



CITY OF MENDOTA HEIGHTS

PLANNING COMMISSION REGULAR MEETING AGENDA

May 27, 2025 at 7:00 PM

Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

1. **Call to Order**
2. **Roll Call**
3. **Election of Planning Commission Vice Chair for Year 2025**
4. **Approval of Minutes**
 - a. Approve meeting minutes from the March 31, 2025 Planning Commission Meeting.
5. **Public Hearings**
 - a. **CASE No. 2025-03 Preliminary Plat** Application of Spencer McMillan for a Preliminary Plat of three (3) existing parcels into six (6) single-family residential parcels located at 1707 Delaware Avenue and its adjacent vacant parcels.
6. **New and Unfinished Business**
 - a. **CASE No. 2025-06 Concept PUD** Application of Condor Corporation for a Planned Unit Development Amendment Concept Plan Review for the property located at 2320 Lexington Avenue
7. **Updates/Staff Comments**
8. **Adjourn**

Auxiliary aids for persons with disabilities are available upon request at least 120 hours in advance. If a notice of less than 120 hours is received, the City of Mendota Heights will make every attempt to provide the aid. However, this may not be possible on short notice. Please contact City Hall at 651.452.1850 with requests.

**CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA**

**DRAFT PLANNING COMMISSION MINUTES
MARCH 31, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Monday, March 31, 2025, in the Council Chambers at City Hall, 1101 Victoria Curve at 7:00 P.M.

The following Commissioners were present: Chair Litton Field, Commissioners Cindy Johnson, Jeff Nath, and Steve Goldade. Those absent: Commissioners Brian Udell, Jason Stone, and Patrick Corbett.

Approval of Agenda

The agenda was approved as submitted.

Election of Planning Commission Chair and Vice Chair for Year 2025

Chair Field commented that this is a continued action from the previous meeting, and he would be willing to continue serving as Chair.

Commissioner Goldade asked if this should again be tabled as there are now three absences at this meeting.

Community Development Manager Sarah Madden recognized that there was a tie vote at the last meeting, and there is not necessarily a process within City Code related to that situation. She stated that the Commission tabled the decision before making the decision to reschedule the March meeting date to March 31st. She stated that the Commission could table the decision to the next meeting, recognizing that there may not be full attendance at the next meeting. She noted that there may not be an April meeting, and, therefore, the decision for a Chair and Vice Chair may end up at the May meeting.

Commissioner Johnson believed that under Robert's Rules of Order, if there is a tie vote, the Chair would be reappointed.

COMMISSIONER GOLDADE MOVED, SECONDED BY COMMISSIONER JOHNSON, TO ELECT LITTON FIELD AS CHAIRPERSON OF THE PLANNING COMMISSION FOR 2025.

FURTHER DISCUSSION: Commissioner Goldade asked Chair Field to provide some background information for the benefit of new member, Commissioner Nath.

Chair Field provided background information on his experience on the Commission and in the role of Chair.

AYES: 4

NAYS: 0

COMMISSIONER GOLDADE MOVED, SECONDED BY COMMISSIONER NATH, TO TABLE THE ELECTION OF VICE CHAIR TO THE NEXT MEETING.

AYES: 4

NAYS: 0

Approval of February 25, 2025 Minutes

COMMISSIONER JOHNSON MOVED, SECONDED BY COMMISSIONER GOLDADE, TO APPROVE THE MINUTES OF FEBRUARY 25, 2025.

FURTHER DISCUSSION: Commissioner Goldade commented that he drove by Dodd and 62 and recognized that a significant amount of work would be needed to create a path in that area to Ridge Place. He wanted the public to understand that the approval was for the opportunity for that to be created, but it is not something that will happen quickly.

Public Works Director Ryan Ruzek stated that the County is leaning towards the north option for an underpass, which would have major impacts on vegetation to the northwest corner. He stated that in 2025 and 2026, they will complete the design and necessary acquisition, with construction planned in 2027.

AYES: 4

NAYS: 0

Chair Field welcomed Commissioner Nath to the Commission.

Commissioner Nath introduced himself.

Hearings

**A) PLANNING CASE 2025-02
CITY OF MENDOTA HEIGHTS – COMPREHENSIVE PLAN AMENDMENT**

Community Development Manager Sarah Madden explained that the City is requesting consideration of a Comprehensive Plan Text and Map Amendment to its 2040 Comprehensive Plan, modifying the “Future Land Use Plan” and guided land use of 99.23 acres of land. The current land use of the 99.23 acres is I-Industrial, and the proposed land use is B-Business. The subject area was evaluated during the City’s Zoning Code Update project and found to contain a majority of existing uses that are more consistent with commercial zoning than industrial zoning. The proposed change in land use is consistent with the Zoning Map updates, which were adopted in September of 2024 and went into effect on January 1, 2025.

Hearing notices were published and mailed to all properties within 350 feet of the site; no comments or objections to this request were received.

Community Development Manager Sarah Madden provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City's website).

Staff recommended approval of this application, subject to review and approval by the Metropolitan Council, based on the findings of fact.

Commissioner Goldade asked for clarification on the difference between business and industrial.

Community Development Manager Sarah Madden provided details on the types of businesses that would be allowed with the change, recognizing that there is not a large difference between the two guidings.

Commissioner Goldade asked the number of spaces that are vacant versus occupied in this area proposed for change.

Community Development Manager Sarah Madden commented that none of the buildings were 100 percent empty, but had some vacancies. She stated that there is one green vacant site within the area proposed for change.

Commissioner Goldade asked how a place of worship would be considered and whether they could be located in this type of zoning.

Community Development Manager Sarah Madden replied that a place of worship is allowed in the public/semi-public overlay and as a conditional use within the residential districts. She stated that type of use is not currently listed as allowed in the business or industrial districts.

Commissioner Johnson commented that this would seem to rename the district to better match the existing uses, but asked if that is necessary, as the current guiding seem to match.

Community Development Manager Sarah Madden replied that the current guiding is a close match, but because the zoning of this area has already been changed, the guiding also needs to be changed to match.

Commissioner Nath asked if this change would eliminate the ability for someone in this area to continue to run their business.

Community Development Manager Sarah Madden confirmed that the current uses in this area would not be in conflict with the change.

Commissioner Goldade asked if the Bourn property is within this area.

Community Development Manager Sarah Madden replied that the Bourn Lane properties are not included in this area.

Chair Field opened the public hearing.

Seeing no one coming forward wishing to speak, Chair Field asked for a motion to close the public hearing.

COMMISSIONER GOLDADE MOVED, SECONDED BY COMMISSIONER NATH, TO CLOSE THE PUBLIC HEARING.

AYES: 4

NAYS: 0

COMMISSIONER GOLDADE MOVED, SECONDED BY COMMISSIONER JOHNSON, TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT, SUBJECT TO REVIEW AND APPROVAL BY THE METROPOLITAN COUNCIL, BASED ON THE FINDINGS OF FACT.

AYES: 4

NAYS: 0

Chair Field advised the City Council would consider this application at its April 15, 2025, meeting.

New and Unfinished Business

Staff Announcements / Updates

Community Development Manager Sarah Madden provided an update on recent actions of the City Council and other items of interest to the Commission.

Adjournment

COMMISSIONER NATH MOVED, SECONDED BY COMMISSIONER JOHNSON, TO ADJOURN THE MEETING AT 7:33 P.M.

AYES: 4

NAYS: 0



Planning Commission

Meeting Date: May 27, 2025

Agenda Item: **CASE No. 2025-03 Preliminary Plat** Application of Spencer McMillan for a Preliminary Plat of three (3) existing parcels into six (6) single-family residential parcels located at 1707 Delaware Avenue and its adjacent vacant parcels.

Department: Community Development

Contact: Sarah Madden,
Community Development
Manager

Introduction:

The applicant is seeking a Preliminary Plat approval of the properties located at 1707 Delaware Avenue and two vacant parcels generally located at the north end of Ridgewood Drive. The residential property and the two vacant parcels are all owned by Spencer McMillan, the applicant in this Planning Case. The proposed plat is titled McMillan Estates and the subdivision would divide and redistribute the existing land within the three parcels into six new lots of record.

In 2021, an application was submitted to the City for the subject site (by a different applicant and property owner) with a very similar proposal for subdivision of the existing three parcels into three new lots of record (Planning Case No. 2021-19). That prior application was withdrawn before the public hearing at the Planning Commission. Within the prior applicant's written notice of withdrawal, they indicated that the applicant team was unable to come to an agreement with the Seller and property owner regarding a request for dedicated right-of-way along Delaware Avenue for Dakota County. The property sold following this withdrawn application, and the item in this planning case is a separate application by the current applicant and property owner.

This current property owner and applicant submitted a previous application in 2024, known as Planning Case No. 2024-01, which subdivided the subject site into three new lots of record. The Planning Commission reviewed that application at public hearings in March-June of 2024, and the City Council reviewed the application at their regular meetings in July-August, 2024. The City Council was not supportive of the applicant's prior request to defer public improvements. Ultimately, the applicant withdrew the prior application in order to re-submit with greater detail and required information to the City relating to the construction of the cul-de-sac extension of Ridgewood Drive.

This item is being presented under a fully noticed public hearing process, with notices published in the Pioneer Press newspaper and notice letters mailed to all owners within 350-feet of the subject parcels. Written public comments have been received for this item and are included as an attachment to this report. As of the submittal of this report, there were five instances of public comment. Some of these public comments were received as part of submitted comments on the Wetland Conservation Act (WCA) Joint Water Resources

Application. Those comments have been included in the total instances of public comments. Any additional comments received prior to the meeting will be provided to the Planning Commission and made part of the public record.

Background:

The subject site consists of 16.63 acres of combined land across three separate parcels (see *aerial image – right*). The primary property addressed as 1707 Delaware Avenue is a long, rectangular, unplatted parcel consisting of 10.06 acres, measuring 329.18-ft. in width along Delaware Avenue to the east. This parcel contains an existing single-family home. The remaining two parcels are known as Outlots A and B of Grappendorf Addition, which was approved in 1984. The two Outlots are situated at the end of Ridgewood Drive and consist of 4.5 acres (Outlot A) and 2 acres (Outlot B). Both outlots are vacant.



The proposed subdivision requested by the applicant will dedicate new right-of-way for an extension of Ridgewood Avenue, ending in a new cul-de-sac, and create six new lots of record from these parcels. Lots 1, 2, 3, 5, and 6 are intended to be platted for future development of new single-family homes. The proposed Lot 4 would remain as the applicant's residence but would be subdivided into a smaller parcel.

In order to establish the required 125-foot of frontage on a city approved street for new platted lots in an R-E District, the applicant is proposing to dedicate 38,158 s.f. (.88 acres) of right-of-way extending north from the existing Ridgewood Drive right-of-way. The dedicated right-of-way would allow for the construction of an extension northward of Ridgewood Drive into the proposed subdivision, ending in a new cul-de-sac bulb. The street extension would be required to be constructed prior to the construction of any of the new single-family homes, and the work would include the removal of the existing cul-de-sac on Ridgewood Drive, to be replaced with a straight street extension. More information on this design will be provided in the Analysis section of this report. Additionally, 19,751 s.f. (.45 acres) of right-of-way is proposed to be dedicated along Delaware Avenue, to accommodate Dakota County's request for 60-ft of half right-of-way.

A large portion of the subject site is encumbered by wetlands. Prior to this application, the previous property owner hired an environmental specialist to study, identify, and map out these wetlands on the property; an official Wetland Delineation Report dated 06/22/2021 was submitted to the City for review and was later accepted by the City Council on September 9, 2021. This report is valid for five years. The wetland impacts proposed under that prior application are no longer applicable to the site. The applicant has concurrently submitted a new Joint Water Resources Application to the City to request approval of the wetland impacts

associated with this development. This topic is discussed in further detail in the Wetland Impacts section of this report.

The application under review as part of this planning case is solely for the subdivision to be known as McMillan Estates, as outlined in the applicant's proposal and Preliminary Plat documents attached to this report. If the Preliminary Plat is approved by the City Council and there are not any significant changes to the Final Plat from their approval, then the Final Plat will be reviewed at a later date by the City Council.

