3880 Laverne Avenue North
Lake Elmo, MN 55042

(651) 747-3900
www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Wednesday November 13th 2024
at 6:30 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes of October 28th, 2024
4. Public Hearing
   a) **Royal Golf Conditional Use Permits and Variance.** Royal Golf LLC has submitted two conditional use permits and a variance application for the property located at 11441 20th St. The first conditional use permit is for the addition of pickleball courts to the site, the second conditional use permit is for a clubhouse expansion. The variance is required because the site is over the imperious surface maximum.
   b) **Landscape Ordinance Zoning Text Amendments.** The City has initiated a zoning text amendment to Article VIII Environmental Performance Standards to correct dated language, update standards, and clarify planting/plan standards.
   c) **Capital Improvements Plan.** To review and hear interested persons about the City's 2024 - 2034 Capital Improvement Program (CIP).
5. New/Unfinished Business
   a) **2025 Planning Commission Work Plan.**
6. Communications/Updates
   a) City Council Updates
      i. Lake Elmo Elementary Subdivision, Variance, and Conditional Use Permit – 11/6/2024
      ii. Cannabis Workshop Discussion – 11/12/2024
   b) Upcoming Meetings
      i. November 25th, 2024
      ii. December 9th, 2024
7. Adjourn

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

City of Lake Elmo Planning Commission
Meeting City Council Chambers – 3880 Laverne Avenue North Minutes of Regular Meeting of
October 16, 2024

CALL TO ORDER: Commission Chair Risner called to order the meeting of the Lake Elmo Planning Commission at 6:30 P.M.

COMMISSIONERS PRESENT: Risner, Bohlig, Rehkamp, Steil, Vrieze

COMMISSIONERS ABSENT: Dean

STAFF PRESENT: Community Development Director Jason Stopa, City Planner Sophia Jensen, City Planner Ashley Monterusso, Nathan Fuerst with Bolton & Menk

Pledge of Allegiance: at 6:30 PM

Approve Agenda:
M/S/P: Vrieze/Bohlig made a motion to approve the amended agenda. **Vote: 5-0, motion carried unanimously**

Approve Minutes:
M/S/P: Steil/Rehkamp made a motion to approve the 9-9-2024 meeting minutes. **Vote: 5-0, motion carried unanimously.**

PUBLIC HEARING

a) **Lake Elmo Elementary - Stillwater** Area School District (ISD 834) has submitted subdivision, variance, and conditional use permit requests for the unaddressed parcel northwest of Lake Elmo Avenue North, and 10th Street North, with a PID 2602921440001. The applications are requested to allow establishment of a new public elementary school facility consistent with a bond passed in 2023.

Nathan Fuerst with Bolton & Menk gave presentation and answered questions.

Applicant Mark Drommerhausen, (gave no address) with Stillwater Public School District, ISD 834, spoke regarding the reason for the location and answered questions.

ISD 834 Rep., Valerie Peterson, with Wold Architects & Engineers, 332 Minnesota Street, Suite W2000, St. Paul, spoke and answered questions.

M/S/P: Bohlig / Rehkamp moved to open the public hearing at 7:20 PM. **Vote: 5-0, motion carried unanimously.**

Public Comments:
Phil Dreyer, 11040 12th Street North: has concerns regarding all aspects of this project.
Mary Sue Schrantz, 11040 12th Street North: has concerns regarding all aspects of this project.
Bob & Carrie Mammenga 10699 10th Street North: has concerns regarding traffic and safety factors.
Email: Benjamin Johnson, 10841 10th Street N: has concerns regarding tree mitigation.

M/S/P: Vrieze/Steil moved to close the public hearing at 7:40 PM. **Vote: 5-0, motion carried unanimously.**

M/S/P: Vrieze/Risner moved to recommend City Council approval of the Conditional Use Permit, Variances, and Preliminary Plat requested for the Lake Elmo Elementary School proposed by Stillwater Area Public Schools, ISD 834, with the conditions and findings listed in the staff report. **Vote: AYE 3 (**Risner, Steil, Vrieze**)- Nay 2 (**Bohlig, Rehkamp**) motion carried**

The Planning Commission urges the City Council take a very close look at the tree mitigation, noise and traffic access points.

New/Unfinished Business
N/A

Communications/Updates:

a) **City Council Updates**
   i. Old Village Text Amendment and Design Standards - approved 9/3/24
   ii. Old Village Moratorium – approved 9/3/24
   iii. Open Space Planned Unit Development – approved 10/1/2024
   iv. Oak Land Middle School CUP, Variance, Minor Subdivision – approved 10/1/2024

b) **Upcoming Meetings:**
   i. October 28th – Canceled
   ii. November 13th - Wednesday

Meeting adjourned at 8:03 PM.

Respectfully submitted
Diane Wendt
Permit Technician

STAFF REPORT

DATE: NOVEMBER 13TH 2024
REGULAR
ITEM#: 4a – PUBLIC HEARING
MOTION

TO: Planning Commission
FROM: Sophia Jensen, City Planner
REVIEWED BY: Ashley Monterusso, City Planner
Jason Stopa, Community Development Director
AGENDA ITEM: **Royal Golf Conditional Use Permits and Variance**

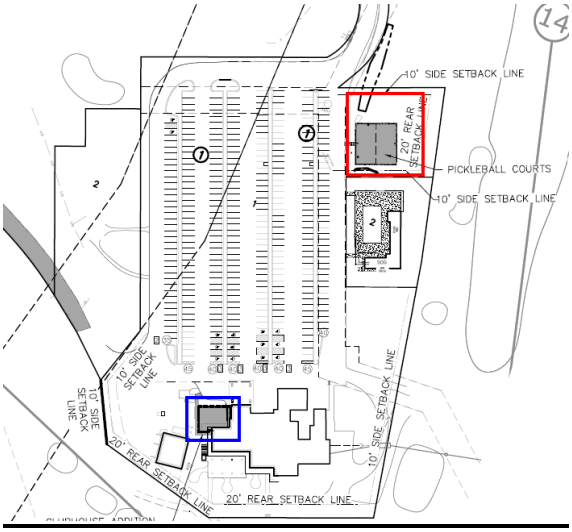
INTRODUCTION:

The City received two conditional use permit applications and a variance application from Royal Development Inc. (the "Applicant") for the property located at 11441 20th St N (The "Subject Property"). The first conditional use permit is to add two pickleball courts to the property as an additional outdoor recreation amenity. The second conditional use permit is for the expansion of the existing clubhouse facility to include expanded restaurant facilities, an indoor golf lesson simulator, and administration space.

To achieve the conditional use permits, the applicant must also request an impervious surface variance. The applicant is seeking flexibility from 105.12.720 Table 10-2, which restricts impervious surface to in the GCC zoning to 30%. Due to the existing lot layout and site improvements, the parcel is already over the impervious surface maximum at ~46% hardcover. The appliants is proposing to add 5,979 square feet of impervious surface, which will bring the property total to 56.31%. The clubhouse parcel serves as the amenity parcel for the larger pervious golf course.

Request Visual

Red box indicates pickleball courts. Blue box indicates clubhouse expansion



ISSUE BEFORE PLANNING COMMISSION:

The Planning Commission is being asked to hold a public hearing and make a recommendation on the conditional use permits and variance request.

GENERAL INFORMATION:

Address:	11441 20th Street North
PID:	25.029.21.12.0010
Existing Zoning:	Golf Course Community (GCC), Shoreland Overlay District, Valley Branch Watershed District
Surrounding Zoning:	North: Golf Course Community South: Golf Course Community East: Golf Course Community West: Golf Course Community
Deadline for Action:	Application Complete – 10/18/2024 60 Day Deadline – 12/17/2024
Applicable Regulations:	Title 103 – Subdivision Regulations Article V – Zoning Administration Article XII – Urban Districts Article XIX – Shoreland Overlay District

REVIEW AND ANALYSIS:

Pickleball CUP: Royal Development is requesting a conditional use permit to add two pickleball courts to their site for member use. This request will add 3,861 square feet of impervious surface to the site. Per LEC 105.12.710 Table 10-1 Outdoor recreational facilities require a conditional use permit. The performance standard for outdoor recreation facility requires that uses, such as playing fields or aquatic centers, that generate substantial traffic must be located off a street that has enough capacity and that it must have two points of access. There are more than two access points to reach the courts, although given the number of courts and use by members who may also be traveling by golf cart, bike, or foot, it has been determined that this request alone would not generate substantial traffic. Landscaping is proposed as part of this request in addition to fence netting to mitigate noise. There is no lighting proposed with the courts.

Clubhouse CUP: Royal Development is also requesting to expand their existing Clubhouse. Per the Royal Golf Planned Unit Development Resolution 2017-93 (Condition No. 2) any expansion to the clubhouse or intensification of use shall require a conditional use permit. The proposed request includes an addition of 2,114 square feet of impervious surface (~5,400 square feet including the second level). The addition is going to house administration space, a golf simulator for lessons, and a shell for a restaurant. Landscaping is proposed as part of this request and a parking plan has been submitted indicating adequate parking is available for all uses on the site.

Variance: The variance request is to allow the property to have a greater maximum impervious coverage percentage that permitted by the City Code (30%). The applicant seeks to increase the parcel's impervious surface to 56.31%, the parcel is already a legal nonconformity at ~46% hardcover. The subject property (10.9 acres) is surrounded by a pervious golf course (roughly

182 acres according to the proposal narrative). When taken as a whole, the golf course's total impervious surface is far below the 30% threshold**.** The function of the golf course requires considering the whole set of parcels; the golf course parcels cannot function as intended without the clubhouse parcel, and vice versa. The variance is required for the proposed conditional use permits to move forward.

CITY AGENCY REVIEW:

This request was distributed to several departments and agencies for review on October 18th, 2024. The following departments provided comments on the applications:

- VBWD Email (10/22/24) - Indicated no watershed permit would be required since the project has been revised to be under the impervious surface permit threshold requirements.
- Fire Department Memo (10/23/24)- Provided comments regarding drive lanes, parking, fire suppression and fire alarms on the site.
- City Engineer Emails (10/29/24) – Provided comments on the watermain easement and potential need for VBWD permit. Plans have since been revised to incorporate watermain comments.
- Landscape Architect (11/1/24)– Provided comments on tree preservation plan requirements and stormwater management. They also provided a comment of support for the variance request given the surrounding green space. A condition of approval has been added to address the tree preservation plan comment.
- MN DNR- No Comment Provided.

FINDINGS:

Conditional Use Permit Findings #1 (Pickleball Courts): City Code Section 105.12.290(a) provides findings required for Conditional Use Permit approval. Staff recommends the following findings:

1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. ***The conditional use permit should not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City. The applicant is proposing adding fencing and nets for sound mitigation. The closest residential property is ~600 ft away.***
2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***Outdoor athletic uses conform to the City of Lake Elmo's Comprehensive Plan, which recognizes a Golf Course on the land formerly known as Tartan Park as a local and regional amenity that the City wishes to maintain.***
3. The use or development is compatible with the existing neighborhood. ***The use is compatible with the existing neighborhood and should provide an additional healthy recreation opportunity for users.***
4. The proposed use meets all specific development standards for such use listed in Article IX specific performance standards. ***With the approval of the variance, the conditional use permit meets all specific development standards of 105.12.540.***
5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Chapter 105.12.1260 (Shoreland Regulations) and Title 100 (Flood Plain Management).

This property is within a flood zone. However, the land use table lists base district uses as an allowed use, subject to a Conditional Use Permit.

6. The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.
   The proposed pickleball courts are designed to be compatible through spacing, screening, and landscaping. The character of the general vicinity should not be changed.
7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
   The closest home to the east is over 600 ft. away from the proposed courts. The applicant is proposing fence netting and landscaping to buffer the use. Staff believe that the spacing and mitigation techniques are sufficient to prevent any potential nuisances.
8. The proposed use will be served adequately by essential public facilities and services.
   The pickleball courts should be adequately served by essential public facilities and services.
9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
   The pickleball courts should not create additional requirements at public cost, nor will it be detrimental to the economic welfare of the community.
10. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
    The pickleball courts should not produce excessive traffic, noise, smoke, fumes, glare or odors. The courts will not include lighting. The applicant is proposing fence netting and landscaping to buffer the use.
11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
    Vehicular approaches to the property are not proposed to be changed and the courts should not create traffic congestion. Because it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles, the pickleball courts are not deemed to cause excessive traffic.
    The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. ***The proposed use will not result in the destruction, loss or damage of the natural environment. The site is already subject to recreational and commercial uses.***

Conditional Use Permit Findings #2 (Clubhouse Expansion): City Code Section 105.12.290(a) provides findings required for Conditional Use Permit approval. Staff recommends the following findings:

1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city.

The conditional use permit should not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City.

2. The use or development conforms to the City of Lake Elmo Comprehensive Plan.
   The clubhouse expansion use(s) conforms to the City of Lake Elmo's Comprehensive Plan, which recognizes a Golf Course on the land formerly known as Tartan Park as a local and regional amenity.
3. The use or development is compatible with the existing neighborhood.
   The clubhouse expansion is consistent with the existing clubhouse area, golf course, and neighborhood.
4. The proposed use meets all specific development standards for such use listed in Article IX Specific Development Standards of Article XII
   With the approval of the variance, the conditional use permit meets all specific development standards listed in Article XII.
5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Chapter 105.12.1260 (Shoreland Regulations) and Title 100 (Flood Plain Management).
   This property is within a flood zone. However, the PUD anticipates the clubhouse as an allowed use with expansions subject to a Conditional Use Permit.
6. The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.
   The clubhouse expansion should be designed, constructed, operated and maintained to be compatible with the existing or intended character of the general vicinity and will not change the essential character of the area.
7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
   The clubhouse expansion should not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
8. The proposed use will be served adequately by essential public facilities and services.
   The clubhouse expansion should not create additional requirements at a public cost, nor will it be detrimental to the economic welfare of the community.
9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
   The clubhouse expansion should not create additional requirements at public cost, nor will it be detrimental to the economic welfare of the community.
10. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
    The proposed use should not be detrimental to any persons, property or general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors. Parking plans are adequate for the proposed expansion. Additionally, it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles to get to the expansion.
11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.

Vehicular approaches to the property are not proposed to be changed and the clubhouse expansion should not create traffic congestion. Because it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles, the proposed clubhouse expansion should not cause excessive traffic.

12. The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance.
The proposed use should not result in the destruction, loss or damage of the natural environment.

Variance Findings: An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 105.12.320 before the City may grant an exception or modification to city code requirements. These criteria are listed below, along with comments from Staff about the applicability of these criteria to the applicant's request. Staff recommends the following findings:

1) Practical Difficulties. A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties - "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.
The lot is an existing legal nonconformity in terms of impervious surface and unique shape (barbell) which encloses the nonresidential activities in the Golf Course Community. Nonresidential/commercial are anticipated in a golf course of this size. The GCC code does not differentiate between the residential and nonresidential uses in the zoning district for impervious surface requirements, although both are required to compose a golf course community.

2) Unique Circumstances. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
The subject property is the location for parking for the surrounding golf course, clubhouse, amenities, and administrative spaces and as such, it is necessary for the subject property to contain greater impervious coverage. The function of the golf course requires the whole set of parcels; the golf course landscape parcels cannot function as intended without the clubhouse parcel, and vice versa.

3) Character of Locality. The proposed variance will not alter the essential character of the locality in which the property in question is located.
The variance will not impact the essential character of the area. The subject property is surrounded by a pervious golf course, which the subject property provides parking and other facilities for. The overall impervious coverage increase for the parcel holistically should not alter the essential character of the community.

4) Adjacent Properties and Traffic. The proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially

increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

The subject property is adequately buffered from residential properties through green space and landscaping and as such the variance should not impair adjacent properties.

RECOMMENDED CONDITIONS OF APPROVAL:

Pickleball CUP:

1. The applicant must obtain all other necessary City, state, and other governing body permits and approvals prior to release of the final plat for recording.
2. The applicant shall address the comments and corrections in the Landscape Architects Memo Dated 11/1/2024.
3. Any desire to add lighting, additional courts, or change fencing shall constitute a conditional use permit amendment. This shall not apply to maintenance or repair.
4. If approved, this conditional use permit shall expire if the work does not commence within 12 months of the date of granting the conditional use permit.

Clubhouse CUP:

1. The applicant must obtain all other necessary City, state, and other governing body permits and approvals prior to release of the final plat for recording.
2. The applicant shall address the comments and corrections in the Landscape Architects Memo Dated 11/1/2024
3. The clubhouse addition shall be similar or compatible with the style and composition of the existing structure.
4. Any expansion of the Clubhouse beyond this approval shall require a conditional use permit amendment.
5. If approved, this conditional use permit shall expire if the work does not commence within 12 months of the date of granting the conditional use permit.

Variance:

1. The variance is for an impervious surface total of 56.31% of the lot.
2. If approved, this variance shall expire if the work does not commence within 12 months of the date of granting the variance.

PUBLIC COMMENT:

A public hearing notice was sent to surrounding properties on October 28th, 2024. A public hearing notice was published in the City's official newspaper on November 1st, 2024.

RECOMMENDATIONS:

Staff recommends that the Planning Commission recommend approval of the requests from Royal Development for the property located at 11441 20th Street North. Suggested Motions:

"Move to recommend approval of the Royal Development impervious surface variance request based on the findings of fact and conditions presented in the staff report."

AND

"Move to recommend approval of the Royal Development outdoor athletic facility conditional use permit request for pickleball courts based on the findings of fact and conditions presented in the staff report."

AND

"Move to recommend approval of the Royal Development conditional use permit request for the expansion of the clubhouse based on the findings of fact and conditions presented in the staff report."

ATTACHMENTS:

1) Location Map
2) Land Use Applications
3) Project Plans and Written Statements
4) Valley Branch Watershed District Email (10/22/2024)
5) Fire Dept. Memo (10/23/24)
6) City Engineer Email (10/29/2024)
7) Landscape Architect (11/1/2024)

ArcGIS Web AppBuilder

11/4/2024, 11:10:13 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Parcels

Municipals

DNR Protected Waters ID

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

THE CITY OF LAKE ELMO

651-747-3900
3880 LaverneAvenue North
Lake Elmo, MN55042

CONDITIONAL USE PERMIT APPLICATION

Property Owner: Royal Golf Club, LLC
Address: 11455 20th Street North, Lake Elmo, MN 55042
Phone # 651-505-9051
Email Address: jparsons@royalclubmn.com

Fee Owner: Royal Golf Club, LLC
Address: 11455 20th Street North, Lake Elmo, MN 55042
Phone # 651-505-9051
Email Address: jparsons@royalclubmn.com

Property Address: 11441 (11445) 20th Street North, Lake Elmo, MN 55042
PID#: 25.029.21.12.0010

Engineer Name and Email: Brian Krystofiak (Carlson McCain), bkrystofiak@carlsonmccain.com

Detailed Reason for Request: We would like to construct an addition to the existing Clubhouse that would immediately provide space for indoor golf instruction as well as administrative space to be used by Royal Golf Club staff, and would additionally provide a shell for a future restaurant to be located on the lower level of the building. All such proposed uses are either permitted or conditional uses within GCC Districts.

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

Signature of applicant: John Parsons Date: Sept. 24th, 2024

Signature of property owner: _____ Date: 9/24/2024

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

THE CITY OF LAKE ELMO

651-747-3900
3880 LaverneAvenue North
Lake Elmo, MN55042

CONDITIONAL USE PERMIT APPLICATION

Property Owner: Royal Golf Club, LLC
Address: 11455 20th Street North, Lake Elmo, MN 55042
Phone # 651-505-9051
Email Address: jparsons@royalclubmn.com

Fee Owner: Royal Golf Club, LLC
Address: 11455 20th Street North, Lake Elmo, MN 55042
Phone # 651-505-9051
Email Address: jparsons@royalclubmn.com

Property Address: 11441 20th Street North, Lake Elmo, MN 55042
PID#: 25.029.21.12.0010

Engineer Name and Email: Brian Krystofiak (Carlson McCain), bkrystofiak@carlsonmccain.com

Detailed Reason for Request: We would like to construct an outdoor recreational space to be utilized by our members, which is a conditional use in the GCC District

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

Signature of applicant: John Parsons Date: Sept. 24th, 2024

Signature of property owner: _____ Date: 9/24/2024

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

THE CITY OF LAKE ELMO

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

VARIANCE APPLICATION

Applicant: Royal Golf Club, LLC
Address: 11455 20th Street North, Lake Elmo MN 55042
Phone # 651-505-9051
Email Address: jparsons@royalclubmn.com

Fee Owner: Royal Golf Club, LLC
Address: 11455 20th Street North, Lake Elmo MN 55042
Phone # 651-505-9051
Email Address: 24

Engineer: Brian Krystofiak (Carlson McCain)
Address: 3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449
Phone # 763-489-7905
Email Address: bkrystofiak@carlsonmccain.co

Property Location (Address): 11441 (11455) 20th Street North, Lake Elmo, MN 55042
Complete Legal Description:
Lot 1, Block 1, The Royal Golf Club Pool and Fitness, Washington County, MN
PID#: 25.029.21.12.0010

Detailed Reason for Request: Applicant is seeking to construct (i) an addition on the existing clubhouse located on the property and (ii) an outdoor recreactionsl space, specifically including pickleball courts, to be located to the north of the existing Pool and Fitness Center, between Hole 14 of the Golf Course and the existing parking lot. *Cont.

*Variance Requests: As outlined in LEC Section 103.00.110 (c), the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows: Please see attached Variance Request providing details for practical difficulties
(1) Reasonablenes: Cont.
(2) Unique Circumstances: Cont.
(3) Essential Character of Neighborhood: Cont.

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

Signature of applicant: John Parsons, Project Manager Date: Oct. 18th, 2024

Signature of fee owner: John Parsons, Project Manager Date: Oct. 18th, 2024

Variance Request- Practical Difficulties:

(1) Reasonableness: The Royal Golf Club's proposed use of the property is reasonable in that provided the City issues a Conditional Use Permit, as requested by the Royal Golf Club, the proposed addition to the existing clubhouse and the proposed outdoor recreational space would otherwise be consistent with (i) the existing land use, (ii) the City of Lake Elmo's Comprehensive Plan, and (iii) is consistent with the existing neighborhood.

(2) Unique Circumstances: There are unique circumstances associated with the property which are not caused by the applicant, including (i) the odd shape of the property, and (ii) the need for a large parking lot to serve the property and surrounding parcels.

(3) Essential Character of Neighborhood: The variance, if granted, will not alter the essential character of the locality.

Detailed Reason for Request

Applicant is seeking to construct (i) an addition onto the existing clubhouse located on the property and (ii) an outdoor recreational space, specifically including pickleball courts, to be located to the north of the existing Pool and Fitness Center, between Hole 14 of the Golf Course and the existing parking lot. Pursuant to Section 105.12.720, Table 10-2 of the City of Lake Elmo City Code, the maximum impervious coverage permitted in the Golf Course Community district is 30%. The existing impervious coverage, plus the additional impervious coverage following the proposed addition onto the existing clubhouse and proposed outdoor recreational space would exceed the permitted impervious coverage as it would be at approximately 56.31%.

Written Statements

a. Owner of Record:

Royal Golf Club, LLC, a Minnesota limited liability company. 11455 20th Street North, Lake Elmo, MN 55042, Phone: 651-505-9051

Managers/Directors: Hollis Cavner

Authorized Agents/Representatives: John Parsons, 11455 20th Street North, Lake Elmo, MN 55042, Phone: 651-505-9051

b. Site Data: The Property address is 11441 20th Street North, Lake Elmo, MN 55042. The current zoning of the Property is Golf Course Community. The Property is approximately 10.9 acres (476,865 SF). The PID is 25.029.21.12.0010. The current legal description is Lot 1, Block 1, The Royal Golf Club Pool and Fitness, Washington County, MN. Land is currently used as part of a golf course and fitness center, specifically, this parcel includes, a maintenance facility/storage building and clubhouse serving the existing golf course, a drive way to access the existing clubhouse and a parking lot to serve the clubhouse and golf course.

c. City Code Provisions Seeking Variance From: Lake Elmo City Code, Section 105.12.720, Table 10-2 – Maximum Impervious Coverage for GCC Districts

d. Written Description of Proposal: The proposal is to permit the property to have a greater maximum impervious coverage percentage that permitted by the City Code. Allowing such greater maximum impervious coverage would allow the Royal Golf Club to (i) construct an addition on to the existing Clubhouse, the exterior of such addition will mirror the existing Clubhouse, which said addition will be approximately 5,400 square feet; and (ii) to construct an outdoor recreational space to be located to the north of the existing Pool and Fitness Center, between Hole 14 of the Golf Course and the existing parking lot, which said new outdoor recreational space will be approximately 3,861 square feet and will include pickleball courts. Specifically, the applicant seeks to have a variance from the City Code to allow for a maximum impervious coverage on the property in excess of what is permitted under the City Code. Based on site plans provided by applicant's engineer, applicant would need to be permitted 56.31% impervious coverage as opposed to 30%.

e. Narrative on Pre-Application Discussions: The applicant was notified by the City Planner of a potential need for a variance for maximum impervious coverage during the City's review of the Royal Golf Club's CUP application to permit construction of an addition to the existing clubhouse and a outdoor recreational facility. Following review of additional information and plan provided by the Royal Golf Club, the City Planner notified the Royal Golf Club of the need to request a variance from the maximum impervious coverage requirements of the City Code. Prior to being notified of the need to request a variance, the issue had not been brought to the applicant's attention.

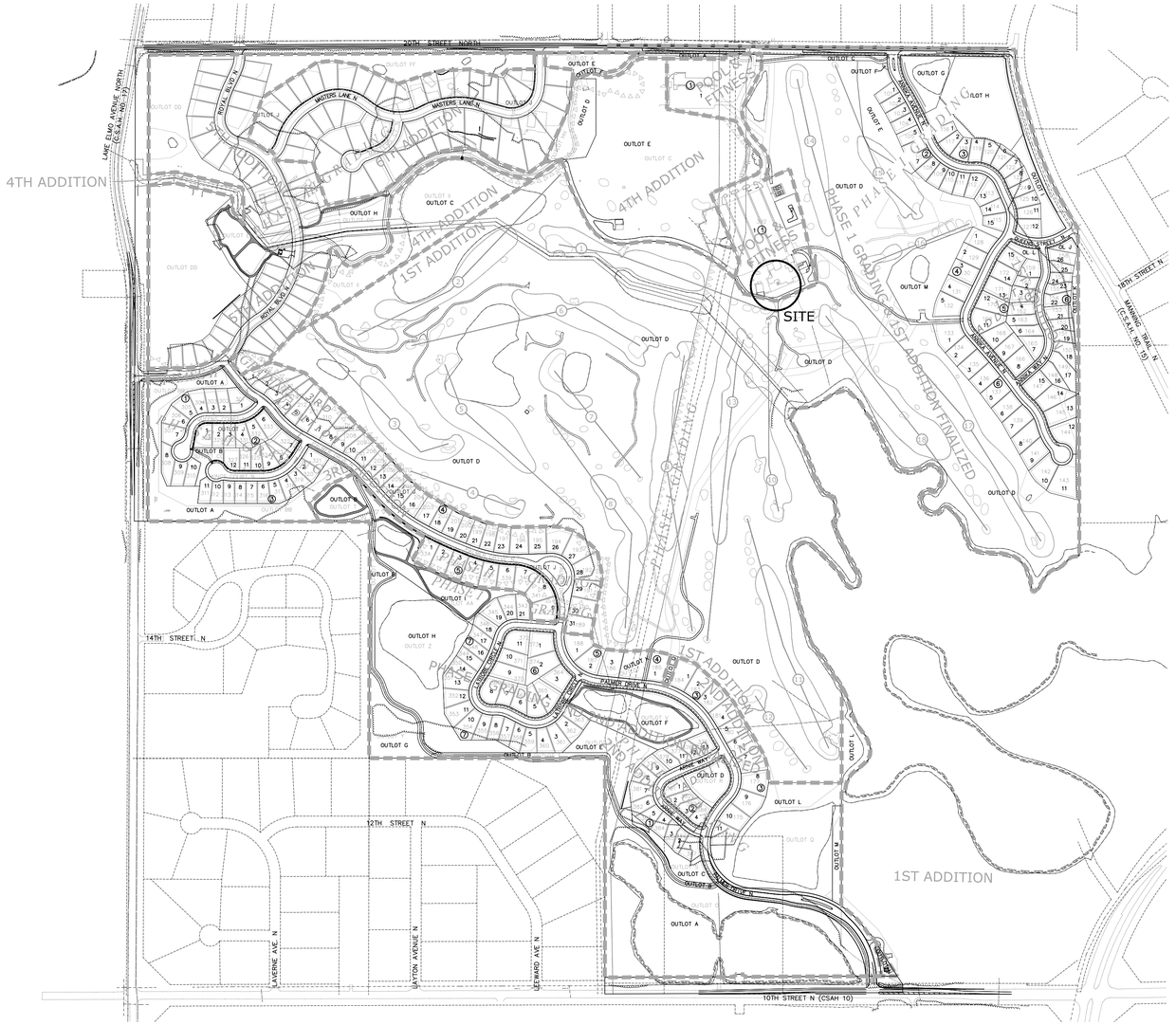
f. Practical Difficulties: Strict enforcement of Lake Elmo City Code, Section 105.12.720, Table 10-2 – Maximum Impervious Coverage for GCC Districts would cause practical difficulties for various reasons. First, the existing impervious coverage of the parcel is greater than 30%, and a reduction of the parcel's impervious coverage to be below 30% is not feasible. Second, the parcel is unique in shape and was constructed to be situated almost entirely within the boundary of surrounding parcels which make up the majority of the golf course which the subject parcel serves. Specifically, the subject parcel includes (i) the maintenance facilities and storage shop which houses the maintenance equipment and other golf course equipment necessary for the golf course to operate, (ii) the clubhouse and administrative offices of the golf course, and (iii) the driveway and parking lot which provides access to the shop, the clubhouse, and the golf course in general. The subject parcel was designed and laid out so as to be as de minimis in nature as it could be, while still adequately serving the access, parking, and operational needs of the surrounding golf course. Additionally, the subject parcel was laid out in a manner which would permit access between the clubhouse and administrative offices and 20th Street N without the need of easement or access agreements. Most City Code requirements were designed with more standard lot shapes in mind, and such requirements do not always apply well to uniquely shaped parcels.

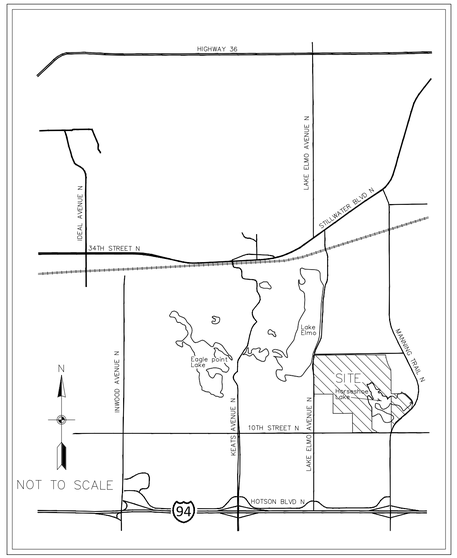
g. Unique Circumstances: The subject property is subject to Lake Elmo City Code Section 105.12.410, which requires that due to the subject property being a golf course, it must maintain at least 5 spaces per hole plus additional space for meeting or restaurant facilities. As such, the subject property is required, at a minimum, to maintain a certain amount of impervious coverage to support to surrounding golf course. Being that the subject property is the location of all of the parking for the surrounding golf course, as well as the site of the necessary maintenance facilities, clubhouse and administrative offices serving the golf course and the access road to get to such parking and other facilities, it is necessary for the subject property to contain greater impervious coverage. The unique shape of the subject parcel was designed to be de minimis in nature as to not have a greater impact on the surrounding golf course or residential community, while still providing the surrounding golf course facility with the necessary parking and access as required by the City Code.

h. Essential Character: The variance, if granted, would not alter the essential character of the locality. Although applicant is requesting an increase to the maximum impervious coverage on the subject property, because the subject property is surrounded by an almost entirely pervious golf course which the subject property provides parking and other facilities for, the overall impervious coverage for the "neighborhood" as a whole would not be altered in any significant manner. Although the subject property is roughly 10.9 acres in area, it provides the parking, driveway access and operational facilities for the surrounding golf course and pool & fitness center, which combined is additional roughly 182.2 acres for a total of roughly 193.1 acres. Altogether, the subject parcel is roughly 5.6% of the total area that makes up the golf course facility. If the maximum impervious coverage was increased to 60% of the subject parcel, that would equal roughly 6.36 acres (10.9 acres * 60%), which would equal roughly 3.1% of the entire golf course facility. As such, an increase in the maximum impervious coverage on the subject parcel should be considered insignificant

compared to the entire golf course facility, and should therefore not be considered to alter the essential character of the locality.

The Royal Golf Club at Lake Elmo
Clubhouse Addition
11455 20th St. N
Construction Plans
Lake Elmo, Minnesota





VICINITY MAP

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS & REMOVALS PLAN
3. OVERALL SITE
4. SITE, GRADING & EROSION CONTROL PLAN
5. DETAILS
6. LANDSCAPE PLAN

N

0 200 400 800

(IN FEET)

BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

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

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Date: 9/20/2204 License #: 25063

Drawn: JJO
Designed: BJK
Date: 9/20/2024

Revisions:
1. 9/20/2024 Per City Comments
2. 10/22/2024 Rev Sheet 3

THE ROYAL GOLF CLUB
11455 20th Street North
Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - CLUBHOUSE ADDITION
Lake Elmo, MN

COVER

1 of 6

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#6036

PARKING LOT

EX. ROCK PAVERS

EXISTING PAVER PATIO

EXISTING CONCRETE SURFACE

COVERED ENTRY

CLEAR AND GRUB

REMOVE EXISTING STAIRCASE

CLEAR & GRUB

REMOVE & DISPOSE OF EXISTING RETAINING WALLS

REMOVE & DISPOSE OF EXISTING STAIRS & HAND RAIL

EXISTING CONCRETE PAD WITH FLAG POLE

REMOVE LANDSCAPING

EXISTING WALL

EXISTING GENERATOR PAD

REMOVE & DISPOSE OF EXISTING OUTER WALL OF CLUBHOUSE

EXISTING CLUBHOUSE FLOOR = 927.16
LOWER FLOOR = 916.66

REMOVE & DISPOSE OF EXISTING CONCRETE APRON/PATIO

EXISTING GARAGE

EXISTING DRIVE

922 920 918 916 914 912 910 908

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
OUTLOT LINE		
LOT LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
LIGHT POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
TREELINE		
SOIL BORING		
	CONIFEROUS	DECIDUOUS
TREE		
TREE REMOVAL		

N

0 5 10 20
(IN FEET)

BENCHMARKS

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THE ROYAL GOLF CLUB
11455 20th Street North
Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - CLUBHOUSE ADDITION
Lake Elmo, MN

REMOVALS

2 of 6

#6036

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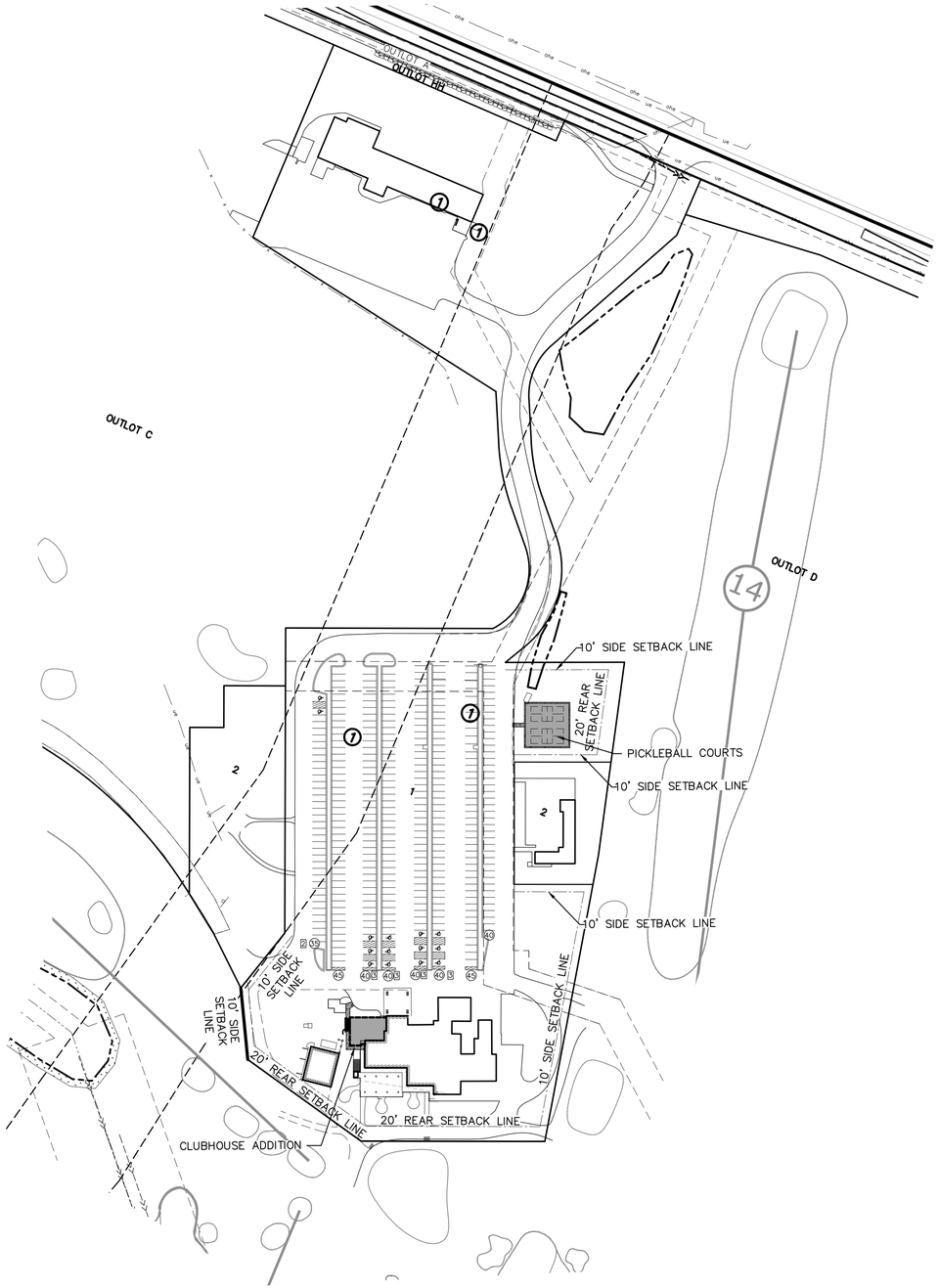

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
OUTLOT LINE		
LOT LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
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SILT FENCE		
TREE FENCE		
TREELINE		
SOIL BORING		
	CONIFEROUS	DECIDUOUS
TREE		
TREE REMOVAL		

LOT 1 BLOCK 1 IMPERVIOUS CALCULATIONS
(EXCLUDES PROPOSED PICKLEBALL COURTS):

EXISTING IMPERVIOUS TO REMAIN	262,544 SF
NEW IMPERVIOUS (PICKLEBALL)	3,861 SF
NEW IMPERVIOUS (CLUBHOUSE)	2,114 SF
PERVIOUS	208,339 SF
TOTAL LOT AREA	476,858 SF
IMPERVIOUS %	56.31%

CLUBHOUSE ADDITION USES:

MAIN LEVEL	
OFFICE	367 SF
GOLF SIMULATORS	783 SF
HALLWAY/STORAGE/HVAC	519 SF
LOWER LEVEL	
RESTAURANT	2,113 SF
KITCHEN/OFFICE/JANITORIAL	1,617 SF

TOTAL PARKING SPACES – 339
TOTAL HANDICAPPED SPACES – 14

49 DENOTES HANDICAPPED PARKING STALL
5 DENOTES STANDARD PARKING STALL

N

0 5 10 20
(IN FEET)

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2. 10/22/2024 Revise Pickleball Court Impervious

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THE ROYAL GOLF CLUB AT LAKE ELMO - CLUBHOUSE ADDITION
Lake Elmo, MN

OVERALL SITE

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#6036

PARKING LOT

EXISTING CONCRETE SURFACE

COVERED ENTRY

EX. ROCK PAVERS

EXISTING PAVER PATIO

ADJACENT GRADE AT 928.0 FOR DRAINAGE

PROPOSED ADDITION
UPPER FLOOR = 927.16 (MATCH EX.)
LOWER FLOOR = 916.66 (MATCH EX.)

EXISTING CONCRETE PAD WITH FLAG POLE

PLACE SILT FENCE OR BIO-LOGS AT CONSTRUCTION LIMITS

EXISTING WALL

EXISTING GENERATOR PAD

EXISTING GARAGE

EXISTING DRIVE

EXISTING CLUBHOUSE
FLOOR = 927.16
LOWER FLOOR = 916.66

MATCH EXISTING CONCRETE

PLACE SILT FENCE OR BIO-LOGS AT CONSTRUCTION LIMITS

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
OUTLOT LINE		
LOT LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
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SILT FENCE		
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	CONIFEROUS	DECIDUOUS
TREE		
TREE REMOVAL		

N

0 5 10 20
(IN FEET)

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THE ROYAL GOLF CLUB AT LAKE ELMO - CLUBHOUSE ADDITION
Lake Elmo, MN

SITE, UTILITY & GRADING & EROSION CONTROL PLAN

4 of 6

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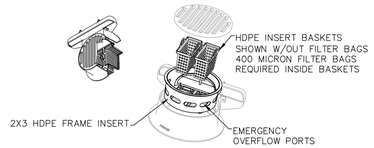
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

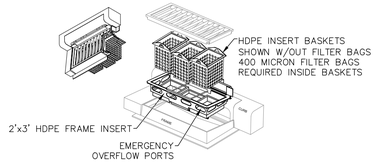
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

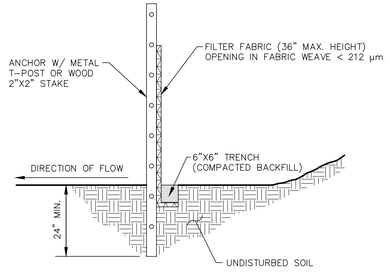
INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

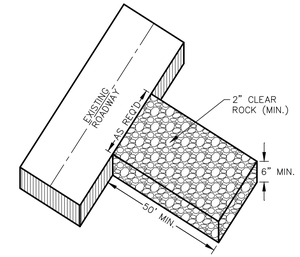
SILT FENCE



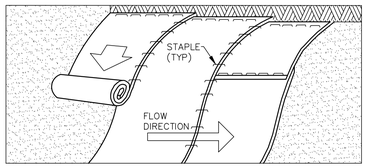
NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

ROCK CONSTRUCTION ENTRANCE



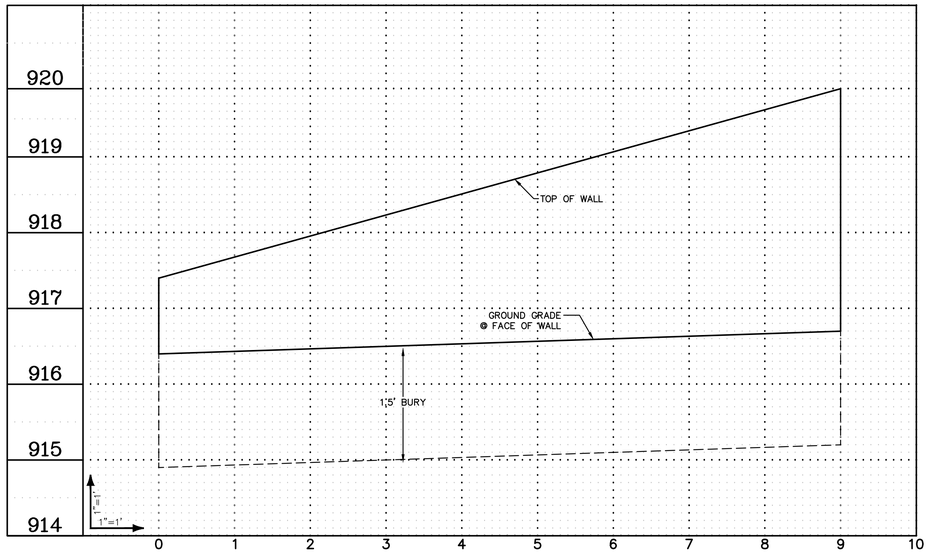
EROSION CONTROL BLANKET



NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

MODULAR RETAINING WALL (32 SF)



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DETAILS

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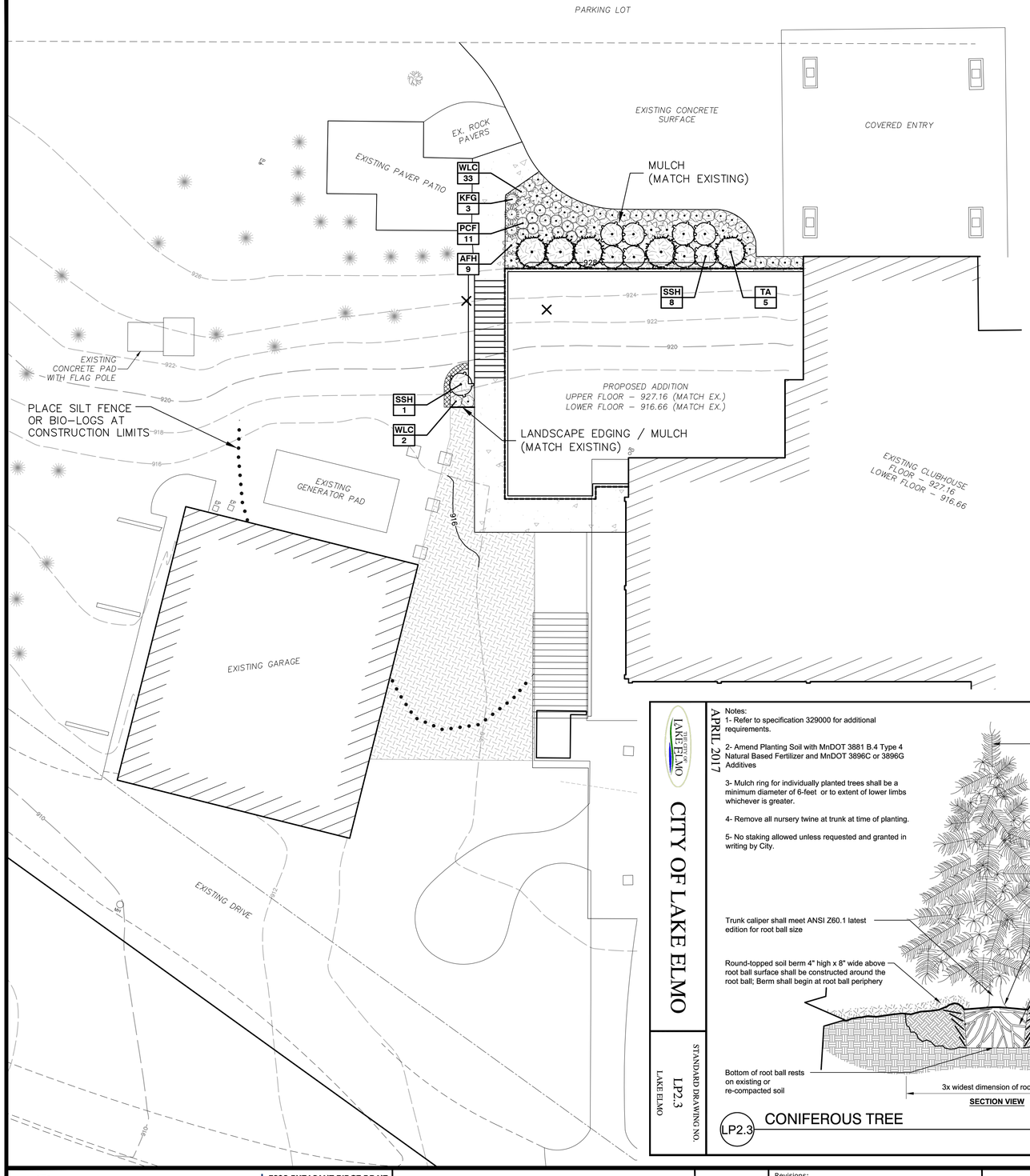
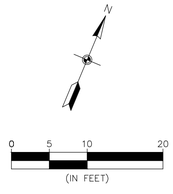




PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	TA	5	Thuja occidentalis 'Techny'	Techny Arborvitae	6` Ht.	B&B
SHRUBS						
	SSH	9	Hydrangea paniculata 'Rensun'	Strawberry Sundae Hydrangea	#5 Cont.	
GRASSES						
	KFG	3	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
PERENNIALS						
	PCF	11	Echinacea purpurea	Purple Coneflower	#1 Cont.	
	AFH	9	Hosta 'Angel Falls'	Angel Falls Hosta	#1 Cont.	
	WLC	35	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	#1 Cont.	
GROUND COVERS						
	HWM	480 sf	Hardwood Mulch Non-Woven Geotextile Incidental	Double Shredded Hardwood Mulch	4" Depth	
	SOD	960 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	

STANDARD PLAN NOTES

LANDSCAPE PLANS

1. 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.
2. Plant materials shall meet American Standard for Nursery Stock: ANSI Z60.1, latest edition.
3. No plant substitutions shall be made without the prior written authorization from the City.
4. 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.
5. 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.
6. 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.
7. 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.
8. All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.
9. 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

APRIL 2017

CITY OF LAKE ELMO

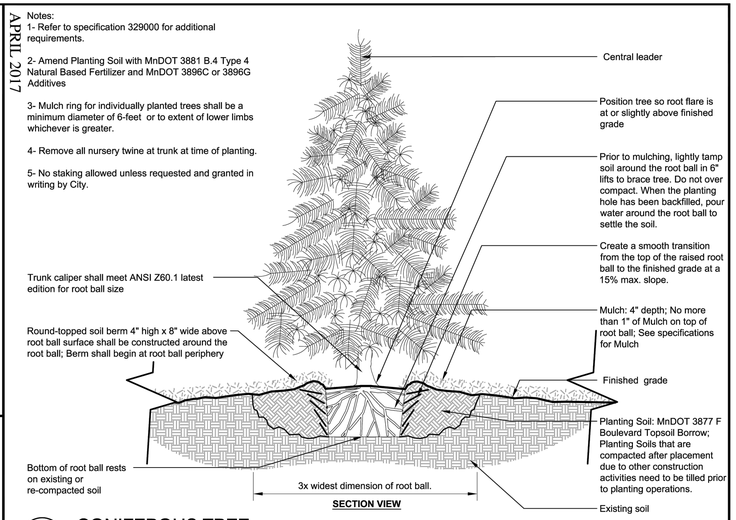
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 6-feet or to extent of lower limbs whichever is greater.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.

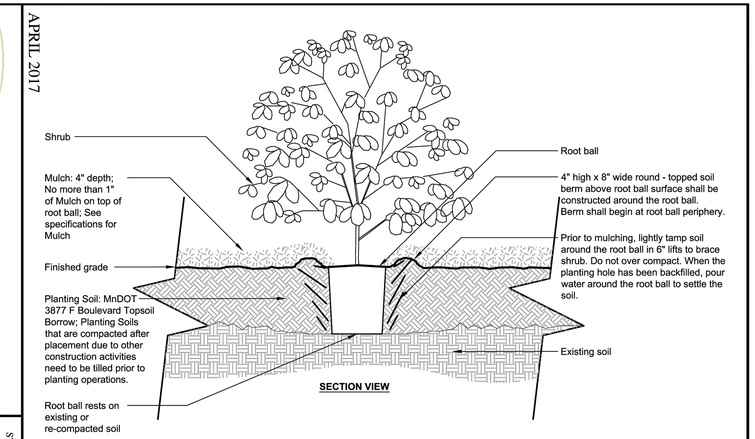


STANDARD DRAWING NO. LP2.3 LAKE ELMO

LP2.3 CONIFEROUS TREE

APRIL 2017

CITY OF LAKE ELMO



Notes:
1- Refer to specification 329000 for additional requirements.

2- Shrubs shall be of quality as prescribed in the root observations detail and specification.

STANDARD DRAWING NO. LP2.5 LAKE ELMO

LP2.5 SHRUB

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 9/20/2204 License #: 56346

Drawn: RJR
Designed: RJR
Date: 9/20/2024

Revisions:
1. 9/20/2024 Per City Comments

THE ROYAL GOLF CLUB
11455 20th Street North
Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - CLUBHOUSE ADDITION
Lake Elmo, MN

LANDSCAPE PLAN

6 of 6

Save Date: 09/25/24 F:\jobs\6021 - 6040\6036 - tartan park\cad\ja\2024 clubhouse addition\6036-clubhouse_landscape.dwg

#6036

Written Statements

A. Contact Information:

Owner of Record: Royal Golf Club, LLC, a Minnesota limited liability company. 11455 20th Street North, Lake Elmo, MN 55042, Phone: 651-505-9051

Authorized Agents/Representatives: John Parsons, 11455 20th Street North, Lake Elmo, MN 55042, Phone: 651-505-9051

Engineer: Carlson McCain, attn: Brian Kystofiak, 3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449, Phone: 763-489-7905

Surveyor: Carlson McCain, attn: Justin Olson, 3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449, Phone: 763-489-7942

B. Site Data:

The Property address is 11441 20th Street North, Lake Elmo, MN 55042. The current zoning of the Property is Golf Course Community. The Property is approximately 10.9 acres (476,865 SF). The PID is 25.029.21.12.0010. The current legal description is Lot 1, Block 1, The Royal Golf Club Pool and Fitness, Washington County, MN.

C. Narrative Regarding the history of the Property (current and past uses) and any pre-application discussions with staff:

The Property was originally a 475-acrea parcel owned by the 3M Company. It had a golf course, tennis courts, softball fields, archery range, etc., for private use by its employees. It was purchased by the present Owners predecessors (H.C. Golf land, LLC) in 2016, and was subsequently conveyed to the present Owners in 2023. The previous owners built an Arnold Palmer/Annika Sorenstam designed golf course and received approval of 291 homes. In 2023, the original pool and fitness center was relocated from the west side of the Clubhouse parking lot to the east side of the parking lot.

D. Proposed Uses:

i. The proposal is to construct an addition onto the existing Clubhouse, the exterior of such addition will mirror the existing Clubhouse. The addition will be approximately 5,400 square feet. The addition will consist of additional administrative space on the main level to be used by employees and staff of the Royal Golf Club, new space for indoor golf instruction facilities for members on the main level, and a shell for a future restaurant on the lower level. The proposed addition will allow for more space on the Property for staff to conduct necessary administrative activities, and will also provide additional year-round income producing activities on the Property as a result of now being having a designated indoor golf instruction facility as well as a new restaurant. With the proposed addition on the existing Clubhouse, there should be no effect on current traffic circulation or

congestion, nor will it have any effects on existing natural areas on the Property or in the vicinity. The proposed addition will not include any new lighting other than any required exterior walkway and emergency lighting on the exterior of the Clubhouse. The proposed addition would move existing lights to the new exterior walls.

ii. The administrative spaces will be used by the staff of The Royal Golf Club, specifically being occupied by the Club's general manager, the Club's accountant and the Club's events team. The indoor golf instruction facilities will be utilized mainly by members of the Royal Golf Club, with occasional usage by non-members invited or accompanied by Royal Golf Club instructors. The future restaurant is intended to be for use by Royal Golf Club members only. The additional space for administrative space and golf instruction facilities will not require additional staffing at this time, and both new facilities will be utilized during normal Golf Club business hours. The future restaurant may require additional staff, however, the exact staffing requirements and hours of operation at this time are unknown.

E. Justification:

i. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City.

The proposed addition will not be detrimental to the existing facility, nor will it be detrimental to the nearby residents as it will (i) allow for administration aspects of the Club to be conducted more efficiently, (ii) provide additional recreational opportunities for members and residents, and (iii) create a space for future dining options for members.

ii. The use or development conforms to the City of Lake Elmo Comprehensive Plan.

The use falls in line with the City of Lake Elmo's Comprehensive Plan and is compatible with the neighborhood. It is similar and common place to many developments, specifically golf course developments.

iii. The use or development is compatible with the existing neighborhood.

The new facilities provide for (i) additional space for already existing functions within the existing facilities, and (ii) provide for additional healthy opportunities, which combined with the golf, swimming pool, fitness center and walking trails accent the healthy, active lifestyle at the Royal Golf Club.

iv. The proposed use meets all specific development standards.

The proposed use meets the specific development standards of Article IX of the Zoning Code. Specifically, the additional indoor golf instruction facilities will not generate substantial traffic to the property, and two entry points to the facility shall be provided. For the future restaurant space, music or amplified sounds shall not be audible above a level of normal conversation at the boundary of any surrounding residential district or on any residential property.

v. **If the proposed use is in a floodplain management or shore land area, the proposed use meets all the standards.**

The proposed use does not sit in any flood plain or Shoreland district.

vi. **The proposed use will be designed, constructed, operated, and maintained so it will not change the essential character of that area.**

The architecture will conform with and complement the existing Clubhouse located on the property.

vii. **The proposed use will not be hazardous or create a nuisance to existing or future neighboring structures.**

The proposed use will not be hazardous or detrimental to its surroundings, nor will it create a nuisance to existing or future neighboring structures.

viii. **The proposed use will be served adequately by essential public facilities and services, including streets police and fore protection, drainage structures refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.**

The proposed use will be adequately served by all existing public services as has the existing property for several years.

ix. **The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.**

The proposed use will not create any excessive or additional costs to the City, its infrastructure or affect the economic welfare of the community.

x. **The proposed use will not involve uses, activities, processes, materials equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.**

The proposed use, nor its operation, will have an adverse effect on personal property, their value, nor contribute any excessive traffic, noise, air pollutants, glare or odor. The purpose of the proposed use is to create additional space for more efficient operations of the existing property, as well as to add additional healthy opportunities for its members.

