



Agenda Date: 01-13-14
CITY COUNCIL STAFF REPORT

Agenda Item: Preliminary Plat – Lake Marion Woods

Summary: The firm of Kyle Hunt & Partners, Inc. is applying for a Preliminary Plat at 3100 Maplewood Road to reconfigure three existing lots of record (PIDs), two which are buildable under current city ordinances, into three buildable parcels.

Section 900.07 states that no main building shall be constructed, erected, established or structurally altered upon a lot containing an area less than two acres. For purposes of this Section, lot area measurements will not include land below the ordinary high water level, wetlands or easements for road or driveway purposes.

- The request would combine PIDs 18-117-22 21 0006, 18-117-22 21 0007 and 18-117-22 21 0008. The applicant indicates the total lot area for the combined PID area is 953,033 square feet, of that, 330,867 square feet is dry land and 623,166 square feet are wetlands. The plat indicates each of the individual lots comply with the two acre minimum lot area requirement.

Section 900.08 states that no main building may be constructed, erected or established upon a lot which is less than 100 feet in width. The lot width standards must be met at both the front building line and the ordinary high water level. The proposed lots comply with this requirement.

	Lot 1	Lot 2	Lot 3
Gross Lot Area	186,160 sq. ft.	454,898 sq. ft.	311,975 sq. ft.
Low Lands (Wetlands, etc.)	96,402 sq. ft.	362,499 sq. ft.	164,265 sq. ft.
Easements	0 sq. ft.	1,473 sq. ft.	0 sq. ft.
Uplands (Buildable)	89,758 sq. ft.	90,926 sq. ft.	147,710 sq. ft.

Section 900.10(2) permits a maximum lot area covered by impervious surface area of 25%. Lot area will exclude any area below the OHWL, wetlands or easements for roadways or driveway. This Section also permits a maximum lot coverage for structures.

- Lot 3 will be the only fully developed lot in the Preliminary Plat when it is filed in the sense that the existing home will remain from the original land configuration. The home would remain in compliance with the required setbacks, maximum impervious surface and lot coverage requirements after the proposed plat.
- A Technical Evaluation Panel (TEP) was convened by the Minnehaha Creek Watershed District (MCWD) to confirm the wetland delineation conducted on the property. The panel concluded the delineation was correct. The applicant must now meet with the MCWD to verify compliance with their wetland buffer regulations.
- The City Engineer has reviewed the proposed preliminary plat and his comments are attached.

Section 900.02 defines Bluff as a topographic feature such as a hill, cliff, or embankment having the following characteristics (an area with an average slope of less than 18 percent over a distance of 50 feet or more, measured on the ground, shall not be considered part of the bluff):

- (a) Part or all of the feature is located within 1000 feet of any lake;
- (b) The slope rises at least 25 feet above the OHWL of the lake;
- (c) The grade of the slope from the toe of the bluff to a point 25 feet or more above the OHWL averages 30 percent or greater; and
- (d) The slope drains toward the lake.

Section 900.02(2) Defines Bluff Impact Zone as a bluff and land located within twenty feet from the top of a bluff.

Section 900.09(5) state that no structures other than stairways and landings shall be placed within the bluff impact zones.

- Lot 1 contains Bluff areas outside the buildable portion of the lot.

Section 900.02(35) defines Steep Slope as lands, exclusive of bluffs, having average slopes exceeding 12 percent over distances of 50 feet or more, measured on the ground, or lands that are otherwise poorly suited for development without appropriate design and construction techniques because of slope steepness and soil characteristics.

- There are no Steep Slopes on the property.

STAFF RECOMMENDATION:

- 1) Staff recommends Approval for Lake Marion Wood Preliminary Plat proposed at 3100 Maplewood Road as presented to the Council with the findings and conditions specified below.