Analysis:

Comprehensive Plan

The subject parcel is guided RR-Rural Residential in the *2040 Comprehensive Plan*. The 2040 Plan includes the following general description for said uses in this land use category:

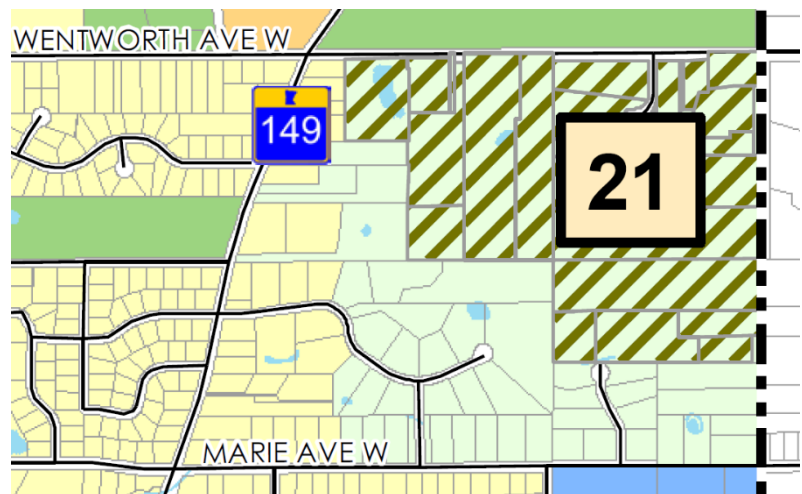
RR – Rural Residential (0.1 - 1.45 DU/Acre)

*This land use is generally located in the east central part of the city. This designation is intended for large lot single-family residences and includes properties with and without city sewer. The Rural Residential areas are planned with a density not to exceed **1.45 units per acre**. The corresponding zoning district classification is R-1A (One Family Residential).*

The overall site consists of 16.63 acres, and of that approximately 5.6 acres are encumbered by wetlands, leaving a net acreage value of 11.03 acres. The overall density created by the potential five new residences plus the existing residential unit calculates to a density of 0.54 units/acre, which is within the range outlined within the RR – Rural Residential land use category.

In the 2040 Plan, the city also identified (based upon previous 2030 Plan and others) a number of specific properties in the city that were or are vacant, under-developed, under-utilized or identified as either potential infill or redevelopment areas. These sites or areas are referred to as “Focus Areas”. Infill means that the property has the opportunity to develop or redevelop beyond its current level. One of these focus areas is the Somerset Area, or #21 on Map 2-5: Focus Areas with Future Land Use Overlay Map (see map – Pg. 4).

21. **Somerset Area:** This area has been referred to as the “Superblock” due to its collection of large residential lots. It consists of over 20 separate parcels on approximately 90 acres located directly south of Somerset Country Club and Golf Course. The area is developed with single-family homes on large lots with private septic systems. The neighborhood is bounded on the east by Delaware Avenue, the north by Wentworth Avenue, and the south and west by smaller single-family lots. The neighborhood contains significant wetlands and woodlands. The area is guided RR - Rural Residential use. Due to the existing large lot configuration, the area has the potential to be further subdivided, provided public sewer, water and road systems would be extended to the area.



Plat Standards

Under Title 11, Subdivision Regulations, the intent and purpose of this section is to “*safeguard the best interests of the city, and to assist the subdivider in harmonizing [their] interests with those of the city at large, this title is adopted in order that adherence to same will bring results beneficial to both parties. It is the purpose of this title to make certain regulations and requirements for the platting of land within the city pursuant to the authority contained in Minnesota statutes, which regulations the city council deems necessary for the health, safety and general welfare of this community.*”

City Subdivision Code Section 11-3-2 allows the subdivision of parcels, provided that the resulting lots are compliant with the requirements of the applicable zoning district, and meets the following standards:

- A. Lot Area, Width and Depth: The minimum lot area, width and depth shall not be less than that established by the zoning ordinance in effect at the time of adoption of the final plat.
- B. Corner Lots: Corner lots for residential use shall have additional width to permit appropriate building setback from both streets as required in the zoning ordinance.
- C. Side Lot Lines: Side lines of lots shall be approximately at right angles to street lines or radial to curved street lines.
- D. Lot Frontage: Every lot must have the minimum frontage as required in the zoning ordinance on a city approved street other than an alley.
- E. Building Setback: Setback or building lines shall be shown on all lots intended for residential use and shall not be less than the setback required by the Mendota Heights zoning ordinance. On those lots which are intended for business use, the setback shall be at least that required by the zoning ordinance.

For the R-E District, all new lots must have a minimum of 30,000-sf. of lot area. All three lots significantly exceed the size minimum requirement, as illustrated in the table below.

Proposed Lot 1	158,544 SF	3.64 Acres
Proposed Lot 2	61,652 SF	1.42 Acres
Proposed Lot 3	53,242 SF	1.22 Acres
Proposed Lot 4	153,532 SF	3.52 Acres
Proposed Lot 5	77,002 SF	1.77 Acres
Proposed Lot 6	162,659 SF	3.73 Acres

The proposed Preliminary Plat and preliminary plans provided by the applicant illustrate outlines of potential building areas on Lots 1, 2, 3, 5, and 6. In reviewing these outlined layouts, setbacks to front, side, and rear lot lines can be met due to the large acreage on all parcels.

For the R-E District, all new lots require a minimum of 125-ft of lot width along a city approved street. Lot 4 (existing residence) will maintain its 329+ feet of frontage along Delaware Avenue.

The remaining lots are proposed to have frontage and a lot width along the Ridgewood Drive extension of approximately 570-ft, ending in a new constructed cul-de-sac bulb and making the total cul-de-sac length approximately 1,220-ft in length. This dimension of the extension is measured from the existing north curb of the Ridgewood Drive cul-de-sac, to the proposed north curb of the new cul-de-sac. The proposed new single-family lots show compliance with the minimum 125-ft of frontage and lot width on this street and cul-de-sac extension. Lot width is

defined as the maximum horizontal distance between the side lot lines of a lot measured within the first 30' of the lot depth. Based on this definition, the proposed Lots 2 and 3 are able to meet the minimum 125-ft lot width standard based on the length of the arc at a 30-ft setback from the proposed cul-de-sac bulb, with the lot width of the proposed Lot 2 measured at 138-ft, and the width of the proposed Lot 3 measured at 126-ft.

Dakota County Review

Because this property fronts on a Dakota County road system (CSAH 63 – Delaware Avenue), this plat requires county review and approval. As mentioned in the “Introduction” section of this report, a previous plat of the subject site was reviewed in 2021, and right-of-way dedication along Delaware Avenue was required by Dakota County at that time. The former application did not move forward and cited the right-of-way dedication as the reason for their withdrawal. The previous iteration of this application was reviewed by the Dakota County Plat Commission in February 2024, and the County is currently reviewing this plat application internally related to the requested and provided right-of-way of 60-ft of half right-of-way, in accordance with their review procedures. The February 2024 memo from the Dakota County Surveyor’s Office is included as an attachment to this report.

Street, Utility and Grading Plan

The applicant has provided a full construction plan set for the grading of the site, as well as street and storm sewer plans, drainage details, and utility plans, attached to this report as Plan Sheets C6-C15.

According to Title 11-3-8-A of the City Code:

Slope Limitations: Subdivision design shall be consistent with limitations presented by steep slopes. Subdivisions shall be designed so that no construction or grading will be conducted on slopes steeper than twenty five percent (25%) in grade.

The staff review of the provided grading and contour elevation markings illustrated on the preliminary plans did not identify any steep slopes or bluffs on the property, or slopes over 25% in the areas where the potential dwellings, or driveways are being proposed. The house locations as shown on the provided plans are preliminary, and final house locations, grading, and impacts will depend on a final design for the respective houses. These future developments will be evaluated at the time that those applications come forward and will be subject to the City’s Zoning Ordinance requirements and any other applicable federal, state, and local regulations and codes, as well as in compliance with the City’s Land Disturbance Guidance Document. A condition has been included in the staff recommendation section of this report which reflects these requirements.

There is an existing 6-inch watermain underneath Ridgewood Drive that was stubbed at the north end of the cul-de-sac roadway. The plans illustrate that the applicant will extend this watermain line into the proposed Ridgewood Drive right-of-way extension, terminating just north of the new proposed cul-de-sac bulb. The sanitary sewer line will also be extended from the existing manhole north of the existing Ridgewood Drive cul-de-sac, to a new manhole within the proposed cul-de-sac. The proposed sanitary sewer line is 8” within the extended street and will flow by gravity south to connect with the existing manhole and 9” service line installed in the existing Ridgewood Drive cul-de-sac. A new fire hydrant will also be installed in the right-of-way just north of the cul-de-sac extension. The plans show the ability for future service connections to be made into the main line for any future construction of homes on the five new vacant lots.

All new lots will have perimeter drainage and utility easements provided, noted at 5’ in width at side and rear lot lines, and 10’ in width at front lot lines. The applicant has also provided a wider easement along the southern property line of Lot 6, measuring at 15-ft in width, based on the prior

application's recommendations from staff, the Planning Commission, and during the City Council's review, to accommodate appropriate easement width for neighboring properties to petition for sanitary sewer extension to the east, if they so choose. The applicant has also provided a 60-ft utility easement directly north of the new cul-de-sac which could accommodate future utility extension to the north if petitioned by a northern neighboring property owner, or if additional future development north of this development site occurs. This easement area measures approximately 104-ft in length from the northern point of the cul-de-sac right-of-way to the northern edge of this subdivision. Lastly, additional easement width is provided at the shared property line between the proposed Lots 3 and 5, measuring 10-ft on each side, which could accommodate future utility services to 1707 Delaware Ave.

All wetlands will be covered by similar drainage and utility easements, with varying widths. The City's new Zoning Ordinance that went into effect January 1, 2025 references the new Title 15-Environmental Standards and the State of Minnesota Wetland Conservation Act (WCA) rules, but also requires an average buffer depth of 25-ft, with a minimum dimension of 10-ft and a maximum dimension of 50-ft. The applicant has provided a buffer area which meets these requirements, with the shortest dimension of the buffer area located on the proposed Lot 6, where the applicant is proposing 467 SF of wetland impact. The Ordinance does require that any drive aisles must be setback a minimum of 5-ft from any required buffer area, unless otherwise permitted by the Title 15-Environmental Standards. Title 15, Chapter 4: Wetland Conservation permits a Buffer Setback area to be disturbed upon approval of the City. This Wetland Conservation Act (WCA) application is discussed later in this report.

The wetland and wetland buffers' easements, as well as the perimeter drainage and utility easements will be provided and officially dedicated under the final plat approval and recording, if approved.

The building pad sites and associated driveway access points shown on the plans are potential, and final house locations, individual grading plans and impacts, and construction-level architectural plans for the homes, will be provided at the time of building permit for home construction following approval of this subdivision and construction of the public roadway and utility improvements. The proposed driveway of Lot 6 is shown to encroach on the 15-ft drainage and utility easement that the City requested on the south property line during the prior application's review period. This encroachment will be outlined in the Developer's Agreement between the Applicant/Developer and the City.

The proposed street construction will increase impervious surface by .43 acres overall. An additional acre of impervious surface is estimated for the future home construction improvements. Each of these individual lots will be evaluated for impervious surface requirements at the time of their building permit applications for the new homes. The required maximum impervious surface for the R-E Zoning District is 35%.

The applicant's plans propose that stormwater treatment for individual lot improvements will be provided at the time of construction. The City is not supportive of this request, and staff have provided a condition of approval that the stormwater management not be deferred to the individual single-family lots, and that the City will require stormwater management to be managed for the entire development and dedicated in a utility easement as part of the Final Plat. The single-family lots may be adequate for infiltration at the 1.1 inch BMP requirement, but water quality management would not be feasible for a single homeowner long-term. The stormwater improvements which are currently proposed include an infiltration basin on the proposed Lot 6, just east of the Ridgewood Drive extension. The basin includes a riprap stilling infiltration basin with two inlets, one to the west and one to the south. The applicant plans to seed the filtration basin with MnDot 33-261 seed mixture and to stabilize with appropriate erosion control. The elevations of the basin indicate 12" of planting media with volume for filtration above. The City will

require a third-party inspection for compliance with stormwater requirements during construction, which would be outlined in the Developer's Agreement with the City.

Wetland Impacts

The proposed plat identifies a number of large and smaller wetlands throughout the site, which are proposed to be dedicated as drainage and utility easements on the plat. The applicant's plans also indicate a wetland buffer area (illustrated on the plans as hatching around wetlands) which is designed to meet the minimum 25-ft buffer averaging requirement of City Code. The total amount of buffer area which is required for the delineated wetlands on site is 75,504 SF, and the total amount of buffer area which is provided is noted at 75,609 SF. Signs denoting buffer areas will be addressed in the Developer's Agreement with the City.