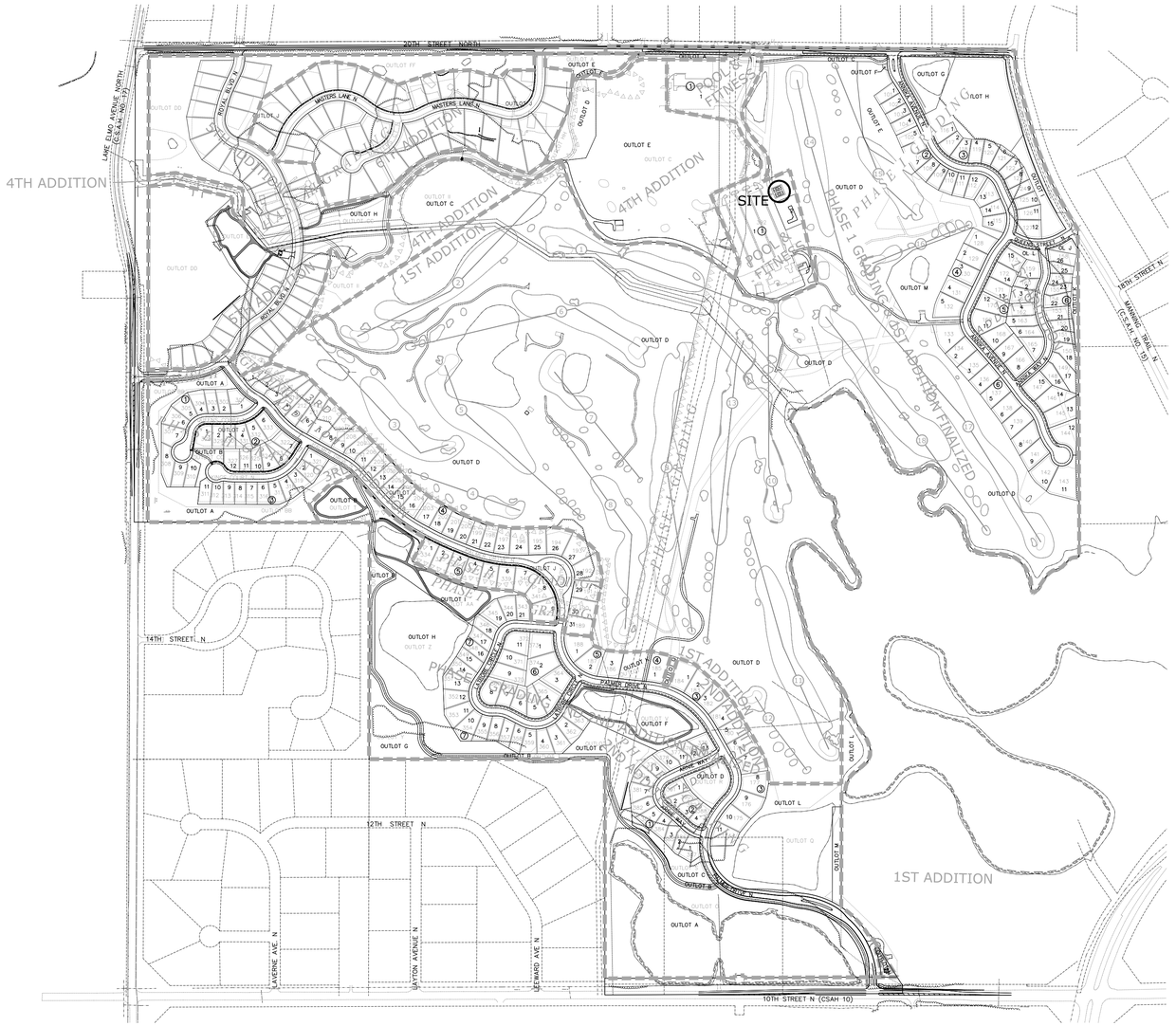
xi. **Vehicular approaches to the property will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.**

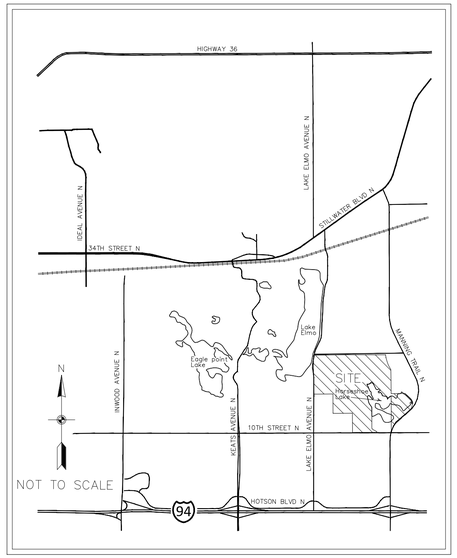
The proposed use will not present any traffic congestion nor interfere with any traffic issues on the surrounding public streets. The proposed use is for the members of the existing Club, a majority of whom reside in the surrounding development in which they have the option to walk to the facility or utilize their golf carts, neither of which contributes to automobile traffic and thus, is environmental friendly.

xii. The proposed use will not result in the destruction, loss, or damage of a natural or scenic features of major importance.

The proposed use will not damage nor impact any natural or scenic features.

The Royal Golf Club at Lake Elmo
Pickleball Courts
11441 20th St. N
Construction Plans
Lake Elmo, Minnesota





VICINITY MAP

SHEET INDEX

1. COVER
2. OVERALL SITE
3. SITE, UTILITY, GRADING & EROSION CONTROL PLAN
4–5. LANDSCAPE PLAN

N

0 200 400 800

(IN FEET)

BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

CALL BEFORE YOU DIG

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

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 05/03/24 License #: 25063

Drawn: JJO
Designed: RJR
Date: 05/03/24

Revisions:
1. 05/30/24 - Per Owner Comments, Landscape Added
2. 09/20/24 - Per City Comments
3. 10/22/24 - Per Owner Comments
4. 10/29/24 - Per City Comments

THE ROYAL GOLF CLUB
11455 20th Street North
Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - PICKLEBALL COURTS
Lake Elmo, MN

COVER

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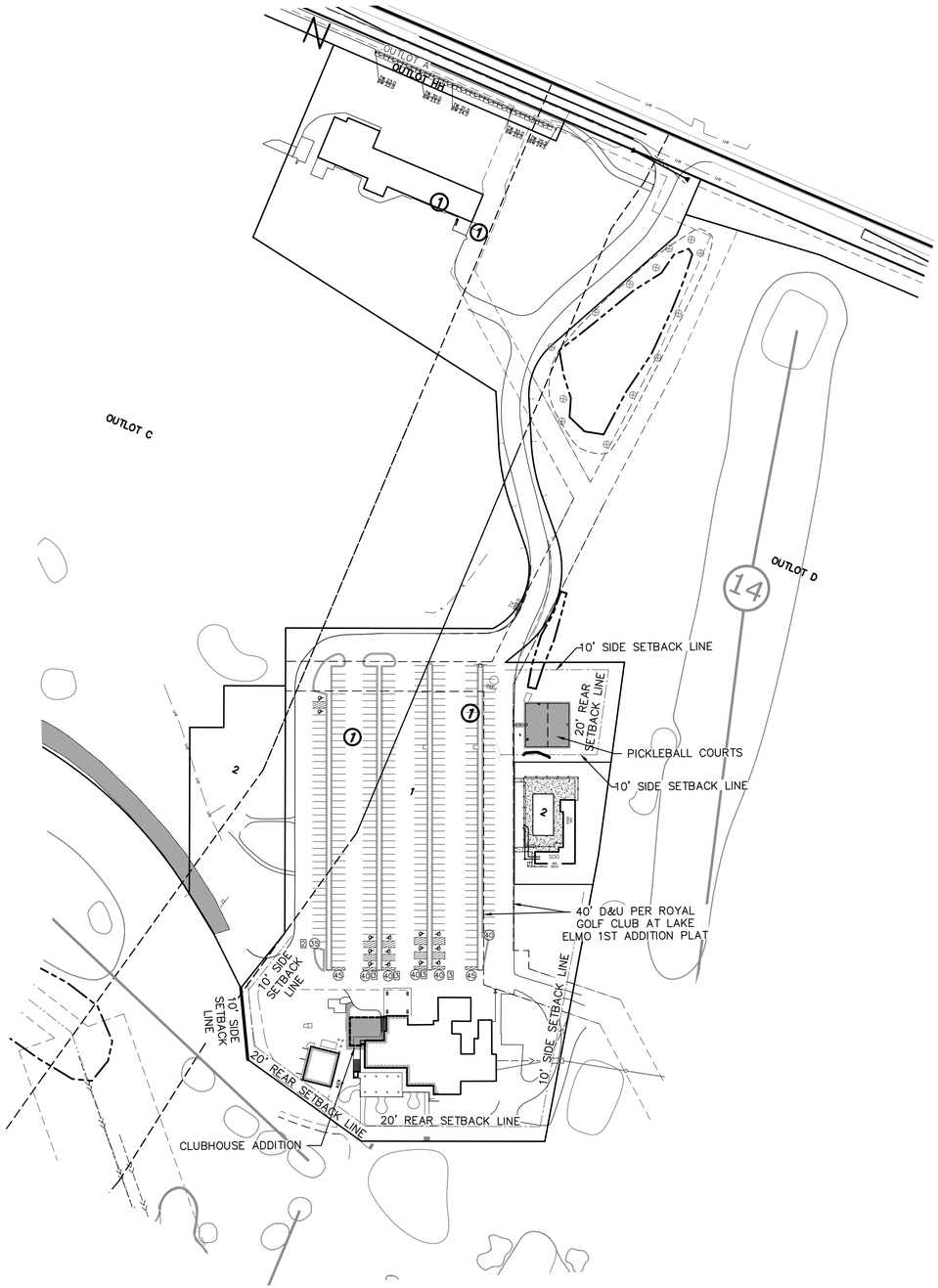

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
OUTLOT LINE		
LOT LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
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HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
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SPOT ELEVATION		
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
TREELINE		
SOIL BORING		
	CONIFEROUS	DECIDUOUS
TREE		
TREE REMOVAL		

LOT 1 BLOCK 1 IMPERVIOUS CALCULATIONS
(EXCLUDES PROPOSED PICKLEBALL COURTS):

EXISTING IMPERVIOUS TO REMAIN	262,544 SF
NEW IMPERVIOUS (PICKLEBALL)	3,861 SF
NEW IMPERVIOUS (CLUBHOUSE)	2,114 SF
PERVIOUS	208,339 SF
TOTAL LOT AREA	476,858 SF
IMPERVIOUS %	56.31%

CLUBHOUSE ADDITION USES:

MAIN LEVEL	
OFFICE	367 SF
GOLF SIMULATORS	783 SF
HALLWAY/STORAGE/HVAC	519 SF
LOWER LEVEL	
RESTAURANT	2,113 SF
KITCHEN/OFFICE/JANITORIAL	1,617 SF

TOTAL PARKING SPACES – 339
TOTAL HANDICAPPED SPACES – 14

43 S — DENOTES HANDICAPPED PARKING STALL
DENOTES STANDARD PARKING STALL

N

0 5 10 20
(IN FEET)

BENCHMARKS

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Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - PICKLEBALL COURTS
Lake Elmo, MN

OVERALL SITE

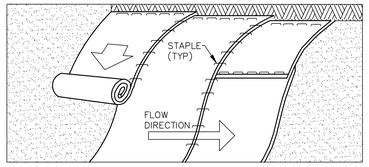
Save Date: 10/29/24 f:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\final residential plans\additional rgc projects\pickleball courts\6036-pickleball.dwg

#6036

NOTES

1. CONCRETE SIDEWALK. 4" DEPTH 4000 PSI CONCRETE OVER 4" DEPTH CLASS 5 COMPACTED BASE. BROOM FINISH WITH EQUALLY SPACED CONTROL JOINTS NOT TO EXCEED 6' SPACING.
2. CONCRETE MAINTENANCE STRIP. 18" WIDE BY 6" DEPTH 4000 PSI CONCRETE OVER 4" DEPTH CLASS 5 COMPACTED BASE. INSTALL FENCE POSTS CENTERED WITHIN CONCRETE STRIP PRIOR TO POURING. PLACE 2 #3 REBAR CONTINUOUS ON EITHER SIDE OF FENCE POSTS, MAINTAINING 3" MINIMUM CLEAR FROM EDGE OF CONCRETE. BROOM FINISH AND PROVIDE CONTROL JOINTS AT EACH POST AND ALL CORNERS.
3. CONCRETE FOOTINGS. PROVIDE 18" DIAMETER BY 48" DEPTH CONCRETE FOOTINGS FOR CORNER POSTS, GATE POSTS AND NET POSTS. HOLD TOP OF FOOTING BELOW CONCRETE MAINTENANCE STRIP AND BITUMINOUS COURT PAVEMENT.
4. BITUMINOUS COURT PAVEMENT. 2.5" DEPTH TYPE SP 9.5 NON-RECYCLED (RAP-FREE) ASPHALT MIX OVER 8" CLASS 5 COMPACTED BASE.
5. ACRYLIC COURT SURFACING. INSTALL COURT SURFACING MIN 30 DAYS AFTER BITUMINOUS COURT PAVEMENT. INTERIOR COURT AREAS SHALL BE BLUE, OUTSIDE COURT AREAS SHALL BE GREEN, 2" STRIPING SHALL BE WHITE. SUBMIT COLOR CHART TO OWNER FOR FINAL SELECTION. SEE SHEET 4 FOR STRIPING DETAIL.
6. FENCING. 4' TALL GALVANIZED CHAINLINK FENCING WITH CONTINUOUS TOP AND BOTTOM RAIL. INSTALL TWO 42" WIDE GATES WITH HINGES / LATCH PER PLAN. PROVIDE 1.5" GAP BETWEEN BOTTOM OF CHAINLINK MESH AND CONCRETE. ALL POSTS SHALL BE INSTALLED TO 48" MIN. DEPTH. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM AND INDUSTRY STANDARDS FOR CHAINLINK FENCING AND SHALL INCLUDE ALL FITTINGS, TENSION BANDS/BAR/WIRES, BRACES, CONNECTORS, POST CAPS, AND OTHER APPURTENANCES.
7. PICKLEBALL POSTS / NETS. PROVIDE AND INSTALL DOUGLAS 3" PREMIER ROUND PICKLEBALL POSTS W/ GALVANIZED GROUND SLEEVES AND 36" TALL BY 22' LONG NET.
8. PUBLIC EASEMENT FOR WATERMAIN. NO FIELD CHANGES SHALL BE MADE THAT WOULD RESULT IN AN ENCROACHMENT OF THIS EASEMENT AS NOTED IN THE PLANS.

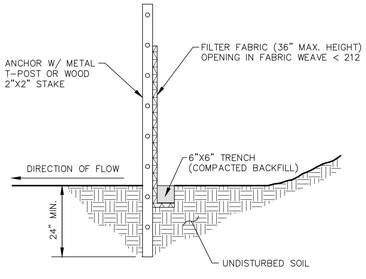
EROSION CONTROL BLANKET



NOTES:

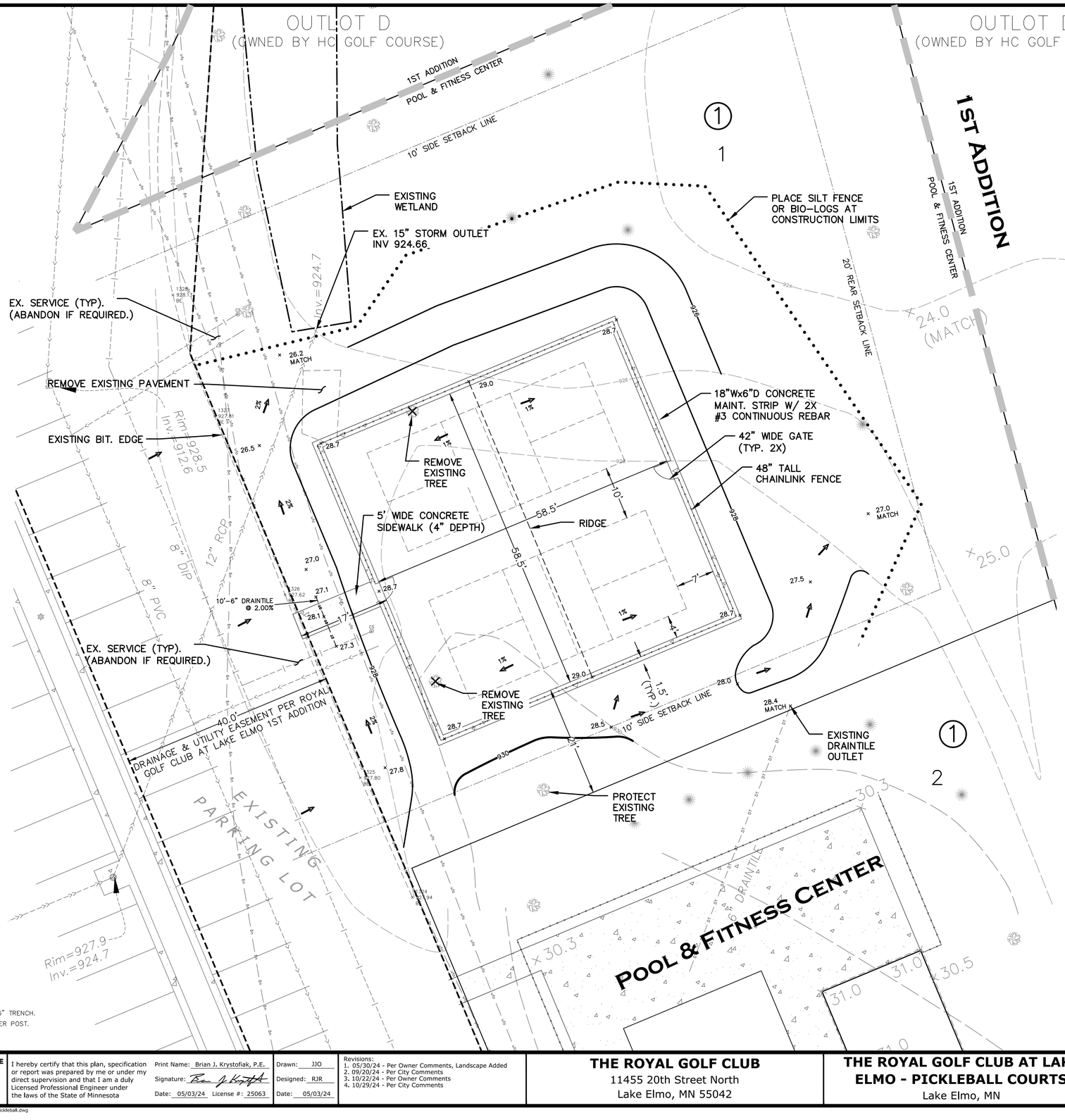
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.



LEGEND

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LOT LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
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GATE VALVE		
TELEVISION BOX		
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SILT FENCE		
TREE FENCE		
TREE FENCE		
TREELINE		
SOIL BORING		
	CONIFEROUS	DECIDUOUS
TREE		
TREE REMOVAL		

TREE REMOVAL SCHEDULE

TAG #	SIZE (DBH)	SPECIES	CONDITION
1973	10	SCOTCH PINE	GOOD
1974	14	SCOTCH PINE	GOOD
TOTAL DBH REMOVED = 24 INCHES			

N

0 5 10 20
(IN FEET)

BENCHMARKS

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SITE, UTILITY & GRADING & EROSION CONTROL PLAN

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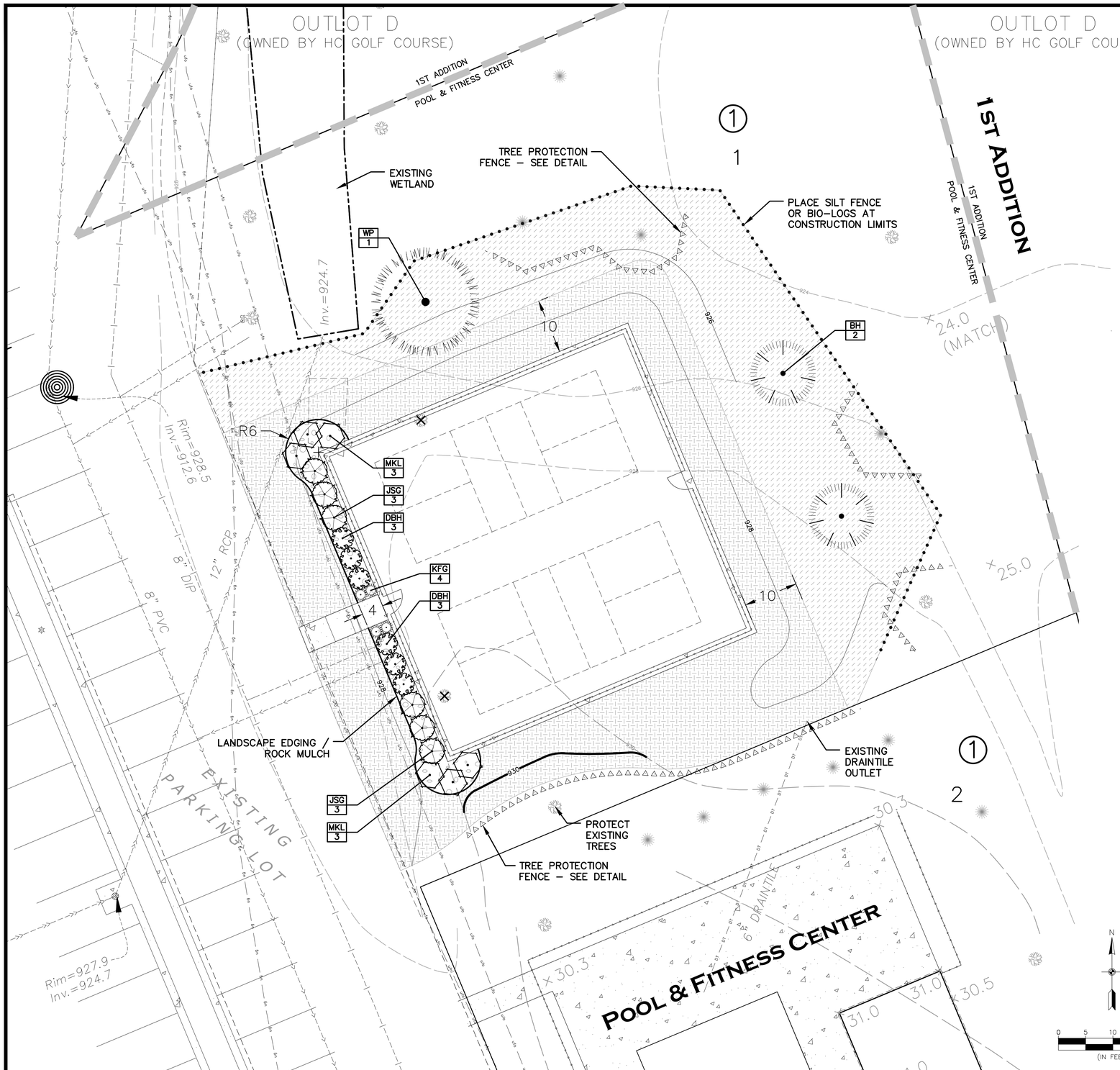


PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	BH	2	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	1	Pinus strobus	White Pine	6` Ht.	B&B
SHRUBS						
	DBH	6	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	MKL	6	Syringa patula `Miss Kim`	Miss Kim Lilac	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	6	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
GRASSES						
	KFG	4	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
GROUND COVERS						
	ROCK	352 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	3,334 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TIV	3,073 sf	Type IV - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
3. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING AND/OR SILT FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START.
4. SOIL PREPARATION. EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 6 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS.
6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. MULCH MATERIAL. ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". DOUBLE SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". AND SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
10. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
11. IRRIGATION. COORDINATE WITH OWNER FOR IRRIGATION DESIGN. FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES AS-BUILT DRAWINGS, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
12. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
13. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
14. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

N

0 5 10 20
(IN FEET)

CALL BEFORE YOU DIG

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

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 05/03/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 05/03/24

Revisions:
1. 05/30/24 - Per Owner Comments, Landscape Added
2. 09/20/24 - Per City Comments
3. 10/22/24 - Per Owner Comments

THE ROYAL GOLF CLUB
11455 20th Street North
Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - PICKLEBALL COURTS
Lake Elmo, MN

LANDSCAPE PLAN

4 of 5

Save Date: 09/25/24 \\cmihqfs01\public\jobs\6021 - 6040\6036 - tartan park\cad\la\2024 pickleball courts\6036-pickleball_landscape.dwg

#6036

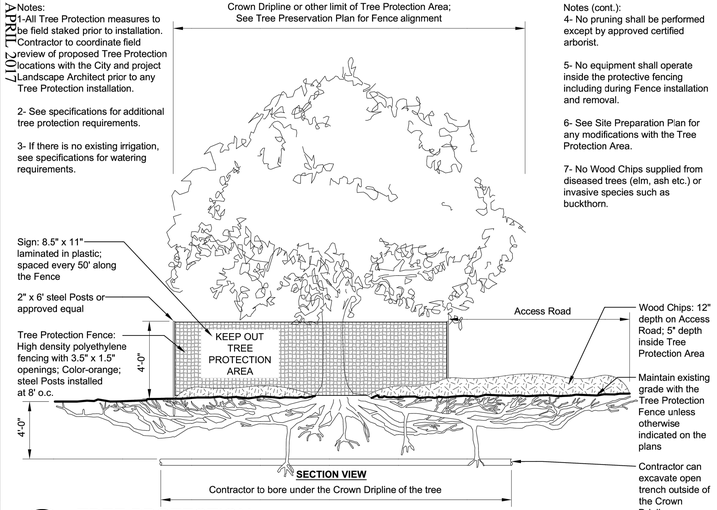
CITY OF LAKE ELMO

APRIL 2017

Notes:
1-All Tree Protection measures to be field staked prior to installation. Contractor to coordinate field review of proposed Tree Protection locations with the City and project Landscape Architect prior to any Tree Protection installation.

2- See specifications for additional tree protection requirements.

3- If there is no existing irrigation, see specifications for watering requirements.



Notes (cont.):
4- No pruning shall be performed except by approved certified arborist.

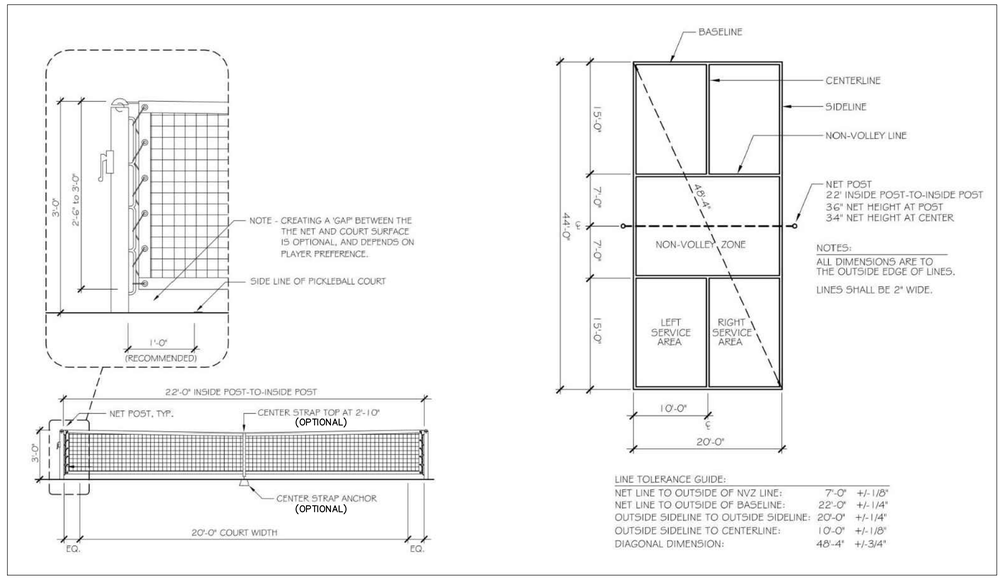
5- No equipment shall operate inside the protective fencing including during Fence installation and removal.

6- See Site Preparation Plan for any modifications with the Tree Protection Area.

7- No Wood Chips supplied from diseased trees (elm, ash etc.) or invasive species such as buckthorn.

STANDARD DRAWING NO.
LP1.0
LAKE ELMO

LP1.0 TREE PROTECTION



1/4 PICKLEBALL DETAILS

CITY OF LAKE ELMO

APRIL 2017

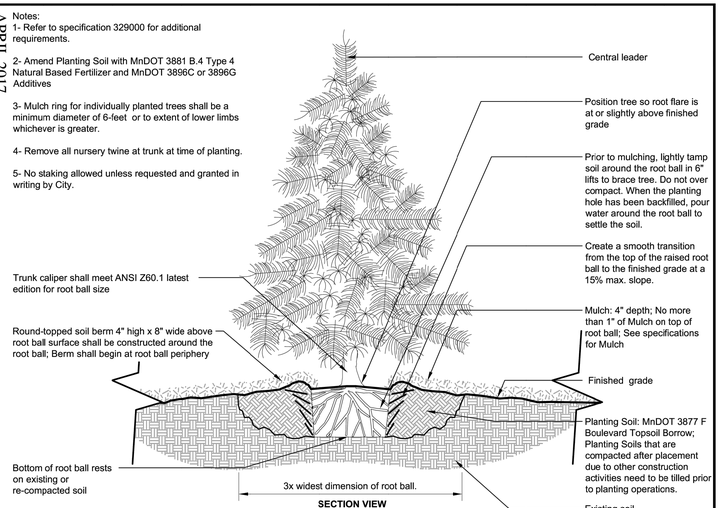
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 6-feet or to extent of lower limbs whichever is greater.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.

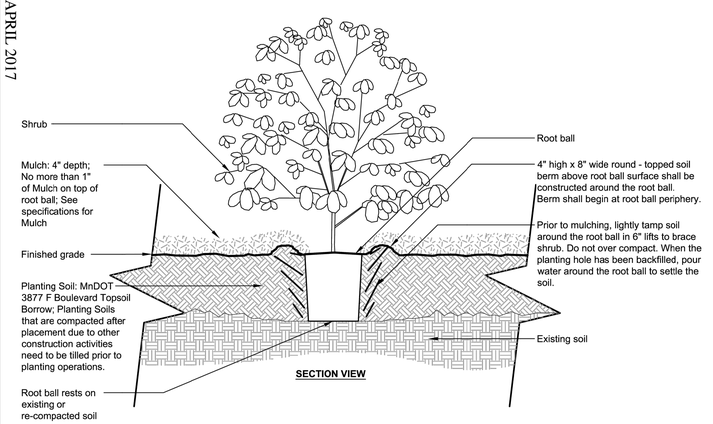


STANDARD DRAWING NO.
LP2.3
LAKE ELMO

LP2.3 CONIFEROUS TREE

CITY OF LAKE ELMO

APRIL 2017



Notes:
1- Refer to specification 329000 for additional requirements.

2- Shrubs shall be of quality as prescribed in the root observations detail and specification.

STANDARD DRAWING NO.
LP2.5
LAKE ELMO

LP2.5 SHRUB

STANDARD PLAN NOTES

LANDSCAPE PLANS

1. 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.
2. Plant materials shall meet American Standard for Nursery Stock: ANSI Z60.1, latest edition.
3. No plant substitutions shall be made without the prior written authorization from the City.
4. 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.
5. 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.
6. 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.
7. 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.
8. All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.
9. 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

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 05/03/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 05/03/24

Revisions:
1. 05/30/24 - Per Owner Comments, Landscape Added
2. 09/20/24 - Per City Comments
3. 10/22/24 - Per Owner Comments

THE ROYAL GOLF CLUB
11455 20th Street North
Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - PICKLEBALL COURTS
Lake Elmo, MN

DETAILS

5 of 5

Save Date: 09/25/24 | \\cmihqfs01\public\jobs\6021 - 6040\6036 - tartan park\cad\la\2024 pickleball courts\6036-pickleball_landscape.dwg

#6036

Written Statements

A. Contact Information:

Owner of Record: Royal Golf Club, LLC, a Minnesota limited liability company. 11455 20th Street North, Lake Elmo, MN 55042, Phone: 651-505-9051

Authorized Agents/Representatives: John Parsons, 11455 20th Street North, Lake Elmo, MN 55042, Phone: 651-505-9051

Engineer: Carlson McCain, attn: Brian Kystofiak, 3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449, Phone: 763-489-7905

Surveyor: Carlson McCain, attn: Justin Olson, 3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449, Phone: 763-489-7942

B. Site Data:

The Property address is 11441 20th Street North, Lake Elmo, MN 55042. The current zoning of the Property is Golf Course Community. The Property is approximately 10.9 acres (476,865 SF). The PID is 25.029.21.12.0010. The current legal description is Outlot D, The Royal Golf Club at Lake Elmo, Washington County, MN.

C. Narrative Regarding the history of the Property (current and past uses) and any pre-application discussions with staff:

The Property was originally a 475-acrea parcel owned by the 3M Company. It had a golf course, tennis courts, softball fields, archery range, etc., for private use by its employees. It was purchased by the present Owners predecessors (H.C. Golf land, LLC) in 2016, and was subsequently conveyed to the present Owners in 2023. The previous owners built a Arnold Palmer/Annika Sorenstam designed golf course and received approval of 291 homes. In 2023, the original pool and fitness center was relocated from the west side of the Clubhouse parking lot to the east side of the parking lot.

D. Proposed Uses:

i. The proposal is to construct an outdoor recreational space to be located to the north of the existing Pool and Fitness Center, between Hole 14 of the Golf Course and the existing parking lot. The new outdoor recreational space will be approximately 3,861 square feet. The outdoor recreational space will include pickleball courts and will be utilized by members of the Royal Golf Club. The proposed outdoor recreational space will create additional recreational opportunities for members of the Club. With the proposed outdoor recreational space, there should be no affect on current traffic circulation or congestion, nor will it have any effects on existing natural areas on the Property or in the vicinity. The outdoor recreational space will not include any new lighting on the property.

ii. The outdoor recreational space will be utilized by members of the Royal Golf Club. The outdoor recreational space will not require additional staffing at this time, and will be utilized during normal Golf Club business hours. The outdoor recreational space will not have a dedicated food service, particularly with its proximity to the Clubhouse.

E. Justification:

i. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City.

The proposed outdoor recreational space will not be detrimental to the existing facility, nor will it be detrimental to the nearby residents as it will provide additional recreational opportunities for members.

ii. The use or development conforms to the City of Lake Elmo Comprehensive Plan.

The use falls in line with the City of Lake Elmo's Comprehensive Plan and is compatible with the neighborhood. It is similar and common place to many developments.

iii. The use or development is compatible with the existing neighborhood.

The new outdoor recreational space will provide for additional healthy opportunities, which combined with the golf, swimming pool, fitness center and walking trails accent the healthy, active lifestyle at the Royal Golf Club.

iv. The proposed use meets all specific development standards.

The proposed use meets the specific development standards of Article IX of the Zoning Code. Specifically, the outdoor recreational space will not generate substantial traffic to the property, and two entry points to the facility shall be provided.

v. If the proposed use is in a floodplain management or shore land area, the proposed use meets all the standards.

The proposed use does not sit in any flood plain or Shoreland district.

vi. The proposed use will be designed, constructed, operated, and maintained so it will not change the essential character of that area.

The architecture will conform with and complement the existing Clubhouse and Pool and Fitness Center located on the property.

vii. The proposed use will not be hazardous or create a nuisance to existing or future neighboring structures.

The proposed use will not be hazardous or detrimental to its surroundings, nor will it create a nuisance to existing or future neighboring structures. Additional noise resulting from the pickleball courts will be mitigated by use of wind nets attached to the fencing around the perimeter of the pickleball courts as well as additional trees where applicable.

viii. The proposed use will be served adequately by essential public facilities and services, including streets police and fore protection, drainage structures refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.

The proposed use will be adequately served by all existing public services as has the existing property for several years.

ix. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

The proposed use will not create any excessive or additional costs to the City, its infrastructure or affect the economic welfare of the community.

x. The proposed use will not involve uses, activities, processes, materials equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.

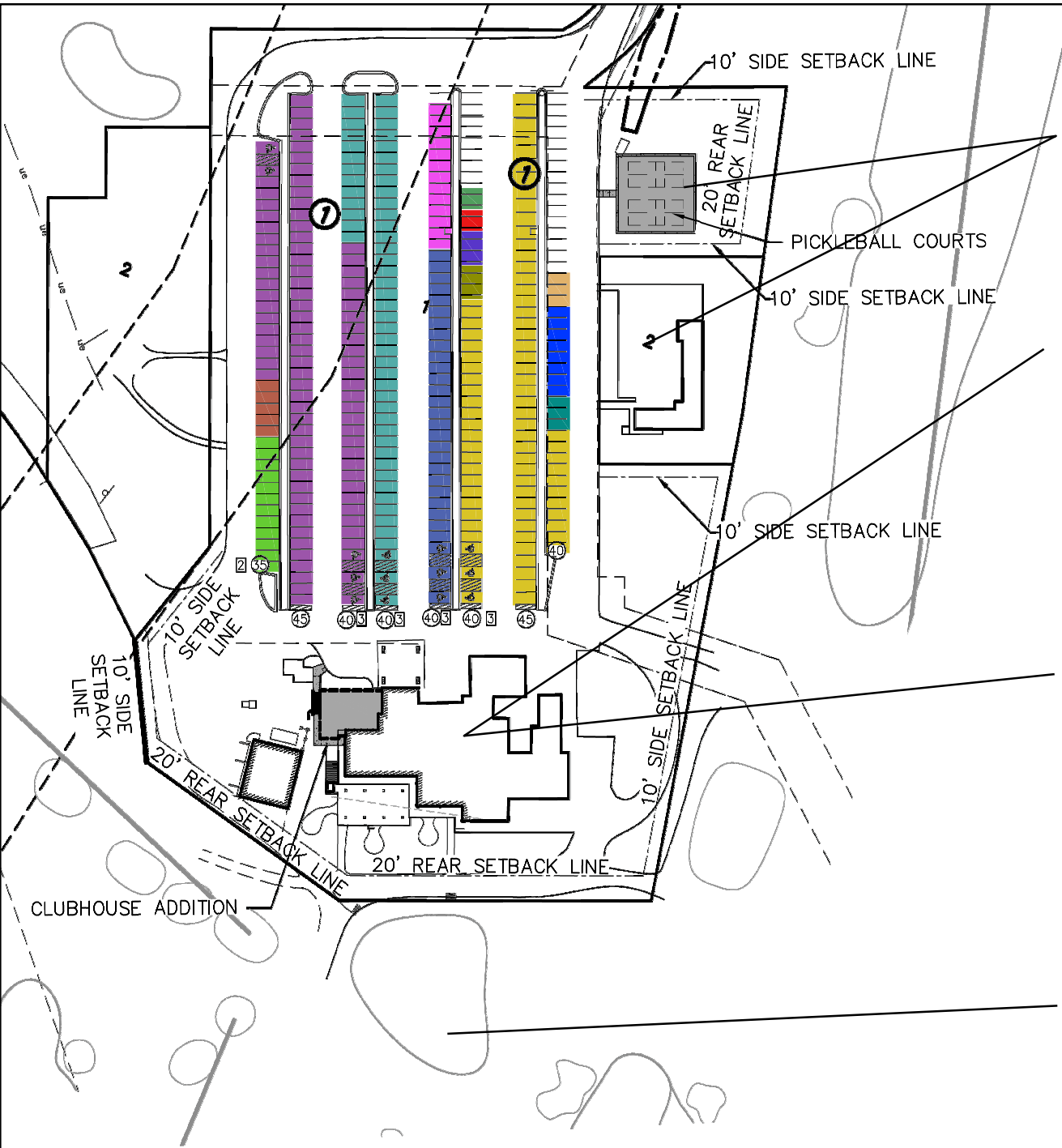
The proposed use, nor its operation, will have an adverse effect on personal property, their value, nor contribute any excessive traffic, noise, air pollutants, glare or odor. The purpose of the proposed use is to create additional space for more efficient operations of the existing property, as well as to add additional healthy opportunities for its members.

xi. Vehicular approaches to the property will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.

The proposed use will not present any traffic congestion nor interfere with any traffic issues on the surrounding public streets. The proposed use is for the members of the existing Club, a majority of whom reside in the surrounding development in which they have the option to walk to the facility or utilize their golf carts, neither of which contributes to automobile traffic and thus, is environmental friendly.

xii. The proposed use will not result in the destruction, loss, or damage of a natural or scenic features of major importance.

The proposed use will not damage nor impact any natural or scenic features.



NOTE: (MEMBERS) INCLUDES A 20% REDUCTION FOR LOCAL RESIDENTS WALKING OR USING TRANSPORTATION OTHER THAN THEIR CAR

OUTDOOR AMENITY

FITNESS (MEMBER)
991 S.F. AT 1/250 = 4 STALLS X 0.8 = 3 STALLS

POOL (MEMBER)
1,568 S.F. AT 1/150 = 10 STALLS X 0.8 = 8 STALLS

PICKLEBALL COURTS (MEMBER)
2 COURTS AT 2/COURT = 4 STALLS X 0.8 = 3 STALLS

14 STALLS

CLUB HOUSE MAIN FLOOR

INDOOR DINING (MEMBERS)
44 SEATS AT 1/3 = 15 STALLS X 0.8 = 12 STALLS

OFFICE
1,659 S.F. AT 3/1000 = 5 STALLS

EVENT SPACE
4,570 S.F. AT 1/15 = 305 MAX OCC.
305 AT 1/3 = 102 STALLS

OUTDOOR EVENT SPACE
2,405 S.F. AT 1/15 = 160 MAX OCC.
160 AT 1/3 = 53 STALLS

160 STALLS

CLUB HOUSE LOWER FLOOR

INDOOR DINING (MEMBERS)
100 SEATS AT 1/3 = 33 STALLS X 0.8 = 26 STALLS

OUTDOOR DINING (MEMBER)
48 SEATS AT 1/3 = 16 STALLS X 0.8 = 13 STALLS

PRO SHOP (MEMBER)
1,115 S.F. AT 1/250 = 4 STALLS X 0.8 = 3 STALLS

MEN MEMBER LOUNGE (MEMBER)
1,115 S.F. AT 1/300 = 4 STALLS X 0.8 = 3 STALLS

WOMEN MEMBER LOUNGE (MEMBER)
483 S.F. AT 1/300 = 2 STALLS X 0.8 = 2 STALLS

ADIMINSTRATION
607 S.F. AT 3/1,000 = 2 STALLS

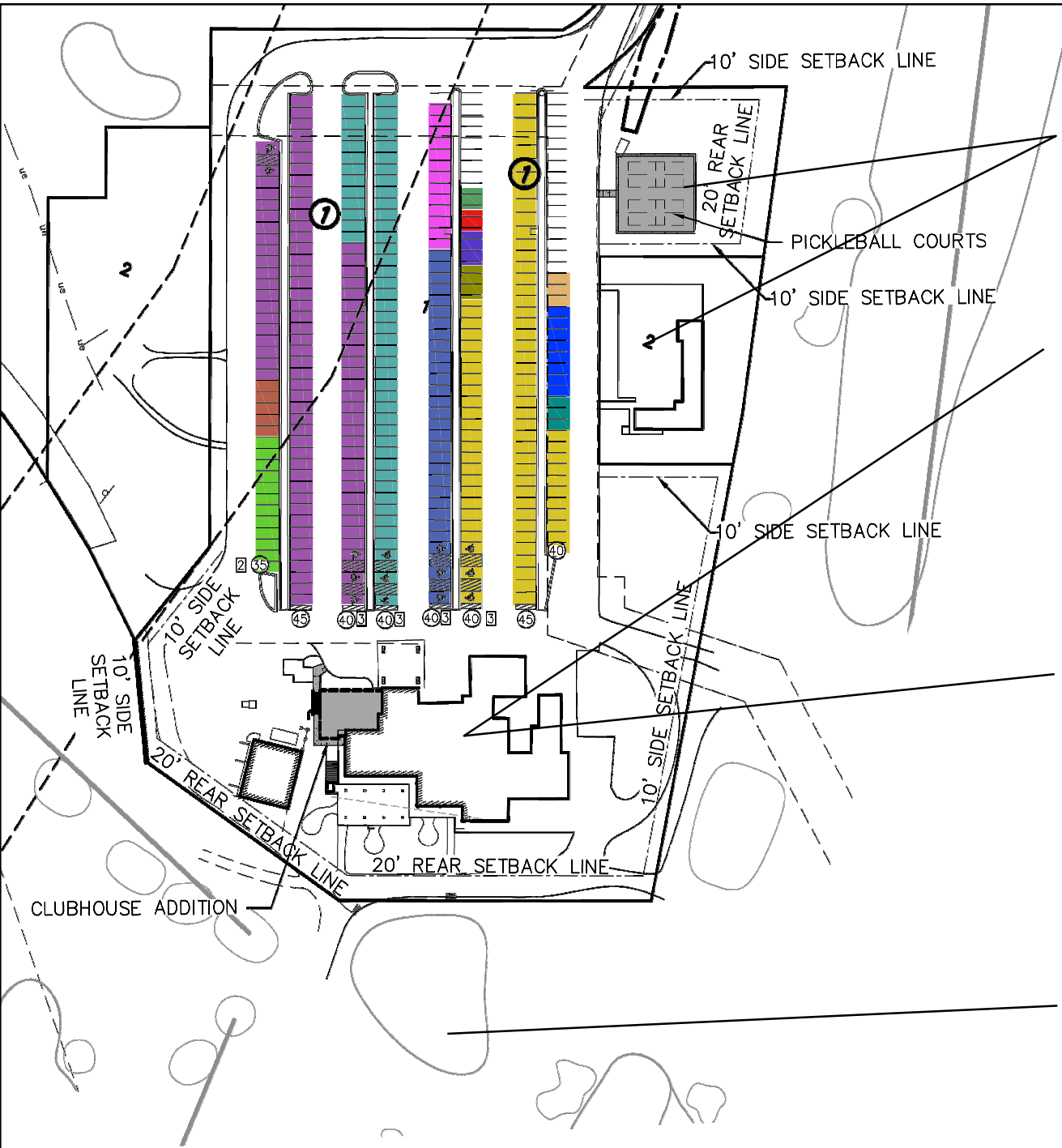
49 STALLS

GOLF

(MEMBERS)
18 HOLES AT 5/HOLE = 90 STALLS X 0.8 = 72 STALLS

295 STALLS REQUIRED
339 STALLS PROVIDED

ACCESSIBLE REQUIRMENT FOR 339 = 8 STALLS
(14) PROVIDED



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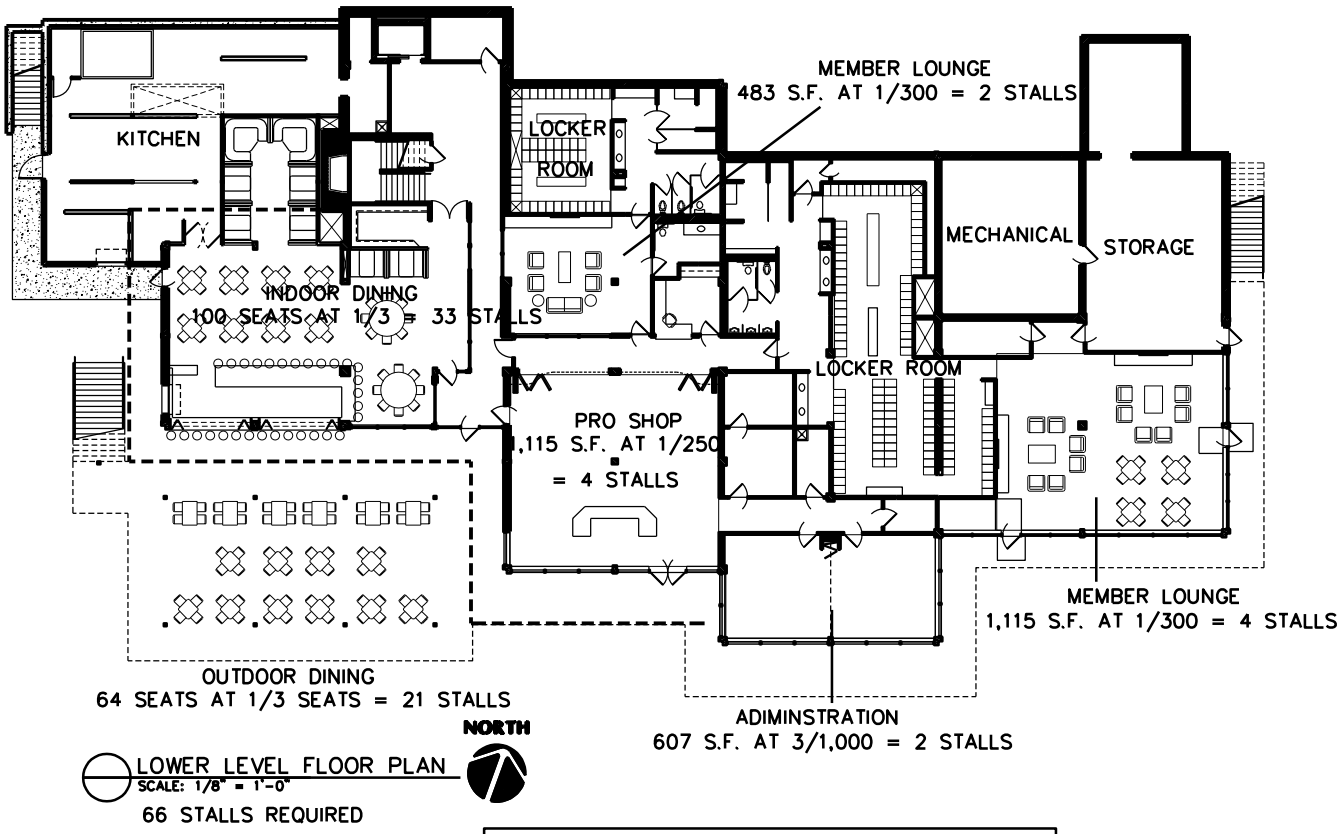
295 STALLS REQUIRED
339 STALLS PROVIDED

ACCESSIBLE REQUIRMENT FOR 339 = 8 STALLS
(14) PROVIDED

PARKING EXHIBIT

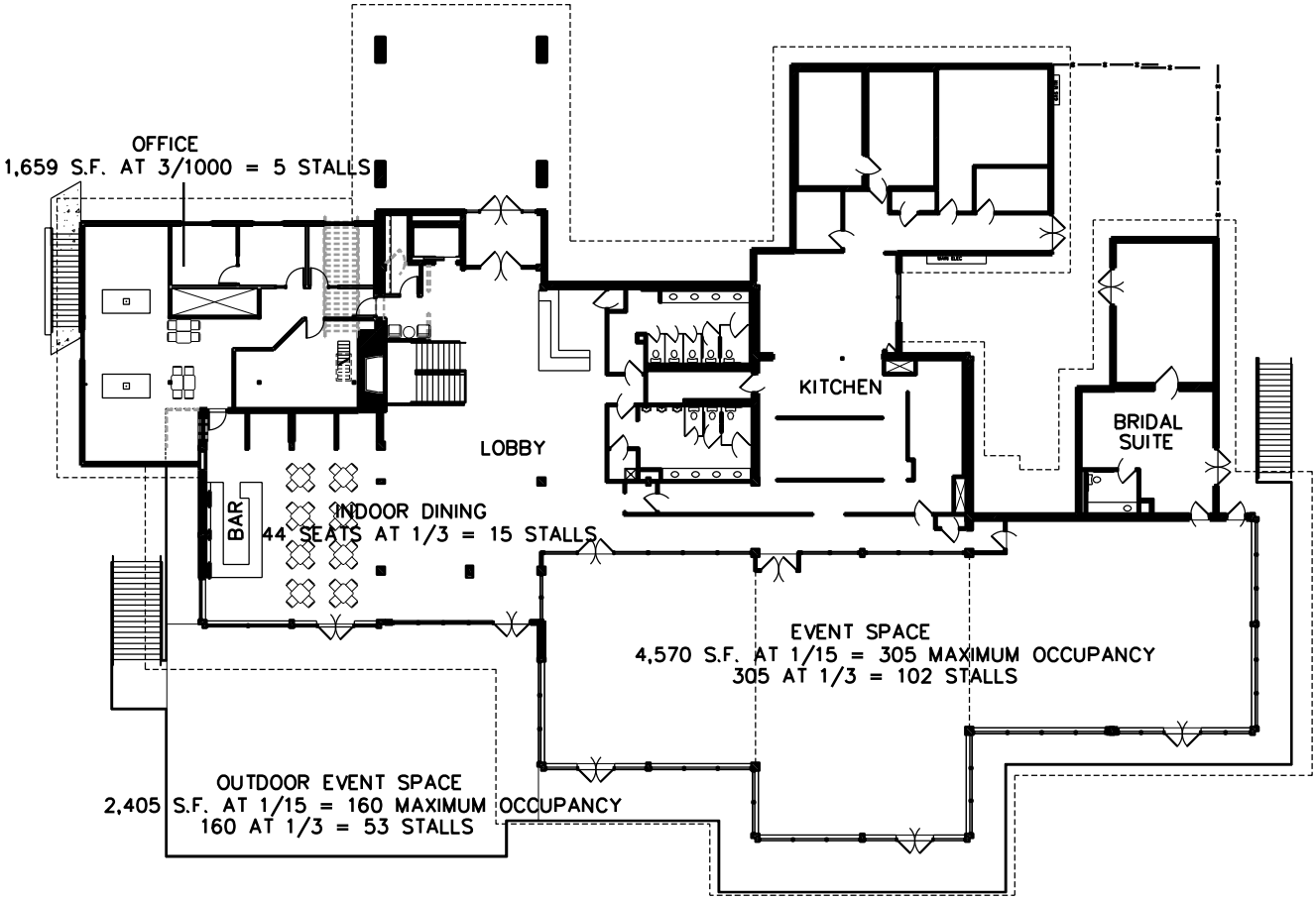


LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

66 STALLS REQUIRED

331 PARKING STALLS REQUIRED
335 PARKING STALLS PROVIDED
ACCESSIBLE REQUIRMENT FOR 339 = 8 STALLS
(12) PROVIDED



MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

GOLF
18 HOLES AT 5/HOLE = 90 STALLS

265 STALLS REQUIRED

From: John P. Hanson
To: "John Parsons"; Sophia Jensen
Subject: RE: Impervious Reduction
Date: Tuesday, October 22, 2024 2:56:47 PM
Attachments: image001.jpg

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

Thank you. No permit is needed from the Valley Branch Watershed District.
John

From: John Parsons <jparsons@royalclubmn.com>
Sent: Tuesday, October 22, 2024 2:31 PM
To: John P. Hanson <JHanson@barr.com>; Sophia Jensen <SJensen@lakeelmo.gov>
Subject: Impervious Reduction

CAUTION: This email originated from outside of your organization.

Good Afternoon,
I received the attached updated plans from Justin Olson of Carlson McCain. By reducing the pickleball courts by 0.75-feet off all sides of the court, we are now below the 6,000 square feet permit trigger for VBWD.
Please let me know if you these updated plans are acceptable.
Sophia- If this is sufficient, please let me know if this would change anything from my original submittal or if it would be looked at as an amendment to it. If needed, I can have new plans printed with the updated impervious surface number displayed.
Please let me know if anything else is needed from me at this time.
Thank you both for your help,

John Parsons
Director of Facilities
Royal Golf Club
JParsons@royalclubmn.com
Office: 651.505.9051
Cell: 651.503.5991

"We are what we repeatedly do. Excellence, then, is not an act, but a habit."
– ***Aristotle***

LAKE ELMO FIRE DEPARTMENT – OFFICE OF THE FIRE MARSHAL

Fire Prevention, Code Enforcement, and Public Education

October 23, 2024

Sophia Jensen, Planner
City of Lake Elmo

Re: Sketch Plan Review – Royal Clubhouse Expansion

Prepared by: Anthony Svoboda, Fire Marshal
Approved by: Dustin Kalis, Fire Chief

Applicable Codes:

- 2020 Minnesota State Fire Code
- 2020 Minnesota State Building Code
- Lake Elmo Fire Department Fire Code Policies
- NFPA 13, 2016 edition
- NFPA 13D, 2016 edition

Fire Department Comments:

Roads, Drive Lanes, and Parking Areas

- All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.
- Approved fire apparatus roads shall be provided and maintained throughout all development phases in coordination with engineering, public works, planning, and fire departments.
- An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads. Parking shall be prohibited on both sides of private drive lanes.
- All parking areas shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

Fire Detection and Suppression

- A fire sprinkler system shall be installed throughout the expansion area, to match the existing system. A plan review and permit are required prior to any work.
- A fire alarm system shall be installed throughout the expansion area, to match the existing system. A plan review and permit are required prior to any work.

Questions, clarifications, or the request to provide code documents can be made using the contact information listed below.