FINDINGS: The proposal complies with the criteria for the approval of a subdivision outlined in Chapter 8 of the City Ordinances in that a) the review by the City Attorney found no conflicts with the Minnesota State Statutes; b) the proposed subdivision will not impact community planning and conforms with the existing and planned streets in the surrounding areas; c) the proposed subdivision will not include immediate developments which would impact grading, run-off or street surfaces; d) the proposed subdivision would have no impact on the use and enjoyment of the surrounding properties or other properties in the community; and e) the applicant has adequately addressed all issues related to sanitary sewer.

CONDITIONS

- The applicant must submit a final plat for review and approval by the City Council.
- The applicant must provide evidence of compliance with Minnehaha Creek Watershed District rules prior to the issuance of a building permit for either Lot 1 or Lot 2.
- The City Engineer must review and approve the grading and drainage prior to the issuance of a building permit for either Lot 1 or Lot 2.

Original
File Copy

OWNER

Anthony & Mary Miller
Contact: Mary Miller

Site Address:
3100 Maplewood Road
Woodland, MN 55391

APPLICANT

Kyle Hunt & Partners, Inc.
18324 Minnetonka Blvd.
Deephaven, MN 55391
Contact: Kyle Hunt

tel: 952-476-5999
email: kyle.hunt@kylehuntpartners.com

**ENGINEERING/LAND
SURVEYING**

Sathre-Bergquist, Inc.
150 Broadway Ave. S.
Wayzata, MN 55391

tel: 952-476-6000

Land Surveyor: David Pemberton
Email: Pemberton@sathre.com

Engineer: Nathan Herman
Email: NHerman@sathre.com

City of Woodland



20225 Cottagewood Road
Deephaven, MN 55331
952-474-4755 fax: 952-474-1274
www.cityofwoodlandmn.org

Subdivision Application

Date Received:	11/12/2013
Staff:	SS
Council Meeting:	12-9-13
Filing Fee Paid:	150
Receipt #	

RECEIVED

Property address 3100 MAPLEWOOD ROAD, WOODLAND, MN 55391

Property Identification Number (PIN) 1811722210006 / 1811722210007 / 1811722210008

Date Property Acquired 8/2005 (Check one) Abstract or Torrens

Applicant is (circle one) Owner Developer **Contractor** Architect Other

Applicant (individual or company name): KYLE HUNT & PARTNERS, INC.

Contact for Business: KYLE H. HUNT Title: PRES.

Address: 18324 MTKA BLVD City: DEEHAVERN State: MN Zip: 55391

Phone (work): 952-476-5999 Phone (home): CELL 612-969-2836

Email address: kyle.hunt@kylehuntpartners.com Fax: N/A

Existing Variances: Yes No

If yes, please explain _____

EXISTING LAND USE:

Current Number of Tax Parcels: 3 I (Do) (Do Not) also own other adjacent parcel land

Current Lot Size:

330,867 Square feet Dry Land

623,166 Square feet Wet Land

953,033 TOTAL Square feet, all parcels

PROPOSAL FOR:

- Division for Tax Purposes
- Lot Line Rearrangement Only (no new building sites)
- Subdivision for New Building Sites

3 Total Number of Building Sites Created by Subdivision (EXISTING HOME WILL REMAIN ON ONE OF THE SITES, SO REALLY TWO NEW VACANT SITES)

Lot Size (Square Feet) of Dry Buildable Land for Each Site

Lot 1 88,754 Lot 2 92,399 Lot 3 147,710

Square Feet of Wetland for Each Site

Lot 1 96,402 Lot 2 362,499 Lot 3 164,265

Street Access for each lot: WABELEDON ROAD

Road Frontage of Each Lot (feet)

Lot 1 800' +/- Lot 2 100' +/- Lot 3 230' +/-

Lot Width of Each Lot at the Front Building Line (Ord. 900.08) 100 feet minimum

Lot 1 800' +/- Lot 2 100' +/- Lot 3 297' +/-

Lot width of Each Lot at the Ordinary High Water Level (929.4) Lake Frontage (Ord. 900.08) 100 feet minimum

Lot 1 800' +/- Lot 2 197' +/- Lot 3 450' +/-

Applicant's Acknowledgement & Signature(s)

This application should be processed in my name, and I am the party whom the City should contact about this application. The applicant certifies that the information supplied is true and correct to the best of his/her knowledge.