The Subdivision Title notes that the City shall review the subdivision proposal and design with respect to the limitations presented by wet soils, and that the approval of the subdivision will require an engineering analysis of the delineated areas, and that a permit is required to alter ditches, streams, and associated drainage path. It should be noted that the City Council approved a Joint Water Resources Application for Exemption, submitted by this property's previous Developer/Applicant, on November 3, 2021, whereby approval was granted to remove up to 1,000 SF of wetlands for the driveway and the structure improvements which were proposed at that time.

The extent of the previous structure improvements from the previous property owner's application are not outlined in this planning case. Instead, the applicant is proposing to impact up to 2,170 SF of wetlands for the future driveways and planned Ridgewood Drive extension. The applicant has a new active Joint Water Resources application for exemption under the de minimus rules. Impacts include 1,315 SF of impacts directly north of the existing cul-de-sac, to accommodate the street extension and a culvert which would traverse east-west underneath the street extension connecting the two major wetland areas. Additional wetland impacts of 467 SF are shown on the proposed Lot 6, adjacent to the property's potential driveway. This second impact area, if approved, would add fill to the wetland impact area, which would be altered and presented as the provided wetland buffer area. South of these impacts and designated buffer, the proposed driveway would then be setback approximately 7-ft from the Wetland and Wetland Buffer alteration, meeting the zoning setback requirements for impervious surface installments such as drive aisles. The remaining wetland impacts are not explicitly identified on the proposed plans in excess of the combined 1,782 SF identified impact areas and up to the proposed 2,170 SF area which would be permitted under the de minimus exemption. The applicant is intending to request updates to the wetland impacts at the time that any of the single-family homes are constructed, as they may have grading impacts to the perimeter of wetland areas depending on the plans proposed by the developer or home-builder at that time. The applicant's Joint Water Resources application under the WCA rules for proposed wetland impacts was submitted to the City in April, and the Notice of Application was sent on April 21, 2025 to the state, regional, and federal regulatory bodies that sit on the required Technical Evaluation Panel (TEP) for WCA rules applications. The comment period for the application ended on May 13, 2025. The City is the Local Government Unit (LGU) for enforcing the WCA rules, and will meet with the TEP an additional time before forming a response to the application. The 60-day decision deadline is June 20th for this WCA application. The administration and enforcement of any WCA Permit, including the Notice of Decision, is designated as the responsibility of the Natural Resources Coordinator and is not subject to City Council review.

On the preliminary plans, the five new home sites will be placed in areas in dry, non-wetland areas of each parcel, according to the wetland mapping provided by Jacobson Environmental on the 2021 Wetland Delineation. The applicant does not have a finalized construction and development plan for homes on any of the proposed new single-family development properties, and those plans

are not under the review of the City at this time. If the current Joint Water Resources Application is approved, and no work is conducted prior to the expiration of the Wetland Delineation and Notice of Decision, an updated Joint Water Resources Application for Exemption would need to be filed in accordance with state statute.

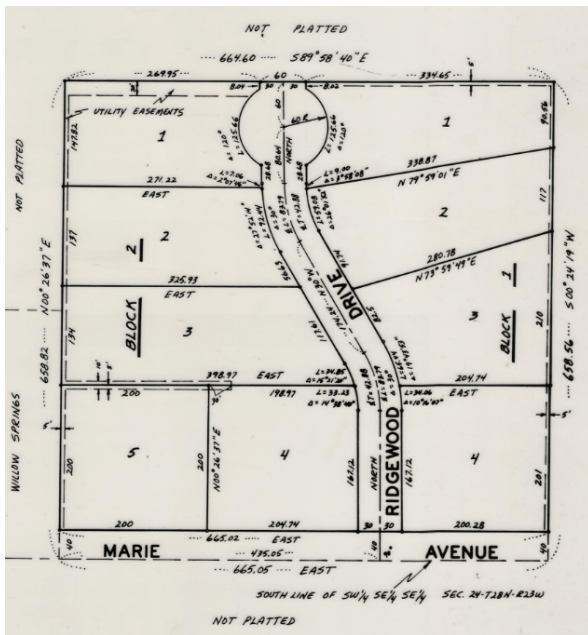
Tree Inventory

The Developer/Applicant has included a Tree Inventory of the site, which is included as an attachment to this report on Sheets C3-C5. The inventory outlines the species and diameter of the trees within the anticipated development area only, out of approximately 1,900 or more trees which exist on the property today. The anticipated removal of trees is illustrated on the inventory plans which would be removed as part of any construction activities for the street extension and future building and driveway improvements. Final tree impacts on the individual residential lots are to be determined with the full construction and building permit plan sets at the time an application and final site plan design comes forward for review.

The City enacted new requirements in 2025 for a Forest Alteration Permit and Forest Management Plan. The applicant has provided the application materials for a Forest Alteration Permit as part of this subdivision request. The provided Sheet L-101 indicates the tree mitigation plans for the development site. Based on the tables provided by the applicant, 82 trees meeting the definition of a significant or heritage tree are proposed to be removed, amounting to 741 DSH (Diameter at Standard Height). One of the proposed removals is identified as a 'Heritage Tree', meaning it is a native tree, or cultivar of a native tree, which exceeds 24" in diameter. This specific tree to be removed is a 35" Cottonwood tree. Other trees which were in poor condition, were previously removed as part of work prior to the effect of the Urban Forest Preservation Ordinance, and identified Ash trees were removed from forest mitigation plan calculations. 3,774.5 DSH of the remaining surveyed trees are noted to be saved or preserved on the property, including 11 Heritage Trees.

Based on the proposed removals, 55.8 total DSH is required to be replaced. The applicant will also be required to submit a Tree Replacement escrow to the City related to the Forest Management Plan. The applicant is currently proposing to not prepare a replacement landscape plan and has noted their intent to complete an off-site tree replacement agreement with the City. The applicant cites the difficulty and feasibility of replacing the trees on-site, as the site is fully forested and the cleared areas will be replaced with street improvements. The City is not supportive of the request to not mitigate the removals with any replacement trees. The Urban Forest Preservation ordinance does allow for the City to approve alternative tree replacement measures, including the planning of trees at an alternate site if compliance with the tree replacement requirement is not feasible. City Staff is prepared to work with the applicant to create an alternative tree replacement measure, however the applicant must first attempt to mitigate a portion of the tree replacement on site consecutively with the development. A condition has been added that a Tree Replacement Plan be provided which would illustrate an attempt to comply with tree replacement measures prior to enacting an alternative mitigation plan with the City.

In addition to the requirements of the Urban Forest Preservation Ordinance, all single-family residential uses developed in the City are required to submit a landscaping plan as part of the application for Building Permit indicating the location of existing trees and shrubs, and proposed planting details for new landscape features. A minimum of 25% of the land of each single-family home will be required to be landscaped with grass, ground cover, shrubbery, and trees, and new construction homes are required to plant a minimum of one overstory or deciduous tree per 50-feet of lineal frontage of public street in the front yard of the lot. These required trees may count toward a replacement plan. The landscape plans for each new home will be evaluated at the time of Building Permit for new home construction.



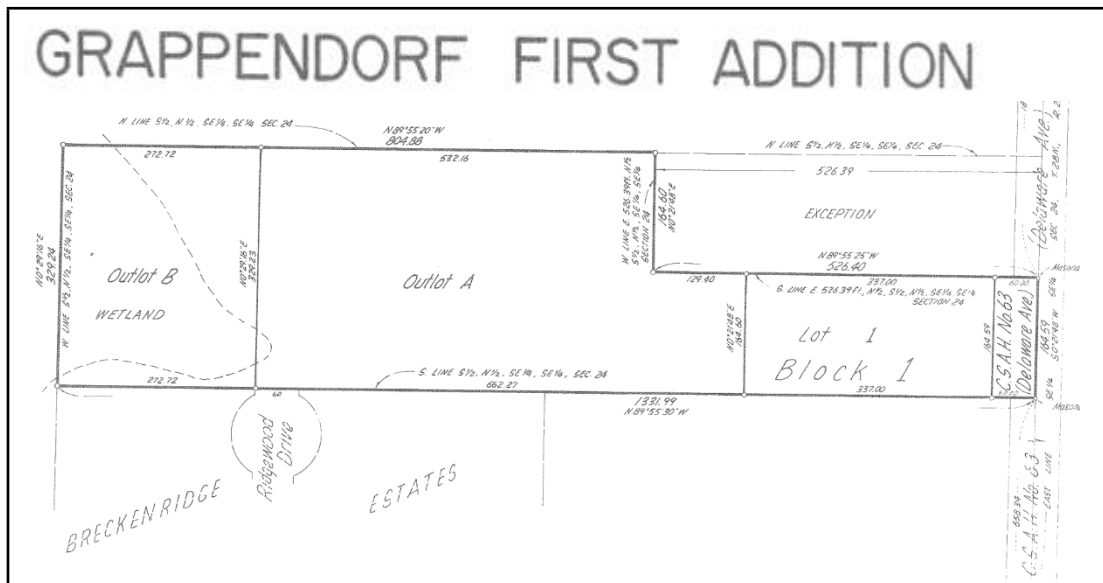
Street Design

City Code Title 11 – General Subdivision Provision provides for all the required standards related to new subdivisions, including streets, utilities, easements, etc. When Breckenridge Estates, the plat to the south of the subject site, was approved in 1969, it contained a variance request to allow lots less than 40,000-sq. ft. in area (required for R-1A district at that time), but did not include any variance or allowance for an over-length cul-de-sac. The plat was presented with the Ridgewood Drive roadway that exists today, and also included a small “nub” extension of 60-ft in width at the top of the road right-of-way circle (see plat image –left).

This nub was likely created or called for based on the assumption that the properties to the north could be or would be similarly platted, and any future roadway

extension would have likely come off the end of Ridgewood Drive and run northward into these properties. The Subdivision ordinance does require in Section 11-3-3: Streets and Alleys, that a tentative plan of a proposed future street system should be provided when reviewing a new Plat. Specifically, the general requirements provide guidelines for a proposed future street system, and alignment and availability of utilities.

The approved Grappendorf Addition (see plat image – below) did not show or provide any plans for extending Ridgewood Drive into the plat or outlots, nor provided any plans for any other roadway inside this plat as well. However, it was noted within the City Council minutes of the review of that Plat application that access and utility extensions were only available to Outlot A from Ridgewood Drive.



Per current City Subdivision Code Section 11-3-3 Streets and Alleys:

1. 3. When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be so arranged as to permit the logical location and openings of future

streets and appropriate resubdivision, with provision for adequate utility connections for such resubdivision.

The expectation within the City's review of a subdivision on larger than 'normal' lots or parcels, is that the applicant/developer is responsible for arranging lots and parcels in such a way that would permit future and smaller subdivision of lots, as well as leaving space "open" for a future potential street, and potential future utility connections. This applies to making those connections only on the subject site, and does not specifically address neighboring land owners. The City must evaluate the ability for the new parcels to be subdivided again in the future, and evaluate if the infrastructure planned will be able to accommodate that potential future split. The applicant has provided a subdivision which places potential new single-family homes on the portions of this property that are not encumbered by wetlands, and each lot within the proposed subdivision is able to meet or exceed the required lot size and lot width for the R-E Zoning District. Based on the availability of dry buildable area, staff believes that the proposed lots are likely not able to be subdivided further based on the current requirements of City Code and that the applicant's subdivision request and the layout of building pad sites, street extension, and utility connection complies with this standard.

Under this plat request, the Applicant is seeking to provide an extension of this right-of-way at least 60-ft in width, and approximately 570-ft in length, ending in a new dedicated cul-de-sac bulb. The Developer/Applicant's previous application in 2024 included a request to defer construction of any public improvements which was not supported by the City Council. The prior application was ultimately withdrawn as the applicant intended to come back with an application which complied with the public improvement standards of the Subdivision Ordinance. The current proposal under this Planning Case shows an intent to develop and construct the full street extension to the new cul-de-sac bulb, to re-construct the street segment at the existing cul-de-sac bulb, and to install public utility improvements in the dedicated right-of-way beneath the new street extension.

Ridgewood Drive measures from the point coming off Marie Avenue to the end of the cul-de-sac as 649.58-feet in total length. From earlier [known] records of the City Code, the Subdivision Code of 1956 indicated "*dead-end streets shall not be longer than 400-feet...*" while the Code of 1975 included: "*...cul-de-sacs shall normally not be longer than 500-feet....*" as seen today in the current Subdivision Code (noted below).

Per current City Subdivision Code Section 11-3-3 Streets and Alleys:

D. Dead End and Cul-De-Sac Streets: Dead end streets are prohibited, but cul-de-sacs will be permitted only where topography or other conditions justify their use. Cul-de-sacs shall normally not be longer than five hundred feet (500'), including a terminal turnaround which shall be provided at the closed end, with an outside curb radius of at least forty nine feet (49') and a right of way radius of not less than 60-ft.

