



PLANNING & ZONING BOARD AGENDA

Wednesday, September 10, 2025

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

ADVISORY BOARD MEETING, 6:30 P.M.

Council Chambers (televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes: August 13, 2025
6. Action Items
 - A. **CONTINUED PUBLIC HEARING:** Peltier Ponds Comprehensive Plan Amendment, Rezoning, PUD Preliminary Plan and Preliminary Plat
 - B. **PUBLIC HEARING:** Zoning Ordinance Text Amendment (City Code Chapter 1007) Relating to Cannabis Microbusiness and Mezzobusiness
 - C. **PUBLIC HEARING:** Lake Amelia Woods Preliminary Plat Amendment
 - D. Wilkinson Waters PUD Final Plan/Final Plat
 - E. Hampton Addition Final Plat
7. Discussion Items
 - A. Project Updates
8. Notices and Communications

ADJOURNMENT

CITY OF LINO LAKES
PLANNING & ZONING BOARD MINUTES

DATE:	August 13, 2025
TIME STARTED:	6:30 P.M.
TIME ENDED:	8:17 P.M.
MEMBERS PRESENT:	Isaac Wipperfurth, Nathan Vojtech, Neil Evenson Michael Root, Suzy Guthmueller, Perry Laden, Patrick Kohler
MEMBERS ABSENT:	None
STAFF PRESENT:	Michael Grochala, Katie Larsen, Diane Hankee Marissa Ertel

1. CALL TO ORDER AND ROLL CALL

Chair Root called the Lino Lakes Planning & Zoning Board meeting to order at 6:30 p.m. on August 13, 2025.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Mr. Root declared public comment open at 6:33 p.m.

Carol Featherstone, 631 Andall Street, spoke about the Natures Refuge North Final Plat. Ms. Featherstone was concerned about the differences between the preliminary and final plat. Ms. Featherstone wanted to address the connection with Andall Street for emergency access only.

Mr. Vojtech moved to close public comment. Motion seconded by Mr. Kohler. Public comment was closed at 6:35 p.m.

4. APPROVAL OF AGENDA

The agenda was approved as presented.

5. APPROVAL OF MINUTES

DRAFT MINUTES

Mr. Kohler moved to approve the July 9, 2025 meeting minutes. Motion seconded by Mr. Laden with one change. Motion carried 6 – 0 with one abstention.

6. ACTION ITEMS

A. Public Hearing: Lino Lakes Main Street Master Plan

Leila Bunge with Kimley Horn presented the Main Street Master Plan presentation.

On July 8, 2024, the City Council adopted Ordinance No. 11-24 establishing a moratorium on residential development around the Main Street corridor between Sunset and 4th Avenue. The purpose of the moratorium is to allow for the completion of a master plan and Alternative Urban Areawide Review (AUAR) for the area. The moratorium will end on August 15, 2025.

The AUAR comment period ended on June 26th and responses to comments have been prepared by the project team. The adoption of the AUAR was brought to the City Council for consideration on August 11, 2025. An AUAR mitigation plan has been incorporated into the Master Plan document to guide development activities.

The first draft Master Plan was presented to the Planning & Zoning Board on July 9, 2025. The Master Plan is a compilation of the process undertaken, site overview and constraints and planning considerations. The Preferred Scenario – Scenario 2 concept is more fully developed with key concepts highlighted and system plans.

Mr. Wipperfurth had questions about the next steps once the Master Plan is adopted. Mr. Grochala let the Board know that the City would need to make a Comprehensive Plan Amendment, which would amend the current 2040 Plan. Mr. Wipperfurth asked whether developers would be able to apply to develop the land before the comprehensive plan is adopted. Mr. Grochala explained that theoretically someone could submit an application but they would have to follow the upcoming adoption.

Mr. Vojtech had questions about the addition of wells to the area. Mr. Grochala explained that two wells need to be added over the next thirty years. The wells would be added as needed when future development starts.

Mr. Root opened the public hearing at 6:57 p.m.

Angela Coil, 7672 Sunset Avenue, asked for a better understanding of Sunset Avenue becoming a gateway since there is some confusion with the county. Ms. Coil had concerns regarding the potential increase in traffic in the area. Ms. Coil likes the small town feel of Lino Lakes and does not think the City needs to develop as quickly and believes residents are opposed to high density housing.

Sue Bass, 197 Shetland Lane, had concerns regarding the proposed connection of Century Trail to Main Street. Ms. Bass was worried that Robinson Drive would experience vehicles travelling faster through the area to avoid potential traffic. Ms. Bass had concerns about the safety of families in the neighborhood if more traffic were to travel through.

Julia Nelson, 689 Oak Lane, was glad the topic of water consumption in the area was brought up. Ms. Nelson had concerns about the City being sued for overuse of water. Ms. Nelson does not think it would be as simple as adding more wells to provide water for potential future developments. Ms. Nelson understands that the City must follow guidelines put in place by the Metropolitan Council, but believes Lino Lakes should take a stand.

Sam Bennett, 6841 Lakeview Drive, wanted to speak on prioritizing parks being closer to commercial space. Mr. Bennett believes having the park away from the commercial space in the proposed plan would not promote community development.

Chris Stowe, 426 Pine Street, agreed with the previous comment regarding water and wells concerns. Mr. Stowe brought up concerns regarding speed limits and safety on Pine Street with potential new developments. Mr. Stowe is not in favor of higher density housing.

Mr. Vojtech moved to close the public hearing. Motion seconded by Mr. Kohler. The public hearing was closed at 7:09 p.m.

Mr. Root addressed comments made during the public hearing. Mr. Root asked staff to clarify Sunset Avenue becoming a gateway. Mr. Grochala stated that the gateway would be more aesthetic not becoming a highway. Sunset Avenue is a county road and the county is currently designing. Mr. Grochala explained that Main Street would be where the majority of traffic would be routed.

Mr. Root wanted to address the comments regarding density requirements. Mr. Grochala stated that comments and resident concerns regarding density have been frequent for thirty years. The City is growing in the path of development for the metro area and the City is required to meet density requirements per Metropolitan Council

and state legislature. The City is trying their best to address those concerns with the residents.

Mr. Root wanted to address pushing back on the Metropolitan Council. Mr. Grochala spoke about a previous lawsuit with Lake Elmo and the risks to pushing back on the Metropolitan Council.

Mr. Root wanted to address the concerns about traffic. Mr. Grochala stated that there was a very extensive traffic study performed in the AUAR. The growth of all the cities around us is also a factor in how the City will move forward with developing the roads. Mr. Grochala stated the City must match what is going on with the county updates to the roads. Mr. Grochala stated that in the current 2040 Comprehensive Plan, Robinson Drive is a collector street.

Mr. Root wanted to address the wells and drinking water. Mr. Grochala stated the City has a long-range plan for water use. The Metropolitan Council is observing our water use to get a better understanding of trends for future development in the metro area. Mr. Grochala explained that currently the biggest concern is trying to eliminate water use for irrigation. Mr. Root wanted to address that development would not be allowed if there was no water supply. Mr. Grochala confirmed.

Mr. Root wanted to address the flooding. Mr. Grochala stated that the Northwest area is low elevation and are in floodplains. The Board is aware that the City does extensive flood studies. Mr. Grochala stated that developers will have to prove that they will be able to accommodate the flooding in the area.

Mr. Root wanted to address the parks in this plan. Mr. Grochala spoke about the City's plan to have few larger parks with more enhancements. Mr. Grochala stated that this plan is a guideline and that a potential development could come in and place a park closer to commercial areas.

Mr. Root wanted to address the comments about Madinah Lakes and potential new development applications being able to come in with the moratorium being lifted August 15, 2025. Mr. Grochala explained that if the developers were to come in they would be going through the land use application process along with the comprehensive plan amendment.

Ms. Guthmueller had a question about Metropolitan Council and the requirements for density. Ms. Guthmueller understood that there would be lawsuits if the City were to not follow their adopted guidelines but wants better understanding of the Metropolitan

Councils purpose. Mr. Grochala explained the purpose of the Metropolitan Council. Any updates the City makes to our comprehensive plan would have to go before the Metropolitan Council to ensure we are aligned with the regional plans. The Metropolitan Council plays a role in helping the community with access to sanitary sewer and water. The City must provide a share of the region's affordable housing. The City must make accommodations for affordable housing along with the surrounding cities. The Metropolitan Council requires the City to have a certain amount of land that is guided to affordable housing.

Ms. Guthmueller wonders if we are building out too quickly and if there is a need for this much housing in the area. Ms. Guthmueller also had questions regarding surrounding cities and if we are all followed by the same rules. Mr. Grochala explained that the Metropolitan Council does have different standards depending on the City and does factor individual cities. Mr. Grochala explained that Lino Lakes forecasted population growth has been consistently slow compared to that of Blaine and Hugo.

Ms. Guthmueller wanted to know if Metropolitan Council had to approve the Master Plan. Mr. Grochala explained that the Metropolitan Council would approve the amendment to the Comprehensive Plan but not the Master Plan itself. Ms. Hanke pointed out that Lino Lakes did push back on density with Metropolitan Council previously.

Mr. Evenson moved to approve the Main Street Master Plan. Motion seconded by Mr. Laden. Motion carried 7-0.

B. Continued Public Hearing: Peltier Ponds Comprehensive Plan Amendment, Rezoning, PUD Preliminary Plan and Preliminary Plat

Ms. Larsen presented the staff report.

The applicant, U.S. Home, LLC (aka Lennar), is proposing a master planned residential development located west of CSAH 54 (20th Ave N) across from Watermark, east of Peltier Lake, and north of the City of Centerville border. The development contains four (4) parcels totaling approximately 125 gross acres and 246 housing units. The proposed development is called Peltier Ponds.

The Planning & Zoning Board held a public hearing on July 9, 2025 and recommended continuing the public hearing to allow the applicant time to provide additional information. The applicant continues to work on the revised plans and needs additional time.

Mr. Wipperfurth had a question about the extension of the public hearing, and wants a better understanding what the developer could do against the City. Ms. Larsen explained we have the ability to extend the process up to 120 days total.

Will Rogers, 7608 Peltier Lake Drive, wanted to speak about issues he mentioned at the public hearing held in July. Mr. Rogers is in favor of City water being provided to the area. Mr. Rogers had concerns that more people would access his property. Mr. Rogers was not in favor of a road connection for public safety purposes and does not believe it would be necessary.

Mr. Root addressed the extension to the existing road. Ms. Larsen stated this would be addressed when the preliminary plat comes back in. Ms. Larsen stated that City staff is still waiting for responses from the applicant to address concerns mentioned at the July Planning and Zoning meeting.

Ms. Guthmueller moved to continue the public hearing to the next Planning and Zoning meeting to allow the developer time to address staff concerns. Motion seconded by Mr. Vojtech. Motion carried 7-0.

C. Natures Refuge North PUD Final Plan/Final Plat

Ms. Larsen presented the staff report.

The applicant, M/I Homes of Minneapolis/St Paul, LLC., submitted a land use application for Natures Refuge North PUD Final Plan/Final Plat. The final plat is for 45 single family villa lots.

On May 12, 2025, the City Council passed Resolution No. 25-61 approving the Natures Refuge PUD Preliminary Plan/Preliminary Plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

Mr. Evenson had questions regarding the outlot on the plat. Ms. Larsen stated that the City wanted to make sure the developer accommodated that lot for a single-family home as shown previously.

Mr. Kohler moved to approve the PUD final plan and final plat subject to the conditions listed in the staff report. Motion seconded by Mr. Evenson. Motion carried 7-0.

D. Java Lino Lakes Second Addition Final Plat

Ms. Larsen presented the staff report.

The applicant, Java Companies, LLC., submitted a land use application for Java Lino Lakes Second Addition final plat. The final plat subdivides Lot 2, Block 1, Java Lino Lakes into two (2) separate lots.

On April 14, 2025, the City Council passed Resolution No. 25-45 approving the Java Lino Lakes final plat. The plat created three (3) commercial lots along Lake Drive. Lot 2, Block 1, Java Lino Lakes was proposed to have a 3 unit multi-tenant retail building. The applicant is now proposing to subdivide this lot into 2 lots for the purpose of constructing a standalone Chipotle Restaurant and a standalone Pacific Dental office. Lot 1, Block 1, Java Lino Lakes 2nd Addition will still be an O'Reilly's Auto Parts retail store as originally planned.

On June 9, 2025, the City Council passed Resolution No. 25-77 approving the Java Lino Lakes Second Addition preliminary plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code for zoning and subdivision requirements.

Ms. Guthmueller had a question about if there would be an oil change location still. Ms. Larsen clarified that this is the second addition and that would be in the first addition and has not changed.

Mr. Evenson had questions about the drainage discrepancies in the engineering report. Ms. Hankee explained that the drainage issues have been resolved, Rice Creek has also provided comments with the developer.

Mr. Vojtech moved to approve the final plat subject to the conditions listed in the staff report. Mr. Wipperfurth seconded the motion. Motion carried 7-0.

E. Clearwater Commons Final Plat

Ms. Larsen presented the staff report.

The applicant, Capital Real Estate, Inc., submitted a land use application for Clearwater Commons final plat. The final plat is for three (3) commercial lots north of CSAH 14 (Main Street), west of I-35E, east of 21st Avenue North and south of the park and ride. A stand-alone Chipotle Restaurant is proposed on Lot 1.

On June 9, 2025, the City Council passed Resolution No. 25-78 approving the Clearwater Commons preliminary plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

Mr. Root wanted to address the pedestrian flow in the area that was mentioned at the public hearing. Ms. Larsen explained that there would not be a mid-street crossing location added.

Mr. Kohler had questions about the water supply for engineering. Ms. Hankee stated water flow for hydrants has been reviewed and public safety agrees with the assessment.

Mr. Evenson moved to approve the final plat subject to the conditions listed in the staff report. Mr. Wipperfurth seconded the motion. Motion carried 7-0.

7. DISCUSSION ITEMS

A. Project Updates

Mr. Grochala provided project updates to the Board.

Mr. Laden moved to adjourn the meeting. Motion seconded by Mr. Kohler. Meeting adjourned at 8:17 p.m.

Respectfully submitted,
Marissa Ertel – Community Development Administrative Assistant

**PLANNING & ZONING BOARD
STAFF REPORT
AGENDA ITEM 6.**

STAFF ORIGINATOR:

MEETING DATE September 10, 2025

AGENDA ITEM: Action Items

CASE NUMBER:

APPLICANT:

OWNER:

REVIEW SCHEDULE:

INTRODUCTION

BACKGROUND

RECOMMENDATION / REQUESTED DIRECTION

ATTACHMENTS

None

**PLANNING & ZONING BOARD
AGENDA ITEM 6A**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: September 10, 2025

TOPIC: **CONTINUED PUBLIC HEARING:** Peltier Ponds
1. Comprehensive Plan Amendment
2. Rezoning
3. PUD Preliminary Plan
4. Preliminary Plat

CASE NUMBER: CPA2025-0002
PZC2025-0004

APPLICANT: U.S. Home, LLC
Attn: Josh Metzger
16355 36th Avenue N, Suite 100
Plymouth, MN 55446

OWNER: Hal Leibel
7566 Peltier Lake Drive
Lino Lakes, MN 55038

INTRODUCTION

The applicant, U.S. Home, LLC (aka Lennar), is proposing a master planned residential development located west of CSAH 54 (20th Ave N) across from Watermark, east of Peltier Lake, and north of the City of Centerville border. The development contains four (4) parcels totaling approximately 125 gross acres and 246 housing units. The proposed development is called Peltier Ponds.

Tentative Review Schedule:

Complete Application Date:	June 5, 2025
60-Day Deadline:	August 4, 2025
60-Day Extension Deadline:	October 3, 2025 December 2, 2025
Environmental Board Meeting:	June 25, 2025

Park Board Meeting:	July 2, 2025
Planning & Zoning Board Meeting:	July 9, 2025 August 13, 2025 September 10, 2025 October 8, 2025
City Council Work Session:	November 3, 2025
City Council Meeting:	November 10, 2025

The applicant has requested an extension to the December 2, 2025.

BACKGROUND

The Land Use Application is for the following:

- Comprehensive Plan Amendment
- Rezoning
- PUD Preliminary Plan
- Preliminary Plat

The Planning & Zoning Board held a public hearing on July 9, 2025 and recommended continuing the public hearing to allow the applicant time to provide additional information. The Board continued the public hearing again on August 13, 2025. The applicant continues to work on the revised plans and needs additional time to complete.

ANALYSIS

None.

RECOMMENDATION

Staff recommends continuing the public hearing for Peltier Ponds Comprehensive Plan Amendment, Rezoning and PUD Preliminary Plan/Preliminary Plat to allow time for the applicant to provide additional information and revise plans.

ATTACHMENTS

None.

**PLANNING & ZONING BOARD
AGENDA ITEM 6B**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: September 10, 2025

TOPIC: **PUBLIC HEARING:** Zoning Ordinance Text Amendment (City Code Chapter 1007) Relating to Cannabis Microbusiness and Mezzobusiness

CASE NUMBER: TA2025-01

APPLICANT: 2E Reality, LLC
Jarod Anderson
1877 Victoria Road South
Mendota Heights, MN 55118

OWNER: NA

INTRODUCTION

The applicant, 2E Reality, LLC., submitted a land use application to amend the zoning ordinance to allow cannabis microbusinesses and mezzobusinesses within the R, Rural Zoning District.

Complete Application Date:	July 31, 2025
60-Day Deadline:	September 27, 2025
60-Day Extension:	November 28, 2025
EDAC Meeting:	August 7, 2025
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	September 10, 2025
City Council Work Session:	October 6, 2025
City Council Meeting:	October 13 October 27, 2025

BACKGROUND

In March of 2025, the City amended City Code Section 1007 (Zoning Ordinance) to provide for Cannabis Businesses within the specific zoning districts of the City. Generally, the 13 license,

types (now 14 based on 2025 legislation) were grouped with similar non cannabis related businesses. For example, cannabis cultivation was provided for in rural districts where agricultural uses are allowed, retail in commercial districts and production/manufacturing in industrial districts.

Two of the license categories, microbusiness and mezzobusiness, allow for cultivation, production and retail sales, at different intensities. Both license types were limited to the City's industrial districts because of the multiple use potential. Licensed businesses within these categories must also receive an "Endorsement" from the Office of Cannabis Management (OCM) to operate a specific use such as retail on a site.

The City recently rejected the certification of a microbusiness proposing to operate a cultivation business because of its location within a rural zoning district. The owner has since met with City staff to discuss the operation, which is currently a hemp growing operation in the City. While the owner has a microbusiness license from the state, they are only seeking the cultivation endorsement for the specific site. The owner has been joined by another interested party in seeking an amendment to the zoning ordinance to allow both microbusiness and mezzobusiness in the R, Rural District, limited to cultivation.

ANALYSIS

While microbusiness or mezzobusiness licenses allow multiple activities they are required to obtain a specific endorsement for each activity. A list of endorsements available for both a microbusiness and mezzobusiness is included as Attachment A.

Under the State's cannabis licensing requirements, the intensity of endorsed uses for microbusiness and mezzobusiness is less than or equivalent to what is already allowed under the specific license type. For example, cannabis cultivation, a permitted use in the City's R, Rural District, allows for up to 30,000 square feet of plant canopy indoors and 2 acres of mature flowering plants outdoors. A microbusiness with a cultivation endorsement is limited to 5,000 square feet indoors and one-half acre outdoors. A mezzobusiness with a cultivation endorsement is limited to 15,000 square feet indoors and one acre outdoors.

The purpose of microbusiness and mezzobusiness licenses is to create opportunities for small scale operators, by allowing a company to control multiple stages of its supply chain (vertical integration). Under Minnesota's regulatory framework, entrepreneurs can grow, process, and sell their own cannabis products, offering a path for smaller businesses to compete with larger commercial operations. This intent is also reflected in the State's application and licensing fees which are significantly lower than other license types.

After review by the City Attorney it was determined that the statutory requirements allow for microbusinesses and mezzobusinesses to be zoned based on each endorsement received. Under the proposed ordinance a microbusiness or mezzobusiness specific endorsement would

be the determining factor on zoning conformance. Accordingly, a cultivation endorsement would be required to operate in a R, Rural District and the business would be limited to that use.

The same adjustment is recommended for microbusiness and mezzobusiness within the NB, Neighborhood Business District, the LB, Limited Business District, and the GB, General Business District zoning districts. Currently, a cannabis retail business is a permitted use within these business zoning districts. As proposed, a microbusiness or mezzobusiness licensed business with a retail operations endorsement would be allowed to operate in a business district and be limited to retail operations. On site consumption would not be allowed. These businesses would be subject to the limitation on retail registrations which is capped at 2 (1 per 12,500 per persons) in Lino Lakes.

EDAC Recommendation

The Economic Development Advisory Committee (EDAC) discussed allowing a microbusiness or mezzobusiness in the R, Rural District, limited to cultivation endorsement at their August 7, 2025 meeting. This discussion preceded the City Attorney review and did not include discussion on retail operations endorsement. The EDAC supported the change to allow microbusiness or mezzobusiness with cultivation endorsement in the R, Rural District provided sales were prohibited.

The Board also had concerns regarding the implications if a property were rezoned and whether that would potentially increase the number of potential retail registrations. The number of retail registrations are restricted under City Code and limited to one per 12,500 persons. A rural property with a cultivation endorsement, if rezoned to commercial zoning district, would not change those limitations.

RECOMMENDATION

Staff is recommending approval of the draft ordinance.

ATTACHMENTS

1. Microbusiness and Mezzobusiness Cannabis License and Endorsement Types
2. Zoning District Summary Table
3. Draft Ordinance No. 02-25

Cannabis License and Endorsement Types

Under Minnesota Statutes, Chapter 342

The information in this document is not legal advice. Please review [Minnesota Statutes, Chapter 342 \(revisor.mn.gov/statutes/cite/342\)](https://mn.gov/statutes/cite/342) and/or consult with an attorney regarding the various license types prior to making any decisions. The information in this document is solely intended to provide a general overview of permitted activities under the various license types and is not exhaustive. For information on the costs associated with each license type, please visit <https://mn.gov/ocm/businesses/licensing/license-types.jsp>.

License type	Overview of activities and products allowed	Endorsements available	Additional licenses available (may be held simultaneously)
Microbusiness Minn. Stat. § 342.28 Cannabis microbusinesses can grow, make, sell, and buy cannabis (including plants and seedlings), lower-potency hemp edibles, and hemp-derived consumer products. They can also have an on-site space where customers can use cannabis.	Can operate: A single retail location. Can allow on-site consumption on a portion of its premises where customers can consume edible cannabis products and lower-potency hemp edibles. Can grow: Up to 5,000 square feet of plant canopy indoors or up to one-half acre of mature flowering plants outdoors. Can transport: Between facilities under same license holder. Can sell: Immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and customers.	• Cultivation • Extraction and concentration • Production of customer (consumer) products • Retail operations* • On-site consumption • Edible cannabinoid product handler endorsement • Medical cannabis - Medical cannabis cultivation - Medical cannabis processor - Medical cannabis retailer <i>* Must also have local registration per Minn. Stat. § 342.22.</i>	• Cannabis event organizer
Mezzobusiness Minn. Stat. § 342.29 Cannabis mezzobusinesses can grow, make, sell, and buy cannabis (including plants and seedlings), lower-potency hemp edibles, and hemp-derived consumer products. <i>This license type is available in limited quantities per state law, and licensees will be selected through a vetted lottery.</i>	Can operate: Up to three retail locations. Can grow: Up to 15,000 square feet of plant canopy indoors or up to one acre of mature flowering plants outdoors. Can transport: Between facilities under same license holder. Can sell: Immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and customers.	• Cultivation • Extraction and concentration • Production of customer (consumer) products • Retail operations* • Edible cannabinoid product handler endorsement • Medical cannabis - Medical cannabis cultivation - Medical cannabis processor - Medical cannabis retailer <i>Note: Must obtain at least two endorsements within 18 months of licensure.</i> <i>* Must also have local registration per Minn. Stat. § 342.22.</i>	• Cannabis event organizer

	Rural	Commercial District			Industrial Districts			Notes
Cannabis License Type	R, Rural	NB, Neighborhood Business	LB, Limited Business	GB, General Business	LI, Light Industrial	GI, Gen Industrial	BC, Business Campus	
Cannabis Microbusiness	P ¹	P ²	P ²	P ²	P	P	P	P - indoor cultivation of plants up to 5,000 sq ft or ½ acre outdoors + 1 retail license (same site). Staff proposing (indoor only) P ¹ – with cultivation endorsement P ² – with retail operations endorsement, no on-site consumption
Cannabis Mezzobusiness	P ¹	P ²	P ²	P ²	P	P		P - Indoor cultivation of plants up to 15,000 sq ft or up to 1 acre outdoors + 3 retail license (retail use is not on same site) (staff indoor only) P ¹ – with cultivation endorsement P ² – with retail operations endorsement, no on-site consumption
Cannabis Cultivator (indoor)	P				P	P		Indoor cultivation of up to 30,000 sq ft plant canopy
Cannabis Cultivator (outdoor)	P							Outdoor cultivation limited to 2 acres
Cannabis Manufacturer					P	P	P	Manufacture cannabis and hemp products
Cannabis Retailer		P	P	P				Cannabis retailer (342.27 stipulates display, storage, hrs operation; security)
Cannabis Wholesaler					P	P	P	BUY and sell immature plants
Cannabis Transporter					P	P	P	Transport cannabis and hemp products between
Cannabis Testing Facility					P	P	P	Third-party testing any products grown or manufactured
Cannabis Delivery Service					P	P	P	Delivery with on-site vehicles
Medical Cannabis Cultivator	P				P	P		60,000 sq ft of plant canopy
Medical Cannabis Retailer		P	P	P				Purchase medical cannabis flower and products and sell or distribute
Medical Cannabis Combo Business					P	P		Cultivator, processor, and retailer
Lower-potency Hemp Edible Manufacturer					P	P	P	
Lower-potency Hemp Edible Retail		P	P	P				

1 st Reading:	Website Notice:
2 nd Reading:	Publication:
Adoption:	Effective:

**CITY OF LINO LAKES
ORDINANCE NO. 02-25**

**ORDINANCE AMENDING CHAPTER 1007 (ZONING ORDINANCE)
OF THE CITY CODE CONCERNING THE REGULATION AND ZONING
OF CANNABIS BUSINESSES**

The City Council of Lino Lakes ordains:

Section 1. Section 1007.100(5) of the Zoning Ordinance (R, Rural District, Permitted Uses) is hereby amended to add the following provisions:

~~(po)~~ Medical cultivator, outdoor, limited to 2 acres in compliance with City Code Chapter 617.

(p) Cultivation operations for a Microbusiness and Mezzobusiness with a cultivation endorsement.