The undersigned also acknowledges that she/he understands that before this request can be considered and/or approved, all required information and fees, including any deposits, must be paid to the City, and if additional fees are required to cover costs incurred by the City, the City has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. Ord. 805.06 (Copy of City Ordinance, Chapter 8, has been provided)

An incomplete application will delay processing and may necessitate a re-scheduling of the review time frame. The application time line commences once an application is considered complete when all required information and fees are submitted to the City. The applicant recognizes that he/she is solely responsible for submitting a complete application being aware that upon failure to do so, the staff has no alternative but to reject it until it is complete or to recommend the request for denial regardless of its potential merit.

Applicant's Signature: [Signature] Date: 11/11/13

Applicant's Signature: _____ Date: _____

Owner's Acknowledgement & Signature(s)

The owner further acknowledges and agrees to this application and further authorizes reasonable entry onto the property by City Staff, Consultants, agents and Council Members for purposes of investigation and verification of this request.

X Owner's Signature: [Signature] Date: 11/8/13

Owner's Signature: [Signature] Date: 11/11/13

Note - Both signatures are required, if the owner is different than the applicant, before we can process the application, otherwise it is considered incomplete.

WOODLAND

HARDCOVER CALCULATION WORKSHEET

The Woodland City Council adopted an ordinance limiting the percentage of lot area that can be covered with impervious surface. Studies have shown that sediments, oils, and debris carried into the lake from urbanized areas have a detrimental impact on the quality of water in the lake.

Ordinance 900.02, Subd. 20

Impervious Surface - Means a surface that will not permit the passage of rainwater through it, including such surfaces as roofs, awnings, concrete or bituminous driveways, walkways, tennis courts, swimming pools and patios and plastic landscape sheets or barriers. In determining impervious surface area of a house or other structure, the entire area of the roof will be considered impervious surface, together with any additional impervious surface areas. For purposes of this Code slatted decking will be deemed to be 90% impervious.

Ordinance 900.10

Lot Coverage - Except for lots which contain an area of less than 16,500 square feet and are served by City sanitary sewer and City water, the percentage of lot area covered by all buildings may not exceed 10 percent, and the total percentage of lot area covered by an impervious surface, including the area covered by buildings, may not exceed 25 percent. Except in the Assembly Grounds, the percentage of lot area within the shore impact zone covered by an impervious surface may not exceed 10 percent. For lots which contain an area of less than 16,500 square feet and are served by City sanitary sewer and City water, the percent of lot area covered by an impervious surface, including the area covered by buildings, may not exceed 40 percent, provided that such percentage may be increased to up to 45 percent upon the issuance of a special use permit. Applications for a special use permit to increase the percentage of lot area that may be covered by an impervious surface to up to 45 percent shall be made under Section 900.15.

Property Address 3100 MARLEWOOD RD Date 10-6-13

Existing Hardcover				Proposed Hardcover			
House	_____ x _____		<u>4,493</u>	House	_____ x _____		_____
	Length Width	=	Sq. Feet		Length Width	=	Sq. Feet
	_____ x _____	=	_____		_____ x _____	=	_____
Garage	_____ x _____	=	_____	Garage	_____ x _____	=	_____
Other Buildings	<u>20.6</u> x <u>22.9</u>	=	<u>626</u>	Other Buildings	_____ x _____	=	_____
	_____ x (Area)	=	<u>310</u>		_____ x _____	=	_____
Driveway	_____ x _____	=	<u>10,465</u>	Driveway	_____ x _____	=	_____
Sidewalks	_____ x _____	=	<u>233</u>	Sidewalks	_____ x _____	=	_____
Patio	_____ x _____	=	<u>1,032</u>	Patio	_____ x _____	=	_____
Decks	_____ x _____	=	_____	Decks	_____ x _____	=	_____
			90%				90%
Other landscape	_____ x _____	=	_____	Other landscape	_____ x _____	=	_____
Total			<u>17,156</u>	Total			_____