Some of the commissioners may recall giving consideration to a variance related to a cul-de-sac roadway, which was presented under the Orchard Heights plat in 2017. Under that case, the developers requested a variance to exceed the "normally not longer than 500-ft" standard to allow a new cul-de-sac of 950-feet in length. As part of the report on that case, it was noted that the city allowed a number of other subdivision developments throughout the city with over-length dead end and cul-de-sac streets (approximately 19 at that time); and it was unclear from research if the 500-foot standard was in place at the time of these various plat approvals or developments; or if variances were approved for these separate developments. Nevertheless, the city required the developer to submit and request a variance to exceed this 500-ft. standard, and although the planning commission and city council rejected this variance request, the development (and new roadway) was ultimately allowed by a Dakota County District Court ruling.

In that ruling, it is noted that there was dispute on whether or not a Variance was required for the length of the cul-de-sac, as the City's subdivision ordinance only states that cul-de-sacs "shall normally not" be longer than 500 feet. Existing Minnesota case law states that "Regulatory standards must be sufficiently precise to ensure the application of objective standards to similarly situated property, to adequately inform landowners of the requirements that they must satisfy to gain subdivision approval, and to allow a reviewing court to evaluate noncompliance." When interpreting language in a zoning ordinance, the plain and ordinary meaning of the terms has generally been more favorable in court procedures. Because of the imprecise language within the subdivision ordinance regarding cul-de-sac length that "shall not normally" be longer than 500-ft, and because the existing length of Ridgewood Drive has already been approved through a prior subdivision, staff did not request the applicant to revise their application and incorporate a Variance request to the cul-de-sac length standard.

The Final Plat will be subject to a Development Agreement between the Owner/Developer and the City, which would outline the timing and details of the installation of required improvements associated with the development. The subdivision ordinance requires that no application for building permits be filed for the private construction associated with this plat until all improvements required have been made or arranged for within the Development Agreement. A condition has been included in the recommendation section of this report that a Development Agreement for the public improvements and utilities be executed to the satisfaction of the City Council before the Final Plat is released for recording with Dakota County, and before the issuance of any permits. This includes the improvements to the street and cul-de-sac, as well as the required utility connections and extensions as outlined in the Utility and Grading Plan section of this report. While the City currently performs street and utility distribution improvements, they do reserve the right to request that developers make all necessary improvements at any time.

Conclusion

The applicant has provided the dedicated right-of-way to the City, and planned a constructed street and utility extension within this Plat to meet the minimum lot width, frontage, and access requirements of the City Code. The proposed lots each meet or exceed the minimum of 125' of lot width on a City-approved street and they exceed the minimum lot size requirements of 30,000 SF. The applicant's revised plans under this current Planning Case application have illustrated an intent to comply with the City's Subdivision Code by providing adequate extension of utilities into the dedicated right-of-way, and by arranging the lots and street alignment in such a manner that future resubdivision of the overlarge lots is not applicable at this time. The applicant has submitted the required Wetland Conservation Act permits to the City concurrently with this Planning Case application, which is not a factor in the review of this Preliminary Plat request. The Planning Commission should review the technical aspects of the proposed Plat, as it relates to the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan.

Alternatives:

Following the public hearing and discussion, the Planning Commission may consider the following actions:

1. Recommend approval of the Preliminary Plat of McMillan Estates, based on certain findings-of-fact, along with specific conditions of approval as included herein; or
2. Recommend denial of the Preliminary Plat of McMillan Estates, based on revised findings-of-fact and conditions as determined by the Planning Commission and/or City Council; or
3. Table the plat application and request additional information from the applicant or staff. Staff will extend the application review period.

Staff Recommendation:

Staff recommends that the Planning Commission recommend to the City Council approval of the application of Spencer McMillan for the Preliminary Plat of a six-lot residential subdivision to be known as McMillan Estates, based on the Findings of Fact as included herein, along with the following conditions:

1. The preliminary plans presented under this plat request do not represent or provide approval of building pad sites, setbacks, accessory structures, or driveway alignments. Final layouts must meet R-E Zone standards and shall be approved under separate building permits for each lot.
2. A building permit, including all new grading and drainage work, must be approved by the City prior to any new construction work.
3. The Developer/Applicant shall submit final grading and utility plans and a dimensioned site plan with associated easements, subject to review and approval by the Planning Department and Engineering Department as part of any building permit application.
4. All new construction and grading activities throughout this development site and on each new buildable lot shall be in compliance with all applicable federal, state, and local regulations and codes, as well as in compliance with the City's Land Disturbance Guidance Document.
5. Stormwater Management shall be managed for the entire development and dedicated in a utility easement as part of the Final Plat. Stormwater management for water quality management shall not be deferred to the individual single-family home lots.
6. Public utility easement locations, including easements for stormwater management facilities and Best Management Practices (BMP) area(S) must be established, approved by the City, and included in the Final Plat prior to release of the Final Plat for recording with Dakota County.
7. All wetland impacts shall be in compliance with the applicable federal, state, and local regulations and codes, including Title 12-Zoning, Section 12-4A-4: Wetland Requirements and Title 15-Environmental Standards, Chapter 4: Wetland Conservation.
8. The Forest Management Plan shall be updated to include the replacement of tree removal impacts, in accordance with Title 15-Environmental Standards, Chapter 3: Urban Forest reservation. An attempt must be made to mitigate tree removal impacts on site prior to providing an alternative tree replacement measure to the City.
9. In lieu of land dedication, the Developer/Applicant shall pay a park dedication fee in the amount of \$4,000 per unit (6 lots = 6 x \$4,000/unit, or \$24,000) is to be collected after City Council approval and before the Final Plat is released for recording with Dakota County, and before the issuance of any permits.
10. Any new or existing sanitary or water service lines must be reviewed by the Public Works Director and/or St. Paul Regional Water Services prior to issuance of any building permit.
11. The Applicant/Developer must provide a Best Management Practices (Stormwater Management) Agreement to the City as part of the building permit submittal and review process for each new home and new impervious surface.
12. A Development Agreement for the public improvements and utilities shall be executed to the satisfaction of the City Council before the Final Plat is released for recording with Dakota County, and before the issuance of any permits.
13. The Applicant/Developer shall install all public improvements, including the extension of the public street identified on the Plat as Ridgewood Drive and the necessary utility installations, in compliance with all City requirements, prior to the application of any

building permit for private construction or improvements within the Plat.

14. The existing cul-de-sac "bulb" of the existing Ridgewood Drive must be removed and reconstructed to City street standards prior to applying for any building permit for private construction or improvements within the Plat.

Attachments:

1. Findings of Fact for Approval
2. 1707 Delaware - McMillan Estates - Aerial Site Map
3. Letter of Intent
4. McMillan Estates Preliminary Plat
5. McMillan Estates Construction Plans
6. McMillan Estates Final Plat
7. Public Comments (Received as of the submittal of this report)

FINDINGS OF FACT FOR APPROVAL

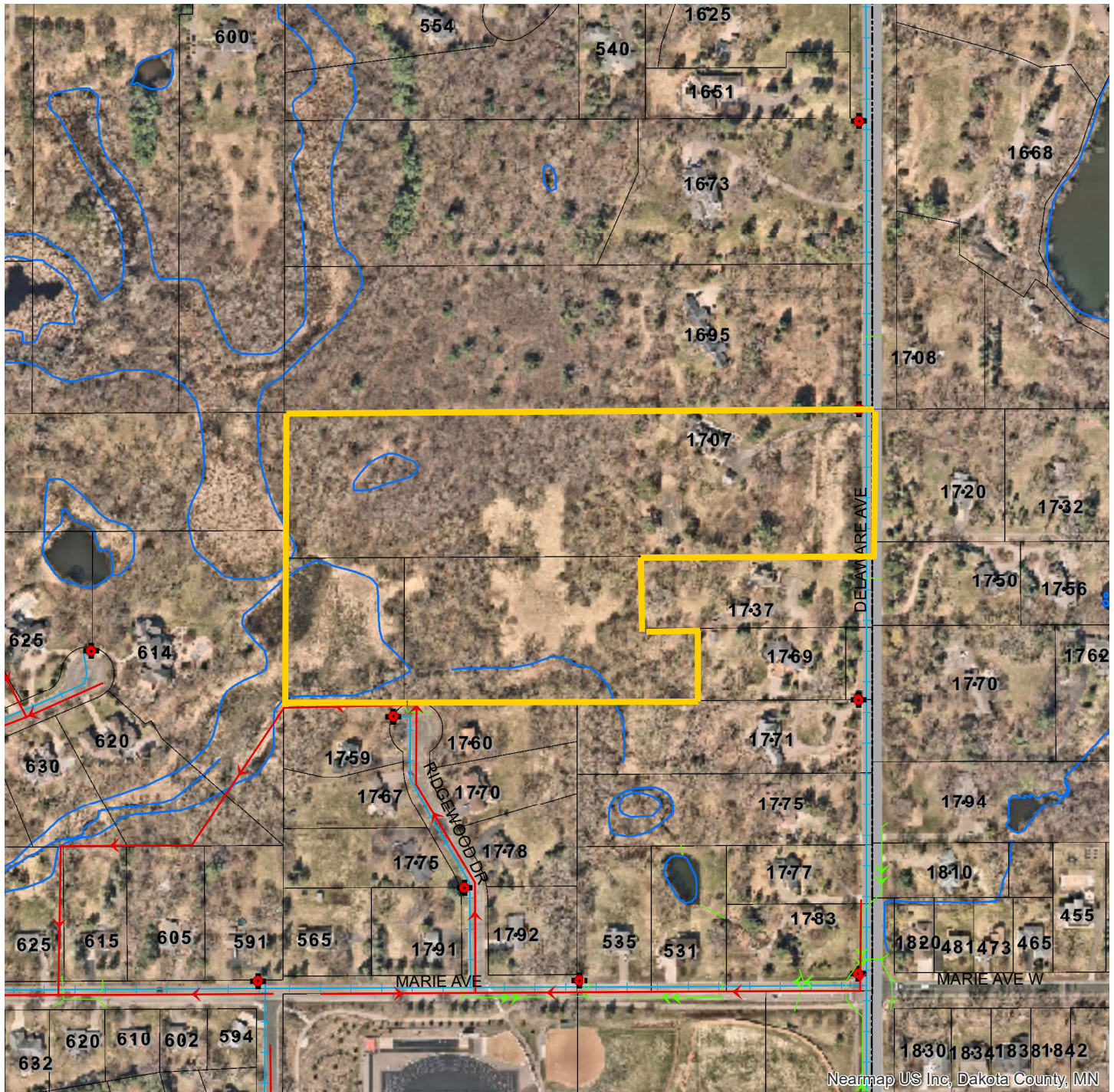
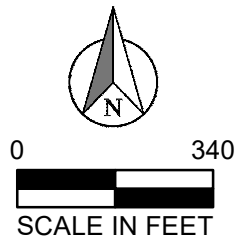
Preliminary Plat of McMillan Estates 1707 Delaware Avenue

The following Findings of Fact are made in support of approval of the proposed request:

1. The proposed Preliminary Plat meets the purpose and intent of the Subdivision Ordinance.
2. The proposed Preliminary Plat request meets the purpose and intent of the City Code and is consistent with and supported by a number of goals and policy statements in the 2040 Comprehensive Plan.
3. The proposed lots will meet the minimum standards required under the R-E Residential Estate Zoning District.

Location Aerial Map 1707 Delaware Ave/McMillan Estates

Date: 3/21/2024



Nearmap US Inc, Dakota County, MN

GIS Map Disclaimer:

This data is for informational purposes only and should not be substituted for a true title search, property appraisal, plat, survey, or for zoning verification. The City of Mendota Heights assumes no legal responsibility for the information contained in this data. The City of Mendota Heights, or any other entity from which data was obtained, assumes no liability for any errors or omissions herein. If discrepancies are found, please contact the City of Mendota Heights.

Contact "Gopher State One Call" at 651-454-0002 for utility locations, 48 hours prior to any excavation.

March 11th, 2025

Dear City of Mendota Heights,

I am writing to inform you of our intent with this preliminary and final plat submission. My wife and I would like to re-plate the 3 parcels shown below.