Section 2. Section 1007.130(6) of the Zoning Ordinance (NB, Neighborhood Business District, Permitted Uses) is hereby amended to add the following provisions:

(j) Retail operations for a Microbusiness and Mezzobusiness with a retail operations endorsement, no on-site consumption.

Section 3. Section 1007.131(6) of the Zoning Ordinance (LB, Limited Business District, Permitted Uses) is hereby amended to add the following provisions:

(m) Retail operations for a Microbusiness and Mezzobusiness, with a retail operations endorsement, no on-site consumption.

Section 4. Section 1007.132(6) of the Zoning Ordinance (GB, General Business District, Permitted Uses) is hereby amended to add the following provisions:

(s) Retail operations for a Microbusiness and Mezzobusiness with a retail operations endorsement, no on-site consumption.

Section 5. This ordinance shall be in force and effect from and after its passage and publication according to the Lino Lakes City Charter.

Adopted by the Lino Lakes City Council this _____ day of _____, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**PLANNING & ZONING BOARD
AGENDA ITEM 6C**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: September 10, 2025

TOPIC: **PUBLIC HEARING:** Lake Amelia Woods Preliminary Plat Application Amendment

CASE NUMBER: PP2025-005

APPLICANT: TJB Homes, Inc.
Attn: Thomas Budzynski
9100 Baltimore St NE
Blaine, MN 55449

OWNER: CB Property, LLC
Attn: John Commers
11841 Flanders Circle NE
Blaine, MN 55449

INTRODUCTION

The applicant, TJB Homes, Inc, submitted a land use application to amend the preliminary plat application for Lake Amelia Woods. The applicant proposes to revise the grading plan related to the existing four (4) lot rural subdivision. Since the grading plan is part of the preliminary plat application, any significant change to the grading plan requires a formal preliminary plat amendment. No additional lots are being created.

Tentative Review Schedule:

Complete Application Date:	August 12, 2025
60-Day Deadline:	October 11, 2025
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	September 10, 2025
City Council Work Session:	October 6, 2025
City Council Meeting:	October 13, 2025

This staff report is based on the following information:

- Preliminary Plans for Lake Amelia Woods prepared by Civil Methods, Inc. dated August 7, 2025
- Certificate of Survey and Preliminary Plat for Lake Amelia Wood 2nd Addition prepared by Acre Land Surveying dated August 7, 2025

BACKGROUND

Original Preliminary Plat and Final Plat

On November 8, 2021, the City Council passed Resolution No. 21-114 approving the preliminary plat for Lake Amelia Woods. The preliminary plat is a four (4) lot, 10 acre rural subdivision east of Amelia Lake.

On June 27, 2022, the City Council passed Resolution No. 22-18 approving the final plat for those four (4) lots.

ANALYSIS

Zoning

The lots are zoned R-X, Rural Executive. One single family detached dwelling is allowed per 10 acre parcel.

Current Zoning	R-X, Rural Executive
Current Land Use	Vacant Rural Residential
2040 Land Use Plan	Urban Reserve
Utility Staging Area	Post 2040

Subdivision Ordinance

Conformity with the Comprehensive Plan and Zoning Code

The amended preliminary plat application is consistent with the comprehensive plan for urban reserve development and zoning code requirements for R-X, Rural Executive.

Blocks and Lots

The original and amended preliminary plat contain four, 10 acre lots. There are no changes to the lot lines, lot sizes, or number of lots.

Storm Water Management and Erosion and Sediment Control

Per City Code Section 1001.041, part of the preliminary plat application is the preliminary, grading, drainage and erosion control plan. This grading plan is reviewed and approved as part of the preliminary plat process. Any significant change to the approved grading plan requires a preliminary plat amendment.

In 2021, City Code Chapter 1011, Stormwater, Erosion and Sediment Control required each lot to have it's own stormwater pond for stormwater management. The original preliminary plat and grading plans complied with this City code.

In 2023, City Code Chapter 1011 was amended to exempt single-family residential subdivisions less than seven (7) lots from stormwater management requirements.

- City Code Section 1011.011(2) Exceptions:

(d) Stormwater Management Requirements do not apply to single-family residential subdivisions creating seven or fewer lots that:

1. Establish no new public roadway; and
2. Includes no private roadway/driveway serving three or more lots.

Now, each individual lot is not required to have a stormwater pond. This results in less tree removal and no future stormwater pond maintenance. The applicant has submitted revised grading plan compliant with current code.

Easement Vacation

As required, drainage and utility easements were dedicated on the Lake Amelia Woods final plat over the stormwater ponds. These easements will be vacated since the stormwater ponds are not required. The City Council will hold a public hearing on the vacation. New easements will be dedicated on the Lake Amelia Woods 2nd Addition final plat.

Public Land Dedication

No new lots are being created; therefore, no additional public land dedication or fees are required.

Wetlands/Floodplain/Shoreland Management

A 75 ft wide vegetated wetland/shoreline buffer declaration along Wetland A (lake) was recorded with the original Lake Amelia Woods final plat as a stormwater management best management practice (BMP) to minimize runoff pollutants from entering the lake. The buffer will also help stabilize the shoreline, reduce erosion and support aquatic

plants and wildlife. One (1) access opening through the wetland buffer to the lake no greater than twenty (20) ft wide is allowed per lot. No structures, not even water-orientated accessory structures, are allowed in the 75 ft wide wetland/shoreline buffer zone.

This buffer will remain in place and will not change with the proposed revised grading plan.

Current Single Family House Construction

A single family house is currently being constructed on Lot 3, Block 1, Lake Amelia Woods (6175 20th Avenue) by the applicant as a spec home. A certificate of occupancy will not be issued until the final plat has been approved by City Council and recorded and any required plan or permit revisions have been made.

Additional Government Agency Review Comments

Anoka County Highway Department provided comments in the attached letter dated August 25, 2025.

Agreements

Stormwater Maintenance Agreement

A stormwater maintenance agreement is not required since a stormwater management plan is not required per City Code Chapter 1010.

Final Plat and Development Agreement

The applicant shall submit a Land Use Application for final plat after preliminary plat approval. A Development Agreement may be required by the City as part of the final plat application.

Findings of Fact

Per Section 1001.013, Premature Subdivision:

- (1) *General.* Any concept plan, preliminary plat or final plat deemed premature pursuant to the following criteria shall be denied by the City Council.
- (2) *Conditions for establishing a premature subdivision.* A subdivision may be deemed premature should any of the following conditions not be met.
 - (a) *Consistency with the Comprehensive Plan.* Including any of the following:
 1. Land use plan;

2. Transportation plan;
3. Utility (sewer and water) plans;
4. Local water management plan;
5. Capital improvement plan; and
6. Growth management policies, including MUSA allocation criteria.

The amended Lake Amelia Woods preliminary plat application is consistent with the comprehensive plan.

(b) *Consistency with infill policies.* A proposed urban subdivision shall meet the city's infill policies:

1. The urban subdivision must be located within the Metropolitan Urban Service Area (MUSA) or the staged growth area as established by the city's Comprehensive Plan;
2. The cost of utilities and street extensions must be covered by one or more of the following:
 - a. An immediate assessment to the proposed subdivision;
 - b. One hundred percent of the street and utility costs are privately financed by the developer;
 - c. The cost of regional and/or oversized trunk utility lines can be financed with available city trunk funds; and
 - d. The cost and timing of the expenditure of city funds are consistent with the city's capital improvement plan.
3. The cost, operation and maintenance of the utility system are consistent with the normal costs as projected by the water and sewer rate study; and
4. The developer payments will offset additional costs of utility installation or future operation and maintenance.

The amended Lake Amelia Woods preliminary plat application remains a 4 lot rural subdivision with private wells and septic systems. Per the 2040 Comprehensive Plan, the subject site is guided urban reserve and the land is preserved for post-2040 development. Land use prior to 2040 is limited to agricultural related uses and single family residential limited to 1 unit per 10 acres. The proposed development of 1 unit per 10 acres is consistent with the comprehensive plan's infill policies.

(c) *Roads or highways to serve the subdivision.* A proposed subdivision shall meet the following requirements for level of service (LOS), as defined by the Highway Capacity Manual:

1. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade;
2. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C;
3. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D;

4. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better;
5. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies;
6. The traffic generated from a proposed subdivision shall not require city street improvements that are inconsistent with the Lino Lakes capital improvement plan. However, the city may, at its discretion, consider developer-financed improvements to correct any street deficiencies;
7. The LOS requirements in divisions (2)(c)1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At city discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Department of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange; and
8. The city does not relinquish any rights of local determination.

The amended Lake Amelia Woods preliminary plat application meets the requirements for level of service (LOS). All 4 lots are served by CSAH 54/20th Avenue which is an A-Minor Reliever. The road has capacity for 4 additional lots. The city does not relinquish any rights of local determination.

(d) *Water supply.* A proposed subdivision shall be deemed to have an adequate water supply when:

1. The city water system has adequate wells, storage or pipe capacity to serve the subdivision;
2. The water utility extension is consistent with the Lino Lakes water plan and offers the opportunity for water main looping to serve the urban subdivision;
3. The extension of water mains will provide adequate water pressure for personal use and fire protection; and
4. The rural subdivision can demonstrate that each of the proposed lots can be provided with a potable water supply.

The amended Lake Amelia Woods preliminary plat application will be served by an adequate water supply. Each lot will be served by a private well.

(e) *Waste disposal systems.* A proposed subdivision shall be served with adequate waste disposal systems when:

1. The urban sewered subdivision is located inside the city's MUSA or is consistent with the MUSA allocation criteria;
2. The city has sufficient MUSA and pipe capacity to serve the subdivision if developed to its maximum density;
3. The subdivision will result in a sewer extension consistent with Lino Lakes sewer plan and capital improvement plan;
4. A rural subdivision can demonstrate that each lot can be served by an adequate sanitary sewer disposal system; and
5. A rural subdivision with a proposed communal sanitary sewer or water system has an effective long range management and maintenance program with proper financing.

The amended Lake Amelia Woods preliminary plat application will be served with an adequate waste disposal system. Each lot will be served by a private septic system.

RECOMMENDATION

Staff recommends approval of the Lake Amelia Woods preliminary plat application amendment with the following conditions:

1. Comments from City Engineer Memo dated September 3, 2025 shall be addressed.
2. Comments from Environmental Memo dated September 2, 2025 shall be addressed.
3. Comments from Anoka County Highway Department letter dated August 25, 2025 shall be addressed.
4. A certificate of occupancy will not be issued for Lot 3, Block 1, Lake Amelia Woods (6175 20th Avenue) until the final plat has been approved by City Council and recorded and any required plan or permit revisions have been made.

ATTACHMENTS

1. Site Location & Aerial Map
2. 2021 Original Preliminary Plat and Grading Plan
3. 2025 Amended Preliminary Plat and Grading Plan
4. City Engineer Memo dated September 3, 2025
5. Environmental Memo dated September 2, 2025
6. Anoka County Highway Department letter dated August 25, 2025

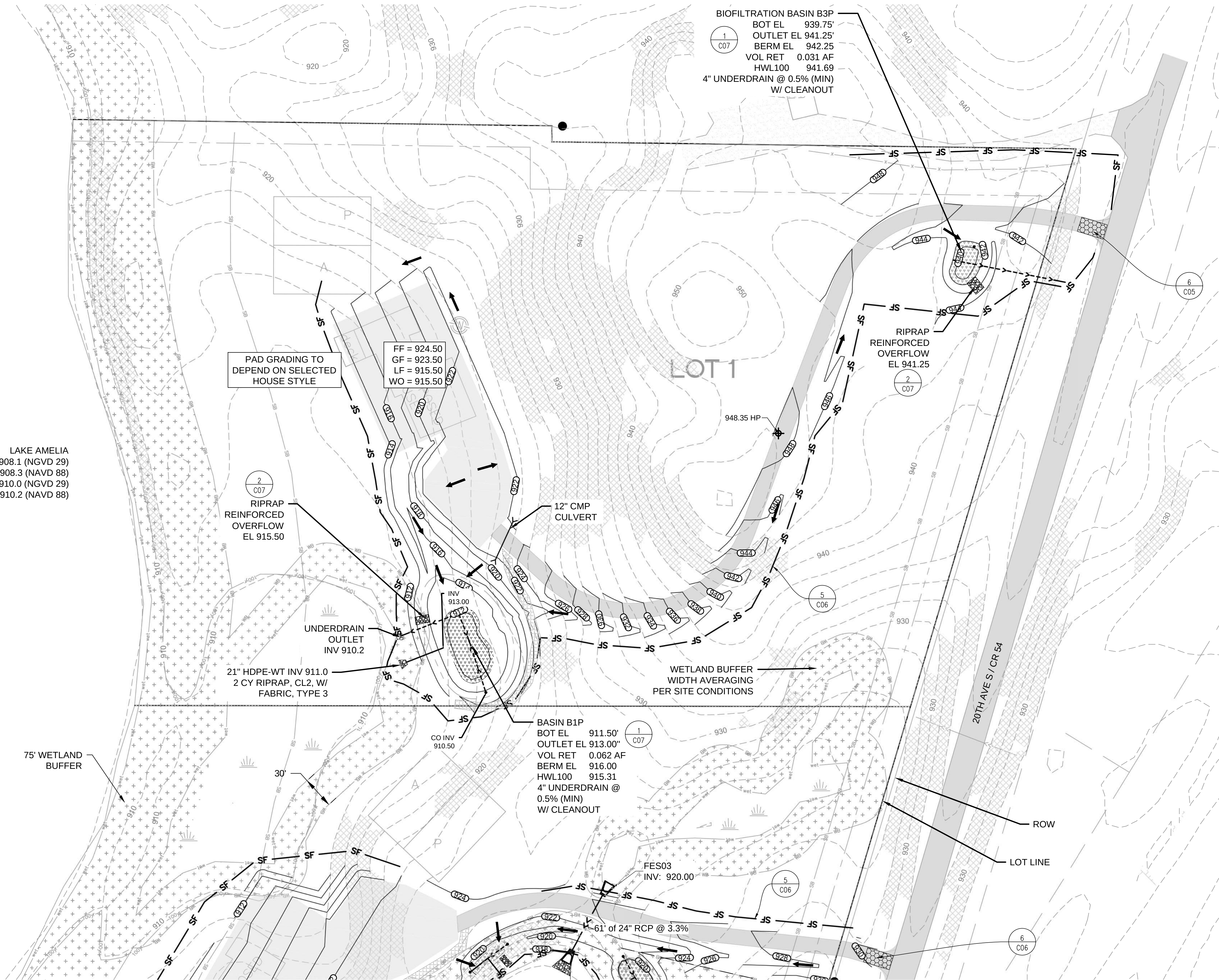
Site Location & Aerial Map-Lake Amelia Woods



-  Parcels
-  City Mask

1 in = 1,000 Ft





BENCHMARKS	
Anoka Cty Benchmark No. 3005, Elev = 930.19 (NAVD 88)	
MNDOT Benchmark Otter Mndt Reset, Elev = 941.08 (NAVD 88)	

LEGEND

PROPERTY LINE

RIGHT-OF-WAY

PROPOSED CONTOUR

EXISTING CONTOUR

SETBACK

EASEMENT

WETLAND EDGE

WETLAND BUFFER EDGE

LAKE AMELIA 100-YR HWL (910.2 NAVD 88) (FLOODPLAIN)

SILT FENCE, PA OR MS

DRAINAGE DIRECTION

PROPOSED SPOT ELEVATION

DRIVEWAY

BITUMINOUS ROAD

HOUSE / DRIVEWAY PAD

PR, SEPTIC AREAS

STORMWATER BMP

WETLAND

WETLAND BUFFER

STABILIZED CONSTRUCTION ENTRANCE

ROCK RIPRAP, RANDOM CRUSHED

EROSION CONTROL BLANKET

TURF MAINTENANCE ACCESS

SLOPE > 15% (PROPOSED)

SLOPE > 15% (EXISTING)

PROPOSED WELL LOCATION

0

50

100

Feet

N

GENERAL NOTES:

- Contours represent final grade except in pad areas, where rough grading grade shown.
- House footprint and grading TBD at time of building permit.
- Natural netting erosion control blanket shall be used where blanket is necessary for stabilization to minimize wildlife impacts.

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St. Paul, MN 55128
763.210.5713 | www.civilmethods.com

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KENT E BRANDER

DATE: 12-03-2021

U.C. NO.: 44578

DESIGNED: KEB
DRAWN: KEB
CHECKED: DMP

DATE / REVISION:
10-22-2020
02-22-2020
09-22-2020
12-03-2021

PRELIMINARY PLANS FOR PRELIMINARY PLAT SUBMITTAL - NOT FOR CONSTRUCTION
ADDED FLOOD ELEVATION INFO PER CITY COMMENTS
ADDITIONAL REVISIONS PER CITY AND OTHER AGENCY COMMENTS
ADDITIONAL REVISIONS PER CITY AND OTHER AGENCY COMMENTS

OWNER:

TJB HOMES
9100 BALTIMORE ST. STE 102
BLAINE MN 55449

TITLE:

SITE GRADING - LOT 1
LAKE AMELIA WOODS
LINO LAKES, MN

SHEET NO:

C01

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Page 29 of 99

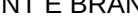
1. Contours represent final grade except in pad areas, where rough grading grade shown.
2. House footprint and grading TBD at time of building permit.
3. Natural netting erosion control blanket shall be used where blanket is necessary for stabilization to minimize wildlife impacts.

SHEET NO:

C02

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KENT E BRANDER

DATE: 12-03-2021

LIC. NO.: 44578

DESIGNED: KEB

DRAWN: KEB

CHECKED: DMP

DATE / REVISION:	
10-22-2020	PRELIMINARY PLANS FOR PRELIMINARY PLAT SUBMITTAL - NOT FOR CONSTRUCTION
02-22-2020	ADDED FLOOD ELEVATION INFO PER CITY COMMENTS
09-22-2020	ADDITIONAL REVISIONS PER CITY AND OTHER AGENCY COMMENTS
12-03-2021	ADDITIONAL REVISIONS PER CITY AND OTHER AGENCY COMMENTS

OWNER:

TJB HOMES
9100 BALTIMORE ST. STE 102
BLAINE MN 55449

TITLE:

SITE GRADING - LOT 2

LAKE AMELIA WOODS
LINO LAKES, MN

SHEET NO:

LAKE AMELIA
OHW ELEV = 908.1 (NGVD 29)
= 908.3 (NAVD 88)
100-YR HWL ELEV = 910.0 (NGVD 29)
= 910.2 (NAVD 88)

75' WETLAND
BUFFER

PAD GRADING TO
DEPEND ON SELECTED
HOUSE STYLE

FF = 930.00
GF = 929.00
LF = 921.00
WO = 921.00

40' of 18" HDPE-WT @ 8.5%
37' of 18" HDPE-WT @ 9.1%
RIPRAP
REINFORCED
OVERFLOW
EL 917.75
TIE IN ROOF
DRAINAGE
(OR EQUAL)

UNDERDRAIN
OUTLET
INV 913.5

BASIN B5P
BOT EL 914.5'
OUTLET EL 916.0'
VOL RET 0.083 AF
HWL100 917.75'
BERM EL 918.25'
4" UNDERDRAIN @ 0.5%
(MIN) W/ CLEANOUT

LOT 2

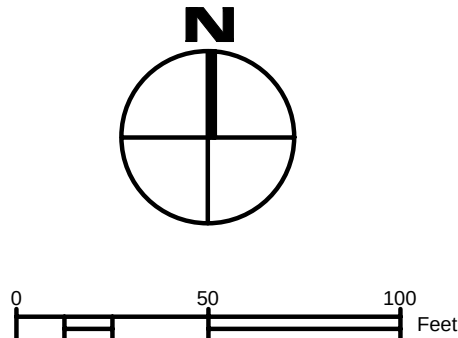
LOT 3

20TH AVES / CR 54

BENCHMARKS
Anoka Cty Benchmark No. 3005, Elev = 930.19 (NAVD 88)
MNDOT Benchmark Otter Mndt Reset, Elev = 941.08 (NAVD 88)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SETBACK
- EASEMENT
- WETLAND EDGE
- WETLAND BUFFER EDGE
- LAKE AMELIA 100-YR HWL (910.2 NAVD 88) (FLOODPLAIN)
- SF SILT FENCE, PA OR MS
- DRAINAGE DIRECTION
- PROPOSED SPOT ELEVATION
- DRIVEWAY
- BITUMINOUS ROAD
- HOUSE / DRIVEWAY PAD
- PR. SEPTIC AREAS
- STORMWATER BMP
- WETLAND
- WETLAND BUFFER
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIPRAP, RANDOM CRUSHED
- EROSION CONTROL BLANKET
- TURF MAINTENANCE ACCESS
- SLOPE > 15% (PROPOSED)
- SLOPE > 15% (EXISTING)
- PROPOSED WELL LOCATION



GENERAL NOTES:

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KENT E BRANDER
DATE: 12-03-2021
LIC. NO.: 44578

DESIGNED: KEB
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CHECKED: DMP

DATE / REVISION:
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09-22-2020 ADDITIONAL REVISIONS PER CITY AND OTHER AGENCY COMMENTS
12-03-2021 ADDITIONAL REVISIONS PER CITY AND OTHER AGENCY COMMENTS

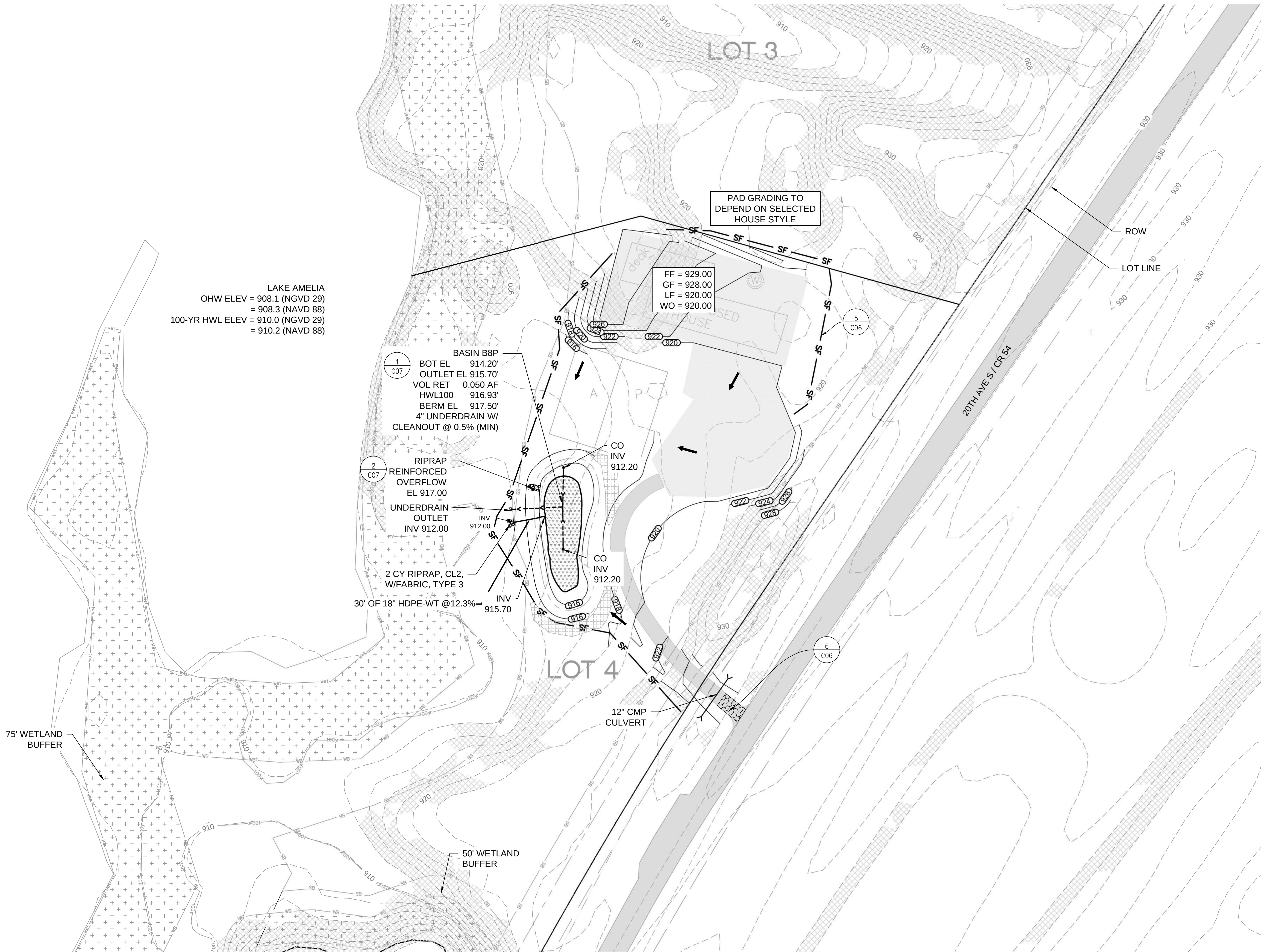
OWNER:
TJB HOMES
9100 BALTIMORE ST. STE 102
BLAINE MN 55449

TITLE:
SITE GRADING - LOT 3
LAKE AMELIA WOODS
LINO LAKES, MN

SHEET NO:
C03



Print Date: 12/10/2021 10:20 AM
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BENCHMARKS
Anoka Cty Benchmark No. 3005, Elev = 930.19 (NAVD 88)
MNDOT Benchmark Otter Mndt Reset, Elev = 941.08 (NAVD 88)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SETBACK
- EASEMENT
- WETLAND EDGE
- WETLAND BUFFER EDGE
- LAKE AMELIA 100-YR HWL (910.2 NAVD 88) (FLOODPLAIN)
- SILT FENCE, PA OR MS
- DRAINAGE DIRECTION
- PROPOSED SPOT ELEVATION
- DRIVEWAY
- BITUMINOUS ROAD
- HOUSE / DRIVEWAY PAD
- PR. SEPTIC AREAS
- STORMWATER BMP
- WETLAND
- WETLAND BUFFER
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIPRAP, RANDOM CRUSHED
- EROSION CONTROL BLANKET
- TURF MAINTENANCE ACCESS
- SLOPE > 15% (PROPOSED)
- SLOPE > 15% (EXISTING)
- PROPOSED WELL LOCATION

GENERAL NOTES:

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CHECKED: DMP

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12-03-2021 ADDITIONAL REVISIONS PER CITY AND OTHER AGENCY COMMENTS

OWNER:
TJB HOMES
9100 BALTIMORE ST. STE 102
BLAINE MN 55449

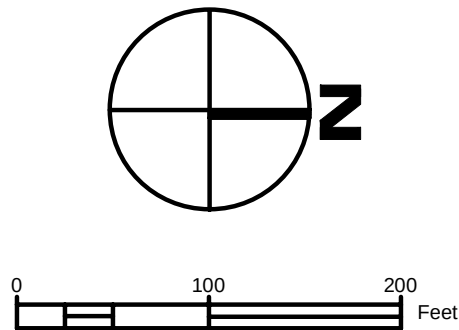
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SITE GRADING - LOT 4
LAKE AMELIA WOODS
LINO LAKES, MN

SHEET NO:
C04





BENCHMARKS
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MNDOT Benchmark Otter Mndt Reset, Elev = 941.08 (NAVD 88)



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KENT E BRANDER

DATE: 12-03-2021

UIC. NO.: 44578

DESIGNED: KEB
DRAWN: KEB
CHECKED: DMP

DATE / REVISION:
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12-03-2021 ADDITIONAL REVISIONS PER CITY AND OTHER AGENCY COMMENTS

OWNER:

TJB HOMES
9100 BALTIMORE ST. STE 102
BLAINE MN 55449

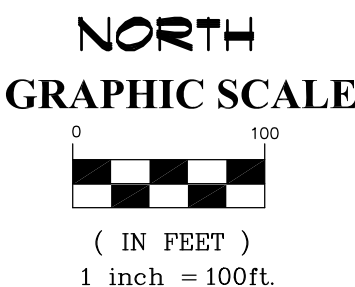
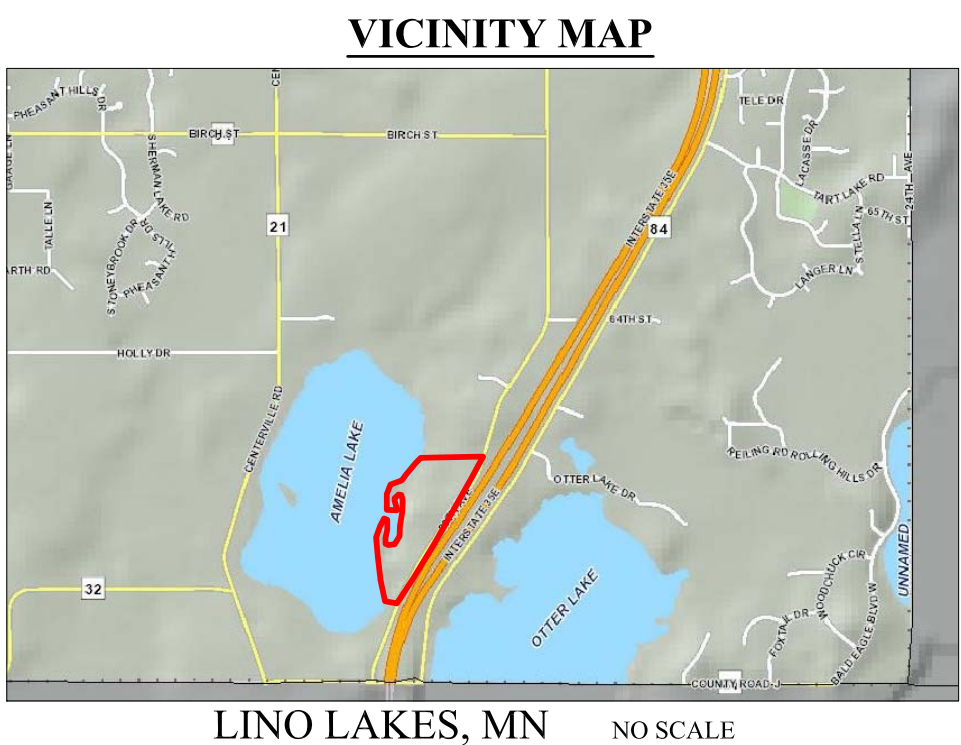
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SITE GRADING - OVERALL
LAKE AMELIA WOODS
LINO LAKES, MN

SHEET NO:

C05

PRELIMINARY PLAT OF:
"LAKE AMELIA WOODS 2ND ADDITION"
FOR: TJB HOMES, INC.



BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

APPLICANT
TJB HOMES, INC.
9100 BALTIMORE STREET NE
BLAINE, MN 55449
(763) 286-6868
THOMAS J. BUDZYNSKI, DEVELOPER

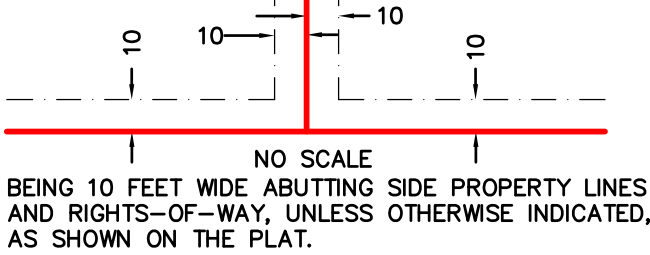
SURVEYOR / LAND PLANNER
ACRE LAND SURVEYING, INC.
9140 BALTIMORE STREET NE
SUITE 100
BLAINE, MN 55449
(763) 238-6278
JOSHUA P. SCHNEIDER, PLS

CIVIL ENGINEER
CIVIL METHODS, INC.
1551 LIVINGSTON AVENUE, SUITE 104
WEST ST. PAUL, MN 55118
(763) 210-5713
KENT BRANDER, P.E.

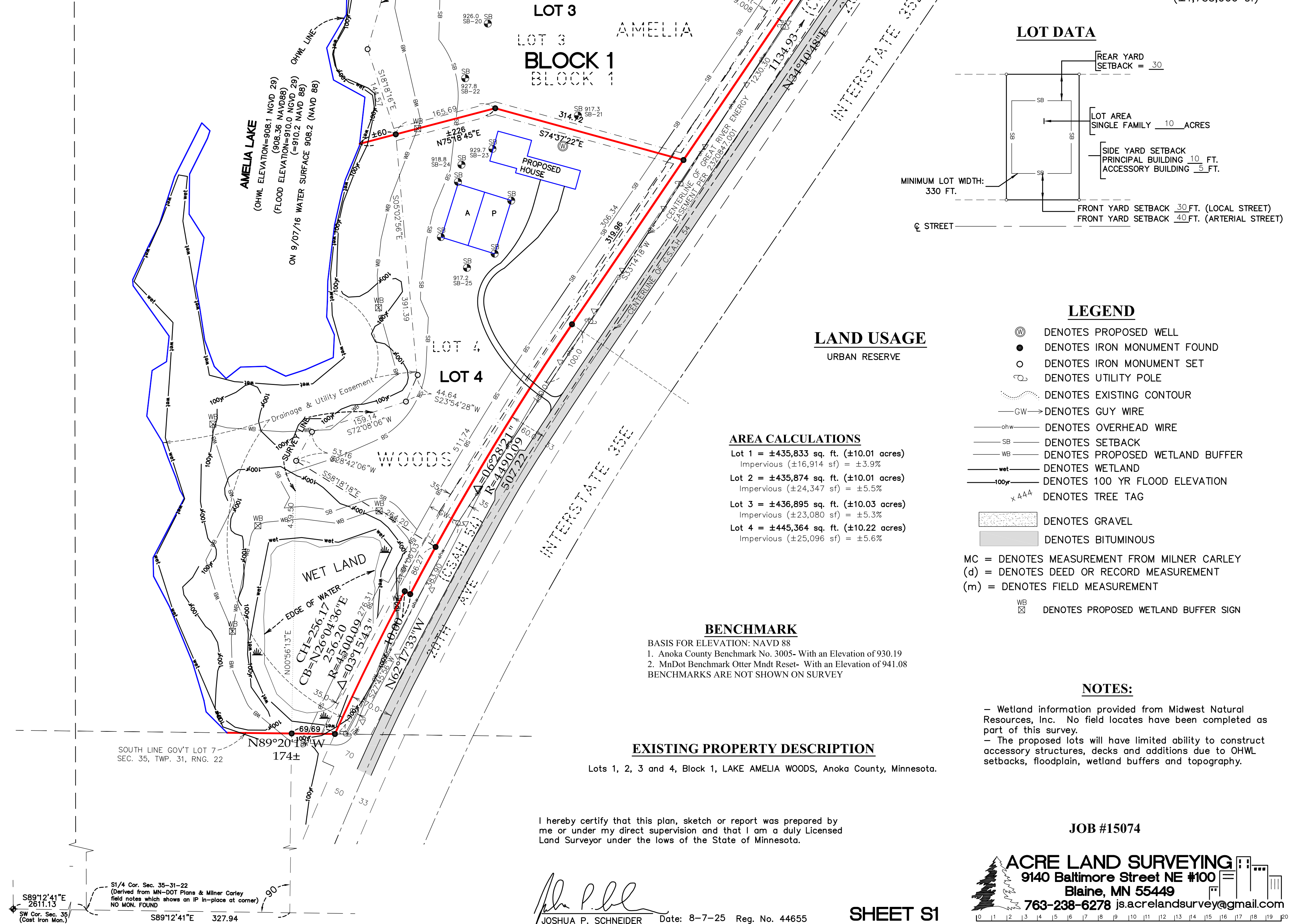
FOREST ECOLOGIST
MIDWEST NATURAL RESOURCES, INC.
1032 WEST SEVENTH ST. #150
ST. PAUL, MN 55102
(651) 788-0641
KEN ARNDT, SR. FOREST ECOLOGIST, CWD

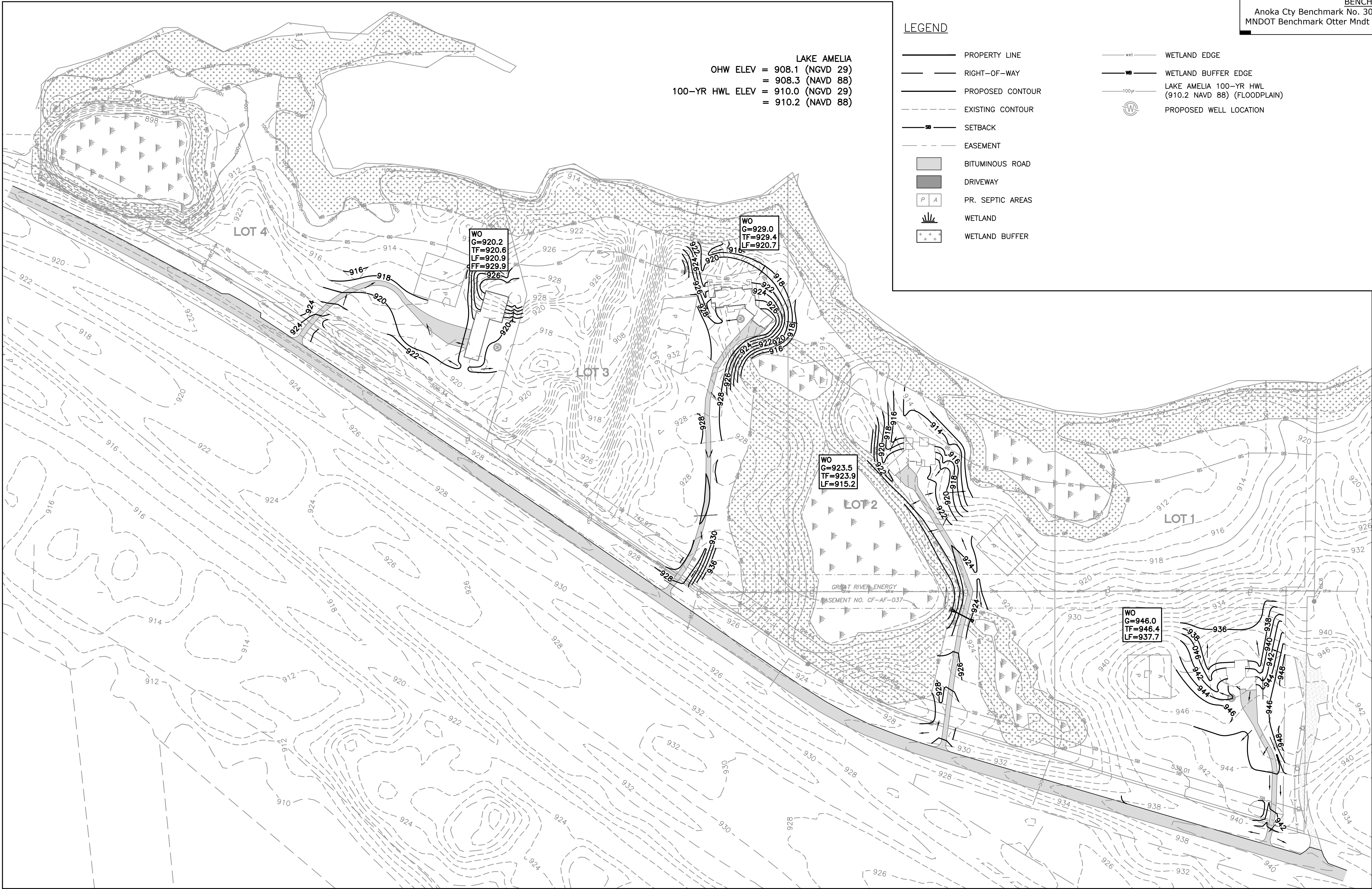
OWNER
CB PROPERTY, LLC
JOHN COMMERS
9100 BALTIMORE STREET NE
BLAINE, MN 55449
(763) 286-6868

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



N-S 1/4 Line Sec. 35, Twp. 31, Rng. 22
W 1/4 Cor. Sec. 35-31-22 (Cast Iron Monument)
E-W 1/4 Line Sec. 35, Twp. 31, Rng. 22





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KENT E. BRANDER

DATE: 08-07-2025

LIC. NO.: 44578

DESIGNED: KEB

DRAWN: KEB

CHECKED: DMP

DATE / REVISION:
08-07-2025 Preliminary Plat. NOT FOR CONSTRUCTION

LAKE AMELIA WOODS

TJB HOMES, INC.
LINO LAKES, MN

GRADING - OVERALL

SHEET NO:

C501



Know what's below.
Call before you dig.

CIVIL METHODS, INC.

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KENT E. BRANDER

DATE: 08-07-2025
LIC. NO.: 44578

DESIGNED: KEB
DRAWN: KEB
CHECKED: DMP

DATE / REVISION:
08-07-2025 Preliminary Plat. NOT FOR CONSTRUCTION

LAKE AMELIA WOODS

TJB HOMES, INC.
LINO LAKES, MN

GRADING - LOT 1

SHEET NO:

C502



BENCHMARKS
Anoka Cty Benchmark No. 3005, Elev = 930.19 (NAVD 88)
MNDOT Benchmark Otter Mndt Reset, Elev =941.08 (NAVD 88)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SETBACK
- EASEMENT
- WETLAND EDGE
- WETLAND BUFFER EDGE
- LAKE AMELIA 100-YR HWL (910.2 NAVD 88)
- SILT FENCE, PA OR MS
- DRAINAGE DIRECTION
- PROPOSED SPOT ELEVATION
- DRIVEWAY
- BITUMINOUS ROAD
- PR. SEPTIC AREAS
- WETLAND
- WETLAND BUFFER
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIPRAP, RANDOM CRUSHED
- EROSION CONTROL BLANKET
- PROPOSED WELL LOCATION

GENERAL NOTES:

- The subsurface utility location information in this plan is utility quality level D. This utility quality level was determined according to the guidelines of CI/ASCE 38-02, titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data." Engineer does not guarantee the accuracy of utility locations or that all existing utilities are shown; Contractor is responsible for locating utilities prior to digging.
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Print Date: 8/7/2025 8:44 AM
File Loc: C:\CIVIL\Methods, Inc\DWG\Projects\24064_TJB_Lake Amelia Woods Reduct\10_DRAWINGS AND SPECIFICATIONS\CAD Sheets\51_GRADING.dwg



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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KENT E. BRANDER

DATE: 08-07-2025

LIC. NO.: 44578

DESIGNED: KEB

DRAWN: KEB

CHECKED: DMP

DATE / REVISION:
08-07-2025 Preliminary Plat. NOT FOR CONSTRUCTION

LAKE AMELIA WOODS

TJB HOMES, INC.
LINO LAKES, MN

GRADING - LOT 2

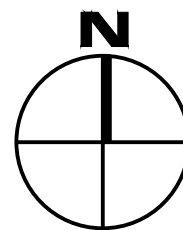
SHEET NO:

C503

BENCHMARKS
Anoka Cty Benchmark No. 3005, Elev = 930.19 (NAVD 88)
MNDOT Benchmark Otter Mndt Reset, Elev =941.08 (NAVD 88)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SETBACK
- EASEMENT
- WETLAND EDGE
- WETLAND BUFFER EDGE
- LAKE AMELIA 100-YR HWL (910.2 NAVD 88)
- SILT FENCE, PA OR MS
- DRAINAGE DIRECTION
- PROPOSED SPOT ELEVATION
- DRIVEWAY
- BITUMINOUS ROAD
- PR. SEPTIC AREAS
- WETLAND
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- ROCK RIPRAP, RANDOM CRUSHED
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0 50 100 Feet

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LAKE AMELIA WOODS

TJB HOMES, INC.
LINO LAKES, MN

GRADING - LOT 3

SHEET NO:

C504

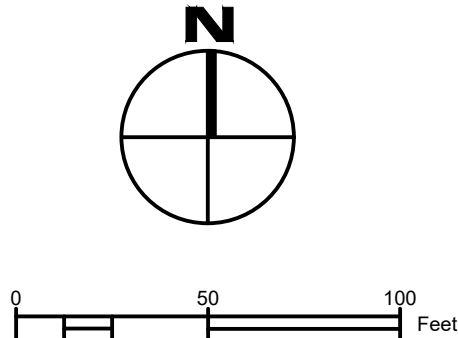


BENCHMARKS

Anoka Cty Benchmark No. 3005, Elev = 930.19 (NAVD 88)
MNDOT Benchmark Otter Mndt Reset, Elev =941.08 (NAVD 88)

LEGEND

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- Accumulated sediment shall be removed from sediment control devices when $\frac{3}{4}$ of device height has been reached.
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Print Date: 8/7/2025 8:44 AM
File Loc: C:\CIC\Civil Methods, Inc\CDMI - Documents\17 Projects\24084_TJB Lake Amelia Woods Reduct\18 DRAWINGS AND SPECIFICATIONS\CDP Sheets\51 GRADING.dwg



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LAKE AMELIA WOODS

TJB HOMES, INC.
LINO LAKES, MN

GRADING - LOT 4

SHEET NO:

C505

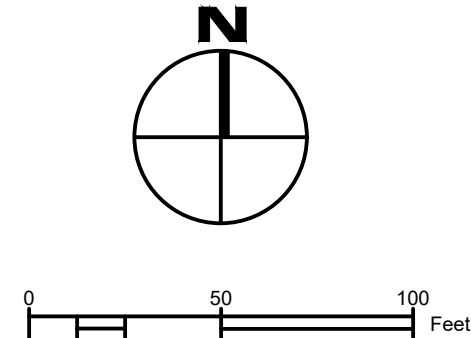


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Memorandum

To: Katie Larsen, City Planner, City of Lino Lakes

From: Kris Keller, WSB
Diane Hanke, City Engineer, City of Lino Lakes

Date: September 3, 2025

Re: Lake Amelia Woods 2nd Addition
Final Plat Review
WSB Project Number – 018781-000

WSB has reviewed the preliminary plans for the Lake Amelia Woods 2nd Addition development in Lino Lakes, MN, prepared by Civil Methods, Inc., originally received on August 7, 2025. These comments are based on the preliminary plat documents and the following final plan sets and plat documents:

- Preliminary Plans for the Lake Amelia Woods prepared by Civil Methods, Inc., dated August 7, 2025, received August 7, 2025
- Preliminary Plat of Lake Amelia Woods 2nd Addition prepared by Acre Land Surveying, dated August 7, 2025, received August 7, 2025.
- Draft Final Plat of Lake Amelia Woods 2nd Addition prepared by Acre Land Surveying, not dated, received August 7, 2025.

Applicant to respond to these comments in writing. Any changes to the plans that are not associated with these comments shall be identified by either a summary in the response or in the plans with a revision cloud or note.

PREVIOUS LAKE AMELIA 1st ADDITION COMMENTS

Civil Methods, Inc. responses to the September 1, 2021, memo shown in **blue**.

WSB 10/6/2021 responses and comments are shown in **red**.

Civil Methods, Inc. responses to the October 6, 2021, memo shown in **green**.

WSB 1/5/2022 responses and comments are shown in **orange**.

Civil Methods, Inc. responses to the January 5, 2022, memo shown in **purple**.

WSB 6/17/2022, WSB does not have any new comments or comments that need to be addressed prior to final plat approval

CURRENT LAKE AMELIA 2nd ADDITION COMMENTS

WSB 9/3/2025 new comments are shown in **magenta**.

Engineering

- **General**

The Lake Amelia Woods preliminary plat proposes to create four 10-acre parcels for single family homes along 20th Avenue (CSAH 54) in place of two existing parcels: 6149 20th Ave and the parcel immediately to the north (PID 35-31-22-13-0004). All of the proposed parcels

will be accessed from 20th Avenue (CSAH 54) and abut Amelia Lake. The lots are within the Shoreland Overlay District of Amelia Lake. The existing lots have a total area of 1,779,327 square feet (40.85 acres).

Each of the new lots is proposed to be over 10 acres in area and include the building pads for future homes.

Comments:

1. ~~Plans shall reference the current version of the [City Standard Specifications](#) found on the City website and all details shall be updated to City Standard Details as applicable.~~
~~Reference to the City Standard Specifications has been added, and the City Standard Details have been included.~~
~~Please update GEN-13 and GEN-22 to the most recent version (found in Appendix C of the Standard Specifications).~~
~~The indicated details have been updated to the most recent versions.~~
2. ~~Per the Shoreland Ordinance there shall not be any facilities or construction within the 150' shoreland impact zone.~~
~~Stormwater biofiltration basins have been moved to be outside the 150' shoreland impact zone. The same treatment volume and configuration has been maintained to ensure equivalent hydrologic function. The conceptual house footprints and drives are also located outside of the 150' shoreland impact zone.~~
3. ~~Applicant shall provide a permit or written authorization from Great River Energy and UPA to work within their easements.~~
~~Permission will be obtained as needed from Great River Energy and UPA prior to completion of final construction plans.~~
~~Prior to approving the final plat, the City of Lino Lakes will require written authorization from Great River Energy and UPA.~~
~~See document for release of easement.~~
~~City Attorney is reviewing document.~~
OK
4. Additional geotech data required:
 - a. ~~The applicant is proposing homes in old borrow pit areas. Building pad locations shall be evaluated for bearing capacity and per building code.~~
~~Notes will be added to final construction plans indicating the requirement for additional geotechnical investigation. Final construction plans will include any corrective measures resulting from the investigation.~~
 - b. ~~Percolation tests shall be provided for filtration basins.~~
~~The filtration basins are planned to be constructed with specified granular borrow material, with predictable percolation rates, to ensure proper function.~~
~~They will also include underdrains to ensure proper drawdown.~~

- **Grading & Stormwater Management**

The Lake Amelia Woods Plat will require site grading for the proposed house pads, the proposed driveways, storm water facilities, and other site grading. Elevations for the proposed house pads were provided on the grading plan for each property. The minimum

elevations for the house pads are dependent on the groundwater elevation, the ordinary high water level (OWHL) of the Amelia Lake, and the design of the stormwater facilities.

The existing parcels are within the Amelia Resource Management Unit. The applicant is proposing approximately 2.22 acres of new impervious surface for the proposed driveways and proposed house pads at this time.

The proposed project is within the Vadenais Lake Area Water Management Organization (VLAWMO). Stormwater BMPs are needed to meet City stormwater and shoreland requirements. The applicant is proposing to meet City stormwater requirements by constructing several stormwater basins and infiltration basins. The design of the ponds shall meet the requirements of Table 6 of the City's Stormwater Management ordinance.

Comments:

1. ~~The building pad Low Floor Elevations (LFE's) must be 4 feet above the highest known groundwater level.~~
~~The highest known groundwater level was estimated at elevation 910.5, corresponding to the mottles in SB3. The minimum LFE would therefore be 914.5. All LFEs are now above this elevation.~~
2. ~~The LFE elevation of future homes shall not be lower than the HWL elevations of the adjacent storm basins.~~
~~House pad elevations and pond elevations were adjusted so that all pond HWLs are lower than the adjacent future home LFEs.~~
~~The proposed EOF and HWL levels for the basins on Lots 1 & 2 are at or just below the LFE. City staff meet and reviewed the EOF for the basins and the proposed lot grading. The pond runoff in high water conditions overflows directly to the lake and wetland. Staff recommends allowing the proposed basins to be constructed as currently shown in order to minimize impacts to natural features and use the existing topography.~~
~~Per staff recommendation the basins were kept as shown.~~
3. ~~For future maintenance purposes, the basins shall be located on the property for which they are treating impervious surface.~~
~~Stormwater biofiltration basins have been relocated so that they are on the property for which they are treating impervious surface.~~
4. ~~Filtration basins shall be located outside of the high vulnerability area shown in the Drinking Water Supply Management Area, see attached map. Please incorporate liners for the basins within the high vulnerability area.~~
~~The high vulnerability area covers a significant portion of the project area, and it would not be possible to provide adequate stormwater treatment on each individual property outside of the high vulnerability area. It may also be noted that the proposed basins are biofiltration basins with an underdrain, and not infiltration basins. The likelihood of any contamination occurring because of these biofiltration basins is minimal to nonexistent. However, if still considered necessary, for the basins on proposed lots 1 and 2 (within the high vulnerability area) final plans will include a liner to be installed underneath the basin to prevent any stray infiltration.~~
~~Applicant to include a clay liner for the basins on proposed lots 1 and 2.~~
~~The basin detail has been modified to include the required clay liner for the basins on proposed lots 1 and 2.~~
5. ~~Applicant to show the location of turf maintenance access to basins. Applicant to confirm access is traversable.~~

~~Turf maintenance access shown on revised plans.~~

~~Turf maintenance access should not be located within the septic areas (see Lot 4).~~

~~The turf maintenance access location has been adjusted to be out of the septic area. Access is not a problem in this location, but in any case, access paths from the driveway have been noted on the sides of the basin.~~

~~6. Plans shall show rip rap or alternative stabilization for drain tile underdrain outlets.~~

~~Riprap splash pad is indicated on plans for underdrain outlets. Detail will be included on final plans.~~

~~7. Provide calculations to confirm the adequacy of the sizing for the proposed culverts. The culvert shown on sheet C02 velocity exceeds 6 fps. Design outlets to the wetlands to achieve an outlet velocity less than 6 fps.~~

~~The proposed culverts, including the noted culvert on sheet C02, have been modified to reduce velocity to less than 6 fps for the 100-year storm flow. HydroCAD results for proposed culverts are provided in the following table:~~

Sheet #	Culvert Location	Peak Flow Velocity
C01	Outlet from Basin B1P	5.8 FPS
C02	Under Lot 2 Driveway	4.4 FPS
C02	Outlet from Basin B2P	4.6 FPS
C03	Outlet from Basin B5P	5.9 FPS
C04	Outlet from Basin B8P	3.9 FPS

8. Address all redline comments shown on plans

9. Grading or construction in the utility easement will require the authorization of the facility owner

- Verify all clearances are met and poles are not undermined with construction
- Show all utilities and poles on plans

10. Label all EOFs

11. Show all proposed wetland buffer signs on plans (see preliminary plat)

12. One of the 918 Contour lines that extends across several pages is the wrong line type

13. Adjust Lot 4 Plan Sheet to include the full extents of Lot 4

14. Show how water in the low area along the roadside of Lot 4 gets to the wetland to the west

- Provide a proposed culvert with invert elevations

- **Water Supply**

The existing properties are identified as part of the Stage 3 Planned Service Area in the 2040 Comprehensive Plan. There is not currently any existing water main along 20th Avenue (CSAH 54) in this area. The 2040 Comprehensive Plan does identify a future 8" watermain loop in this area. The proposed homes will need to install wells.