Respectfully,

Anthony Svoboda

Anthony Svoboda | Assistant Chief
Lake Elmo Fire Department
Fire Station #1 - 3510 Laverne Ave N. | Lake Elmo, MN | 55042
651-747-3907 *office* | www.lakeelmo.org

From: Jack Griffin
To: Sophia Jensen
Cc: Jason Stopa; Chad Isakson
Subject: Royal Golf Club CUP for Clubhouse facility expansion l
Date: Monday, October 28, 2024 9:11:06 PM

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

Sophia,
Please see the engineering plan review comments below for the Royal Golf Club CUP for Clubhouse facility expansion located at 11441 20th St N PID 25.029.21.12.0010.

1. Engineering has no comments. No public improvements are proposed or appear to be impacted by the Addition.
2. Please let me know if there is any specific review item you would like engineering to take a look at.

Thanks ~Jack
John (Jack) W. Griffin, P.E.
Principal / Sr. Municipal Engineer

651.300.4264
Jack.Griffin@FOCUSengineeringinc.com

From: Jack Griffin
To: Sophia Jensen
Cc: Jason Stopa; Chad Isakson
Subject: Royal Golf Club CUP for new Pichleball facility
Date: Monday, October 28, 2024 9:29:44 PM

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

Sophia,
Please see the engineering plan review comments below for the Royal Golf Club CUP for a new Pickleball facility located at 11441 20th St N PID 25.029.21.12.0010.

1. No public improvements are proposed or appear to be impacted by the Addition. However the improvements are proposed immediately adjacent to a City owned and maintained watermain. The plans should be revised to clearly show the limits of the watermain easement (easement line labeled and dimensioned on the plans).
2. A plan note should be added to the plans to prohibit any field changes that would result in an easement encroachment.
3. No stormwater management permit is required by the City as the new impervious surface is less than 43,560 SF. However, the VBWD threshold for requiring a permit is only 6,000 SF. The new impervious surface for both the Clubhouse Addition and the Pickleball Court is 6,162 SF. The applicant should be directed to consult with the VBWD to determine if a permit is needed.
4. Please let me know if there is any further review requested at this time.

Thanks ~Jack
John (Jack) W. Griffin, P.E.
Principal / Sr. Municipal Engineer

651.300.4264
Jack.Griffin@FOCUSengineeringinc.com

From: Jack Griffin
To: Sophia Jensen
Cc: Jason Stopa; Chad Isakson
Subject: oyal Golf Club Variance for Impervious Surface
Date: Monday, October 28, 2024 9:34:55 PM

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

Sophia,
Please see the engineering plan review comments below for the Royal Golf Club Variance for Impervious Surface at 11441 20th St N PID 25.029.21.12.0010.

1. Engineering has no comment. However, the applicant should be directed to consult with the VBWD to determine if a permit is needed for Stormwater Management. The new impervious surface for both the Clubhouse Addition and the Pickleball Court is 6,162 SF, exceeding the VBWD permit threshold of 6,000 SF if both projects are considered together.
2. Please let me know if there is any further review requested at this time.

Thanks ~Jack
John (Jack) W. Griffin, P.E.
Principal / Sr. Municipal Engineer

651.300.4264
Jack.Griffin@FOCUSengineeringinc.com

Memorandum

November 1, 2024

TO: SOPHIA JENSEN

FROM: SARAH EVENSON, PLA

RE: CUPS AND VARIANCE LANDSCAPE AND TREE PRESERVATION PLAN REVIEW MEMO

SUBMITTALS

1. CUPs and Variance Submittal, received October 18, 2024.

REVIEW HISTORY

CUPs and Variance Landscape and Tree Preservation Plan Review Memo: 11/1/2024

LOCATION: 11441 20th St N. PID 25.029.21.12.0010

CURRENT LAND USE CATEGORY: GCC

ADJACENT AND SURROUNDING LAND USE: GCC to the south, east, and west. Rural Single Family to the north.

SPECIAL LANDSCAPE PROVISIONS: partial Shoreland Overlay.

REGARDING THE VARIANCE REQUEST:

I agree with the applicant that this parcel, which serves the broader golf course, should be allowed to have increased impervious surface. When taken as a whole, the golf course's total impervious surface is far below the 30% threshold. The function of the golf course requires the whole set of parcels; the golf course landscape parcels cannot function as intended without the clubhouse parcel, and vice versa. However, runoff from any additional impervious surface should be subject to city stormwater requirements prior to leaving the golf course.

TREE PRESERVATION PLAN: 105. 12. 470

» The applicant has not included a tree preservation plan with an individual tree inventory for the parcel in graphic and tabular form. Prior to approval, applicant must prepare a tree preservation plan that meets code requirements. Pay specific attention to *105.12.470 (c).*

» Confirm that the tree protection fencing shown on the plans is correctly sized around the Critical Root Zones (CRZ) of all trees proposed to be protected. CRZ is identified in the code as, "a radius distance of one (1) foot per one (1) inch of tree diameter. E.g., a 20-inch diameter has a critical root zone with a radius of twenty (20) feet."

800 Washington Avenue North, Suite 103
Minneapolis, MN 55401

HKGi
Planning | Landscape Architecture | Urban Design

LANDSCAPE PLAN: 105.12.480

» Landscape plans cannot be approved until a Tree Preservation Plan that meets code is submitted.

» Note that only evergreens are being proposed right now, which is not compliant with code. Proposed trees will need to meet *105.12.480 (b)(3)* which says that, "No more than 25 percent of the required number of trees and shrubs may consist of any one taxonomic genius. A minimum of 25 percent of the required number of trees shall be deciduous shade trees, and a minimum of 25 percent shall be coniferous trees. Ornamental trees may be used when applied towards landscaping requirements. However, the number of trees shall not exceed 15 percent of the required amount."

RECOMMENDATION:

Landscape and tree preservation plans must be prepared according to code prior to approval. Revise and resubmit.

Sarah Evenson, PLA (MN)
City of Lake Elmo Municipal Landscape Architect
P: (262) 391-7653 E: sarah@hkgi.com

STAFF REPORT
DATE: 11-13-2024
Item#: – Public Hearing
Motion

TO: Planning Commission
FROM: HKGI Consultants Tim Solomonson & Sarah Evenson
AGENDA ITEM: **Landscape Ordinance Zoning Text Amendments.**

REVIEWED BY: Sophia Jensen, City Planner
Ashley Monterusso, City Planner
Jason Stopa, Community Development Director
Sarah Sonsalla, City Attorney

BACKGROUND:
The City has initiated a zoning text amendment to Article VIII Environmental Performance Standards to correct dated language, update standards, and clarify planting/plan standards.

ISSUE BEFORE THE PLANNING COMMISSION:
The Planning Commission is being asked to hold a public hearing and make a recommendation to the City Council on the proposed amendments to the City's Environmental Performance Standards.

PROPOSAL DETAILS:

- **105.12.470 (Zoning Code – Tree Preservation)**
- **105.12.480 (Zoning Code – Landscape Requirements)**

ANALYSIS OF PROPOSALS:
Proposed language is underlined. Deleted language is shown with a ~~strikethrough~~.

105.12.470 Tree Preservation

a) *Purpose*. Within the City of Lake Elmo, trees and woodlands are considered a valuable asset to the community. The City places a priority on protecting this asset and finds that it is in the best interest to regulate the development and alteration of wooded areas within the community. All applicants shall comply with all the provisions in the Zoning Code which address the preservation of existing significant trees, including this section. All applicants shall demonstrate a good faith effort to maximize tree preservation during the development review phase and shall avoid a mass-grading approach to site development where possible. Applicants are encouraged to preserve all healthy trees of significant value even if the trees do not meet the size requirements to be considered significant trees.

b) *Definitions*. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Applicant means any person or entity submitting an application to the City for approval of a land use permit including preliminary plat, final plat, conditional use permit, interim use permit, planned unit development,

variance or grading permit.

Common tree means and includes Ash, Aspen, Basswood, Catalpa, Elm, Hackberry, Locust, Poplar, Silver Maple, Willow and any other tree not defined as a hardwood deciduous tree or a coniferous/evergreen tree.

Coniferous/evergreen tree means a wood plant, which, at maturity, having foliage on the outermost portion of the branches year-round. Tamaracks are included as a coniferous tree species.

Construction area means any area in which construction activity has or is occurring.

Construction activity means any disturbance to the land that results in the movement of earth, the alteration in the topography or existing soil cover (both vegetative and non-vegetative) that may result in accelerated stormwater runoff, leading to soil erosion and movement of sediment into surface water or drainage systems. Examples of construction activity may include clearing, grading, filling, excavating, building construction and landscaping.

Construction damage means any action such as filling, scraping, trenching, or compacting the soil around trees or wounding trees in such a manner that it may result in the eventual death of the tree.

Critical root zone (CRZ) means an imaginary circle surrounding the tree trunk with a radius distance of one (1) foot per one (1) inch of tree diameter. E.g., a 20-inch diameter has a critical root zone with a radius of twenty (20) feet.

Deciduous hardwood tree means a tree that loses its foliage or leaves annually such as Birch, Cherry, Hickory, Ironwood, Hard Maples, Oak and Walnut.

Development means any activity or proposal that requires City approval of a preliminary plat, final plat, building permit, demolition permit, conditional use permit, interim use permit, planned unit development, variance or grading permit.

Diameter breast height (DBH) means the diameter of trees at breast height, measured 4 1/2 feet (54 inches) above the ground.

Drip line means the farthest distance away from the trunk of a tree that rain or dew will fall directly to the ground from the leaves or the branches of the tree.

Healthy tree means a healthy tree has:

1) A live top (live crown) that is greater than one-third (1/3) the total tree height;
2) Dead branches that make up less than fifteen percent (15 %) of the total crown;
3) Less than fifteen percent (15%) of the tree crown with missing branches;
4) Consistent growth of foliage throughout the live portion of the crown; and
5) A tree trunk with no open wounds that are greater than one-third (1/3) the diameter of the tree, with no wounds in contact with the ground and no wounds that have soft, punky wood or other indication of decay.

New development means all sites with construction activity or development that are not defined as redevelopment.

Nuisance tree means:

1) Any living or standing tree or part thereof infected to any degree with a shade tree disease (see *Tree disease b*elow) or shade tree pest;
2) Any logs, stumps, branches, firewood or other part of dead or dying tree(s) infected with a shade tree disease or shade tree pest unless properly treated; and
3) Any standing dead trees or limbs which may threaten human health or property.

Also included are noxious or invasive trees such as Amur Maple, Japanese Barberry, Russian Olive, Siberian Elm, Buckthorn, Boxelder, and Cottonwood.

Ornamental tree means a small tree, usually less than thirty (30) feet in height at maturity, often planted for ornamental characteristics such as flowers or attractive bark.

Redevelopment means a site with construction activity that creates new or replaces existing impervious surface, buildings or structures on a parcel that is fully or partially occupied by buildings, structures, or other impervious surfaces.

Tree disease or diseased means Dutch elm disease (Ophiostoma ulmi or Ophiostoma novo-ulmi), oak wilt (Ceratocystis fagacearum) or any other tree disease of epidemic nature.

Tree pest means Emerald Ash Borer (Agrilus plannipenis), European elm bark beetle (Scolytus multistriatus), Native elm bark beetle (Hylurgopinus rufipes) or any other tree pest with potential to cause widespread damage.

Significant tree means a healthy tree measuring a minimum of six (6) inches in diameter for hardwood deciduous trees, nineteen (19) feet in height or eight (8) inches in diameter for coniferous/evergreen trees, or twelve (12) inches in diameter for common trees, as defined herein.

Site means a parcel or area of land within which construction activity, development, or redevelopment occurs or is to occur.

Specimen tree means a healthy, deciduous hardwood tree measuring equal to or greater than thirty (30) inches in diameter breast height or a healthy coniferous/evergreen tree measuring equal to or greater than twenty-five (25) feet in height.

Tree ~~p~~Preservation ~~p~~Plan means a plan prepared by a ~~certified~~ landscape architect licensed by the State of Minnesota or forester ~~indicating~~ identifying all of the significant and specimen trees in the proposed development or parcel. A Tree Preservation Plan must include a proposed site plan, a proposed grading plan including all custom graded lots, a tree inventory that includes the size, species, and location of all significant trees proposed to be saved and removed on the area of development, and the measures proposed to protect the significant and specimen trees that are to be saved. The applicant shall have the ~~t~~Tree ~~p~~Preservation ~~p~~Plan superimposed on the proposed development grading plan.

Woodland evaluation report means a report prepared by a certified forester, landscape architect licensed by the State of Minnesota, ~~forester~~ or land surveyor indicating the general location, condition, and species of significant trees on a parcel planned for future development or grading activity. The report must demonstrate that there will be no impact to existing significant trees as part of the development or grading activity. Finally, the report must include the measures proposed to protect significant trees on the site.

c) *Tree preservation standards for developing properties*.

1) *Applicability*.

a. A ~~t~~Tree ~~p~~Preservation ~~p~~Plan, or suitable alternatives as determined by the City, shall be submitted and approved by the City for the following activities:

1. New development or redevelopment in any Zoning District. A Tree Preservation Plan shall be required as part of any new development, redevelopment, or subdivision application.
2. Any grading or excavation project that results in the movement of greater than 400 cubic yards of material per acre of site per Lake Elmo Code Section 105.08.060.
3. If the applicant is able to demonstrate that the proposed development, redevelopment, construction activity or grading activity includes no impact to the significant trees on the site, then the applicant may be exempt from the requirement to submit a Tree Preservation Plan. It is the responsibility of the applicant to demonstrate that there are no impacts to significant trees through a Woodland Evaluation Report or some other form of tree survey or study.

~~The Tree Preservation Plan shall reflect the applicant's best effort to determine the most feasible and practical layout of lots, buildings, parking lots, driveways, streets, storage, storm~~

~~water management facilities and other physical features, so the fewest significant and specimen trees are destroyed or damaged.~~

b. A Tree Preservation Plan is not required for the following activities:

1. The issuance of a development approval for the construction of a single-family residence on an existing platted lot of record.
2. The harvesting of trees. For the purposes of this section, "harvesting" means cutting or clearing trees for purposes relating to forestry operations, as defined in Lake Elmo Code Section 105.12.110. "Harvesting" does not include the clearing of land for purposes of development, even where the trees are sold for purposes of creating lumber for related purposes.
3. Additions to single-family homes, general homes improvements and the construction of accessory buildings (i.e., garages, sheds) on residential properties.
4. Home gardens or an individual's home landscaping, installation, repairs, or maintenance work.
5. Tree removal related to public improvement projects and maintenance or repairs to existing streets, roadways, sewers, parks, storm water facilities and utility infrastructure.
6. Emergency removal of trees to protect the public health and safety or to alleviate immediate dangers to life, limb, property, or natural resources.
7. Tree removal related to public improvement projects to restore or enhance woodlands, savannas, or prairies.
8. Removal of dead or dying trees, unless those trees were planted as part of tree replacement in which case the property owner shall replace such trees based on the City-approved Tree Preservation Plan for the property.
9. Removal of nonnative trees that the City deems as nuisance or as an invasive species.

1) *Tree ~~p~~Preservation ~~p~~Plan*. All applicants shall submit a Tree Preservation Plan prepared by a certified forester or landscape architect licensed by the State of Minnesota in accordance with the provisions of this section. The Tree Preservation Plan shall reflect the applicant's best effort to determine the most feasible and practical layout of lots, buildings, parking lots, driveways, streets, storage, storm water management facilities and other physical features, so that the maximum amount of significant and specimen trees are preserved and protected from development and construction.
2) During the review of an application for a building permit, grading permit, site plan approval, planned unit development, conditional use permit, interim use permit, or preliminary plat, the City will review the project and the Tree Preservation Plan~~s according to~~ in order to ensure that the Tree Preservation Plan has the best available layout in order to preserve significant trees and to ensure that the applicant used the best possible design to mitigate and minimize construction damage to significant trees.
3) *Tree ~~p~~Preservation ~~p~~Plan requirements*. The ~~t~~Tree ~~p~~Preservation ~~p~~Plan shall be a separate plan sheet(s) that includes the following information:
    a. The name(s), certification(s), telephone number(s) and address(es) of the person(s) responsible for tree preservation during the course of the development project.
    b. Tree inventory. The Tree Preservation Plan must include a ~~T~~tree ~~I~~inventory through one of the following methods:
        1. *Individual tree inventory*. An individual tree inventory including an identification system linked to metal field tags located four and one-half (4 1/2) feet from grade on all significant trees must be identified on a plan sheet in both graphic and tabular form.

2. *Tree inventory sampling*. In cases of sites with large tracts of significant trees, the City may approve the use of a sampling inventory for all or portions of a site as an alternative to an individual tree inventory. The sampling inventory must include the methodology for sampling, identification ribbon around the perimeter of the sampling areas, and metal field tags located four and one-half (4 1/2) feet from grade on all significant trees in the sampling area. Within the sampling area, the quantity, size, species, health and location of all significant trees must be identified on a plan sheet in both graphic and tabular form. Based on sampling, total estimates and locations of healthy significant trees shall be provided.
3. *Combination tree inventory*. With the approval of the ~~city~~ City, sites that include both large tracts of significant trees and areas of individual significant trees may utilize a combination of the individual and sampling inventory methods.

c. Trees that were planted as part of a commercial business such as a tree farm or nursery do not need to be inventoried on an individual tree basis. A general description of the trees and an outer boundary of the planted area must be provided. The burden of proof shall be on the applicant to provide evidence to support the finding that the trees were planted as part of a commercial business.
d. A listing of healthy significant trees inventoried in subsection (c)(3)b of this section. Dead, diseased, nuisance or dying trees do not need to be included in the totals.
e. A listing of the healthy significant trees removed, identified by the metal field tag or some other form of identification used in the tree inventory in subsection (c)(3)b of this section.
f. A listing of the healthy significant trees to remain, identified by the metal field tag or some other form of identification used in the tree inventory in subsection (c)(3)b of this section.
g. Outer boundary of all contiguous wooded areas, with a general description of trees not meeting the significant tree size threshold.
h. Locations of the proposed buildings, structures, or impervious surfaces.
i. Delineation of all areas to be graded and limits of land alteration and disturbance.
j. Identification of all significant trees proposed to be removed within the construction area. These significant trees should be identified in both graphic and tabular form.
k. Measures to protect significant and specimen trees and City standard tree protection detail.
l. Size, species, number and location of all replacement trees proposed to be planted on the property in accordance with the Mitigation Plan, if necessary.
m. Signature of the person(s) preparing the plan.

4) *Implementation*. All new construction areas, development sites, and redevelopment sites shall be staked, as depicted in the approved Tree Preservation Plan, and the required tree protection fencing shall be installed and approved by the City's Landscape Architect around the critical root zone before land disturbance is to commence. The City has the right to inspect the site at any time for compliance with the plan. No encroachment, land disturbance, trenching, filling, compaction, or change in soil chemistry shall occur within the fenced areas protecting the critical root zone of the trees to be saved.
5) *Allowable tree removal*. Up to thirty (30) percent of the diameter inches of significant trees on any parcel of land being developed, redeveloped, graded, or proposed for construction activity may be removed without having to adhere to the tree replacement requirements. Replacement according to the tree replacement schedule is required when removal exceeds more than thirty (30) percent of the total significant tree diameter inches. The following types of trees do not need to be included as part of the tally of tree removals:
    a. Dead, diseased, nuisance, or dying trees;
    b. Trees that are transplanted from the site to another appropriate area within the City;
    c. Trees that were planted as part of a commercial business, such as a tree farm or nursery (subject to verification by the City); or
    d. Trees that were planted by the current property owner. In making such a determination, the City shall consider consistency of the age of the trees, any patterns in the location of

trees, historical aerial photography and evidence of intentional planting such as invoices, formal planting plans or cost sharing agreements.

6) *Mitigation plan*.
   a. In any new development, redevelopment, new construction area, or grading project where the allowable tree removal is exceeded, the applicant shall mitigate the tree loss by planting replacement trees in appropriate areas within the development in accordance with the ~~T~~tree ~~R~~replacement ~~S~~schedule.
   b. The form of mitigation to be provided by the applicant shall be determined by the City.
   c. The planting of trees for mitigation on residential projects shall be in addition to any other landscape requirements of the City.
   d. All trees, with the exception of ornamental trees, planted as landscaping on commercial or mixed-use projects may be counted towards tree replacement requirements.

7) *Tree replacement calculations*. Thirty (30) percent of the total diameter inches of significant trees on the site of new construction, new development, or redevelopment may be removed without replacement. The applicant shall plant all required replacement trees on the site of the proposed new construction, new development, or redevelopment. The following calculation procedure must be used to determine tree replacement requirements:
   a. Tally the total number of diameter inches of all significant trees on the site.
   b. A calculation must be provided which breaks out the number of inches removed for hardwood, evergreen/deciduous, and common trees. The thirty (30) percent removal figure applies to each category individually and trees are replaced according to the Tree Replacement Schedule in subsection (c)(8) of this section.

8) *Tree replacement schedule*. Tree removals over the allowable tree removal limit on the parcel or site of new construction, new development, or redevelopment shall be replaced according to the following schedule:
   a. Common tree species shall be replaced with new trees at a rate of one-fourth (1/4) the diameter inches removed.
   b. Coniferous/evergreen tree species shall be replaced with new coniferous or evergreen trees at a rate of one-half (1/2) the diameter inches removed. Since coniferous species are often sold by height rather than diameter inch, the following conversion formula can be used: Height of Replacement Coniferous Tree/2 equals Diameter Inches of Credit.
   c. Hardwood deciduous tree species shall be replaced with new hardwood deciduous trees at a rate of one-half (1/2) the diameter inches removed.
   d. Replacement tree size. Replacement trees must meet the minimum sizes listed in Lake Elmo Code Section 105.12.480.

9) *Species requirement*. The City must approve all species used for tree replacement. Ornamental trees are not acceptable for use as replacement trees. Where ten (10) or more replacement trees are required, not more than thirty (30) percent of the replacement trees shall be of the same species of tree. The planting of native species is encouraged, and hardiness and salt tolerance of the plants should be considered where applicable.

~~10) *Warranty requirement*. Any replacement tree which is not alive or healthy, as determined by the City, or which subsequently dies within two (2) years after the date of the initial landscape inspection and acceptance by the City or of the project closure, whichever occurs later shall be removed by the applicant and replaced with a new healthy tree meeting the same minimum size requirement within eight (8) months of removal.~~

~~10)~~ 10) *Protective measures*. The Tree Preservation Plan requires the following measures to be utilized to protect significant trees planned for preservation:
   a. Before any grading or construction activity, the applicant shall install snow fencing or polyethylene laminate safety netting at the drip line or at the perimeter of the critical root zone, whichever is greater, of significant trees, specimen trees and significant woodlands to be preserved. No grade change, construction activity, parking, or storage of materials shall occur within this fenced ~~in~~ area.
      1. See Minnesota Department of Transportation Standard Plan 5-297.301 and Minnesota Department of Transportation Specification Section 2572 for specific requirements related to tree protection and restoration.

b. Measures to be taken so that oak trees are not wounded, trimmed, pruned, or damaged in any way (root, bark, branches, etc.) between the dates of March 15 and October 31. Measures to be taken to ensure that any oak trees pruned or trimmed have any cut areas sealed with an appropriate nontoxic tree wound sealant.
c. Prevention of change in soil chemistry due to concrete washout and leakage or spillage of toxic materials, such as fuels or paints.
d. Removal of any nuisance or dead trees located in areas to be preserved.
e. Installation of erosion control methods.

11) *Additional protective measures.* The City encourages applicants to use the following tree protection measures to protect the root zones and to prevent damage to significant and specimen trees that the applicant intends to preserve;

a. Installation of retaining walls or tree wells to preserve trees.

b. Placement of utilities in common trenches outside of the drip line of significant and specimen trees or use of tunneled utility installation.

c. Use of tree root aeration, fertilization, or irrigation systems.

12) *Compliance with the ~~t~~Tree ~~p~~Preservation ~~p~~Plan*. The applicant shall implement the Tree Preservation Plan and receive confirmation of acceptance from the City's Landscape Architect prior to the start of and during any grading or construction activities. The tree protection measures shall remain in place until all grading, and construction activity is terminated or until a request to remove the tree protection measures is made to, and approved by, the City.

a. No significant trees shall be removed until the Tree Preservation Plan is approved by the City and except in accordance with the approved Tree Preservation Plan.
b. If an applicant damages or removes a significant tree that is intended to be preserved to the point that City staff believes the tree will not survive, the applicant must remit to the City a cash mitigation, calculated per diameter inch of the removed or damaged tree in the amount set forth in the City fee schedule.
c. The City shall have the right to inspect the site in order to determine compliance with the approved Tree Preservation Plan. The ~~c~~City shall determine whether the Tree Preservation Plan has been met prior to the release of any financial security obtained for tree preservation.

d. Instances where a significant tree is removed due to new development, redevelopment, new construction activity or were disturbed, and the removal was not noted on the landscaping or tree removal plan will result in a one-to-one replacement penalty regardless of if the removal is over the thirty percent (30%) allowance.

d) Tree protection standards for non-developing properties.

1) Existing developed commercial, industrial, and mixed-use properties.

a. Trees that are removed in an existing commercial, industrial, or mixed-use development must be replaced in accordance with the original landscaping plan, unless the property owner has obtained City approval for an alternative landscaping plan. If the original landscaping plan is not able to be found, trees identified by the most recent aerial photo of the property will be assumed to be part of the original landscape plan.

b. Trees that are removed that were part of a designated tree preservation area must be replaced in accordance with the tree replacement requirements outlined in Lake Elmo Code Section 105.12.470. The thirty percent (30%) allowable tree removal limit does not apply in these situations.

e) *Warranty requirement*. Any tree installed as a required replacement tree shall have the same two year warranty requirements as trees required by Lake Elmo Code Section 105.12.480

f) *Financial security*. In cases where mitigation or tree replacement is required, the City may require that a financial security, in a form acceptable to the City, be provided as part of a development agreement, site improvement agreement or applicable permit to ensure compliance and performance of the ~~M~~mitigation ~~P~~plan. The financial security will be released to the applicant upon verification by the City that the ~~M~~mitigation ~~P~~plan was followed, and that all replacement trees have been installed in accordance with the approved landscaping plan, match or exceed approved plan quantities, and meet City acceptance requirements to begin the two year landscape warranty.~~are planted and are healthy~~ The financial security may be used to replace any replacement trees that ~~have become damaged, are not healthy, or are diseased after planting.~~do not satisfy the warranty criteria.

g) *Exceptions*.

1) *Exception standards*. Notwithstanding the City's desire to accomplish tree preservation and protection goals, there may be instances where these goals are in conflict with other City objectives. These conflicts will most likely occur on small, heavily-wooded parcels. The City recognizes there may be instances where it is not practical or reasonable to have an applicant plant the total required replacement trees on the site. The City encouragesnters applicants to have the required number of tree replacements ~~tress~~ planted entirely on the site to the extent this is ~~of as much as~~ possible. The City will only approve the use of fee-in-lieu of tree replacement or other mitigation methods when all the required tree replacements cannot practically or reasonably occur on the site in the judgement of the City.

Applicants may ask the City to approve exceptions to the City's tree preservation and replacement standards. The City Council may grant exceptions if all of the following conditions exist:

a. It is not feasible to combine the subject parcel with adjacent parcels that could use the parcel as required green space;
b. Strict adherence to the City's tree preservation and replacement standards would prevent reasonable development that is consistent with the Comprehensive Plan and desirable to the City on the parcel; and
c. The exception requested is the minimum needed to accomplish the desired development or redevelopment.

2) *Reduced mitigation for exceptions*. If the City Council approves an exception to the tree preservation standards, relief from the requirements of the standards may take the form of reduced mitigation requirements, greater allowable tree removal, higher thresholds for determining significant trees, or any combination of the above. The City Council will determine which form of relief best balances the objectives of the City and tree preservation.

The City Council may require payment to the City of a fee-in-lieu of tree replacement, payment of additional park dedication fees; the implementation of woodland management practices by the applicant; or the planting of replacement trees on City property by the applicant under direction of the City Public Works Director; or a combination of these methods as a condition of the City approving relief or an exception from the City tree preservation and replacement standards. The amount of the fee-in-lieu of tree replacement is set forth in the City's fee schedule.

105.12.480 Landscape Requirements

All development sites shall be landscaped, as provided in this section, in order to control erosion and runoff, promote conservation of water, moderate extremes of temperature and provide shade, aid in energy conservation, preserve habitat, provide visual softening of, especially, urban development, and generally enhance the quality of the physical environment within the ~~city~~City.

a) *Landscape plan requirements*. A landscaping plan is required for all new commercial, industrial, institutional, and multifamily developments, all planned unit developments, and all subdivisions, with the exception of minor subdivisions, as defined in this chapter. The landscape plan shall be prepared by a certified landscape architect licensed by the State of Minnesota, shall be drawn to a scale identified on the plan, and include the following:

1. Landscape plan(s) must include a legend with all line types and hatch patterns depicted on the plan and backgrounds. Legend items shall match the hatch and line type, and scale depicted on the plans.
2. The landscaping plan(s) shall locate and label all existing and proposed plant materials and ground covers.ion,
3. The landscaping plan(s) shall provide a plant schedule which includes the following information:
    a. Common Name This name shall align with the corresponding plan symbol or hatch pattern in the legend
    b. Scientific Name
    c. Trees shall be ordered in the plant schedule by genus
    d. Total quantities for deciduous, coniferous, and ornamental trees
    e. Quantity by species
    f. Size
    g. Root ball type
    h. Height and spread of each plant:
        1. at the time of planting and
        2. at the time of anticipated maturity.
4. size, quantity, and species of all existing and proposed plant materials.

4. Location and Mmethods for protecting existing trees and other landscape material, consistent with Lake Elmo Tree Preservation Code Section 105.12.470.
5. The plant schedule shall depict the height and spread of each plant type at the time of planting and at the time of maturity.

5. All existing and proposed features such as buildings, structures, parking areas, pervious and impervious pavement, signs, fences, walls, enclosures, natural features, grading, property lines, easements, utilities, and driveways shall shall be clearly shown on the plans.
6. Seeding, sodding, and ground cover materials shall be identified in the landscaping plan with hatching.
7. Provisions for irrigation and other water supplies. A watering plan and schedule shall be provided for all areas where an irrigation system is not included.
8. Elevation view, details, and cross-sections of all required screening.
9. City standard plan notes and planting details, ands well as any additional project specific planting instructions and notes.
10. Topsoil preservation plan that includes: stockpile location, calculations that a sufficient amount of topsoil will be set aside to restore the site with a depth of four (4) inches, erosion control requirements, and a soil report prepared by an independent party verifying topsoil borrow meets or has been altered to meet the composition requirements of Minnesota Department of Transportation MN DOT Specification 3877 as modified to contain no less than than 6% organic matter.

b) *Design considerations*. The following design concepts and requirements shall be considered when developing a landscape plan.

1. To the maximum extent possible, the landscape plan shall incorporate, preserve and protect, existing significant trees and other healthy, non-invasive vegetation on the site.
2. Landscaped areas should be of adequate size to allow for healthy plant growth, to a typical mature size without impeding on roads, walks, trails, buildings or other areas needed for service access or public safety. Planting areas should provide adequate areas for plant maintenance.
3. A variety of trees and shrubs should be used to provide visual interest year-round. No more than 25 percent of the required number of trees and shrubs may consist of any one taxonomic genus. A minimum of 25 percent of the required number of trees shall be deciduous shade trees, and a minimum of 25 percent shall be coniferous trees. Ornamental trees may be used when applied towards landscaping requirements. However, the number of trees shall not exceed 15 percent of the required amount.
4. Final slopes greater than 3:1 will not be permitted without special treatment such as terracing, retaining walls, erosion control blankets, or special ground covers.

5. All plant materials, except trees planted per the tree replacement schedule, shall meet the following minimum size standards in Table 6-1. Trees planted per the tree replacement schedule shall meet the minimum requirements outlined in Lake Elmo Code Section 105.12.470(c)(8)d.

Table 6-1: Minimum Size Standards for Landscape Materials

Plant Type	*Minimum Size at Planting* **
Trees:	
Evergreen	6 feet in height
Deciduous--shade	2.5 inches caliper, measured six inches from base
Deciduous--ornamental	2 inches caliper, measured six inches from base
Shrubs:	
Evergreen	# five container*
Deciduous	# five container*
Shrubs used for screening (evergreen or deciduous)	# five container*

* Approximately five gallons.

** See American Standards for Nursery Stock, ANSI 260.1-2004 for exact specifications.

* This table and its requirements do not apply to the tree replacement schedule.

6. As an alternative to the minimum standards for landscape materials, a landscape plan prepared by a qualified professional certifying that said plan will meet the intent of this section may be submitted.
7. ~~As a general rule, t~~Trees ~~should~~ must be planted a minimum of ten feet away from all utilities including water and sewer stubs unless approved by the ~~c~~City. No plantings may be placed in or within 5 feet of a drainage and utility easement, unless approved by the Public Works Director.

c) *Landscaping of setback areas*. All required setbacks not occupied by buildings, parking, paths or plazas shall be landscaped with turf grass, native grass, trees, shrubs, vines, perennial flowering plants, and surrounding pervious ground cover.

1. A minimum of one tree per lot or one tree for every 50 feet of street footage, lake shore or stream frontage, or fraction thereof shall be planted at the time of development. The total tree requirement will be whichever quantity is greater.

    a. Trees adjacent to streets shall be planted within the front yard and may be arranged in a cluster or placed at regular intervals to best complement existing landscape design patterns in the area.
    b. Salt tolerance, species soil compatibility, and root structure should be considered when selecting tree species adjacent to streets, sidewalks and parking areas.
    c. Where property abuts a lake or stream, trees shall be planted at intervals of no more than 50 feet along the shoreline, except where natural vegetation is sufficient to meet this requirement.

2. In addition to the requirements of subsection (c)(1) of this section, a minimum of five trees shall be planted for every one acre of land that is disturbed by development activity. Such trees may be used for parking lot landscaping or screening as specified in subsections (d) and (e) of this section.

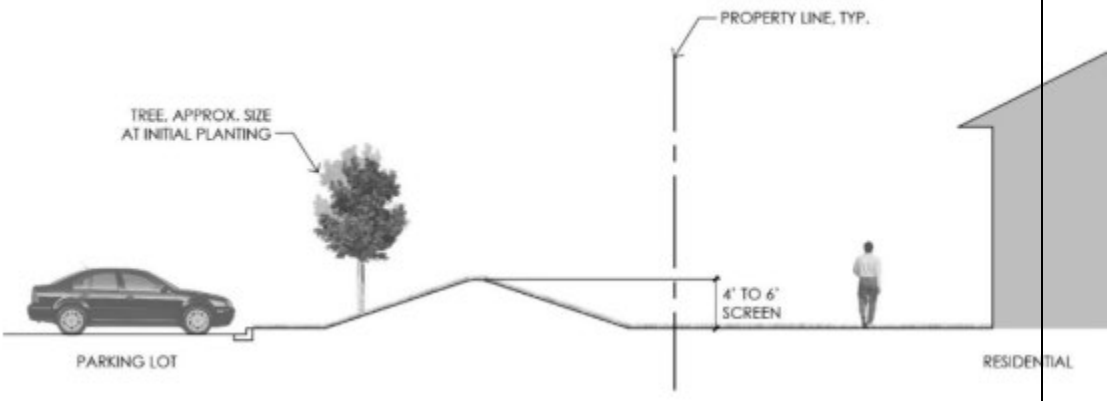
d) *Interior parking lot landscaping*. The purpose of interior parking lot landscaping is to minimize the expansive appearance of parking lots and provide shaded parking areas. Landscaping shall consist of planting islands, medians and borders, comprising the required planting area specified under subsection (d)(1) of this section.

1. At least five percent of the interior area of parking lots with more than 30 spaces shall be devoted to landscape planting areas. Areas may consist of islands or corner planting beds.
2. Shade trees shall be provided within the interior of parking lots (in islands or corner planting beds) in accordance with the following table:
   Table 6-2: Minimum Required Tree Planting for Parking Lots

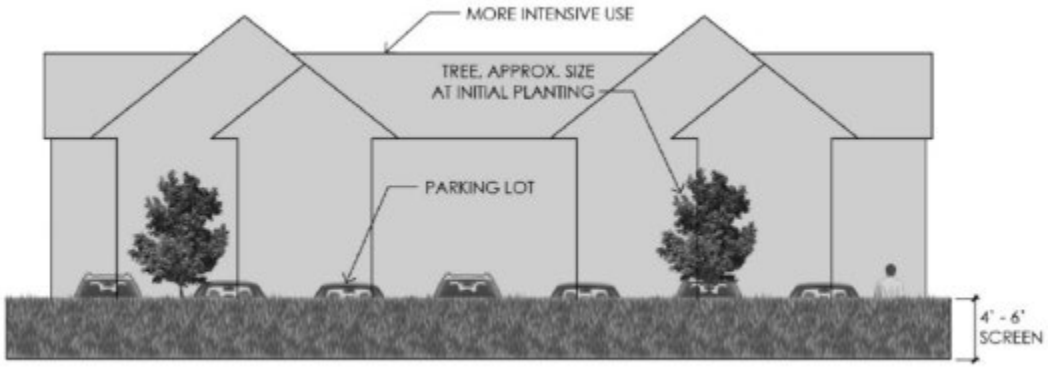
Number of Parking Spaces	*Minimum Required Tree Planting*
0--30	None required
31--100	1 tree per ten spaces or fraction thereof
101+	1 tree per 15 spaces or fraction thereof

e) *Perimeter parking lot landscaping*. Parking areas, and especially vehicle headlights, shall be screened from public streets and sidewalks, public open space, and adjacent residential properties. Where applicable an applicant may demonstrate that distance ~~and/~~or finished grades would achieve this objective, whereupon this requirement may be waived by the Community Development Director. The perimeter of parking areas shall be screened as follows:

1. With the exception of the VMX area, a landscaped frontage strip at least eight feet wide shall be provided between parking areas and road right-of-way. If a parking area contains over 100 spaces, the frontage strip shall be increased to twelve feet in width.
    a. Within the frontage strip, screening shall consist of either a masonry wall, fence, berm, or hedge or combination that forms a screen a minimum of 3 1/2 and a maximum of four feet in height, and not less than 50 percent opaque on a year-round basis.
    b. Trees shall be planted at a minimum of one deciduous tree per 50 linear feet within the frontage strip.
2. Along side and rear property lines abutting residential properties or districts, screening shall be provided, consisting of either a masonry wall, fence or berm in combination with landscape material that forms a screen a minimum of four feet in height, a maximum of six feet in height, and not less than 90 percent opaque on a year-round basis. Landscape material shall include trees, planted at a minimum of one deciduous or coniferous tree per 40 linear feet along the property line.
    a. Figure A: Example cross-section view of perimeter parking lot landscape screening.

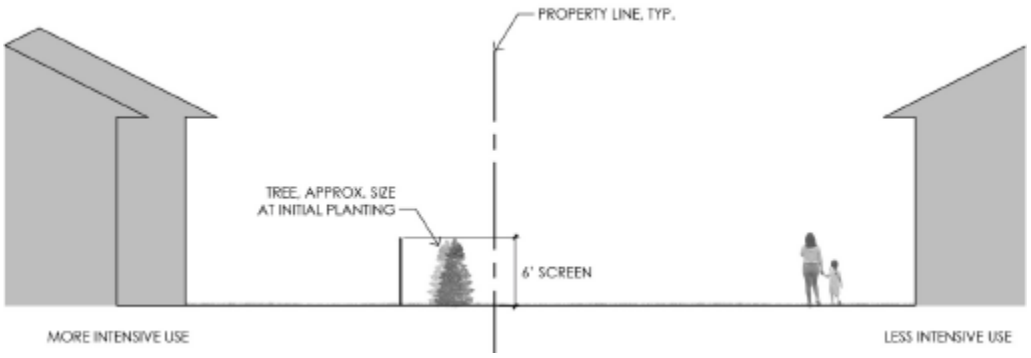


    b. Figure B: Example elevation view of perimeter parking lot landscape screening.

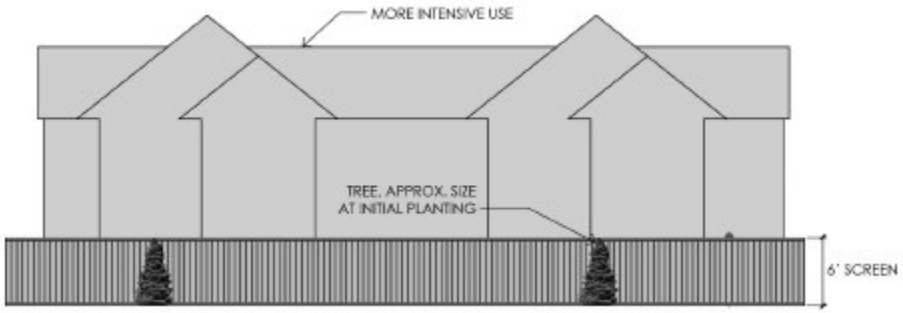


f) *Screening*. Screening shall be used to provide visual and noise separation of more intensive uses from less intensive uses. Where screening is required in the City Code between uses or districts, it shall consist of either a wall or fence, or berm in combination with landscape material that forms a screen at least six feet in height, and not less than 90 percent opaque on a year-round basis. Top-of-wall or fence shall be a minimum of six feet above the elevation along the property line(s) from which screening of the less intensive use is required. The ~~c~~City may require screening at least eight feet in height were the difference in intensity of uses is greater, such as between lots planned for development with single-family attached and detached residential development and certain service uses such as self-service storage and trade shops, automotive/vehicular uses, or industrial and extractive uses. Landscape material shall include trees, planted at a minimum of one deciduous or coniferous tree per 25 linear feet along the property line. Screening trees shall be adequately sized and offset from the property line so as not to overhang adjacent properties upon reaching mature size. Additional landscape material, such as shade trees or trellises, may be required to partially screen views from above.

1. Figure C: Example cross-section of screening between land uses.



2. Figure D: Example elevation view of screening between land uses.



g) *Standards, installation, and ~~M~~maintenance, ~~and installation~~ of plant and landscape materials*. The preparation, ~~i~~installation, and maintenance of all landscape materials shall comply with the following standards unless otherwise stipulated in the City's Landscape Special Provisions:

1. All landscape materials, installation and maintenance shall ~~be installed to current~~ comply with ~~industry~~ the City's Landscape Special Provisions and the Minnesota Department of Transportation Standard Specifications Section 2571 and Standard Plan 5-297.301 Standard Planting Details A-C. ~~Special attention must be paid to initial soil preparation, drainage, and proper initial planting of plant root mass.~~
2. A pre-installation conference between the City's Landscape Architect, developer/builder, and landscape contractor shall be required prior to the installation of any code required plantings or seeding. Any landscaping material not required for erosion control installed without a pre-installation conference will be rejected.
    a. Prior to the conference, both developer and the developer's contactor shall have reviewed the pre-installation checklist included in the City's Landscape Special Provisions to gain familiarity with the requirements and identify areas needing clarification.
3. ~~Irrigation or other water supply to support the specified plant materials adequate~~Watering of all plant materials and ground cover in the approved development plan shall be provided at the time of

~~or immediately after, plant~~ installation to support establishment and shall continue through the entire warranty period. The watering requirements are set forth in the Minnesota Department of Transportation Specification Section 2571.

4. All required landscaping and screening features shall be kept free of refuse, ~~and~~ debris, and noxious weeds.
5. All ~~landscape~~ landscaping, mulch ~~depth~~beds, plantings, and seeded~~,~~ and sodded areas shall be maintained to manage noxious weeds and ensure establishment of intended plant materials.
~~6. All landscape materials shall be guaranteed for two years. Any landscape material that dies, has a dead or broken central leader, exhibits 30% or more crown death, is damaged by construction, or becomes diseased before the end of the second year after acceptance shall be replaced by the developer.~~

6. For nonresidential projects, continuing maintenance and replacement of landscape materials shall be the responsibility of the property owner, including after two years of initial installation. Improvements identified on the landscape plan, including non-plant materials, such as fencing, shall be maintained for the life of the project for which the plan was required.

h) *Topsoil Borrow Requirements. Earthwork and topsoil shall comply with the following standards:*

1. *The topsoil ~~stock pile~~stockpile location and erosion controls shall be called out in the plan set when building permit for new residential or commercial construction is submitted to the ~~c~~City. All areas disturbed, outside of paved areas, shall be excavated to a depth of four (4) inches and tilled to a depth of six (6) inches ~~ro~~ to remove compaction. The depth of the topsoil borrow shall be no less than four (4) inches, not including sod depth.*
2. *Only topsoil borrow meeting Minnesota~~N~~ Department of Transportation~~OT~~ Specification 3877 as modified to contain no less than 6% organic matter, is to be placed as the final soil layer on a site to provide the required depth of topsoil borrow cover ~~an~~ and to bring the entire site to grade.*
3. *Confirmation of topsoil depth and quality shall be submitted as written confirmation from a licensed party before a full ~~C~~certificate of ~~O~~occupancy is issued.*

i) *Warranty*

1. All landscape materials shall be guaranteed for a period of at least two years.
    a. The warranty begins when all approved development plan landscaping meets all required acceptance criteria, as determined by the City's Landscape Architect, from the Lake Elmo Code Section 105.12.480, the City's Landscape Special Provisions and in the Minnesota Department of Transportation Standard Specifications Section 2571 and Standard Plan 5-297.301 Standard Planting Details A-C.
    b. The warranty period ends when all approved development plan landscaping meets the requirements, as determined by the City's Landscape Architect, listed in Lake Elmo Code Section 105.12.480(i)(1)(a).
    c. Meeting the above requirements (i)(1)(a) and (i)(1)(b) may include replacements and corrections to existing plant, tree, seed, sod, and landscaping installations, as well as new installations of any landscaping material in the approved development plan not installed.
2. The developer is required to correct all non-compliant landscaping within 60 days of notification.
3. Warranty compliance inspections will be performed at the initial installation phase and to close out the project at the end of the two year warranty period. Any landscape material that dies, has a dead or broken central leader, exhibits 30% or more crown death or defoliation, is damaged by construction or maintenance, becomes diseased or infested, or is not planted in compliance with the Minnesota Department of Transportation Specification and Standard Plating Details A-C will not be accepted. Acceptance is a requirement to secure release of the financial security portion allocated to that phase of the warranty.
    a. The developer is responsible for notifying the City when the project is ready for inspection.

j) *Financial security*. The ~~city~~ City will require that a financial security, in a form acceptable to the ~~city~~ City, be provided as part of a development agreement or applicable permit to ensure compliance and performance of the landscape plan. The financial security will be released to the applicant upon verification by the ~~city~~ City that the landscape plan was followed, and that all landscape materials are planted and in a reasonable state of health. The financial security may be used to replace any landscape materials that have become damaged or diseased after planting. Adequate security must be retained to ensure ~~performance for at least two years after the installations have been completed~~the required landscaping from the approved development plan meets all City requirements and receives both initial acceptance start the two year landscape warranty period and final acceptance to complete the two year landscape warranty period.

PUBLIC HEARING:
A notice of public hearing was published in the City's official newspaper on October 28, 2024. No public comments have been received at the time of writing this report.

FISCAL IMPACT:
None.

OPTIONS:
- Recommend approval of the proposed amendments.
- Recommend changes to the proposed amendments.
- Recommend denial of the proposed amendments.

RECCOMENDATION:
Staff recommends the Planning Commission recommend approval of the proposed text amendments as presented by Staff.

"Motion to recommend approval of the proposed text amendments as presented by HKGi Staff"

ATTACHMENTS:
- Lake Elmo - Developer Landscaping and Site Restoration Checklist (2025)
- Minnesota Department of Transportation Standard Plan 5-297.301
- Minnesota Department of Transportation Specification Section 2572

Lake Elmo - Developer Landscaping and Site Restoration Checklist:

The following checklist is provided as a summary of high-level expectations to ensure the installation of required landscaping in the City of Lake Elmo meets all City requirements including those in the zoning code, development agreement, and approved development plan. *This list is intended to act as a guide to ensure a shared understanding of City expectations for the required landscaping installation work and standards. It is not a comprehensive list of requirements*.

The developer bears final responsibility for all requirements and shall be responsible for coordination between their contractors and the City.

Before the Pre-Installation Conference, the Contractor and Developer shall:

- SCHEDULING – The developer shall contact the City to schedule the required pre-installation conference prior to installing any work.
    - Work installed without completing this step will be rejected, no exceptions.
- IRRIGATION - Have read and understood the approved watering plan and schedule prior to the meeting.
    - The contractor may want to coordinate with the Home-owners Association to control irrigation during the warranty period.
- PHASING – To qualify for phased inspections a development be residential and must contain at least 200 trees. There can be at most two phases:
    - Developer phase: includes all trees lot in front of buildable lots which may be impacted by home construction.
    - Builder phase: Remaining required landscaping and restoration.
    - The intent of phased landscaping is to avoid artificially extending the landscape warranty period for improvements installed prior to development build out. Each phase will receive its own acceptance date starting the two-year warranty for that phase within the overall project.
    - All phases within an overall project or addition must be completed before the initial or final surety releases can be granted.
        - There will be no partial surety release resulting from the acceptance of a landscaping phase unless previously agreed to by the City.
- STAKING - Stake all tree locations for City approval prior to installation. The Contractor and Developer shall:
    - Coordinate staking to ensure tree locations match the approved development plan.

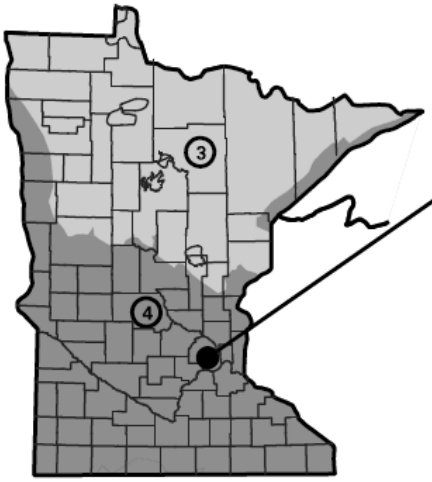
    - Ensure adjusted tree locations of more than 10 feet from the approved plan location must are tracked in an 'as-built' plan. That plan shall be provided to the City prior to requesting an initial inspection. An inspection will not be conducted without an accurate 'as-built' plan.
    - Stake limits of easements to ensure no tree locations occurs within:
        - 10ft of front and rear lot lines
        - 5ft of side yard or shared property lines
        - Trees within an easement, regardless of staked location, will require relocation at the time they are identified.
- TREE STOCK - Notify the City's Landscape Architect at least 10 calendar days prior to the installation of trees to schedule an inspection of the tree material prior to installation. This inspection can occur onsite immediately before planting.
    - Twine, burlap, and cages can be left in place if the contractor can demonstrate that plant stock has been planted with the root flare at the top of the root ball's soil mass AND that the twine is organic biodegradable material.
    - At the discretion of the City's Landscape Architect, trees with trunk wounds, deformities, disease, or significant damage will not be accepted.

During the Pre-Installation Conference, the Contractor and Developer shall:

- EXAMPLE INSTALLATION - Install three deciduous and three coniferous trees under the observation of the City's Landscape Architect to confirm understanding of the City's Landscape Special Provisions, MnDOT Standard Specifications Section 2571 and MnDOT Standard Plan 5-297.301 Standard Planting Details A-C planting requirements. Failure to compile will result in rejection of the tree.
    - If trees are to be installed on grades greater than 1:5, one observed example installations shall be of that type for both deciduous and coniferous.
    - Of particular importance is locating, exposing, and placing the root flare at an elevation just above grade. Failure to do so will result in the rejection of the tree, regardless of condition.

During or Immediately Following Installation, the Contractor and Developer shall:

- INSTALLATION TIMING – Must align with the MnDOT table below unless otherwise agreed to by the City and the City's Landscape Architect.
    - The installation timing of landscape material is critical to establishment success. The installation of all plant material for a project shall comply with the Planting Dates table MnDOT Standard Plan 5-297.301 Standard Planting Details A table.



PROJECT LOCATION

1. BARE ROOT PERENNIALS MUST BE INSTALLED IN THE SPRING NO LATER THAN JUNE 1ST OR FOLLOW THE FALL DECIDUOUS PLANTING DATES.
2. ACTUAL DATES MAY CHANGE DEPENDING UPON SEASONAL CONDITIONS, AS DETERMINED BY THE ENGINEER.
3. FALL PLANTING IS NOT ALLOWED FOR BARE ROOT FORM OF THE FOLLOWING SPECIES: HAWTHORN, DOGWOOD, POPLAR, HACKBERRY, LINDEN, IRONWOOD, HONEYLOCUST, BIRCH, MOUNTAIN ASH, MAPLE, WILLOW, CRABAPPLE, PLUM/CHERRY, OAKS, AND SUMAC.
4. ALL REPLACEMENT PLANTS MUST BE INSTALLED DURING THE MONTH OF MAY (SPRING PLANTING) AND SEPTEMBER (FALL PLANTING) DURING THE FIRST YEAR OF THE PLANT ESTABLISHMENT PERIOD.
5. MACHINED MOVED PLANTING DATES WILL BE SPECIFIED IN THE SPECIAL PROVISIONS.

PLANTING DATES BY ZONE

			③	④
SPRING	DECIDUOUS	BARE ROOT	APRIL 21 TO JUNE 1	APRIL 7 TO JUNE 1
		CONTAINER B&B	APRIL 21 TO JUNE 30	APRIL 7 TO JUNE 30
	CONIFEROUS		APRIL 21 TO JUNE 1	APRIL 7 TO MAY 17
	PERENNIALS		MAY 1 TO JUNE 30	MAY 1 TO JUNE 30
	SEEDLINGS		APRIL 21 TO JUNE 1	APRIL 7 TO JUNE 1
FALL	DECIDUOUS	BARE ROOT	OCT. 1 TO NOV. 1	OCT. 10 TO NOV. 15
		CONTAINER B&B	AUG. 25 TO OCT. 15	AUG. 25 TO NOV. 1
	CONIFEROUS		AUG. 25 TO SEPT. 15	AUG. 25 TO SEPT. 15
	PERENNIALS		AUG. 25 TO SEPT. 15	AUG. 25 TO SEPT. 15

-
- PLANTING - Ensure tree pits comply with size requirements listed in the MnDOT Standard Plan 5-297.301 Standard Planting Details A-C
    - Failure to compile with specified hole sizing will result in rejection of the tree.
- WATERING - Water-in trees and landscaping at the time of installation to ensure adequate soil moisture and proper soil settlement around the root ball. A minimum of 15 gallons of water per tree shall be applied during the initial watering.
    - Failure to compile will result in rejection of the tree.
- AS-BUILT PLAN - Provide the City's Landscape Architect with an irrigation as-built plan or, if manual watering is to be performed in lieu of irrigation, a watering plan and schedule to ensure adequate water is supplied to support the establishment of trees and landscaping.
- MAINTENANCE - Be responsible for the maintenance of mulch rings, planting beds, and ground cover areas throughout the entire warranty period. This includes:
    - Replenishing mulch at trees and beds to maintain required depth and size.

    - Ensuring weed control throughout the growing season.
    - Preventing soil and seed contamination when restoring seeded areas or after replanting or landscaping.
- RESTORATION - Restore ground-cover areas disturbed during the warranty period within 15 calendar days of notification.
    - Disturbance areas may require regrading to return the area to the designed final grade.
    - Areas where substantial or repeated erosion occurs will require additional correction that includes erosion control blanketing, until seed has completely established.

Inspections, Warranty Timing, and Corrections:

- INSPECTION PHASES -
    - Initial acceptance: Once all material for a project is installed and deemed ready by the developer for inspection the City's Landscape Architect will inspect for compliance. Compliance for all required landscape materials must be met to begin the warranty period. Financial surety phase one release will not occur until this initial acceptance is obtained.
    - Final acceptance: Starting no earlier than two years from the date of initial acceptance, the project is eligible for inspection by the City's Landscape Architect to determine compliance for final acceptance. Compliance for all required landscape materials must be met to close-out the warranty period. Financial surety phase two release will not occur until this final acceptance is obtained.
- INSPECTION SCHEDULING - The developer is responsible for contacting the City to request an inspection of completed work.
    - All landscaping work must be entirely complete, partial work inspections will not be performed.
- RESPONSE TO INSPECTION MEMO FINDINGS AND REQUIREMENTS - Following the receipt of inspection findings (memo from the City) the contractor shall have 60 calendar days to perform the corrections and replacements identified in the recommendations section, unless timing of replacements does not meet the requirements in the Planting Dates by Zone table above. In these cases the contractor should perform the corrections at the earliest possible opportunity within the next planting window. If there are concerns about weather, plant material sourcing, etc. these concerns must be communicated to the City within 21 calendar days.

- Plant substitution requests must be reviewed and approved by the City's Landscape Architect prior to use.

GENERAL NOTES

SEE SPECIAL PROVISIONS FOR SPECIFIC PROJECT REQUIREMENTS.

REFER TO MnDOT SPECIFICATIONS 2571, 3861, AND THE "2015" INSPECTION AND CONTRACT ADMINISTRATION MANUAL FOR MnDOT LANDSCAPE PROJECTS" FOR GENERAL REQUIREMENTS.

COMPLETE PREPARATORY WORK BEFORE STARTING INITIAL PLANTING OPERATIONS.

ACCEPT ALL PLANT STOCK IN ACCORDANCE WITH (MnDOT 3861) PRIOR TO PLANTING.