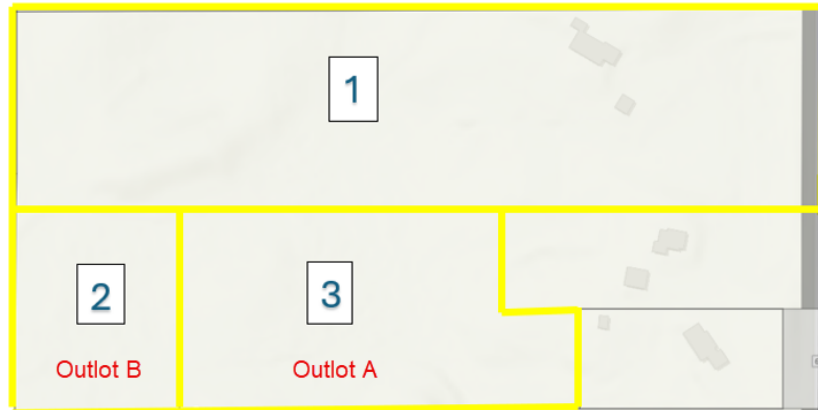
Current Parcels:

Parcel Numbers

Lot 1: 27-02400-78-010

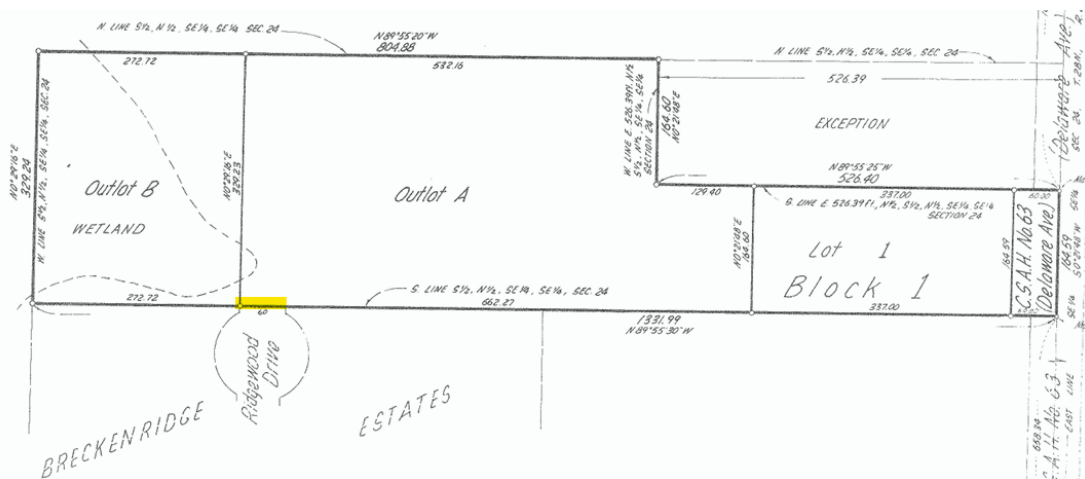
Lot 2: 27-31100-00-020

Lot 3: 27-31100-00-010



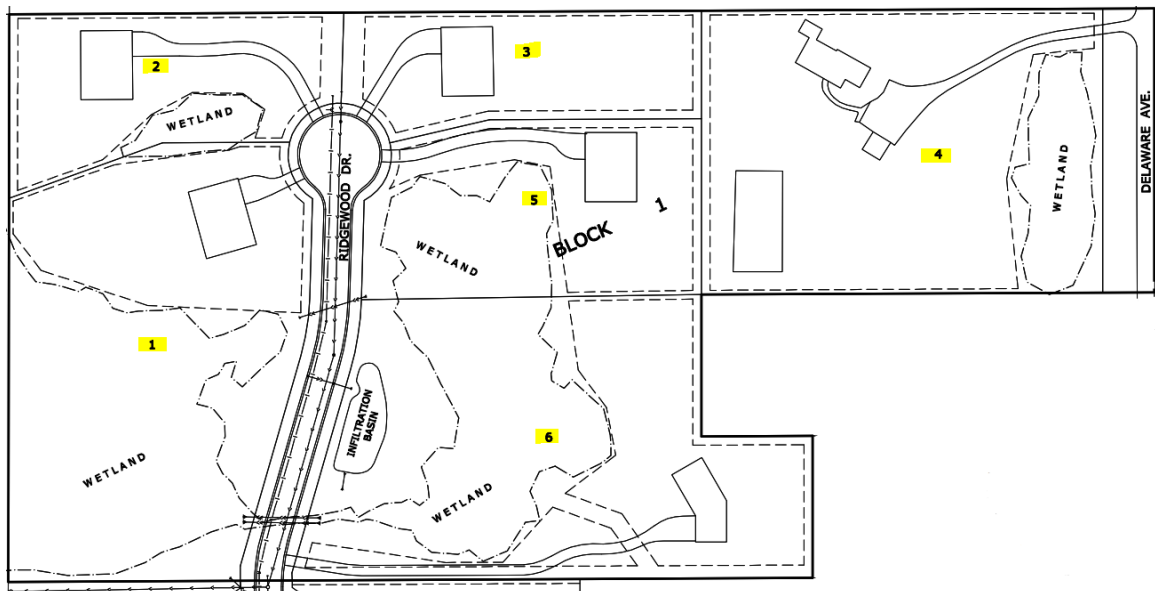
Background:

The Ridgewood Drive cul-de-sac butts up to current Lots 2 and 3 (Outlots B and A respectively). The cul-de-sac was dedicated in a plat in 1969 and included a 60 ft wide “nub” extension with frontage to both Outlots. Outlots A and B were approved by the City as part of the Grappendorf First Addition in 1985. Having approved the two Outlots, the city should approve a new subdivision which provides access and utilities for these Outlots. The code disallows a dead-end road extension and the existing 60 ft “nub” does not satisfy the 125 ft lot frontage requirement so the only means of access for these two Outlets is by an extension of Ridgewood Drive in the form of a new cul-de-sac dedication.



Proposed Plat:

We would like to replat the 3 parcels into 6 new lots. The new configuration is shown below.



Dakota County Right of Way Dedication

With this replatting, we are subject to Dakota County's Contiguous Plat Ordinance. This ordinance requires us to dedicate a 60 ft of half right of way along Delaware Avenue. This proposal makes this dedication.

Extended Cul-de-sac

The current length of the Ridgewood cul-de-sac is roughly 650 ft. We are proposing to extend the cul-de-sac another roughly 570 ft, so the total length becomes roughly 1,220 ft.

Section 11-3-3 of the zoning code states "Cul-de-sacs shall normally not be longer than five hundred feet (500')". However, the current cul-de-sac already exceeds 500 ft today, and was approved without any requirement for a variance. In addition, the specific language in the code is "shall normally not". This language is not explicit in prohibiting cul-de-sacs over 500 ft. In litigation resulting from a request for a 950 ft cul-de-sac in the Orchard Heights plat in 2017, the court determined that this language does not mandate a 500 ft limit for cul-de-sacs. There are already 19 cul-de-sacs in Mendota Heights that exceed 500 feet. For these reasons, we are not requesting a variance for the longer cul-de-sac.

Expected Outcome and Benefits

1. This proposal increases the number of available lots in Mendota Heights. Mendota Heights is a desirable place to live and this proposal increases the number of buildable lots from 2 to 6.

2. This proposal extends existing utility stubs on the existing cul-de-sac northward to the end of the new cul-de-sac. Future utility extensions are provided to serve lots to the north. Also, a 15 ft easement is provided for potential future utility services to homes along Delaware Ave to the east.
3. This proposal dedicates right of way along Delaware to Dakota County.
4. The proposal meets all Mendota Heights zoning requirements and does not require variances. It is consistent with the desired zoning of Mendota Heights.

Thank you for your consideration,

Spencer McMillan

LEGAL DESCRIPTION

Outlot A in Grappendorf First Addition, according to the recorded plat thereof, Dakota County, Minnesota.

And Outlot B in Grappendorf First Addition, according to the recorded plat thereof, Dakota County, Minnesota.

And the North Quarter of the Southeast Quarter of the Southeast Quarter of Section 24, Township 28, Range 23, Dakota County, Minnesota.

OWNER/DEVELOPER

SPENCER MCMILLAN
1707 DELAWARE AVE.
MENDOTA HEIGHTS, MN 55118
715-698-7114

ENGINEER/SURVEYOR

SISU LAND SURVEYING AND ENGINEERING
2580 CHRISTIAN DR.
CHASKA, MN 55318
CONTACT: CURT KALLIO, PE, LS
612-418-6828

WETLAND DELINEATOR

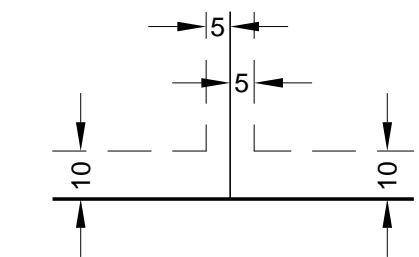
JACOBSON ENVIRONMENTAL
5821 HUMBOLDT AVE. N.
BROOKLYN CENTER, MN 55430
CONTACT: WAYNE JACOBSON
612-802-6619

NOTE: DELINEATOR HAS RETIRED.

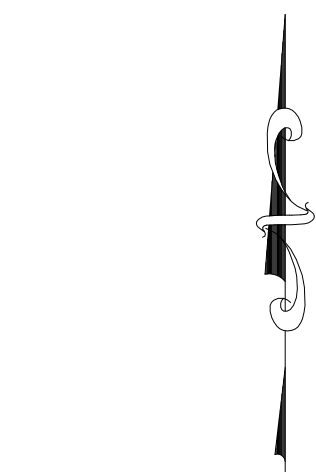
LEGEND

- PLAT BOUNDARY
LOT LINE
SETBACK
EASEMENT
WETLAND
EX. CONTOUR
EX. STORM SEWER
EX. SAN. SEWER
EX. WATERMAIN
EX. HYDRANT
25' AVG. WIDTH
WETLAND BUFFER,
10' MINIMUM WIDTH

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING
LOT LINES, AND 10 FEET IN WIDTH AND
ADJOINING RIGHT OF WAY LINES AND
REAR LOT LINES, UNLESS OTHERWISE
INDICATED, AS SHOWN ON THIS PLAT.



THE EAST LINE OF THE
SOUTHEAST QUARTER OF SECTION
24 IS ASSUMED TO BEAR
N00°00'13"W.

0 60 120
SCALE IN FEET

- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH
MONUMENT SET AND MARKED BY LICENSE
NO. 26909, UNLESS OTHERWISE SHOWN.

MCMILLAN ESTATES PRELIMINARY PLAT

WETLANDS

WETLANDS HAVE BEEN DELINEATED AS SHOWN. 2170 SQ. FT. OF WETLANDS WILL BE IMPACTED FOR THE RIDGEWOOD DR. EXTENSION AND FUTURE DRIVES. PER DEMINIMUS RULES, NO WETLAND MITIGATION IS REQUIRED. A 25 FEET AVERAGE WETLAND BUFFER IS SHOWN WITH A MINIMUM BUFFER WIDTH OF 10 FEET. TOTAL 25 FEET BUFFER REQUIRED = 75,504 SF, TOTAL BUFFER PROVIDED = 75,609 SF.

PROPOSED IMPROVEMENTS

RIDGEWOOD DRIVE WILL BE EXTENDED TO PROVIDE ACCESS AND UTILITY CONNECTIONS FOR LOTS 1, 2, 3, 5, AND 6. NO IMPROVEMENTS ARE PROPOSED FOR LOT 4. THE EXISTING CUL DE SAC WILL BE REMOVED. SEE THE PROPOSED CONSTRUCTION PLANS FOR DETAILS.