Comments:

1. ~~Proposed well locations shall be shown on the preliminary plans. Applicant to provide dimensions from proposed well locations to proposed building pads and to proposed septic systems (primary and secondary).~~

~~Well locations have been updated and shown on the Preliminary Plat.~~

~~Applicant to also put proposed well locations on the grading plans.~~

~~Well locations have been added to the grading plan sheets.~~

~~Well locations will be further reviewed with building permit applications.~~

~~Well locations should not be within proposed driveways. Well location on Lot 3 conflicts with the drain tile.~~

~~Well locations are not within driveways. Lot 3 yard drain location adjusted to accommodate the well location.~~

The properties with private wells within the high vulnerability zone of the DWSMA will be required to connect to municipal water if municipal water becomes available in the future (per City Code).

Noted.

- **Sanitary Sewer**

The existing properties are identified as part of the Stage 3 post 2040 Planned Service Area in the 2040 Comprehensive Plan and are located in the 4C sub-district. There is not currently any existing sanitary sewer along 20th Avenue (CSAH 54) in this area. The proposed homes will be served by private septic systems.

- **Transportation**

The site is located between Amelia Lake and 20th Avenue (CSAH 54). All proposed properties will have access off of 20th Avenue (CSAH 54), an Anoka County state aid highway and an A-Minor Arterial Reliever. A right-of-way width 120-ft is required for minor arterial streets. The existing right-of-way along 20th Avenue (CSAH 54) varies from 55 feet to 70 feet west of centerline. For a portion of the plat, 20th Avenue (CSAH 54) is within the larger Interstate 35E right-of-way. 20th Avenue (CSAH 54) has capacity to handle the additional traffic from the new lots.

Anoka County Parks Regional Trail and the City of Lino Lakes Comprehensive plan identify a future regional trail along the west side of 20th Avenue (CSAH 54).

Comments:

1. ~~An additional 5 feet of right-of-way adjacent to 20th Avenue (CSAH 54) where there is less than 60 feet will be required for future reconstruction purposes (60 feet total right-of-way width west of CSAH 54 centerline)~~

~~60 FT from centerline of CSAH 54 to proposed ROW shown.~~

- **Wetlands and Mitigation Plan**

There are multiple existing wetlands within the Lake Amelia Woods project area. The plans note that the wetland information was provided by Midwest Natural Resources, Inc. and that field work was done between June and October of 2016. The applicant is not proposing any permanent impacts to wetlands with this project.

Comments:

1. ~~Applicant shall show buffers for the wetlands as established by VLAWMO's MnRAM.~~

~~The 75FT buffer width is shown along Lake Amelia (Wetland A).~~

~~Wetland B is a Manage 2 wetland, which calls for a Base Buffer Width of 30 FT. Although buffer slopes and soils may allow a narrower base width, we conservatively assume that 30 FT is also the applied buffer width. This results in an overall required buffer area of 25762 SF. Consistent with VLAWMO rules, the buffer width for Wetland B was reduced in some areas (to no less than 15 FT, i.e., 50% of the Base Buffer Width) and expanded in other areas (to no more than 60 FT, i.e. 200% of the Base Buffer Width) to accommodate site conditions. The resulting proposed buffer area around Wetland B is 26240 SF, exceeding the area of habitat protection corresponding to the Base Buffer Width.~~

~~Wetland D is a Preserve wetland, which calls for a Base Buffer Width of 75 FT. Although buffer slopes and soils may allow a narrower base width, we conservatively assume that 75 FT is also the Applied Buffer Width. Not considering off-property area of the area protected separately within the shoreland impact zone, this results in an overall required buffer area of 131578 SF. Consistent with VLAWMO rules, the buffer width for Wetland D was reduced in some areas (to no less than 37.5 FT, i.e., 50% of the Base Buffer Width) and expanded in other areas (to no more than 150 FT, i.e. 200% of the Base Buffer Width) to accommodate site conditions. The resulting proposed buffer area around Wetland D is 141952 SF, exceeding the area of habitat protection corresponding to the Base Buffer Width.~~

~~Wetlands C and E are Manage 2 wetlands, which calls for a Base Buffer Width of 30 FT. Constant width (30 FT) buffers have been shown for both wetlands.~~

2. **Show all proposed wetland buffer signs on plans (see preliminary plat)**

- **Landscaping**

Restoration and rain garden/basin plant listing is reviewed by the City's Environmental Coordinator.

- **Floodplain**

There is existing floodplain on Lake Amelia Woods along Amelia Lake. It is identified as Zone AE with a base flood elevation of 910.2. The applicant is not proposing any grading or building within the floodplain.

Comments:

1. Applicant should modify the legend to identify the floodplain line on the plans.
~~The floodplain line has been added to the legend.~~
~~Applicant to clarify in the legend that the floodplain line is the same as the HWL.~~
~~Legend has been updated as indicated.~~

- **Drainage and Utility Easements**

The applicant is proposing 10-ft wide drainage and utility easements along the 20th Avenue (CSAH 54) right-of-way. The applicant is proposing 5-ft wide drainage and utility easements on adjacent property lines between lots.

Per City Code, the City requires 10-ft wide drainage and utility easements along lot lines and allows these easements to be centered on common rear and side lot lines.

Comments:

1. Applicant shall provide the following Drainage and Utility (D&U) Easements:
 - a. ~~A 20-ft wide D&U easement along 20th Avenue (CSAH 54) beyond the right of way will be required for future water system looping~~
 - b. ~~All side lot lines require 10-ft D&U easements~~
 - c. ~~D&U easements along Amelia Lake shall be along the delineated wetland + 10ft or floodplain 100-yr elevation + 10 ft (whichever is greater)~~
 - d. ~~All wetlands require a D&U easement 10 ft from the delineated boundary~~
~~Applicant to update the north D&U boundary for the southernmost wetland on Lot 4. It does not appear to extend all the way to the right-of-way and/or the D&U easements adjacent to the right-of-way.~~
 - e. ~~All stormwater facilities require a D&U easement 10 ft from the HWL~~
~~Easements have been updated and shown as indicated.~~
2. Applicant to provide a 20-ft wide trail easement along 20th Avenue (CSAH 54) that shall be recorded with the final plat in the same location as the D&U for the water system looping
~~The trail easement is shown as a drainage and utility easement on the preliminary plat. Sketch and description to be prepared upon approval of location and placement.~~
~~That location is correct. The trail easement shall be recorded as a separate document with the final plat.~~
~~See private easement sheet (S6).~~

- **Development Agreement**

A Development Agreement will be required with the final plat.

- **Grading Agreement**

A Grading Agreement is not applicable at this time.

- **Stormwater Maintenance Agreement**

The stormwater ponds will be privately maintained and a Stormwater Maintenance Declaration will be required with the final plat.

- **Permits Required**

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Grading
3. Minnesota Pollution Control Agency – SSTS Septic Tank Installation Record/ Submission Form (for each lot)
4. Minnesota Department of Health - Well Notification and Fee (for each lot)
5. Anoka County Right of Way Permit and 4 Access Permits (1 access permit per lot)

If you or the applicant has any questions regarding these comments, please contact Diane Hankee at (651) 982-2430 or dhankee@linolakes.us. You may also contact Kelsey Gelhar at (612) 709-4897 or kgelhar@wsbeng.com.



Environmental Memo

To: Katie Larsen, City Planner
From: Tom Hoffman, Environmental Coordinator
Date: September 2, 2025
Re: Environmental Comments – Lake Ameila Woods Preliminary Plat

Staff has reviewed the submittals and had recommended the following:

1. Redundant erosion control where at 50' natural vegetation buffer cannot be maintained to wetlands, floodplain, or lake shore.
 - a. Erosion control should be spaced 3-5' to prevent erosion and sedimentation.
 - b. A buffer should be maintained along the wetland on lot three and the proposed silt fence and grading. Current plan shows silt fence and grading up to the edge of the wetland. This will most likely result in some sedimentation and fill. To prevent wetland impacts pull back the silt fence and grading to allow for a buffer.
2. Natural net erosion control blanket shall be used in all areas and called out in the SWPPP
3. Provide MN DOT seed mixes for each type of proposed vegetation. Native weed free seed should be used to provide pollinator habitat.
4. Site ultimately discharges to Wilkinson Lake, which is an impaired water body within 1 mile of the project location. Wilkinson is not shown as impaired on the resource map in the SWPPP
5. Tree survey and approved tree plan is the same from the original plat.
 - a. Update tree survey with current proposal
 - b. Tree removal should decrease significantly with the removal of the stormwater features.
6. Provide energy dissipation at driveway culverts or provide storm calcs showing its not necessary.
7. Provide impervious surface calculations for each lot within the proposed development. Overall site is being shown at 0.98 acres.
 - a. Impervious calculations should include proposed accessory structures, patios, and additional hardcover on the lot.



Anoka County

TRANSPORTATION DIVISION

Highway

Katie Larsen
City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014-1182

August 25, 2025

RE: Preliminary Plat – Lake Amelia Woods 2nd Addition

Dear Katie,

We have reviewed the Preliminary Plat for Lake Amelia Woods 2nd Addition to be located west of CSAH 54 (20th Avenue) and north of County Road J within the City of Lino Lakes, and I offer the following comments:

- The existing right of way along CSAH 54 varies from 60 feet to 70 feet west of centerline which should be sufficient for future reconstruction purposes.
- As proposed, the preliminary plat will introduce 4 new access points onto CSAH 54. This is acceptable since access to a City Street does not seem feasible. The location of the access points is acceptable to this department. The right of access is dedicated to Anoka County with exception for the 4 proposed access points in the preliminary plat. Any other existing driveways and field entrances shall be removed, and the ditch section restored to match existing depth, slope, and grades.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received, and the applicable permits can be issued.
- Any utility relocation in the CSAH 54 right of way will be required to be coordinated directly by the city/developer.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 54.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 54 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 54 and take the level of action deemed necessary to minimize the

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1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Camila Arenas, Engineer I, Camila.Arenas@anokacountymn.gov (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Construction plans
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$150.00)

Following the completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. Four Residential Single Driveway permits (\$175.00 each) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at HighwayPermits@anokacountymn.gov for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr, PE
Traffic Engineer II

xc: CSAH 54/Plats+Developments/2025
Jerry Auge, Assistant County Engineer
David Zieglmeier, County Surveyor
Sean Thiel, Traffic Engineering Manager
Sue Burgmeier, Traffic Technician
Camila Arenas, Engineer I

**PLANNING & ZONING BOARD
AGENDA ITEM 6D**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: September 10, 2025

TOPIC: Wilkinson Waters PUD Final Plan/Final Plat

CASE NUMBER: PZC2025-0008

APPLICANT: Anoka Holdings, LLC
Attn: Mark Houge
5959 Centerville Road, Suite 200
North Oaks, MN 55127

OWNER: Same

INTRODUCTION

The applicant, Anoka Holdings, LLC., submitted a land use application for Wilkinson Waters PUD Final Plan/Final Plat. The PUD Final Plan/Final Plat is for Phase 1A and 1B multi-family and townhome development.

Tentative Review Schedule:

Complete Application Date:	July 18, 2025
60-Day Deadline:	September 16, 2025
60-Day Extension:	November 15, 2025
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	September 10, 2025
City Council Work Session:	October 13, 2025
City Council Meeting:	October 13, 2025

This staff report is based on the following information:

- Wilkinson Waters Preliminary Plat Plan prepared by ISG revision date August 25, 2025

- Wilkinson Waters Apartments Final Plat Plan prepared by ISG revision date August 25, 2025
- Wilkinson Waters Major Infrastructure Final Plat Plan prepared by ISG revision date August 25, 2025
- Ash Street Turn Lane Final Plat Plan prepared by ISG revision date August 25, 2025
- Wilkinson Waters Addition Final Plat
- Title Commitment dated June 2, 2025

BACKGROUND

On May 27, 2025, the City Council passed Resolution No. 25-65 approving the Wilkinson Waters PUD Preliminary Plan/Preliminary Plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

ANALYSIS

PUD Preliminary Plan

The PUD Preliminary Plan provides a mix of residential and commercial lots and blocks. The residential component consists of the following:

	PUD Preliminary Plan
Housing Type	# Units
4-plex Townhomes = (10 buildings x 4 units)	40
Market Rate Multi-Family = (2 buildings x 100 units)	200
Senior Living Multi-Family =	100
	340

Preliminary Plat

The revised preliminary plat consists of the following lots and blocks:

Lot or Outlot	Purpose	Ownership
Lots 1-5, Block 1	Townhomes	Private
Lots 1-5, Block 2	Townhomes	Private
Lot 6, Block 2	2 multifamily buildings	Private

A	Open space, wetlands, buffer, lake, trail corridor	HOA
B	Public Park	City
C	Public Park	City
D	Open space, stormwater pond, trail corridor	HOA
Lot 6, Block 1	Future senior living building	Private
Lot 7, Block 2	Future commercial	Private

Staff Comment:

1. Lot 6, Block 1 and Lot 7, Block 2 shall be revised back to outlots because site and building plan review was not completed for them. Future Land Use Applications for PUD Preliminary Plan/Preliminary Plat and then PUD Final Plan/Final Plat will be required.

PUD Final Plan

The PUD Final Plan is for Phase 1A and 1B market rate multi-family and townhome development.

Housing Type	# Units
Phase 1A: Market Rate Multi-Family = (2 buildings x 100 units)	200
Phase 1B: Townhomes (5 building x 4 units)	20
Total Housing Units =	220

Final Plat

The final plat contains the following lots and outlots:

Lot or Outlot	Purpose	Ownership
Lots 1-5, Block 1	Townhomes	Private
Lots 1-5, Block 2	Townhomes	Private
Lot 6, Block 2	2 multifamily buildings	Private
A	Open space, wetlands, buffer, lake, trail corridor	HOA
B	Public Park	City

C	Public Park	City
D	Open space, stormwater pond, trail corridor	HOA
E	Future senior living building	Private
F	Future commercial	Private

Phasing Plan

The development is proposed to be built out in 4 phases: the 2 multiple family buildings, the townhome buildings, senior building, and commercial. See attached Phasing Plan.

Public Land Dedication

As allowed per City Code Section 1001.115(10), the City will combine land dedication and cash in lieu of land. Land value for the 3.4 acres of public park is based on Anoka County market values. Credit will also be given for trail construction costs. The following is a summary for Phase 1:

Total # of Lots/Units =	220
x Park Dedication fee	\$3,500
= Cash in Lieu Value	\$770,000
Acres of land dedication	3.4
x per acre market value	\$9,039
= Value of Land Dedication	\$30,734
Cash in lieu total	\$770,000
-Value of Land Dedication	(\$30,734)
= Cash in lieu balance	\$739,266
Cash in lieu balance	\$739,266
- Park Trail Costs	(\$38,119)
Final Cash lieu balance =	\$701,148

Wetland Buffer Declaration and Conservation Easements

A wetland buffer declaration shall be recorded over the wetlands and buffers. A conservation easement shall be recorded over the wetlands and open space areas.

Title Commitment

The City Attorney reviewed the title commitment and final plat and no concerns.

Homeowners Association (HOA)

A Homeowners Association shall own and maintain the outlots containing open space, wetlands, buffer, and lake. The HOA shall also maintain the landscaped road medians and stormwater re-use system.

Additional Agency Comments

Ramsey County Public Works notes that construction at Centerville Road and County Road J is to begin in 2026 and last through 2027. Avoidance of this intersection with any construction traffic is highly encouraged.

Anoka County Highway Department provided right in/right out striping detail. This was forwarded to the applicant.

Agreements

Stormwater Maintenance Agreement

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities.

Development Agreement

The Developer is required to enter into a written development agreement with the City. The agreement includes the typical provisions for constructing and funding public improvements, providing securities to ensure completion public improvements and provision of escrows to reimburse the City for costs incurred by the City associated with the plat and improvements. In addition, the agreement includes unique conditions resulting from the location of the development straddling municipal boundaries and involving privately owned improvements. Prior to construction of public improvements, the following items will need to be provided or approved as required:

- 1) The Developer shall obtain from Presbyterian Homes of North Oaks a public street, drainage and utility easement for that portion of the proposed Wilkinson Way lying within the City of North Oaks.
- 2) The Developer shall provide Presbyterian Homes of North Oaks a private street, drainage & utility easement for that portion of Wilkinson Lake Boulevard proposed to be constructed across Outlot D.

- 3) A Joint Powers Agreement will be executed between Lino Lakes and North Oaks for the Improvement and Maintenance of Wilkinson Way.

Site Improvement Performance Agreement

Site Improvement Performance Agreements will be required for the construction of the market rate multi-family buildings.

Findings of Fact

Per City Code Section 1001.057 Review, Approval or Denial:

(1) The Planning and Zoning Board shall consider the final plat and the Community Development Department shall forward the Planning and Zoning Board recommendations to the City Council. The following requirements shall be met before consideration of the final plat by the Planning and Zoning Board:

- (a) The final plat shall substantially conform to the approved preliminary plat and phasing plan;

The final plat substantially conforms with the preliminary plat.

- (b) For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots; and

NA. This is a mixed use development consisting of townhomes, multi-family, and commercial. The development is proposed to be constructed in four (4) phases.

- (c) Conditions attached to approval of the preliminary plat shall be substantially fulfilled or secured by the development agreement, as appropriate.

Several conditions of the preliminary plat have been substantially fulfilled. The following conditions have not been fulfilled.

1. *The Comprehensive Plan Amendment shall be approved by Met Council prior to approval of the final plat.*
2. *A joint powers agreement between City of Lino Lakes and White Bear Township for sanitary sewer and water shall be approved prior to approval of the final plat.*

Securities will be required with a Development Agreement.

RECOMMENDATION

Staff recommends approval of the Wilkinson Waters PUD Final Plan/Final Plat with the following conditions:

1. The Comprehensive Plan Amendment shall be approved by Met Council prior to City Council approval of the final plat.
2. A joint powers agreement between the City of Lino Lakes and White Bear Township for sanitary sewer and water shall be approved prior to City Council approval of the final plat.
3. The Developer will enter into a Development Agreement with the City.
4. A Homeowners Association shall own and maintain the outlots containing open space, wetlands, buffer, and lake.
5. A Homeowners Association shall maintain the landscaped street medians and stormwater re-use system.
6. A trail easement shall cover the trail corridor on Outlot F.
7. A conservation easement and wetland buffer declaration shall be recorded over the open space, wetlands and buffers.
8. The underlying conventional zoning districts shall be R-4, High Density Residential for the townhomes, apartments, and senior living building and GB, General Business for the commercial.
9. Architecture and building design standards shall meet noise study requirements.
10. The Design Guidelines & Statement of Intent-Wilkinson Waters shall provide additional development guidance.
11. Outlots A and D shall be deeded to a Homeowners Association (HOA).
12. Outlots B and C shall be deeded to the City.

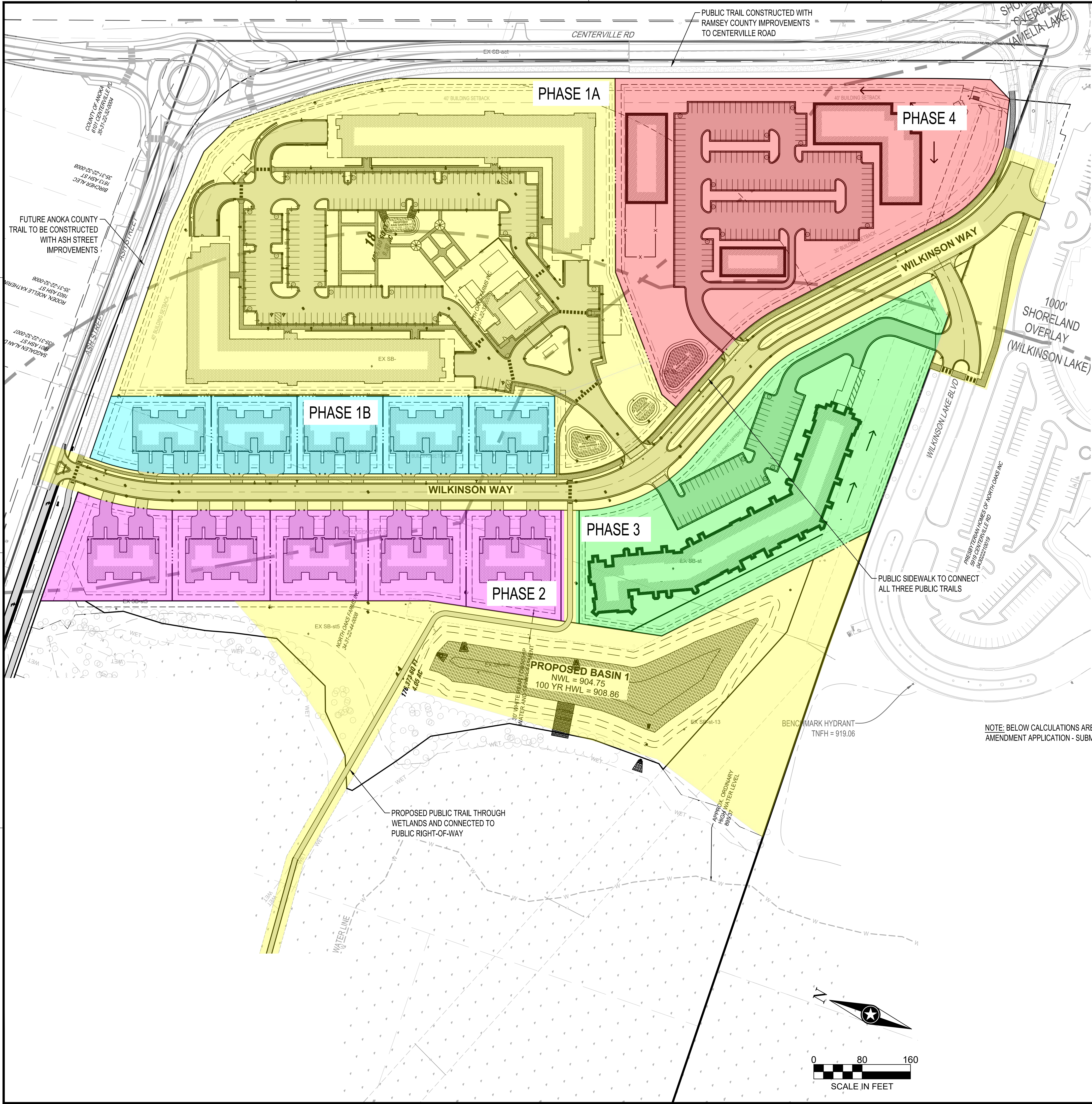
The following items shall be addressed prior to City Council consideration of the PUD Final Plan/Final Plat:

1. The Comprehensive Plan Amendment shall be approved by Met Council.
2. A joint powers agreement between the City of Lino Lakes and White Bear Township for sanitary sewer and water shall be approved.
3. All comments from the City Engineer memo dated September 4, 2025.
4. All comments from the Environmental Coordinator memo dated September 3, 2025.
5. Drafts of the following documents shall be submitted to the City for review and approval:
 - a. Wetland buffer declaration and exhibit
 - b. Conservation easement and exhibit
 - c. Trail easement and exhibit
 - d. Deeds
 - i. Outlot A and D to HOA
 - ii. Outlot B and C to City
6. The PUD Preliminary Plan/Preliminary Plat is the master plan for the entire development. All revisions and updates need to be incorporated into the PUD Preliminary Plan/Preliminary Plat first.

- a. After staff review and approval of the revised PUD Preliminary Plan/Preliminary Plant, the applicant shall resubmit the PUD Final Plan/Final Plat for the first phase of development. The PUD Final Plan/Final Plat shall match the revised PUD Preliminary Plan/Preliminary Plat.
 - b. All lot lines shall be a solid line.
- 7. Preliminary Plat Plan Set revision date August 25, 2025:
 - a. Sheet A0-12, Land Use & Density Plan:
 - i. Clean up Revision Schedule dates
 - b. Sheet A0-16, Preliminary Plat:
 - i. A drainage and utility easement is required over the stormwater facility in Outlot D. The easement can be placed over the entire outlot.
 - ii. B1 L6 and B2 L7 shall be changed back to outlots, not lots.
 - c. Sheets E1-01 to E1-06 shall be updated to include the revised plans provided in the PUD Final Plat set.
 - i. Exterior lighting on the multi-family buildings shall be included.
 - ii. Each light fixture on cut sheets shall be labeled to match table labels.
- 8. Design Guidelines and Statement of Intent:
 - a. Correct the Architectural Standards spreadsheets per August 26, 2025 email.
- 9. Wilkinson Waters Addition Final Plat:
 - a. A drainage and utility easement is required over the stormwater facility in Outlot D. The easement can be placed over the entire outlot.
- 10. Final Plat Plan revision date August 25, 2025:
 - a. The plan sheets shall match the revised Preliminary Plat Plan Set for the first phase of development.
 - b. For example, C3-10, Site Plan does not match the site plan in the Preliminary Plat Plan Set.

ATTACHMENTS

- 1. Phasing Plan
- 2. Land Use Plan
- 3. Preliminary Plat
- 4. Final Plat
- 5. City Engineer Memo dated September 4, 2025
- 6. Environmental Coordinator Memo dated September 3, 2025



PROJECT PHASES						
PHASE	USE	DWELLING UNITS	GROSS PARCEL AREA (ACRE)	DEVELOPABLE AREA (ACRE)	RIGHT-OF-WAY (ACRE)	PUBLIC OPEN SPACE (ACRE)
PHASE 1A	RESIDENTIAL	200	75.9	9.3	6.7	45.9
PHASE 1B	RESIDENTIAL	20	2.2	2.2	0.0	0.0
PHASE 2	RESIDENTIAL	20	3.0	3.0	0.0	0.0
PHASE 3	SENIOR RESIDENTIAL	100	3.9	3.0	0.0	0.0
PHASE 4	COMMERCIAL	-	5.2	4.9	0.0	0.0

PHASE 1 WILL INCLUDE MASS GRADING OF THE ENTIRE DEVELOPMENT AREA AND THE CONSTRUCTION OF ALL PUBLIC FACILITIES AND REGIONAL STORMWATER MANAGEMENT FEATURES FOR THE OVERALL DEVELOPMENT TOWARDS WILKINSON LAKE.

