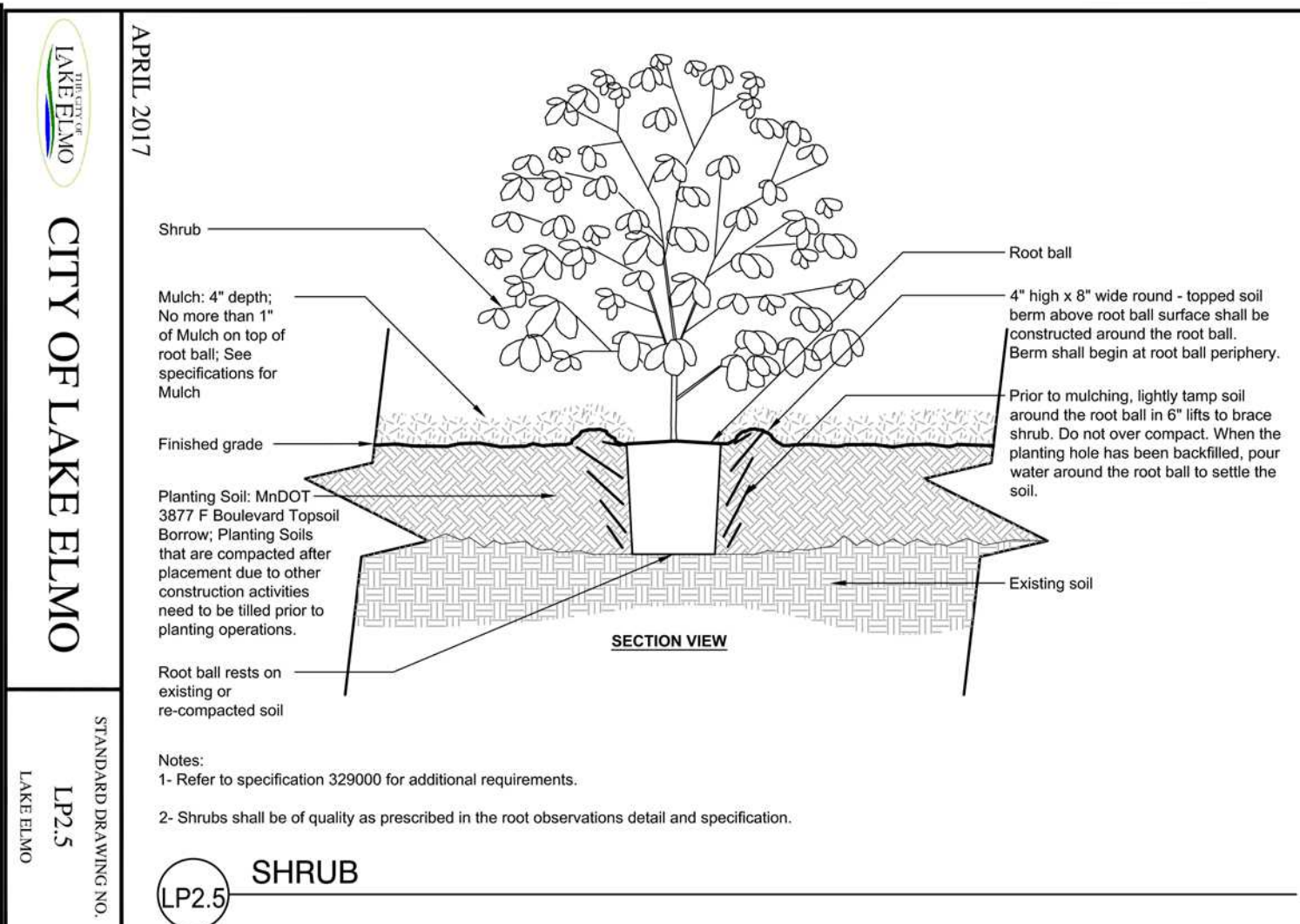
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- STANDARD PLAN NOTES
LANDSCAPE PLANS
- Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utilities exist on-site the Contractor is required to have those located as well.
 - Plant materials shall meet American Standard for Nursery Stock: ANSI Z60.1, latest edition.
 - No plant substitutions shall be made without the prior written authorization from the City.
 - All tree locations to be field staked prior to installation. Contractor to coordinate field review of proposed tree locations with the City and Project Landscape Architect prior to any tree installation.
 - All plants shall be planted immediately upon arrival to project site. No plant material is to be left overnight on the project site without being installed unless written approval by City.
 - All trees, shrubs, perennials, turf lawn and native seeding to have a two-year warranty beginning upon written acceptance by the City. Defective plants as determined by the City shall be replaced within 30 days of notice during the growing season, and replacement materials shall receive the same two year warranty until plants are successfully established.
 - Contractor to protect and maintain all plantings and plant beds, including protection from wildlife, weeding, re-mulching, fertilization, irrigation and all other typical forms of horticultural care until the end of the warranty period as determined and approved by City.
 - All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.
 - An irrigation system or other water supply adequate to support the specified plant materials shall be provided.