TREE PRESERVATION

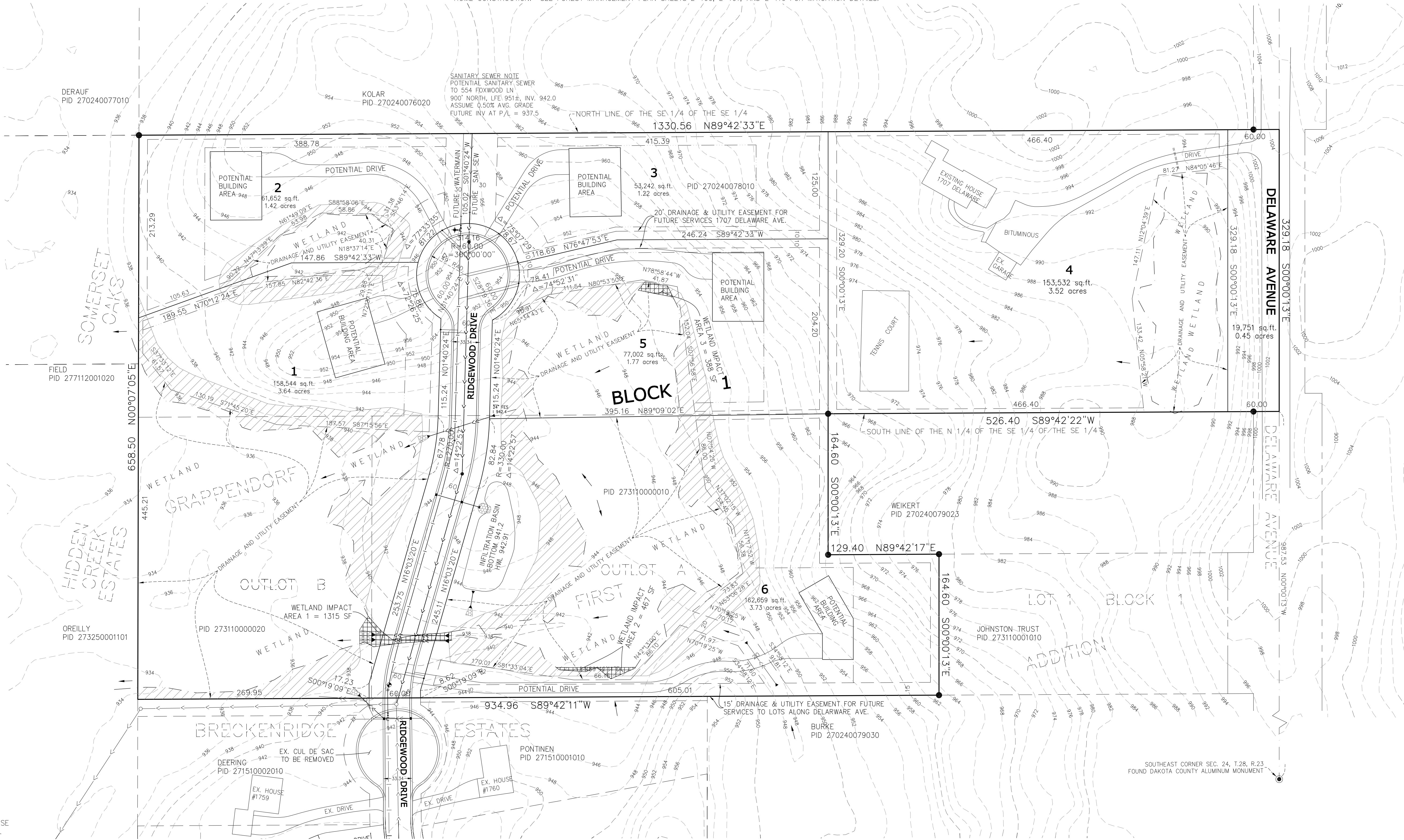
TREES HAVE BEEN INVENTORIED WITHIN THE POTENTIAL IMPROVEMENT AREAS. TREE INVENTORY AND REMOVALS FOR THE PROPOSED IMPROVEMENTS ARE SHOWN IN THE CONSTRUCTION PLANS. TREES HAVE NOT BEEN INVENTORIED FOR ALL OF THE INDIVIDUAL LOT IMPROVEMENTS. IF REQUIRED BY THE CITY, THOSE INVENTORIES WILL BE PROVIDED AT THE TIME OF HOME CONSTRUCTION. SEE FOREST MANAGEMENT PLAN SHEETS L-100, L-101, AND L-110 FOR MITIGATION DETAILS.

UTILITIES

UTILITIES WILL BE EXTENDED FROM EXISTING STUBS TO NORTH OF THE PROPOSED CUL DE SAC. EXISTING TO THE END OF THE NEW CUL DE SAC. POTENTIAL FUTURE UTILITY EXTENSIONS ARE SHOWN TO SERVE LOTS TO THE NORTH. SERVICE TAPS WILL BE PROVIDED FOR 1707 DELAWARE AVE. AND AN EASEMENT WILL BE PROVIDED TO EXTEND SERVICES TO THE EXISTING HOUSE. A 15 FEET EASEMENT WILL BE PROVIDED FOR POTENTIAL FUTURE UTILITY SERVICES TO HOMES ALONG DELAWARE AVE. TO THE EAST.

STORMWATER

STORMWATER TREATMENT FOR THE INCREASE IN IMPERVIOUS FOR RIDGEWOOD DRIVE WILL BE PROVIDED BY AN INFILTRATION BASIN AS SHOWN. DUE TO THE TOPOGRAPHY OF THE SITE AND LOCATION OF FUTURE HOMES, THE IMPERVIOUS RUNOFF FROM THE INDIVIDUAL LOT IMPROVEMENTS COULD NOT BE CONVEYED TO THE PROPOSED INFILTRATION BASIN. THE INDIVIDUAL LOTS WILL PROVIDE VOLUME REDUCTION AND RATE CONTROL AT THE TIME OF HOME CONSTRUCTION. THE INCREASE IN IMPERVIOUS SURFACE FOR RIDGEWOOD DRIVE IS 0.43 ACRES. THE ESTIMATED INCREASE IN IMPERVIOUS SURFACE FOR LOTS 1, 2, 3, 5, AND 6 IS 0.9 ACRES.



Land Surveying
& Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

I hereby certify that this plan, report, or specification 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.
Curt Kallio
CURTISS J. KALLIO
DATE: 5/2/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

Preliminary Plat

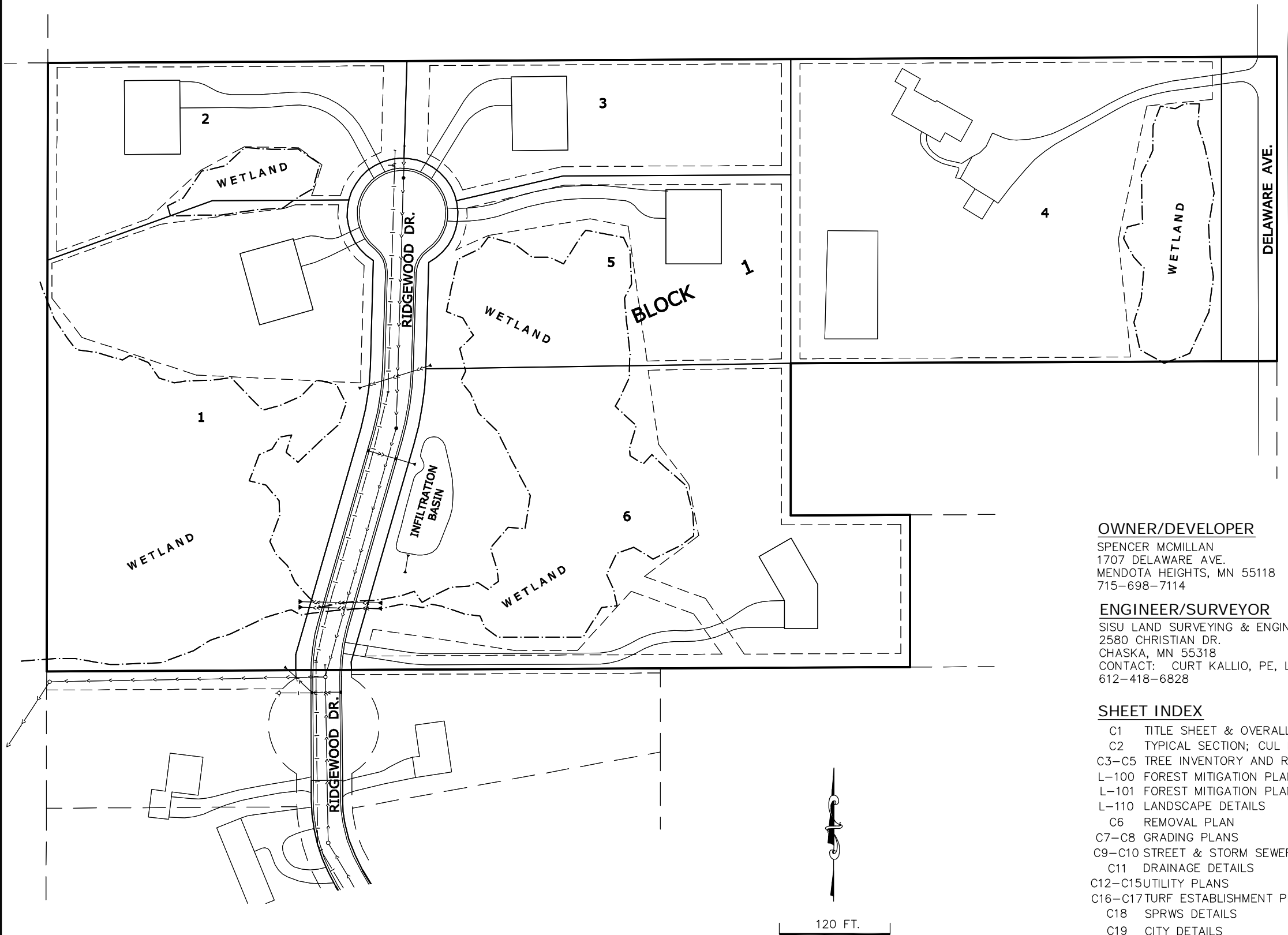
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	INCREASED EASE. TO N. TO 60'	BY	CK
5/2/2025				

PROJECT NO:
202142

SHEET
1 OF 1
SHEETS

MCMILLAN ESTATES
MENDOTA HEIGHTS, MN
CONSTRUCTION PLANS FOR GRADING, STREET,
STORM SEWER, SANITARY SEWER, AND WATERMAIN



OWNER/DEVELOPER

SPENCER MCMILLAN
1707 DELAWARE AVE.
MENDOTA HEIGHTS, MN 55118
715-698-7114

ENGINEER/SURVEYOR

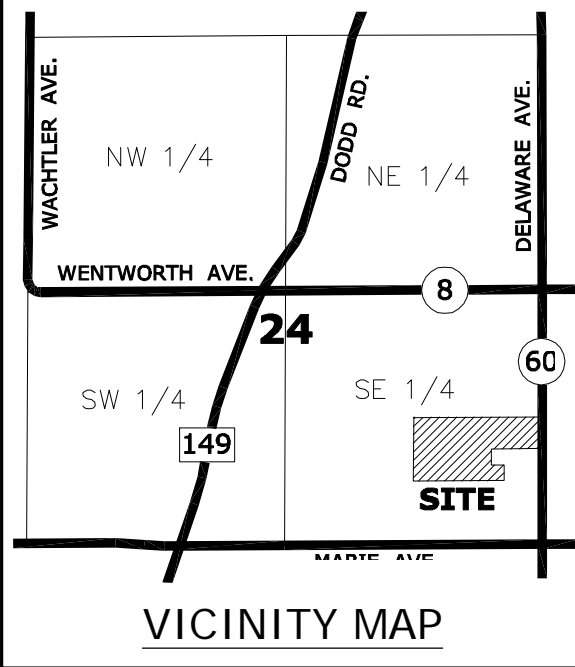
SISU LAND SURVEYING & ENGINEERING
2580 CHRISTIAN DR.
CHASKA, MN 55318
CONTACT: CURT KALLIO, PE, LS
612-418-6828

SHEET INDEX

- C1 TITLE SHEET & OVERALL LAYOUT
- C2 TYPICAL SECTION; CUL DE SAC DETAIL
- C3-C5 TREE INVENTORY AND REMOVALS
- L-100 FOREST MITIGATION PLAN - TREES SAVED
- L-101 FOREST MITIGATION PLAN - TREES REMOVED
- L-110 LANDSCAPE DETAILS
- C6 REMOVAL PLAN
- C7-C8 GRADING PLANS
- C9-C10 STREET & STORM SEWER PLANS
- C11 DRAINAGE DETAILS
- C12-C15 UTILITY PLANS
- C16-C17 TURF ESTABLISHMENT PLAN
- C18 SPRWS DETAILS
- C19 CITY DETAILS

LEGEND

SETBACK	---
EASEMENT	---
EX. CONTOUR	---990---
PROP. CONTOUR	---990---
DRAINAGE ARROW	→
EX. CATCH BASIN	□ <<
PROP. CATCH BASIN	■ <<
EX. STORM SEWER	---<<
PROP. STORM SEWER	---<<
EX. FES	▽ <<
PROP. FES	▽ <<
EX. STORM MH	○ <<
PROP. STORM MH	● <<
EX. SAN. SEWER	---<
PROP. SAN. SEWER	---<
EX. WATERMAIN	--- ---
PROP. WATERMAIN	--- ---
EX. HYDRANT	○
PROP. HYDRANT	●
PROP. GATE VALVE	⌵
POWER POLE	○
GAS	---GAS---
TELEPHONE	---TELE---
ELECTRIC	---ELEC---
OVERHEAD POWER	---OHP---



Land Surveying & Engineering
2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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