THE CONTRACTOR WILL DEMONSTRATE COMPETENCY FOR SOIL CULTIVATION OPERATIONS IN ACCORDANCE WITH (MnDOT 2571.3D2 STEP 4)

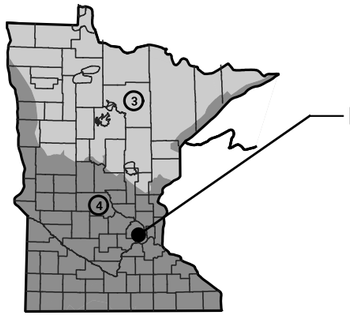
THE CONTRACTOR WILL DEMONSTRATE COMPETENCY FOR ALL PLANT INSTALLATION OPERATIONS IN ACCORDANCE WITH (MnDOT 2571.3F1)

RODENT PROTECTION	SEE SPECIAL PROVISIONS AND STANDARD PLANTING DETAILS (C)
FERTILIZER	SEE SPECIAL PROVISIONS
COMPOST	MnDOT 3890 GRADE 2 UNLESS OTHERWISE SPECIFIED.
MULCH MATERIAL	MnDOT 3882 TYPE 6 UNLESS OTHERWISE SPECIFIED.
MASS PLANTING BEDS	PREPARE MASS PLANTING BEDS FOR PLANTS PLACED AT 15' OR LESS, UNLESS OTHERWISE SPECIFIED ON SHEETS. PLANT BEDS IN STAGGERED ROWS ON THE PERIMETER FIRST, THEN UNIFORMLY FILL IN WITH REMAINING PLANTS. USE TRIANGULAR SPACING, UNLESS SPECIFIED OTHERWISE. PROVIDE 5' RADIUS CLEAR OF SHRUBS AROUND EACH DECIDUOUS TREE AND 8' CLEAR RADIUS AROUND EACH CONIFER TREE. RADIUS WILL BE MEASURED FROM THE CENTER OF THE TREE TO THE CENTER OF THE SHRUB. NOTIFY ENGINEER OF GROSS PLANT QUANTITY SURPLUS OR DEFICIENCY IMMEDIATELY. MULCH ENTIRE MASS PLANTING BED. SEE STANDARD PLANTING DETAILS (C)
TREE PAINTING (FROST CRACK PREVENTION)	PAINT OAK, LINDEN, LOCUST, MAPLE, CRABAPPLE AND MOUNTAIN ASH. ONLY UNDILUTED EXTERIOR WHITE LATEX PAINT IS ACCEPTABLE. PAINT TREE CIRCUMFERENCE FROM GROUND LINE TO FIRST MAJOR BRANCH.
PLANTING PLAN DIMENSIONS	STATED DIMENSIONS SUPERCEDE SCALING FROM PLAN.

WATERING GUIDELINES (MnDOT 2571.3G)

PLANT TYPE	AVERAGE GALLONS OF WATER PER APPLICATION
MACHINE TRANSPLANTED TREES	50–100
BALLED AND BURLAPPED TREES	20
BARE ROOT AND CONTAINER TREES	15
BALLED AND BURLAPPED SHRUBS	10
BARE ROOT AND CONTAINER SHRUBS	7
WOODY SEEDLINGS	4
PERENNIALS AND VINES	3

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MONITOR AND MAINTAIN SOIL MOISTURE AT ADEQUATE BUT NOT EXCESSIVE LEVELS. THE AMOUNTS LISTED ABOVE ARE GUIDELINES, NOT REQUIREMENTS.



PROJECT LOCATION

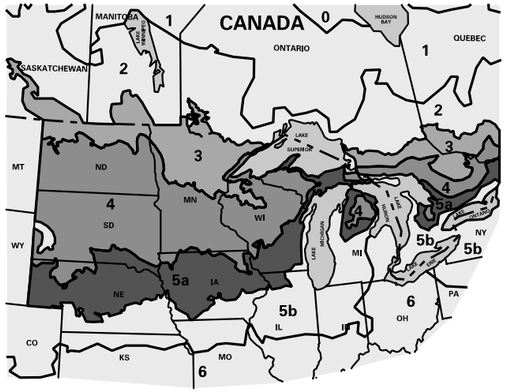
1. BARE ROOT PERENNIALS MUST BE INSTALLED IN THE SPRING NO LATER THAN JUNE 1ST OR FOLLOW THE FALL DECIDUOUS PLANTING DATES.
2. ACTUAL DATES MAY CHANGE DEPENDING UPON SEASONAL CONDITIONS, AS DETERMINED BY THE ENGINEER.
3. FALL PLANTING IS NOT ALLOWED FOR BARE ROOT FORM OF THE FOLLOWING SPECIES: HAWTHORN, DOGWOOD, POPLAR, HACKBERRY, LINDEN, IRONWOOD, HONEYLOCUST, BIRCH, MOUNTAIN ASH, MAPLE, WILLOW, CRABAPPLE, PLUM/CHERRY, OAKS, AND SUMAC.
4. ALL REPLACEMENT PLANTS MUST BE INSTALLED DURING THE MONTH OF MAY (SPRING PLANTING) AND SEPTEMBER (FALL PLANTING) DURING THE FIRST YEAR OF THE PLANT ESTABLISHMENT PERIOD.
5. MACHINED MOVED PLANTING DATES WILL BE SPECIFIED IN THE SPECIAL PROVISIONS.

PLANTING DATES BY ZONE

			③	④
SPRING	DECIDUOUS	BARE ROOT	APRIL 21 TO JUNE 1	APRIL 7 TO JUNE 1
		CONTAINER B&B	APRIL 21 TO JUNE 30	APRIL 7 TO JUNE 30
	CONIFEROUS		APRIL 21 TO JUNE 1	APRIL 7 TO MAY 17
	PERENNIALS		MAY 1 TO JUNE 30	MAY 1 TO JUNE 30
	SEEDLINGS		APRIL 21 TO JUNE 1	APRIL 7 TO JUNE 1
FALL	DECIDUOUS	BARE ROOT	OCT. 1 TO NOV. 1	OCT. 10 TO NOV. 15
		CONTAINER B&B	AUG. 25 TO OCT. 15	AUG. 25 TO NOV. 1
	CONIFEROUS		AUG. 25 TO SEPT. 15	AUG. 25 TO SEPT. 15
	PERENNIALS		AUG. 25 TO SEPT. 15	AUG. 25 TO SEPT. 15

PLANT INSTALLATION PERIOD

(MnDOT 2571.3F2)



ACCEPTABLE ZONES		
ZONES	LEGEND	MIN. TEMP.
3		–34.4° TO –40° F
4		–28.9° TO –34.4° F
5a		–26.1° TO –28.9° F

UNACCEPTABLE ZONES	
ZONES	LEGEND
0, 1, 2, 5b and 6	

FOR ALL PLANT STOCK, DOCUMENT ACCEPTABILITY FOR HARDINESS IN THE MINNESOTA ZONE WHERE THE PROJECT SITE IS LOCATED, AS FOLLOWS:

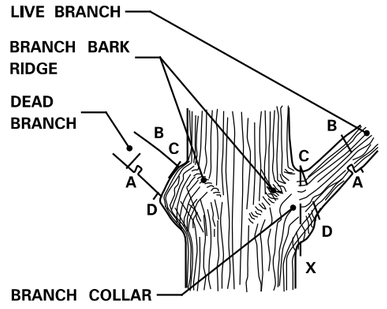
A. PLANT STOCK CONTINUOUSLY GROWN FOR AT LEAST THE LAST TWO YEARS WITHIN THE ACCEPTABLE LIMITS SHOWN.

OR

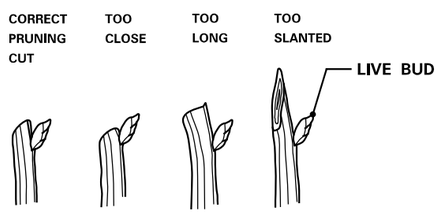
B. PLANT STOCK, GROWN OUTSIDE THE ACCEPTABLE GROWING RANGE LIMITS, HAVING SEED SOURCE OR ROOT AND GRAFT STOCK ORIGINATING FROM THE ACCEPTABLE LIMITS SHOWN.

ACCEPTABLE PLANT STOCK GROWING RANGE LIMITS

SOURCE: USDA PLANT HARDINESS ZONE MAP (MnDOT 3861.2C)



BRANCHES PRUNED AT TRUNK
(SHIGO METHOD)



BRANCHES PRUNED TO LIVE BUD

STEPS TO PRUNING WITH PRUNING SAW:
1. CUT PART WAY THROUGH THE BRANCH AT POINT A.
2. CUT COMPLETELY THROUGH BRANCH FROM POINT B TO A.
3. AT BRANCH COLLAR CUT FROM POINT C TO D.

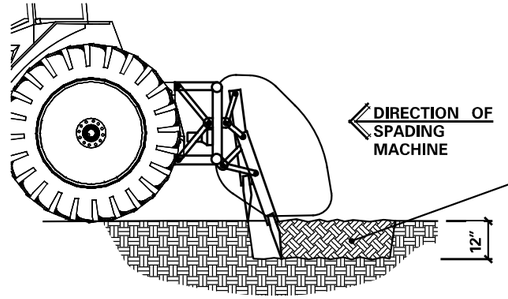
INCORRECT CUT FROM POINT C TO X (TOO CLOSE) WILL RESULT IN DISCONTINUOUS CALLUS FORMATION AFTER ONE SEASON OF GROWTH.

CORRECT CUT FROM POINT C TO D (LEAVING BRANCH COLLAR BUT NOT THE STUB FROM POINT B TO A) WILL RESULT IN CONTINUOUS DOUGHNUT SHAPED CALLUS FORMATION AFTER ONE SEASON OF GROWTH.

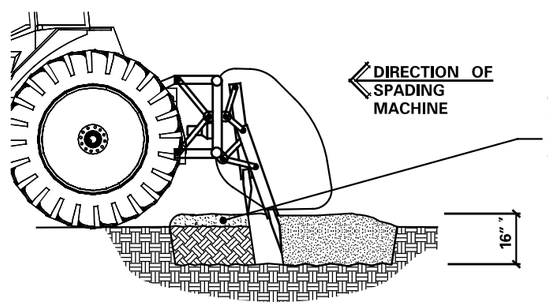
PRUNING NOTES:
1. PRUNE USING CLEAN AND SHARP SCISSOR–TYPE PRUNER OR PRUNING SAW.
2. THE BEST TIME TO PRUNE IS LATE DORMANT SEASON OR EARLY SPRING.
3. AVOID PRUNING OAKS IN APRIL, MAY, JUNE OR JULY.
4. IF PRUNING IS NECESSARY OR IF WOUNDS OCCUR TO OAK TREES IN APRIL, MAY, JUNE OR JULY, IMMEDIATELY PAINT CUT SURFACE OR WOUND WITH LATEX PAINT OR SHELLAC.

PRUNING

(MnDOT 2571.3K2a9 and 2571.3E1)



PRIMARY TILLAGE – PASS 1



INCORPORATION TILLAGE – PASS 2

PLANTING SOIL

(MnDOT 2571.3D2)

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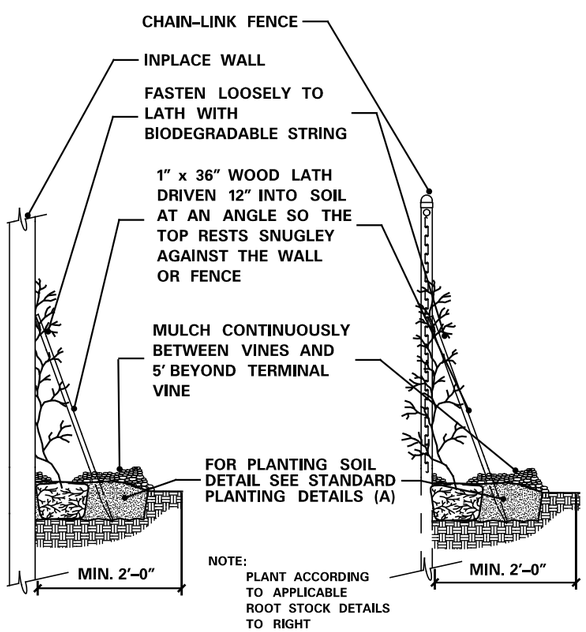
STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
OFFICE OF ENVIRONMENTAL STEWARDSHIP
ENV. PLANNING AND DESIGN UNIT
TRANSPORTATION BUILDING
ST. PAUL, MINNESOTA 55155–1899

STANDARD PLANTING DETAILS (A)

PLANTING HOLE DIMENSIONS

HOLE DEPTH FOR B&B AND CONTAINER PLANTS SHALL NOT EXCEED MEASUREMENT FROM ROOT FLAIR TO BOTTOM OF SOIL BALL.

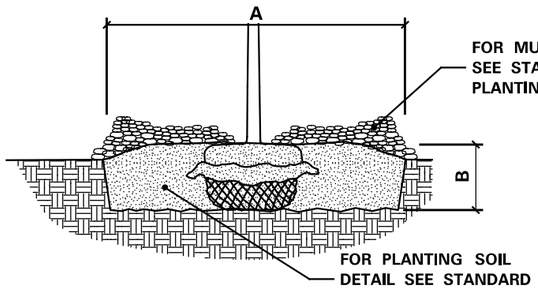
PLANT TYPE	PLANT SIZE UP TO AND INCLUDING	(A) MINIMUM HOLE WIDTH	(B) APPROXIMATE HOLE DEPTH
DECIDUOUS & ORNAMENTAL TREES	3' B.R.	46"	13"
	4' B.R	46"	14"
	5' B.R.	48"	14"
	6' B.R.	54"	15"
	7' B.R	60"	16"
	8' B.R.	66"	19"
	0.75" B.R.	48'	12"
	1" B.R.	54"	14"
	1.25" B.R.	60"	14"
	1.5 B.R.	66"	15"
	1.75" B.R	72"	16"
	2" B.R.	84"	19"
	4' B.B.	42"	11"
	5' B.B.	48"	12"
	6' B.B.	52"	14"
	8' B.B.	66"	16"
	10' B.B.	66"	16"
	12' B.B.	48"	16"
	1" B.B.	54"	14"
	1.25" B.B.	56"	15"
	1.5" B.B.	61"	15"
	1.75" B.B.	66"	16"
	2" B.B.	72"	16"
	2.5" B.B.	84"	19"
	3" B.B.	96"	20"
	3.5" B.B.	114"	23"
	4" B.B.	126"	25"
DECIDUOUS SHRUBS, ROSES AND PERENNIALS PERENNIAL HOLE DEPTH AND WIDTH SHALL BE BASED UPON ON-CENTER SPACING IN A CONTINUOUS TRENCH.	12" B.R.	24"	7"
	15" B.R.	28"	8"
	18" B.R.	30"	8"
	2' B.R.	33"	9"
	3' B.R.	42"	11"
	4' B.B.	48"	12"
	5' B.R.	54"	14"
	6' B.R.	60"	14"
	18" B.B.	27"	7"
	2' B.B.	30"	8"
	3' B.B.	36"	9"
	4' B.B.	42"	11"
	5' B.B.	48"	12"
	6' B.B.	54"	14"



WALL INSTALLATION

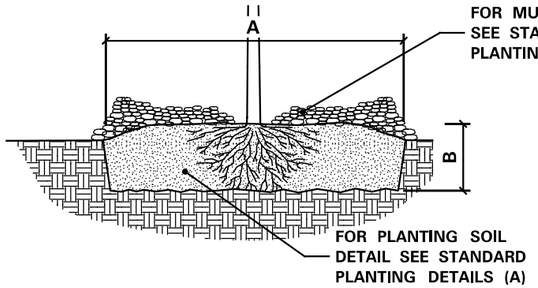
FENCE INSTALLATION

INSTALLATION OF VINES



1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT.
6. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
7. PLUMB AND BACKFILL WITH PLANTING SOIL.
8. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
9. BACK FILL VOIDS AND WATER A SECOND TIME.
10. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

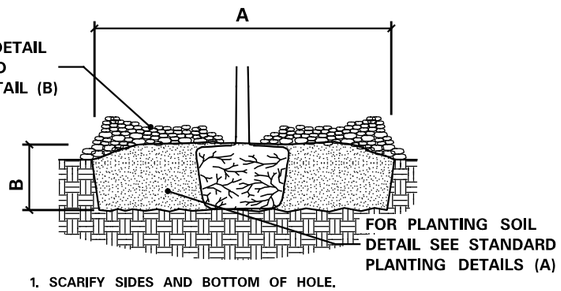
BALLED & BURLAPPED STOCK



1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOM OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER A SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

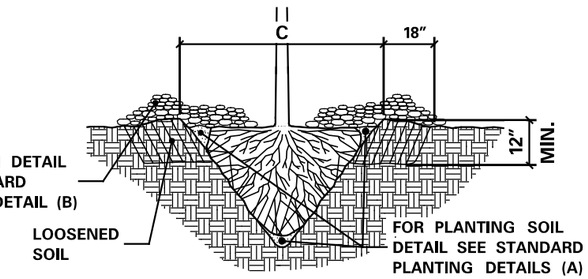
BARE ROOT STOCK

INSTALLATION OF PLANTS



1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE TOP OF THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
5. PLUMB AND BACKFILL WITH PLANTING SOIL.
6. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
7. BACK FILL VOIDS AND WATER A SECOND TIME.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

CONTAINER STOCK



1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON NATIVE SOIL AT SAME DEPTH AS IT WAS PREVIOUSLY GROWN.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. AFTER PLANTING, LOOSEN THE SOIL IMMEDIATELY ADJACENT TO THE ROOT BALL TO A MINIMUM DISTANCE OF 18" AND A MINIMUM DEPTH OF 12".
6. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
7. BACK FILL VOIDS AND WATER A SECOND TIME.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

MINIMUM TREE SPADE SIZE REQUIREMENTS

(C) SPADE DIAMETER SIZE	OAK TREE, CALIPER	DECIDUOUS/ ORNAMENTAL TREE,CALIPER	CONIFEROUS TREE, HEIGHT
42"	1" to 1.5"	2" to 3"	5' to 7'
60"	1.5" to 2.5"	3" to 4"	7' to 9'
78"	2.5" to 3.5"	4" to 6"	9' to 14'
85"	3.5" to 5"	6" to 8"	14' to 18'

MACHINE MOVED STOCK

PLANTING HOLE DIMENSIONS

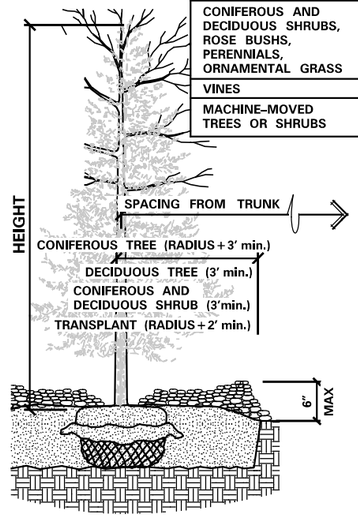
HOLE DEPTH FOR B&B AND CONTAINER PLANTS SHALL NOT EXCEED MEASUREMENT FROM ROOT FLAIR TO BOTTOM OF SOIL BALL.

PLANT TYPE	PLANT SIZE UP TO AND INCLUDING	(A) MINIMUM HOLE WIDTH	(B) APPROXIMATE HOLE DEPTH
CONIFEROUS TREES AT LEAST 2/3 OF ALL CONIFER BRANCHES WILL CONTAIN TERMINAL BUDS	2' B.B	36"	10"
	3' B.B	42"	11"
	4' B.B	51"	13"
	5' B.B	60"	13"
	6' B.B	66"	15"
	7' B.B	72"	16"
	8' B.B	81"	18"
	9' B.B	90"	20"
	10' B.B	102"	21"
	12' B.B	114"	24"
CONIFEROUS SHRUBS (UPRIGHT)	18" B.B.	24"	7"
	3' B.B.	48"	12"
CONIFEROUS SHRUBS (SPREADING)	18" SPR B.B.	30"	8"
	2' SPR B.B.	36"	9"
CONTAINER GROWN PLANTS	CELLPACKS / PLUGS	6"	2.5"
	2.25" CONT.	7"	3"
	3.5" CONT.	10"	3"
	4" CONT.	11"	4"
	4.5" CONT.	13"	4"
	6"/1 QT CONT.	15"	5.5"
	1# CONT.	18"	6"
	2# CONT.	23"	7.5"
	3# CONT.	29"	8.5"
	5# CONT.	30"	11"
	7# CONT.	37"	11"
	15# CONT.	44"	14"
	10# CONT.	45"	15"
	20# CONT.	60"	16"
	25# CONT.	72"	17"
SEEDLINGS	6" SEEDLING	15"	14"
	9" SEEDLING	18"	14"
	12" SEEDLING	23"	16"
	18" SEEDLING	30"	16"
	2' SEEDLING	36"	18"
VINES	1 YR. MED B.R.	15"	11"
	1 YR. NO. 1 B.R.	17"	14'
	2 YR. MED. B.R.	33"	12"
	2 YR. NO. 1 B.R.	42"	15"

MULCH AREA CALCULATOR

TYPE OF PLANT	SQ. FT. PER PLANT
CONIFEROUS TREES	$\left[\left(\frac{3/5 \times \text{HEIGHT}}{2}\right)+3\right]^2 \times \pi$
DECIDUOUS AND ORNAMENTAL TREES	$3^2 \times \pi$
CONIFEROUS AND DECIDUOUS SHRUBS, ROSE BUSHS, PERENNIALS, ORNAMENTAL GRASS	SPACING x SPACING
VINES	SPACING x 2
MACHINE-MOVED TREES OR SHRUBS	$\left[\left(\frac{\text{SPADE DIAMETER}}{2}\right)+1\right]^2 \times \pi$

π = 3.1416



1. PULL MULCH BACK NO LESS THAN 3" AND NO MORE THAN 6" FROM TREES AND SHRUBS AT THE TRUNK OR MAIN STEM.
2. SUBSIDING OR DETERIORATING MULCH IS ACCEPTABLE THROUGHOUT THE ESTABLISHED PERIOD IF THE MULCH DEPTH IS MAINTAINED AT A MINIMUM 3" DEPTH.
3. ADD MULCH WHEN BELOW THE 3" MINIMUM DEPTH, DO NOT EXCEED THE 6" MAXIMUM DEPTH.
4. MULCH CONTAMINATED WITH SOIL MUST BE REMOVED AND REPLACED.

MULCH PLACEMENT

(MnDOT 2571.3H)

(MnDOT 2571.3F)

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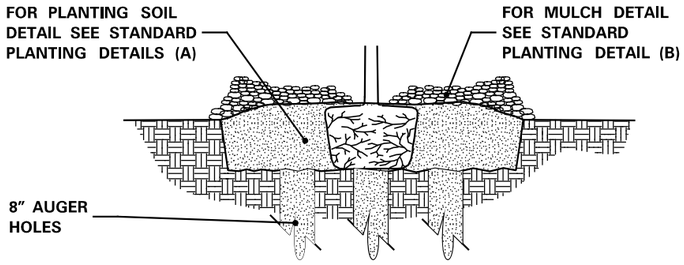
TRANSPORTATION BUILDING
ST. PAUL, MINNESOTA 55155-1899

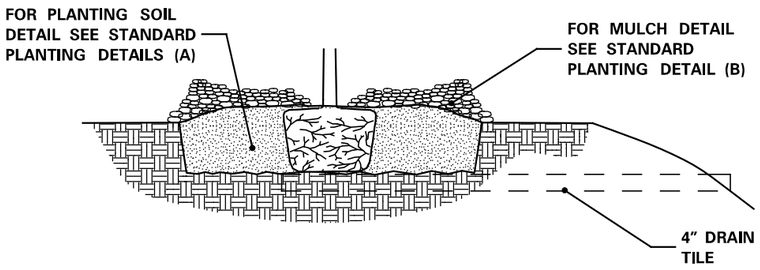
STANDARD PLANTING DETAILS (B)

STATE PROJECT SP 1901-171 (T.H. 13) SHEET NO. 8 OF 9 SHEETS



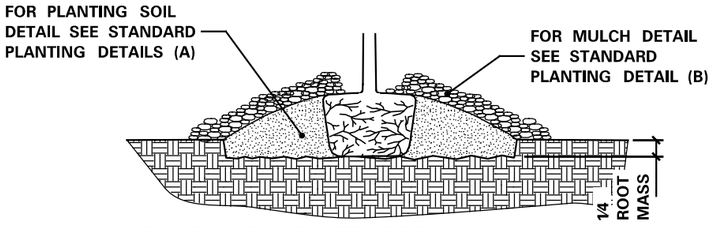
1. EXCAVATE HOLE OR BED TO ALLOW PLACING THE TOP OF ROOT MASS 1"–3" HIGHER THAN FINISHED GRADE.
2. AUGER 8" DIAMETER HOLES ENTIRELY THROUGH IMPERVIOUS OR POORLY DRAINED HARD PAN SOIL LAYER TO ADEQUATELY DRAIN SUBSOIL.
3. TEST FOR POSITIVE DRAINAGE. RE–AUGER AN ADDITIONAL 8" IF NECESSARY FOR POSITIVE DRAINAGE.
4. THOUROUGHLY BACKFILL AUGER HOLES WITH A UNIFORM INCORPORATED MIXTURE OF 50% SAND AND 50% INPLACE SOIL.
5. COMPLETE PLANTING ACCORDING TO ROOT TYPE. SEE STANDARD PLANTING DETAILS (B).

INSTALL GRANULAR FILTER



1. EXCAVATE HOLE OR BED TO ALLOW PLACING THE TOP OF THE ROOT MASS 1"–3" HIGHER THAN FINISHED GRADE.
2. INSTALL 4" MINIMUM DIAMETER DRAIN TILE DAYLIGHTING AT A LOWER GRADE.
3. COMPLETE PLANTING ACCORDING TO ROOT TYPE. SEE STANDARD PLANTING DETAILS (B).

INSTALL TILE DRAINAGE



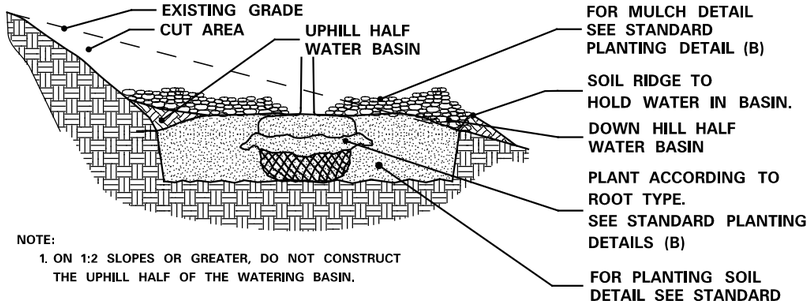
1. EXCAVATE HOLE OR BED 1/4 THE DEPTH OF THE ROOT MASS.
2. SET ROOT MASS IN HOLE.
3. CONSTRUCT BERM WITH PLANTING SOIL. EXTEND THE BERM BASE TO A WIDTH OF 3 TIMES THE BERM HEIGHT.
4. COMPLETE PLANTING ACCORDING ROOT TYPE. SEE STANDARD PLANTING DETAILS (B).

INSTALL MINI–BERM

NOTE:
1. THE NEED FOR USING PLANTING DETAILS FOR POORLY DRAINED SOILS AND WHICH TYPE TO USE ARE DETERMINED BY THE CONTRACTOR, SUBJECT TO ENGINEER APPROVAL.

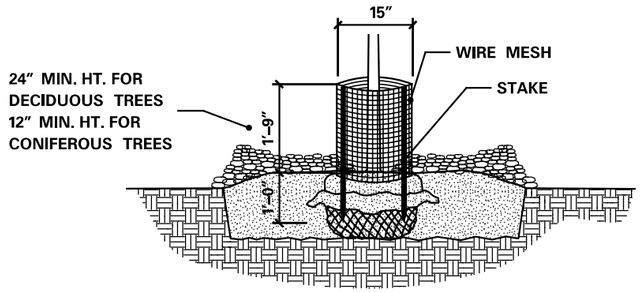
PLANTING DETAIL FOR POORLY DRAINED SOILS

(MnDOT 2571.3D2 (STEP 8)



NOTE:
1. ON 1:2 SLOPES OR GREATER, DO NOT CONSTRUCT THE UPHILL HALF OF THE WATERING BASIN.

PLANTING ON SLOPES

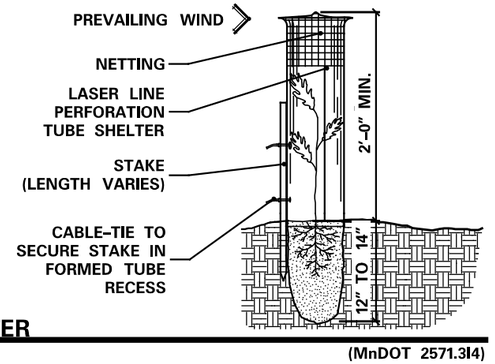


1. FORM A DOUBLE–LAYERED CYLINDER USING 0.25" GRID GALVANIZED WELDED WIRE MESH (HARDWARE CLOTH). OVERLAP THE CUT END 2".
2. DRIVE TWO 1" x 1" OPPOSING HEARTWOOD WHITE OAK STAKES INTO THE GROUND, 7" FROM THE CENTER OF THE TREE STEM.
3. SECURE THE MESH CYLINDER TO THE OUTSIDE OF THE STAKES USING EITHER, SCREWS AND WASHERS OR CABLE–TIES ALONG THE OVERLAP. SPACE APPROXIMATELY 4" ON CENTER ALONG THE OVERLAP.
   a. SCREWS SHALL BE ROUND HEAD GALVANIZED 1/8" DIA. x 3/4" LONG WITH WASHERS.
   OR
   b. CABLE–TIES SHALL BE NYLON, AT LEAST 8" LONG AND BETWEEN 75LB TO 120LB TENSILE STRENGTH.
4. EMBED THE LOWER EDGE OF THE MESH CYLINDER 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.
5. CUT EDGES WILL NOT BE PERMITTED AT THE TOP OF THE CYLINDER. STAKE WILL BE FLUSH WITH THE TOP OF THE CYLINDER.
6. MULCH WITHIN THE CYLINDER SHALL NOT EXCEED 3" DEPTH AND SHALL BE PULLED BACK FROM THE TRUNK AS SPECIFIED IN MULCH PLACEMENT DETAIL.
7. THE BOTTOM WHORL OF PINE AND LARCH BRANCHES MAY HAVE TO BE REMOVED TO PERMIT INSTALLATION OF 12" MIN. HEIGHT RODENT GUARDS.
8. INSTALL ON ALL DECIDUOUS, PINE AND LARCH TREES, DO NOT PLACE ON SPRUCE TREES.

RODENT PROTECTION

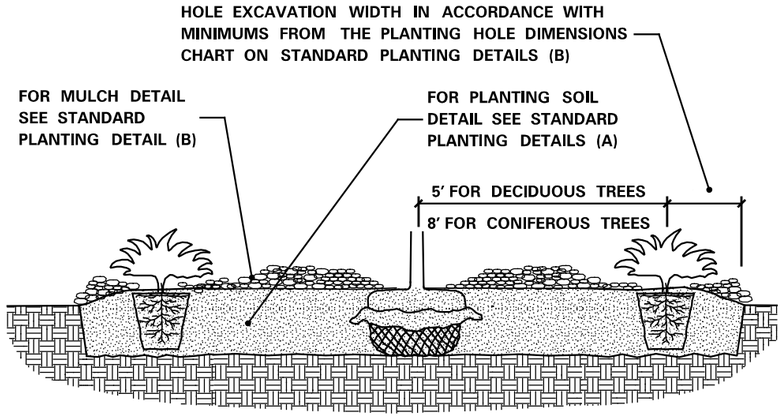
(MnDOT 2571.3I2)

1. USE SEAMLESS, EXTRUDED, TWIN–WALL, RIGID AND SEMI TRANSLUCENT POLYPROPYLENE TUBES WITH A LASER LINE PERFORATION AND AN OUTWARD–FLARED TOP RIM.
2. SECURE SHELTER WITH NYLON CABLE–TIES ATTACHED TO A 1" x 1" WHITE OAK STAKE TO PREVENT DISLODGING OR TWISTING.
3. EMBED THE BOTTOM OF THE TUBE A MINIMUM OF 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.
4. INSTALL A PLASTIC PHOTODEGRADABLE NETTING COVER AND SLEEVE OVER THE TOP OF THE TUBE. PULL NETTING DOWN AS SHOWN.

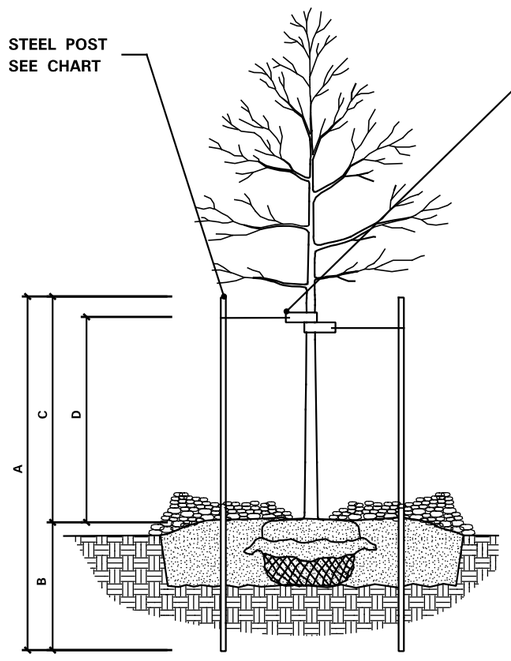


SEEDLING TREE SHELTER

(MnDOT 2571.3I4)



PLANT SPACING IN MASS BEDS



1. STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF ROOT BALL. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.
2. REQUESTS TO SUBSTITUTE RUBBER HOSE AND WIRE GUYING SYSTEMS WILL NOT BE APPROVED.
3. TREE STAKING IS NOT REQUIRED UNLESS SPECIFIED OR NECESSARY TO MAINTAIN TREES IN A PLUMB CONDITION WHERE VANDALISM, SOIL, OR WIND CONDITIONS ARE A PROBLEM, OR AS DIRECTED BY THE ENGINEER.
4. REMOVE WITHIN ONE YEAR.

STEEL POST SIZING

CALIPER	STEEL POST TYPE	A	B	C	D
LESS THEN 4 INCHES	ROLLED STEEL FENCE POST (MnDOT 3403) OR APPROVED EQUAL.	7'–0"	3'–0" MIN.	4'–0"	3'–0"
GREATER THEN 4 INCHES	10', 2.2 LB. FLANGED CHANNEL STEEL SIGN POST (MnDOT 3401) OR APPROVED EQUAL.	10'–0"	4'–0" MIN.	6'–0"	5'–0"

STAKING AND GUYING

(MnDOT 2571.3I1)

DATE PRINTED:
REVISED – JANUARY /01/2014

PROJECT MANAGER
DAVID LARSON

DRAWN BY
OFFICE OF ENVIRONMENTAL STEWARDSHIP

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
OFFICE OF ENVIRONMENTAL STEWARDSHIP
ENV. PLANNING AND DESIGN UNIT
TRANSPORTATION BUILDING
ST. PAUL, MINNESOTA 55155–1899

STANDARD PLANTING DETAILS (C)

STATE PROJECT SP 1901–171 (T.H. 13) SHEET NO. 9 OF 9 SHEETS

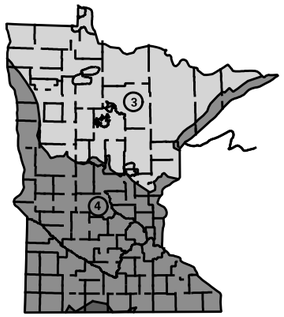
GENERAL NOTES

SEE SPECIAL PROVISIONS FOR SPECIFIC PROJECT REQUIREMENTS.	
REFER TO MnDOT SPECIFICATIONS 2571, 2572, 3861, FOR GENERAL REQUIREMENTS.	
COMPLETE PREPARATORY WORK BEFORE STARTING INITIAL PLANTING OPERATIONS.	
ACCEPT ALL PLANT STOCK IN ACCORDANCE WITH (MnDOT 3861) PRIOR TO PLANTING.	
THE CONTRACTOR WILL DEMONSTRATE COMPETENCY FOR SOIL CULTIVATION OPERATIONS IN ACCORDANCE WITH (MnDOT 2571.3D.2)	
THE CONTRACTOR WILL DEMONSTRATE COMPETENCY FOR ALL PLANT INSTALLATION OPERATIONS IN ACCORDANCE WITH (MnDOT 2571.3F1)	
RODENT PROTECTION	SEE SPECIAL PROVISIONS AND STANDARD PLANTING DETAILS (3 OF 3)
FERTILIZER	SEE SPECIAL PROVISIONS
COMPOST	MnDOT 3890 COMPOST GRADE 2 UNLESS OTHERWISE SPECIFIED.
MULCH MATERIAL	MnDOT 3882 MULCH MATERIAL TYPE 6 UNLESS OTHERWISE SPECIFIED.
MASS PLANTING BEDS	PREPARE MASS PLANTING BEDS FOR PLANTS PLACED AT 15' OR LESS, UNLESS OTHERWISE SPECIFIED ON SHEETS. PLANT BEDS IN STAGGERED ROWS ON THE PERIMETER FIRST, THEN UNIFORMLY FILL IN WITH REMAINING PLANTS. USE TRIANGULAR SPACING, UNLESS SPECIFIED OTHERWISE. PROVIDE 5' RADIUS CLEAR OF SHRUBS AROUND EACH DECIDUOUS TREE AND 8' CLEAR RADIUS AROUND EACH CONIFER TREE. RADIUS WILL BE MEASURED FROM THE CENTER OF THE TREE TO THE CENTER OF THE SHRUB. NOTIFY ENGINEER OF GROSS PLANT QUANTITY SURPLUS OR DEFICIENCY IMMEDIATELY. MULCH ENTIRE MASS PLANTING BED. SEE STANDARD PLANTING DETAILS (3 OF 3)
TREE PAINTING (FROST CRACK PREVENTION)	PAINT OAK, LINDEN, LOCUST, MAPLE, CRABAPPLE AND MOUNTAIN ASH. ONLY UNDILUTED EXTERIOR WHITE LATEX PAINT IS ACCEPTABLE. PAINT TREE CIRCUMFERENCE FROM GROUND LINE TO FIRST MAJOR BRANCH.
PLANTING PLAN DIMENSIONS	STATED DIMENSIONS SUPERCEDE SCALING FROM PLAN.

WATERING GUIDELINES (MnDOT 2571.3G)

PLANT TYPE	AVERAGE GALLONS OF WATER PER APPLICATION
MACHINE TRANSPLANTED TREES	50–100
BALLED AND BURLAPPED TREES	20
BARE ROOT AND CONTAINER TREES	15
BALLED AND BURLAPPED SHRUBS	10
BARE ROOT AND CONTAINER SHRUBS	7
WOODY SEEDLINGS	4
PERENNIALS AND VINES	3

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MONITOR AND MAINTAIN SOIL MOISTURE AT ADEQUATE BUT NOT EXCESSIVE LEVELS. THE AMOUNTS LISTED ABOVE ARE GUIDELINES, NOT REQUIREMENTS.

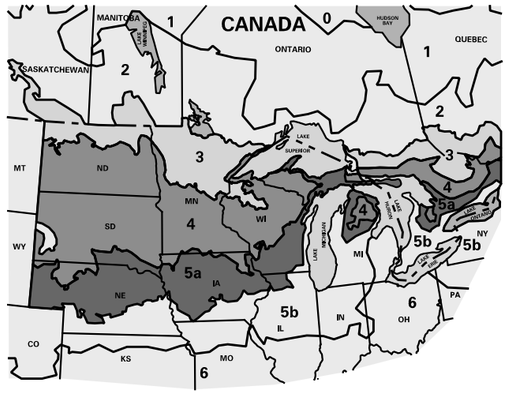


1. BARE ROOT PERENNIALS MUST BE PLACED IN THE SPRING NO LATER THAN JUNE 1ST OR FOLLOW THE FALL DECIDUOUS PLANTING DATES.
2. ACTUAL DATES MAY CHANGE DEPENDING UPON SEASONAL CONDITIONS, AS DETERMINED BY THE ENGINEER.
3. FALL PLANTING IS NOT ALLOWED FOR BARE ROOT FORM OF THE FOLLOWING SPECIES: HAWTHORN, DOGWOOD, POPLAR, HACKBERRY, LINDEN, IRONWOOD, HONEYLOCUST, BIRCH, MOUNTAIN ASH, MAPLE, WILLOW, CRABAPPLE, PLUM/CHERRY, OAKS, AND SUMAC.
4. ALL REPLACEMENT PLANTS MUST BE PLACED DURING THE MONTH OF MAY (SPRING PLANTING) AND SEPTEMBER (FALL PLANTING) DURING THE FIRST YEAR OF THE PLANT ESTABLISHMENT PERIOD.
5. MACHINE MOVED PLANTING DATES WILL BE SPECIFIED IN THE SPECIAL PROVISIONS.

PLANTING DATES BY ZONE

			③	④
SPRING	DECIDUOUS	BARE ROOT	APRIL 21 TO JUNE 1	APRIL 7 TO JUNE 1
		CONTAINER B&B	APRIL 21 TO JUNE 30	APRIL 7 TO JUNE 30
	CONIFEROUS		APRIL 21 TO JUNE 1	APRIL 7 TO MAY 17
	PERENNIALS		MAY 1 TO JUNE 30	MAY 1 TO JUNE 30
	SEEDLINGS		APRIL 21 TO JUNE 1	APRIL 7 TO JUNE 1
FALL	DECIDUOUS	BARE ROOT	OCT. 1 TO NOV. 1	OCT. 10 TO NOV. 15
		CONTAINER B&B	AUG. 25 TO OCT. 15	AUG. 25 TO NOV. 1
	CONIFEROUS		AUG. 25 TO SEPT. 15	AUG. 25 TO SEPT. 15
	PERENNIALS		AUG. 25 TO SEPT. 15	AUG. 25 TO SEPT. 15

PLANT INSTALLATION PERIOD



ACCEPTABLE ZONES		
ZONES	LEGEND	MIN. TEMP.
3		–34.4° TO –40 F
4		–28.9° TO –34.4 F
5a		–26.1° TO –28.9 F

UNACCEPTABLE ZONES	
ZONES	LEGEND
0, 1, 2, 5b and 6	

FOR ALL PLANT STOCK, DOCUMENT ACCEPTABILITY FOR HARDINESS IN THE MINNESOTA ZONE WHERE THE PROJECT SITE IS LOCATED, AS FOLLOWS:

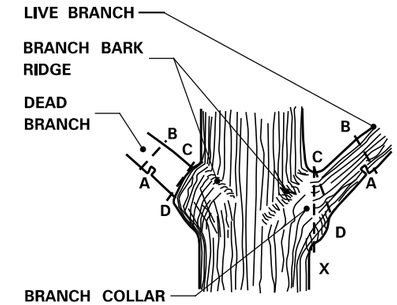
A. PLANT STOCK CONTINUOUSLY GROWN FOR AT LEAST THE LAST TWO YEARS WITHIN THE ACCEPTABLE LIMITS SHOWN.

OR

B. PLANT STOCK, GROWN OUTSIDE THE ACCEPTABLE GROWING RANGE LIMITS, HAVING SEED SOURCE OR ROOT AND GRAFT STOCK ORIGINATING FROM THE ACCEPTABLE LIMITS SHOWN.

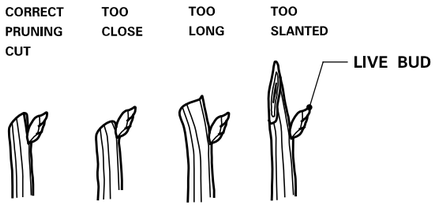
ACCEPTABLE PLANT STOCK GROWING RANGE LIMITS

SOURCE: USDA PLANT HARDINESS ZONE MAP (MnDOT 3861.2C)



BRANCHES PRUNED AT TRUNK

(SHIGO METHOD)



BRANCHES PRUNED TO LIVE BUD

STEPS TO PRUNING WITH PRUNING SAW:

1. CUT PART WAY THROUGH THE BRANCH AT POINT A.
2. CUT COMPLETELY THROUGH BRANCH FROM POINT B TO A.
3. AT BRANCH COLLAR CUT FROM POINT C TO D.

INCORRECT CUT FROM POINT C TO X (TOO CLOSE) WILL RESULT IN DISCONTINUOUS CALLUS FORMATION AFTER ONE SEASON OF GROWTH.

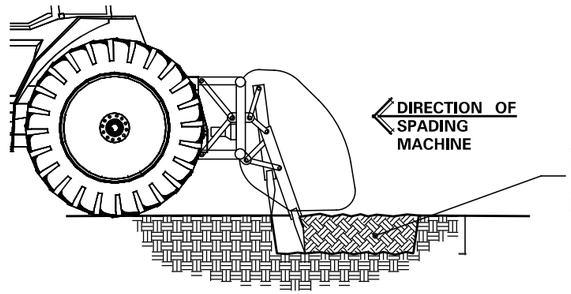
CORRECT CUT FROM POINT C TO D (LEAVING BRANCH COLLAR BUT NOT THE STUB FROM POINT B TO A) WILL RESULT IN CONTINUOUS DOUGHNUT SHAPED CALLUS FORMATION AFTER ONE SEASON OF GROWTH.

PRUNING NOTES:

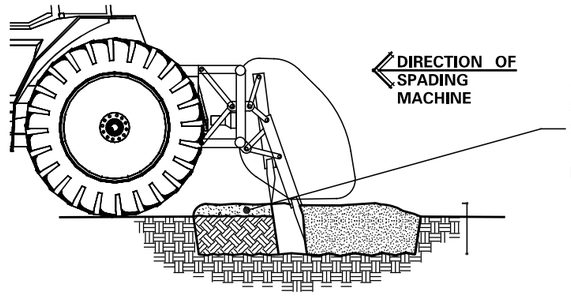
1. PRUNE USING CLEAN AND SHARP SCISSOR–TYPE PRUNER OR PRUNING SAW.
2. THE BEST TIME TO PRUNE IS LATE DORMANT SEASON OR EARLY SPRING.
3. AVOID PRUNING OAKS IN APRIL, MAY, JUNE OR JULY.
4. IF PRUNING IS NECESSARY OR IF WOUNDS OCCUR TO OAK TREES IN APRIL, MAY, JUNE OR JULY, IMMEDIATELY PAINT CUT SURFACE OR WOUND WITH LATEX PAINT OR SHELLAC.

PRUNING

(MnDOT 2571.3E.1 and 2571.3K.2.a(9))



PRIMARY TILLAGE – PASS 1



INCORPORATION TILLAGE – PASS 2

PLANTING SOIL

(MnDOT 2571.3D)

REVISION:

APPROVED: DECEMBER 11, 2015

CHIEF ENVIRONMENTAL OFFICER

REVISED:

APPROVED: 12-11-2015

STATE DESIGN ENGINEER

STANDARD PLANTING DETAILS

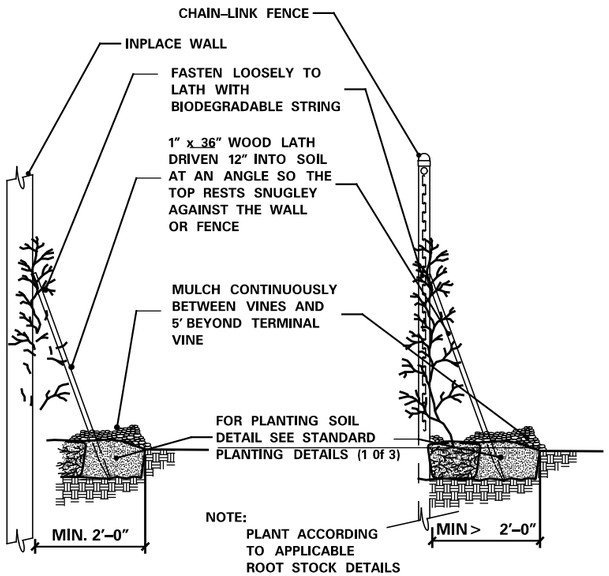
STANDARD PLAN 5-297.301 | 1 OF 3

PLANTING HOLE DIMENSIONS

HOLE DEPTH FOR B&B AND CONTAINER PLANTS SHALL NOT EXCEED MEASUREMENT FROM ROOT FLAIR TO BOTTOM OF SOIL BALL.

PLANT TYPE	PLANT SIZE UP TO AND INCLUDING	(A) MINIMUM HOLE WIDTH	(B) APPROXIMATE HOLE DEPTH
DECIDUOUS & ORNAMENTAL TREES	3' B.R.	46"	13"
	4' B.R	46"	14"
	5' B.R.	48"	14"
	6' B.R.	54"	15"
	7' B.R	60"	16"
	8' B.R.	66"	19"
	0.75" B.R.	48'	12"
	1" B.R.	54"	14"
	1.25" B.R.	60"	14"
	1.5 B.R.	66"	15"
	1.75" B.R	72"	16"
	2" B.R.	84"	19"
	4' B.B.	42"	11"
	5' B.B.	48"	12"
	6' B.B.	52"	14"
	8' B.B.	66"	16"
	10' B.B.	66"	16"
	12' B.B.	48"	16"
	1" B.B.	54"	14"
	1.25" B.B.	56"	15"
	1.5" B.B.	61"	15"
	1.75" B.B.	66"	16"
	2" B.B.	72"	16"
	2.5" B.B.	84"	19"
	3" B.B.	96"	20"
	3.5" B.B.	114"	23"
	4" B.B.	126"	25"
DECIDUOUS SHRUBS, ROSES AND PERENNIALS	12" B.R.	24"	7"
	15" B.R.	28"	8"
	18" B.R.	30"	8"
	2' B.R.	33"	9"
	3' B.R.	42"	11"
	4' B.B.	48"	12"
	5' B.R.	54"	14"
	6' B.R.	60"	14"
	18" B.B.	27"	7"
	2' B.B.	30"	8"
	3' B.B.	36"	9"
	4' B.B.	42"	11"
	5' B.B.	48"	12"
	6' B.B.	54"	14"

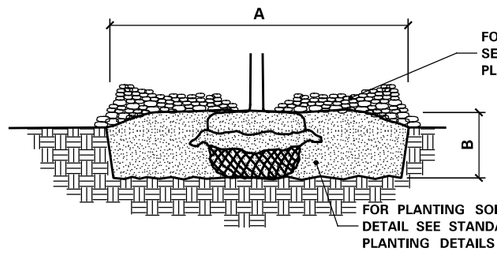
PERENNIAL HOLE DEPTH AND WIDTH SHALL BE BASED UPON ON-CENTER SPACING IN A CONTINUOUS TRENCH.



WALL INSTALLATION

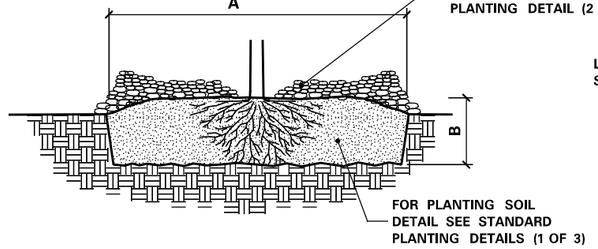
FENCE INSTALLATION

INSTALLATION OF VINES



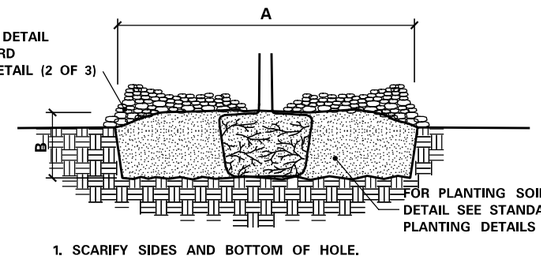
1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. PLACE PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT.
6. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
7. PLUMB AND BACKFILL WITH PLANTING SOIL.
8. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
9. BACK FILL VOIDS AND WATER A SECOND TIME.
10. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

BALLED & BURLAPPED STOCK



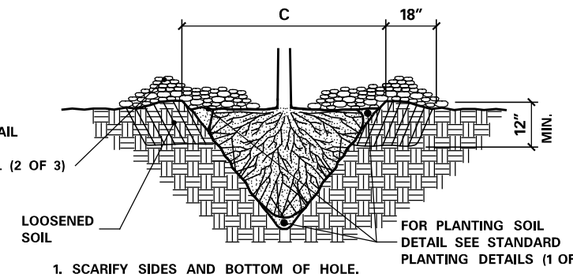
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOM OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER A SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

BARE ROOT STOCK



1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE TOP OF THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
5. PLUMB AND BACKFILL WITH PLANTING SOIL.
6. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
7. BACK FILL VOIDS AND WATER A SECOND TIME.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

CONTAINER STOCK



1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON NATIVE SOIL AT SAME DEPTH AS IT WAS PREVIOUSLY GROWN.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. AFTER PLANTING, LOOSEN THE SOIL IMMEDIATELY ADJACENT TO THE ROOT BALL TO A MINIMUM DISTANCE OF 18" AND A MINIMUM DEPTH OF 12".
6. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
7. BACK FILL VOIDS AND WATER A SECOND TIME.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

MACHINE MOVED STOCK

MINIMUM TREE SPADE SIZE REQUIREMENTS			
(C) SPADE DIAMETER SIZE	OAK TREE, CALIPER	DECIDUOUS / ORNAMENTAL TREE,CALIPER	CONIFEROUS TREE, HEIGHT
42"	1" to 1.5"	2" to 3"	5' to 7'
60"	1.5" to 2.5"	3" to 4"	7' to 9'
78"	2.5" to 3.5"	4" to 6"	9' to 14'
85"	3.5" to 5"	6" to 8"	14' to 18'

INSTALLATION OF PLANTS

(MnDOT 2571.3F)

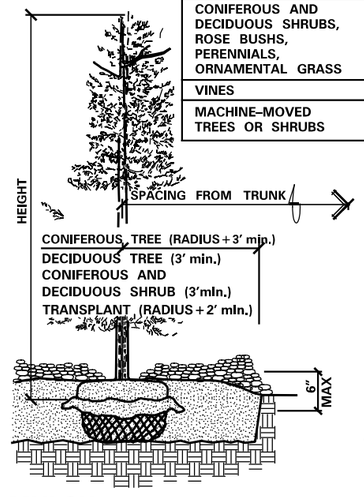
PLANTING HOLE DIMENSIONS

HOLE DEPTH FOR B&B AND CONTAINER PLANTS SHALL NOT EXCEED MEASUREMENT FROM ROOT FLAIR TO BOTTOM OF SOIL BALL.

PLANT TYPE	PLANT SIZE UP TO AND INCLUDING	(A) MINIMUM HOLE WIDTH	(B) APPROXIMATE HOLE DEPTH
CONIFEROUS TREES	2' B.B	36"	10"
	3' B.B	42"	11"
	4' B.B	51"	13"
	5' B.B	60"	13"
	6' B.B	66"	15"
AT LEAST 2/3 OF ALL CONIFER BRANCHES WILL CONTAIN TERMINAL BUDS	7' B.B	72"	16"
	8' B.B	81"	18"
	9' B.B	90"	20"
	10' B.B	102"	21"
	12' B.B	114"	24"
CONIFEROUS SHRUBS (UPRIGHT)	18" B.B.	24"	7"
	3' B.B.	48"	12"
CONIFEROUS SHRUBS (SPREADING)	18" SPR B.B.	30"	8"
	2' SPR B.B.	36"	9"
CONTAINER GROWN PLANTS	CELLPACKS / PLUGS	6"	2.5"
	2.25" CONT.	7"	3"
	3.5" CONT.	10"	3"
	4" CONT.	11"	4"
	4.5" CONT.	13"	4"
	6"/1 QT CONT.	15"	5.5"
	1# CONT.	18"	6"
	2# CONT.	23"	7.5"
	3# CONT.	29"	8.5"
	5# CONT.	30"	11"
	7# CONT.	37"	11"
	15# CONT.	44"	14"
	10# CONT.	45"	15"
	20# CONT.	60"	16"
	25# CONT.	72"	17"
SEEDLINGS	6" SEEDLING	15"	14"
	9" SEEDLING	18"	14"
	12" SEEDLING	23"	16"
	18" SEEDLING	30"	16"
	2' SEEDLING	36"	18"
VINES	1 YR. MED B.R.	15"	11"
	1 YR. NO. 1 B.R.	17"	14'
	2 YR. MED. B.R.	33"	12"
	2 YR. NO. 1 B.R.	42"	15"

MULCH AREA CALCULATOR	
TYPE OF PLANT	SQ. FT. PER PLANT
CONIFEROUS TREES	$\left[\left(\frac{3/5 \times \text{HEIGHT}}{2}\right)+3\right]^2 \times \pi$
DECIDUOUS AND ORNAMENTAL TREES	$3^2 \times \pi$
CONIFEROUS AND DECIDUOUS SHRUBS, ROSE BUSHS, PERENNIALS, ORNAMENTAL GRASS	SPACING x SPACING
VINES	SPACING x 2
MACHINE-MOVED TREES OR SHRUBS	$\left[\left(\frac{\text{SPADE DIAMETER}}{2}\right)+1\right]^2 \times \pi$

$\pi = 3.1416$



1. PULL MULCH BACK NO LESS THAN 3" AND NO MORE THAN 6" FROM TREES AND SHRUBS AT THE TRUNK OR MAIN STEM.
2. SUBSIDING OR DETERIORATING MULCH IS ACCEPTABLE THROUGHOUT THE ESTABLISHED PERIOD IF THE MULCH DEPTH IS MAINTAINED AT A MINIMUM 3" DEPTH.
3. ADD MULCH WHEN BELOW THE 3" MINIMUM DEPTH; DO NOT EXCEED THE 6" MAXIMUM DEPTH.
4. MULCH CONTAMINATED WITH SOIL MUST BE REMOVED AND REPLACED.