PHASE 1A WILL CONSIST OF THE MARKET RATE RESIDENTIAL APARTMENT BUILDINGS AND CLUBHOUSE. EACH BUILDING IS PROPOSED TO HAVE 100 UNITS. THESE BUILDINGS WILL BE STAGGERED IN CONSTRUCTION STAGING.

PHASE 1B WILL CONSIST OF HALF OF THE TOWNHOME UNITS AND THESE WILL COME ONLINE TOWARDS THE END OF COMPLETION OF THE MARKET RATE APARTMENT UNITS.

PHASE 2 WILL CONSIST OF THE REMAINDER OF THE TOWNHOME UNITS AND THE COMMERCIAL DEVELOPMENT.

PHASE 3 WILL BE SENIOR LIVING APARTMENTS.

*ALL PHASING IS SUBJECT TO CHANGE AS DEVELOPMENT PROGRESS AND DEPENDENT ON MARKET CONDITIONS

NOTE: BELOW CALCULATIONS ARE BASED ON REVISED CITY OF LINO LAKES COMPREHENSIVE AMENDMENT APPLICATION - SUBMITTED SEPARATELY TO THIS APPLICATION.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JERREMY D. FOSS, PE

FOR PRELIMINARY PLAT REVIEW ONLY

DATE 3/10/2025 LIC. NO. 55871

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/25/25	BOUNDARY CORRECTION	DWG

PROJECT NO. 24-30671

FILE NAME 30671 C3-SITE-OVERALL

DRAWN BY DWG/TW

DESIGNED BY DWG/TW

REVIEWED BY JDF/TW

ORIGINAL ISSUE DATE 03/10/25

CLIENT PROJECT NO. -

TITLE

PHASING PLAN

SHEET

A0-11

PRELIMINARY NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OF
REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.

JEREMY D. FOSS, PE

FOR PRELIMINARY PLAT REVIEW ONLY

DATE 3/10/2025 LIC. NO. 5587

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PROJECT

**ANOKA
HOLDINGS, LLC**

**WILKINSON
WATERS**

LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
3/20/2025	TABLE AND CALCULATION REVISIONS	DWG

PROJECT NO. 24-30671

FILE NAME	30671 C3-LAND USE
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DRAWN BY	DWG/TW
DATE	DATE

REVIEWED BY JDF/TW

ORIGINAL ISSUE DATE 03/10/25

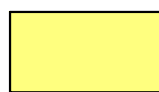
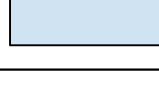
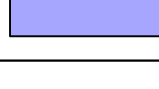
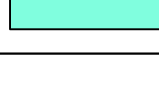
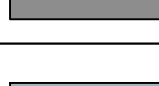
CLIENT PROJECT NO. -

TITLE

LAND USE & DENSITY PLAN

SHEET

A0-12

LEGEND		
SYMBOL	DESCRIPTION	AREA
	MULTI-FAMILY BUILDING	3.8 AC
	COMMERCIAL DEVELOPMENT	4.9 AC
	SENIOR LIVING BUILDING	1.0 AC
	PRIVATE ROADWAY	4.2 AC
	PUBLIC OPEN SPACE	3.9 AC
	PRIVATE OPEN SPACE	11.1 AC
	LAKE (NWIL)	16.7 AC
	STORM PONDS	1.8 AC
	WETLANDS (REMAINING)	20.0 AC
	PUBLIC ROW (ARTERIAL)	4.0 AC
	PUBLIC ROW (DEVELOPMENT)	2.3 AC
	OVERHEAD ELECTRIC EASEMENT	2.1 AC

SOIL BORINGS:
BRAUN INTERTEC
11001 HAMPSHIRE AVE S.
MINNEAPOLIS, MN 55438
952-995-2000

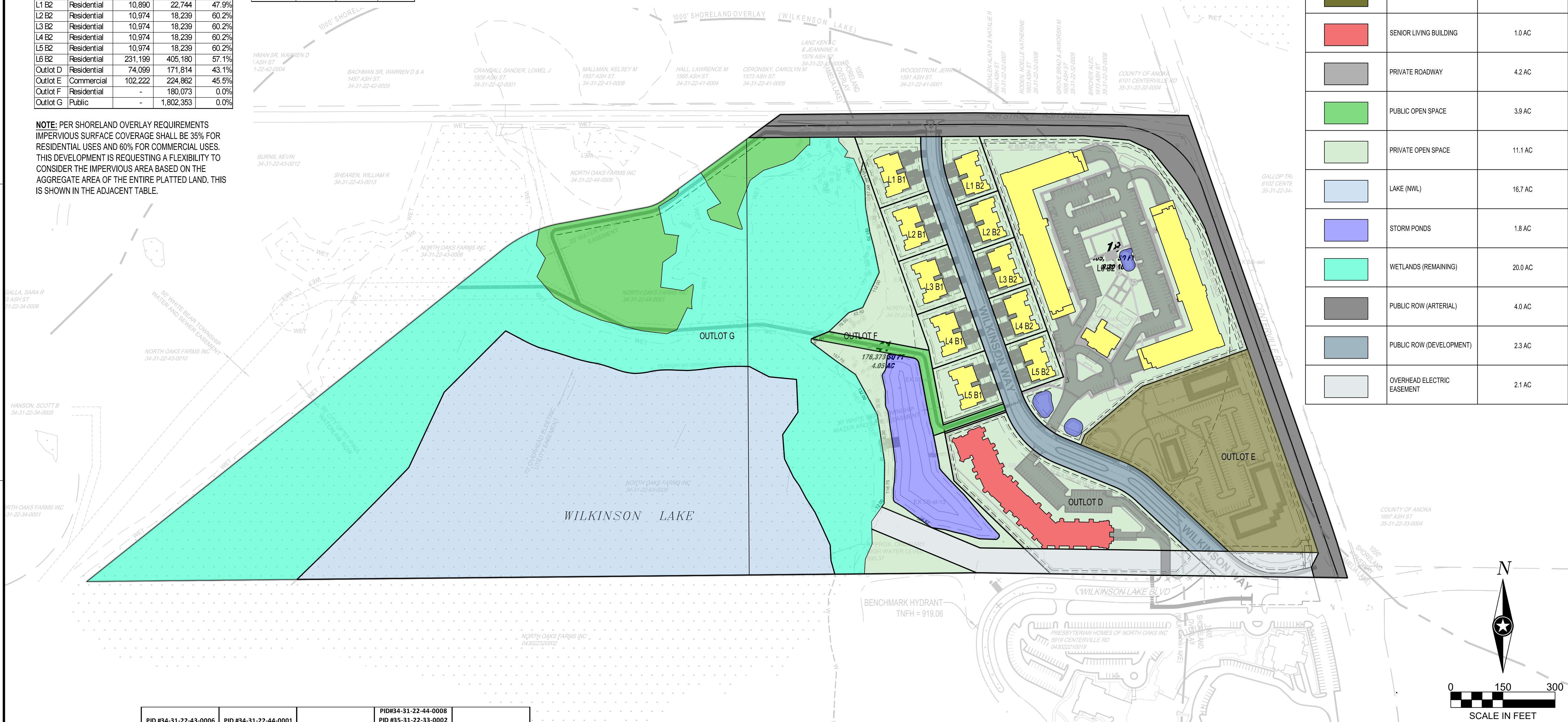
WETLANDS:
KJOLHAUG ENVIRONMENTAL
SERVICES
2500 SHADYWOOD RD
SUITE 130
MINNETRISTA, MN 55331
952-401-8757

Parcel	Land Use	Impervius Coverage (Sq.R.)	Lot Size (Sq.R.)	Percent Coverage
L1 B1	Residential	11,770	30,510	38.6%
L1 B2	Residential	11,402	24,310	46.9%
L1 B3	Residential	11,402	24,310	46.9%
L1 B4	Residential	11,402	24,608	46.3%
L1 B5	Residential	11,402	27,818	41.0%
L1 B2	Residential	10,890	22,744	47.9%
L2 B2	Residential	10,974	18,239	60.2%
L3 B2	Residential	10,974	18,239	60.2%
L4 B2	Residential	10,974	18,239	60.2%
L5 B2	Residential	10,974	18,239	60.2%
L6 B2	Residential	231,199	405,180	57.1%
Outlot D	Residential	74,099	171,814	43.1%
Outlot E	Commercial	102,222	224,862	45.5%
Outlot F	Residential	-	180,073	0.0%
Outlot G	Public	-	1,802,353	0.0%

Land Use	Impervious Coverage (Sq Ft.)	Total Flat Area	Percent Coverage
Residential	417,462	984,323	42.4%
Commercial	102,222	224,862	45.5%
ROW	291,852	291,852	100.0%
Public	-	1,802,353	0.0%
Total	811,536	3,303,390	24.6%

NOTE: THIS TABLE IS THE SUM OF ALL TABULATED RESIDENTIAL IMPERVIOUS AREA FROM THE TABLE ON THE LEFT. A CONSERVATIVE APPROACH IN REGARDS WITH THE ROW IS TAKEN ASSUMING THAT 100% OF THE ROW IS IMPERVIOUS. WITH THIS APPROACH IT CAN BE FOUND THAT THE AGGREGATE IMPERVIOUS COVERAGE IS BELOW THE RESIDENTIAL IMPERVIOUS COVERAGE THRESHOLD OF 35%. WE ARE REQUESTING THAT THE FLEXIBILITY FOR IMPERVIOUS COVERAGE FOR THIS DEVELOPMENT BE CONSIDERED BASED OFF OF THE ENTIRETY OF THE PLATTED AREA AND NOT BASED ON EACH INDIVIDUAL SUBDIVIDED PARCEL. PLEASE NOTE THAT OUTLOT D AND OUTLOT E ARE NOT THE FINAL PLAT ALIGNMENTS BUT A PRELIMINARY CONCEPT OF THOSE PARCELS. HOWEVER EVEN IF THE ENTIRE PARCEL AREA WAS INCLUDED IN THE IMPERVIOUS COVERAGE COLUMN THE AGGREGATE IMPERVIOUS COVERAGE WOULD STILL BE BELOW THE 35% IMPERVIOUS COVERAGE THRESHOLD.

NOTE: PER SHORELAND OVERLAY REQUIREMENTS IMPERVIOUS SURFACE COVERAGE SHALL BE 35% FOR RESIDENTIAL USES AND 60% FOR COMMERCIAL USES. THIS DEVELOPMENT IS REQUESTING A FLEXIBILITY TO CONSIDER THE IMPERVIOUS AREA BASED ON THE AGGREGATE AREA OF THE ENTIRE PLATTED LAND. THIS IS SHOWN IN THE ADJACENT TABLE.

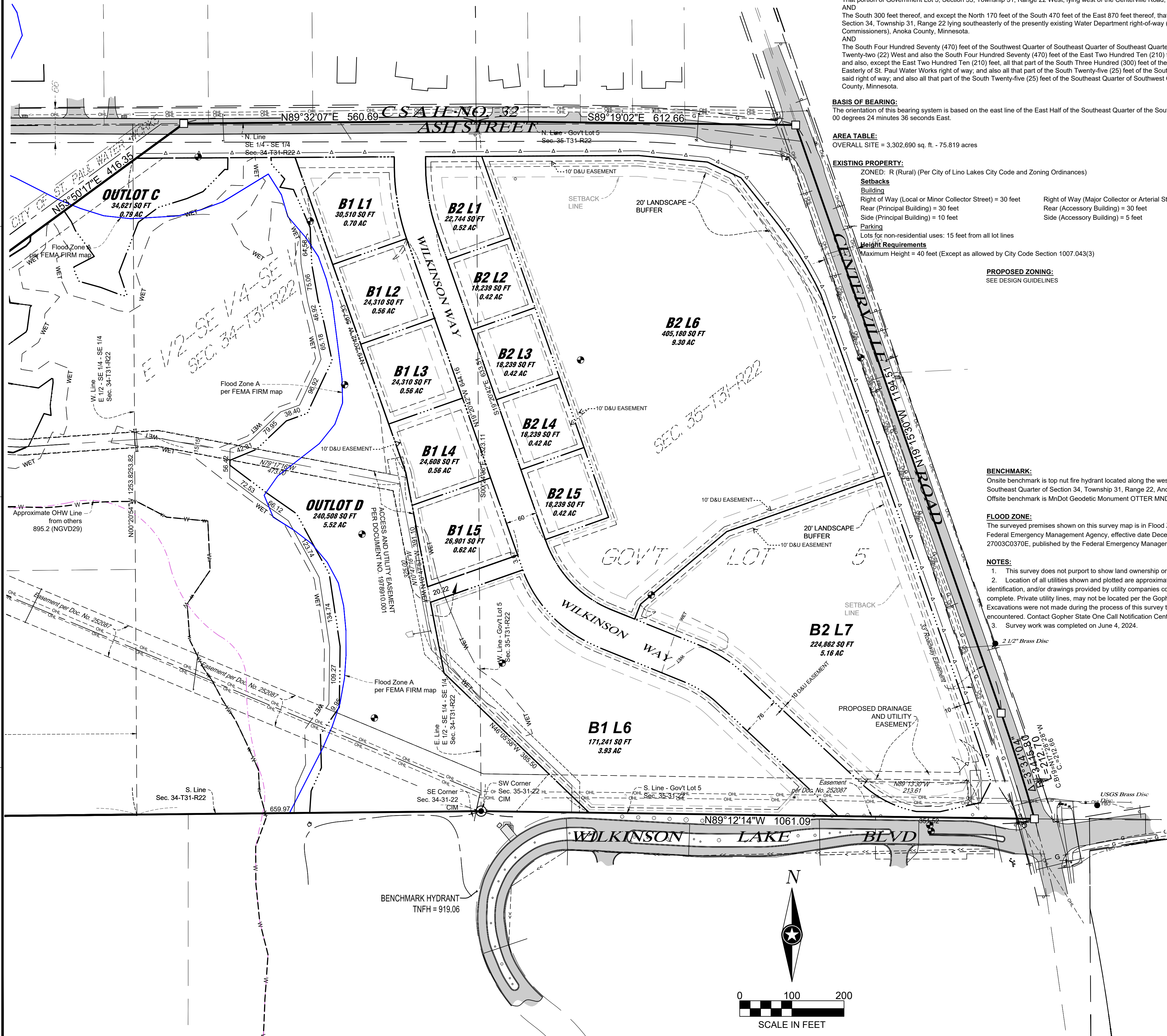


	PID #34-31-22-43-0006	PID #34-31-22-44-0001		PID#34-31-22-44-0008 PID #35-31-22-33-0002 New Signature Gateway Parcel	
	Southwest Parcel	Northwest Parcel	Middle Parcel		Total
Gross Area (acres)	15.16	15.18	0.00	45.48	75.82
Wetlands & Water Bodies	15.16	12.11	0.00	9.43	36.70
Public Parks & Open Space	0.00	3.07	0.00	0.81	3.88
Arterial ROW	0.00	0.00	0.00	4.03	4.03
Other (UPA Powerline Easement)	0.00	0.00	0.00	2.11	2.11
Other (Commercial)	0.00	0.00	0.00	4.90	4.90
Net Area (acres)	0.00	0.00	0.00	24.20	24.20
Guided Land Use Per 2040 Comprehensive Plan	Medium Density Residential	Medium Density Residential	Signature Gateway	Signature Gateway	
Required Net Density	4.0 to 6.0 upa	4.0 to 6.0 upa	8.0-10.0 upa; max. 15	8.0-10.0 upa; max. 15	
Required Range # Housing Units					Total
Low	0	0	0	194	194
High	0	0	0	242	242
High + Signature Gateway -Max 15	0	0	0	363	363
Proposed # Housing Units					340
Gross Density (units/acre)					4.48
Net Density (units/acre)					14.05

SITE DATA	
TOTAL RESIDENTIAL UNITS:	340
APARTMENTS:	200
SENIOR LIVING:	100
TOWNHOMES:	40

SITE DATA	
TOTAL SITE AREA:	75.8 AC
TOTAL R.O.W. AREA:	6.3 AC
RESIDENTIAL LOT AREA:	21.9 AC
COMMERCIAL LOT AREA:	4.9 AC
TOTAL PUBLIC WATER AREA:	36.7 AC
PUBLIC OPEN SPACE:	3.9 AC
EASEMENT AREA	2.1 AC

WILKINSON WATERS ADDITION



EXISTING LEGAL DESCRIPTION:

The East Half of the Southeast Quarter of the Southeast Quarter (E1/2 SE1/4 of SE 1/4) of Section 34, Township 31, Range 22, East of St. Paul Water Works, Anoka County, Minnesota.
AND
That portion of Government Lot 5, Section 35, Township 31, Range 22 West, lying west of the Centerville Road, Anoka County, Minnesota.
AND
The South 300 feet thereof, and except the North 170 feet of the South 470 feet of the East 870 feet thereof, that part of the West three-quarters of the South Half of the Southeast one-quarter (W 3/4 S 1/2 SE 1/4) Section 34, Township 31, Range 22 lying southeasterly of the presently existing Water Department right-of-way (meaning thereby the right-of-way easement for conduit purposes of the St. Paul Board of Water Commissioners), Anoka County, Minnesota.
AND
The South Four Hundred Seventy (470) feet of the Southwest Quarter of Southeast Quarter of Southeast Quarter (SW 1/4 of SE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-one (31) North, Range Twenty-two (22) West and also the South Four Hundred Seventy (470) feet of the East Two Hundred Ten (210) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34); and also, except the East Two Hundred Ten (210) feet, all that part of the South Three Hundred (300) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying Easterly of St. Paul Water Works right of way, and also all that part of the South Twenty-five (25) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying westerly of said right of way, and also all that part of the South Twenty-five (25) feet of the Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of said Section Thirty-four (34) lying Easterly of the County Road, Anoka County, Minnesota.

BASIS OF BEARING:

The orientation of this bearing system is based on the east line of the East Half of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota. Said line bears South 00 degrees 24 minutes 36 seconds East.

AREA TABLE:

OVERALL SITE = 3,302,690 sq. ft. - 75.819 acres

EXISTING PROPERTY:

ZONED: R (Rural) (Per City of Lino Lakes City Code and Zoning Ordinances)

Setbacks

Building

Right of Way (Local or Minor Collector Street) = 30 feet
Right of Way (Major Collector or Arterial Street) = 40 feet
Rear (Accessory Building) = 30 feet
Side (Principal Building) = 10 feet
Side (Accessory Building) = 5 feet

Parking

Lots for non-residential uses: 15 feet from all lot lines

Height Requirements

Maximum Height = 40 feet (Except as allowed by City Code Section 1007.043(3))

PROPOSED ZONING:

SEE DESIGN GUIDELINES

BENCHMARK:

Onsite benchmark is top nut fire hydrant located along the westerly side of Wilkinson Lake Boulevard approximately 154 feet south of the southeast corner of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota - Elev = 919.06 feet.
Offsite benchmark is MnDot Geodetic Monument OTTER MNDT RESET - Elev = 941.081 feet.

FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone A, according to Flood Insurance Rate Map Community Panel No. 27003C0365E, published by the Federal Emergency Management Agency, effective date December 16, 2015 and Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27003C0370E, published by the Federal Emergency Management Agency, effective date December 16, 2015.

NOTES:

- This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
- Location of all utilities shown and plotted are approximate, based on Gopher State One Call. Location of all utilities shown and plotted are based on visible surface identification, and/or drawings provided by utility companies contacted by the Gopher State One Call. Utility lines in street right-of-way are not necessarily complete. Private utility lines, may not be located per the Gopher State One Call, available record drawings were used in preparing the location of these lines. Excavations were not made during the process of this survey to locate underground utilities and/or structures. Additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center for verification of utility type and field location, prior to excavation.
- Survey work was completed on June 4, 2024.

LEGEND	
	Bituminous Surface
	Concrete Surface
	Gravel Surface
	Sanitary Sewer Line
	Sanitary Line from others
	Storm Sewer Line
	Storm Line from others
	Water Line
	Water Line from others
	Forcemain line from others
	Wetland line from others
	Underground Gas Line
	Underground Electric Line
	Underground Utility Line
	Underground Fiber Optic Line
	Overhead Utility Line
	Landscaping Edge
	Field Edge
	Water's Edge
	Treeline
	Deciduous Tree
	Utility Marker
	Soil Boring
	Iron Monument Found
	Indicates Mag Nail Found
	Indicates Cast Iron Monument Found
	Indicates Concrete Stone "X" Found
	Electric Meter
	Utility Vault
	Gas Meter
	Ground Light
	Light Pole
	Transformer
	Utility Pedestal
	Utility Pole/Guy Wire
	Curb Stop
	Hydrant
	Water Valve
	Benchmark
	Cleanout
	Drop Intake
	Manhole/Catch Basin
	Lift Station
	Mailbox
	Post
	Sign
	Street Sign
	Coniferous Tree



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK A. SCHWANZ

Mark A. Schwanz

DATE 2/10/25 LIC. NO. 45817

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	PROJ. NO.
FILE NAME	30671 PPLAT
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1-1-25
CLIENT PROJECT NO.	-

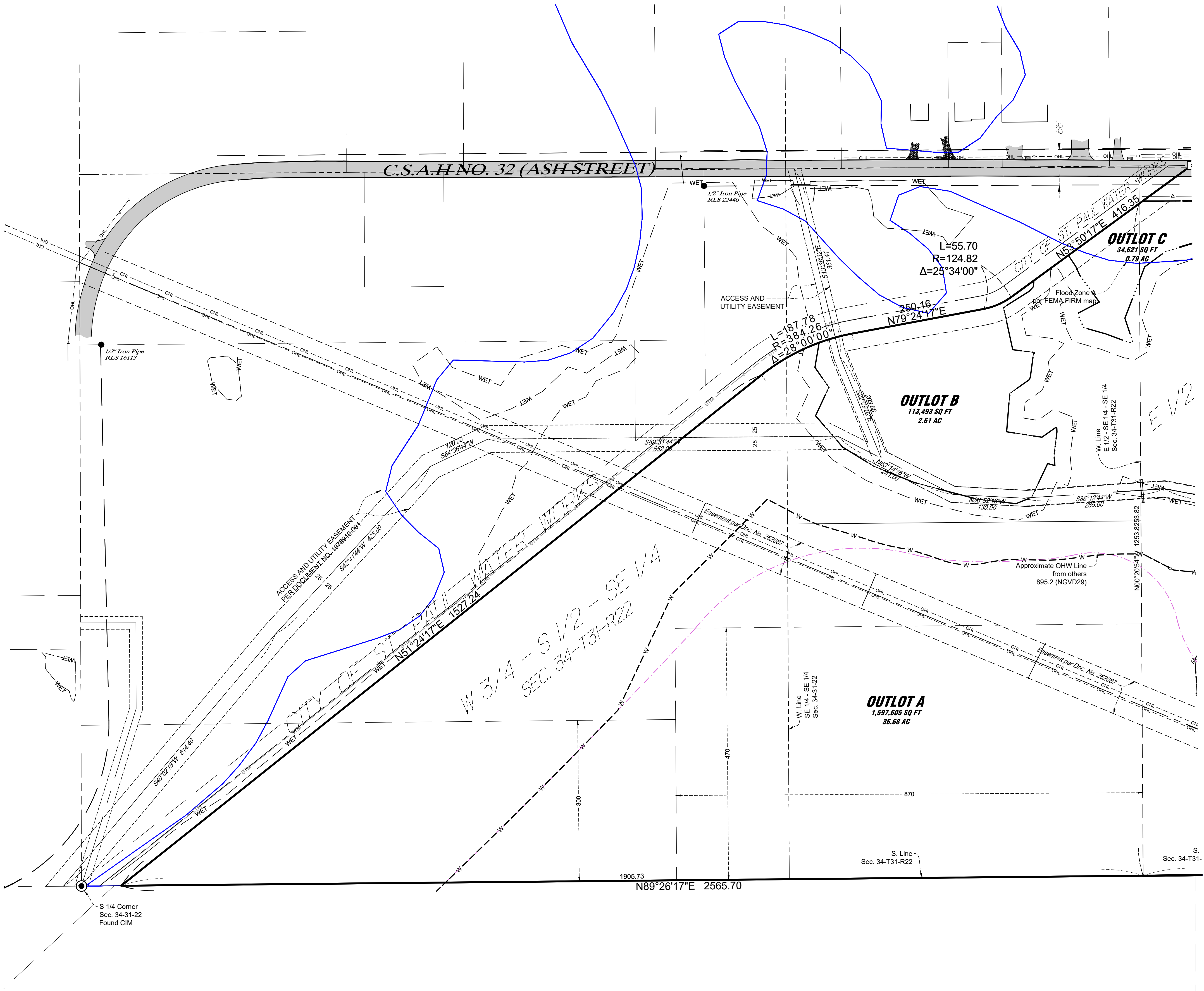
TITLE

PRELIMINARY PLAT

SHEET

A0-16

WILKINSON WATERS ADDITION



- LEGEND**
- Bituminous Surface
 - Concrete Surface
 - Gravel Surface
 - Sanitary Sewer Line
 - Sanitary Line from others
 - Storm Sewer Line
 - Storm Line from others
 - Water Line
 - Water Line from others
 - Forcemain line from others
 - Wetland line from others
 - Underground Gas Line
 - Underground Electric Line
 - Underground Utility Line
 - Underground Fiber Optic Line
 - Overhead Utility Line
 - Landscaping Edge
 - Field Edge
 - Water's Edge
 - Tree Line

- Iron Monument Found
- Indicates Mag Nail Found
- Indicates Cast Iron Monument Found
- Indicates Concrete Stone "X" Found
- Electric Meter
- Utility Vault
- Gas Meter
- Ground Light
- Light Pole
- Transformer
- Utility Pedestal
- Utility Pole/Guy Wire
- Curb Stop
- Hydrant
- Water Valve
- Benchmark
- Cleanout
- Drop Intake
- Manhole/Catch Basin
- Lift Station
- Mailbox
- Post
- Sign
- Street Sign
- Coniferous Tree
- Deciduous Tree
- Utility Marker
- Soil Boring



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK A. SCHWANZ
Mark A. Schwanz
DATE 2/10/25 LIC. NO. 45817

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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS
LINO LAKES MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	PROJ. NO
FILE NAME	30671 PPLAT
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1-1-1
CLIENT PROJECT NO.	-

TITLE
PRELIMINARY PLAT
SHEET
A0-17

FINAL PLAT FOR REVIEW

WILKINSON WATERS ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Anoka Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

The East Half of the Southeast Quarter of the Southeast Quarter (E1/2 SE1/4 of SE 1/4) of Section 34, Township 31, Range 22, East of St. Paul Water Works, Anoka County, Minnesota.