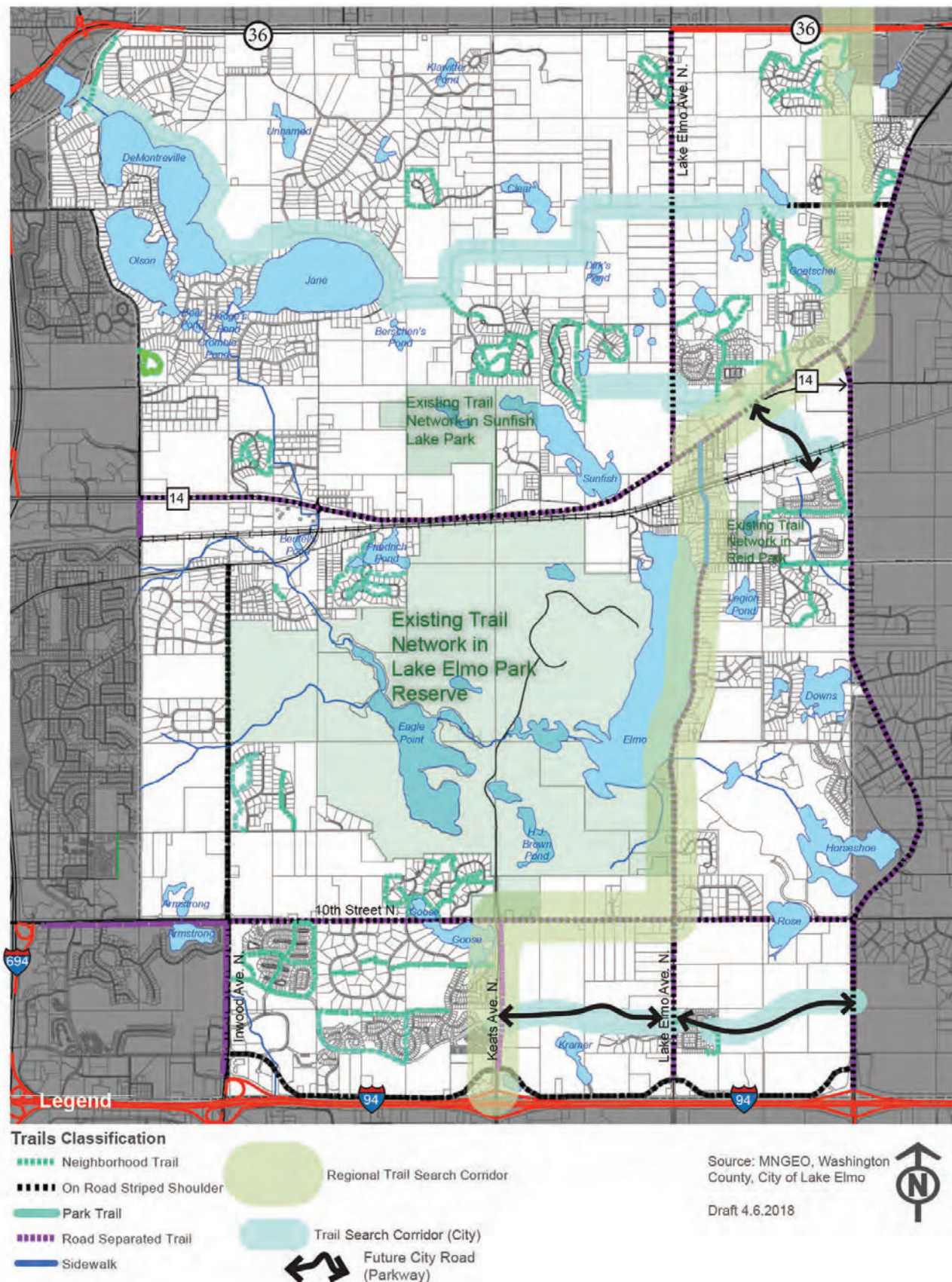
APRIL 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. LP2.0
LAKE ELMO



Map 6-8. Future Trail Plan



6-25

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