Total Existing & Proposed Impervious Cover = 17,156 Square Feet
 Total Lot Area = 953,033 Square Feet

Hardcover 17,156 ÷ Lot Area 953,033 x 100 = 1.80 %
 (Existing & Proposed square feet)

Signature [Signature] Date 10-6-13



DATA PRIVACY ADVISORY

In accordance with Minnesota State Statute 13.04, Subd. 2, "Rights of subjects of data", we would like to inform you that your request for a permit or license from the City of Woodland or any of its departments may require you to furnish certain private or confidential information.

You are notified that:

- 1) The information that you furnish will be used to determine your qualifications for a permit, approval or license requested.
- 2) You may refuse to supply data, but refusal may require that the City deny the permit, approval or license.
- 3) The information you provide may be shared with other local, state or federal agencies to the extent necessary to process the permit, approval or license.
- 4) If your requested permit, approval or license requires Council action, the information may become public. A copy of your application, permit, approval or license will be placed in your public property file.
- 5) You have certain rights under Minnesota Statute, Section 13.04 to review private data on yourself.
- 6) Your full name is required to process this application or permit.

Applicant:

KYLE H HUNT
NAME: First Middle Last
18324 MTKA BLVD
Address
DEERHAVEN MN 55391 Cell: 612-369-2836
City State Zip Phone

I understand my rights as stated above

Applicant Signature

Kyle Hunt

Date

11/11/13

Owner:

ANTHONY MEUER and MARY W. MEUER

NAME: First Middle Last
3100 MAPLEWOOD ROAD
Address
WOODLAND MN 55391 Mary's Cell: 952-473-2603
City State Zip Phone

I understand my rights as stated above

Owner Signature

Anthony Meuer

Date

11/11/13 *Mary W. Meuer* 11/8/13



BOLTON & MENK, INC.

Consulting Engineers & Surveyors

2638 Shadow Lane, Suite 200 • Chaska, MN 55318-1172

Phone (952) 448-8838 • Fax (952) 448-8805

www.bolton-menk.com

December 3, 2013

City of Woodland
Attn: Gus Karpas
20225 Cottagewood Road
Deephaven, MN 55331

RE: Subdivision Application
3100 Maplewood Road
Engineering Review #1

Dear Mr. Karpas:

As requested, we have completed an engineering review of the documents submitted for the above referenced project. Our current review is based on the following submittal items:

- Subdivision Application., dated 11/12/2013
- Hardcover Calculation Worksheet, dated 10/6/13
- Certificate of Survey prepared by Sathre-Bergquist, dated 11/7/13
- Preliminary Plat prepared by Sathre-Bergquist, dated 11/7/13

We offer the following observations, comments, and recommendations for your consideration:

1. Minnehaha Creek Watershed District (MCWD) approval and permitting for their Erosion Control and Wetland Protection Rules will be required at the time of New Principal Residential Structures construction. Since the development is proposing less than 20% impervious surface, no stormwater management permitting from MCWD should be required. A copy of any approvals or permits required should be submitted to the City prior to Building Permit approval.
2. At the time of New Principal Residential Structures construction, MCWD will require declarations to be recorded for each lot showing the buffer and wetland buffer monuments and monuments will need to be installed. Confirmation of declaration recordings should be submitted to the City prior to Building Permit approval.
3. An easement will be required for the shared access to Lots 2 and 3. This easement should be recorded as part of the Final Plat process.
4. The existing barn located on Lot 2 should be removed prior to Building Permit approval.
5. Preliminary Grading Plans will need to be submitted as part of Building Permit applications to provide a more detailed review. Any increase or decrease in existing ground level of more than 3' at any point would require a variance, and a minimum of 2' vertical separation between low openings of structures and the OHWL (930.9) must be maintained.
6. Tree Inventory and Replacement Plans will need to be submitted as part of Building Permit applications. Any tree removal necessary for the construction of new structures must provide tree replacement with trees of similar species.
7. Sanitary service is provided to the site by a private lift station. The lift station capacity has been confirmed to have adequate capacity to accommodate all three proposed homes. The floor elevation of the station is 930.0, so gravity connections from the homes should be at least 2.5' higher (932.5).