MULCH

(MnDOT 2571.3H)

REVISION:

APPROVED: DECEMBER 11, 2015

CHIEF ENVIRONMENTAL OFFICER

STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION

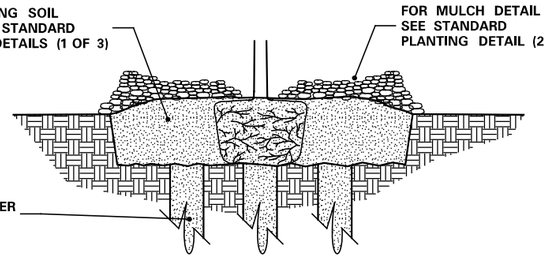
REVISED:

APPROVED: 12-11-2015

STATE DESIGN ENGINEER

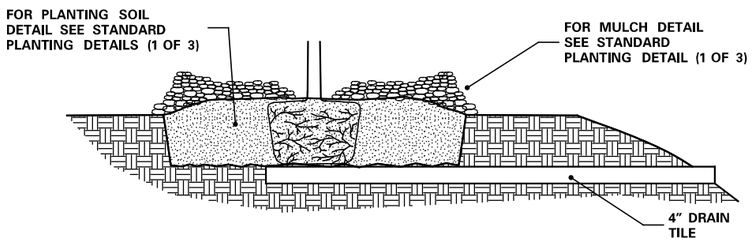
STANDARD PLANTING DETAILS

STANDARD PLAN 5-297.301 | 2 OF 3



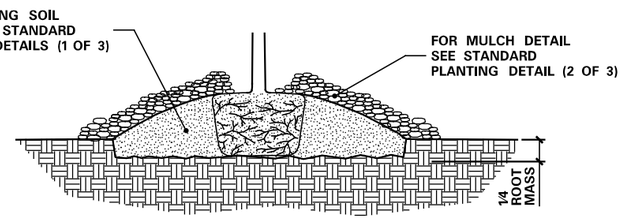
1. EXCAVATE HOLE OR BED TO ALLOW PLACING THE TOP OF ROOT MASS 1"–3" HIGHER THAN FINISHED GRADE.
2. AUGER 8" DIAMETER HOLES ENTIRELY THROUGH IMPERVIOUS OR POORLY DRAINED HARD PAN SOIL LAYER TO ADEQUATELY DRAIN SUBSOIL.
3. TEST FOR POSITIVE DRAINAGE. RE–AUGER AN ADDITIONAL 8" IF NECESSARY FOR POSITIVE DRAINAGE.
4. THOROUGHLY BACKFILL AUGER HOLES WITH A UNIFORM INCORPORATED MIXTURE OF 50% SAND AND 50% INPLACE SOIL.
5. COMPLETE PLANTING ACCORDING TO ROOT TYPE. SEE STANDARD PLANTING DETAILS (2 OF 3).

GRANULAR FILTER



1. EXCAVATE HOLE OR BED TO ALLOW PLACING THE TOP OF THE ROOT MASS 1"–3" HIGHER THAN FINISHED GRADE.
2. INSTALL 4" MINIMUM DIAMETER DRAIN TILE DAYLIGHTING AT A LOWER GRADE.
3. COMPLETE PLANTING ACCORDING TO ROOT TYPE. SEE STANDARD PLANTING DETAILS (2 OF 3).

TILE DRAINAGE



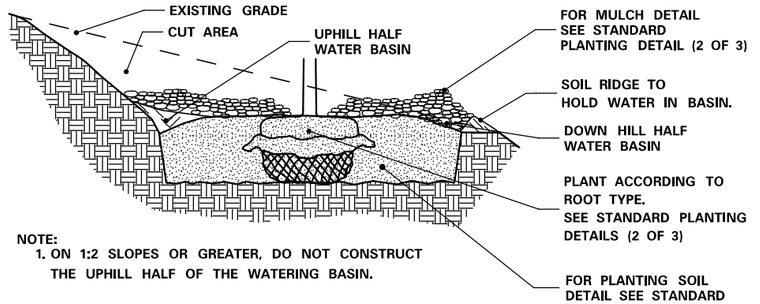
1. EXCAVATE HOLE OR BED 1/4 THE DEPTH OF THE ROOT MASS.
2. SET ROOT MASS IN HOLE.
3. CONSTRUCT BERM WITH PLANTING SOIL. EXTEND THE BERM BASE TO A WIDTH OF 3 TIMES THE BERM HEIGHT.
4. COMPLETE PLANTING ACCORDING ROOT TYPE. SEE STANDARD PLANTING DETAILS (2 OF 3).

MINI–BERM

NOTE:
1. THE NEED FOR USING PLANTING DETAILS FOR POORLY DRAINED SOILS AND WHICH TYPE TO USE ARE DETERMINED BY THE CONTRACTOR, SUBJECT TO ENGINEER APPROVAL.

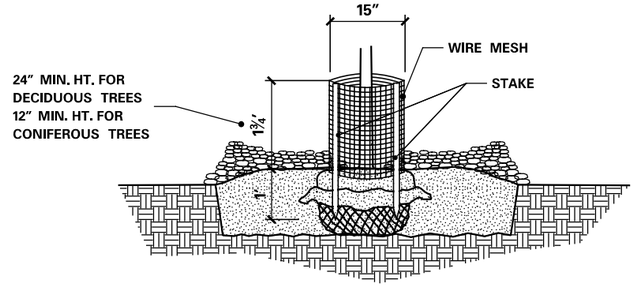
PLANTING DETAIL FOR POORLY DRAINED SOILS

(MnDOT 2571.3D.2(8))



NOTE:
1. ON 1:2 SLOPES OR GREATER, DO NOT CONSTRUCT THE UPHILL HALF OF THE WATERING BASIN.

PLANTING ON SLOPES

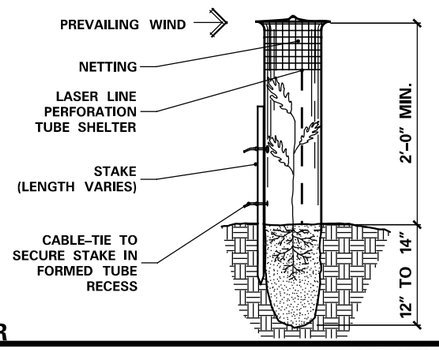


1. FORM A DOUBLE–LAYERED CYLINDER USING 0.25" GRID GALVANIZED WELDED WIRE MESH (HARDWARE CLOTH). OVERLAP THE CUT END 2".
2. DRIVE TWO 1" x 1" OPPOSING HEARTWOOD WHITE OAK STAKES INTO THE GROUND, 7" FROM THE CENTER OF THE TREE STEM.
3. SECURE THE MESH CYLINDER TO THE OUTSIDE OF THE STAKES USING EITHER, SCREWS AND WASHERS OR CABLE–TIES ALONG THE OVERLAP. SPACE APPROXIMATELY 4" ON CENTER ALONG THE OVERLAP.
   a. SCREWS SHALL BE ROUND HEAD GALVANIZED 1/8" DIA. x 3/4" LONG WITH WASHERS.
   OR
   b. CABLE–TIES SHALL BE NYLON, AT LEAST 8" LONG AND BETWEEN 75LB TO 120LB TENSILE STRENGTH.
4. EMBED THE LOWER EDGE OF THE MESH CYLINDER 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.
5. CUT EDGES WILL NOT BE PERMITTED AT THE TOP OF THE CYLINDER. STAKE WILL BE FLUSH WITH THE TOP OF THE CYLINDER.
6. MULCH WITHIN THE CYLINDER SHALL NOT EXCEED 3" DEPTH AND SHALL BE PULLED BACK FROM THE TRUNK AS SPECIFIED IN MULCH PLACEMENT DETAIL.
7. THE BOTTOM WHORL OF PINE AND LARCH BRANCHES MAY HAVE TO BE REMOVED TO PERMIT INSTALLATION OF 12" MIN. HEIGHT RODENT GUARDS.
8. INSTALL ON ALL DECIDUOUS, PINE AND LARCH TREES, DO NOT PLACE ON SPRUCE TREES.

RODENT PROTECTION

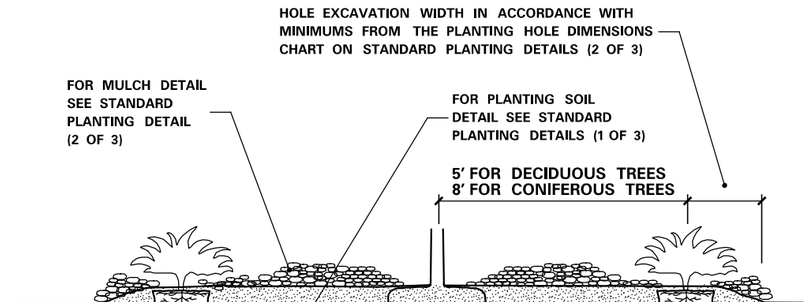
(MnDOT 2571.3I.2)

1. USE SEAMLESS, EXTRUDED, TWIN–WALL, RIGID AND SEMI TRANSLUCENT POLYPROPYLENE TUBES WITH A LASER LINE PERFORATION AND AN OUTWARD–FLARED TOP RIM.
2. SECURE SHELTER WITH NYLON CABLE–TIES ATTACHED TO A 1" x 1" WHITE OAK STAKE TO PREVENT DISLODGING OR TWISTING.
3. EMBED THE BOTTOM OF THE TUBE A MINIMUM OF 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.
4. PLACE A PLASTIC PHOTODEGRADABLE NETTING COVER AND SLEEVE OVER THE TOP OF THE TUBE. PULL NETTING DOWN AS SHOWN.

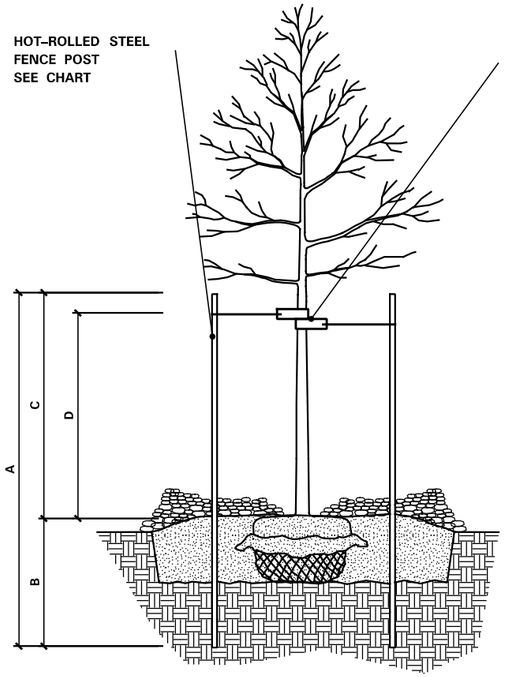


SEEDLING TREE SHELTER

(MnDOT 2571.3I.4)



PLANT SPACING IN MASS BEDS



1. STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF ROOT BALL. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.
2. REQUESTS TO SUBSTITUTE RUBBER HOSE AND WIRE GUYING SYSTEMS WILL NOT BE APPROVED.
3. TREE STAKING IS NOT REQUIRED UNLESS SPECIFIED OR NECESSARY TO MAINTAIN TREES IN A PLUMB CONDITION WHERE VANDALISM, SOIL, OR WIND CONDITIONS ARE A PROBLEM, OR AS DIRECTED BY THE ENGINEER.
4. REMOVE WITHIN ONE YEAR.

STEEL POST SIZING

CALIPER	STEEL POST TYPE	A	B	C	D
LESS THAN 4 INCHES	HOT–ROLLED STEEL FENCE POST (MnDOT 3403) OR APPROVED EQUAL.	7'–0"	3'–0" MIN.	4'–0"	3'–0"
GREATER THAN 4 INCHES	10' 2.2 LB. FLANGED CHANNEL SIGN POST (MnDOT 3401) OR APPROVED EQUAL.	10'–0"	4'–0" MIN.	6'–0"	5'–0"

STAKING AND GUYING

(MnDOT 2571.3I.1)

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CHIEF ENVIRONMENTAL OFFICER

DEPARTMENT OF TRANSPORTATION — STATE OF MINNESOTA

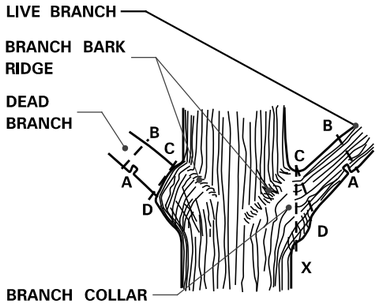
REVISED:

STATE DESIGN ENGINEER

APPROVED: 12-11-2015

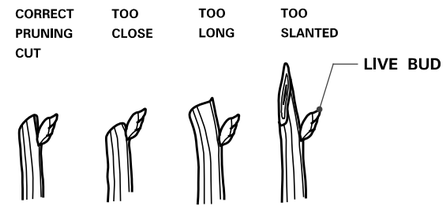
STANDARD PLANTING DETAILS

STANDARD PLAN 5-297.301 | 3 OF 3



BRANCHES PRUNED AT TRUNK

(SHIGO METHOD)



BRANCHES PRUNED TO LIVE BUD

STEPS TO PRUNING WITH PRUNING SAW:

1. CUT PART WAY THROUGH THE BRANCH AT POINT A.
2. CUT COMPLETELY THROUGH BRANCH FROM POINT B TO A.
3. AT BRANCH COLLAR CUT FROM POINT C TO D.

INCORRECT CUT FROM POINT C TO X (TOO CLOSE) WILL RESULT IN DISCONTINUOUS CALLUS FORMATION AFTER ONE SEASON OF GROWTH.

CORRECT CUT FROM POINT C TO D (LEAVING BRANCH COLLAR BUT NOT THE STUB FROM POINT B TO A) WILL RESULT IN CONTINUOUS DOUGHNUT SHAPED CALLUS FORMATION AFTER ONE SEASON OF GROWTH.

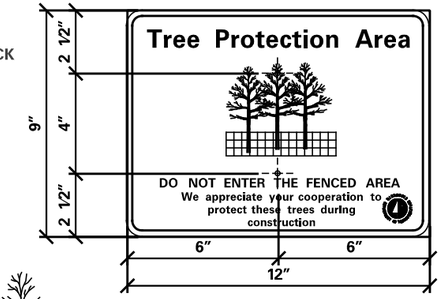
PRUNING NOTES:

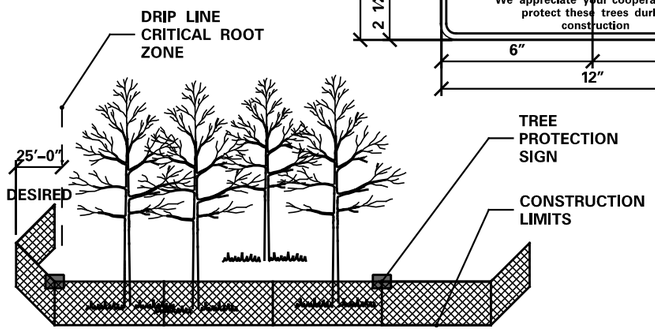
1. PRUNE USING CLEAN AND SHARP SCISSOR–TYPE PRUNER OR PRUNING SAW.
2. THE BEST TIME TO PRUNE IS LATE DORMANT SEASON OR EARLY SPRING.
3. AVOID PRUNING OAKS IN APRIL, MAY, JUNE OR JULY.
4. IF PRUNING IS NECESSARY OR IF WOUNDS OCCUR TO OAK TREES IN APRIL, MAY, JUNE OR JULY, IMMEDIATELY PAINT CUT SURFACE OR WOUND WITH LATEX PAINT OR SHELLAC.

PRUNING

(MnDOT 2571.3E.1 and 2571.3K.2.a(9))

1. FABRICATE 12″ X 9″ X 3⁄8″ SIGN WITH 0.75″ RADIUS CORNERS.
2. SIGN SHALL BE WHITE WITH BLACK LETTERING.
3. ATTACH SIGN TO POST USING 1″ LENGTH WOOD SCREWS.

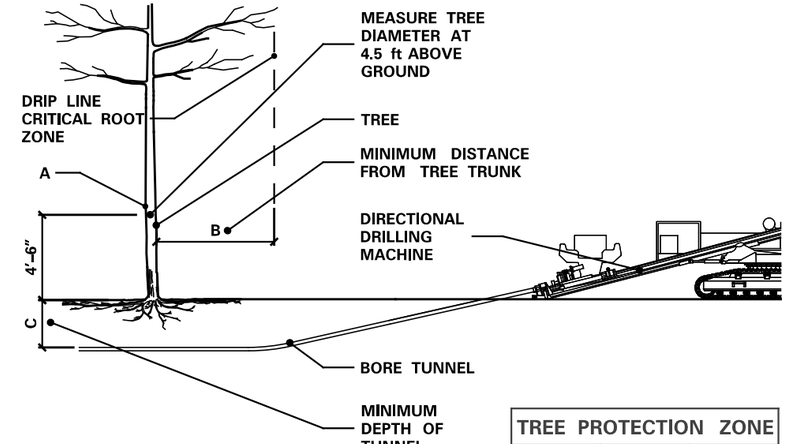




1. FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIPLINE OR CONSTRUCTION LIMITS AS SPECIFIED, PRIOR TO ANY CONSTRUCTION.
2. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.
3. PLACE TREE PROTECTION SIGNS ALONG FENCE AT 50′ INTERVALS.

TEMPORARY FENCE

(MnDOT 2572.3A.1)



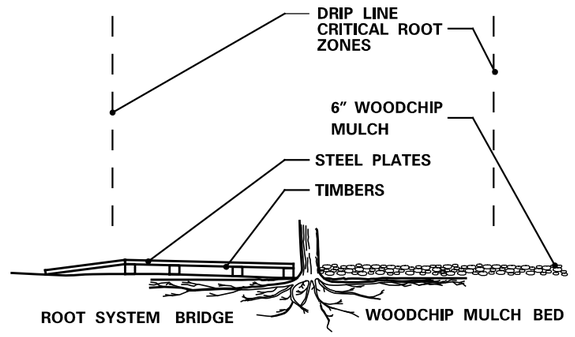
NOTE:

1. (A) IS THE DIAMETER OF TREES MEASURED 4′–6″ FEET ABOVE THE GROUND AND IS TERMED THE "DIAMETER AT BREAST HEIGHT," (DBH).
2. USING A TREE DIAMETER TAPE, WRAP THE TAPE AROUND THE GIRTH OF THE TREE, AT THE DBH, BEING CAREFUL NOT TO TWIST THE TAPE.

TREE PROTECTION ZONE		
A	B	C
< 2″	2′	2′
2–4″	4′	2.5′
> 4–9″	6′	2.5′
> 9–14″	10′	3′
> 14–19″	12′	3.25′
> 19″	15′	4′

UTILITY CONSTRUCTION

(MnDOT 2572.3A.5)



IF CONSTRUCTION VEHICLES MUST PASS OVER ROOT ZONES, THE CONTRACTOR MUST EITHER:

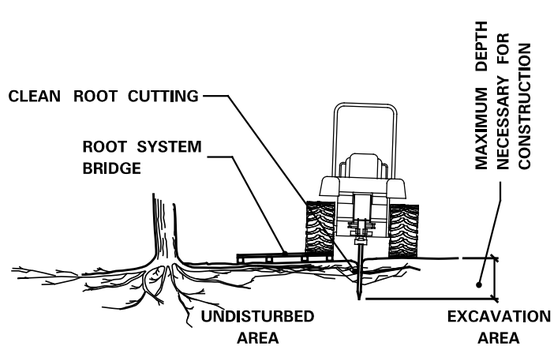
1. CONSTRUCT ROOT SYSTEM BRIDGES WITH STEEL PLATE SUPPORTED ON WOOD TIMBERS PLACED RADIALLY TO THE TREE TRUNK.

OR

2. PLACE A 6 INCH LAYER OF WOODCHIP MULCH OVER A TYPE III GEOTEXTILE (MnDOT 3733).

OTHER VEGETATION PROTECTION MEASURES

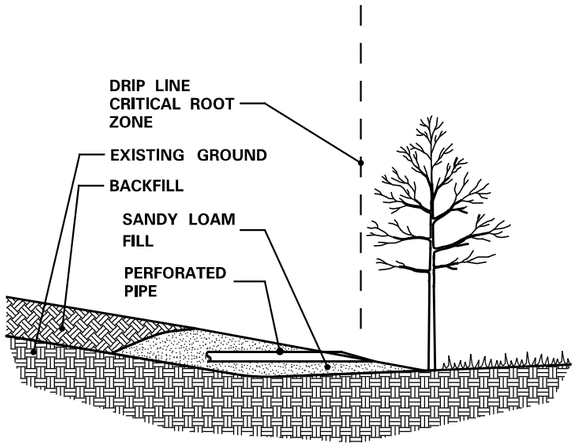
(MnDOT 2572.3A.12)



1. WHEN DESIGNATED IN THE PLAN OR DIRECTED BY THE ENGINEER, PRIOR TO EXCAVATION, ALL TREE ROOTS WILL BE CLEANLY CUT BY A VIBRATORY PLOW OR OTHER APPROVED ROOT CUTTER.
2. THE TREE ROOTS WILL BE CUT CLEANLY TO THE MINIMUM DEPTH NECESSARY FOR CONSTRUCTION.
3. IMMEDIATELY, AND CLEANLY CUT DAMAGED AND EXPOSED ROOTS.
4. ROOT ENDS EXPOSED BY EXCAVATION ACTIVITIES SHALL BE IMMEDIATELY COVERED WITH A 6″ LAYER OF ADJACENT SOIL.
5. EXPOSED CUT OAK ROOTS SHALL BE IMMEDIATELY (WITHIN 5 MINUTES) TREATED WITH A WOUND DRESSING MATERIAL CONSISTING OF LATEX PAINT OR SHELLAC.

CLEAN ROOT CUTTING

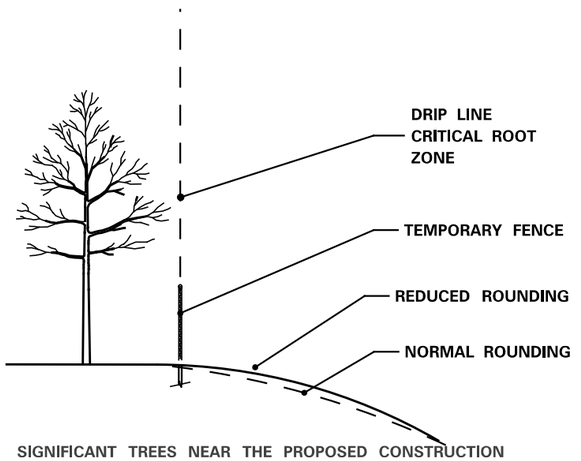
(MnDOT 2572.3A.2)



1. ANY FILL REQUIRED WITHIN THE DRIP LINE OF TREES, IS UNCOMPACTED ROOTING TOPSOIL BORROW.
2. EXCESSIVE FILL MAY REQUIRE PLACING PERFORATED PIPE WITH AT LEAST ONE DAYLIGHTED END OPENING AS AN AERATION SYSTEM.

ROOTING TOPSOIL BORROW

(MnDOT 2572.3A.4)



SIGNIFICANT TREES NEAR THE PROPOSED CONSTRUCTION LIMITS WILL BE IDENTIFIED IN THE PLAN OR BY THE ENGINEER AND WILL BE PRESERVED BY THE CONTRACTOR.

1. PLACE THE TEMPORARY FENCE.
2. REDUCE SLOPE ROUNDING WHERE ROOT ZONES ARE DISTURBED BY NORMAL SLOPE ROUNDING.
3. VARY BACKSLOPE STEEPNESS TO AVOID TREE LOSS OR UNNECESSARY ROOT DAMAGE.

SLOPE ROUNDING

REVISION:

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CHIEF ENVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISED:

APPROVED:

STATE DESIGN ENGINEER

12-11-2015

PROTECTION AND RESTORATION OF VEGETATION

STANDARD PLAN 5-297.302 | 1 OF 1

2571 PLANT INSTALLATION AND ESTABLISHMENT

2571.1 DESCRIPTION

This Work consists of providing, installing, and establishing trees, shrubs, vines, perennials, and turf of the species, variety, grade, size or age, and root category specified for the locations shown on the Plans, including planting or transplanting plants provided by the Department.

Perform this Work in accordance with the *Inspection and Contract Administration Manual for MnDOT Landscape Projects* (*ICAMMLP*), current edition at the time of letting.

2571.2 MATERIALS

A Nursery Plant Stock 3861

Provide plants of the species shown on the Plans in the variety, grade, and size or age indicated.

A.1 Investigations and Supply of Planting Stock and Materials

By submitting a proposal and accepting Award of the Contract in accordance with 1205, "Examination of Proposal Package and Site of Work," the Contractor assures commitments from suppliers, and delivery of the plant stock and Materials required to complete the Contract.

A.2 Plant Stock and Materials Documentation

Provide the following plant stock and Materials documentation:

(1) Fifteen Working Days prior to beginning plant installation and establishment Work, provide the Engineer with a Department-preliminary *Certificate of Compliance for Plant Stock, Landscape Materials, and Equipment* (copy of form provided in the current edition of *ICAMMLP*)

(2) At least five Working Days before plant stock delivery to the Project, provide the Engineer with the following:

(a) A copy of a valid nursery stock, dealer or grower certificate, registered with the Minnesota Department of Agriculture (MDA), a current nursery certificate or license from a state or provincial Department of Agriculture for each plant stock supplier, or both

(b) Documentation certifying that plant Material shipped from out-of-state nursery vendors subject to state and federal quarantines, is free of currently regulated pests, including Emerald Ash Borers, and Gypsy Moths. To determine if Minnesota vendors are subject to quarantines, call the MDA Supervisor of Nursery Inspection and Export Certification at (651) 201-6388

(c) An updated Certificate of Compliance, signed by the Contractor's authorized representative

(3) Upon delivery of plant stock and Materials to the Project, provide the Engineer with the following:

(a) Bills of lading or shipping documents for plant stock and landscape Materials delivered to the Project

(b) An updated and signed Certificate of Compliance, if necessary, to reflect deviations from the previous Certificate of Compliance documentation

(4) As a condition for authorization of payments, provide the Engineer with vendor invoices or billing statements for plant stock and Materials used on the Project

The Engineer will consider Work performed with plant stock, Materials, or Equipment that was misrepresented in the documentation, as unauthorized Work.

A.3 Substitutions

The Engineer may allow substitutions in accordance with 1605, "Substitute Materials." Upon receipt of written documentation that plants shown on the Plans are not available in quantities to fulfill the Contract requirements, the Engineer, in consultation with the Project designer, may authorize specific substitute plants or may extend the Contract Time to ensure availability of the plants shown on the Plans. Provide substitutions equal to or better than the initially specified Materials.

2571.3 CONSTRUCTION REQUIREMENTS

A General

A.1 Landscape Specialist

Provide a Landscape Specialist, certified by the Department, to perform or supervise plant installation and establishment Work. Provide documentation of the Certified Landscape Specialist prior to beginning plant installation and establishment Work. Landscape Specialists may obtain certification by completing the 1-day Department Landscape Project Inspection and Administration Training Class and passing a test administered by the Department's Environmental Planning and Design Units. Full certification is valid for 3 years. Landscape Specialists may obtain provisional certification for 1 year by passing a test after completing the Department's online training class.

A.2 Notices by Contractor

Notify the Engineer at least 3 Calendar Days before planned deliveries of initial and replacement planting stock to the Project to allow for inspection scheduling. Notify the Engineer at least 24 hours before beginning or changing distinct operations. Include the following in the notice:

(1) The Project number
(2) Engineer's name
(3) Notification date
(4) Intended dates and times for the operations
(5) The planned locations of Work

Provide notifications in writing, using confirmable e-mail or facsimile transmissions.

A.3 Unauthorized Work

The Engineer will consider Work performed as follows to be unauthorized Work:

(1) Without required and acceptable documentation and notifications
(2) Without supervision by a certified landscape specialist
(3) Without conducting required and acceptable competency tests
(4) In conflict with the working hours of the Contract

A.4 Required Equipment

Provide Equipment meeting the requirements of 1805, "Methods and Equipment," and with the following available on the Project at all times:

(1) At least 1 portable compaction tester capable of measuring compaction in the soil to at least 18 inches deep
(2) At least 1 soil recovery probe, or a soil moisture probe for assessment of soil moisture conditions
(3) At least 1 tree caliper with measurement readings in inches

B Preconstruction Work

Preconstruction Work includes:

(1) Attending a landscaping preconstruction meeting
(2) Submitting landscaping preconstruction documentation
(3) Mobilizing Equipment and supplies to the landscaping Project
(4) Protecting existing vegetation, resources, and property in accordance with the Plans, Special Provisions, and 1712, "Protection and Restoration of Property," 2031, "Field Office and Laboratory," 2557, "Fencing," and 2572, "Protection and Restoration of Vegetation"

C Staking Planting Holes and Beds

Stake the exact locations and layouts for the landscape designer and Engineer's approval.

To remedy unanticipated, localized, or seasonal conditions that may hinder plant establishment, the Contractor may request the Engineer's approval to:

(1) Relocate plantings
(2) Make plant substitutions
(3) Modify soil or drainage characteristics

D Preparing Planting Holes and Planting Beds

To prevent site compaction and damage, do not Work in planting holes and bed areas if the soil moisture is greater than field capacity.

D.1 Utilities

Before cultivating soil or excavating holes on the Project, meet the requirements of 1507, "Utility Property and Service."

The Contractor may request the Engineer's approval to relocate plantings to avoid unanticipated conflicts with utilities.

D.2 Weed Control and Soil Cultivation

Apply herbicide to actively growing vegetation beginning in spring or fall. Before cultivating individual planting holes and bed areas, kill turf and weed growth within the limits of planting areas that will receive mulch in accordance with the following:

(1) Mow existing vegetation to at least 3 inches at least 7 Calendar Days before spraying herbicide. Remove the cuttings. Allow the vegetation to regrow to a height from 4 inches to 8 inches before applying the herbicide.

(2) At least 3 Calendar Days before applying herbicide, submit to the Engineer, labels of the intended herbicides and a copy of a valid MN Pesticide Applicator License, including Category A and Category J.

(3) Spray and kill turf and weeds, including the top growth and roots, only within designated areas using a non-selective, non-residual post emergent herbicide containing 41 percent glyphosate as the active ingredient. Ensure personnel, licensed by the MDA and experienced in the use of chemical pesticides perform the Work in accordance with the manufacturer's instructions and recommendations. Apply the herbicide to dry foliage on actively growing vegetation. Apply the herbicide in August or early September before the fall or spring Plant Installation Period (PIP) as required by the Contract. If an August or September application is not possible for the spring PIP, apply the herbicide in late April or early May. If precipitation occurs within 6 hours after applying herbicide, reapply herbicide as needed to achieve 100 percent kill.

(4) Before beginning soil cultivation Work, schedule and perform a competency test to the satisfaction of the Engineer. The Engineer considers a satisfactory competency test one that demonstrates acceptable soil cultivation, incorporation of soil additives, compaction levels, and soil drainage in 1 planting bed area and 1 individual tree planting area.

(5) Before placing soil additives as shown on the Plans, use a spading machine to deep cultivate the planting hole and bed areas by loosening the soil to at least 12 inches deep and a compaction level of no more than 200 psi to this depth, as measured from the finished grade elevation of the soil. The Engineer may approve other Equipment to address site constraints, if requested by the Contractor. For hydraulic spade-type, machine-moved tree-transplanting, the Engineer will not require planting hole cultivation, other than loosening the soil outside the soil-ball perimeter in accordance with the Standard Plans shown on the Plans.

(6) Unless otherwise shown on the Plans, add 4 inches of Grade 2 compost, in accordance with 3890, "Compost" and other soil additives shown on the Plans or as requested by the Contractor and approved by the Engineer, over the cultivated planting hole and bed areas and use a spading machine to incorporate it to a depth of at least 12 inches, as measured from the finished grade elevation of the soil.

(7) Use a compaction tester to ensure compaction in the planting hole and bed areas does not exceed 200 psi to a depth of at least 16 inches. If Contractor-operations result in zones of hardpan or excessively compacted soil, repeat deep cultivation or de-compact the subsoil in accordance with 2106.3I, "Finishing Operations," specifically the requirements for turf establishment areas, at no additional cost to the Department.

(8) Ensure drainage in the planting hole and bed areas. For suspected drainage problems, perform a percolation test by filling a 16 inches deep planting hole with water and measuring the time it takes the water to drain from the hole. The Engineer considers adequate drainage equal to or greater than a percolation rate of 1/2 inch per hour. If drainage does not meet these requirements, request approval from the Engineer to relocate or delete affected planting locations or proceed with Extra Work using one or a combination of the Standard Plans for poorly drained soils, as shown on the Plans.

(9) Apply Temporary Erosion Control Measures in accordance with the NPDES Permit, SWPPP notes, and 2573, "Storm Water Management." The Contractor may use Type 6 wood chip mulch at a depth no more than 1 inch for temporary erosion control in prepared planting bed areas.

D.3 Wet Soils, Rock, and Debris

If the Contractor encounters excessively wet soils, bedrock, or excessive quantities of boulders and construction debris, the Contractor may request the Engineer's approval to relocate or delete plantings, or modify soil or drainage characteristics in accordance with the alternative options in the Standard Plans shown on the Plans.

E Delivery and Storage of Plants

Before installation, the Engineer will provide for inspection and acceptance of plant stock delivered to the Project in accordance with the current edition of the *ICAMMLP* and 3861, "Plant Stock."

Install plant stock on the day of delivery to the Project unless using temporary storage methods. Before installation, keep the roots of plants completely covered with a moisture-holding Material consisting of wood chips, straw, sawdust, moss, or soil. Keep the moisture-holding Material continuously moist and protect it from drying winds, direct sunlight, excessive heat, freezing, low humidity, inadequate ventilation, and animal or human harm. Remove tree trunk sleeves prior to inspection, acceptance, and planting. The Engineer will consider plants with damage that occurred or was discovered during temporary storage, unacceptable. Do not store plants from one planting season to the next.

E.1 Pruning — Top Growth and Roots

Immediately before planting, prune the roots of bare-root plants, except seedlings, and the top growth of deciduous plants. Cut-back broken or badly bruised roots and dry root tips to sound, healthy tissue. Prune to remove dead, rubbing, damaged, diseased, and suckering branches, and to improve plant symmetry, structure, and vigor. Prune coniferous trees and shrubs only to remove damaged growth or a competing leader.

Prune in accordance with the horticultural practices specified in the current edition of the *ICAMMLP* and the Standard Plans on the Plans.

Do not prune oak trees during the oak wilt season from April through July, to prevent the spread of oak wilt disease. Immediately treat accidental cuts or wounds to oaks with a wound dressing in accordance with the Standard Plans shown on the Plans. Keep wound-dressing Material on the project during the oak wilt season.

E.2 Buried Root Flares

The Engineer will consider container-grown and balled and burlapped plant stock unacceptable if provided with more than 4 inches of soil depth above the root flare. The Engineer may accept plants provided with no more than 4 inches of excess soil above the root flare if the excess soil can be removed without damaging the root system of the plants.

E.3 Excessive Roots

Reject containerized or balled and burlapped plants with roots extending at least 4 inches beyond the container or burlap.

F Installation of Plants

F.1 General

Before proceeding with plant installation Work, schedule and perform a competency test demonstrating acceptable plant installation methods to the Engineer's satisfaction and in accordance with the Plans and Standard Plans, for each plant Pay Item and root category on the

Project. The Engineer considers a satisfactory competency test to be one that demonstrates acceptable handling of plants, digging of holes and beds, installation of plants, initial watering, installation of protection Materials and mulching.

Before digging planting holes, rake temporary erosion control wood chip mulch off prepared planting areas to prevent wood chip contamination of the planting soil in the holes.

The Contractor may respread wood chip mulch formerly used as temporary erosion control around plants to a depth no greater than 1 inch following plant installation, if newly provided and acceptable Type 6 mulch is applied over the top to the depth shown on the Standard Plans in the Plans.

Dig planting holes to the configuration and minimum dimensions shown in the Standard Plans on the Plans. If the soil moisture is greater than field capacity, do not Work in planting holes and beds.

Ensure drainage in the planting hole and bed areas. For a suspected drainage problem, perform a percolation test by filling a 16 inches deep planting hole with water and measuring the time it takes the water to drain from the hole. The Engineer considers adequate drainage equal to or greater than a percolation rate of 1/2 inch per hour. If drainage does not meet these requirements, request approval from the Engineer to relocate or delete affected planting locations or proceed with Extra Work using one or a combination of the Standard Plans for poorly drained soils as shown on the Plans.

G Watering

Provide watering Equipment and forces on the Project capable of completely watering plants as often as necessary to maintain soil moisture in the root zones.

Within 2 hours of installation, saturate the backfill soil of each plant with water. After settling, provide additional backfill to fill in the voids.

H Mulch

Before placing mulch, fine grade and level the planting bed soils with hand tools. Place mulch Material in accordance with the Plans and Standard Plans no more than 7 Calendar Days after plant installation. Mulch contaminated with soil during installation or otherwise not complying with the requirements of 3882, "Mulch Material," is unacceptable. Remove unacceptable mulch from the Project.

I Protection of Installed Trees

Use protective Materials to ensure the healthy growth and survival of installed trees. Tree protection measures to address fall/winter environmental conditions must be removed the following spring.

I.1 Staking and Guying

Unless staking and guying is shown on the Plans, only stake and guy trees if necessary to maintain the trees in a plumb condition. The following circumstances may warrant staking and guying:

(1) Excessive soil moisture
(2) Light-textured soil
(3) Steep slopes
(4) Exposure to excessive wind
(5) The likelihood of vandalism

Install staking and guying in accordance with the Standard Plans shown on the Plans.

Remove staking and guying within 1 year of initial installation.

I.2 Rodent Protection

Place rodent protection around deciduous, pine, and larch trees in accordance with the Standard Plans shown on the Plans.

I.3 Seedling Tree Shelters

Install seedling tree shelters in accordance with the Standard Plans shown on the Plans.

J Cleanup and Restoration Work

Perform the following cleanup and restoration Work on an ongoing basis and as the final step of the initial planting operations:

(1) Remove excess Materials, rocks, and debris from the Project

(2) Repair turf in disturbed areas with seed mixes as shown on the Plans or to match in-place turf

(a) Immediately before sowing seed or laying sod, prepare soil as specified in 2574.3, "Construction Requirements"

(b) Uniformly broadcast a Type 4 natural base fertilizer, as specified by 3881.2B.4, "Type 4 - Natural Based Fertilizer," that provides nitrogen at an application rate of 43 lb/acre

(c) Lay sod, or uniformly broadcast seed at 1.5 times the rate specified in Table 3876.2-1. Provide seed in accordance with the requirements of 3876, "Seed" and perform seeding in accordance with Table 2575.3-1

(d) Rake and firm seeded areas to ensure seed contact with the soil

(e) Broadcast or disc anchor Type 1 mulch in all seeded areas

(3) Install erosion control measures to prevent erosion

K Plant Establishment Period

K.1 Establishment Period

A Plant Establishment Period (PEP) of at least 2 calendar years begins on the date that initial planting operations on the Project are completed and continues until final acceptance of the Project, unless otherwise shown on the Plans.

K.2 Establishment Work

Keep plants in a healthy growing condition in accordance with the current edition of the *ICAMMLP* throughout the establishment period and submit landscape Contractor scouting reports in accordance with item 1 of 2571.3K.2.a, "All Plants." Perform plant establishment Work throughout the growing seasons from April through October and as necessary during the dormant seasons from November through March. The Engineer may perform random inspections throughout the PEP to verify compliance. The Engineer will consider the Contractor non-compliant if the Contractor does not maintain plants throughout the PEP and does not submit scouting reports.

K.2.a All Plants

In plant establishment Work, perform the following:

(1) Scout to assess the condition of the plants and the planting site and factors that may influence plant health, vigor, and establishment success. Scout these conditions at least every two weeks during the growing season and at least every month during the dormant season

SECTION 2571.2 K.2.A (2) NOT USED

(2) Submit a written scouting report to the Engineer via e-mail by the 1st and 15th of each month during the growing season from April to October and by the 1st of each month during the dormant season from November to March. The Engineer will use the report-frequency and content to assess plant establishment compliance. The report may include scanned copies of the Plan sheets with the Contractor notes, copies of the report form found in the current edition of the *ICAMMLP*, or both. Include the following in the report:

(a) The Project number
(b) Engineer's name
(c) Name of Contractor's responsible scout or representative
(d) Dates Work was performed
(e) Work locations
(f) Work completed
(g) Prevailing weather conditions
(h) Soil moisture assessments
(i) Insect, animal, vehicular, weather, or other damage
(j) Disease problems
(k) Treatment recommendations
(l) Assessment of overall plant conditions including weed competition and control

(3) Maintain soil moisture in accordance with the watering guidelines of the Standard Plans shown on the Plans

(4) Repair, adjust, or replace staking and guying, planting soil, rodent protection, seedling tree shelters, and other items in accordance with the Plans

(5) Maintain healthy, vigorous plants; free of harmful insects, fungus, and disease without the use of systemic insecticides such as neonicotinoids

(6) Remove dead, dying, and unsightly plants. Provide and install replacement plants in accordance with 2571.3K.2.b, "Replacement Requirements"

(7) Maintain plants in a plumb condition at the planting depth shown on the Standard Plans in the Plans

(8) Maintain planting areas in a weed-free condition as follows:

(a) Remove weeds, top growth, and roots within the mulch limits by hand pulling. Pre-water mulched areas to ensure weed top growth and roots are entirely removed. Ensure weeding operations do not contaminate the mulch or Project with weed seed, weed-laden soil, or propagating weed parts. Remove State and County regulated noxious weeds to at least 5 feet beyond the mulch limits. Remove weed parts or weed-laden Material from the Project to avoid the spread of weed infestations

(b) Do not spray chemicals for weed control in mulched planting areas during the PEP. The Contractor may apply a non-selective, non-residual post-emergent herbicide containing 41 percent glyphosate, as the active ingredient with a surfactant on a spot treatment basis with a brush or wick applicator. The Contractor may also apply a broad-spectrum

dichlobenil based granular, pre-emergent herbicide in accordance with product labeling and manufacturer's recommendations

(c) Do not weed whip or weed clip as weed control

(d) Mow turf bands around the mulch limits at least 5 feet beyond the limits and at least 4 inches high if the turf height exceeds 9 inches adjacent to mulched planting areas

(e) Mow turf areas installed as part of the Project when the growth exceeds 18 inches high. Mow turf from 6 inches to 12 inches high. Control State and County-listed noxious weeds

(9) Prune to remove dead, rubbing, damaged, or diseased branches, unwanted suckers, and to improve plant form and structure

(10) Prevent or repair rutting and other damage that may lead to soil erosion and weed infestation

(11) Perform plant establishment operations consistent with plant care and horticultural practices detailed in the current edition of the *ICAMMLP*

(12) Remove excess Material, obsolete temporary erosion control devices, rocks, and debris from the Project

K.2.b Replacement Requirements

Within the first year of the 2-year PEP, determine which plants need replacing. Replace dead, defective, or missing plants and Materials in accordance with initial installation requirements, including plants lost due to accidents, vandalism, theft, rodent damage, damage caused by the Contractor, or if ordered by the Engineer, at no additional cost to the Department. Conduct plant replacement operations during the month of May or September, based on the start of the PEP. At least 7 Calendar Days before plant replacement, submit a summary report of proposed plant replacements to the Engineer. Include by attachment, copies of Plan sheets with the proposed replacement quantities and locations identified and a Department Certificate of Compliance for Plant Stock, Landscape Material, and Equipment, in the report. Using brightly colored paint, mark on site plants requiring replacement.

Provide replacement plants and Materials that are equal to or better than the initial Material required by the Contract.

If less than a full year remains in the PEP, do not replace plants unless the PEP is extended by a Change Order to provide at least one full year of establishment care.

L Acceptance of Work

L.1 Acceptance of Preconstruction Work

The Engineer will accept the preconstruction Work after the Contractor secures commitments for required Materials, submits a Department Certificate of Compliance for Plant Stock, Landscape Materials, and Equipment, participates in a preconstruction meeting, obtains the Engineer's approval for the Progress schedule, moves Equipment and supplies to the Project, and provides protection for existing plants.

L.2 Acceptance of Preparation of Planting Holes and Beds

For the Engineer's acceptance of preparation of planting holes and beds, complete a competency test, other specified staking, initial weed control, soil cultivation including incorporation of additives, and temporary erosion control Work.

L.3 Acceptance of Initial Planting Operation

The Engineer will accept initial planting operations based on the following:

(1) Plant stock acceptance
(2) Completion of a competency test
(3) Installation of individual plants
(4) All Material and Work items shown in the initial planting operations chapter of the current edition of the *ICAMMLP*, including but not limited to watering, tree protection Materials, mulching, proper drainage, pruning, staking and guying, fertilizing, erosion control, seeding, and clean up, in accordance with 1516.2, "Project Acceptance."

L.4 Final Acceptance

As a condition for terminating the PEP and conducting the final inspection, the Engineer may require the Contractor to bring the plant establishment Work into compliance.

On or about the date of termination of the PEP, the Engineer will perform a final inspection of the Project.

Upon final acceptance, the Engineer will not require further Contractor-care of plantings.

The Engineer will make final acceptance at the completion of the two-year PEP and based on a final inspection of the completed Project.

2571.4 METHOD OF MEASUREMENT

The Engineer will measure plants separately by the number of acceptable plants for each Contract Item in accordance with 2571.5G, "Payment Schedule."

2571.5 BASIS OF PAYMENT

The Department will make payment for plant installation and establishment at a percentage of the Contract Unit Price per item unit of measure for all costs relating to furnishing, installing, and establishing, the required plants and associated Materials as specified and shown on the Plans.

The Department may make full payment, reduced payment or no payment of no more than the maximum eligible partial payment percentage at any payment phase (initial, interim, final) based on the performance of the Contractor and in accordance with 1906, "Partial Payment," and 1908, "Final Estimate and Payment – Conditions and Process."

A Initial Payment

The Department will make payment for plant installation and establishment at a percentage of the Contract Unit Price for each plant for completion of the following Work:

A.1 Preconstruction Work

The Department will pay no more than 10 percent of the Contract Unit Price for each plant with the completion and acceptance of preconstruction Work as defined in the Preconstruction Work Checklist in the current edition of the *ICAMMLP*.

A.2 Preparation of Planting Holes and Beds

The Department will pay no more than 15 percent of the Contract Unit Price for each plant with the completion and acceptance of preparation of planting holes and beds Work as defined in the Preparation of Planting Holes and Beds Checklist in the current edition of the *ICAMMLP*.

SECTION 2571.4 THROUGH 2571.5 NOT USED

SECTION 2571.4 THROUGH 2571.5 NOT USED

A.3 Initial Planting Operations

The Department will pay no more than 45 percent of the Contract Unit Price for each plant with the completion and acceptance of initial planting operations Work as defined in the Initial Planting Operations Checklist in the current edition of the *ICAMMLP*.

B Interim Payment

At the end of the first calendar year of the PEP, and after completion and acceptance of the Contractor's Work and continuous compliance with the plant establishment requirements as defined by the Plant Establishment-Year One Checklist in the current edition of the *ICAMMLP*, the Engineer may authorize no more than 15 percent of the Contract Unit Price for each plant.

C Final Payment

The Department will make final payment after final inspection and acceptance of the completed Project at the end of the PEP. The Engineer may authorize no more than 15 percent of the Contract Unit Price for each plant as defined by the Plant Establishment Year 2 Checklist in the current edition at the time of letting of the ICAMMLP. The total final payment includes the Plant Establishment Year 2 payment, assessments and reduced payments, if any, and Incentive payment, if eligible.

The Department will not pay for replacement plants, unless authorized by the Engineer.

The Department may continue to withhold any percentage of initial and interim payments from the final payment.

The Department will require a prompt refund of any overpayment, if the final voucher shows that the total of initial and interim payments made exceeds the total amount due the Contractor.

D Incentive Payment

When 90 percent or more of all plants installed within the initial plant installation period (PIP) and related Contract operations have been continuously acceptable throughout the Contract period, the Department will make an Incentive payment of 10 percent of the total final Contract Unit Price for plant installation and establishment.

The Department considers replacement plants, replaced during the initial PIP, to be initially installed plants. Replacement plants made during the PEP are not eligible for Incentives.

E Withholdings

E.1 Plant Stock and Materials Documentation

If the Contractor does not provide the documentation required by 2571.2A.2, "Plant Stock and Materials Documentation," the Department may withhold a percentage of the PIP payment as described in checklist B2, in accordance with the current edition of *ICAMMLP*.

E.2 Plant Establishment Period

The Department may withhold a percentage of the PEP payment as described on checklist B9-B10, in accordance with the current edition of *ICAMMLP*.

F Monetary Adjustments

The Department must apply Incentives and Disincentives and may apply monetary deductions for Plant Installation and Establishment. The amounts of these adjustments are deemed reasonable.

The Department may make full payment or apply a monetary deduction of no more than the maximum eligible partial payment percentage at any payment phase (initial, interim, final) based on the performance of the Contractor (see Payment Checklist in the current edition of the *ICAMMLP*).

The Engineer will determine which plants to accept for payment at the Contract Unit Price or at a monetary deduction.

G Schedule

The Department will pay for plant installation and establishment on the basis of the following schedule:

Item No.	Item	Unit
2571.502	Coniferous Tree Size & Root Category	each
2571. 502	Deciduous Tree Size & Root Category	each
2571. 502	Ornamental Tree Size & root Category	each
2571. 502	Transplant Tree (Spade Size*)	each
2571. 502	Coniferous Shrub Size & Root Category	each
2571. 502	Deciduous Shrub Size & Root Category	each
2571. 502	Transplant Shrub	each
2571. 502	Transplant Vine	each
2571. 502	Vine Age or Size & Root Category	each
2571. 502	Perennial Age or Size & Root Category	each
2571. 502	Transplant Perennial	each

NOTE: State Root Category: Seedling, Bare Root, Machine Moved, Container Grown, Balled and Burlapped

* Spade size: 42 inch, 60 inch, 78 inch, 85 inch, 90 inch.

2572 PROTECTION AND RESTORATION OF VEGETATION

2572.1 DESCRIPTION

This Work consists of protecting and preserving vegetation from damage and restoring vegetation damaged by the Contractor's operations.

2572.2 MATERIALS

A Plant Materials ..... 2571 and 2575

B Temporary Fence

Provide temporary fence meeting the following characteristics and requirements:

(1) At least 4 feet
(2) Conspicuous in color (see Standard Detail Sheet for Protection and Restoration of Vegetation)
(3) Commercially available snow fence or other fencing Material approved by the Engineer

C Water

Provide municipal potable water or harvested ground water for irrigation.

D Rooting Topsoil Borrow 3877

E Tree Growth Retardant (TGR)

Provide the TGR paclobutrazol or an equal approved by the Engineer.

2572.3 CONSTRUCTION REQUIREMENTS

A Protecting and Preserving

Protect and preserve the following:

(1) Specimen Trees
(2) Threatened and endangered plants listed on the Federal and State threatened and endangered species list
(3) Vegetation as required by the Contract
(4) Trees, Brush, and natural scenic elements within the Right-of-way and outside the limits of clearing and grubbing in accordance with 2101.3, "Clearing and Grubbing, Construction Requirements"
(5) Other vegetation as directed by the Engineer

Do not place temporary Structures, store Material, or conduct unnecessary construction activities within 25.25 feet outside of the dripline of trees designated for preservation, unless otherwise approved by the Engineer.

Do not place temporary Structures or store Material, including common borrow and topsoil, outside of the construction limits in areas designated for preservation, as required by the Contract or as approved by the Engineer.

Do not place or leave waste Material on the Project, including bituminous and concrete waste that would interfere with performing the requirements of 2106.3D, "Preparation of Embankment Foundation," or 2575, "Establishing Vegetation and Controlling Erosion." The Department defines concrete waste as excess Material not used on the Project, including Material created from grinding rumble strips. Dispose of excess Material in accordance with 2104.3D, "Disposal of Materials and Debris."

A.1 Temporary Fence

Place temporary fences to protect vegetation before starting construction. Place temporary fence at the construction limits and at other locations adjacent to vegetation designated for preservation as required by the Contract or as approved by the Engineer. The Department will provide tree protection signs. Place tree protection signs in accordance with any of the following:

(1) Along the temporary fence at 50 foot intervals
(2) At least 2 signs per fence
(3) As directed by the Engineer

Do not remove the fence until all Work is completed or until approved by the Engineer.

Ensure the fence prevents traffic movement and the placement of temporary facilities, Equipment, stockpiles, and supplies from harming the vegetation.

A.2 Clean Root Cutting

Cleanly cut tree roots at the construction limits as required by the Contract or as directed by the Engineer.

Immediately and cleanly cut damaged and exposed roots. Cut back damaged roots of trees designated for protection to sound healthy tissue and immediately place topsoil over the exposed roots. Immediately cover root ends exposed by excavation activities with 6 inches of topsoil as measured outward from the cut root ends. Immediately (within 5 minutes) treat cut oak roots with a wound dressing Material consisting of latex paint or shellac. Limit cutting to a minimum depth necessary for construction. Use a vibratory plow, or other approved root cutter

in accordance with the Standard Detail Sheet for Protection and Restoration of Vegetation, before excavation.

A.3 Watering

Water root-damaged trees during the growing season that root damage occurs, and water Specified Trees if required by the Contract or directed by the Engineer. Maintain adequate but not excessive soil moisture by saturating the soil within the undisturbed portion of the dripline of impacted or identified trees to a depth of 20 inches. Use a soil recovery probe to check the soil moisture to a depth of 20 inches, and adjust the intervals and frequency of watering in accordance with prevailing moisture and weather conditions.

A.4 Rooting Topsoil Borrow

Place rooting topsoil borrow instead of common topsoil borrow within the dripline of Specimen Trees as required by the Contract or as directed by the Engineer.

Place the topsoil to avoid over-compaction as approved by the Engineer. Establish turf consistent with the adjacent areas as approved by the Engineer.

A.5 Utility Construction

Bore under roots of trees designated for preservation for utility installations within the tree protection zone in accordance with the following:

Table 2572.3-1
Tree Protection Zone

Tree diameter at 4.5 feet above ground, inch	Minimum distance from face of tree trunk, feet	Minimum depth of tunnel, feet
<2	2	3
2–4	4	3
>4–9	6	3
>9–14	10	3
>14–19	12	3.25
>19	15	4

Do not perform open trenching within the tree protection zone.

Bore under areas of native prairie and protected plant species as required by the Contract or as directed by the Engineer.

A.6 Pruning

Provide an arborist certified by the International Society of Arboriculture to prune trees as required by the Contract or as directed by the Engineer in accordance with 2571.3E.1, "Pruning – Top Growth and Roots." Ensure the arborist removes dead, broken, rubbing branches, and limbs that may interfere with the existing and proposed Structures.

A.7 Destroyed or Disfigured Vegetation

Restore vegetation designated on the Plans for preservation that is damaged or disfigured by the Contractor's operations at no additional cost to the Department. Restore the damaged vegetation to a condition equal to what existed before the damage. The Engineer may assess damages against the Contractor for damage to vegetation not restored to the previous condition. The Engineer will assess the value of damages to trees and landscaping at not less than the appraisal damages as specified in the Council of Tree and Landscape Appraisers *Guide for Plant Appraisal*. The Engineer will determine and assess damages of other vegetation.

A.8 Oak Trees

Avoid wounding of oak trees during April, May, June, and July to prevent the spread of oak wilt. If the Engineer determines that Work must take place near oak trees during those months, immediately (within 5 minutes) treat resulting wounds with a wound dressing Material consisting of latex paint or shellac. Blend paint colors with the bark color. Maintain a supply of approved wound dressing on the Project at all times during this period.

A.9 Tree Growth Retardant (TGR)

Provide an arborist certified by the International Society of Arboriculture to treat trees with the TGR as required by the Contract or as directed by the Engineer. Ensure the arborist applies the TGR paclobutrazol as a basal drench or soil injection and in accordance with the label directions. Provide the Engineer with the product label and Material Safety Data Sheet for the product used.

A.10 Other Vegetation Protection Measures

Provide other vegetation protection measures including root system bridging, compaction reduction, aeration, irrigation systems, J-barriers for Specimen Tree protection, and retaining walls as required by the Contract or as directed by the Engineer.

B Quarantined Wood..... 2101.3D.4

C Plant Installation 2571

D Disposal of Material and Debris..... 2104.3D

2572.4 METHOD OF MEASUREMENT

A Temporary Fence

The Engineer will measure temporary fence placed, maintained, and removed by length along the bottom of the fence between end posts.

B Clean Root Cutting

The Engineer will measure clean root cutting by length along the plow line. The Engineer will determine the beginning and ending points for clean root cutting as the intersection of the construction limit and the dripline of the tree or Brush or in accordance with lines shown on the Plans.

C Water

The Engineer will measure water by volume used to protect and restore vegetation. The Engineer will not measure water otherwise used in performing the Work, such as for maintenance of sod.

D Rooting Topsoil Borrow

The Engineer will measure rooting topsoil borrow by loose volume as required by the Contract.