AND

That portion of Government Lot 5, Section 35, Township 31, Range 22 West, lying west of the Centerville Road, Anoka County, Minnesota.

AND

The South 300 feet thereof, and except the North 170 feet of the South 470 feet of the East 870 feet thereof, that part of the West three-quarters of the South Half of the Southeast one-quarter (W 3/4 S 1/2 SE 1/4) Section 34, Township 31, Range 22 lying southeasterly of the presently existing Water Department right-of-way (meaning thereby the right-of-way easement for conduit purposes of the St. Paul Board of Water Commissioners), Anoka County, Minnesota.

AND

The South Four Hundred Seventy (470) feet of the Southwest Quarter of Southeast Quarter of Southeast Quarter (SW 1/4 of SE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-one (31) North, Range Twenty-two (22) West and also the South Four Hundred Seventy (470) feet of the East Two Hundred Ten (210) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34); and also, except the East Two Hundred Ten (210) feet, all that part of the South Three Hundred (300) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying Easterly of St. Paul Water Works right of way; and also all that part of the South Twenty-five (25) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying westerly of said right of way; and also all that part of the South Twenty-five (25) feet of the Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of said Section Thirty-four (34) lying Easterly of the County Road, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WILKINSON WATERS ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highways 21 and 32 as shown on this plat.

In witness whereof said Anoka Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Signed: Anoka Holdings, LLC

Joshua Allard, Manager

State of _____
County of _____

This instrument was acknowledged before me on _____, by Joshua Allard, Manager of Anoka Holdings, LLC, a Minnesota limited liability company.

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Mark A. Schwanz, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or, will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Mark A. Schwanz, Licensed Land Surveyor
Minnesota License No. 45817

State of Minnesota
County of _____

This instrument was acknowledged before me on _____, 20____ by Mark A. Schwanz, Licensed Land Surveyor.

Notary Public

My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of **WILKINSON WATERS ADDITION**, was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
Mayor

By: _____
Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021 Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Chapter 505.021, Subd. 9, taxes payable for the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

I hereby certify that this plat of **WILKINSON WATERS ADDITION** was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

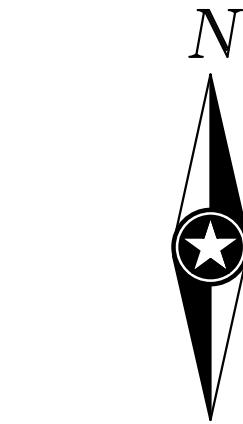
By: _____, Deputy

AREA TABLE			
LOT	GROSS AREA (SQ FT)	AREA (AC)	NET AREA (SQ FT)
B1 L1	30,510	0.70	19,493
B1 L2	24,310	0.56	18,468
B1 L3	24,310	0.56	17,168
B1 L4	24,608	0.56	17,353
B1 L5	26,901	0.62	20,719
B2 L1	22,744	0.52	17,075
B2 L2	18,239	0.42	13,230
B2 L3	18,239	0.42	13,230
B2 L4	18,239	0.42	13,230
B2 L5	18,239	0.42	13,230
B2 L6	405,180	9.30	373,590
BLOCK 1	130,639	3.00	-
BLOCK 2	500,882	11.50	-
OUTLOT A	1,597,605	36.68	1,463,515
OUTLOT B	113,493	2.61	80,006
OUTLOT C	34,621	0.79	28,838
OUTLOT D	240,508	5.52	172,887
OUTLOT E	171,241	3.93	118,160
OUTLOT F	224,862	5.16	191,595
OVERALL PLAT	3,302,690	75.82	-

LEGEND

- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES CAST IRON MONUMENT FOUND
- ⊗ INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 45817 TO BE SET BEFORE TIME OF RECORDING
- INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 45817
- INDICATES MAG NAIL SET
- △— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

BEARING NOTE:
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE EAST HALF OF SE 1/4 OF THE SE 1/4, SEC. 35 - T31 - R22. SAID LINE BEARS SOUTH 00 DEGREES 24 MINUTES 36 SECONDS EAST.



0 150 300
SCALE IN FEET



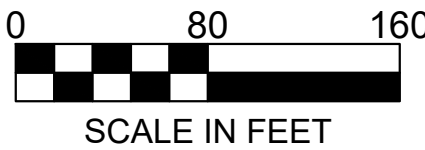
WILKINSON WATERS ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32

LEGEND

- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES CAST IRON MONUMENT FOUND
- ⊗ INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 45817 TO BE SET BEFORE TIME OF RECORDING
- INDICATES MAG NAIL SET
- DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

BEARING NOTE:
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE EAST HALF OF SE 1/4 OF THE SE 1/4, SEC. 35 - T31 - R22. SAID LINE BEARS SOUTH 00 DEGREES 24 MINUTES 36 SECONDS EAST.

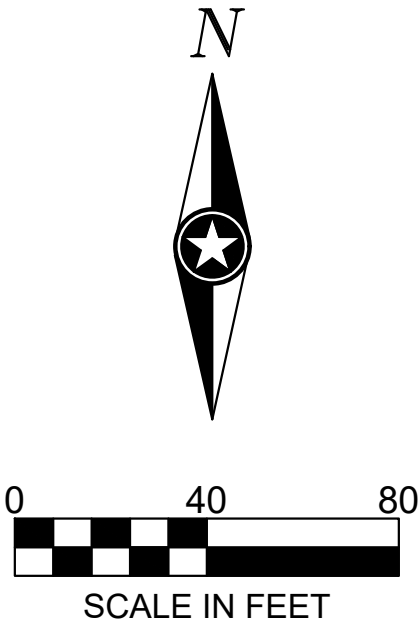


WILKINSON WATERS ADDITION

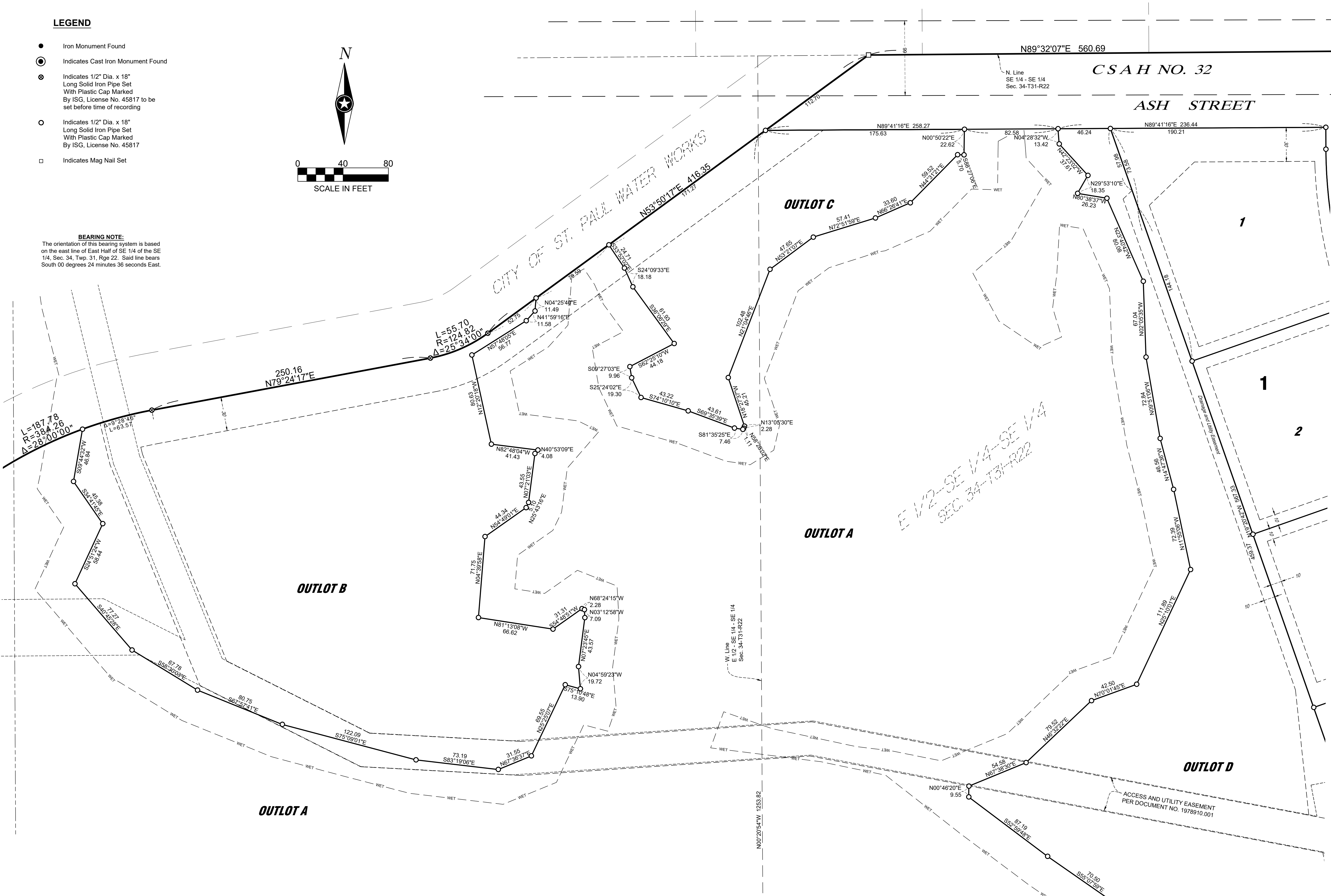
CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32

LEGEND

- Iron Monument Found
- ⦿ Indicates Cast Iron Monument Found
- ⊗ Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 to be set before time of recording
- Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817
- Indicates Mag Nail Set



BEARING NOTE:
The orientation of this bearing system is based on the east line of East Half of SE 1/4 of the SE 1/4, Sec. 34, Twp. 31, Rge. 22. Said line bears South 00 degrees 24 minutes 36 seconds East.



Memorandum

To: Katie Larsen, Lino Lakes City Planner

From: Kris Keller PE, WSB
Diane Hankee PE, Lino Lakes City Engineer

Date: September 4, 2025

Re: Wilkinson Waters
Final Plat Review
026515-000

WSB's review of the Final Plat for the Wilkinson Waters development in Lino Lakes, MN, prepared by ISG and received August 25, 2025. Our comments were made on the following documents:

- Wilkinson Waters Preliminary Plan and Plat prepared by ISG, dated August 25, 2025.
- Wilkinson Waters Final Plan and Plat (Public) prepared by ISG, dated August 25, 2025.
- Wilkinson Waters Final Plan and Plat (Private) prepared by ISG, dated August 25, 2025
- Wilkinson Waters Final Plan and Plat (Ash St Turn Lane) prepared by ISG, dated August 25, 2025
- Ash Street Traffic Impact Study prepared by ISG, dated August 27, 2025

The following review comments should be responded to in writing by the applicant. This review is only concerned with elements pertaining to City approval in its permitting authority on behalf of VLAWMO, these comments are highlighted. Other comments will be reviewed with future complete submittals, there may be additional comments generated at that time.

[ISG Response \(6/9/2025\)](#)

[WSB Response \(6/20/2025\)](#)

[ISG Response \(7/14/2025\)](#)

[WSB Response \(8/6/2025\)](#)

[WSB Response/Comment \(9/4/2025\)](#)

Engineering

- **General**

The Wilkinson Waters Development includes 76 acres south of Ash Street/County Road 32, West of Centerville Road/County Road 21 and north of Wilkinson Lake Boulevard, the border with the City of North Oaks. The current conceptual project proposes 56 Townhome units, two (2) 100-unit apartments, one (1) 100-unit senior living facility and 33,000 square feet of commercial retail space.

Comments:

1. Increased height has been requested for the buildings and it appears that they are already being raised quite a bit from the existing topography

- a. Provide what the need is for having the floor elevations as high as they are proposed for the buildings.

- **Grading**

The Wilkinson Waters Development includes site grading for the townhomes, apartments, and retail space as well as the connecting roads, driveways, and parking areas.

Comments:

1. Site should be designed to better match existing grades. Lowering the site approximately 5 feet from what is proposed. The applicant should consider an underground subsurface drainage system.
ISG Response (7/14/2025) Further testing is being conducted on site to determine the groundwater elevations. Grading will be updated per results of these tests.
WSB Response/Comment (9/4/2025) In process
2. Provide EOF elevations, locations and routes for all low points in the paved and greenspaces.
ISG Response (6/9/2025) – EOF elevations have been added to the Grading Plan.
WSB Response (6/20/2025) – EOF elevations are in compliance with freeboard requirements.
ISG Response (7/14/2025) ISG Response: EOF elevations have been added to the Grading Plan.
WSB Response/Comment (9/4/2025) Additional EOFs are still required for low points in the roadway and greenspaces. Note impact of downstream EOFs being higher than upstream EOFs.
3. Retaining walls exceeding 4' in height shall require a plan prepared by a Minnesota licensed structural engineer submitted for review and approval by the Building Official prior to permit issuance
 - a. Provide top and bottom of wall elevations at beginning and end of wall, at point of maximum height, and at points along the length of wall to adequately describe the retaining wall and to display final grading accurately.
 - b. Retaining walls are not allowed in easements or public rights-of-way
 - c. Provide fences for safety as requiredISG Response (7/14/2025) Noted, safety fence has been added to all walls over 4' of height
WSB Response/Comment (9/4/2025) Additional instances required on plans
4. Show all high and break points
ISG Response (7/14/2025) Updated spot elevations to callout high points and break points
WSB Response/Comment (9/4/2025) Additional instances required on plans
5. Label all inlet elevations
ISG Response (7/14/2025) All inlet elevations at structures have been added to the plans
WSB Response/Comment (9/4/2025) Additional instances required on plans
6. ~~Provide slopes across parking areas and along curbs~~

~~ISG Response (7/14/2025) Slopes for parking areas have been added to the plans, curb slope labels will be added in the future when the scale of the plan sheets are smaller~~

~~WSB Response/Comment (9/4/2025) Complete~~

7. Minimize drainage areas to all underground parking entrances
 - a. Provide overflow options

~~ISG Response (7/14/2025) Drainage to parking garage entrance has been minimized as much as feasible, overflow options for the garage entrances have been updated to provide an EOF to the adjacent greenspace~~

~~WSB Response/Comment (9/4/2025) EOFs need to meet freeboard requirements~~

• Stormwater Management

Stormwater management for the Wilkinson Waters site consists of a large sedimentation basin and various smaller BMPs to provide additional treatment. There is also a proposed future public street that must meet City design standards. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	24.12	55.09	125.90	Needed if basins landlocked
Currently Proposed	16.13	41.84	123.94	Needed if basins landlocked

Comments:

1. ~~Compliance with stormwater requirements will be reviewed by the City. However, any wetland impacts must be permitted through the LGU for the site, VLA WMO.~~

~~ISG Response (7/14/2025) — Noted, wetland impacts are permitted through VLA WMO.~~

~~WSB Response (8/6/2025) — Comment addressed. WCA permit noted.~~

2. ~~Per NURP design criteria, sedimentation basins must provide dead storage of at least the 2.5" storm event volume of runoff from the tributary area. The 2.5" storm event must be provided in future modeling to ensure compliance with this standard.~~
 - a. ~~If this standard is met, additional pretreatment such as the SAFL Baffles and rain gardens are not needed. These pretreatment BMPs are recommended to be removed if Basin 1 is sufficiently sized so as to reduce future maintenance needs. MIDS modeling is also not needed if Basin 1 is demonstrated as meeting NURP design criteria.~~

~~ISG Response (6/9/2025) — After discussion, pretreatment will be kept in place.~~

~~WSB Response (6/20/2025) — Dead storage confirmed with modeled 2.5" event. Keeping pretreatment is welcome in providing additional rate control and pollutant removals.~~

3. A surface water reuse system is required. Rice Creek Watershed District staff may be able to supply a water reuse spreadsheet for use in calculating water reuse rates and areas for the site.

~~ISG Response (7/14/2025) — Noted, will reach out to RCWD for their reuse spreadsheet to add in the design, the feasibility report for Water Reuse on the sight is~~

being completed by Water in Motion and will be supplied to the City and VLAWMO for review.

WSB Response (8/6/2025) – Noted, please provide water reuse report when available.

4. ~~The steepest allowable slope below the 10' aquatic bench is 3:1. Current grading of 2:1 is too steep and must be revised.~~

~~ISG Response (6/9/2025) – Grading below the aquatic bench was revised to 3:1 slopes.~~

~~WSB Response (6/20/2025) – Comment addressed.~~

5. The outlet pipe for Basin 1 must be submerged at least 1' below the NWL.
a. Considering this basin is intended for irrigation reuse, the outlet pipe should be set such that it is submerged even at the lowest planned water elevation.

ISG Response (7/14/2025) – Invert of the outlet pipe has been updated.

WSB Response (8/6/2025) – While submerged for the stated NWL, outlet pipe invert should be set according to lowest planned water elevation in the water reuse report.

WSB Response (9/4/2025) – Remains an open comment.

6. ~~An impervious clay liner should be specified below Basin 1 as geotech borings in and around the pond show some sandy/silty soils that may infiltrate water meant for irrigation reuse. This will be evaluated with the next submittal.~~

~~ISG Response (6/9/2025) – Noted.~~

~~WSB Response (6/20/2025) – Clay liner noted on pond detail.~~

7. ~~Tree plantings are not recommended on the Basin 1 berm as root growth may weaken its integrity over time.~~

~~ISG Response (7/14/2025) – Noted, tree plantings have been removed from the top of the berm.~~

~~WSB Response (8/6/2025) – Comment addressed.~~

8. ~~All BMPs and site depressions need to show EOF locations and elevations.~~

~~ISG Response (6/9/2025) – Addressed.~~

~~WSB Response (6/20/2025) – EOFs shown.~~

9. ~~Curb cuts must have rock stabilization over the flow path to BMPs.~~

~~ISG Response (7/14/2025) – Addressed.~~

~~WSB Response (8/6/2025) – Comment addressed.~~

10. Wilkinson Way will be a public road so inlet spread and run calcs, in particular at sag points, must be provided and ensure an 8' drivable lane during the 3-year storm event.

ISG Response (7/14/2025) – Storm sewer inlets spread calculation was calculated using the 3-yr stm event, calculations are included in the stormwater report.

WSB Response (8/6/2025) – Provided calculations do not include spread extents. Intake efficiency does not indicate how far into the roadway water will spread during the storm event. Additionally, allowable sag depths of 0.5' and 1' would result in ponded water up to and over the crown of the road per the given typical section. This does not provide a center 8' drivable lane. The provided calculations also appear to be for a 10-year event, not 3-year.

WSB Response (9/4/2025) – Remains an open comment.

11. ~~All proposed pipe serving Wilkinson Way must have supporting calculations to ensure there is capacity for conveying the 10-year storm event.~~

~~ISG Response (7/14/2025) – Storm sewer was sized using the 10-yr stm event, calculations are included in the stormwater report.~~

~~WSB Response (8/6/2025) – Comment addressed, pipe capacity is sufficient.~~

12. ~~The maximum pipe velocity is 10 ft/sec and the minimum is 3 ft/sec.~~

~~ISG Response (7/14/2025) – Noted, these design considerations have been addressed.~~

~~WSB Response (8/6/2025) – Comment addressed.~~

13. The City minimum storm sewer size for public roads is 15" and must be RCP. Include storm sewer pipe material on utilities sheets.
 - a. ~~Pipe from ST-108A to ST-108 must be increased to 15" diameter.~~
~~ISG Response (7/14/2025) — Storm Sewer within roadway has been updated to be a minimum of 15".~~
~~WSB Response (8/6/2025) — Comment addressed.~~
14. Structure types and sizes should be called out for Wilkinson Way storm sewer.
~~ISG Response (7/14/2025) — Structure Types and Sizes for sewer within Wilkinson way have been added to the plans.~~
~~WSB Response (8/6/2025) — Comment addressed.~~
15. Show storm sewer in profile view along Wilkinson Way to ensure there are no utility conflicts.
 - a. ~~Utility crossings should be checked across the site to ensure there are no conflicts and to call out insulation as needed.~~
~~ISG Response (7/14/2025) — Storm Sewer has been added to the profile of Wilkinson Way on the Final Plans.~~
~~WSB Response (8/6/2025) — Comment addressed. No conflicts appear to be present and insulation is called out in storm profile view.~~
16. Ensure structure diameters are sized properly for alignments with pipes at acute angles or with large diameter pipes.
~~ISG Response (7/14/2025) — Storm Structure diameters were updated.~~
~~WSB Response (8/6/2025) — Check constructability of structures with large diameter (>21") pipes. For example, ST-202 with a 36" RCP and 42" RCP at 90° is not likely constructable as a 48" structure.~~
~~WSB Response (9/4/2025) — Remains an open comment even though pipes into ST-202 have changed.~~
17. ~~What is the purpose for structure ST-2?~~
~~ISG Response (7/14/2025) — ST-2 was removed per grading updates.~~
~~WSB Response (8/6/2025) — Comment addressed.~~
18. How will the low points at driveways into Buildings A and B be drained?
~~ISG Response (7/14/2025) — Trench drains were added to the utility drawing.~~
~~WSB Response (8/6/2025) — Comment addressed.~~
19. Indicate tip-out gutter as needed to ensure pooling is avoided in upgradient portions of parking lots.
~~ISG Response (7/14/2025) — Reverse curb gutter callouts have been added to the plans.~~
~~WSB Response (8/6/2025) — Comment addressed.~~
20. ST-304 should be moved to the corner of the nearest parking stall rather than on the curb radius.
~~ISG Response (7/14/2025) — ST-304 was moved to the end of the nearest parking stall.~~
~~WSB Response (8/6/2025) — Comment addressed.~~
21. It is recommended to route ST-201 directly to FES-4A to avoid daylighting drainage and potentially flooding onto the proposed trail.
~~ISG Response (6/9/2025) — Storm Sewer was updated to convey stormwater directly to the basin.~~
~~WSB Response (6/20/2025) — Comment addressed.~~
22. The OCS details on sheet C0-26 do not match HydroCAD modeling.
~~ISG Response (6/9/2025) - Detail has been updated to match the HydroCAD modeling.~~
~~WSB Response (6/20/2025) — The weir wall is modeled as 5', though the detail shows a 6' diameter structure. Additionally, the rain garden outlet rim elevations/pipe~~

inverts/pipe sizes do not match between the provided plans and HydroCAD modeling. Ensure these match in future submittals.

WSB Response (9/4/2025) – Remains an open comment.

23. ~~HydroCAD modeling has a 36" pipe from OCS-2 to FES-6, however this is shown as a 30" pipe in the plans.~~

~~ISG Response (6/9/2025) – OCS-2 has been removed from plans.~~

~~WSB Response (6/20/2025) – Noted.~~

24. ~~HydroCAD modeling of OCS-2 has a 5' wide weir, but a 6' wide grate. Please reconcile these differences.~~

~~ISG Response (6/9/2025) – OCS-2 has been removed from plans.~~

~~WSB Response (6/20/2025) – Noted.~~

25. Use native prairie seed mix on Basin 1 slopes.

ISG Response (7/14/2025) – Noted, high maintenance turf has been replaced with prairie seed mix on Basin 1 slopes.

WSB Response (8/6/2025) – Planting plans on the plat set and public plans still show turf hatching along Basin 1 slopes above the NWL. Additionally, please include a legend item in the private plans for seeding type over the proposed rain gardens.

WSB Response (9/4/2025) – Remains a partially open comment. The rain garden seeding comment has been addressed, though turf seeding is still shown along Basin 1.

26. ~~Deconflict storm sewer and proposed trees to the extent practical, overlap of planting can result in root intrusion long-term, especially where trees are proposed near structures.~~

~~ISG Response (7/14/2025) – Noted, utility revisions and tree location adjustments have been made and accommodated for.~~

~~WSB Response (8/6/2025) – Comment addressed.~~

27. WSB Response (8/6/2025) – The proposed conditions rates do not match between the HydroCAD report and Table 5 of the Stormwater Report.

WSB Response (9/4/2025) – Remains an open comment.

• **Water Supply**

The City's 2040 Comprehensive Plan identifies this area being served by Lino Lakes via a 12" trunk water line. Lino Lakes City water is about 1.5 miles away and the City is not considering an extension at this time. In the interim the site will be supplied by the existing White Bear Lake Township infrastructure that is located across the Rapp farmland in Lino Lakes and into the north end of North Oaks. This will require a Joint Powers Agreement between all of the Cities involved.

The development proposes two connections. A 12" connection at the south end on the west side of the proposed roundabout which will be extended along Wilkinson Way north to the north end for a future connection to Ash Street (CR 32) to meet the City's 2040 Comprehensive Plan. The second connection will utilize the existing 8" stub as part of the existing assumed White Bear Lake Township infrastructure that is located across the Rapp farmland in Lino Lakes. Otherwise, the development will include a water system with 8- inch diameter water main and various stub sizes being extended to each lot depending on its use.

Current and future ownership and maintenance of all existing utility infrastructure will need to be clarified between the developer North Oaks Farms, White Bear Lake Township, and the Cities of North Oaks and Lino Lakes.