Subdivision Application
3100 Maplewood Road
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8. The site appears to contain areas considered as bluffs. Bluff calculations will need to be submitted for review, and the Preliminary Plat should be revised to include top of bluff lines and bluff setbacks.

Please let me know if you have any questions or need additional information.

Sincerely,

BOLTON & MENK, INC.

A handwritten signature in cursive script that reads "Robert E. Bean, Jr.".

Robert E. Bean, Jr., P.E.
Water Resources Engineer

Gus Karpas

From: Robert Bean <bobbe@bolton-menk.com>
Sent: Monday, December 16, 2013 1:49 PM
To: 'Gus Karpas'
Cc: David Martini
Subject: RE: MILLER SITE

Gus,

We have reviewed the submitted bluff delineations. The bluff delineations are acceptable, and no bluffs appear to exist where the applicant is proposing work. All slopes are between 20-25%, however, and should be treated as steep slopes. If you have any questions or comments, please contact me to discuss.

Thanks,

Robert E. Bean, Jr, P.E.
LEED Green Assoc.
Bolton & Menk, Inc.
P:(952) 448-8838, ext 2892
F:(952) 448-8805
email: bobbe@bolton-menk.com

-----Original Message-----

From: Gus Karpas [<mailto:guskarpas@mchsi.com>]
Sent: Friday, December 06, 2013 12:15 PM
To: Robert Bean
Subject: FW: MILLER SITE

Bob,

Please review the bluff delineation for 3100 Maplewood Road

-----Original Message-----

From: Dave Pemberton [<mailto:pemberton@sathre.com>]
Sent: Tuesday, November 26, 2013 1:49 PM
To: GusKarpas@mchsi.com
Cc: Kyle Hunt (Kyle.Hunt@KyleHuntPartners.com)
Subject: MILLER SITE

Gus

Attached is the proposed driveway easement and site plan. There still some things we'll have to address as we move forward but I think this is what you needed for areas and bluff determination.

Please call me if you need anything or have any questions.

I accidently sent this to Shorewood before lunch.

David B. Pemberton, P.L.S.

Gus Karpas

From: Shelley Souers <shelley@cityofwoodlandmn.org>
Sent: Thursday, December 05, 2013 12:00 PM
To: 'Kyle Hunt'
Cc: danayoung@mchsi.com; 'Gus Karpas'; 'Teresa pendleton'
Subject: Sewer Service Agreement - Deephaven & Woodland - Lake Marion Woods

Hello Kyle,

RE: Woodland Preliminary Plat & Sewer line connection to potential new homes (Lake Marion Woods)

Dana reviewed the 1994 Sewer Service Agreement that was approved between Deephaven and Woodland for connection to the municipal sewer line in Deephaven.

Dana said that the Woodland owners/applicants will not need further approval from the City of Deephaven to extend the sewer service "Dolan Line" and connect to any new homes per the agreement. The agreement approved sewer service to Lots 12, 13 and 14.

A separate SAC charge would be owing at the time any building permit is issued at the current SAC rates, which increase annually.

It appears that only 1 SAC charge has been paid to-date and that would have been for the current home.

Shelley Souers
City Clerk
City of Woodland
p: 952-358-9936
www.woodlandmn.org
e: shelley@cityofwoodlandmn.org