E Pruning

The Engineer will measure pruning by the hours of actual pruning Work.

F Tree Growth Retardant (TGR)

The Engineer will measure TGR by volume of Material applied for the size of the tree treated. The Engineer will determine the volume of TGR required by the diameter at breast height (DBH) of each tree treated. DBH is defined as 4.5 feet above ground level. The Engineer will use a diameter tape measure to measure DBH.

SECTION 2572.4 NOT USED

City of Lake Elmo
Capital Improvement Program
2025 – 2034

November 13, 2024
Planning Commission
Public Hearing

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INTRODUCTION

What is a CIP?

A Capital Improvement Program, or CIP, is a multi-year (5 – 10 years) capital expenditure plan for a city's infrastructure (such as streets, parks and utility systems), vehicles, equipment, and public buildings. It identifies the major projects needed and desired by the community, their potential costs and how they would be financed. Including a project in a CIP does not commit the city to that project. The City Council must specifically authorize each one, and the associated funding, before any project may proceed. When the CIP is reviewed (ideally annually, in conjunction with the budgeting process), projects may go forward as planned, advance ahead of schedule, be removed entirely, or new projects may be added, depending upon changes in circumstances and priorities.

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

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

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

Scope of the CIP

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

Methodology

The City of Lake Elmo moved from a 5-year to a 10-year CIP for the first time in 2024. The process of moving to a 10-year CIP has meant a substantial increase in the number of projects expected.

Types of projects listed in the CIP include things like vehicles, equipment, street projects, utility projects, and so on. Some projects, like street reconstructions, will have both a street and a sewer or water component, which are listed separately. This year, staff started an effort to reorganize the project numbering and naming conventions. Part of that process was to assign project numbers of related items the same numerical value. So, you will find that the 2025 Street & Utility Improvements has a project PW-100 for the street portion and a project W-100 for the water portion. Project numbers are also grouped by category; trucks are the lowest numbers, then equipment, annual street improvements are 100+, etc.

All cost estimates are preliminary and based on current dollars. No assumptions have been made about inflation. It will be important to refine and update costs each year when the plan is reviewed, especially for projects in the first year or two of the plan.

Some purchases that are not likely to occur until slightly beyond the ten-year planning period may also be included in the CIP, such as the Ladder Truck, in order to see their impact on fund balances. Most of these projects are replacements for equipment and vehicles (such as fire trucks) which may have a life span of 10, 15 or 20 years and more. The plan may also include "pending" projects for which timelines (and in most cases, cost estimates) have not yet been identified; such as the previous MPCA grant projects that have currently lost funding. As more information is developed about the need for, cost, and possible funding sources for these projects, they will be included in future CIP updates.

Funding Sources

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

Bond Proceeds	Projects financed by borrowing, later to be repaid with property taxes or utility funds, and potentially special assessments depending upon the characteristics of the project.
General Fund	Annual operating budget which occasionally funds CIP projects, primarily funded by property tax revenues.
Park Dedication Fund	Existing City fund, receipts from cash-in-lieu of land park dedication fees paid by developers and others who subdivide their land.
Stormwater Fund	Funds come from fees paid by users of the Stormwater system.
Wastewater (Sewer) Fund	Funds come from fees paid by users of the Wastewater (Sewer) System.

Vehicle Fund	Fund used to segregate funds set aside for planned vehicle replacements and new acquisitions. Funds are transferred from the operating budget (primarily property taxes) and the sale of equipment.
Water Fund	Funds come from fees paid by users of the Water System.
Municipal State Aid (MSA)	State aid funds allocated to the City each year; annual allocation grows as the City grows.
Grants/Donations	Funds obtained via contributions by outside parties. One of our major funding sources for Water projects has been MPCA dollars from the 3M settlement funds. There are multiple well and treatment projects currently expected to receive funding from that source.

In addition to these sources, it is possible that future projects could be funded from user fees, vehicle trade-ins or other sources not listed.

Many projects will be funded from a mix of funding sources, such as part cash and part bonding, or part water fund and part sewer fund.

City contributions to capital-type funds have varied over the years. Starting in 2025, staff has proposed levies which contribute directly to capital reserve funds to more transparently show how much we are saving for future capital investments. We have also added more set-aside funds, such as the Infrastructure Reserve, Park Reserve, and City Hall Reserve to plan for increased use of cash in order to reduce future bonding.

Project Priorities

Capital improvement projects should be prioritized in some way so that limited funding can be allocated to those which are most important. This is difficult because the varying nature of the projects and their benefits and objectives are so disparate as to be essentially not comparable. Some public agencies have developed elaborate rating and ranking systems to try to set priorities. Complicated scoring systems may have some disadvantages because they may give a false sense of objectivity or precision to the priority setting process. Others use simpler systems, or simply do not try to compare projects that are like "apples and oranges." There is no accepted system or "industry standard" for prioritizing projects.

The following system has been utilized by staff:

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

2025 – 2034 CAPITAL IMPROVEMENT PROGRAM

City-Wide Summary

For 2025 through 2034, the draft CIP includes 149 projects (active and new recommendations) with a total estimated cost of $162,622,000.

The paragraphs below and charts on the following pages provide both a summary and details of projects, timing, funding sources. Projects are a mix of replacements, improvements, and additions.

Attached Reports –

- *Project Totals by Department*
- *Project Totals by Funding Source*
- *Project Listing*

Department	# Projects
Admin & Finance Depts	2
Building Dept	4
Fire Dept	10
Parks and Recreation	35
Public Works Dept	54
Sewer Dept	6
Storm Water Dept	7
Water Dept	31
Total	**149**

Administration & Finance Departments

Admin and Finance generally do not have many projects in the CIP. The two budgeted for 2025 include financial software and a prospective land purchase. The land purchase is for future ballfield land, but due to the fact this possible purchase was not included in the CIP for review by the Park Commission last spring and it is largely a City Council led project, it was determined to leave it under Administration for now.

Attached Reports –

- *Admin/Finance – Summary*
- *Admin/Finance – Detail*
- *Ballfield Fund – Funding Sources & Uses*

Building Department

The Building Department has four vehicles for travel to building site for inspections. These vehicles are currently planned for a seven-year rotation with an estimated 15% funded by the trade-in or sale of existing vehicles.

Attached Reports –

- *Building Dept – Summary*
- *Building Dept – Detail*

Fire Department

The Fire Department has 10 items in the 2025-2024 CIP, with a mix of vehicles and equipment. These purchases are almost exclusively funded by the Vehicle Replacement Fund and Trade-ins/Sale of Equipment. Due to the nature of these vehicles the expected life span and the trade-in percentage vary greatly.

Attached Reports –

- *Fire Dept – Summary*
- *Fire Dept – Detail*

Public Works Departments

The "Public Works Departments" encompasses the following;

- General Public Works (Streets and General Maintenance)
- Parks
- Water
- Sewer
- Stormwater

Public Works projects are divided out into these "sub-departments" due largely to the way that we account for government spending and the types of revenues that fund these projects. Parks CIP projects are funded largely by Park Dedication funds that come from developers. Street projects are funded largely by either by the property tax levy or bond proceeds (debt) repaid by the property tax levy. Water, sewer and stormwater projects are paid from those Enterprise Funds or bond proceeds (which are then repaid from those Enterprise Funds).

Because many projects have cross-over between the Public Works departments, it seemed most straightforward to review PW CIP items via the following categories; Vehicles & Equipment, PW Building, Parks, and Infrastructure.

Vehicle & Equipment Purchases

There are currently 21 items planned for replacement or purchase in the next 10 years, including 12 trucks and 9 small and large pieces of equipment.

Attached Reports –

- *PW Vehicles & Equipment – Summary*
- *PW Vehicles & Equipment – Detail*

Public Works Building

There are currently just five items on the Public Works Building (3445 Ideal Ave N) planned for repair/addition/replacement in the next 10 years. This subset of projects will be a focus of future development of this Capital Improvement Program, so that we can properly plan for repairs as the building ages.

Attached Reports –

- *PW Building – Summary*
- *PW Building – Detail*

Parks Projects

There are currently 35 items on the Parks CIP, 29 of which are replacement of existing park equipment and facilities. (Six items that are vehicles & equipment are included in the previously mentioned reports.) These items were reviewed by the Parks Commission in June and recommended for approval. All projects are currently funded by the Park Dedication Fund, which we expect to be fully funded for the next 10 years. However, those projections are based on existing development trends and can change significantly depending on what occurs in the housing market.

Some of the projects are labeled simply "New Park Pavilion" without a location. This denotes a plan to replace one like item per year, with the actual location being determined by condition and need.

Attached Reports –

- *Parks – Summary*
- *Parks – Detail*
- *Park Dedication Fund (404) – Funding Sources & Uses*

Infrastructure Projects

This subset of projects includes Street, Water, Sewer & Stormwater Projects.

At the July 11, 2024 City Council Workshop, City Engineer Jack Griffin presented an updated Pavement Management Plan that outlined the planned Street Reconstructions. This plan has since been updated internally as new information is received and assumptions changed.

Street reconstruction projects are planned tentatively for the next 10 years. The final timing of projects is dependent on street condition, project costs, available funding, and other factors. "Street Improvement Projects" are typically done by neighborhood and a portion of the project is assessed to homeowners for a 15-year period. It is these projects that will sometimes have a segment in both Street and Water, as discussed earlier.

Other street projects include collector streets that serve more of the city as a whole and may not have as many assessments, or County-led projects with a required City contribution.

The list of Utility (Water, Sewer, and Stormwater) projects includes a mix of repairs or replacements of existing facilities, expansion or new facilities to address growth and/or PFAS pollution, and contributions to developments to ensure proper sizing of new infrastructure.

Of note in Water projects is the cost of new Treatment Plants. It is currently expected that these facilities will be fully funded by the MPCA with the 3M Settlement Funds. So, of the approximately $74 million in water projects, over $50 million will come from Grants/Donations. Also of note, and related to those settlement funds, are projects that had been adopted in past

years, but are now marked as "Future" because MPCA funding for those projects is no longer expected. These projects may not occur, or if they do, they may be largely funded by Special Assessments. We have left them in the plan for the time being as we await additional information.

Attached Reports –

- *Infrastructure – Summaries for Streets, Water, Sewer & Stormwater*
- *Infrastructure – Details for Streets, Water, Sewer & Stormwater*

Vehicle Replacement Fund

The Vehicle Fund is the only capital fund whose purchases are split across departments, and as such it seemed appropriate to bring some attention to it separately.

The city has been contributing to the fund regularly since 2019. As we've built out the CIP to a 10-year plan, it is clear that those funding levels need to increase. The projected Tax Levy is shown with a starting amount of $400K in 2025 and increasing $50K per year until 2031 and then holding steady. An interfund loan is planned for 2027 to be repaid over a 5-year period to address a shortage in the fund that year. These projected revenues allow for this portion of the CIP to be fully funded for the next 10 years.

Attached Reports –

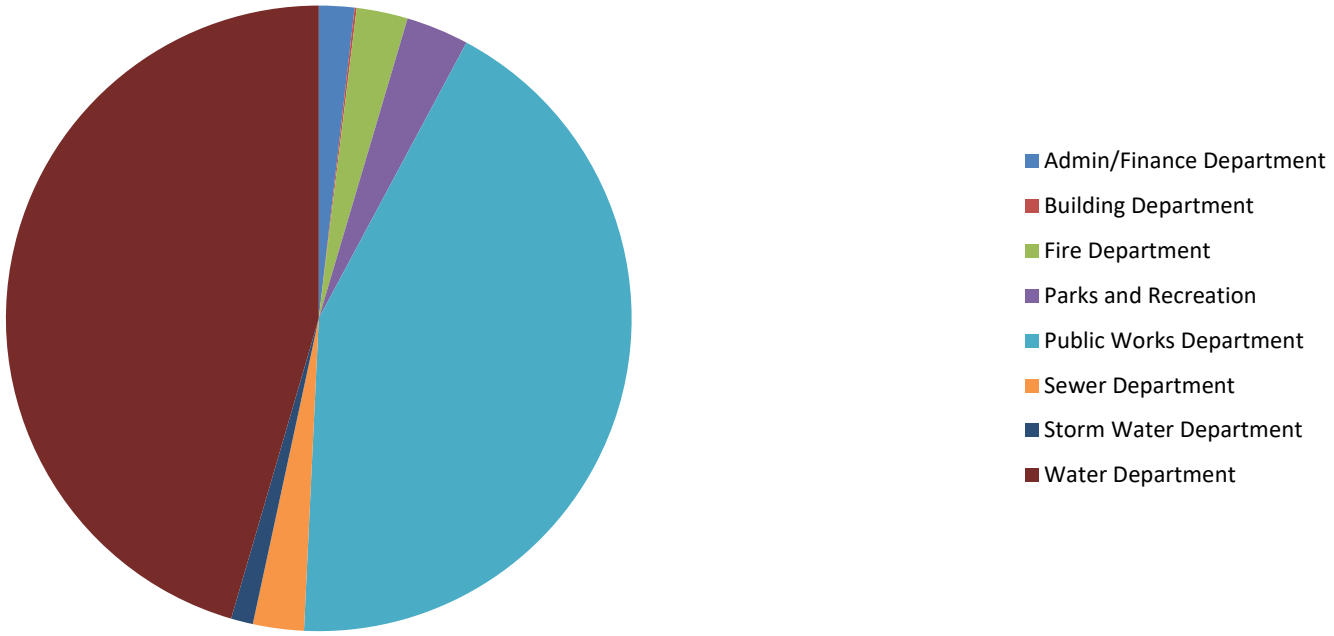
- *Vehicle Fund (410) – Funding Sources & Uses*

2025 through 2034

Capital Improvement Plan

Lake Elmo, MN

Totals by Department



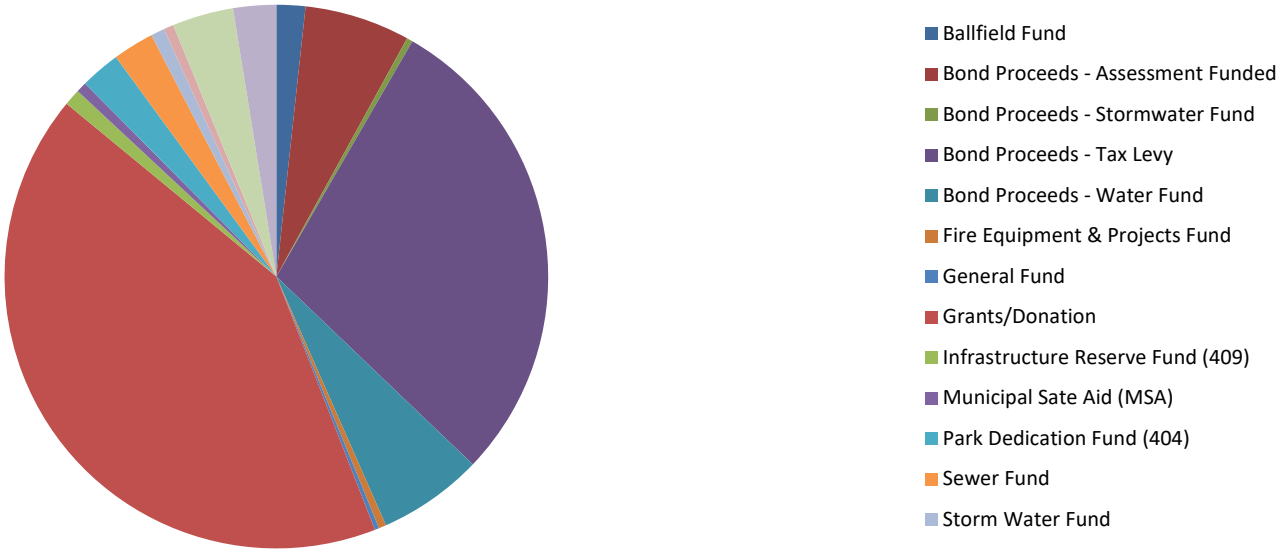
Department	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Admin/Finance Department	2,875,000	100,000	-	-	-	-	-	-	-	-	**2,975,000**
Building Department	-	35,000	-	-	35,000	70,000	-	-	35,000	-	**175,000**
Fire Department	145,000	622,673	613,774	-	77,453	-	76,744	192,500	-	2,575,000	**4,303,144**
Parks and Recreation	382,000	898,000	480,000	945,000	1,835,000	460,000	-	150,000	125,000	-	**5,275,000**
Public Works Department	3,805,000	8,415,000	11,240,000	2,450,000	3,475,000	8,990,000	8,130,000	4,393,500	3,800,000	15,110,000	**69,808,500**
Sewer Department	25,920	40,000	1,150,000	-	1,685,000	-	-	1,000,000	-	380,000	**4,280,920**
Storm Water Department	685,405	80,000	781,000	50,000	50,000	50,000	50,000	50,000	50,000	-	**1,846,405**
Water Department	28,666,475	25,937,000	2,890,000	1,650,000	1,500,000	1,850,000	1,854,537	210,000	1,350,000	8,050,799	**73,958,811**
Grand Total	**36,584,800**	**36,127,673**	**17,154,774**	**5,095,000**	**8,657,453**	**11,420,000**	**10,111,281**	**5,996,000**	**5,360,000**	**26,115,799**	**162,622,780**

2025 through 2034

Funding Source Summary - All Projects

Lake Elmo, MN

Funding Sources



Source	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total	%
Ballfield Fund	2,775,000	-	-	-	-	-	-	-	-	-	**2,775,000**	**1.7%**
Bond Proceeds - Assessment Funded	1,106,000	1,137,000	826,500	735,000	652,500	660,000	600,000	1,174,500	900,000	2,340,000	**10,131,500**	**6.3%**
Bond Proceeds - Stormwater Fund	-	-	575,000	-	-	-	-	-	-	-	**575,000**	**0.4%**
Bond Proceeds - Tax Levy	1,834,000	6,478,000	9,028,500	1,715,000	2,522,500	6,640,000	7,160,000	2,740,500	2,600,000	5,790,000	**46,508,500**	**28.8%**
Bond Proceeds - Water Fund	-	750,000	2,600,000	1,500,000	1,500,000	1,700,000	1,500,000	-	550,000	-	**10,100,000**	**6.3%**
Fire Equipment & Projects Fund	115,000	-	25,000	-	-	-	-	192,500	-	375,000	**707,500**	**0.4%**
General Fund	75,000	75,000	160,000	-	-	-	-	-	-	108,500	**418,500**	**0.3%**
Grants/Donation	27,000,000	24,750,000	-	-	-	1,000,000	-	-	-	14,885,000	**67,635,000**	**41.9%**
Infrastructure Reserve Fund (409)	1,040,000	50,000	-	-	-	500,000	-	-	-	-	**1,590,000**	**1.0%**
Municipal Sate Aid (MSA)	-	500,000	500,000	-	-	-	-	-	-	-	**1,000,000**	**0.6%**
Park Dedication Fund (404)	292,000	725000	480,000	850,000	790,000	460,000	-	125,000	125,000	-	**3,847,000**	**2.4%**
Sewer Fund	25,920	40,000	1,150,000	-	1,685,000	-	-	1,000,000	-	48,500	**3,949,420**	**2.4%**
Storm Water Fund	685,405	80,000	206,000	50,000	50,000	50,000	50,000	50,000	50,000	39,500	**1,310,905**	**0.8%**
Vehicle/Equip Trade-In	45,000	11,000	222,000	20,000	90,000	28,000	120,000	103,000	45,000	280,000	**964,000**	**0.6%**
Vehicle Replacement Fund	220,000	641,673	1,171,774	75,000	367,453	227,000	361,744	400,500	290,000	2,125,000	**5,880,144**	**3.6%**
Water Fund	1,371,475	712,000	285,000	150,000	-	150,000	319,537	210,000	800,000	124,299	**4,122,311**	**2.6%**
Total - Non-MPCA	**36,584,800**	**35,949,673**	**17,229,774**	**5,095,000**	**7,657,453**	**11,415,000**	**10,111,281**	**5,996,000**	**5,360,000**	**26,115,799**	**161,514,780**	***100%***

Lake Elmo, MN

Project Listing w/ Status & Amount

2025 through 2034

Dept	Status	Project #	Total $ (2025 - 34)	Project
Administration & Finance Departments				
	New Recomm.	AF - 001	$ 200,000	Financial Software Suite
	New Recomm.	AF - 002	$ 2,775,000	Ballfield Property Purchase
			$ 2,975,000	**Total**
			$ 297,500	*10-Year Average*
Building Department				
	Active	B-001	$ 35,000	Building Inspection Vehicle 1
	Active	B-002	$ 35,000	Building Inspection Vehicle 2
	Active	B-003	$ 35,000	Building Inspection Vehicle 3
	Active	B-004	$ 70,000	Building Inspection Vehicle 4 *- purchased twice in CIP period*
			$ 175,000	**Total**
			$ 17,500	*10-Year Average*
Fire Department				
	Active	F-004	$ 30,000	Rescue 1 Hose Storage and Equipment Refurbish
	Active	F-009	$ 1,176,447	Tender 2
	Active	F-011	$ 60,000	UTV 1
	Active	F-012	$ 2,200,000	Ladder 1
	Active	F-014	$ 77,453	Command Vehicle 1
	Active	F-015	$ 76,744	Command Vehicle 2
	Active	F-017	$ 375,000	SCBA Replacement
	Active	F-018	$ 192,500	Turnout Gear Replacement
	Active	F-021	$ 40,000	Equipment Decon Cleaning System
	New Recomm.	F-031	$ 75,000	Station Alerting System
			$ 4,303,144	**Total**
			$ 430,314	*10-Year Average*
Parks and Recreation				
	Active	PR-001	$ 45,000	Chevy 2500
	Active	PR-002	$ 35,000	Kubota SUV
	Active	PR-003	$ 90,000	Bobcat ToolCat
	Active	PR-004	$ 60,000	John Deere Gator
	Active	PR-005	$ 25,000	Air Compressor
	Active	PR-006	$ 70,000	Skid Loader
	Active	PR-027	$ 65,000	Kleis Park Playground - Replacement
	Active	PR-028	$ 125,000	Tana Ridge Park Play Equipment - Replacement
	Active	PR-029	$ 210,000	Tablyn Park Play Equipment - Replacement
	Active	PR-030	$ 125,000	Stonegate Park Play Equipment - Replacement
	Active	PR-031	$ 125,000	Reid Park Play Equipment - Replacement
	Active	PR-032	$ 125,000	Ridge Park Play Equipment - Replacement
	Active	PR-034	$ 125,000	Hidden Knoll Park Play Equipment - Replacement
	Active	PR-036	$ 250,000	Carriage Station Park Play Equipment - Replacement

Active	PR-038	$	78,000	Trail Additions
Active	PR-039	$	250,000	Lions Park Playground Equipment Replacement
Active	PR-040	$	30,000	Court Resurfacing
Active	PR-043	$	275,000	Lions Park Concession Building Updates
Active	PR-044	$	150,000	Skate Park
Active	PR-045	$	30,000	Outdoor Fitness Equipment
Active	PR-046	$	30,000	Outdoor Fitness Park
Active	PR-047	$	30,000	Disk Golf
Active	PR-048	$	300,000	Central Play Complex
New Recomm.	PR-049	$	227,000	Reid Park Parking Lot
New Recomm.	PR-050	$	30,000	Court Resurfacing
New Recomm.	PR-051	$	200,000	Trail Connection
New Recomm.	PR-052	$	225,000	Park Sign Replacement
New Recomm.	PR-053	$	1,000,000	Multisport Complex Amenities
New Recomm.	PR-054	$	25,000	Invasive Species Management
New Recomm.	PR-055	$	80,000	New Park Pavilion
New Recomm.	PR-056	$	80,000	New Park Pavilion
New Recomm.	PR-057	$	80,000	New Park Pavilion
New Recomm.	PR-058	$	80,000	New Park Pavilion
New Recomm.	PR-059	$	80,000	New Park Pavilion
Active	PR-069	$	520,000	Central Greenway Regional Trail
		$	**5,275,000**	**Total**
		$	*527,500*	*10-Year Average*

Public Works Department

Active	PW-002	$	300,000	D2 - Dump Truck 2 - 15 Mack Single
Active	PW-003	$	300,000	D3 - Dump Truck 3 - 17 Mack
Active	PW-004	$	70,000	D4 - Dump Truck 4 - 19 F-450
Active	PW-005	$	300,000	D5 - Dump Truck 5 - 19 Mack
Active	PW-006	$	330,000	D6 - Dump Truck 6 - 20 Mack Tandem
Active	PW-007	$	300,000	D7 - Dump Truck 7 - 21 Mack
Active	PW-008	$	70,000	D8 - Dump Truck 8 - 22 F-550
Active	PW-011	$	75,000	P1 - Pickup 1 - F-250
Active	PW-012	$	75,000	P2 - Pickup 2 - F-250
Active	PW-013	$	45,000	P3 - Pickup 3 - F-150
Active	PW-014	$	31,000	P4 - Pickup 4 - Ranger
Active	PW-015	$	55,000	P5 - Pickup 5 - 3500
Active	PW-021	$	230,000	E1 - Equip 1 - Case Loader
Active	PW-023	$	145,000	E3 - Equip 3 - Backhoe
Active	PW-025	$	70,000	E5 - Equip 5 -Bobcat Skid
Active	PW-026	$	40,000	E6 - Equip 6 - Service Lift
Active	PW-027	$	160,000	E7 - Equip 7 - Radios
Active	PW-028	$	125,000	E8 - Equip 8 - Asphalt Roller
Active	PW-029	$	47,500	E9 - Equip 9 - Asphalt Trailer
Active	PW-030	$	60,000	E10 - Equip 10 - Chipper
Active	PW-031	$	25,000	E11 - Equip 11 - Forklift
Active	PW-052	$	55,000	PWB2 - Public Works Building Generator
New Recomm.	PW-053	$	30,000	PWB3 - Public Works Building Roof
New Recomm.	PW-054	$	110,000	PWB4 - Public Works Building Additional Shop Space
New Recomm.	PW-055	$	80,000	PWB5 - Public Works Building Overhead Garage Doors

Active	PW-090	$	1,315,000	Reevaluate- Homestead St & Utility Improvements
Active	PW-091	$	4,550,000	Future - PP/EP/20th Street & Utility Improvements
Active	PW-092	$	3,500,000	Future - Tartan Street & Utility Improvements
Active	PW-093	$	3,400,000	Future - DL/SP/For Street & Utility Improvements
Active	PW-100	$	2,620,000	2025 Street Improvements
Active	PW-101	$	2,740,000	2026 Street Improvements
Active	PW-102	$	2,755,000	2027 Street Improvements
Active	PW-103	$	2,450,000	2028 Street Improvements
Active	PW-104	$	2,175,000	2029 Street Improvements
Active	PW-105	$	2,200,000	2030 Street Improvements
Active	PW-106	$	2,000,000	2031 Street Improvements
Active	PW-107	$	3,915,000	2032 Street Improvements
Active	PW-108	$	3,000,000	2033 Street Improvements
New Recomm.	PW-109	$	3,200,000	2034 Street Improvements
Active	PW-120	$	935,000	UP RR Crossing - Village Parkway
Active	PW-120-2	$	105,000	UP RR Crossing - Private Drive Closure
Active	PW-121	$	560,000	Hudson Blvd Improvements - Vahli-Hi to Bus Fac.
Active	PW-122	$	2,100,000	Hudson Blvd Improvements - Keats to Kramer Lake Ov
Active	PW-123	$	5,760,000	South Frontage Rd (Demontreville Tr to Keats Ave)
New Recomm.	PW-124	$	4,600,000	5th St N - Keats to Lake Elmo Ave
Active	PW-125	$	5,000,000	TH36-Lake Elmo Ave (CSAH 17) Imp
Active	PW-126	$	3,000,000	South Frontage Road (Keats to Lake Elmo Ave)
Active	PW-127	$	300,000	Manning/Hudson Stoplight
Active	PW-128	$	1,000,000	Ideal Ave (CSAH 13)-Phase 3- CSAH 14 to CSAH 6
New Recomm.	PW-129	$	1,000,000	CSAH 14 - Klondike to 39th
New Recomm.	PW-130	$	1,000,000	CSAH 17 Imp - CSAH 14 - 43rd
Active	PW-131	$	500,000	Lake Elmo Ave (CSAH 17) & 39th St N Traffic Signal
Active	PW-132	$	500,000	CSAH 6/Inwood Signal
New Recomm.	PW-133	$	500,000	CSAH 10 / CSAH 17 Roundabout
		$	**69,808,500**	**Total**
		$	*6,980,850*	*10-Year Average*

Sewer Department

Active	S-093	$	380,000	Future - DL/SP/For Street & Util Imp - Sewer
Active	S-104	$	1,685,000	2029 Street Improvements
Active	S-107	$	1,000,000	Tapestry Sanitary Sewer Collection System Upgrades
Active	S-108	$	900,000	I-94 Lift Station and Forcemain Upgrade
Active	S-120	$	115,920	Sewer Oversizing
Active	S-121	$	200,000	Sewer Oversizing for Sect 16 Extension
		$	**4,280,920**	**Total**
		$	*428,092*	*10-Year Average*

Storm Water Department

Active	SW-001	$	285,405	Phase 2 Regional Drainage Impr. - Northstar Pond
Active	SW-002	$	575,000	Phase 3 Regional Drainage Impr - Lions Park Pond
Active	SW-003	$	80,000	Stormwater Reuse - Development Irrigation Systems
Active	SW-004	$	76,000	Stormwater Reuse - Lions & VFW Park Irrigation
Active	SW-005	$	80,000	Stormwater Reuse - Irrigation Systems
Active	SW-006	$	400,000	Hudson Boulevard Culvert Repair
Active	SW-TBD	$	350,000	Future Unidentified Stormwater Projects

		$	**1,846,405**	**Total**
		$	*184,641*	*10-Year Average*

Water Department

Active	W-001	$	100,000	W1 - Water 1 - Portable Generator
Active	W-002	$	130,000	W2 - Water 2 - F-550 Service Truck
Active	W-003	$	44,537	W3 - Water 3 - RAM 3500 Van
Active	W-004	$	65,799	W4 - Water 4 - F-250 Service Truck
Active	W-011	$	50,000	T1 - Tower 1 - Langly Ct
Active	W-012	$	800,000	T2 - Tower 2 - Ideal Ave
Active	W-014	$	800,000	T4 - Tower 4 - Inwood Ave
Active	W-017	$	60,000	WL2 - Well 2 - 55th St
Active	W-019	$	50,000	WL4 - Well 4 - 50th St
Active	W-020	$	50,000	WL5 - Well 5 - Lily Ave
Active	W-021	$	750,000	WL6 - Well 6 - Future Well & Site Acquisition
Active	W-022	$	750,000	WL7 - Well 7 (or 3) - Test Well & Site Acquisition
Active	W-041	$	49,000,000	TP1 - Treatment Plant 1
Active	W-042	$	2,500,000	TP2 - Treatment 2 - Well 2 - GAC Filter System
Active	W-090	$	935,000	Future - Homestead Street & Utility Impr - Water
Active	W-091	$	2,500,000	Future - PP/EP/20th Street & Utility Impr - Water
Active	W-092	$	1,900,000	Future - Tartan Street & Utility Impr - Water
Active	W-093	$	2,200,000	Future - DL/SP/For Street & Utility Impr - Water
Active	W-094	$	450,000	Future - 45th Street Watermain Extension
Active	W-100	$	320,000	2025 Street & Utility Improvements - Water portion
Active	W-101	$	327,000	2026 Street & Utility Improvements - Water portion
Active	W-103	$	150,000	2028 Street & Utility Improvements - Water portion
Active	W-105	$	100,000	2030 Street & Utility Improvements - Water portion
Active	W-106	$	130,000	2031 Street & Utility Improvements - Water portion
Active	W-107	$	210,000	2032 Street & Utility Improvements - Water portion
Active	W-108	$	550,000	2033 Street & Utility Improvements - Water portion
Active	W-120	$	566,000	Village East Trunk Watermain & PRV
Active	W-122	$	1,800,000	Hudson Blvd - Trunk Watermain Extension
New Recomm.	W-124	$	1,700,000	5th St N - Keats to Lake Elmo Ave - Water Portion
Active	W-130	$	4,500,000	Trunk Watermain Extensions
Active	W-160	$	470,475	Watermain Oversizing
		$	**73,958,811**	**Total**
		$	*7,395,881*	*10-Year Average*

2025 through 2034

Admin-Finance Summary

Lake Elmo, MN

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Admin/Finance Department												
Financial Software Suite	*AF - 001*	100,000	100,000									200,000
Ballfield Property Purchase	*AF - 002*	2,775,000										2,775,000
Ballfield Fund		2,775,000										**2,775,000**
General Fund		75,000	75,000									**150,000**
Water Fund		25,000	25,000									**50,000**
	Source Grand Total	**2,875,000**	**100,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,975,000**
	GRAND TOTAL	**2,875,000**	**100,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,975,000**

2025 thru 2034

Admin/Finance - Detail

Lake Elmo, MN

Project #	AF - 001
Project Name	Financial Software Suite

Contact	Finance Director	Department	Admin/Finance Department
Category	Unassigned	Priority	3 Important
Status	New Recommendation	Useful Life	10 years

Description

The current set-up utilizing different software for financial accounting and utility billing, as well as manual and spreadsheet processes for Special Assessments, Fixed Assets, Escrows and more, creates significant inefficiencies in the Finance Department. New software can incorporate automated Accounts Payable processes, adding efficiencies across the entire organization. Significant savings in staff time will make the department more resilient in the face of employee turnover and community growth. Very preliminary estimates of total costs are estimated at $200,000, which would include a conversion to the new software, as well as new workflows to automate tasks. Costs will be spread across at least two calendar years. The time-value of the increased efficiencies are expected to exceed the annualized costs of the software. In addition, these gained efficiencies will make the department more resilient to employee turnover.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Other	100,000	100,000	0	0	0	0	0	0	0	0	**200,000**
Total	**100,000**	**100,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	75,000	75,000	0	0	0	0	0	0	0	0	**150,000**
Water Fund	25,000	25,000	0	0	0	0	0	0	0	0	**50,000**
Total	**100,000**	**100,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200,000**

2025 thru 2034

Admin/Finance - Detail

Lake Elmo, MN

Project #	AF - 002
Project Name	Ballfield Property Purchase

Contact	City Administrator	Department	Admin/Finance Department
Category	Land	Priority	3 Important
Status	New Recommendation	Useful Life	99 years

Description

Purchase of two properties for future development of parks and ballfields.

Per city council meeting on 8/27/24.

Tentative closing in early 2025.

Interfund Loan -- repayment over 10 years w/ dedicated levy.

$2,700,000 for land + $75,000 for closing costs/incidentals

$1,058,280 to be transferred from Park Ded -- Royal Golf ballfield contribution.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Land Acquisition	2,700,000	0	0	0	0	0	0	0	0	0	**2,700,000**
Other	75,000	0	0	0	0	0	0	0	0	0	**75,000**
Total	**2,775,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,775,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Ballfield Fund	2,775,000	0	0	0	0	0	0	0	0	0	**2,775,000**
Total	**2,775,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,775,000**

2025 through 2034

Ballfield Fund - Funding Sources & Uses

Lake Elmo, MN

Source	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Ballfield Fund											
Beginning Balance		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenues and Other Fund Sources											
Revenue											
Ballfield Levy		257,508	248,924	240,341	231,757	223,174	214,590	206,006	197,423	188,839	180,256
Park Dedication		1,058,280	0	0	0	0	0	0	0	0	0
Interfund Loan		1,716,720	0	0	0	0	0	0	0	0	0
	Total	3,032,508	248,924	240,341	231,757	223,174	214,590	206,006	197,423	188,839	180,256
Other Fund Sources											
Total Revenues and Other Fund Sources		3,032,508	248,924	240,341	231,757	223,174	214,590	206,006	197,423	188,839	180,256
Total Funds available		**3,032,508**	**248,924**	**240,341**	**231,757**	**223,174**	**214,590**	**206,006**	**197,423**	**188,839**	**180,256**
Expenditures and Uses											
Capital Projects & Equipment											
Admin/Finance Department											
Ballfield Property Purchase	AF - 002	2,775,000	0	0	0	0	0	0	0	0	0
	Total	2,775,000	0	0	0	0	0	0	0	0	0
Other Uses											
Interfund Loan Payment		257,508	248,924	240,341	231,757	223,174	214,590	206,006	197,423	188,839	180,256
	Total	257,508	248,924	240,341	231,757	223,174	214,590	206,006	197,423	188,839	180,256
Total Expenditures and Uses		3,032,508	248,924	240,341	231,757	223,174	214,590	206,006	197,423	188,839	180,256
Change in Fund Balance		0	0	0	0	0	0	0	0	0	0
Ending Balance		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Produced Using Plan-It CIP Software

2025 through 2034

Building Dept - Summary

Lake Elmo, MN

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Building Department												
Building Inspection Vehicle 1	*B-001*					35,000						35,000
Building Inspection Vehicle 2	*B-002*						35,000					35,000
Building Inspection Vehicle 3	*B-003*						35,000					35,000
Building Inspection Vehicle 4	*B-004*		35,000							35,000		70,000
Vehicle/Equip Trade-In			5,000			5,000	5,000			5,000		**20,000**
Vehicle Replacement Fund			30,000			30,000	60,000			30,000		**150,000**
	Source Grand Total	**0**	**35,000**	**0**	**0**	**35,000**	**65,000**	**0**	**0**	**35,000**	**0**	**170,000**
	GRAND TOTAL	**0**	**35,000**	**0**	**0**	**35,000**	**70,000**	**0**	**0**	**35,000**	**0**	**175,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Building Dept - Detail

Lake Elmo, MN

Project #	B-001
Project Name	Building Inspection Vehicle 1

Contact	Building Official	Department	Building Department
Category	Vehicles	Priority	2 Very Important
Status	Active	Useful Life	7 years
Dept. Unit Number/Name	BLDG-1	Make	Chevrolet
Model	Equinox	VIN / SN	3GNAXSEVXNS165061
Year	2022	Color	Black
License Plate	977305	Location/Address	City Hall

Description

Building Inspection Vehicle 1

- Current - 2022 Equinox - purchased 2022
- Prior - 2004 S10 Colorado, 20YY S10 Colorado 7 year purchasing cycle.

Justification

7 year replacement cycle on 4 Building Inspection vehicles.

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		0	0	0	0	35,000	0	0	0	0	0	**35,000**
	Total	**0**	**0**	**0**	**0**	**35,000**	**0**	**0**	**0**	**0**	**0**	**35,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund		0	0	0	0	30,000	0	0	0	0	0	**30,000**
Vehicle/Equip Trade-In		0	0	0	0	5,000	0	0	0	0	0	**5,000**
	Total	**0**	**0**	**0**	**0**	**35,000**	**0**	**0**	**0**	**0**	**0**	**35,000**

2025 thru 2034

Building Dept - Detail

Lake Elmo, MN

Project #	B-002
Project Name	Building Inspection Vehicle 2

Contact	Building Official	Department	Building Department
Category	Vehicles	Priority	2 Very Important
Status	Active	Useful Life	7 years
Dept. Unit Number/Name	BLDG-2	Make	Mitsubishi
Model	Outlander	VIN / SN	JA4ARUAU8NU024737
Year	2022	Color	White
License Plate	968478	Location/Address	City Hall

Description

Building Inspection Vehicle 2

- Current - 2022 Mitsubishi Outlander (VIN 4737)
- Prior - 2015 Jeep (sold 12/22/22)
- 7 year purchasing cycle.

Justification

7 year replacment cycle on 4 Building Inspection vehicles.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	35,000	0	0	0	0	**35,000**
Total	**0**	**0**	**0**	**0**	**0**	**35,000**	**0**	**0**	**0**	**0**	**35,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	30,000	0	0	0	0	**30,000**
Total	**0**	**0**	**0**	**0**	**0**	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Building Dept - Detail

Lake Elmo, MN

Project #	B-003
Project Name	Building Inspection Vehicle 3

Contact	Building Official	Department	Building Department
Category	Vehicles	Priority	2 Very Important
Status	Active	Useful Life	7 years
Dept. Unit Number/Name	BLDG-3	Make	Mitsubishi
Model	Outlander	VIN / SN	JA4ARUAU7NU024731
Year	2022	Color	Black
License Plate	977306		

Description

Building Inspection Vehicle 3

- Current - 2022 Mitsubishi Outlander (VIN 4731)
- Prior - 2017 Equinox (sold 4/18/23)
- 7 year purchasing cycle.

Justification

7 year replacment cycle on 4 Building Inspection vehicles.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	35,000	0	0	0	0	**35,000**
Total	**0**	**0**	**0**	**0**	**0**	**35,000**	**0**	**0**	**0**	**0**	**35,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	30,000	0	0	0	0	**30,000**
Vehicle/Equip Trade-In	0	0	0	0	0	5,000	0	0	0	0	**5,000**
Total	**0**	**0**	**0**	**0**	**0**	**35,000**	**0**	**0**	**0**	**0**	**35,000**

2025 thru 2034

Building Dept - Detail

Lake Elmo, MN

Project #	B-004
Project Name	Building Inspection Vehicle 4

Contact	Building Official	Department	Building Department
Category	Vehicles	Priority	3 Important
Status	Active	Useful Life	7 years
Dept. Unit Number/Name	BLDG-4	Make	Chevrolet
Model	Equinox	VIN / SN	3GNAXUEVOLS538391
Year	2019	Color	White

Description

Building Inspection Vehicle 4

- Current - 2019 Chevrolet Equinox
- 7 year purchasing cycle.

Justification

7 year replacement cycle on 4 Building Inspection vehicles.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	35,000	0	0	0	0	0	0	35,000	0	**70,000**
Total	**0**	**35,000**	**0**	**0**	**0**	**0**	**0**	**0**	**35,000**	**0**	**70,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	30,000	0	0	0	0	0	0	30,000	0	**60,000**
Vehicle/Equip Trade-In	0	5,000	0	0	0	0	0	0	5,000	0	**10,000**
Total	**0**	**35,000**	**0**	**0**	**0**	**0**	**0**	**0**	**35,000**	**0**	70,000

2025 through 2034

Fire Dept - Summary

Lake Elmo, MN

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Fire Department												
Rescue 1 Hose Storage and Equipment Refurbish	*F-004*	30,000										30,000
Tender 2	*F-009*		487,673	688,774								1,176,447
UTV 1	*F-011*		60,000									60,000
Ladder 1	*F-012*										2,200,000	2,200,000
Command Vehicle 1	*F-014*					77,453						77,453
Command Vehicle 2	*F-015*							76,744				76,744
SCBA Replacement	*F-017*										375,000	375,000
Turnout Gear Replacement	*F-018*								192,500			192,500
Equipment Decon Cleaning System	*F-021*	40,000										40,000
Station Alerting System	*F-031*	75,000										75,000
Fire Equipment & Projects Fund		115,000		25,000					192,500		375,000	**707,500**
Vehicle/Equip Trade-In			6,000	100,000		30,000		25,000			200,000	**361,000**
Vehicle Replacement Fund		30,000	541,673	563,774		47,453		51,744			2,000,000	**3,234,644**
Source Grand Total		**145,000**	**547,673**	**688,774**	**0**	**77,453**	**0**	**76,744**	**192,500**	**0**	**2,575,000**	**4,303,144**
GRAND TOTAL		**145,000**	**547,673**	**688,774**	**0**	**77,453**	**0**	**76,744**	**192,500**	**0**	**2,575,000**	**4,303,144**

2025 thru 2034

Fire Dept - Detail

Lake Elmo, MN

Project #	F-004
Project Name	Rescue 1 Hose Storage and Equipment Refurbish

Contact	Fire Chief	Department	Fire Department
Category	Vehicles	Priority	2 Very Important
Status	Active	Useful Life	15 years
Make	Rosenbauer		

Description

Refurbish existing hose storage area to include preconnected hose capabilities and refurbish tool and equipment areas to better utilize available equipment storage space.

Justification

The fire department replaces or refurbishes vehicles on a rotating basis based on each individual vehicles need. As department operations are being reevaluated with the new single station operating model, all department apparatus will be used more frequently for its intended use. This project will allow for better apparatus utilization and response capability. The Rescue 1 refurbishment will provide a refurbish of existing hose storage area to include preconnected hose capabilities and refurbish tool and equipment areas to better utilize available storage space. Rescue 1 is utilized by all Fire Department staff to respond to emergency incidents 24 hours a day 365 days per year to provide crew response, firefighter safety, support on emergency incidents, and prevention efforts.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	30,000	0	0	0	0	0	0	0	0	0	**30,000**
Total	**30,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	30,000	0	0	0	0	0	0	0	0	0	**30,000**
Total	**30,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30,000**

2025 thru 2034

Fire Dept - Detail

Lake Elmo, MN

Project #	F-009
Project Name	Tender 2

Contact	Fire Chief	Department	Fire Department
Category	Vehicles	Priority	1 Critical
Status	Active	Useful Life	20 years
Dept. Unit Number/Name	Tender 2	Make	Spartan
Model	Gladiator	VIN / SN	4S7AX2F996C055229
Year	2007	Color	Red

Description

Replacement of Tender 2 (2007 Rosenbauer/Spartan Tender/Engine) including all necessary response equipment, lighting and graphics.

Justification

The fire department replaces vehicles on a rotating basis based on each individual vehicles need. The Tender 2 replacement will be utilized by all Fire Department staff to respond to emergency incidents 24 hours a day 365 days per year to provide crew response, firefighter safety, support on emergency incidents, and prevention efforts.

This was originally budgeted as a 2027 CIP purchase but due to rapidly increasing costs and the significant length of replacement build time, this request to purchase is being presented now. Current build time is currently estimated at 26 – 30 months from time of order. The vehicle being replaced will be sold upon the arrival of the new engine.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	487,673	688,774	0	0	0	0	0	0	0	**1,176,447**
Total	**0**	**487,673**	**688,774**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,176,447**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	487,673	563,774	0	0	0	0	0	0	0	**1,051,447**
Vehicle/Equip Trade-In	0	0	100,000	0	0	0	0	0	0	0	**100,000**
Fire Equipment & Projects Fund	0	0	25,000	0	0	0	0	0	0	0	**25,000**
Total	**0**	**487,673**	**688,774**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,176,447**

2025 thru 2034

Fire Dept - Detail

Lake Elmo, MN

Project #	F-011
Project Name	UTV 1

Contact	Fire Chief	Department	Fire Department
Category	Vehicles	Priority	2 Very Important
Status	Active	Useful Life	15 years
Make	Polaris	Model	Ranger
VIN / SN	4XARF68A794733391	Year	2009
Color	Red		

Description

Replacement of UTV 1 (2008 Polaris Ranger 6x6) including all necessary response equipment, lighting and graphics.

Justification

The fire department replaces vehicles on a rotating basis based on each individual vehicles need. The UTV 1 replacement will be utilized by all Fire Department staff to respond to emergency incidents 24 hours a day 365 days per year to provide crew response, firefighter safety, support on emergency incidents, and prevention efforts. This equipment is especially critical for utilization within our parks and trail systems.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	60,000	0	0	0	0	0	0	0	0	**60,000**
Total	**0**	**60,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**60,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	54,000	0	0	0	0	0	0	0	0	**54,000**
Vehicle/Equip Trade-In	0	6,000	0	0	0	0	0	0	0	0	**6,000**
Total	**0**	**60,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	60,000

2025 thru 2034

Fire Dept - Detail

Lake Elmo, MN

Project #	F-012
Project Name	Ladder 1

Contact	Fire Chief	Department	Fire Department
Category	Vehicles	Priority	1 Critical
Status	Active	Useful Life	20 years
Dept. Unit Number/Name	Ladder 1	Make	Rosenbauer
Model	Commander 78' Aerial	VIN / SN	54F2CC702FWM10914
Year	2015	Color	Red

Description

Replacement of Ladder 1 (2015 Rosenbauer 78' Aerial) including all necessary response equipment, lighting and graphics.

Justification

The fire department replaces vehicles on a rotating basis based on each individual vehicles need. The Ladder 1 replacement will be utilized by all Fire Department staff to respond to emergency incidents 24 hours a day 365 days per year to provide crew response, firefighter safety, support on emergency incidents, and prevention efforts.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	0	0	2,200,000	**2,200,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,200,000**	**2,200,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	0	0	0	2,000,000	**2,000,000**
Vehicle/Equip Trade-In	0	0	0	0	0	0	0	0	0	200,000	**200,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,200,000**	**2,200,000**

2025 thru 2034

Fire Dept - Detail

Lake Elmo, MN

Project #	F-014
Project Name	Command Vehicle 1

Contact	Fire Chief	Department	Fire Department
Category	Vehicles	Priority	1 Critical
Status	Active	Useful Life	8 years
Dept. Unit Number/Name	C1	Make	Chevrolet
Model	Tahoe	VIN / SN	1GNSKLED2MR463377
Year	2021	Color	Red
License Plate	C1		

Description

Replacement of CV1 (2021 Chevrolet Tahoe) including all necessary response equipment, lighting and graphics.

Justification

The fire department replaces vehicles on a rotating basis based on each individual vehicles need. The Command Vehicle will be utilized by Fire Department Fire Inspector and officer staff to respond to emergency incidents 24 hours a day 365 days per year to provide critical incident command, firefighter safety, support on emergency incidents, fire inspections and prevention efforts.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	77,453	0	0	0	0	0	**77,453**
Total	**0**	**0**	**0**	**0**	**77,453**	**0**	**0**	**0**	**0**	**0**	**77,453**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	47,453	0	0	0	0	0	**47,453**
Vehicle/Equip Trade-In	0	0	0	0	30,000	0	0	0	0	0	**30,000**
Total	**0**	**0**	**0**	**0**	**77,453**	**0**	**0**	**0**	**0**	**0**	**77,453**

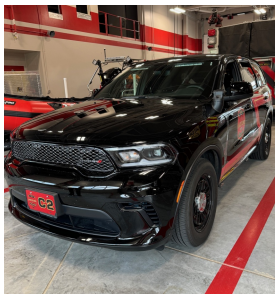
Budget Impact

Less maintenance/repairs required to upkeep new vehicle

2025 thru 2034

Fire Dept - Detail

Lake Elmo, MN



Project #	F-015
Project Name	Command Vehicle 2

Contact	Fire Chief	Department	Fire Department
Category	Vehicles	Priority	1 Critical
Status	Active	Useful Life	8 years
Dept. Unit Number/Name	C2	Make	Dodge
Model	Durango	VIN / SN	1C4SDJFT3PC676827
Year	2023	Color	Black
License Plate	C2		

Description

Replacement of Command Vehicle 2 including all necessary response equipment, lighting and graphics.

Justification

The fire department replaces vehicles on a rotating basis based on each individual vehicles need. The Command Vehicle will be utilized by the Assistant Fire Chief to respond to emergency incidents 24 hours a day 365 days per year to provide critical incident command, firefighter safety, support on emergency incidents, fire inspections and prevention efforts.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	76,744	0	0	0	**76,744**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**76,744**	**0**	**0**	**0**	**76,744**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	51,744	0	0	0	**51,744**
Vehicle/Equip Trade-In	0	0	0	0	0	0	25,000	0	0	0	**25,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**76,744**	**0**	**0**	**0**	**76,744**

2025 thru 2034

Fire Dept - Detail

Lake Elmo, MN

Project #	F-017
Project Name	SCBA Replacement

Contact	Fire Chief	Department	Fire Department
Category	Equipment: Fire Equip	Priority	1 Critical
Status	Active	Useful Life	15 years
Make	Drager	Year	2019

Description

Replacement of Self Contained Breathing Apparatus (SCBA) equipment.

Justification

Replacement of SCBA equipment that have become non-compliant with NFPA and OSHA standards.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	0	0	375,000	**375,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**375,000**	**375,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Fire Equipment & Projects Fund	0	0	0	0	0	0	0	0	0	375,000	**375,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**375,000**	**375,000**

2025 thru 2034

Fire Dept - Detail

Lake Elmo, MN

Project #	F-018
Project Name	Turnout Gear Replacement

Contact	Fire Chief	Department	Fire Department
Category	Equipment: Fire Equip	Priority	1 Critical
Status	Active	Useful Life	10 years
Make	GLOBE	Year	2019

Description

Replacement of 35 sets of turnout gear (Jacket, Pants, Particulate Hood and Boots).

Justification

Per NFPA 1971, turnout gear is required to be retired and taken out of service after 10 years. The requested sets of turnout gear, additional hoods and boots include the enhanced safety features available through the 2018 NFPA 1971 standard. New safety features include, less water absorption by the turnout gear outer shell, a particle protection barrier on hoods, and better ergonomic design of turnout gear to minimize gaps in protection. The benefit of acquiring this funding will greatly increase the safety of our firefighters during all types of incidents and drills requiring structural firefighting turnout gear.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	192,500	0	0	**192,500**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**192,500**	**0**	**0**	**192,500**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Fire Equipment & Projects Fund	0	0	0	0	0	0	0	192,500	0	0	**192,500**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**192,500**	**0**	**0**	**192,500**

2025 thru 2034

Fire Dept - Detail

Lake Elmo, MN

Project #	F-021
Project Name	Equipment Decon Cleaning System

Contact	Fire Chief	Department	Fire Department
Category	Equipment: Fire Equip	Priority	1 Critical
Status	Active	Useful Life	20 years

Description

Equipment decon cleaning system cleans all protective gear and steel, composite, rubber, fabric, plastic equipment in a mechanical, self-contained process. This equipment is permanently installed in the decon room of the fire station. This system offers a quick, easy and safe method of cleaning protective gear in a sealed compartment. This ergonomic process minimizes manual contact with contaminated materials.

Justification

Exposure to hazardous chemicals and carcinogens is a well known health risk for firefighters. Studies have shown that they run a significantly higher risk of being diagnosed with various forms of cancer than the general population. To reduce this dangerous exposure it is essential to thoroughly, safely and efficiently clean and decontaminate all protective equipment after every use. Cleaning gear with and equipment decon cleaning system, significantly reduces the exposure to cancer causing PAH particles and supports a safer work environment for staff.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	40,000	0	0	0	0	0	0	0	0	0	**40,000**
Total	**40,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Fire Equipment & Projects Fund	40,000	0	0	0	0	0	0	0	0	0	**40,000**
Total	**40,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40,000**

2025 thru 2034

Fire Dept - Detail

Lake Elmo, MN

Project #	F-031
Project Name	Station Alerting System

Contact	Fire Chief	Department	Fire Department
Category	Equipment: Fire Equip	Priority	2 Very Important
Status	New Recommendation	Useful Life	25 years

Description

Purchase of a station alerting system (Phoenix G-2 Alerting System) and associated instillation costs for the system in the fire station. This system was proposed in the planning of the new fire station and was eliminated due to the project budget.

Justification

The Pheonix G2 Alerting System is a station alerting system used by many fire departments throughout the US including all departments in Ramsey, Anoka and Hennepin Counties. This system alerts station crews of an incoming incident through, lighting, message boards and A/V notifications. Currently, the Washington County Emergency Communications Response Center will be ready with the capabilities to support the Phoenix G2 Alerting System in early 2025. When an incident occurs, the G2 Communications Gateway receives alert data from a dispatcher using CAD and the USDD interactive web-based interface we use today. Dispatch processing time is reduced when said alert data is sent over a high-speed network which can notify fire stations with alerts and information in less than a second. At the fire station, the Phoenix G2 system integrates crystal clear text to speech technology and high-contrast message signs and LED lighting. This helps emergency responders react promptly and efficiently to every call.

This systems benefits the on-shift staff by increasing situational awareness and mental preparedness by using clear, consistent station alerting vocals. This helps crews respond more quickly and efficiently. The systems and alerting devices are designed to reduce cardiac stress, anxiety, optical shock, and sleep deprivation through ramped toning and lighting levels.