Comments:

1. ~~Remove the proposed 12" gate valve on the north leg of the tee. The gate valve will be installed with the future extension of the line to the north.~~
~~ISG Response (7/14/2025) Gate valve was removed.~~
~~WSB Response/Comment (9/4/2025) Complete~~
2. ~~The existing watermain stub at the roundabout is 12" not 8"~~
~~ISG Response (7/14/2025) Noted, call-out has been updated to a 12" existing line~~
~~WSB Response/Comment (9/4/2025) Complete~~
3. ~~Locate proposed gate valves consistently on all water service stubs~~
~~ISG Response (7/14/2025) Gate valve locations have been updated to be consistent on all water service stubs~~
~~WSB Response/Comment (9/4/2025) Complete~~
4. ~~Label all water service stub size, length, and material~~
~~ISG Response (7/14/2025) Labels for the watermain has been updated to show size, length and material~~
~~WSB Response/Comment (9/4/2025) Complete~~
5. Provide minimum 1:1 easement for watermain outside the right of way (minimum 20' centered on the utility)
ISG Response (7/14/2025) Easement lines have been updated to provide 20' minimum or 1:1 easement for watermain outside of the ROW
WSB Response/Comment (9/4/2025) Watermain around Block 1 requires additional easement at bend points
6. ~~Extend utilities a minimum 10' past the storm sewer at the Ash Street intersection~~
~~ISG Response (7/14/2025) Utility stubs have been extended past the culvert at the Ash Street intersection~~
~~WSB Response/Comment (9/4/2025) Complete~~
7. ~~Shift gate valve from northern leg to southern leg of 12" x 8" cross~~
~~ISG Response (7/14/2025) Gate valve has been shifted to the south leg of the cross~~
~~WSB Response/Comment (9/4/2025) Complete~~
8. Maintain minimum required 10' horizontal separation between watermain and storm sewer alignments
ISG Response (7/14/2025) Watermain alignment was updated to provide 10' of separation around storm sewer structures
WSB Response/Comment (9/4/2025) Areas still do not meet minimum separation requirements (see redline comments)
9. Note separation between sanitary sewer and water services across Wilkinson Way
 - a. Some services will need to be shifted to maintain separation.
ISG Response (7/14/2025) Note was added to plans calling out the separation between services. Plans are showing a typical separation of 11'
WSB Response/Comment (9/4/2025) Cross services are still close together.
Discussion with Public Works
10. WSB Response/Comment (9/4/2025)

- **Sanitary Sewer**

Sanitary sewer collection for the Wilkinson Waters Development is proposed to connect to the existing assumed White Bear Lake Township infrastructure that is located across the Rapp farmland in Lino Lakes. There is also an existing 18 inch sanitary sewer line located at the intersection of Wilkinson Lake Blvd/CR J (81)/CSAH 21 that is believed to be owned and maintained by White Bear Township as well and is planned to serve Lino Lakes sewer district 4. This will require a Joint Powers Agreements between the developer North Oaks Farms, White Bear Lake Township, and the Cities of North Oaks and Lino Lakes. Per the Centerville Road Sanitary Sewer memo updated 4/22/21, the City of Lino Lakes service district 4 has 354 GPM capacity reserved in the Centerville Road trunk line.

There is an additional lift station planned in the future to serve the remainder of district 4 that will pump into the 18" line located at the intersection of Wilkinson Lake Blvd/CR J (81)/CSAH 21. This forcemain can be drilled within City or County right of way in the future. The 8 inch line that is being required to extend to Ash Street would only serve a small localized area of sewer district 4.

The City would be open to extending the 18 inch through the site to serve as much of the development as possible. However, due to depth, the senior apartments would still need to be connected to the deeper 8 inch line as proposed. A future forcemain tie in to the 18 inch would need to be accommodated. This will be further evaluated through the preliminary plat process.

The site will otherwise be served by 8- inch diameter main along with various sized service pipes being extended to each lot depending on its use. An additional sanitary sewer stub will be extended to the north at Ash Street (CR 32) for future connections.

Current and future ownership and maintenance of all existing utility infrastructure will need to be clarified between the developer, White Bear Lake Township, and the Cities of North Oaks and Lino Lakes. Additionally calculations will need to be made for the increased flows to the existing lift station in North Oaks and whether upgrading of the pumps will need to occur.

Comments:

1. Extend the existing 18" sanitary sewer stub outside the roadway into right of way as shown in the attached redlines

ISG Response (7/14/2025) Sanitary sewer stub has been extended to the ROW
WSB Response/Comment (9/4/2025) Connection has been recently updated and is under separate review

2. ~~Provide minimum 1:1 easement for watermain outside the right of way (minimum 20' centered on the utility)~~

- a. ~~The sanitary sewer between Lots 3 and 4 Block 1 would require a 40' total easement~~

ISG Response (7/14/2025) Easement lines have been updated to provide 20' minimum or 1:1 easement for sanitary sewer outside of the ROW
WSB Response/Comment (9/4/2025) Complete

3. ~~Extend utilities a minimum 10' past the storm sewer at the Ash Street intersection~~

ISG Response (7/14/2025) Utility stubs have been extended past the culvert at the Ash Street intersection
WSB Response/Comment (9/4/2025) Complete

4. Maintain sanitary sewer manholes on road centerlines
ISG Response (7/14/2025) Sanitary sewer manholes are maintained on the roadway centerline. Sanitary manholes are placed adjacent to the median to avoid conflicts with tree planting within median
WSB Response/Comment (9/4/2025) Shift sanitary manholes to median or to center of drive lanes
5. Applicant to verify existing Lift Station has capacity for proposed project
ISG Response (7/14/2025) Noted, Sanitary Sewer Lift Station Memo has been Submitted
WSB Response/Comment (9/4/2025) Address previous comments and revise Lift Station Memo
6. WSB Response/Comment (9/4/2025)

- **Transportation**

Ensure City parking space requirements are met and ADA spaces are all marked on the site plan. Townhouses project with 8+ units require guest parking at a rate of 1 space per 3 units.

Include lighting unit type and mounting on the Photometric Plan.
WSB Response (8/6/2025) – Comment addressed

Trails and sidewalks

Show the sidewalk/trail connection at the Ash Street and Wilkinson Way intersection.
WSB Response (8/6/2025) – Comment addressed

Comments:

1. See comments provided on the Wilkinson Waters TIS, major comments include:
 - a. ~~Review trip generation~~
 - b. ~~Verify most recent site plan is incorporated into the study~~
 - c. Forecast traffic on Wilkinson Way
 - d. Review trip distribution and turning movement exhibits, volumes are missing
 - e. Revise LOS and turn lane analysis based on revised turning movement calculations
ISG Response (7/14/2025) - All comments have been addressed and revised in the modified and finalized TIS
WSB Response (8/6/2025) – Provide updated TIS
WSB Response (9/4/2025) – Updated TIS has been provided, see comments on the PDF.
2. The intersection at Wilkinson Way and Ash St/CR 32 will need to be right in right out
 - a. Coordinate turn lane plans with Anoka County
ISG Response (7/14/2025) - Noted, The access to Ash Street has been updated to be a right in/right out. A turn lane on Ash Street has been added to the site plans)

WSB Response (8/6/2025) – Turn Lane plan has been provided. Comments on sheet 12 include:

- a) Provide pavement marking material types per Anoka County standards
- b) Pull stop bar in front of stop sign
- c) R1-5a signs are not typical for this type of crossing
- d) Add a No Left Turns (R3-2) sign for the westbound approach
- e) Add markers on the splitter island (See CSAH 14 at Opal St or Quito St for examples)

WSB Response (9/4/2025) – Turn Lane comments provided on 8/6/25 have not been addressed.

WSB Comment (8/6/2025) – Include centerline striping on Wilkinson Way. See plans for additional signing and striping comments.

WSB Response (9/4/2025) – Signing and striping comments provided on 8/6/25 have not been addressed.

- **Wetlands and Mitigation Plan**

The Vadnais Lake Area WMO (VLAWMO) (WCA LGU) issued a Notice of Decision (NOD) (LGU No. 14.2021) approving the wetland boundaries on March 17, 2022 (Appendix A). The decision is valid for 5 years. The WCA NOD also confirmed that Wetland 7 is an incidental wetland and therefore not regulated-under WCA.

The USACE issued an Approved Jurisdictional Determination (AJD) on April 6, 2022 for Wetlands 8, 9 and 10 (File No. MVP-2015-03940-SSC) (Appendix A). The AJD is valid for 5 years.

A map of the site location is provided in Figure 1. Three wetlands (Wetlands 1, 7, and 10) were delineated within the current project area in September 2021 by KES (Figure 2). Previously submitted information discussed the delineation in more detail and included the National Wetland Inventory (NWI) and soil survey mapping. A copy of the previously submitted delineation report (Hawkins-Rogalla Lino Lakes Wetland Delineation Report) is available upon request.

A wetland replacement plan and no loss request (for incidental wetland) was submitted, reviewed, and approved through VLAWMO and the City. The TEP in its WCA Notice of Decision agreed that WL7 is incidental per WCA rules, WL10 is wetland based on new guidance and the WL5 boundary was extended to the northwest. Per aerial photos in 3-9-2022 addendum, WL9 and WL8 are wetland. No other changes were directed to all other delineated wetland boundaries in the project area. Approved wetland boundaries are shown in the 3-10-2022 Rogalla and Hawkins surveys from Kurth Surveying, Inc.

The proposed WCA-regulated 0.13 ac of impact to Wetland 10 will be replaced at a 2:1 ratio via the debiting of wetland bank credits from the Rapp Farm and Anderson Slough wetland bank (#170) located within major watershed 20 and Bank Service Area 7, which is the same major watershed and Bank Service Area as the project location. This bank is owned by the project applicant. A draft Standard Credit Withdrawal Form is included. Compensatory mitigation is not proposed for USACE-regulated Wetland 7.

Wetland buffers meeting minimum and average requirements will be required around all wetland areas following construction.

- **Landscaping**

A Landscape Plan for Wilkinson Waters Addition has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

The proposed pond berm and trail grading appears to result in floodplain fill. Calculation of compensatory cut must be provided to ensure there is no net fill in the floodplain.

This remains an open comment. A one-time deposition of 100 cubic yards of floodplain fill is allowable, fill in excess of this volume requires compensatory cut within the floodplain.

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features

The plan shows White Bear Lake Township easements (30' and 50') with the existing sanitary sewer and watermain crossing the site. White Bear Lake Township has commented that the Township has no easement and that the lines were installed and owned by the North Oaks Company. Please update the linework or provide a record showing the easements.

Comments:

1. For pipe within drainage and utility easements that is greater than 10' deep, easements must be set with a width equal to the pipe depth. For example, a 20' deep pipe would require 20' wide easements on either side of the alignment.
 - a. This appears to be needed for P-101, P-102, P-111, P-110, and P-202.
ISG Response (7/14/2025) – Easement lines have been updated to provide 20' minimum or 1:1 easement for storm sewer outside of the ROW.
WSB Response (8/6/2025) – D&U must be expanded between L4 B1 and L5 B1 to accommodate the >10' pipe depth between ST-110 and ST-109. D&U must be expanded between L1 B1 and L2 B1 to accommodate the >10' pipe depth between ST-202 and ST-201.
WSB Response (9/4/2025) – Remains an open comment.
2. Drainage and utility easements are needed for all proposed rain gardens up to the extents of the 100-year HWL.
ISG Response (7/14/2025) – D&U easements have been added around proposed raingardens.
WSB Response (8/6/2025) – Please specify document showing these easements, none are evident on sheet A0-16 of the Preliminary Plat Plan Set.
WSB Response (9/4/2025) – Remains an open comment.
3. Provide existing easement figure showing all ownership

ISG Response (7/14/2025) Easement have been included on the Preliminary Plat and Final Plat documents

WSB Response/Comment (9/4/2025) Create exhibit that clarifies of whom each easement is in favor

4. Conservation easements and wetland buffers shall be dedicated over wetlands, ditches, and the greenway
5. ISG Response (7/14/2025) Easement has been added to the greenway corridor and wetland buffer
6. WSB Response/Comment (9/4/2025) Easements not shown on plat – Exhibits under review

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The City of Lino Lakes shall be party to the Declaration. City Engineer to provide template.

- **Permits Required**

Required permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Vadnais Lake Area Water Management Organization Permit
6. US Army Corps of Engineers Section 404 Permit

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or kkeller@wsbeng.com. You may also contact Diane Hankee at (651) 982-2430 or dhankee@linolakes.us.



Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: September 3, 2025

Re: Environmental Comments – Wilkinson Waters PPP PP

Environmental Board had recommended the following at their March 26, 2025 meeting:

1. Complete the noise mitigation study and submit findings if any additional berming or screening is required.
2. Building setbacks to Wilkinson Lake as proposed should be maintained.
3. Work with planning and zoning on building heights. Currently building heights exceed the requirements for the shoreland district.
 - a. Board recommends additional overstory planted adjacent to buildings that exceed the requirements for additional screening and sight lines.
4. Stormwater management to be reviewed by City Engineer
 - a. Use of stormwater for irrigation purposes for the site should be evaluated and if feasible required as part of site development.
 - i. Water balance study is being conducted
 - b. Infiltration is required to be shown where feasible based on soil borings. If infiltration is not feasible follow the Minimum impact design standards (MIDS)) as designed by the MPCA
 - i. Infiltration basins are shown for pretreatment of parking lot runoff.
 - c. Currently private drainage from parking lots is by passing pre-treatment basins within the parking lot and discharging into the stormwater basins. Any private drainage must first be treated prior to discharge into a public stormwater basin.
 - i. If private drainage cannot be treated prior to discharge the basins shall be privately maintained.

5. Storm sewer between town homes should discharge between the buildings into a swale before continuing west to the drainage swale and entering the storm basin.
 - a. Creating water features between the buildings with native plantings and vegetation will provide a higher level of stormwater treatment and create “fingers of green” running through the site to enhance wildlife habitat.
 - b. Storm sewer between town houses should be relocated for future maintenance and access. Feasibility of replacing that pipe in the future will create access issues. Pipe should remain private if public access isn’t available for future work.
 - i. Remove one or both pipes between town house crossings or provide alternative for future maintenance
6. The project should include expanded buffers adjacent to Wetland 1. A restoration and management plan should be developed for upland buffer areas consistent with pre-settlement vegetation.
7. Trees scheduled to be preserved must have Tree Protection Fence installed in accordance with City tree protection fence detail. City Tree Protection Fence detail should be added to the plan sheet. Standard detail Gen-27.
8. Tree removal should be completed in the fall or winter to minimize impacts to migrating or nesting bat populations.
9. Provide ESA classification and basic use designation for the 57 trees being removed. It appears that several of the trees will be larger than 12” in diameter and would require a 2:1 replacement planting.
 - a.
 - b. Plans show removal of 38 trees of which 30 are significant. Clarify total number of removals.
 - c. On the removal plans add the tree identification number so we can correlate it with the tree inventory.
 - d. Coniferous trees are shown as measured by DBH, city standards measure coniferous trees by height. Please provide height measurements for all coniferous trees planned to be removed.
10. Plant additional “large” canopy trees on the backside of the proposed senior living building within the shoreland district.

- a. Increased heights of proposed building should include additional screening on the backside of the building to break up the outline from the lake.
- 11. Sheet C5.13 should include the species of trees proposed to be planted instead of large, medium, and small.
 - a. Provide numbers for each species of tree to be planted.
- 12. Seed mixes should be updated to MNDOT seed mix design numbers for final plans. Please provide more site-specific mixes for each location.
 - a. Low maintenance and drought resistant species should be proposed throughout the development to reduce the need for irrigation.
- 13. 4" minimum of topsoil is required for final planting of all ground covers, seed, and sod. Soil shall be loosened and prepped to a minimum depth of 4" to reduce compaction and allow for root growth.
- 14. The proposed trail should make a loop in the open space area and run along ash street before connecting back into Wilkinson way.
 - a. Currently the trail is proposed to dead end in the park/open space. Opportunities for additional trail exist throughout the park. Potentially linking the trail system through any future proposed bmp as part of the VLAWMO BMP study.
- 15. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit shall be required before construction.
 - a. A SWPPP shall be required in additional submittals as required by the MPCA meeting sections 5.2-5.26
 - b. Final erosion and sediment control will be reviewed with future submittals
- 16. Provide a Blandings turtle mitigation plan, surmountable curb should be proposed within the roadway to allow turtles access off the road for travel.

**PLANNING & ZONING BOARD
AGENDA ITEM 6E**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: September 10, 2025

TOPIC: Hampton Addition Final Plat

CASE NUMBER: FP2025-0005

APPLICANT: Hampton Companies, LLC
Attn: Dan Brown
1824 Buerkle Road
White Bear Lake, MN 55110

OWNER: Same

INTRODUCTION

The applicant, Hampton Companies, submitted a land use application for final plat for a residential subdivision called Hampton Addition. The preliminary plat was previously titled Erickson Property. The applicant proposes to subdivide the existing lot located at 7590 20th Avenue into 14 single family lots.

Tentative Review Schedule:

Complete Application Date:	August 12, 2025
60-Day Deadline:	October 11, 2025
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	September 10, 2025
City Council Work Session:	October 13, 2025
City Council Meeting:	October 13, 2025

This staff report is based on the following information:

- Hampton Addition Plan Set prepared by Landform revision date August 11, 2025
- Hampton Addition Final Plat prepared by Landform received on August 11, 2025

- Temporary Cul-de-sac Easement Exhibit prepared by Landform received on August 11, 2025
- Title Commitment dated August 4, 2025

BACKGROUND

On July 14, 2025, the City Council passed Resolution No. 25-93 approving the preliminary plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

This staff report provides updates to the July 14, 2025 Council staff report related to the preliminary plat. Changes are either narratively described or shown as ~~striketthrough~~ (deletions) or underline (additions).

ANALYSIS

Preliminary Plat

The preliminary plat contains 14 lots and 1 outlot. The outlot is for stormwater management. The outlot will be owned by an HOA ~~the City~~ and the stormwater pond will be maintained by the City.

The original plan set included a retaining wall on the two north lots. These retaining wall were going to be maintained by an HOA. This retaining wall has been removed on the revised plan set. If it is determined the retaining walls are still required, the property owners of the two lots shall be responsible for the maintenance.

Final Plat

The final plat contains the same 14 lots and 1 outlot.

Phasing Plan

The development is proposed to be constructed in one (1) phase.

Public Land Dedication

The City will require cash in lieu of land dedication. At the July 7, 2025 Council Work Session, the Council requested all 14 lots pay park dedication fees. After consulting with the City Attorney, it was determined this would be reasonable since the existing house did not pay park dedication fees. The Council also requested the trail be constructed at this time by the developer. Trail construction costs will be credited to the developer.

Hampton Addition	
Total # Units =	14
x Park Dedication Fee	\$3,500
= Cash in Lieu Value	\$49,000
(Trail Construction Costs)	(\$12,078)
TOTAL CASH FEE DUE =	\$36,922

Title Commitment

The City Attorney will review the title commitment and final plat prior to Council approval of the final plat.

Agreements

Stormwater Maintenance Agreement

The private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities.

Development Agreement and Final Plat

A Development Agreement will be prepared by the City and shall be executed.

Site Improvement Performance Agreement

Not applicable.

Findings of Fact

Per City Code Section 1001.057 Review, Approval or Denial:

(1) The Planning and Zoning Board shall consider the final plat and the Community Development Department shall forward the Planning and Zoning Board recommendations to the City Council. The following requirements shall be met before consideration of the final plat by the Planning and Zoning Board:

- (a) The final plat shall substantially conform to the approved preliminary plat and phasing plan;

The final plat substantially conforms with the preliminary plat and phasing plan.

- (b) For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots; and

NA. The development is proposed to be constructed in one (1) phase.

- (c) Conditions attached to approval of the preliminary plat shall be substantially fulfilled or secured by the development agreement, as appropriate.

The conditions of the preliminary plat have been substantially fulfilled. Securities will be required with a Development Agreement.

RECOMMENDATION

Staff recommends approval of the Hampton Addition final plat with the following conditions:

1. The developer shall deed Outlot A to the City.
2. The developer shall record a temporary easement with exhibit for the cul de sac.
3. The developer shall submit to the City the MPCA SSTA Abandonment Reporting Form as proof that the private septic system has been properly removed.
4. The developer shall submit to the City the MDH Well and Boring Sealing Record as proof that the private well has been properly capped.
5. The housing units on the west side of Osakis Street shall meet the following noise mitigation requirements:
 - a. The buildings are constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A).
 - b. The buildings have year-round climate control.
6. The developer shall construct the trail along CSAH 54 (20th Avenue).

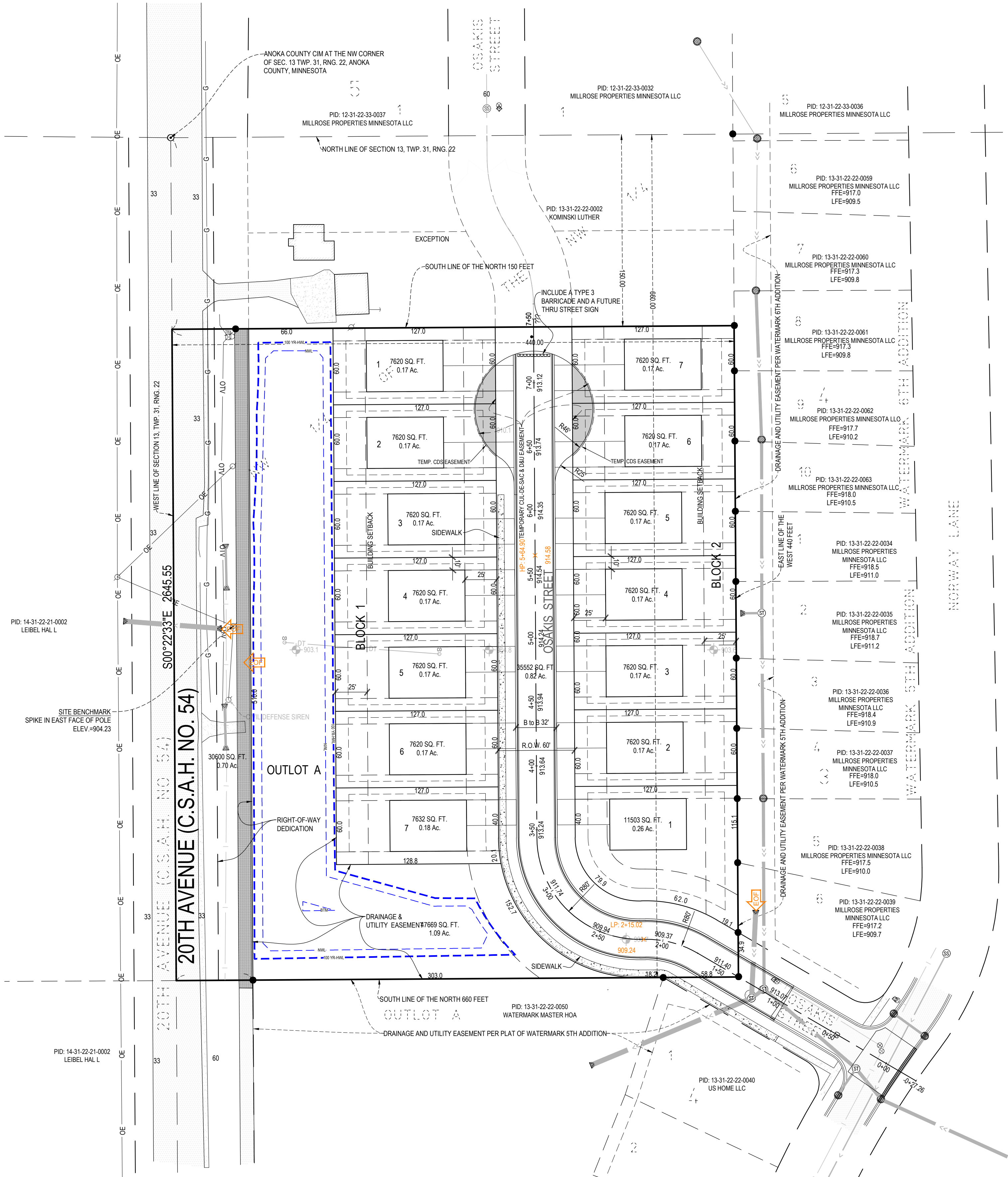
The following items shall be addressed prior to the issuing a grading permit and/or building permits:

1. All comments from the City Engineer memo dated September 3, 2025.
2. All comments from the Environmental Coordinator memo dated September 3, 2025.
3. Recorded copies of the following documents shall be provided to the City:
 - a. Final plat
 - b. Development Agreement
 - c. Declaration of Maintenance for Stormwater Facilities
 - d. Stormwater Re-use Agreement
 - e. Temporary Cul de Sac Easement
 - f. Deed

- i. Outlot A to City.
- 4. Copies of the following documents shall be provided to the City:
 - a. MPCA SSTA Abandonment Reporting Form
 - b. MDH Well and Boring Sealing Record

ATTACHMENTS

- 1. Preliminary Plat
- 2. Final Plat
- 3. City Engineer Memo dated September 3, 2025
- 4. Environmental Coordinator Memo dated September 3, 2025



LEGEND	
	Property Line
	Interior Lot Line
	Underlying Parcel Line
	Existing Easement
	Proposed Easement
	Proposed Setback
	Proposed Pond

LOT DATA TABLE		
Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 20th Avenue (C.S.A.H. No. 54)	30,600	0.70
Block1, Lot1	7,620	0.17
Block1, Lot2	7,620	0.17
Block1, Lot3	7,620	0.17
Block1, Lot4	7,620	0.17
Block1, Lot5	7,620	0.17
Block1, Lot6	7,620	0.17
Block1, Lot7	7,632	0.18
Block2, Lot1	11,503	0.26
Block2, Lot2	7,620	0.17
Block2, Lot3	7,620	0.17
Block2, Lot4	7,620	0.17
Block2, Lot5	7,620	0.17
Block2, Lot6	7,620	0.17
Block2, Lot7	7,620	0.17
Outlot A	47,669	1.09
Total Number of Outlots	1	
Total Number of New Residential Lots	14	

- GENERAL NOTES
- SITE PLAN NOTES
- For construction staking and surveying services contact Landform at 612.252.9070.
 - Obtain all necessary permits for construction within, or use of, public right-of-way.
 - The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
 - Building layout angles are parallel with or perpendicular to the property line at the location indicated.
 - Dimensions shown are to back of curb and exterior face of building unless noted otherwise.

LEGAL DESCRIPTION

The North 660 feet of the West 440 feet of the Northwest Quarter of the Northwest Quarter of Section 13, Township 31, Range 22, except the North 150 feet thereof, Anoka County, Minnesota.

BENCHMARK

Project Benchmark:
MNDOT GSD Station #92391
Station Name: 0282 L
Location: In Lino Lakes, 1.4 miles North along interstate highway 35E from the junction of interstate highway 35E and County 14, at interstate highway 35E milepost 124.80, 93.1 feet west of southbound interstate highway 35E, 7.0 feet east of a fence line, 1.3 feet east of a witness post.
Elevation = 909.47 (NAVD 88)
Site Benchmark:
Type: Spike
Location = Spike in East face of pole, located on West side of property.
Elevation = 904.23 (NAVD 88)

ZONING AND SETBACK SUMMARY

The Property is Zoned R-2 Zone (Two Family Residential District)

Adjacent Properties Zoning:
North: R-Rural
South: PUD
East: PUD
West: Right-of-way - Arterial Street

Adjacent Properties Land Use:
North: Rural Residential
South: Single Family Residential
East: Single Family Residential
West: Right-of-way - Arterial Street

Building Setback Information is as follows:
Front Yard (Local or Minor Collector Street) = 25 ft.
Rear Yard = 25 ft.
Side Yard = 10 ft.
Side Yard Zero lot line = Side yard setback requirements shall not be applied to a common wall of a two family dwelling unit.
Buffer = Where a side or rear lot line abuts a collector or arterial street a 15 foot wide buffer shall be provided
Arterial Street = 40 ft.