Expenditures	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**Total**
Equip/Vehicles/Furnishings	75,000	0	0	0	0	0	0	0	0	0	**75,000**
Total	**75,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75,000**

Funding Sources	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**Total**
Fire Equipment & Projects Fund	75,000	0	0	0	0	0	0	0	0	0	**75,000**
Total	**75,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75,000**

2025 through 2034

Public Works - Vehicles & Equipment - Summary

Lake Elmo, MN

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Public Works Department												
D2 - Dump Truck 2 - 15 Mack Single	*PW-002*			300,000								300,000
D3 - Dump Truck 3 - 17 Mack	*PW-003*					300,000						300,000
D4 - Dump Truck 4 - 19 F-450	*PW-004*							70,000				70,000
D5 - Dump Truck 5 - 19 Mack	*PW-005*							300,000				300,000
D6 - Dump Truck 6 - 20 Mack Tandem	*PW-006*								330,000			330,000
D7 - Dump Truck 7 - 21 Mack	*PW-007*									300,000		300,000
D8 - Dump Truck 8 - 22 F-550	*PW-008*										70,000	70,000
P1 - Pickup 1 - F-250	*PW-011*			75,000								75,000
P2 - Pickup 2 - F-250	*PW-012*			75,000								75,000
P3 - Pickup 3 - F-150	*PW-013*			45,000								45,000
P4 - Pickup 4 - Ranger	*PW-014*								31,000			31,000
P5 - Pickup 5 - 3500	*PW-015*										55,000	55,000
E1 - Equip 1 - Case Loader	*PW-021*			230,000								230,000
E3 - Equip 3 - Backhoe	*PW-023*	145,000										145,000
E5 - Equip 5 -Bobcat Skid	*PW-025*								70,000			70,000
E6 - Equip 6 - Service Lift	*PW-026*						40,000					40,000
E7 - Equip 7 - Radios	*PW-027*			160,000								160,000
E8 - Equip 8 - Asphalt Roller	*PW-028*						125,000					125,000
E9 - Equip 9 - Asphalt Trailer	*PW-029*								47,500			47,500

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
E10 - Equip 10 - Chipper	*PW-030*										60,000	60,000
E11 - Equip 11 - Forklift	*PW-031*						25,000					25,000
General Fund				160,000								**160,000**
Vehicle/Equip Trade-In		25,000		117,000		40,000	23,000	60,000	103,000	40,000	60,000	**468,000**
Vehicle Replacement Fund		120,000		608,000		260,000	167,000	310,000	375,500	260,000	125,000	**2,225,500**
	Source Grand Total	**145,000**	**0**	**885,000**	**0**	**300,000**	**190,000**	**370,000**	**478,500**	**300,000**	**185,000**	**2,853,500**

Water Department

W1 - Water 1 - Portable Generator	*W-001*			100,000								100,000
W2 - Water 2 - F-550 Service Truck	*W-002*							130,000				130,000
W3 - Water 3 - RAM 3500 Van	*W-003*							44,537				44,537
W4 - Water 4 - F-250 Service Truck	*W-004*										65,799	65,799
Vehicle/Equip Trade-In				5,000				35,000			20,000	**60,000**
Water Fund				95,000				139,537			45,799	**280,336**
	Source Grand Total	**0**	**0**	**100,000**	**0**	**0**	**0**	**174,537**	**0**	**0**	**65,799**	**340,336**

	GRAND TOTAL	**145,000**	**0**	**985,000**	**0**	**300,000**	**190,000**	**544,537**	**478,500**	**300,000**	**250,799**	**3,193,836**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-002
Project Name	D2 - Dump Truck 2 - 15 Mack Single

Total Project Cost	$300,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	12 years	Make	Mack
Model	Single	VIN / SN	1M2AX11C1FM001539
Year	2015	Color	Green
License Plate	943972	Old Project Number	PW-062

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	300,000	0	0	0	0	0	0	0	**300,000**
Total	**0**	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**300,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	260,000	0	0	0	0	0	0	0	**260,000**
Vehicle/Equip Trade-In	0	0	40,000	0	0	0	0	0	0	0	**40,000**
Total	**0**	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	300,000

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-003
Project Name	D3 - Dump Truck 3 - 17 Mack

Total Project Cost	$300,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	12 years	Make	Mack
VIN / SN	1M2AY11CXJM001919	Year	2017
Color	Green	License Plate	954700
Old Project Number	PW-062		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	300,000	0	0	0	0	0	**300,000**
Total	**0**	**0**	**0**	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**300,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	260,000	0	0	0	0	0	**260,000**
Vehicle/Equip Trade-In	0	0	0	0	40,000	0	0	0	0	0	**40,000**
Total	**0**	**0**	**0**	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	300,000

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-004
Project Name	D4 - Dump Truck 4 - 19 F-450

Total Project Cost	$70,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	12 years	Make	Ford
Model	F-450	VIN / SN	1FDUF4HY3KDA07601
Year	2019	Color	White
License Plate	963707		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	70,000	0	0	0	**70,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**70,000**	**0**	**0**	**0**	**70,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	50,000	0	0	0	**50,000**
Vehicle/Equip Trade-In	0	0	0	0	0	0	20,000	0	0	0	**20,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**70,000**	**0**	**0**	**0**	**70,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-005
Project Name	D5 - Dump Truck 5 - 19 Mack

Total Project Cost	$300,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	12 years	Make	Mack
Model	Single Axle	VIN / SN	1M2GR2AC2KM001117
Year	2019	Color	Green
License Plate	960836		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	300,000	0	0	0	**300,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**300,000**	**0**	**0**	**0**	**300,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	260,000	0	0	0	**260,000**
Vehicle/Equip Trade-In	0	0	0	0	0	0	40,000	0	0	0	**40,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**300,000**	**0**	**0**	**0**	**300,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-006
Project Name	D6 - Dump Truck 6 - 20 Mack Tandem

Total Project Cost	$330,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	12 years	Make	Mack
Model	Tandem Axle	VIN / SN	1M2GR4GC1LM018434
Year	2020	Color	Green
License Plate	963050	Old Project Number	PW-045

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	330,000	0	0	**330,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**330,000**	**0**	**0**	**330,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	0	270,000	0	0	**270,000**
Vehicle/Equip Trade-In	0	0	0	0	0	0	0	60,000	0	0	**60,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**330,000**	**0**	**0**	**330,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-007
Project Name	D7 - Dump Truck 7 - 21 Mack

Total Project Cost	$300,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	12 years	Dept. Unit Number/Name	PW- 21-1
Make	Mack	Model	Single Axle
VIN / SN	1M2GR2AC2MM001511	Year	2021
Color	Green	License Plate	963045

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	0	300,000	0	**300,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**300,000**	**0**	**300,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	0	0	260,000	0	**260,000**
Vehicle/Equip Trade-In	0	0	0	0	0	0	0	0	40,000	0	**40,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**300,000**	**0**	**300,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-008		
Project Name	D8 - Dump Truck 8 - 22 F-550		
Total Project Cost	$70,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	12 years	Make	Ford
Model	F-550	VIN / SN	1FDUF5HNXNEE97688
Year	2022	Color	White
License Plate	968480	Old Project Number	PR-015

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	0	0	70,000	**70,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**70,000**	**70,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	0	0	0	45,000	**45,000**
Vehicle/Equip Trade-In	0	0	0	0	0	0	0	0	0	25,000	**25,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**70,000**	**70,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-011
Project Name	P1 - Pickup 1 - F-250

Total Project Cost	$75,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	10 years	Dept. Unit Number/Name	17-2
Make	Ford	Model	F-250
VIN / SN	1FTBF2B69HEE05924	Year	2017
Color	White	License Plate	954651
Old Project Number	PW-063		

Description

Lift gate and boss snow v plow

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	75,000	0	0	0	0	0	0	0	**75,000**
Total	**0**	**0**	**75,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	60,000	0	0	0	0	0	0	0	**60,000**
Vehicle/Equip Trade-In	0	0	15,000	0	0	0	0	0	0	0	**15,000**
Total	**0**	**0**	**75,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-012
Project Name	P2 - Pickup 2 - F-250

Total Project Cost	$75,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	10 years	Dept. Unit Number/Name	17-3
Make	Ford	Model	F-250
VIN / SN	1FTBF2B67HEE05923	Year	2017
Color	White	License Plate	954049
Old Project Number	PW-064		

Description

Lift gate and boss snow v plow

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		0	0	75,000	0	0	0	0	0	0	0	**75,000**
	Total	**0**	**0**	**75,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund		0	0	60,000	0	0	0	0	0	0	0	**60,000**
Vehicle/Equip Trade-In		0	0	15,000	0	0	0	0	0	0	0	**15,000**
	Total	**0**	**0**	**75,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-013
Project Name	P3 - Pickup 3 - F-150

Total Project Cost	$45,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	10 years	Make	Ford
Model	F-150	VIN / SN	1FTEW1EP6GFB12308
Year	2017	Color	White
License Plate	950247	Old Project Number	PW-061

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		0	0	45,000	0	0	0	0	0	0	0	**45,000**
	Total	**0**	**0**	**45,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**45,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund		0	0	28,000	0	0	0	0	0	0	0	**28,000**
Vehicle/Equip Trade-In		0	0	17,000	0	0	0	0	0	0	0	**17,000**
	Total	**0**	**0**	**45,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**45,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-014
Project Name	P4 - Pickup 4 - Ranger

Total Project Cost	$31,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	10 years	Make	Ford
Model	Ranger	VIN / SN	1FTER1FH2NLD54171
Year	2022	Color	White
License Plate	976820	Old Project Number	PW-019

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	31,000	0	0	**31,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**31,000**	**0**	**0**	**31,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	0	18,000	0	0	**18,000**
Vehicle/Equip Trade-In	0	0	0	0	0	0	0	13,000	0	0	**13,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**31,000**	**0**	**0**	**31,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-015
Project Name	P5 - Pickup 5 - 3500

Total Project Cost	$55,000	Contact	Public Works Director
Department	Public Works Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	10 years	Make	GMC
Model	Sierra 3500	VIN / SN	1GT39SE72RF373748
Year	2024	Color	White
License Plate	801178		

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		0	0	0	0	0	0	0	0	0	55,000	**55,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**55,000**	**55,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund		0	0	0	0	0	0	0	0	0	32,000	**32,000**
Vehicle/Equip Trade-In		0	0	0	0	0	0	0	0	0	23,000	**23,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**55,000**	**55,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-021
Project Name	E1 - Equip 1 - Case Loader

Total Project Cost	$230,000	Contact	Public Works Director
Department	Public Works Department	Category	Equipment: PW Equip
Priority	3 Important	Status	Active
Useful Life	15 years	Make	Case
Model	721	VIN / SN	JFF0122871
Year	1999	Color	Yellow
Old Project Number	PW-004		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	230,000	0	0	0	0	0	0	0	**230,000**
Total	**0**	**0**	**230,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**230,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	200,000	0	0	0	0	0	0	0	**200,000**
Vehicle/Equip Trade-In	0	0	30,000	0	0	0	0	0	0	0	**30,000**
Total	**0**	**0**	**230,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**230,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-023
Project Name	E3 - Equip 3 - Backhoe

Total Project Cost	$145,000	Contact	Public Works Director
Department	Public Works Department	Category	Equipment: PW Equip
Priority	3 Important	Status	Active
Useful Life	15 years	Make	Case
Model	M580	VIN / SN	N6C410161
Year	2005	Color	Yellow
Old Project Number	PW-044		

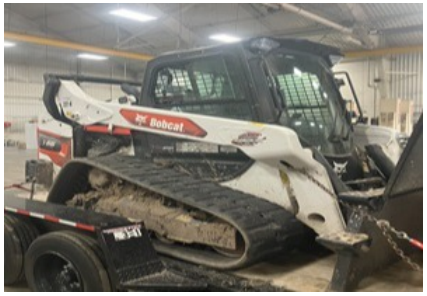
Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		145,000	0	0	0	0	0	0	0	0	0	**145,000**
	Total	**145,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**145,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund		120,000	0	0	0	0	0	0	0	0	0	**120,000**
Vehicle/Equip Trade-In		25,000	0	0	0	0	0	0	0	0	0	**25,000**
	Total	**145,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**145,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN



Project #	PW-025
Project Name	E5 - Equip 5 -Bobcat Skid

Total Project Cost	$70,000	Contact	Public Works Director
Department	Public Works Department	Category	Equipment: PW Equip
Priority	3 Important	Status	Active
Useful Life	10 years	Make	Bobcat
Model	T66 Skid Steer	VIN / SN	B4SB26144
Year	2022	Color	White
Old Project Number	PW-071		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	70,000	0	0	**70,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**70,000**	**0**	**0**	**70,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	0	45,000	0	0	**45,000**
Vehicle/Equip Trade-In	0	0	0	0	0	0	0	25,000	0	0	**25,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**70,000**	**0**	**0**	**70,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-026
Project Name	E6 - Equip 6 - Service Lift

Total Project Cost	$40,000	Contact	Public Works Director
Department	Public Works Department	Category	Equipment: PW Equip
Priority	3 Important	Status	Active
Useful Life	20 years	Make	Stertil Koni
Model	18000 LBS	Year	2006
Color	White		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	40,000	0	0	0	0	**40,000**
Total	**0**	**0**	**0**	**0**	**0**	**40,000**	**0**	**0**	**0**	**0**	**40,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	35,000	0	0	0	0	**35,000**
Vehicle/Equip Trade-In	0	0	0	0	0	5,000	0	0	0	0	**5,000**
Total	**0**	**0**	**0**	**0**	**0**	**40,000**	**0**	**0**	**0**	**0**	**40,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-027
Project Name	E7 - Equip 7 - Radios

Total Project Cost	$160,000	Contact	Public Works Director
Department	Public Works Department	Category	Equipment: PW Equip
Priority	3 Important	Status	Active
Useful Life	10 years	Make	Motorola
Model	APX 4000	VIN / SN	See picture attachments
Year	2007		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	160,000	0	0	0	0	0	0	0	**160,000**
Total	**0**	**0**	**160,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**160,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	160,000	0	0	0	0	0	0	0	**160,000**
Total	**0**	**0**	**160,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**160,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-028
Project Name	E8 - Equip 8 - Asphalt Roller

Total Project Cost	$125,000	Contact	Public Works Director
Department	Public Works Department	Category	Equipment: PW Equip
Priority	3 Important	Status	Active
Useful Life	12 years	Make	Case
Model	721	VIN / SN	DDD0DV23NHNTT0402
Year	2018	Color	Orange
Old Project Number	PW-046		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	125,000	0	0	0	0	**125,000**
Total	**0**	**0**	**0**	**0**	**0**	**125,000**	**0**	**0**	**0**	**0**	**125,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	110,000	0	0	0	0	**110,000**
Vehicle/Equip Trade-In	0	0	0	0	0	15,000	0	0	0	0	**15,000**
Total	**0**	**0**	**0**	**0**	**0**	**125,000**	**0**	**0**	**0**	**0**	**125,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-029
Project Name	E9 - Equip 9 - Asphalt Trailer

Total Project Cost	$47,500	Contact	Public Works Director
Department	Public Works Department	Category	Equipment: PW Equip
Priority	3 Important	Status	Active
Useful Life	10 years	Make	STEPP
Model	Sphd 3.0	VIN / SN	4S9PHD3Y5NS127688
Year	2022	Color	Orange
Old Project Number	PW-049		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	47,500	0	0	**47,500**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**47,500**	**0**	**0**	**47,500**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	0	42,500	0	0	**42,500**
Vehicle/Equip Trade-In	0	0	0	0	0	0	0	5,000	0	0	**5,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**47,500**	**0**	**0**	**47,500**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-030
Project Name	E10 - Equip 10 - Chipper

Total Project Cost	$60,000	Contact	Public Works Director
Department	Public Works Department	Category	Equipment: PW Equip
Priority	3 Important	Status	Active
Useful Life	10 years	Make	Bandit
Model	12XP Intimidator	VIN / SN	4FMUS1615PR529085
Year	2024	Color	Yellow
Old Project Number	PW-078		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	0	0	60,000	**60,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**60,000**	**60,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	0	0	0	0	48,000	**48,000**
Vehicle/Equip Trade-In	0	0	0	0	0	0	0	0	0	12,000	**12,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**60,000**	**60,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	PW-031
Project Name	E11 - Equip 11 - Forklift

Total Project Cost	$25,000	Contact	Public Works Director
Department	Public Works Department	Category	Equipment: PW Equip
Priority	3 Important	Status	Active
Useful Life	12 years	Make	Yale
Model	50VX	VIN / SN	B875V12731L
Year	2018	Color	Yellow

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	25,000	0	0	0	0	**25,000**
Total	**0**	**0**	**0**	**0**	**0**	**25,000**	**0**	**0**	**0**	**0**	**25,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Vehicle Replacement Fund	0	0	0	0	0	22,000	0	0	0	0	**22,000**
Vehicle/Equip Trade-In	0	0	0	0	0	3,000	0	0	0	0	**3,000**
Total	**0**	**0**	**0**	**0**	**0**	**25,000**	**0**	**0**	**0**	**0**	**25,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	W-001
Project Name	W1 - Water 1 - Portable Generator

Total Project Cost	$100,000	Contact	Public Works Director
Department	Water Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	20 years	Make	Generac
Model	4001E Portable Generator	Year	2002
Color	Yellow	Old Project Number	PW-085

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	100,000	0	0	0	0	0	0	0	**100,000**
Total	**0**	**0**	**100,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**100,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	0	0	95,000	0	0	0	0	0	0	0	**95,000**
Vehicle/Equip Trade-In	0	0	5,000	0	0	0	0	0	0	0	**5,000**
Total	**0**	**0**	**100,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**100,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	W-002
Project Name	W2 - Water 2 - F-550 Service Truck

Total Project Cost	$130,000	Contact	Public Works Director
Department	Water Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	12 years	Make	Ford
Model	F-550	VIN / SN	1FDUF5HT9KDA26132
Year	2019	Color	White
License Plate	963714		

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	130,000	0	0	0	**130,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**130,000**	**0**	**0**	**0**	**130,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	0	0	0	0	0	0	105,000	0	0	0	**105,000**
Vehicle/Equip Trade-In	0	0	0	0	0	0	25,000	0	0	0	**25,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**130,000**	**0**	**0**	**0**	**130,000**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	W-003
Project Name	W3 - Water 3 - RAM 3500 Van

Total Project Cost	$44,537	Contact	Public Works Director
Department	Water Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	10 years	Make	Dodge
Model	RAM Promaster 3500	VIN / SN	3C6FRVHG6ME504541
Year	2021	Color	White

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	44,537	0	0	0	**44,537**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**44,537**	**0**	**0**	**0**	**44,537**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	0	0	0	0	0	0	34,537	0	0	0	**34,537**
Vehicle/Equip Trade-In	0	0	0	0	0	0	10,000	0	0	0	**10,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**44,537**	**0**	**0**	**0**	**44,537**

2025 thru 2034

Public Works - Vehicles & Equipment - Detail

Lake Elmo, MN

Project #	W-004
Project Name	W4 - Water 4 - F-250 Service Truck

Total Project Cost	$65,799	Contact	Public Works Director
Department	Water Department	Category	Vehicles
Priority	3 Important	Status	Active
Useful Life	10 years	Make	Ford
Model	F-250	VIN / SN	1FTBF2BA2RED51100
Year	2024	Color	White
License Plate	801621		

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		0	0	0	0	0	0	0	0	0	65,799	**65,799**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**65,799**	**65,799**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund		0	0	0	0	0	0	0	0	0	45,799	**45,799**
Vehicle/Equip Trade-In		0	0	0	0	0	0	0	0	0	20,000	**20,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**65,799**	**65,799**

2025 through 2034

Public Works Building - Summary

Lake Elmo, MN

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Public Works Department												
PWB1 - Refinish Public Works Shop Floor	*PW-051*	35,000										35,000
PWB2 - Public Works Building Generator	*PW-052*										55,000	55,000
PWB3 - Public Works Building Roof	*PW-053*										30,000	30,000
PWB4 - Public Works Building Additional Shop Space	*PW-054*										110,000	110,000
PWB5 - Public Works Building Overhead Garage Doors	*PW-055*										80,000	80,000
General Fund											108,500	**108,500**
Sewer Fund		10,000									48,500	**58,500**
Storm Water Fund		5,000									39,500	**44,500**
Water Fund		20,000									78,500	**98,500**
	Source Grand Total	**35,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**275,000**	**310,000**
	GRAND TOTAL	**35,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**275,000**	**310,000**

2025 thru 2034

Public Works Building - Detail

Lake Elmo, MN

Project #	PW-051
Project Name	PWB1 - Refinish Public Works Shop Floor

Contact	Public Works Director	Department	Public Works Department
Category	Buildings	Priority	3 Important
Status	New Recommendation	Useful Life	10 years

Description

2025 thru 2034

Public Works Building - Detail

Lake Elmo, MN

Project #	PW-052
Project Name	PWB2 - Public Works Building Generator

Contact	Public Works Director	Department	Public Works Department
Category	Buildings	Priority	3 Important
Status	Active	Useful Life	10 years
Make	Cummins	Model	100kw
VIN / SN	E240344533	Year	2024
Old Project Number	PW-085		

Description

2025 thru 2034

Public Works Building - Detail

Lake Elmo, MN

Project #	PW-053
Project Name	PWB3 - Public Works Building Roof

Contact	Public Works Director	Department	Public Works Department
Category	Buildings	Priority	3 Important
Status	New Recommendation	Useful Life	10 years

Description

2025 thru 2034

Public Works Building - Detail

Lake Elmo, MN

Project #	PW-054
Project Name	PWB4 - Public Works Building Additional Shop Space

Contact	Public Works Director	Department	Public Works Department
Category	Buildings	Priority	3 Important
Status	New Recommendation	Useful Life	10 years

Description

Per Marty, Adding additional shop space in 10 yearsNext Project

2025 thru 2034

Public Works Building - Detail

Lake Elmo, MN

Project #	PW-055
Project Name	PWB5 - Public Works Building Overhead Garage Doors

Contact	Public Works Director	Department	Public Works Department
Category	Buildings	Priority	3 Important
Status	New Recommendation	Useful Life	10 years

Description

Per Marty, We have a ton of issues with our overhead doors- so we will likely need to find a solution to that- changing to lighter doors and different openers

2025 through 2034
Parks - Summary
Lake Elmo, MN

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Parks and Recreation												
Kleis Park Playground - Replacement	*PR-027*	65,000										65,000
Tana Ridge Park Play Equipment - Replacement	*PR-028*						125,000					125,000
Tablyn Park Play Equipment - Replacement	*PR-029*		210,000									210,000
Stonegate Park Play Equipment - Replacement	*PR-030*			125,000								125,000
Reid Park Play Equipment - Replacement	*PR-031*									125,000		125,000
Ridge Park Play Equipment - Replacement	*PR-032*	125,000										125,000
Hidden Knoll Park Play Equipment - Replacement	*PR-034*								125,000			125,000
Carriage Station Park Play Equipment - Replacement	*PR-036*				250,000							250,000
Trail Additions	*PR-038*		78,000									78,000
Lions Park Playground Equipment Replacement	*PR-039*		250,000									250,000
Court Resurfacing	*PR-040*		30,000									30,000
Lions Park Concession Building Updates	*PR-043*			275,000								275,000
Skate Park	*PR-044*					150,000						150,000
Outdoor Fitness Equipment	*PR-045*					30,000						30,000
Outdoor Fitness Park	*PR-046*		30,000									30,000
Disk Golf	*PR-047*					30,000						30,000
Central Play Complex	*PR-048*					300,000						300,000
Reid Park Parking Lot	*PR-049*	227,000										227,000
Court Resurfacing	*PR-050*						30,000					30,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Trail Connection	*PR-051*					200,000						200,000
Park Sign Replacement	*PR-052*						225,000					225,000
Multisport Complex Amenities	*PR-053*					1,000,000						1,000,000
Invasive Species Management	*PR-054*		25,000									25,000
New Park Pavilion	*PR-055*		80,000									80,000
New Park Pavilion	*PR-056*			80,000								80,000
New Park Pavilion	*PR-057*				80,000							80,000
New Park Pavilion	*PR-058*					80,000						80,000
New Park Pavilion	*PR-059*						80,000					80,000
Central Greenway Regional Trail	*PR-069*				520,000							520,000
Park Dedication Fund (404)		417,000	625,000	480,000	850,000	1,790,000	460,000		125,000	125,000		**4,872,000**
	Source Grand Total	**417,000**	**625,000**	**480,000**	**850,000**	**1,790,000**	**460,000**	**0**	**125,000**	**125,000**	**0**	**4,872,000**
	GRAND TOTAL	**417,000**	**703,000**	**480,000**	**850,000**	**1,790,000**	**460,000**	**0**	**125,000**	**125,000**	**0**	**4,950,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-027
Project Name	Kleis Park Playground - Replacement

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	Active
Useful Life	25 years		

Description

Replacement of playground equipment

Justification

Playset installed in 1993 has exceeded the expected life

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		65,000	0	0	0	0	0	0	0	0	0	**65,000**
	Total	**65,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**65,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		65,000	0	0	0	0	0	0	0	0	0	**65,000**
	Total	**65,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**65,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-028
Project Name	Tana Ridge Park Play Equipment - Replacement

Department	Parks and Recreation	Category	Park Improvements
Priority	5 Future Consideration	Status	Active
Useful Life	25 years		

Description

Replace the 2005 play equipment

Justification

End of its useful life

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	125,000	0	0	0	0	**125,000**
Total	**0**	**0**	**0**	**0**	**0**	**125,000**	**0**	**0**	**0**	**0**	**125,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	0	0	0	0	125,000	0	0	0	0	**125,000**
Total	**0**	**0**	**0**	**0**	**0**	**125,000**	**0**	**0**	**0**	**0**	**125,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-029
Project Name	Tablyn Park Play Equipment - Replacement

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	Active
Useful Life	25 years		

Description

Replace the 1997 play equipment

Justification

End of its useful life

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		0	210,000	0	0	0	0	0	0	0	0	**210,000**
	Total	**0**	**210,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**210,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	210,000	0	0	0	0	0	0	0	0	**210,000**
	Total	**0**	**210,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**210,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-030
Project Name	Stonegate Park Play Equipment - Replacement

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	Active
Useful Life	25 years		

Description

Replace the 1998 play equipment

Justification

End of its useful life

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		0	0	125,000	0	0	0	0	0	0	0	**125,000**
	Total	**0**	**0**	**125,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**125,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	0	125,000	0	0	0	0	0	0	0	**125,000**
	Total	**0**	**0**	**125,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**125,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-031
Project Name	Reid Park Play Equipment - Replacement

Department	Parks and Recreation	Category	Park Improvements
Priority	5 Future Consideration	Status	Active
Useful Life	25 years		

Description

Replace the 2008 play equipment

Justification

End of its useful life

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		0	0	0	0	0	0	0	0	125,000	0	**125,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**125,000**	**0**	**125,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	0	0	0	0	0	0	0	125,000	0	**125,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**125,000**	**0**	**125,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-032
Project Name	Ridge Park Play Equipment - Replacement

Department	Parks and Recreation	Category	Park Improvements
Priority	3 Important	Status	Active
Useful Life	25 years		

Description

Replace the 2003 play equipment

Justification

End of its useful life

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		125,000	0	0	0	0	0	0	0	0	0	**125,000**
	Total	**125,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**125,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		125,000	0	0	0	0	0	0	0	0	0	**125,000**
	Total	**125,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**125,000**

Produced Using Plan-It CIP Software

Parks - Detail

Lake Elmo, MN

Project #	PR-034
Project Name	Hidden Knoll Park Play Equipment - Replacement

Department	Parks and Recreation	Category	Park Improvements
Priority	5 Future Consideration	Status	Active
Useful Life	25 years		

Description

Replace the 2007 play equipment

Justification

Exceeded its useful life

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	0	125,000	0	0	**125,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**125,000**	**0**	**0**	**125,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	0	0	0	0	0	0	125,000	0	0	**125,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**125,000**	**0**	**0**	**125,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-036
Project Name	Carriage Station Park Play Equipment - Replacement

Department	Parks and Recreation	Category	Park Improvements
Priority	5 Future Consideration	Status	Active
Useful Life	25 years		

Description

Replace the 2000 playset

Justification

End of useful life

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		0	0	0	250,000	0	0	0	0	0	0	**250,000**
	Total	**0**	**0**	**0**	**250,000**	**0**	**0**	**0**	**0**	**0**	**0**	**250,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	0	0	250,000	0	0	0	0	0	0	**250,000**
	Total	**0**	**0**	**0**	**250,000**	**0**	**0**	**0**	**0**	**0**	**0**	**250,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-038
Project Name	Trail Additions

Department	Parks and Recreation	Category	Park Improvements
Priority	3 Important	Status	Active
Useful Life	25 years		

Description

Potential Trails connections between developments along Hudson Blvd and the trail connection along Manning Ave from cty 14 south to the Rail Road track

Justification

Trail would address the following community needs-Deliver students safely to school, bring people to our parks, provide safe recreation, trail diversity-provide feel of Lake Elmo and bring people to the downtown

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	78,000	0	0	0	0	0	0	0	0	**78,000**
Total	**0**	**78,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**78,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-039
Project Name	Lions Park Playground Equipment Replacement

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	Active
Useful Life	25 years		

Description

Replacement of playground equipment

Justification

Playset installed in 2000 has exceeded the expected life

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	250,000	0	0	0	0	0	0	0	0	**250,000**
Total	**0**	**250,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**250,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	250,000	0	0	0	0	0	0	0	0	**250,000**
Total	**0**	**250,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**250,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-040
Project Name	Court Resurfacing

Department	Parks and Recreation	Category	Park Improvements
Priority	2 Very Important	Status	Active
Useful Life	10 years		

Description

Resurface the playing surfaces at Demontreville, Carriage Station and Lions

Justification

Seal existing courts playing surface and lining

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	30,000	0	0	0	0	0	0	0	0	**30,000**
	Total	**0**	**30,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	30,000	0	0	0	0	0	0	0	0	**30,000**
	Total	**0**	**30,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-043
Project Name	Lions Park Concession Building Updates

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	Active
Useful Life	20 years		

Description

Building updates to concession stand including update bathrooms and kitchen area

Justification

Extend life of building and updating 20+ year old interior.

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	275,000	0	0	0	0	0	0	0	**275,000**
	Total	**0**	**0**	**275,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**275,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	0	275,000	0	0	0	0	0	0	0	**275,000**
	Total	**0**	**0**	**275,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**275,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-044
Project Name	Skate Park

Department	Parks and Recreation	Category	Park Improvements
Priority	5 Future Consideration	Status	Active
Useful Life	25 years		

Description

Create Skate Park within Park System to include oportunies for BMX

Justification

New oportunity for teenagers within city

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	0	0	150,000	0	0	0	0	0	**150,000**
	Total	**0**	**0**	**0**	**0**	**150,000**	**0**	**0**	**0**	**0**	**0**	**150,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	0	0	0	150,000	0	0	0	0	0	**150,000**
	Total	**0**	**0**	**0**	**0**	**150,000**	**0**	**0**	**0**	**0**	**0**	**150,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-045
Project Name	Outdoor Fitness Equipment

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	Active
Useful Life	25 years		

Description

Add fitness equipment to amenaties within park system

Justification

Additional fitness equipment to be added to park system or along trail based off interest in fitness park.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	30,000	0	0	0	0	0	**30,000**
Total	**0**	**0**	**0**	**0**	**30,000**	**0**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	0	0	0	30,000	0	0	0	0	0	**30,000**
Total	**0**	**0**	**0**	**0**	**30,000**	**0**	**0**	**0**	**0**	**0**	**30,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-046
Project Name	Outdoor Fitness Park

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	Active
Useful Life	25 years		

Description

Create an outdoor fitness park as an addition to or replacement of a parks playset.

Justification

Diversity in the city park play equipment, intended use for kids and adults

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	30,000	0	0	0	0	0	0	0	0	**30,000**
	Total	**0**	**30,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	30,000	0	0	0	0	0	0	0	0	**30,000**
	Total	**0**	**30,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-047
Project Name	Disk Golf

Department	Parks and Recreation	Category	Park Improvements
Priority	5 Future Consideration	Status	Active
Useful Life	25 years		

Description

Create an outdoor disk golf course within the park system.

Justification

Continue to search for possible location of disk golf within the park system

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	30,000	0	0	0	0	0	**30,000**
Total	**0**	**0**	**0**	**0**	**30,000**	**0**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	0	0	0	30,000	0	0	0	0	0	**30,000**
Total	**0**	**0**	**0**	**0**	**30,000**	**0**	**0**	**0**	**0**	**0**	**30,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-048
Project Name	Central Play Complex

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	Active
Useful Life	25 years		

Description

Identify area to create a central play complex to include a large play structure

Justification

Create a central park to include play structure and shelter for multi family gatherings

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	300,000	0	0	0	0	0	**300,000**
Total	**0**	**0**	**0**	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**300,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	0	0	0	300,000	0	0	0	0	0	**300,000**
Total	**0**	**0**	**0**	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**300,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-049
Project Name	Reid Park Parking Lot

Department	Parks and Recreation	Category	Park Improvements
Priority	3 Important	Status	New Recommendation

Description

Remove and replace existing asphalt and curb. Replace curb with concreate to extend to 30th st. Extend parking lot to the East for additional parking. Reconstruct walking trail from ballfield to 30th st. include ramp and crosswalk to existing sidewalk.

Justification

deteriorating asphalt parking lot and trail. Extend parking to add additional parking space

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		227,000	0	0	0	0	0	0	0	0	0	**227,000**
	Total	**227,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**227,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		227,000	0	0	0	0	0	0	0	0	0	**227,000**
	Total	**227,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**227,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-050
Project Name	Court Resurfacing

Department	Parks and Recreation	Category	Park Improvements
Priority	3 Important	Status	New Recommendation

Description

Resurface playing Courts (Tablyn, Pebble)

Justification

Resurfacing courts every 7 years to increase lifespan, improve safety and aesthetic appeal

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	0	0	0	30,000	0	0	0	0	**30,000**
	Total	**0**	**0**	**0**	**0**	**0**	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	0	0	0	0	30,000	0	0	0	0	**30,000**
	Total	**0**	**0**	**0**	**0**	**0**	**30,000**	**0**	**0**	**0**	**0**	**30,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-051
Project Name	Trail Connection

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	New Recommendation

Description

Acquire easement or land to construct a trail connection from Wildflower to Tanna Ridge

Justification

Trail connectivity

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	0	0	200,000	0	0	0	0	0	**200,000**
	Total	**0**	**0**	**0**	**0**	**200,000**	**0**	**0**	**0**	**0**	**0**	**200,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	0	0	0	200,000	0	0	0	0	0	**200,000**
	Total	**0**	**0**	**0**	**0**	**200,000**	**0**	**0**	**0**	**0**	**0**	**200,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-052
Project Name	Park Sign Replacement

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	New Recommendation

Description

Redesign park enterence signs for all city parks

Justification

Replace 20 year old signs.

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	0	0	0	225,000	0	0	0	0	**225,000**
	Total	**0**	**0**	**0**	**0**	**0**	**225,000**	**0**	**0**	**0**	**0**	**225,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	0	0	0	0	225,000	0	0	0	0	**225,000**
	Total	**0**	**0**	**0**	**0**	**0**	**225,000**	**0**	**0**	**0**	**0**	**225,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-053
Project Name	Multisport Complex Amenities

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	New Recommendation

Description

Build baseball and/or multisport fields at sports facility

Justification

Adding additional amenities to sports complex

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	0	0	1,000,000	0	0	0	0	0	**1,000,000**
	Total	**0**	**0**	**0**	**0**	**1,000,000**	**0**	**0**	**0**	**0**	**0**	**1,000,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	0	0	0	1,000,000	0	0	0	0	0	**1,000,000**
	Total	**0**	**0**	**0**	**0**	**1,000,000**	**0**	**0**	**0**	**0**	**0**	**1,000,000**

Parks - Detail

Lake Elmo, MN

Project #	PR-054
Project Name	Invasive Species Management

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	New Recommendation

Description

Conduct assessment or management of Invasive Species within sunfish lake park or park system

Justification

Match funding

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	25,000	0	0	0	0	0	0	0	0	**25,000**
	Total	**0**	**25,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	25,000	0	0	0	0	0	0	0	0	**25,000**
	Total	**0**	**25,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-055
Project Name	New Park Pavilion

Department	Parks and Recreation	Category	Park Improvements
Priority	4 Less Important	Status	New Recommendation

Description

Construct new park pavilion (location to be determined)

Justification

Provide means of shade and an area to congregate

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	80,000	0	0	0	0	0	0	0	0	**80,000**
Total	**0**	**80,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	80,000	0	0	0	0	0	0	0	0	**80,000**
Total	**0**	**80,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-056
Project Name	New Park Pavilion

Contact	Public Works Director	Department	Parks and Recreation
Category	Park Improvements	Priority	4 Less Important
Status	New Recommendation		

Description

New Park Pavilion in a park (location to be determined)

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	80,000	0	0	0	0	0	0	0	**80,000**
Total	**0**	**0**	**80,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	0	80,000	0	0	0	0	0	0	0	**80,000**
Total	**0**	**0**	**80,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-057
Project Name	New Park Pavilion

Contact	Public Works Director	Department	Parks and Recreation
Category	Park Improvements	Priority	4 Less Important
Status	New Recommendation		

Description

New Park Pavilion in park (location to be determined)

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	80,000	0	0	0	0	0	0	**80,000**
Total	**0**	**0**	**0**	**80,000**	**0**	**0**	**0**	**0**	**0**	**0**	**80,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	0	0	80,000	0	0	0	0	0	0	**80,000**
Total	**0**	**0**	**0**	**80,000**	**0**	**0**	**0**	**0**	**0**	**0**	**80,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-058
Project Name	New Park Pavilion

Contact	Public Works Director	Department	Parks and Recreation
Category	Park Improvements	Priority	4 Less Important
Status	New Recommendation		

Description

New Park Pavilion in Park (location to be determined)

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	80,000	0	0	0	0	0	**80,000**
Total	**0**	**0**	**0**	**0**	**80,000**	**0**	**0**	**0**	**0**	**0**	**80,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	0	0	0	80,000	0	0	0	0	0	**80,000**
Total	**0**	**0**	**0**	**0**	**80,000**	**0**	**0**	**0**	**0**	**0**	**80,000**

2025 thru 2034

Parks - Detail

Lake Elmo, MN

Project #	PR-059
Project Name	New Park Pavilion

Contact	Public Works Director	Department	Parks and Recreation
Category	Park Improvements	Priority	4 Less Important
Status	New Recommendation		

Description

New Park Pavilion on park (location to be determined)

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	0	0	0	80,000	0	0	0	0	**80,000**
	Total	**0**	**0**	**0**	**0**	**0**	**80,000**	**0**	**0**	**0**	**0**	**80,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)		0	0	0	0	0	80,000	0	0	0	0	**80,000**
	Total	**0**	**0**	**0**	**0**	**0**	**80,000**	**0**	**0**	**0**	**0**	**80,000**

Produced Using Plan-It CIP Software

Parks - Detail

Lake Elmo, MN

Project #	PR-069
Project Name	Central Greenway Regional Trail

Contact	Engineer	Department	Parks and Recreation
Category	Park Improvements	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PR-009		

Description

County Project

Central Greenway Regional Trail beginning at CSAH 19 and I-94, traveling through Lake Elmo Park Reserve, east along Stillwater Bvld to Manning Ave and then north to TH36. 2023 potential segments include in front of Hagbergs and near Keats/CSAH 10 (if a road project is funded).

Justification

Trail would address the following community needs: -Deliver students safely to school -Bring people to our downtown -Bring people to our parks -Provide safe recreation -Trail Diversity-Provide feel of Lake Elmo -Omit need to bike down Hwy 5/CSAH 14 -Compatibility with public grant opportunities -Compatibility with private funding opportunities Feasibility of land acquisition will be a consideration Trail likely to be built in segments in conjuction with county road projects and as funding allows through Met Council or other state grants

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	520,000	0	0	0	0	0	0	**520,000**
Total	**0**	**0**	**0**	**520,000**	**0**	**0**	**0**	**0**	**0**	**0**	**520,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Park Dedication Fund (404)	0	0	0	520,000	0	0	0	0	0	0	**520,000**
Total	**0**	**0**	**0**	**520,000**	**0**	**0**	**0**	**0**	**0**	**0**	**520,000**

Budget Impact

Additional trails to maintain-labor and materials for snow removal if desired by city Trail construction cost may be as high as $12 million. City would expect cost share with county as well as grants to offset costs. 2023 costs are for trail through new roundabout at CSAH 19 and CSAH 10 and trail extension abutting Hagebergs Future costs will be added as they are known

2025 through 2034

Park Dedication Fund (404) - Funding Sources & Uses

Lake Elmo, MN

Source	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Park Dedication Fund (404)											
Beginning Balance		**3,000,000**	**3,048,522**	**2,423,522**	**2,344,472**	**1,571,483**	**236,967**	**981,167**	**981,167**	**856,167**	**1,611,848**
Revenues and Other Fund Sources											
Revenue											
Park Dedication		1,523,802	0	400,950	77,011	455,484	1,204,200	0	0	880,681	372,684
	Total	1,523,802	0	400,950	77,011	455,484	1,204,200	0	0	880,681	372,684
Other Fund Sources											
Total Revenues and Other Fund Sources		1,523,802	0	400,950	77,011	455,484	1,204,200	0	0	880,681	372,684
Total Funds available		**4,523,802**	**3,048,522**	**2,824,472**	**2,421,483**	**2,026,967**	**1,441,167**	**981,167**	**981,167**	**1,736,848**	**1,984,532**
Expenditures and Uses											
Capital Projects & Equipment											
Parks and Recreation											
Central Greenway Regional Trail	PR-069	0	0	0	520,000	0	0	0	0	0	0
Reid Park Parking Lot	PR-049	227,000	0	0	0	0	0	0	0	0	0
Lions Park Playground Equipment Replacement	PR-039	0	250,000	0	0	0	0	0	0	0	0
Court Resurfacing	PR-040	0	30,000	0	0	0	0	0	0	0	0
Skate Park	PR-044	0	0	0	0	150,000	0	0	0	0	0
Court Resurfacing	PR-050	0	0	0	0	0	30,000	0	0	0	0
Trail Connection	PR-051	0	0	0	0	200,000	0	0	0	0	0
New Park Pavilion	PR-056	0	0	80,000	0	0	0	0	0	0	0
New Park Pavilion	PR-057	0	0	0	80,000	0	0	0	0	0	0
New Park Pavilion	PR-058	0	0	0	0	80,000	0	0	0	0	0
New Park Pavilion	PR-059	0	0	0	0	0	80,000	0	0	0	0
Park Sign Replacement	PR-052	0	0	0	0	0	225,000	0	0	0	0

Produced Using Plan-It CIP Software

Source	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Multisport Complex Amenities	PR-053	0	0	0	0	1,000,000	0	0	0	0	0
Invasive Species Management	PR-054	0	25,000	0	0	0	0	0	0	0	0
New Park Pavilion	PR-055	0	80,000	0	0	0	0	0	0	0	0
Tana Ridge Park Play Equipment - Replacement	PR-028	0	0	0	0	0	125,000	0	0	0	0
Tablyn Park Play Equipment - Replacement	PR-029	0	210,000	0	0	0	0	0	0	0	0
Stonegate Park Play Equipment - Replacement	PR-030	0	0	125,000	0	0	0	0	0	0	0
Reid Park Play Equipment - Replacement	PR-031	0	0	0	0	0	0	0	0	125,000	0
Ridge Park Play Equipment - Replacement	PR-032	125,000	0	0	0	0	0	0	0	0	0
Hidden Knoll Park Play Equipment - Replacement	PR-034	0	0	0	0	0	0	0	125,000	0	0
Carriage Station Park Play Equipment - Replacement	PR-036	0	0	0	250,000	0	0	0	0	0	0
Outdoor Fitness Equipment	PR-045	0	0	0	0	30,000	0	0	0	0	0
Outdoor Fitness Park	PR-046	0	30,000	0	0	0	0	0	0	0	0
Kleis Park Playground - Replacement	PR-027	65,000	0	0	0	0	0	0	0	0	0
Disk Golf	PR-047	0	0	0	0	30,000	0	0	0	0	0
Central Play Complex	PR-048	0	0	0	0	300,000	0	0	0	0	0
Lions Park Concession Building Updates	PR-043	0	0	275,000	0	0	0	0	0	0	0
	Total	417,000	625,000	480,000	850,000	1,790,000	460,000	0	125,000	125,000	0
Other Uses											
Transfer to Ballfield Fund		1,058,280	0	0	0	0	0	0	0	0	0
	Total	1,058,280	0	0	0	0	0	0	0	0	0
Total Expenditures and Uses		1,475,280	625,000	480,000	850,000	1,790,000	460,000	0	125,000	125,000	0
Change in Fund Balance		48,522	-625,000	-79,050	-772,989	-1,334,516	744,200	0	-125,000	755,681	372,684
Ending Balance		**3,048,522**	**2,423,522**	**2,344,472**	**1,571,483**	**236,967**	**981,167**	**981,167**	**856,167**	**1,611,848**	**1,984,532**

Produced Using Plan-It CIP Software

2025 through 2034

Infrastructure - Streets - Summary

Lake Elmo, MN

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Public Works Department												
Reevaluate- Homestead St & Utility Improvements	*PW-090*		1,315,000									1,315,000
Future - PP/EP/20th Street & Utility Improvements	*PW-091*										4,550,000	4,550,000
Future - Tartan Street & Utility Improvements	*PW-092*										3,500,000	3,500,000
Future - DL/SP/For Street & Utility Improvements	*PW-093*										3,400,000	3,400,000
2025 Street Improvements	*PW-100*	2,620,000										2,620,000
2026 Street Improvements	*PW-101*		2,740,000									2,740,000
2027 Street Improvements	*PW-102*			2,755,000								2,755,000
2028 Street Improvements	*PW-103*				2,450,000							2,450,000
2029 Street Improvements	*PW-104*					2,175,000						2,175,000
2030 Street Improvements	*PW-105*						2,200,000					2,200,000
2031 Street Improvements	*PW-106*							2,000,000				2,000,000
2032 Street Improvements	*PW-107*								3,915,000			3,915,000
2033 Street Improvements	*PW-108*									3,000,000		3,000,000
2034 Street Improvements	*PW-109*										3,200,000	3,200,000
UP RR Crossing - Village Parkway	*PW-120*	935,000										935,000
UP RR Crossing - Private Drive Closure	*PW-120-2*	105,000										105,000
Hudson Blvd Improvements - Vahli-Hi to Bus Fac.	*PW-121*		560,000									560,000
Hudson Blvd Improvements - Keats to Kramer Lake Ov	*PW-122*			2,100,000								2,100,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
South Frontage Rd (Demontreville Tr to Keats Ave)	*PW-123*							5,760,000				5,760,000
5th St N - Keats to Lake Elmo Ave	*PW-124*						4,600,000					4,600,000
TH36-Lake Elmo Ave (CSAH 17) Imp	*PW-125*		2,500,000	2,500,000								5,000,000
South Frontage Road (Keats to Lake Elmo Ave)	*PW-126*		1,000,000	2,000,000								3,000,000
Manning/Hudson Stoplight	*PW-127*		300,000									300,000
Ideal Ave (CSAH 13)-Phase 3- CSAH 14 to CSAH 6	*PW-128*			1,000,000								1,000,000
CSAH 14 - Klondike to 39th	*PW-129*					1,000,000						1,000,000
CSAH 17 Imp - CSAH 14 - 43rd	*PW-130*						1,000,000					1,000,000
Lake Elmo Ave (CSAH 17) & 39th St N Traffic Signal	*PW-131*						500,000					500,000
CSAH 6/Inwood Signal	*PW-132*									500,000		500,000
CSAH 10 / CSAH 17 Roundabout	*PW-133*						500,000					500,000
Bond Proceeds - Assessment Funded		786,000	1,137,000	826,500	735,000	652,500	660,000	600,000	1,174,500	900,000	1,960,000	**9,431,500**
Bond Proceeds - Tax Levy		1,834,000	6,478,000	9,028,500	1,715,000	2,522,500	6,640,000	7,160,000	2,740,500	2,600,000	5,790,000	**46,508,500**
Grants/Donation			250,000				1,000,000				6,900,000	**8,150,000**
Infrastructure Reserve Fund (409)		1,040,000	50,000				500,000					**1,590,000**
Municipal Sate Aid (MSA)			500,000	500,000								**1,000,000**
Source Grand Total		**3,660,000**	**8,415,000**	**10,355,000**	**2,450,000**	**3,175,000**	**8,800,000**	**7,760,000**	**3,915,000**	**3,500,000**	**14,650,000**	**66,680,000**
GRAND TOTAL		**3,660,000**	**8,415,000**	**10,355,000**	**2,450,000**	**3,175,000**	**8,800,000**	**7,760,000**	**3,915,000**	**3,500,000**	**14,650,000**	**66,680,000**

2025 through 2034

Infrastructure - Water - Summary

Lake Elmo, MN

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Department												
T1 - Tower 1 - Langly Ct	*W-011*	50,000										50,000
T2 - Tower 2 - Ideal Ave	*W-012*			800,000								800,000
T4 - Tower 4 - Inwood Ave	*W-014*									800,000		800,000
WL2 - Well 2 - 55th St	*W-017*	60,000										60,000
WL4 - Well 4 - 50th St	*W-019*							50,000				50,000
WL5 - Well 5 - Lily Ave	*W-020*						50,000					50,000
WL6 - Well 6 - Future Well & Site Acquisition	*W-021*	750,000										750,000
WL7 - Well 7 (or 3) - Test Well & Site Acquisition	*W-022*		750,000									750,000
TP1 - Treatment Plant 1	*W-041*	24,500,000	24,500,000									49,000,000
TP2 - Treatment 2 - Well 2 - GAC Filter System	*W-042*	2,500,000										2,500,000
Future - Homestead Street & Utility Impr - Water	*W-090*										935,000	935,000
Future - PP/EP/20th Street & Utility Impr - Water	*W-091*										2,500,000	2,500,000
Future - Tartan Street & Utility Impr - Water	*W-092*										1,900,000	1,900,000
Future - DL/SP/For Street & Utility Impr - Water	*W-093*										2,200,000	2,200,000
Future - 45th Street Watermain Extension	*W-094*										450,000	450,000
2025 Street & Utility Improvements - Water portion	*W-100*	320,000										320,000
2026 Street & Utility Improvements - Water portion	*W-101*		327,000									327,000

Produced Using Plan-It CIP Software

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
2028 Street & Utility Improvements - Water portion	*W-103*				150,000							150,000
2030 Street & Utility Improvements - Water portion	*W-105*						100,000					100,000
2031 Street & Utility Improvements - Water portion	*W-106*							130,000				130,000
2032 Street & Utility Improvements - Water portion	*W-107*								210,000			210,000
2033 Street & Utility Improvements - Water portion	*W-108*									550,000		550,000
Village East Trunk Watermain & PRV	*W-120*	336,000	230,000									566,000
Hudson Blvd - Trunk Watermain Extension	*W-122*			1,800,000								1,800,000
5th St N - Keats to Lake Elmo Ave - Water Portion	*W-124*						1,700,000					1,700,000
Trunk Watermain Extensions	*W-130*				1,500,000	1,500,000		1,500,000				4,500,000
Watermain Oversizing	*W-160*	150,475	130,000	190,000								470,475
Bond Proceeds - Assessment Funded		320,000										**320,000**
Bond Proceeds - Water Fund			750,000	2,600,000	1,500,000	1,500,000	1,700,000	1,500,000		550,000		**10,100,000**
Grants/Donation		27,000,000	24,500,000								7,985,000	**59,485,000**
Water Fund		1,346,475	687,000	190,000	150,000		150,000	180,000	210,000	800,000		**3,713,475**
	Source Grand Total	**28,666,475**	**25,937,000**	**2,790,000**	**1,650,000**	**1,500,000**	**1,850,000**	**1,680,000**	**210,000**	**1,350,000**	**7,985,000**	**73,618,475**
	GRAND TOTAL	**28,666,475**	**25,937,000**	**2,790,000**	**1,650,000**	**1,500,000**	**1,850,000**	**1,680,000**	**210,000**	**1,350,000**	**7,985,000**	**73,618,475**

2025 through 2034

Infrastructure - Sewer - Summary

Lake Elmo, MN

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Sewer Department												
Future - DL/SP/For Street & Util Imp - Sewer	*S-093*										380,000	380,000
2029 Street Improvements	*S-104*					1,685,000						1,685,000
Tapestry Sanitary Sewer Collection System Upgrades	*S-107*								1,000,000			1,000,000
I-94 Lift Station and Forcemain Upgrade	*S-108*			900,000								900,000
Sewer Oversizing	*S-120*	25,920	40,000	50,000								115,920
Sewer Oversizing for Sect 16 Extension	*S-121*			200,000								200,000
Bond Proceeds - Assessment Funded											380,000	**380,000**
Sewer Fund		25,920	40,000	1,150,000		1,685,000			1,000,000			**3,900,920**
	Source Grand Total	**25,920**	**40,000**	**1,150,000**	**0**	**1,685,000**	**0**	**0**	**1,000,000**	**0**	**380,000**	**4,280,920**
	GRAND TOTAL	**25,920**	**40,000**	**1,150,000**	**0**	**1,685,000**	**0**	**0**	**1,000,000**	**0**	**380,000**	**4,280,920**

2025 through 2034

Infrastructure - Stormwater - Summary

Lake Elmo, MN

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Storm Water Department												
Phase 2 Regional Drainage Impr. - Northstar Pond	*SW-001*	285,405										285,405
Phase 3 Regional Drainage Impr - Lions Park Pond	*SW-002*			575,000								575,000
Stormwater Reuse - Development Irrigation Systems	*SW-003*		40,000	40,000								80,000
Stormwater Reuse - Lions & VFW Park Irrigation	*SW-004*			76,000								76,000
Stormwater Reuse - Irrigation Systems	*SW-005*		40,000	40,000								80,000
Hudson Boulevard Culvert Repair	*SW-006*	400,000										400,000
Future Unidentified Stormwater Projects	*SW-TBD*			50,000	50,000	50,000	50,000	50,000	50,000	50,000		350,000
Bond Proceeds - Stormwater Fund				575,000								**575,000**
Storm Water Fund		685,405	80,000	206,000	50,000	50,000	50,000	50,000	50,000	50,000		**1,271,405**
	Source Grand Total	**685,405**	**80,000**	**781,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**0**	**1,846,405**
	GRAND TOTAL	**685,405**	**80,000**	**781,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**0**	**1,846,405**

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-090
Project Name	Reevaluate- Homestead St & Utility Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-040		

Description

Due to MPCA Grant Policy changes, no longer grant-eligible. Project needs to be reevaluated since grant approval now unlikely - may simply become a street-only project with assessments. Street work is needed.

Annual street improvements per recommendation by City Engineer Street improvements. (formerly 3M grant project)

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	1,315,000	0	0	0	0	0	0	0	0	**1,315,000**
	Total	**0**	**1,315,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,315,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy		0	1,000,000	0	0	0	0	0	0	0	0	**1,000,000**
Bond Proceeds - Assessment Funded		0	315,000	0	0	0	0	0	0	0	0	**315,000**
	Total	**0**	**1,315,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,315,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-091
Project Name	Future - PP/EP/20th Street & Utility Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	5 Future Consideration
Status	Active	Useful Life	25 years
Old Project Number	PW-041		

Description

Due to a change in MPCA grant policy, all 3M Grant Street & Utility projects are now unlikely. Moved all back to 2034 and changed to Future Consideration.

Extension of watermain for Packard Park, Eden Park and 20th Street Circle to address PFAS; including budgeted amount for reconstruction of public streets. Requires 3M Grant Fund application. 3M-Grant (CDWSP Approved Neighborhood).

Justification

Packard Park, Eden Park and 20th Street Circle street improvements to be completed in conjunction with 3M watermain extension to serve neighborhood. In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	0	4,550,000	**4,550,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,550,000**	**4,550,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	0	0	0	0	0	3,550,000	**3,550,000**
Bond Proceeds - Assessment Funded	0	0	0	0	0	0	0	0	0	1,000,000	**1,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,550,000**	**4,550,000**

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-092
Project Name	Future - Tartan Street & Utility Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	5 Future Consideration
Status	Active	Useful Life	25 years
Old Project Number	PW-042		

Description

Due to a change in MPCA grant policy, all 3M Grant Street & Utility projects are now unlikely. Moved all back to 2034 and changed to Future Consideration.

Extension of watermain for Tartan Park subdivision and Klondike Avenue to address PFAS; including budgeted amount for reconstruction of public streets. Requires 3M Grant Fund application. 3M-Grant application required (Neighborhood not included in CDWSP).

Justification

Tartan Park subdivision and Klondike Avenue street improvements to be completed in conjunction with 3M watermain extension to serve neighborhood.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	0	3,500,000	**3,500,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,500,000**	**3,500,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grants/Donation	0	0	0	0	0	0	0	0	0	3,500,000	**3,500,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,500,000**	**3,500,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-093
Project Name	Future - DL/SP/For Street & Utility Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	5 Future Consideration
Status	Active	Useful Life	25 years
Old Project Number	PW-055		

Description

Due to a change in MPCA grant policy, all 3M Grant Street & Utility projects are now unlikely. Moved all back to 2034 and changed to Future Consideration.

Extension of watermain for Downs Lake Estates, Sunfish Ponds, and Forest subdivision to address PFAS; including budgeted amount for reconstruction of public streets. Requires 3M Grant Fund application. 3M-Grant applicaiton required (Neighborhood not included in CDWSP).

Justification

Downs Lake Estates, Sunfish Ponds, and Forest subdivision street improvements to be completed in conjunction with 3M watermain extension to serve neighborhood. In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	0	3,400,000	**3,400,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,400,000**	**3,400,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grants/Donation	0	0	0	0	0	0	0	0	0	3,400,000	**3,400,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,400,000**	**3,400,000**

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-100
Project Name	2025 Street Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-041		

Description

Annual street program for Street Improvements for

- 59th St Ct/
- 55th St/
- Julep Way &
- 57th St/
- Jasper/
- Jerome/
- Irish Ct

(30% assessed)

Justification

In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		2,620,000	0	0	0	0	0	0	0	0	0	**2,620,000**
	Total	**2,620,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,620,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy		1,834,000	0	0	0	0	0	0	0	0	0	**1,834,000**
Bond Proceeds - Assessment Funded		786,000	0	0	0	0	0	0	0	0	0	**786,000**
	Total	**2,620,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,620,000**

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-101
Project Name	2026 Street Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-042		

Description

Annual street program: Street Improvements for the Lake Elmo Heights subdivision, Innsdale Ct, and Inwood Ct (30% assessed).

Justification

In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	2,740,000	0	0	0	0	0	0	0	0	**2,740,000**
Total	**0**	**2,740,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,740,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	1,918,000	0	0	0	0	0	0	0	0	**1,918,000**
Bond Proceeds - Assessment Funded	0	822,000	0	0	0	0	0	0	0	0	**822,000**
Total	**0**	**2,740,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	2,740,000

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-102
Project Name	2027 Street Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-055		

Description

Annual street program: for Street Improvements for

- Hidden Bay Tr/
- Birchwood/
- Cherrywood/
- Windbreak/
- Jack Pine/
- Deer Pond
- (30% assessed).