Maximum Impervious Surface Coverage = 65%

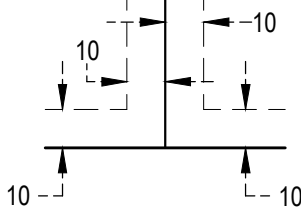
Lot Coverage Information is as follows:
Lot Area Minimum = 15,000 s.f. = 0.34 ac.
Lot Width Minimum = 50 ft.
Lot Depth Minimum = 125 ft.

Total Existing Site Area = 224,395 s.f. = 5.15 ac.
Right-of-way Dedication = 30,600 s.f. = 0.7 ac.
Total Net Site Area = 193,795 s.f. = 4.45 ac.

AREA SUMMARY

Existing:			
Pervious	208,931 s.f.	4.80 ac.	93.2%
Impervious	15,464 s.f.	0.355 ac.	6.8%
Total	224,395 s.f.	5.15 ac.	100.0%
Proposed:			
Pervious	66,684 s.f.	1.53 ac.	29.7%
Impervious	157,711 s.f.	3.62 ac.	70.3%
Total	224,395 s.f.	5.15 ac.	100.0%

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(Not to Scale)



Being 10 feet in width and adjoining lot lines, unless otherwise shown and 10 feet in width and adjoining right of way lines as shown on the plat.

DEVELOPER

1824 BUERKLE RD.
WHITE BEAR LAKE, MN 55110
TEL: (651)-295-2459

CITY



PROJECT

HAMPTON
ADDITION
LINO LAKES, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY		
DATE	ISSUE / REVISION	REVIEW
12 MAY 2025	PRE PLAT SUBMITTAL	ETL
11 AUG 2025	FINAL PLAT SUBMITTAL	ETL

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.

Eric T. Luth, PE
License No.: 554715
Signature shown is a digital reproduction of the original, which is signed and sealed by the Engineer at Landform Professional Services, Inc. and is not valid for use in any other project or location.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

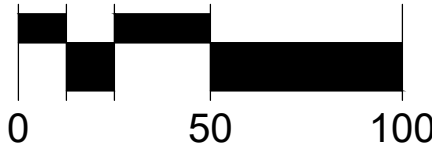
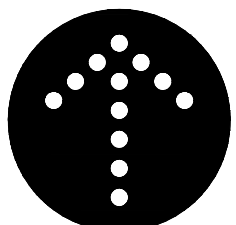
FILE NAME C200HAC003.DWG
PROJECT NO. HAC25003

PRELIMINARY PLAT & SITE PLAN

C2.1



Know what's Below.
Call before you dig.



HAMPTON ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 13, T. 31, R. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Hampton Properties VIII, LLC, a Minnesota limited liability company, owner of the following described property:

The North 660 feet of the West 440 feet of the NW1/4 of the NW1/4 of Section 13, Township 31, Range 22, except the North 150 feet thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as HAMPTON ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Hampton Properties VIII, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

HAMPTON PROPERTIES VIII, LLC

_____(Signature)

_____, Its _____
(Print name) (Title)

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20 ____ by _____, it's

_____ of Hampton Properties VIII, LLC, a Minnesota limited liability company, on behalf of the company.

_____(Signature)

_____(Print name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Jarrod Gustavus LeSavage do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20 ____.

Jarrod Gustavus LeSavage, Licensed Land Surveyor
Minnesota License Number 58896

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20 ____ by Jarrod Gustavus LeSavage.

_____(Signature)

_____(Print name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of HAMPTON ADDITION was approved and accepted by the City Council of Lino Lakes, Minnesota at a regular meeting

thereof held this ____ day of _____, 20 ____ and said plat is in compliance with the provisions of

Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKE, MINNESOTA

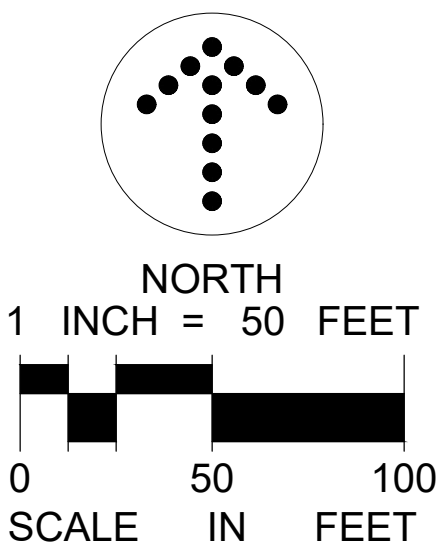
By: _____, Mayor

By: _____, Clerk

ANOKA COUNTY SURVEYOR

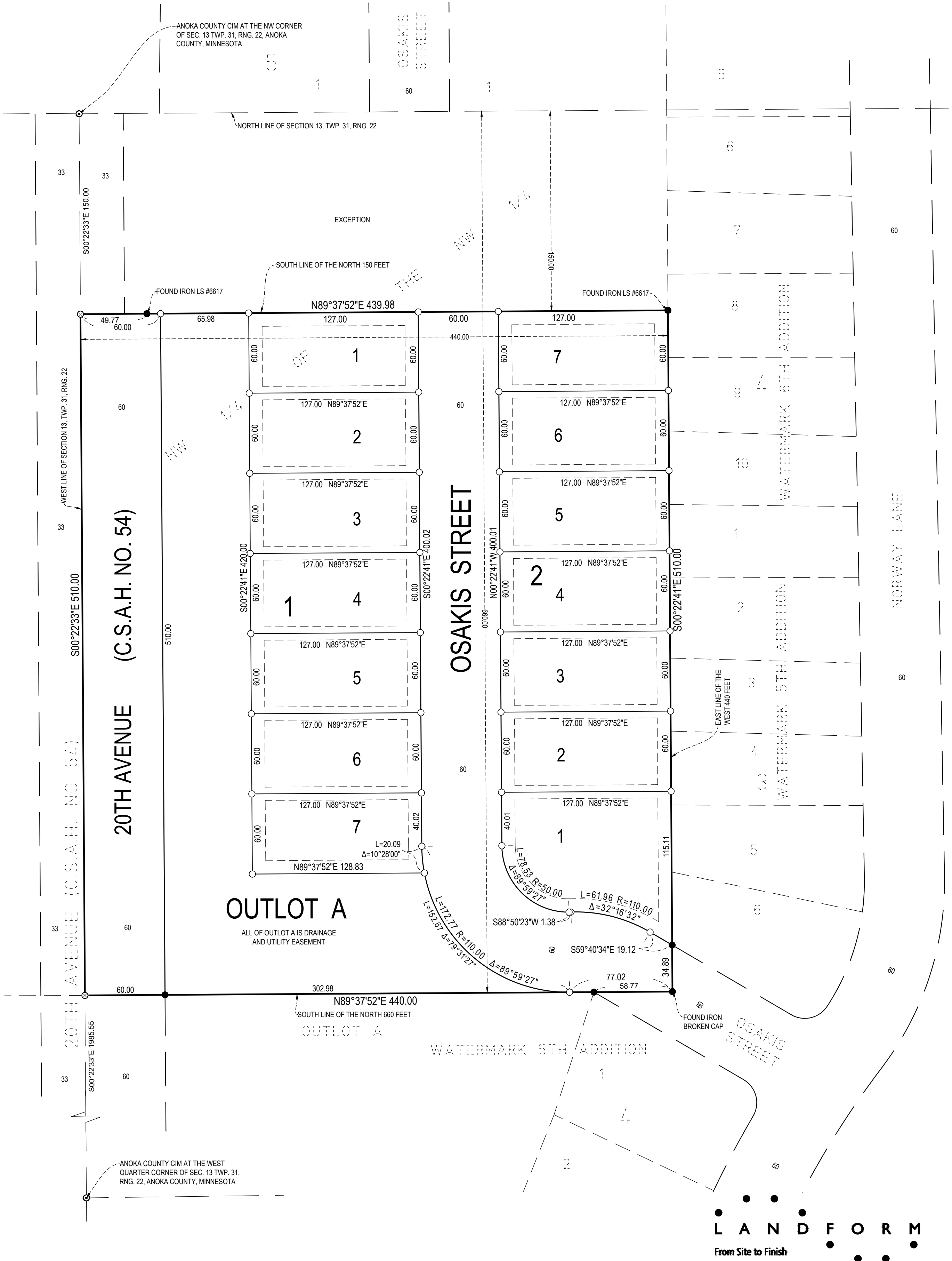
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20 ____.

By _____
David M. Ziegmeier
Anoka County Surveyor



For the purposes of this plat, the WEST LINE OF SECTION 13, T. 31, R. 22 is assumed to bear S00°22'33"E.

- ⊗ denotes set mag nail
- denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 58896
- denotes iron pipe monument found marked LS #40361 unless otherwise noted
- ⊙ denotes Anoka County Cast Iron Monument found



ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20 ____.

Property Tax Administrator

By _____, Deputy

ANOKA COUNTY RECORDER
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of HAMPTON ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 20 ____ at ____ o'clock ____M. and was duly recorded as

Document Number _____.

County Recorder

By _____, Deputy

LANDFORM
From Site to Finish

Memorandum

To: Katie Larsen, Lino Lakes City Planner

From: Kris Keller PE, WSB
Diane Hankee PE, Lino Lakes City Engineer

Date: September 3, 2025

Re: Hampton Addition
Final Plat Review
030542-000

WSB's review of the Final Plat for the Hampton Addition development in Lino Lakes, MN, prepared by Landform and received August 12, 2025. Our comments were made on the following documents:

- Erickson Property Final Plat prepared by Landform, dated August 11, 2025.
- Erickson Property Stormwater Management Plan prepared by Landform, dated August 8, 2025.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the plan set that should be responded to as well. Not all redline comments are in the review memo.

WSB (6/4/2025) original comments in black
Landform (8/11/2025) responses in red.
WSB (9/3/2025) responses and new comments in blue.

Engineering

- **General**

The Erickson Property development is approximately 5 acres which extends a stubbed street (Osakis Street) from the Watermark (5th) Development on the east side of CSAH 54 (20th Avenue). The current project proposes 14 single family lots and associated infrastructure.

- **Grading**

The Erickson Property Development includes site grading for the 14 homes as well as the extension of Osakis Street and driveways.

Comments:

1. Provide EOF elevations, locations and routes for all low points in the paved and greenspaces.

Landform (8/11/2025) Updated - See plans

WSB (9/3/2025) Additional locations are needed

2. Show all high and break points
[Landform \(8/11/2025\) Updated - See plans](#)
[WSB \(9/3/2025\) Additional locations are needed](#)
3. Label all inlet elevations
[Landform \(8/11/2025\) Updated - See plans](#)
[WSB \(9/3/2025\) Additional locations are needed](#)
4. Replace the eastern existing FES with CBMH and utilize the existing rear swales from Watermark 5th/6th (see redline comments) eliminating the proposed swale on the Erickson Property lots.
 - a. Consider removing FES and pipe and converting STMH to CBMH
[Landform Response \(8/11/25\) – Existing FES will be changed to a CHMH. See Plans.](#)
[WSB \(9/3/2025\) Lower or replace existing STMH RIM elevation to 904.0; convert to slotted rim CBMH; remove FES and pipe](#)
 - b. Minimum freeboard requirement between EOF and proposed/existing Lowest Opening Elevations (LOE) is 1'
[Landform Response \(8/11/25\) – Acknowledged.](#)
[WSB \(9/3/2025\) Additional locations are needed](#)
 - c. Utilize current grading as-builts/plans for Watermark
[Landform Response \(8/11/25\) – Understood.](#)
[WSB \(9/3/2025\) Show existing EOFs and proposed contours should maintain minimum 2% slope](#)
5. ~~Drainage from one lot to another requires drainage and utility easement~~
[Landform Response \(8/11/25\) – Updated. See Plans.](#)
[WSB \(9/3/2025\) Complete](#)
6. Propose future 'ghost' grading including roadway for remaining area between Erickson Property and Watermark 6th to justify temporary retaining walls and how they will be removed in the future
[Landform \(8/11/2025\) Retaining walls removed](#)
[WSB \(9/3/2025\) Propose future 'ghost' grading including roadway for remaining area between Hampton Property and Watermark 6th to show how future elevations will work and how they can be achieved transitioning from proposed to future lots](#)
 - a. [This may include temporary retaining walls or easements on the proposed lots](#)
 - b. Further discussion regarding retaining wall location, ownership, and future maintenance will be required
 - c. Retaining walls exceeding 4' in height shall require a plan prepared by a Minnesota licensed structural engineer submitted for review and approval by the Building Official prior to permit issuance
 - i. Provide fences for safety as required.
7. Driveways/Garages will need to be on the southern sides of the two most northern lots with the temporary cul de sac.
[Landform \(8/11/2025\) Updated - See plans](#)
[WSB \(9/3/2025\) Driveway slopes do not appear adjusted](#)

8. WSB Response (9/3/25) – Block 1 lot elevations must maintain 2' of freeboard to the pond 100-yr HWL of 905.55. Lots 1 and 2 do not have sufficient vertical separation with basement elevations of 907.0 and 907.5.
9. Provide additional easement for utilities outside the right of way
 - a. Easements need to meet a 1:1 slope with the invert of the utility with a minimum of 20' centered on the easement
10. Swales should be shown to occur along side property lines

• **Stormwater Management**

Stormwater management for the Erickson Property site consists of a sedimentation basin to provide treatment. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	9.64	15.23	32.09	Only needed if basins landlocked
Currently Proposed	4.31	6.46	12.40	Only needed if basins landlocked

Comments:

1. ~~This development falls within the Northeast Drainage Area Comprehensive Stormwater Management Plan (CSMP) area and as such is beholden to additional rate control and volume reduction requirements.~~
~~Landform Response (8/11/25) – Proposed outlet structure has been re-routed to the existing south pond (Pond 500). See updated plans & stormwater report.~~
2. ~~The pond south of this development was constructed with the Watermark development and designed to include runoff from the Erickson Property. If rates are reduced or maintained from existing conditions, volume control provided in the form of stormwater reuse, and water quality treatment provided by the proposed pond, it is recommended to overflow the onsite pond south to the existing Pond 500 (NWL 899, HWL 904.3). This allows the proposed development to meet CSMP rate control requirements by utilizing the existing Watermark system that already meets requirements.~~
~~Landform Response (8/11/25) – Proposed outlet structure has been re-routed to the existing south pond (Pond 500). See updated plans & stormwater report.~~
3. ~~Why does PB-3 have water surface land cover modeled in HydroCAD?~~
~~Landform Response (8/11/25) – This should have been Type D soils. Updated.~~
4. ~~The pond EOF must include riprap stabilization.~~
~~Landform Response (8/11/25) – Updated. See Plans.~~
5. ~~The modeled pond EOF of 906.5 does not reflect the EOF of 905.57 in the plans.~~
~~Landform Response (8/11/25) – Model has been updated with an EOF of 905.57.~~
6. A detail must be provided for the pond outlet control structure.
Landform Response (8/11/25) – Plan and profiles have been included.
WSB Response (9/3/25) – The pond skimmer structure must include the rim elevation and must match the grate modeled in HydroCAD. The submerged 12" pipe

is recommended to have an invert of 900 to ensure it remains submerged when the pond is drawn down for irrigation.

7. ~~The 10' aquatic bench should continue around the entire pond. If that is not feasible, the bench should at least be on the eastern side of the basin to provide a safety bench for residents.~~

~~Landform Response (8/11/25) — Aquatic bench has been moved from western side to eastern side of pond.~~

8. ~~Provide calculations demonstrating spread at the catchbasin low points is 10' or less for the 3-year storm event.~~

~~Landform Response (8/11/25) — See storm Calcs.~~

9. Rational method pipe capacity calculations must be provided showing storm sewer is sized to convey the 10-year storm event. The minimum pipe diameter is 15".

~~Landform Response (8/11/25) — Updated. See storm calcs.~~

~~WSB Response (9/3/25) — Pipes from CB-202 to FES-200 must be upsized to the 15" minimum.~~

10. ~~The storm sewer draining to the pond must be raised to outlet at the pond NWL of 904.~~

~~Landform Response (8/11/25) — Updated.~~

11. ~~The pipe between the catchbasins is 18" diameter, but the pipe to the pond is 15" diameter. Resize one or the other to avoid flow constriction.~~

~~a. This pipe sizing also does not match the pipes modeled in HydroCAD.~~

~~Landform Response (8/11/25) — Updated. See storm calcs.~~

12. ~~Confirm constructability of MH-119 as a 2x3 structure based on proposed pipe sizes and alignments.~~

~~Landform Response (8/11/25) — Structure is now a 48" CBMH.~~

13. ~~Mesic prairie seeding should continue down to the BMP NWL instead of southern boulevard.~~

~~Landform Response (8/11/25) — The BWSR Mesic prairie seeding and the MN DOT Southern Boulevard see hatches were flip flopped. See revised plans showing Mesic prairie seeding down to the NWL.~~

14. ~~WSB Response (9/3/25) — How will CBMH-201 and -202 be paved over with the temporary cul de sac? How will road drainage be routed during those conditions?~~

• Water Supply

The proposed Erickson Property water system extension is consistent with the original Watermark preliminary plat. This development will be served by 8- inch diameter ductile iron pipe (DIP) water main which was stubbed with the Watermark 5th Addition and with 1-inch Type K copper services being extended to each lot. A future 8" stub will be provided on the north end to connect to the 8" water stub provided on Osakis Street with the Watermark 6th Addition in the future.

Comments:

1. Provide utility profiles

~~Landform (8/11/2025) Updated - See plans~~

~~WSB (9/3/2025) Complete~~

2. Call out all utility crossings

a. Maintain minimum 18" separation

b. Insulate when separation between water (services/main) and storm sewer is less than 36"

~~WSB (9/3/2025) Reference City watermain offset detail~~

3. ~~Show existing watermain along Norway Ln~~
~~WSB (9/3/2025) Complete~~
4. ~~Test the existing gate valve in Norway Ln~~
~~WSB (9/3/2025) Complete~~
 - a. ~~If holding, utilize the existing gate valve in Norway Ln for testing~~
 - i. ~~Do not connect to existing with a gate valve~~
 - b. ~~Otherwise, remove watermain back to and including existing gate valve~~
 - i. ~~Connect to existing with new 8" gate valve at that location~~
5. ~~Utilize current utility as built/plans for Watermark 5th and 6th Additions~~
~~WSB (9/3/2025) Complete~~
6. WSB (9/3/2025) Show hydrant on plans
 - a. Adjust watermain as required such that hydrants are at all system high points
7. WSB (9/3/2025) Maintain minimum (7.5') cover or insulate over watermain for transition at the north end and watermain stub
8. WSB (9/3/2025) Remove gate valve and pipe at final watermain stub back to hydrant tee
 - a. Gate valve will be installed with future extension
9. WSB (9/3/2025) The northern most hydrant will be a temporary hydrant
 - a. -Hydrant will be shifted to lot line with future extension
10. WSB (9/3/2025) Utility services should be out of driveways where possible

- **Sanitary Sewer**

The proposed Erickson Property sanitary sewer is generally consistent with the original Watermark preliminary plat. Originally this street was to be served from the north with an 8" stub from Rainy Lane as part of the Watermark 6th Addition but, due to the northern most property in the stretch not participating, the segment will now need to be served from the existing sanitary sewer in Norway Lane which was installed as part of Watermark 5th Addition. This development will be served by 8- inch diameter poly-vinyl chloride (PVC) pipe along with 4-inch diameter Schedule 40 PVC service pipe to each lot.

Comments:

1. ~~Provide utility profiles~~
~~WSB (9/3/2025) Complete~~
2. Create a detail for connection to existing sanitary sewer main with sanitary manhole
 - a. ~~Describe process for maintaining existing sanitary sewer, watermain, and storm sewer service as well as vehicle access during construction~~
 - b. ~~Review impact of proposed sanitary sewer main on existing storm sewer and watermain~~
 - i. ~~Provide how existing utilities will be protected during installation or salvaged and reinstalled or removed and replaced~~
 - ii. ~~Possible redesign/realignment of storm sewer~~

WSB (9/3/2025) Provide detail and describe directionally boring sanitary main and penetrating existing structure

3. ~~The sanitary sewer segment between MH-117 and MH-116 should be 8" PVC SDR 26~~
 - a. ~~All other sanitary sewer main should be 8" PVC SDR 35~~
 - b. ~~The minimum required slope is 0.40%~~

WSB (9/3/2025) Complete
4. ~~Update all details C7.X/X shown on the plans~~
5. ~~WSB (9/3/2025) Complete~~
6. ~~Install 8" future sanitary sewer plug to the north of MH-113~~

WSB (9/3/2025) Complete
7. WSB (9/3/2025) Provide both the directional bore length and the total pipe length
8. WSB (9/3/2025) Sanitary sewer directly under existing storm sewer structure
 - a. Show boring pit locations
 - b. How will storm sewer be protected during construction

- **Transportation**

The proposed roadway is consistent with the original Watermark preliminary plat. The work in this development includes extending Osakis Street, proposed to be 32' wide from back-of-curb to back-of-curb, and installing a temporary cul de sac on the north end. The termination of the curb will need to be further discussed with Public Works/Engineering.

Trails and sidewalks

A sidewalk is proposed along the west side of the road consistent with the original Watermark preliminary plat. The termination point of the sidewalk will need to be further discussed with Public Works/Engineering.

Comments:

1. ~~Show the restoration limits as a result of the proposed sanitary sewer connection (full-width)~~

WSB (9/3/2025) Complete
2. ~~Include type 3 barricades and future thru street sign at the north end of the temporary cul de sac~~
 - a. ~~Provide protection for the temporary hydrant~~

WSB (9/3/2025) Complete
3. ~~Further discussions of extending the existing bituminous trail or grading for a future trail along the east side of CSAH 54 (20th Avenue) are needed~~

WSB (9/3/2025) Complete
4. ~~Utilize current street as-built/plans for Watermark 5th and 6th Additions~~

WSB (9/3/2025) Complete

5. WSB (9/3/2025) Provide signage plan showing street/stop signs and street lighting
6. WSB (9/3/2025) Vertical curves to meet 30 MPH design standard or provide reduced speed signs
7. WSB (9/3/2025) Call out horizontal curves
 - a. Horizontal curves to meet 30 MPH design standard or provide reduced speed signs

- **Wetlands and Mitigation Plan**

Site disturbances are in an upland location and wetland impacts are not proposed.

- **Landscaping**

A Landscape Plan for Erickson Property development has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

No floodplain impacts are proposed on site.

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features

Comments:

1. Provide additional easement for the temporary cul de sac
2. Provide additional easement for drainage from one property to another
3. WSB Response (9/3/25) – The D&U easement between lots 1 and 2 of Block 1 must be expanded to 20' (10' on either side of parcel line) to accommodate for the proposed storm sewer run. If the proposed storm sewer depth exceeds 10', this easement may need to be further expanded.

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The City of Lino Lakes shall be party to the Declaration. City Engineer to provide template.

- **Permits Required**

Required permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit
6. US Army Corps of Engineers Section 404 Permit

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or kkeller@wsbeng.com. You may also contact Diane Hankee at (651) 982-2430 or dhankee@linolakes.us.



Environmental Memo

To: Katie Larsen, City Planner
From: Tom Hoffman, Environmental Coordinator
Date: September 3, 2025
Re: Environmental Comments – Erickson Properties Preliminary Plat/Hampton Addition Final Plat

Environmental Board recommended the following at their May 28, 2025 meeting:

1. Stormwater management to be reviewed by City Engineer
 - a. Use of stormwater for irrigation purposes for the site should be evaluated and if feasible required as part of site development. Larger stormwater ponds constructed for fill should be evaluated for water reuse.
 - b. Infiltration is required to be shown where feasible based on soil borings. If infiltration is not feasible follow the Minimum impact design standards (MIDS)) as designed by the MPCA
2. EOF should be shown as stabilized rock to prevent erosion of the stormwater pond.
 - a. Trail should have rip rap or rock shouldering to prevent washout and undermining of the trail
3. Low maintenance turf should be evaluated throughout development. Ground covers should be drought resistant to reduce the need for irrigation use.
4. Provide a tree inventory for the site showing only significant deciduous trees of 6" in dbh or larger. Coniferous trees are measured by height, coniferous trees over 12' would be considered significant.
 - a. Coniferous trees should be measured by height not DBH.
 - b. Remove off-site trees from the final tree inventory
 - c. Mitigation table provided for trees outside of basic use.
5. On section 4.1, bold or change the color of the tree tags to be visible.

6. Current plans show Twelve (12) trees being removed for storm water ponding. Stormwater ponding is not included under the basic use area and therefore mitigation will be required of those removals.
7. Sheet L7.1 shows coniferous tree planting detail. No coniferous trees are being shown on the planting tables. Remove this detail if not in use.
8. On Block one lot one and block two lot seven, the trees are planted outside of the boulevard. The city is okay but noted there will not be future planting there.
9. Trees that are to be preserved should show tree protection (snow fence or silt fence) around the trees during construction.
10. Provide plantings in the rear of block two for screening from adjacent existing homes.
11. Provide calculations for open space requirements. 1 large tree and 2 large shrubs are required for every 2,500sf of open space.
12. Shrubs located in the rear lots of block 1 should be planted within the property boundaries for screening. Open space requirements will require the planting of shrubs within the outlot as well.
13. Seed mixes should be updated to MNDOT seed mix design numbers for final plans. Please provide more site-specific mixes for each location
14. Add inlet protection to catch basins on corner of Osakis and Norway lane
15. Add inlet protection to storm manholes adjacent to project site.
16. Provide redundant perimeter control along east boundary of project site adjacent to existing storm sewer.
17. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit should be required before construction.
 - a. A SWPPP shall be required in additional submittals as required by the MPCA meeting sections 5.2-5.26
 - b. Final erosion and sediment control will be reviewed with future submittals
 - c. FES 200 and FES 302 should show rip rap for energy dissipation.
 - d. Site ultimately discharges to Peltier Lake, an MPCA Impaired water body within a mile of the site.
 - i. Update SWPPP timelines to show stabilization requirements.

18. The project site falls within the I-35E AUAR study area. The proposed development will be required to meet all requirements of the AUAR including mitigation measures.
19. Tree removal should be completed in the fall or winter to minimize impacts to migrating or nesting bat populations
20. Provide a Blandings turtle mitigation plan, surmountable curb is provided to allow turtles access off of the roads.
 - a. Blandings turtle flyer should be included with the plans and construction documents.

**PLANNING & ZONING BOARD
STAFF REPORT
AGENDA ITEM 7.A.**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE September 10, 2025

AGENDA ITEM: Project Updates

CASE NUMBER:

APPLICANT:

OWNER:

REVIEW SCHEDULE:

INTRODUCTION

BACKGROUND

RECOMMENDATION / REQUESTED DIRECTION

ATTACHMENTS

None