Justification

In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	2,755,000	0	0	0	0	0	0	0	**2,755,000**
	Total	**0**	**0**	**2,755,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,755,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy		0	0	1,928,500	0	0	0	0	0	0	0	**1,928,500**
Bond Proceeds - Assessment Funded		0	0	826,500	0	0	0	0	0	0	0	**826,500**
	Total	**0**	**0**	**2,755,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,755,000**

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-103
Project Name	2028 Street Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-056		

Description

Annual street program: for Street Improvements for the St. Croix's Sanctuary subdivision (30% assessed).

Justification

In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	2,450,000	0	0	0	0	0	0	**2,450,000**
Total	**0**	**0**	**0**	**2,450,000**	**0**	**0**	**0**	**0**	**0**	**0**	**2,450,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	1,715,000	0	0	0	0	0	0	**1,715,000**
Bond Proceeds - Assessment Funded	0	0	0	735,000	0	0	0	0	0	0	**735,000**
Total	**0**	**0**	**0**	**2,450,000**	**0**	**0**	**0**	**0**	**0**	**0**	2,450,000

Produced Using Plan-It CIP Software

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-104
Project Name	2029 Street Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-068		

Description

50th Street + Hill Trail (combine with Low Pressure sewer ext. to Oakdale)

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	2,175,000	0	0	0	0	0	**2,175,000**
Total	**0**	**0**	**0**	**0**	**2,175,000**	**0**	**0**	**0**	**0**	**0**	**2,175,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	1,522,500	0	0	0	0	0	**1,522,500**
Bond Proceeds - Assessment Funded	0	0	0	0	652,500	0	0	0	0	0	**652,500**
Total	**0**	**0**	**0**	**0**	**2,175,000**	**0**	**0**	**0**	**0**	**0**	2,175,000

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-105
Project Name	2030 Street Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-070		

Description

Annual street program: for Street Improvements for Discover Crossing subdivision and Hilltop Avenue (30% assessed).

Justification

In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	2,200,000	0	0	0	0	**2,200,000**
Total	**0**	**0**	**0**	**0**	**0**	**2,200,000**	**0**	**0**	**0**	**0**	**2,200,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	0	1,540,000	0	0	0	0	**1,540,000**
Bond Proceeds - Assessment Funded	0	0	0	0	0	660,000	0	0	0	0	**660,000**
Total	**0**	**0**	**0**	**0**	**0**	**2,200,000**	**0**	**0**	**0**	**0**	**2,200,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-106
Project Name	2031 Street Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-075		

Description

Annual street program: for Street Improvements for Tablyn Park subdivision (30% assessed).

Justification

In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	0	0	0	0	2,000,000	0	0	0	**2,000,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**2,000,000**	**0**	**0**	**0**	**2,000,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy		0	0	0	0	0	0	1,400,000	0	0	0	**1,400,000**
Bond Proceeds - Assessment Funded		0	0	0	0	0	0	600,000	0	0	0	**600,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**2,000,000**	**0**	**0**	**0**	**2,000,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-107
Project Name	2032 Street Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-080		

Description

Annual street program: for Street Improvements for Tapestry at Charlotte's Grove subdivision (30% assessed).

Justification

In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	3,915,000	0	0	**3,915,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,915,000**	**0**	**0**	**3,915,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	0	0	0	2,740,500	0	0	**2,740,500**
Bond Proceeds - Assessment Funded	0	0	0	0	0	0	0	1,174,500	0	0	**1,174,500**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,915,000**	**0**	**0**	**3,915,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-108
Project Name	2033 Street Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	PW-084		

Description

Annual street program: for Street Improvements for 36th Street, 37th Street and Irwin Avenue and 47th/50th/Kimbro (Keats to Lake Elmo). (30% assessed).

Justification

In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	3,000,000	0	**3,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,000,000**	**0**	**3,000,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	0	0	0	0	2,100,000	0	**2,100,000**
Bond Proceeds - Assessment Funded	0	0	0	0	0	0	0	0	900,000	0	**900,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,000,000**	**0**	**3,000,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-109
Project Name	2034 Street Improvements

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	New Recommendation	Useful Life	25 years

Description

DeMontreville-Highlands

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	0	0	0	0	0	0	0	3,200,000	**3,200,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,200,000**	**3,200,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy		0	0	0	0	0	0	0	0	0	2,240,000	**2,240,000**
Bond Proceeds - Assessment Funded		0	0	0	0	0	0	0	0	0	960,000	**960,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,200,000**	**3,200,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-120
Project Name	UP RR Crossing - Village Parkway

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	40 years
Old Project Number	PW-035		

Description

Construction of the street, trail and sidewalk segment of Village Parkway that crosses the Union Pacific Railroad (UPRR) and railroad right-of-way, including trunk watermain extension across the railroad right-of-way with pressure reduction valve (to be installed with development), and closure of the adjacent private railroad crossing (separate project PW-120-2). To obtain permitting and approvals, the project includes potential upgrades to the UPRR crossing at Klondike Avenue.

Justification

Village Parkway crossing is needed to connect the developing Village neighborhoods north and south of the tracks, including pedestrian connectivity for a walkable downtown area. The Private closure (DOT 183913SD) and potential improvements to Klondike Avenue (DOT 183811D) are requirements of the Railroad for obtaining the new improved crossing location.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	935,000	0	0	0	0	0	0	0	0	0	**935,000**
Total	**935,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**935,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Infrastructure Reserve Fund (409)	935,000	0	0	0	0	0	0	0	0	0	**935,000**
Total	**935,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**935,000**

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-120-2
Project Name	UP RR Crossing - Private Drive Closure

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	2 Very Important
Status	Active	Useful Life	40 years
Old Project Number	PW-036		

Description

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

Justification

Railroad requirement in order to get new crossing at Village Parkway

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		105,000	0	0	0	0	0	0	0	0	0	**105,000**
	Total	**105,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**105,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Infrastructure Reserve Fund (409)		105,000	0	0	0	0	0	0	0	0	0	**105,000**
	Total	**105,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**105,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-121
Project Name	Hudson Blvd Improvements - Vahli-Hi to Bus Fac.

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-079		

Description

- MSA Route
- Reconstruction of gap segments along Hudson Boulevard to improve the roadway to the adopted Hudson Boulevard design standards with pedestrian trail.
- Gap segments are portions of the roadway not being improved as part of ongoing or upcoming development projects.
- 2025 Segment (Vahli-Hi to Bus Facility).
- Trail Connection

Justification

Pavement section nearing or beyond useful life. Improvements have been deferred to extent possible to allow for development paid upgrades along some segments. Gap segments to be addressed to create completed project and complete trail connections.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	560,000	0	0	0	0	0	0	0	0	**560,000**
Total	**0**	**560,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**560,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	560,000	0	0	0	0	0	0	0	0	**560,000**
Total	**0**	**560,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**560,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-122
Project Name	Hudson Blvd Improvements - Keats to Kramer Lake Ov

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-079		

Description

- MSA Route
- Reconstruction of gap segments along Hudson Boulevard to improve the roadway to the adopted Hudson Boulevard design standards with pedestrian trail.
- Gap segments are portions of the roadway not being improved as part of ongoing or upcoming development projects.
- 2027 Segment - Keats to Kramer Lake Overlook

Justification

Pavement section nearing or beyond useful life. Improvements have been deferred to extent possible to allow for development paid upgrades along some segments. Gap segments to be addressed to create completed project and complete trail connections.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	2,100,000	0	0	0	0	0	0	0	**2,100,000**
Total	**0**	**0**	**2,100,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,100,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	2,100,000	0	0	0	0	0	0	0	**2,100,000**
Total	**0**	**0**	**2,100,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,100,000**

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-123
Project Name	South Frontage Rd (Demontreville Tr to Keats Ave)

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	5 Future Consideration
Status	Active	Useful Life	40 years
Old Project Number	PW-083		

Description

Construction of south frontage road between Demontreville Trail and Keats Avenue in order to improve traffic flow and access to TH36. Project to be in accordance with approved South Frotnage Road plan.

Justification

Necessary to improve traffic safety and access to TH36 along with establishment of east-west collector roadway.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	5,760,000	0	0	0	**5,760,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**5,760,000**	**0**	**0**	**0**	**5,760,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	0	0	5,760,000	0	0	0	**5,760,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**5,760,000**	**0**	**0**	**0**	**5,760,000**

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-124
Project Name	5th St N - Keats to Lake Elmo Ave

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	4 Less Important
Status	New Recommendation	Useful Life	25 years

Description

Partial Developer Paid or Reimbursement?

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	4,600,000	0	0	0	0	**4,600,000**
Total	**0**	**0**	**0**	**0**	**0**	**4,600,000**	**0**	**0**	**0**	**0**	**4,600,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	0	3,600,000	0	0	0	0	**3,600,000**
Grants/Donation	0	0	0	0	0	1,000,000	0	0	0	0	**1,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**4,600,000**	**0**	**0**	**0**	**0**	**4,600,000**

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-125
Project Name	TH36-Lake Elmo Ave (CSAH 17) Imp

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	PW-074		

Description

COUNTY PROJECT / COST SHARE

Grade separated Interchange Improvements at Lake Elmo Ave and TH 36.

Cost Sharing Agreement Pending.

Justification

County Improvement project with City cost participation requirement. Need and cost estimate determined by Washington County.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	2,500,000	2,500,000	0	0	0	0	0	0	0	**5,000,000**
Total	**0**	**2,500,000**	**2,500,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5,000,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	2,000,000	2,000,000	0	0	0	0	0	0	0	**4,000,000**
Municipal Sate Aid (MSA)	0	500,000	500,000	0	0	0	0	0	0	0	**1,000,000**
Total	**0**	**2,500,000**	**2,500,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5,000,000**

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-126
Project Name	South Frontage Road (Keats to Lake Elmo Ave)

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	40 years
Old Project Number	PW-076		

Description

Construction of south frontage road between Keats Avenue and Lake Elmo Avenue in order to improve traffic flow to new Lake Elmo Ave/TH36 Improvement and remove direct private accesses to TH 36

Justification

Necessary safety and traffic improvements. May be partially constructed together with TH36 - Lake Elmo Avenue Intersection Project. Could be partially constructed through County Improvement project with City cost participation requirement.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	1,000,000	2,000,000	0	0	0	0	0	0	0	**3,000,000**
Total	**0**	**1,000,000**	**2,000,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,000,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	1,000,000	2,000,000	0	0	0	0	0	0	0	**3,000,000**
Total	**0**	**1,000,000**	**2,000,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,000,000**

Produced Using Plan-It CIP Software

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-127
Project Name	Manning/Hudson Stoplight

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	2 Very Important
Status	Active	Useful Life	25 years
Old Project Number	PW-067		

Description

COUNTY PROJECT / COST SHARE

Traffic Signal to be installed at intersection when Hudson Blvd is realigned with development.

Justification

County Improvement project with City cost participation requirement. Need determined by Washington County.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	300,000	0	0	0	0	0	0	0	0	**300,000**
Total	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**300,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grants/Donation	0	250,000	0	0	0	0	0	0	0	0	**250,000**
Infrastructure Reserve Fund (409)	0	50,000	0	0	0	0	0	0	0	0	**50,000**
Total	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**300,000**

Budget Impact

Funding from Four Corners 1st Addition

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-128
Project Name	Ideal Ave (CSAH 13)-Phase 3- CSAH 14 to CSAH 6

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	20 years
Old Project Number	PW-053		

Description

Cooperative project between Washington County, City of Oakdale and City of Lake Elmo Per Washington County includes: Safety improvements including widening of shoulders Pavement improvement Turn lane and intersection improvements Pedestrain and non-motorized upgrades Drainage Improvements

Justification

Amount is just placeholder. County improvement project with City cost participation. Need determined by Washington County. Cost share w/ Developer needed.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	1,000,000	0	0	0	0	0	0	0	**1,000,000**
Total	**0**	**0**	**1,000,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,000,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	1,000,000	0	0	0	0	0	0	0	**1,000,000**
Total	**0**	**0**	**1,000,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,000,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-129
Project Name	CSAH 14 - Klondike to 39th

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	5 Future Consideration
Status	New Recommendation	Useful Life	25 years

Description

Monitor County CIP status.

County Planning / Design in 2027.

(Amount is placeholder only.)

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	1,000,000	0	0	0	0	0	**1,000,000**
Total	**0**	**0**	**0**	**0**	**1,000,000**	**0**	**0**	**0**	**0**	**0**	**1,000,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	1,000,000	0	0	0	0	0	**1,000,000**
Total	**0**	**0**	**0**	**0**	**1,000,000**	**0**	**0**	**0**	**0**	**0**	**1,000,000**

Produced Using Plan-It CIP Software

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-130
Project Name	CSAH 17 Imp - CSAH 14 - 43rd

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	3 Important
Status	New Recommendation	Useful Life	25 years

Description

- County Project
- Monitor County CIP status.
- County Planning/Design in 2028
- Amount TBD - current budget is only placeholder.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	1,000,000	0	0	0	0	**1,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**1,000,000**	**0**	**0**	**0**	**0**	**1,000,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	0	1,000,000	0	0	0	0	**1,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**1,000,000**	**0**	**0**	**0**	**0**	**1,000,000**

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-131
Project Name	Lake Elmo Ave (CSAH 17) & 39th St N Traffic Signal

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	PW-082		

Description

COUNTY PROJECT / COST SHARE

Traffic Signal to be installed at intersection when warrants are met.

Justification

Traffic signal to be installed to address higher traffic volumes from new developments.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	500,000	0	0	0	0	**500,000**
Total	**0**	**0**	**0**	**0**	**0**	**500,000**	**0**	**0**	**0**	**0**	**500,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	0	500,000	0	0	0	0	**500,000**
Total	**0**	**0**	**0**	**0**	**0**	**500,000**	**0**	**0**	**0**	**0**	**500,000**

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-132
Project Name	CSAH 6/Inwood Signal

Contact	Engineer	Department	Public Works Department
Category	Street Construction	Priority	4 Less Important
Status	Active	Useful Life	25 years
Old Project Number	PW-031		

Description

COUNTY PROJECT / COST SHARE

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

Justification

County improvement project with City cost participation requirement. Need determined by Washington County.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	500,000	0	**500,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**500,000**	**0**	**500,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Tax Levy	0	0	0	0	0	0	0	0	500,000	0	**500,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**500,000**	**0**	**500,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Streets - Detail

Lake Elmo, MN

Project #	PW-133
Project Name	CSAH 10 / CSAH 17 Roundabout

Contact	Engineer	Department	Public Works Department
Category	Street Reconstruction	Priority	2 Very Important
Status	New Recommendation	Useful Life	40 years

Description

County Project - Pending County CIP and design.

Roundabout at the intersection of 10th St N (CSAH 10) and Lake Elmo Ave N (CSAH 17) due to expected increase in traffic w/ new school building in NW quadrant.

Projected City cost share of 25% of project, of which a portion may be paid by school district due to their new building on that corner.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	500,000	0	0	0	0	**500,000**
Total	**0**	**0**	**0**	**0**	**0**	**500,000**	**0**	**0**	**0**	**0**	**500,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Infrastructure Reserve Fund (409)	0	0	0	0	0	500,000	0	0	0	0	**500,000**
Total	**0**	**0**	**0**	**0**	**0**	**500,000**	**0**	**0**	**0**	**0**	**500,000**

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-011
Project Name	T1 - Tower 1 - Langly Ct

Contact	Public Works Director	Department	Water Department
Category	Water	Priority	3 Important
Status	Active	Useful Life	100 years
Old Project Number	W-039		

Description

Decommissioning and removal of water tower #1 on Langly Court.

Justification

2026 - Once water tower 3 is constructed in the low pressure area, water tower 1 shuld be decommissioned. If not decommissioned, it will need significant maintenance to upkeep. Location (monopole?) needed to relocate cell antennas

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		50,000	0	0	0	0	0	0	0	0	0	**50,000**
	Total	**50,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund		50,000	0	0	0	0	0	0	0	0	0	**50,000**
	Total	**50,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-012
Project Name	T2 - Tower 2 - Ideal Ave

Contact	Public Works Director	Department	Water Department
Category	Water	Priority	3 Important
Status	Active	Useful Life	20 years
Old Project Number	W-010	Location/Address	Ideal Ave - Public Works Site

Description

- Tower 2 - Ideal Ave (Public Works site)
- Tower built in 2007
- 2028 - paint inside and out and correct coroding / maintenance issues

Justification

Recommended by TKDA Utility study in 2016 Regular maintenance of water tank

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	800,000	0	0	0	0	0	0	0	**800,000**
Total	**0**	**0**	**800,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**800,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Water Fund	0	0	800,000	0	0	0	0	0	0	0	**800,000**
Total	**0**	**0**	**800,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**800,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-014
Project Name	T4 - Tower 4 - Inwood Ave

Contact	Public Works Director	Department	Water Department
Category	Water	Priority	2 Very Important
Status	Active	Useful Life	15 years
Old Project Number	W-044		

Description

Clean and paint inside and out of Inwood tower

Justification

Clean and paint inside and out of 2018 Inwood Tower- 15 yrs

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		0	0	0	0	0	0	0	0	800,000	0	**800,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**800,000**	**0**	**800,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund		0	0	0	0	0	0	0	0	800,000	0	**800,000**
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**800,000**	**0**	**800,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-017
Project Name	WL2 - Well 2 - 55th St

Contact	Public Works Director	Department	Water Department
Category	Water	Priority	2 Very Important
Status	Active	Useful Life	8 years
Old Project Number	W-011	Location/Address	55th St

Description

Regular maintenance of Well #2 Pump; pull, inspect, and maintenance.

Past -- 2017 - Well 2 scheduled pull, inspect and maintenance

Future -

2025: pull, inspect and maintain. (also the building upgrade and treatment equipment 100% paid through 3M Grant, which is covered in CIP Project W-042 - TP2 - Treatment 2

Justification

routine maintenance every 8-10 yrs, last pull was 2017, and again in 2025 with building and filter upgrades

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings		60,000	0	0	0	0	0	0	0	0	0	**60,000**
	Total	**60,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**60,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund		60,000	0	0	0	0	0	0	0	0	0	**60,000**
	Total	**60,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**60,000**

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-019
Project Name	WL4 - Well 4 - 50th St

Contact	Engineer	Department	Water Department
Category	Water	Priority	3 Important
Status	Active	Useful Life	15 years
Old Project Number	W-012		

Description

Regular Maintenance - Well 4 scheduled pull, inspect and maintenance

Past - 2022 - Pull and Rebuild Well #4 pump

Future - 2031 - Pull and Rebuild Pump

Justification

Recommended by 2016 TKDA Utility Study to be on a regular rotation

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	50,000	0	0	0	**50,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**50,000**	**0**	**0**	**0**	**50,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	0	0	0	0	0	0	50,000	0	0	0	**50,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**50,000**	**0**	**0**	**0**	**50,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-020
Project Name	WL5 - Well 5 - Lily Ave

Contact	Engineer	Department	Water Department
Category	Water	Priority	3 Important
Status	Active	Useful Life	8 years
Old Project Number	W-042	Location/Address	4525 LILY AVE

Description

Well 5 - Lilly Ave

Scheduled Maintenance

2030 - pull pump, inspect, maintain.

Justification

routine maintenance every 8-10 yrs, constructed 2021

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	50,000	0	0	0	0	**50,000**
Total	**0**	**0**	**0**	**0**	**0**	**50,000**	**0**	**0**	**0**	**0**	**50,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	0	0	0	0	0	50,000	0	0	0	0	**50,000**
Total	**0**	**0**	**0**	**0**	**0**	**50,000**	**0**	**0**	**0**	**0**	**50,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-021
Project Name	WL6 - Well 6 - Future Well & Site Acquisition

Contact	Engineer	Department	Water Department
Category	Water	Priority	1 Critical
Status	Active	Useful Life	40 years
Old Project Number	W-037		

Description

New water supply well to be operationally ready for use with new Treatment Plant. Monitoring well as required by the DNR. Test Well in 2025; Production Well and Site Acquisition in 2025; Well 6 and Treatment Plant ready for early 2027 start-up. (Treatment Plant is separate project - TP1)

Justification

Needed to replace lost production from Well 2 and to meet growing water demands from growth in water system users both in and outside of MUSA. Treatment Plant (separate project) required to address PFAS in groundwater supply.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	750,000	0	0	0	0	0	0	0	0	0	**750,000**
Total	**750,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**750,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	750,000	0	0	0	0	0	0	0	0	0	**750,000**
Total	**750,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**750,000**

Produced Using Plan-It CIP Software

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-022
Project Name	WL7 - Well 7 (or 3) - Test Well & Site Acquisition

Contact	Engineer	Department	Water Department
Category	Water	Priority	3 Important
Status	Active	Useful Life	40 years
Old Project Number	W-048		

Description

New water supply well to be operationally ready for use in 2029. Connecting raw watermain line to Treatment Plant site. Test Well in 2028; Production Well and Site Acquisition in 2029; Well 7 operationally ready in 2029.

Justification

Needed to replace lost production from Well 2 and to meet growing water demands from growth in water system users both in and outside of MUSA. Treatment Plant required to address PFAS in groundwater supply.

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	750,000	0	0	0	0	0	0	0	0	**750,000**
	Total	**0**	**750,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**750,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Water Fund		0	750,000	0	0	0	0	0	0	0	0	**750,000**
	Total	**0**	**750,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**750,000**

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-041
Project Name	TP1 - Treatment Plant 1

Contact	Engineer	Department	Water Department
Category	Water	Priority	2 Very Important
Status	Active	Useful Life	25 years
Old Project Number	W-037	Location/Address	TBD - near Well 6?

Description

- Treatment Plant and Raw Watermain
- Located at Well 6
- 3M Settlement Funds
- Improved EOC needed.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	24,500,000	24,500,000	0	0	0	0	0	0	0	0	**49,000,000**
Total	**24,500,000**	**24,500,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**49,000,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grants/Donation	24,500,000	24,500,000	0	0	0	0	0	0	0	0	**49,000,000**
Total	**24,500,000**	**24,500,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**49,000,000**

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-042
Project Name	TP2 - Treatment 2 - Well 2 - GAC Filter System

Contact	Engineer	Department	Water Department
Category	Water	Priority	1 Critical
Status	Active	Useful Life	25 years
Old Project Number	W-047		

Description

Expedited temporary GAC Filter Treatment Plant for Well #2. Funded through 3M Grant.

Justification

Treatment for PFAS is required to keep Production Well 2 operational over the next 2-3 years and then constructs additional water supply sources.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	2,500,000	0	0	0	0	0	0	0	0	0	**2,500,000**
Total	**2,500,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,500,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grants/Donation	2,500,000	0	0	0	0	0	0	0	0	0	**2,500,000**
Total	**2,500,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,500,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-090
Project Name	Future - Homestead Street & Utility Impr - Water

Contact	Engineer	Department	Water Department
Category	Water	Priority	5 Future Consideration
Status	Active	Useful Life	40 years
Old Project Number	W-034		

Description

Due to a change in MPCA grant policy, all 3M Grant Street projects are now unlikely. Moved all back to 2034 and changed to Future Consideration.

Extension of watermain for the Homestead subdivison (14th Street North) to address PFAS; including for watermain distribution system costs.

Justification

Watermain extensions to Homestead.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	0	935,000	**935,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**935,000**	**935,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grants/Donation	0	0	0	0	0	0	0	0	0	935,000	**935,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**935,000**	**935,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-091
Project Name	Future - PP/EP/20th Street & Utility Impr - Water

Contact	Engineer	Department	Water Department
Category	Water	Priority	5 Future Consideration
Status	Active	Useful Life	40 years
Old Project Number	W-034		

Description

Due to a change in MPCA grant policy, all 3M Grant Street & Utility projects are now unlikely. Moved all back to 2034 and changed to Future Consideration.

Extension of watermain for the Packard Park, Eden Park and 20th Street Circle to address PFAS; including for watermain distribution system costs. Requires 3M Grant Fund application. 3M-Grant (CDWSP Approved Neighborhood).

Justification

Watermain extensions to Packard Park, Eden Park and 20th Street Circle due to well advisories or being in Special Well Construction Area.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	0	2,500,000	**2,500,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,500,000**	**2,500,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grants/Donation	0	0	0	0	0	0	0	0	0	2,500,000	**2,500,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,500,000**	**2,500,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-092
Project Name	Future - Tartan Street & Utility Impr - Water

Contact	Engineer	Department	Water Department
Category	Water	Priority	5 Future Consideration
Status	Active	Useful Life	40 years
Old Project Number	W-035		

Description

Due to a change in MPCA grant policy, all 3M Grant Street projects are now unlikely. Moved all back to 2034 and changed to Future Consideration.

Watermain extension costs for Tartan Meadows subdivision and Klondike Avenue.

Formerly on City's MPCA Grant project list. Due to MPCA 3M Grant Policy change, project is very unlikely.

Project would need to be initiated by property owner petition.

Justification

Watermain extensions to Tartan Park subdivision and Klondike Avenue due to well advisories or being in Special Well Construction Area. Watermain hydrant/valve repairs and replacement (including PRV install) to be completed in conjunction with scheduled street improvements.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	0	1,900,000	**1,900,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,900,000**	**1,900,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grants/Donation	0	0	0	0	0	0	0	0	0	1,900,000	**1,900,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,900,000**	**1,900,000**

Budget Impact

$1,640,000 3m Grant assumes

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-093
Project Name	Future - DL/SP/For Street & Utility Impr - Water

Contact	Engineer	Department	Water Department
Category	Water	Priority	5 Future Consideration
Status	Active	Useful Life	40 years

Description

Due to a change in MPCA grant policy, all 3M Grant Street projects are now unlikely. Moved all back to 2034 and changed to Future Consideration.

Extension of watermain for Downs Lake Estates, Sunfish Ponds and Forest subdivisions to address PFAS; including for watermain distribution system costs. Requires 3M Grant Fund application. Not included in CDWSP.

Justification

Watermain extension to Downs Lake Estates, Sunfish Ponds and Forest subdivisions due to location in special well construction area.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	0	2,200,000	**2,200,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,200,000**	**2,200,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grants/Donation	0	0	0	0	0	0	0	0	0	2,200,000	**2,200,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,200,000**	**2,200,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-094
Project Name	Future - 45th Street Watermain Extension

Contact	Engineer	Department	Water Department
Category	Water	Priority	5 Future Consideration
Status	Active	Useful Life	40 years
Old Project Number	W-036		

Description

Due to a change in MPCA grant policy, all 3M Grant extention projects are now unlikely. Moved all back to 2034 and changed to Future Consideration.

Total Estimated Project Costs for watermain extension to 9757, 9759 & 9765 45th Street (east of Tapestry Subdivision): Requires 3M Grant Fund application. Not included in current CDWSP. Would only be completed if funding is received from the 3M Grants.

Justification

Watermain extensions to 9757, 9759 & 9765 45th Street (east of Tapestry Subdivision) due to well advisories or being in Special Well Construction Area. One of three wells on this private drive has a well advisory.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	0	450,000	**450,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**450,000**	**450,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grants/Donation	0	0	0	0	0	0	0	0	0	450,000	**450,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**450,000**	**450,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-100
Project Name	2025 Street & Utility Improvements - Water portion

Contact	Engineer	Department	Water Department
Category	Water	Priority	3 Important
Status	Active	Useful Life	40 years
Old Project Number	W-034		

Description

- Annual street program - Extension of watermain along 59th Street Court and Iris Court.
- 59th St Ct
- 55th St
- Julep Way &
- 57th St
- Jasper
- Jerome
- Irish Ct.
- 100% Assessed

Justification

Extension of 1500 ft. 8-inch watermain along 59th Street Court in conjunction with Street Improvement (100% assessed). Extension of 620 ft. 8-inch watermain along Iris Court in conjunction with Street Improvement (100% assessed).

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	320,000	0	0	0	0	0	0	0	0	0	**320,000**
Total	**320,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**320,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Assessment Funded	320,000	0	0	0	0	0	0	0	0	0	**320,000**
Total	**320,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**320,000**

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-101
Project Name	2026 Street & Utility Improvements - Water portion

Contact	Engineer	Department	Water Department
Category	Water	Priority	3 Important
Status	Active	Useful Life	40 years
Old Project Number	W-035		

Description

Planned street improvements to Lake Elmo Heights, Innsdale CDS, Inwood CDS.

Includes PRV.

Justification

Watermain hydrant/valve repairs and replacement (including PRV install) to be completed in conjunction with scheduled street improvements.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	327,000	0	0	0	0	0	0	0	0	**327,000**
Total	**0**	**327,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**327,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	0	327,000	0	0	0	0	0	0	0	0	**327,000**
Total	**0**	**327,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**327,000**

Produced Using Plan-It CIP Software

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-103
Project Name	2028 Street & Utility Improvements - Water portion

Contact	Engineer	Department	Water Department
Category	Water	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	W-046		

Description

Annual street program - complete repairs/upgrades to existing watermain distribution system. $150,000 for St. Croix Sanctuary.

Justification

Watermain hydrant/valve repairs and replacement to be completed in conjunction with scheduled street improvements.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	150,000	0	0	0	0	0	0	**150,000**
Total	**0**	**0**	**0**	**150,000**	**0**	**0**	**0**	**0**	**0**	**0**	**150,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	0	0	0	150,000	0	0	0	0	0	0	**150,000**
Total	**0**	**0**	**0**	**150,000**	**0**	**0**	**0**	**0**	**0**	**0**	**150,000**

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-105
Project Name	2030 Street & Utility Improvements - Water portion

Contact	Engineer	Department	Water Department
Category	Water	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	W-049		

Description

Annual street program - complete repairs/upgrades to existing watermain distribution system. Discover Crossing and Hilltop

Justification

Watermain hydrant/valve repairs and replacement to be completed in conjunction with scheduled street improvements.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	100,000	0	0	0	0	**100,000**
Total	**0**	**0**	**0**	**0**	**0**	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	0	0	0	0	0	100,000	0	0	0	0	**100,000**
Total	**0**	**0**	**0**	**0**	**0**	**100,000**	**0**	**0**	**0**	**0**	**100,000**

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-106
Project Name	2031 Street & Utility Improvements - Water portion

Contact	Engineer	Department	Water Department
Category	Water	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	W-050		

Description

Annual street program - complete repairs/upgrades to existing watermain distribution system. Tablyn Park subdivision.

Justification

Watermain hydrant/valve repairs and replacement to be completed in conjunction with scheduled street improvements.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	130,000	0	0	0	**130,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**130,000**	**0**	**0**	**0**	**130,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	0	0	0	0	0	0	130,000	0	0	0	**130,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**130,000**	**0**	**0**	**0**	**130,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-107
Project Name	2032 Street & Utility Improvements - Water portion

Contact	Engineer	Department	Water Department
Category	Water	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	W-051		

Description

Annual street program - complete repairs/upgrades to existing watermain distribution system. Tapestry at Charlotte's Grove subdivision.

Justification

Watermain hydrant/valve repairs and replacement to be completed in conjunction with scheduled street improvements.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	210,000	0	0	**210,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**210,000**	**0**	**0**	**210,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	0	0	0	0	0	0	0	210,000	0	0	**210,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**210,000**	**0**	**0**	**210,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-108
Project Name	2033 Street & Utility Improvements - Water portion

Contact	Engineer	Department	Water Department
Category	Water	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	PW-084		

Description

Annual street program: Water Improvements for 36th Street, 37th Street and Irwin Avenue and 47th/50th/Kimbro (Keats to Lake Elmo).

Justification

In accordance with Pavement Management Plan. Annual street improvement confirmed per Engineering and Public Works recommendation.

City to require property owner petition to initiate improvement (property owners rejected project in 2015 and in 2019 -- 36th, 37th, Irwin).

47th/50th/Kimbro do not need a petition.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	550,000	0	**550,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**550,000**	**0**	**550,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Water Fund	0	0	0	0	0	0	0	0	550,000	0	**550,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**550,000**	**0**	**550,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-120
Project Name	Village East Trunk Watermain & PRV

Contact	Engineer	Department	Water Department
Category	Water	Priority	2 Very Important
Status	Active	Useful Life	40 years
Old Project Number	W-008		

Description

Trunk watermain connection between north and south Village area neighborhoods to be installed by the city with the Village Parkway Railroad Crossing Improvements. A PRV (pressure reduction valve) will be needed and will be installed at a later date with development activity north of the railroad.

Justification

Required as part of the Water Distribution System trunk watermain network for adequate and reliable water delivery and pressures throughout the city.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	336,000	230,000	0	0	0	0	0	0	0	0	**566,000**
Total	**336,000**	**230,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**566,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	336,000	230,000	0	0	0	0	0	0	0	0	**566,000**
Total	**336,000**	**230,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**566,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-122
Project Name	Hudson Blvd - Trunk Watermain Extension

Contact	Engineer	Department	Water Department
Category	Water	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	W-038		

Description

Trunk watermains that have been identified to be needed to maintain adequate system pressures and water delivery as water use and demands increase.

Install Hudson Boulevard Trunk Watermain (Keats Avenue to Lake Elmo Avenue)

Justification

Strategic watermain pipe lines that are needed as part of the water distribution system for adequate and reliable water delivery and pressures throughout the city. Trunk watermains are indentifed through the city's water distribution system modeling program.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	1,800,000	0	0	0	0	0	0	0	**1,800,000**
Total	**0**	**0**	**1,800,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,800,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Water Fund	0	0	1,800,000	0	0	0	0	0	0	0	**1,800,000**
Total	**0**	**0**	**1,800,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	1,800,000

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-124
Project Name	5th St N - Keats to Lake Elmo Ave - Water Portion

Contact	Engineer	Department	Water Department
Category	Water	Priority	4 Less Important
Status	New Recommendation	Useful Life	25 years

Description

Partial Developer Paid or Reimbursement?

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	0	0	0	1,700,000	0	0	0	0	**1,700,000**
	Total	**0**	**0**	**0**	**0**	**0**	**1,700,000**	**0**	**0**	**0**	**0**	**1,700,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Water Fund		0	0	0	0	0	1,700,000	0	0	0	0	**1,700,000**
	Total	**0**	**0**	**0**	**0**	**0**	**1,700,000**	**0**	**0**	**0**	**0**	**1,700,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-130
Project Name	Trunk Watermain Extensions

Contact	Engineer	Department	Water Department
Category	Water	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	W-038		

Description

Trunk watermains that have been identified to be needed to maintain adequate system pressures and water delivery as water use and demands increase.

Justification

Strategic watermain pipe lines that are needed as part of the water distribution system for adequate and reliable water delivery and pressures throughout the city. Trunk watermains are indeitifed through the city's water distribution system modeling program.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	1,500,000	1,500,000	0	1,500,000	0	0	0	**4,500,000**
Total	**0**	**0**	**0**	**1,500,000**	**1,500,000**	**0**	**1,500,000**	**0**	**0**	**0**	**4,500,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Water Fund	0	0	0	1,500,000	1,500,000	0	1,500,000	0	0	0	**4,500,000**
Total	**0**	**0**	**0**	**1,500,000**	**1,500,000**	**0**	**1,500,000**	**0**	**0**	**0**	**4,500,000**

2025 thru 2034

Infrastructure - Water - Detail

Lake Elmo, MN

Project #	W-160
Project Name	Watermain Oversizing

Contact	Engineer	Department	Water Department
Category	Water	Priority	3 Important
Status	Active	Useful Life	40 years
Old Project Number	W-013		

Description

Oversizing cost of watermain pipe installed by developers.

Justification

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

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Other	150,475	130,000	190,000	0	0	0	0	0	0	0	**470,475**
Total	**150,475**	**130,000**	**190,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**470,475**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Fund	150,475	130,000	190,000	0	0	0	0	0	0	0	**470,475**
Total	**150,475**	**130,000**	**190,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**470,475**

Budget Impact

Watermain oversizing costs identified in Developer Agreements

2025 thru 2034

Infrastructure - Sewer - Detail

Lake Elmo, MN

Project #	S-093
Project Name	Future - DL/SP/For Street & Util Imp - Sewer

Contact	Engineer	Department	Sewer Department
Category	Wastewater	Priority	5 Future Consideration
Status	Active	Useful Life	40 years
Old Project Number	S-022		

Description

Due to a change in MPCA grant policy, all 3M Grant Street & Utility projects are now unlikely. Moved all back to 2034 and changed to Future Consideration.

Project would need to be initiated by property owner petition. (100% assessed)

Justification

Not located within the MUSA however there have been many failed septic systems and finding replacement locations has been a challenge Sewer stub is available to Sunfish Ponds HOA property (from Legacy at North Star develompment)

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	0	0	380,000	**380,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**380,000**	**380,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Assessment Funded	0	0	0	0	0	0	0	0	0	380,000	**380,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**380,000**	**380,000**

2025 thru 2034

Infrastructure - Sewer - Detail

Lake Elmo, MN

Project #	S-104
Project Name	2029 Street Improvements

Contact	Engineer	Department	Sewer Department
Category	Wastewater	Priority	3 Important
Status	Active	Useful Life	25 years
Old Project Number	S-026		

Description

50th Street + Hill Trail (combine with Low Pressure sewer ext. to Oakdale)

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	1,685,000	0	0	0	0	0	**1,685,000**
Total	**0**	**0**	**0**	**0**	**1,685,000**	**0**	**0**	**0**	**0**	**0**	**1,685,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Sewer Fund	0	0	0	0	1,685,000	0	0	0	0	0	**1,685,000**
Total	**0**	**0**	**0**	**0**	**1,685,000**	**0**	**0**	**0**	**0**	**0**	**1,685,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Sewer - Detail

Lake Elmo, MN

Project #	S-107
Project Name	Tapestry Sanitary Sewer Collection System Upgrades

Contact	Engineer	Department	Sewer Department
Category	Wastewater	Priority	5 Future Consideration
Status	Active	Useful Life	40 years
Old Project Number	S-027		

Description

The city may consider assuming ownership and maintenance of the sewer collection system within the public right-of-way of the Tapestry subdivision in connection with improvements to the public streets. The neighborhood is connected to city sewer through a lift station and forcemain connection but the HOA continues to own the sanitary collection system within the public right-of-way. A sewer televising/inspection program would be required and all necessary repairs and upgrades would need to be completed with the street project before the city accepted ownership.

Justification

The City assumed ownership of the neighboring subdivision (Hamlet on Sunfish Lake) sewer system when the development connected to city sewer.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	0	0	0	0	0	1,000,000	0	0	**1,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,000,000**	**0**	**0**	**1,000,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Sewer Fund	0	0	0	0	0	0	0	1,000,000	0	0	**1,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,000,000**	**0**	**0**	**1,000,000**

Budget Impact

100% assessed to benefitting property owners.

2025 thru 2034

Infrastructure - Sewer - Detail

Lake Elmo, MN

Project #	S-108
Project Name	I-94 Lift Station and Forcemain Upgrade

Contact	Engineer	Department	Sewer Department
Category	Wastewater	Priority	3 Important
Status	Active	Useful Life	40 years
Old Project Number	S-024		

Description

Met Council Gravity Sewer Extension: A regional gravity sewer extended along the north side of I-94 from the current MCES 1-WO-500 (aka WONE) connection point in Oakdale east toward the Lake Elmo corporate boundary. The project includes pump upgrades to the City I-94 lift station that discharges through a City-owned forcemain to the MCES gravity sewer connection point. The Met Council will upgrade the gravity line further east toward the Lake Elmo City limits, providing a shorter forcemain route for the lift station by roughly 3,000 feet. Cost estimates and scope of improvements to be further evaluated and revised when Met Council complete their upgrades in 2024.

Justification

Upgrades to lift station and focremain in order to provide for continued growth in the southwest area of the city

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	900,000	0	0	0	0	0	0	0	**900,000**
Total	**0**	**0**	**900,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**900,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Sewer Fund	0	0	900,000	0	0	0	0	0	0	0	**900,000**
Total	**0**	**0**	**900,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**900,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Sewer - Detail

Lake Elmo, MN

Project #	S-120
Project Name	Sewer Oversizing

Contact	Engineer	Department	Sewer Department
Category	Wastewater	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	S-013		

Description

Sewer Oversizing

Paid to Developers.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Other	25,920	40,000	50,000	0	0	0	0	0	0	0	**115,920**
Total	**25,920**	**40,000**	**50,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**115,920**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Sewer Fund	25,920	40,000	50,000	0	0	0	0	0	0	0	**115,920**
Total	**25,920**	**40,000**	**50,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**115,920**

Produced Using Plan-It CIP Software

Infrastructure - Sewer - Detail

Lake Elmo, MN

Project #	S-121
Project Name	Sewer Oversizing for Sect 16 Extension

Contact	Engineer	Department	Sewer Department
Category	Wastewater	Priority	4 Less Important
Status	Active	Useful Life	40 years
Old Project Number	S-013		

Description

Sewer Oversizing for Section 16 Trunk Sewer Extension - Developer Driven

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Other	0	0	200,000	0	0	0	0	0	0	0	**200,000**
Total	**0**	**0**	**200,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Sewer Fund	0	0	200,000	0	0	0	0	0	0	0	**200,000**
Total	**0**	**0**	**200,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200,000**

Infrastructure - Stormwater - Detail

Lake Elmo, MN

Project #	SW-001
Project Name	Phase 2 Regional Drainage Impr. - Northstar Pond

Contact	Engineer	Department	Storm Water Department
Category	Storm Sewer/Drainage	Priority	3 Important
Status	Active	Useful Life	40 years
Old Project Number	??		

Description

PHASE 2 REGIONAL DRAINAGE IMPROVEMENTS: NORTHSTAR POND OVERSIZE

Regional stormwater retention need identified upstream of Old Village near Lake Elmo Ave and CSAH 14 - Northstar Pond Oversize

Timing dependent upon development.

Compensation for oversizing paid to developer.

Justification

2nd Phase to improving the regional drainage issues as identified in Old Village Regional Stormwater Study (2015).

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	285,405	0	0	0	0	0	0	0	0	0	**285,405**
Total	**285,405**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**285,405**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Storm Water Fund	285,405	0	0	0	0	0	0	0	0	0	**285,405**
Total	**285,405**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**285,405**

2025 thru 2034

Infrastructure - Stormwater - Detail

Lake Elmo, MN

Project #	SW-002
Project Name	Phase 3 Regional Drainage Impr - Lions Park Pond

Contact	Engineer	Department	Storm Water Department
Category	Storm Sewer/Drainage	Priority	4 Less Important
Status	Active	Useful Life	40 years

Description

PHASE 3 REGIONAL DRAINAGE IMPROVEMENTS: LIONS PARK DRAINAGE RETENTION POND

Phase 3 of Regional Drainage Improvements (VFW / Lions Park)

Justification

3rd Phase of Regional Drainage Improvements (VFW / Lions Park) as identified in Old Village Regional Stormwater Study Timing dependent upon development.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	575,000	0	0	0	0	0	0	0	**575,000**
Total	**0**	**0**	**575,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**575,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Bond Proceeds - Stormwater Fund	0	0	575,000	0	0	0	0	0	0	0	**575,000**
Total	**0**	**0**	**575,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**575,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Stormwater - Detail

Lake Elmo, MN

Project #	SW-003
Project Name	Stormwater Reuse - Development Irrigation Systems

Contact	Engineer	Department	Storm Water Department
Category	Storm Sewer/Drainage	Priority	4 Less Important
Status	Active	Useful Life	40 years

Description

Identify and pursue opportunities to design and install stormwater reuse irrigation systems within the City. Work with HOAs to convert irrigation systems to full/partial stormwater reuse (e.g. Wildflower, Legacy at Northstar).

- 2026/2027 - Development Conversions

Partner with Valley Branch Watershed District (VBWD) on design and grantfunding.

Justification

Pursue opportunities to implement stormwater reuse irrigation systems to promote water conservation and minimize the withdrawl of water from the underlying aquifers.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	40,000	40,000	0	0	0	0	0	0	0	**80,000**
Total	**0**	**40,000**	**40,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Storm Water Fund	0	40,000	40,000	0	0	0	0	0	0	0	**80,000**
Total	**0**	**40,000**	**40,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Stormwater - Detail

Lake Elmo, MN

Project #	SW-004
Project Name	Stormwater Reuse - Lions & VFW Park Irrigation

Contact	Engineer	Department	Storm Water Department
Category	Storm Sewer/Drainage	Priority	4 Less Important
Status	Active	Useful Life	40 years

Description

Design and install a stormwater reuse irrigation system for Lions Park and VFW Ballfields.

Potential for VBWD grant TBD $70,000 cost to be updated upon scoping study. Partner with VBWD on design and funding.

Justification

Pursue opportunities to implement stormwater reuse irrigation systems to promote water conservation and minimize the withdrawl of water from the underlying aquifers.

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	0	76,000	0	0	0	0	0	0	0	**76,000**
	Total	**0**	**0**	**76,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**76,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Storm Water Fund		0	0	76,000	0	0	0	0	0	0	0	**76,000**
	Total	**0**	**0**	**76,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**76,000**

Produced Using Plan-It CIP Software

2025 thru 2034

Infrastructure - Stormwater - Detail

Lake Elmo, MN

Project #	SW-005
Project Name	Stormwater Reuse - Irrigation Systems

Contact	Engineer	Department	Storm Water Department
Category	Storm Sewer/Drainage	Priority	4 Less Important
Status	Active	Useful Life	40 years

Description

Identify and pursue opportunities to design and install a stormwater reuse irrigation systems within the City. Design and install stormwater reuse irrigation systems with any new City ballfields.

- 2026/2027 - Future City Ballfields (pinwheel)

Justification

Pursue opportunities to implement stormwater reuse irrigation systems to promote water conservation and minimize withdrawal of water from the underlying aquifers.

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		0	40,000	40,000	0	0	0	0	0	0	0	**80,000**
	Total	**0**	**40,000**	**40,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Storm Water Fund		0	40,000	40,000	0	0	0	0	0	0	0	**80,000**
	Total	**0**	**40,000**	**40,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80,000**

Budget Impact

Partner with VBWD on design and grant funding

2025 thru 2034

Infrastructure - Stormwater - Detail

Lake Elmo, MN

Project #	SW-006
Project Name	Hudson Boulevard Culvert Repair

Contact	Engineer	Department	Storm Water Department
Category	Storm Sewer/Drainage	Priority	2 Very Important
Status	Active	Useful Life	25 years

Description

Hudson Boulevard Culvert Lining Repair (72-inch HDPE Liner in 84-inch CMP).

Install 72-inch HDPE Liner in existing failed 84-inch CMP culvert.
Cost: $300,000 to $400,000

Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance		400,000	0	0	0	0	0	0	0	0	0	**400,000**
	Total	**400,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**400,000**

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Storm Water Fund		400,000	0	0	0	0	0	0	0	0	0	**400,000**
	Total	**400,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**400,000**

2025 thru 2034

Infrastructure - Stormwater - Detail

Lake Elmo, MN

Project #	SW-TBD
Project Name	Future Unidentified Stormwater Projects

Contact	Engineer	Department	Storm Water Department
Category	Storm Sewer/Drainage	Priority	5 Future Consideration
Status	Active	Useful Life	40 years

Description

Future Unidentified Stormwater Projects

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Construction/Maintenance	0	0	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0	**350,000**
Total	**0**	**0**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**0**	**350,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Storm Water Fund	0	0	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0	**350,000**
Total	**0**	**0**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**0**	**350,000**

Produced Using Plan-It CIP Software

2025 through 2034

Vehicle & Equipment Fund (410) - Funding Sources & Uses

Lake Elmo, MN

Source	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Vehicle Replacement Fund											
Beginning Balance		**965,000**	**1,145,000**	**953,327**	**1,295,327**	**1,670,327**	**1,802,874**	**2,125,874**	**2,364,130**	**2,613,630**	**3,073,630**
Revenues and Other Fund Sources											
Revenue											
Capital Levy		400,000	450,000	500,000	550,000	600,000	650,000	700,000	750,000	750,000	750,000
Interfund Loan		0	0	500,000	0	0	0	0	0	0	0
	Total	400,000	450,000	1,000,000	550,000	600,000	650,000	700,000	750,000	750,000	750,000
Other Fund Sources											
Total Revenues and Other Fund Sources		400,000	450,000	1,000,000	550,000	600,000	650,000	700,000	750,000	750,000	750,000
Total Funds available		**1,365,000**	**1,595,000**	**1,953,327**	**1,845,327**	**2,270,327**	**2,452,874**	**2,825,874**	**3,114,130**	**3,363,630**	**3,823,630**
Expenditures and Uses											
Capital Projects & Equipment											
Parks and Recreation											
Chevy 2500	PR-001	0	0	0	0	30,000	0	0	0	0	0
Air Compressor	PR-005	0	0	0	0	0	0	0	25,000	0	0
Kubota SUV	PR-002	0	0	0	25,000	0	0	0	0	0	0
Skid Loader	PR-006	0	70,000	0	0	0	0	0	0	0	0
John Deere Gator	PR-004	0	0	0	50,000	0	0	0	0	0	0
Bobcat ToolCat	PR-003	70,000	0	0	0	0	0	0	0	0	0
	Total	70,000	70,000	0	75,000	30,000	0	0	25,000	0	0
Public Works Department											
D5 - Dump Truck 5 - 19 Mack	PW-005	0	0	0	0	0	0	260,000	0	0	0
D3 - Dump Truck 3 - 17 Mack	PW-003	0	0	0	0	260,000	0	0	0	0	0
D4 - Dump Truck 4 - 19 F-450	PW-004	0	0	0	0	0	0	50,000	0	0	0
D6 - Dump Truck 6 - 20 Mack Tandem	PW-006	0	0	0	0	0	0	0	270,000	0	0

Source	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
D7 - Dump Truck 7 - 21 Mack	PW-007	0	0	0	0	0	0	0	0	260,000	0
D8 - Dump Truck 8 - 22 F-550	PW-008	0	0	0	0	0	0	0	0	0	45,000
P1 - Pickup 1 - F-250	PW-011	0	0	60,000	0	0	0	0	0	0	0
P3 - Pickup 3 - F-150	PW-013	0	0	28,000	0	0	0	0	0	0	0
P4 - Pickup 4 - Ranger	PW-014	0	0	0	0	0	0	0	18,000	0	0
P5 - Pickup 5 - 3500	PW-015	0	0	0	0	0	0	0	0	0	32,000
E1 - Equip 1 - Case Loader	PW-021	0	0	200,000	0	0	0	0	0	0	0
E3 - Equip 3 - Backhoe	PW-023	120,000	0	0	0	0	0	0	0	0	0
E5 - Equip 5 -Bobcat Skid	PW-025	0	0	0	0	0	0	0	45,000	0	0
E8 - Equip 8 - Asphalt Roller	PW-028	0	0	0	0	0	110,000	0	0	0	0
E10 - Equip 10 - Chipper	PW-030	0	0	0	0	0	0	0	0	0	48,000
E11 - Equip 11 - Forklift	PW-031	0	0	0	0	0	22,000	0	0	0	0
D2 - Dump Truck 2 - 15 Mack Single	PW-002	0	0	260,000	0	0	0	0	0	0	0
P2 - Pickup 2 - F-250	PW-012	0	0	60,000	0	0	0	0	0	0	0
E6 - Equip 6 - Service Lift	PW-026	0	0	0	0	0	35,000	0	0	0	0
E9 - Equip 9 - Asphalt Trailer	PW-029	0	0	0	0	0	0	0	42,500	0	0
	Total	120,000	0	608,000	0	260,000	167,000	310,000	375,500	260,000	125,000
Building Department											
Building Inspection Vehicle 3	B-003	0	0	0	0	0	30,000	0	0	0	0
Building Inspection Vehicle 2	B-002	0	0	0	0	0	30,000	0	0	0	0
Building Inspection Vehicle 4	B-004	0	30,000	0	0	0	0	0	0	30,000	0
Building Inspection Vehicle 1	B-001	0	0	0	0	30,000	0	0	0	0	0
	Total	0	30,000	0	0	30,000	60,000	0	0	30,000	0
Fire Department											
Ladder 1	F-012	0	0	0	0	0	0	0	0	0	2,000,000
Rescue 1 Hose Storage and Equipment Refurbish	F-004	30,000	0	0	0	0	0	0	0	0	0
Command Vehicle 1	F-014	0	0	0	0	47,453	0	0	0	0	0
Tender 2	F-009	0	487,673	50,000	0	0	0	0	0	0	0

Source	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Command Vehicle 2	F-015	0	0	0	0	0	0	51,744	0	0	0
UTV 1	F-011	0	54,000	0	0	0	0	0	0	0	0
	Total	30,000	541,673	50,000	0	47,453	0	51,744	0	0	2,000,000
Other Uses											
Repay Interfund Loan		0	0	0	100,000	100,000	100,000	100,000	100,000	0	0
	Total	0	0	0	100,000	100,000	100,000	100,000	100,000	0	0
Total Expenditures and Uses		220,000	641,673	658,000	175,000	467,453	327,000	461,744	500,500	290,000	2,125,000
Change in Fund Balance		180,000	-191,673	342,000	375,000	132,547	323,000	238,256	249,500	460,000	-1,375,000
Ending Balance		**1,145,000**	**953,327**	**1,295,327**	**1,670,327**	**1,802,874**	**2,125,874**	**2,364,130**	**2,613,630**	**3,073,630**	**1,698,630**

Produced Using Plan-It CIP Software

THE CITY OF LAKE ELMO

Staff Report
DATE: 11/13/2024
MOTION

AGENDA ITEM: Planning Commission 2025 Work Plan
SUBMITTED BY: Sophia Jensen, City Planner

BACKGROUND:
Per Section 3.12.280 of the Lake Elmo City Code, the Planning Commission is tasked with reviewing and recommending an annual work plan. Staff built off the 2024 work plan to establish the 2025 Planning Commission Work Plan.

ISSUE BEFORE THE PLANNING COMMISSION:
The Planning Commission is being asked to make a recommendation on the proposed Planning Commission Work Plan for 2025.

DETAILS AND ANALYSIS:
The work plan follows a similar ranking system to the Parks Commission work plan with a priority system of 1-5 (1 being the highest priority).

Items that have been completed in the 2024 work plan include the following:

1. Housekeeping amendments identified in 2023 were completed in two batches, both approved in February.
2. The Sign Ordinance was reviewed and amended, approved in August.
3. The OP PUD Ordinance was reviewed and amended, approved in October.
4. Planning Commission training was held in May.
5. Streamline policies/procedures was completed with the hire of three new Community Development staff (Director, Planner, Assistant).
6. The City is making the transition from PermitWorks to Cloud Permit. This new software has a planning and code enforcement module.
7. Educational materials on active land use projects have been added to the City's website under the planning & zoning tab. This was initiated in January and updated quarterly.
8. The CIP is being reviewed at this meeting.

OPTIONS:

1. Recommend approval of the Planning Commission 2025 Work Plan
2. Recommend amendments to the Planning Commission 2025 Work Plan

FISCAL IMPACT:
None

RECOMMENDATION:
Staff recommends the following motion:

"Motion to recommend approval of the 2025 Planning Commission Work Plan as presented by Staff."

ATTACHMENTS:

1. 2024 Planning Commission Work Plan
2. Proposed 2025 Planning Commission Work Plan

2024 Planning Commission Work Plan

Reviewed by the Planning Commission: 11/13/2023_
Reviewed by the City Council: 3/6/2024

Key

Status	C – Complete IP – In Progress
PL	Priority Level (1-5 with 1 being the highest priority)

Project and Description	PL	Status
Code Amendments		
• Process the package of clean up amendments identified by City Staff in 2023.	3	C
• Review and update the City's sign ordinance.	2	IP
• Review the City's OP-PUD ordinance.	3	
Comprehensive Plan Amendments		
• Planning Commission review of City Capital Improvement Plan for consistency with Comprehensive Plan.	3	
Other Planning Initiatives		
• Provide training to Planning Commission.	2	
• Hold a quarterly joint Planning Commission City Council work session.	2	
• Streamline and improve policies/procedures for handling of routine land matters, including but not limited to variances, site plan review, setbacks et al;	1	IP
• When possible, add Planning Module from Permit works or equivalent to track planning and zoning applications.	4	IP
• Create educational materials that may include a brochure, website, or other publication to communicate the intended and planned development patterns in the urbanizing area.	5	C
Ongoing Planning Activities		
• Zoning Map Amendments – as amendments are requested.	1	
• Zoning Code Amendments – as amendments are requested.	1	
• Comprehensive Plan Amendments – as amendments are requested.	1	

2025 Planning Commission Work Plan

Reviewed by the Planning Commission: 11/13/2024
Reviewed by the City Council: 2/18/2025

Key

Status	C – Complete IP – In Progress
PL	Priority Level (1-5 with 1 being the highest priority)

Project and Description	PL	Status
Code Amendments		
• Process the housekeeping amendments identified by City Staff in 2024.	2	
• Review MN Cannabis regulations and add zoning/licensing requirements	3	IP
• Review the Old Village Area Zoning and Future Land Use Maps in response to the Old Village Study Conducted in 2024	4	
Comprehensive Plan Amendments		
• Planning Commission complete their annual review of City Capital Improvement Plan for consistency with Comprehensive Plan.	2	
Other Planning Initiatives		
• Provide annual training to Planning Commission.	2	
• Hold annual joint Planning Commission City Council work session.	2	2/11/25
• Promote sustainability through the Gold Leaf, B3 and GreenSteps programs	4	
• Implement an interactive city map for residents	2	
Ongoing Planning Activities		
• Zoning Code Amendments – as amendments are requested.	1	
• Comprehensive Plan Amendments – as amendments are requested.	1	
• Zoning Map Amendments – as amendments are requested.	1	