PRELIMINARY - NOT FOR CONSTRUCTION
CURTISS J. KALLIO
DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:
Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:
Title & Layout
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:
202142

SHEET
C1

Page 25 of 68



Land Surveying
& Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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

PRELIMINARY – NOT FOR CONSTRUCTION
CURTISS J. KALLIO
DATE: 4/17/2025 REG. NO. 26909

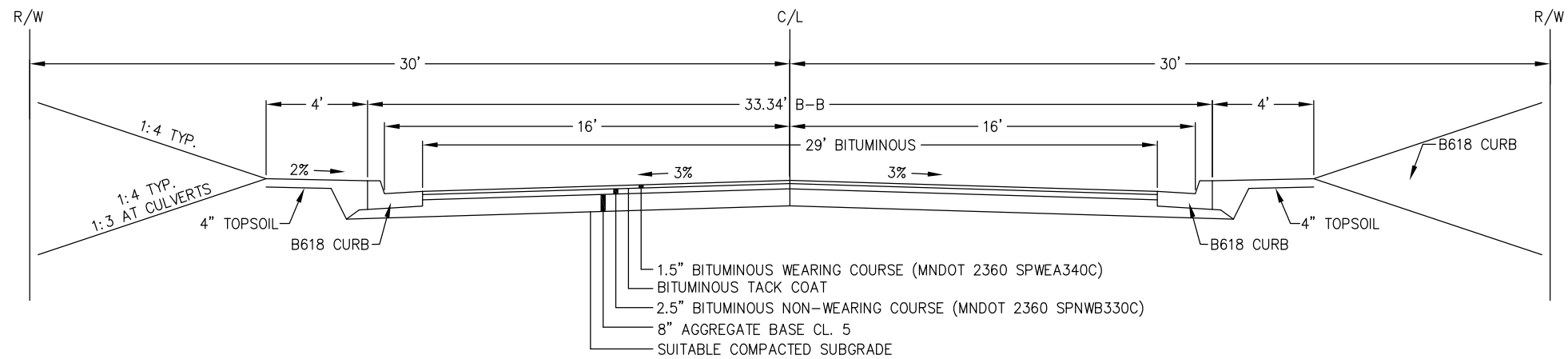
PREPARED FOR:
Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:
**Typical Section and
Cul de sac Detail**
MCMILLAN ESTATES
Mendota Heights, MN

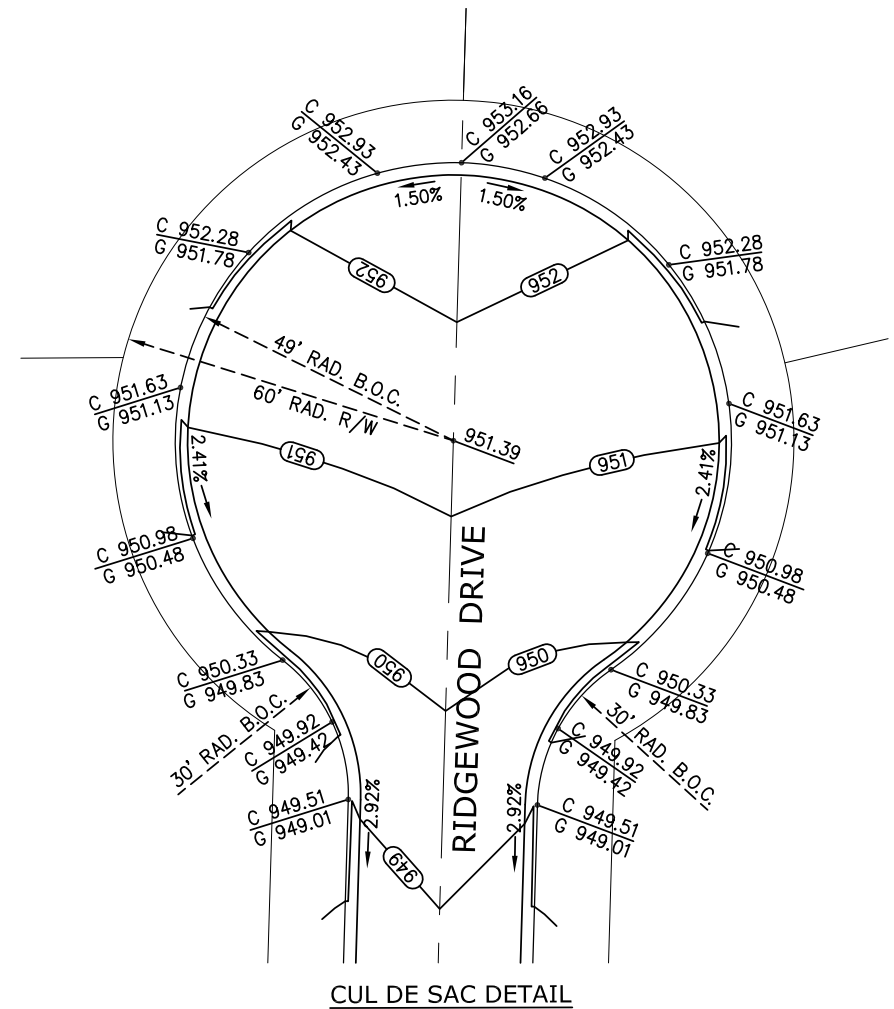
DATE	REVISION	BY

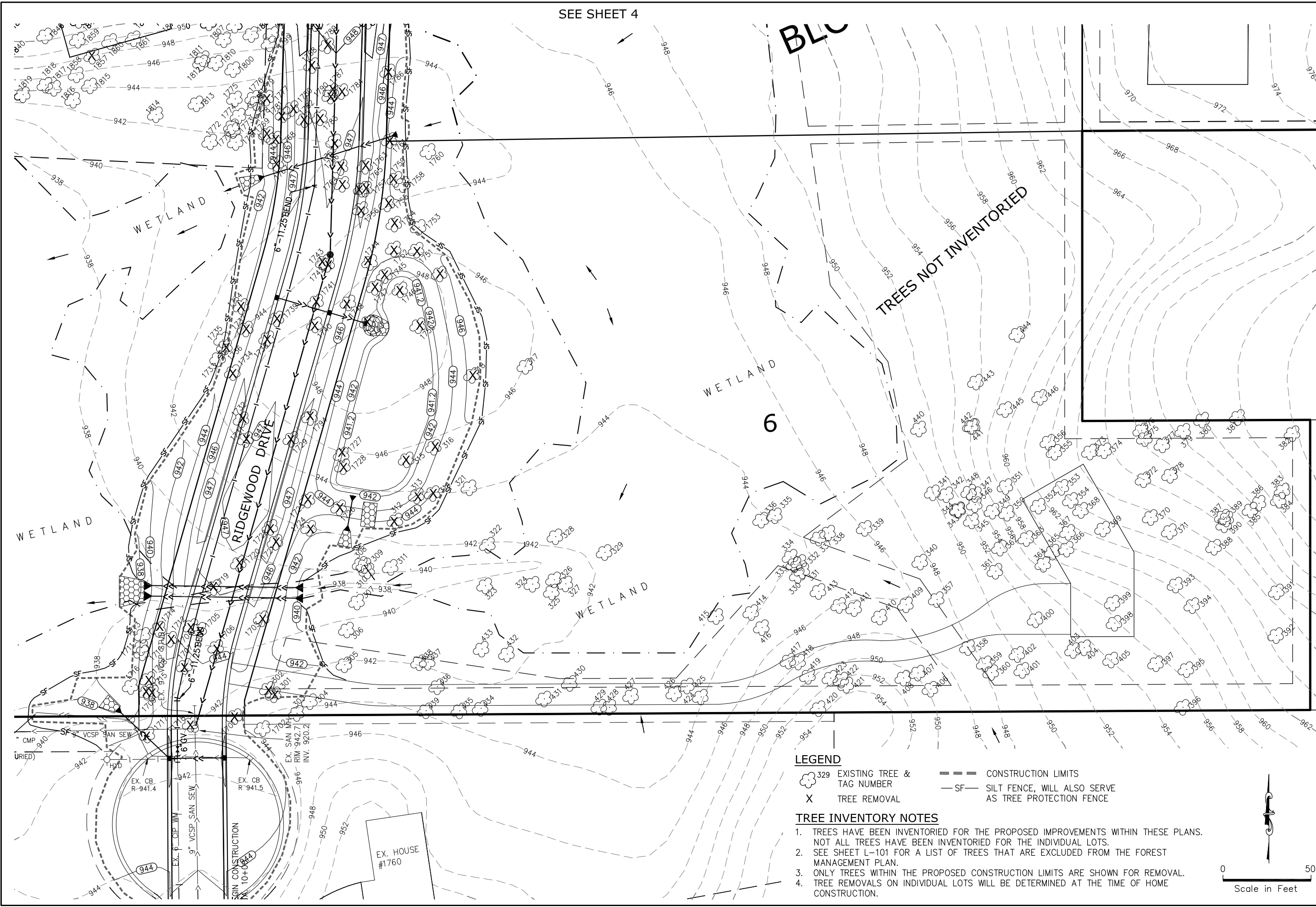
PROJECT NO:
202142

SHEET
C2



TYPICAL SECTION - RIDGEWOOD DRIVE
MEETS CITY REQUIREMENTS PER CITY PLATE NO. 1 AND
MINIMUM PAVEMENT SECTION REQUIREMENTS PER
CVT GEOTECHNICAL REPORT DATED NOVEMBER 13, 2024





SEE SHEET 4

BLU

TREES NOT INVENTORIED

WETLAND

6

WETLAND

RIDGEWOOD DRIVE

WETLAND

LEGEND

- 329 EXISTING TREE & TAG NUMBER
- X TREE REMOVAL
- CONSTRUCTION LIMITS
- SF SILT FENCE, WILL ALSO SERVE AS TREE PROTECTION FENCE

TREE INVENTORY NOTES

1. TREES HAVE BEEN INVENTORIED FOR THE PROPOSED IMPROVEMENTS WITHIN THESE PLANS. NOT ALL TREES HAVE BEEN INVENTORIED FOR THE INDIVIDUAL LOTS.
2. SEE SHEET L-101 FOR A LIST OF TREES THAT ARE EXCLUDED FROM THE FOREST MANAGEMENT PLAN.
3. ONLY TREES WITHIN THE PROPOSED CONSTRUCTION LIMITS ARE SHOWN FOR REMOVAL.
4. TREE REMOVALS ON INDIVIDUAL LOTS WILL BE DETERMINED AT THE TIME OF HOME CONSTRUCTION.

SISU
Land Surveying
& Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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

PRELIMINARY — NOT FOR CONSTRUCTION
CURTISS J. KALLIO

DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

Tree Inventory
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:

202142

SHEET

C3

Page 27 of 68



Land Surveying
& Engineering

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I hereby certify that this plan, report, or specification was prepared by me or under my direct supervision and that I am a duly Licensed Engineer under the laws of the State of Minnesota.
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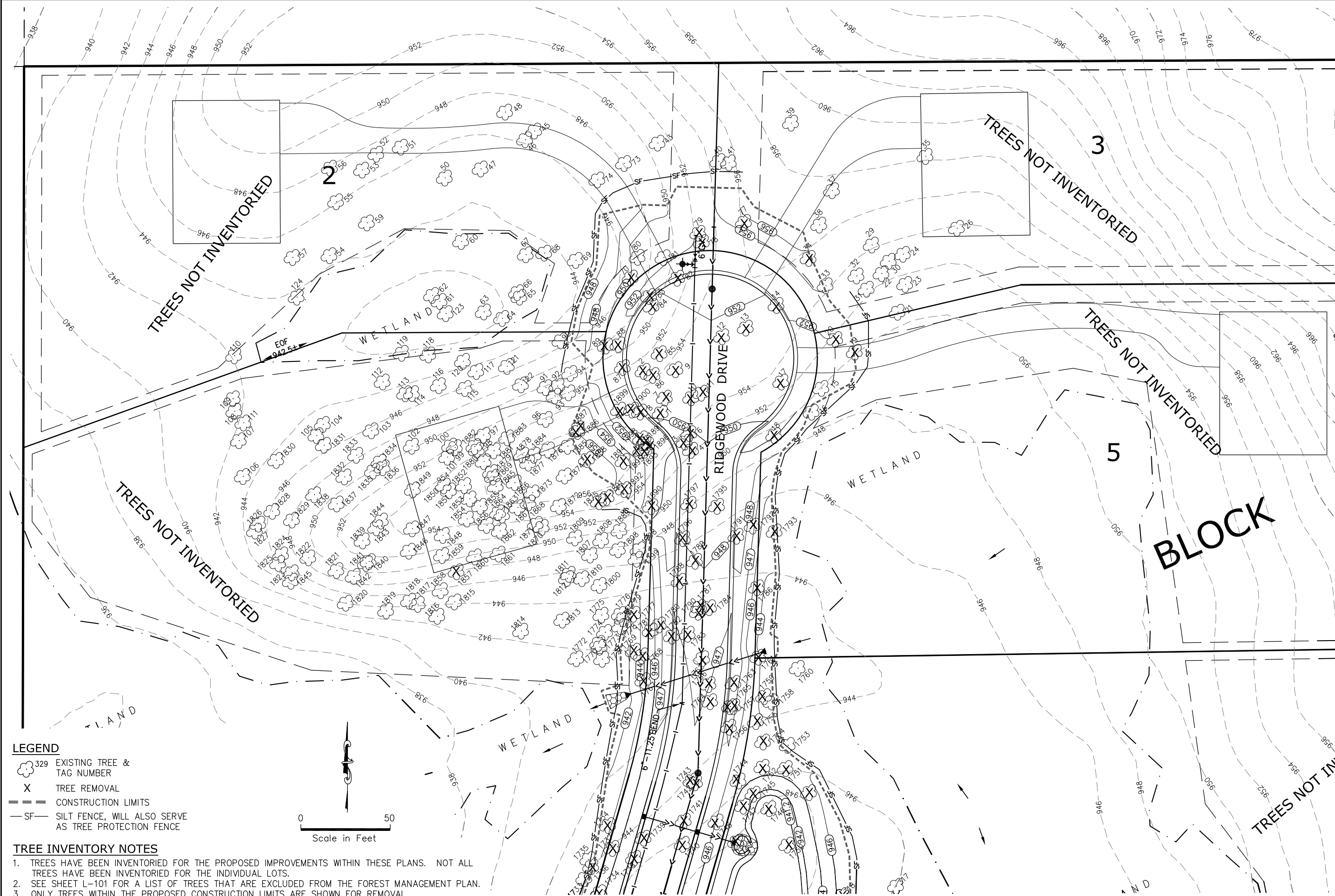
PREPARED FOR:
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Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:
Tree Inventory
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:
202142

SHEET
C4



LEGEND

- 329 EXISTING TREE & TAG NUMBER
- X TREE REMOVAL
- CONSTRUCTION LIMITS
- SF- SILT FENCE, WILL ALSO SERVE AS TREE PROTECTION FENCE

- TREE INVENTORY NOTES**
- TREES HAVE BEEN INVENTORIED FOR THE PROPOSED IMPROVEMENTS WITHIN THESE PLANS. NOT ALL TREES HAVE BEEN INVENTORIED FOR THE INDIVIDUAL LOTS.
 - SEE SHEET L-101 FOR A LIST OF TREES THAT ARE EXCLUDED FROM THE FOREST MANAGEMENT PLAN.
 - ONLY TREES WITHIN THE PROPOSED CONSTRUCTION LIMITS ARE SHOWN FOR REMOVAL.
 - TREE REMOVALS ON INDIVIDUAL LOTS WILL BE DETERMINED AT THE TIME OF HOME CONSTRUCTION.

Tag	DBH	Species	Notes	Status	Tag	DBH	Species	Notes	Status	Tag	DBH	Species	Notes	Status	Tag	DBH	Species	Notes	Status	Tag	DBH	Species	Notes	Status	Tag	DBH	Species	Notes	Status
1	6	Quaking Aspen		Remove	81	6	Black Cherry		Remove	336	17	Black Cherry	Mostly Dead	Save	416	13.5	Buckthorn		Save	1750	10	Black Cherry		Remove	1837	12	Red Oak		Save
2	6	Quaking Aspen		Remove	82	7	Black Cherry		Remove	337	13	Box Elder		Save	417	9	Buckthorn		Save	1751	8	Quaking Aspen		Remove	1838	7	Black Cherry		Save
3	7	Black Cherry		Remove	83	8	Box Elder	poor	Remove	338	11	Buckthorn	2 stem	Save	418	11	White Ash		Save	1752	6	Quaking Aspen	poor	Remove	1839	6	Red Oak		Save
4	6	Quaking Aspen		Remove	84	8	Black Cherry	poor	Remove	339	10	Buckthorn		Save	419	23.5	White Ash		Save	1753	8	Quaking Aspen		Save	1840	7	Black Cherry		Save
5	6	Green Ash		Remove	85	10	Black Cherry		Remove	340	10.5	Buckthorn	2 stem	Save	420	13	White Ash		Save	1754	7	Quaking Aspen		Remove	1841	7	Red Oak		Save
6	6	Quaking Aspen		Remove	86	7	Box Elder		Remove	341	17	Cottonwood		Save	421	18	Green Ash		Save	1755	6	Green Ash		Remove	1842	6	Red Oak		Save
7	7	Quaking Aspen		Remove	87	7	Black Cherry		Remove	342	16	White Ash		Save	422	12	Green Ash		Save	1756	7	Green Ash		Remove	1843	6	Red Oak	poor	Save
8	8	Quaking Aspen		Remove	88	6	Bur Oak		Remove	343	6.5	White Ash		Save	423	8.5	Green Ash		Save	1757	10	Quaking Aspen		Remove	1844	7	Red Oak	poor	Save
9	6	Quaking Aspen		Remove	89	8	Black Cherry		Remove	344	12	White Ash		Save	424	13	White Ash		Save	1758	9	Quaking Aspen		Save	1845	7	Red Oak		Save
10	7	Quaking Aspen		Remove	90	15	Red Oak		Save	345	16.5	Hophornbeam	2 stem/dead	Save	425	7	Buckthorn		Save	1759	9	Quaking Aspen		Remove	1846	10	Basswood		Save
11	6	Quaking Aspen	poor	Remove	91	12	Red Oak		Save	346	13	American Elm		Save	426	6	wamp White O		Save	1760	6	Quaking Aspen		Save	1847	10	Red Oak		Save
12	8	Black Cherry	poor	Remove	92	8	Black Cherry		Save	347	8	White Ash		Save	427	16	White Ash		Save	1761	7	Quaking Aspen		Remove	1848	11	Red Oak		Save
13	7	Green Ash	poor	Remove	93	6	American Elm		Save	348	6	White Ash		Save	428	9	White Ash		Save	1762	7	Quaking Aspen		Remove	1849	6	Quaking Aspen		Save
14	7	Black Cherry		Remove	94	9	Black Cherry		Save	349	10	Box Elder		Save	429	17	White Ash		Save	1763	9	Quaking Aspen	poor	Remove	1850	8	Quaking Aspen		Save
15	12	Apple		Save	95	9	Black Cherry		Save	350	9	Box Elder		Save	430	6	Buckthorn		Save	1764	8	Green Ash		Remove	1851	7	Quaking Aspen		Save
16	12	Black Cherry		Save	96	9	Quaking Aspen		Save	351	21	Buckthorn	5 stem	Save	431	16	White Ash		Save	1765	10	Quaking Aspen		Remove	1852	8	Quaking Aspen		Save
17	6	Green Ash		Remove	97	8	Quaking Aspen		Save	352	9.5	Box Elder		Save	432	13.5	Box Elder	2 stem	Save	1766	10	Quaking Aspen	poor	Remove	1853	6	Quaking Aspen		Save
18	10	Black Cherry		Remove	98	9	Quaking Aspen		Save	353	12	Box Elder		Save	433	23	Green Ash		Save	1767	9	Quaking Aspen	poor	Remove	1854	6	Quaking Aspen		Save
19	6	Apple		Remove	99	7	Quaking Aspen		Save	354	10	Box Elder		Save	434	31.5	White Ash	2 stem	Save	1768	10	Quaking Aspen		Remove	1855	6	Quaking Aspen	poor	Save
20	6	Apple		Remove	100	7	Black Cherry		Save	355	10	White Ash		Save	435	14	Cottonwood		Save	1769	8	Quaking Aspen		Remove	1856	7	Quaking Aspen		Save
21	8	Box Elder	poor	Save	101	6	Apple		Save	356	8	Green Ash		Save	436	18.5	Box Elder		Save	1770	11	Quaking Aspen		Save	1857	7	Red Oak		Save
22	7	Apple		Save	102	12	Black Cherry		Save	357	14	Black Oak		Save	437	13	Box Elder		Save	1771	10	Quaking Aspen		Save	1858	7	Red Oak		Save
23	9	Box Elder		Save	103	8	Amur Maple		Save	358	20.5	White Ash		Save	438	10	White Ash		Save	1772	8	Quaking Aspen		Save	1859	8	Red Oak	poor	Save
24	7	Black Cherry		Save	104	8	Black Cherry		Save	359	22	White Ash	2 stem	Save	439	11	Black Cherry		Save	1773	9	Quaking Aspen		Save	1860	7	Green Ash	poor	Save
25	7	Black Cherry	poor	Save	105	12	Red Oak		Save	360	8	White Ash		Save	440	38	Buckthorn	10 stem	Save	1774	8	Quaking Aspen		Save	1861	7	Black Cherry	poor	Save
26	8	Black Cherry		Save	106	10	American Elm		Save	361	8	White Ash		Save	441	16	Box Elder		Save	1775	8	Quaking Aspen		Save	1862	8	Quaking Aspen		Save
27	6	Green Ash		Save	107	6	Bur Oak	poor	Save	362	13.5	White Ash		Save	442	14	White Ash		Save	1776	8	Quaking Aspen	poor	Save	1863	6	Quaking Aspen		Save
28	6	Green Ash	poor	Save	108	19	Cottonwood		Save	363	9	White Ash		Save	443	8	Buckthorn		Save	1777	10	Quaking Aspen		Remove	1864	6	Quaking Aspen		Save
29	7	Black Cherry		Save	109	7	Red Oak	poor	Save	364	14.5	American Elm		Save	444	18	White Ash		Save	1778	7	Quaking Aspen	poor	Remove	1865	8	Quaking Aspen		Save
30	8	Box Elder		Save	110	8	Quaking Aspen		Save	365	12	White Ash		Save	445	16.5	Hophornbeam		Save	1779	10	Quaking Aspen	poor	Save	1866	7	Quaking Aspen		Save
31	7	Black Cherry		Save	111	9	Red Oak		Save	366	8	White Ash		Save	446	9	Green Ash		Save	1780	15	Quaking Aspen		Remove	1867	6	Quaking Aspen		Save
32	8	Black Cherry		Save	112	13	Red Oak		Save	367	11	White Ash		Save	1701	21	Cottonwood		Remove	1781	6	Green Ash		Remove	1868	6	Quaking Aspen		Save
33	12	Black Cherry		Save	113	12	Red Oak		Save	368	10	White Ash		Save	1702	7	Black Cherry		Save	1782	6	Quaking Aspen		Remove	1869	8	Quaking Aspen		Save
34	6	Apple		Remove	114	6	Bur Oak		Save	369	6	White Ash		Save	1703	13	Green Ash		Remove	1783	7	Quaking Aspen		Remove	1870	10	Red Oak		Save
35	8	Black Cherry		Save	115	8	American Elm		Save	370	10	White Ash		Save	1704	7	Green Ash		Remove	1784	10	Black Walnut		Remove	1871	6	Red Oak		Save
36	6	Amur Maple	poor	Save	116	6	Apple		Save	371	6	Green Ash		Save	1705	7	Green Ash		Remove	1786	8	Box Elder		Remove	1872	7	Red Oak		Save
37	6	Black Cherry		Save	117	19	Red Oak		Save	372	9.5	White Ash		Save	1706	12	Box Elder		Remove	1787	12	Quaking Aspen	poor	Remove	1873	7	Quaking Aspen		Save
38	6	American Elm	poor	Save	118	31	Cottonwood		Save	373	15	White Ash		Save	1707	19	Cottonwood		Remove	1788	10	Quaking Aspen		Remove	1874	6	Black Cherry	poor	Remove
39	7	Black Cherry	poor	Save	119	6	Green Ash		Save	374	15	Green Ash		Save	1708	7	Cottonwood		Remove	1789	10	Box Elder		Remove	1875	25	Cottonwood		Save
40	8	Black Cherry		Save	120	7	Green Ash		Save	375	10.5	White Ash		Save	1709	6	Cottonwood		Remove	1790	10	Quaking Aspen		Remove	1876	6	Quaking Aspen	poor	Remove
41	11	Black Cherry		Save	121	6	Green Ash		Save	376	12	White Ash		Save	1710	7	American Elm		Save	1791	10	Quaking Aspen		Remove	1877	6	Quaking Aspen	poor	Remove
42	10	American Elm	poor	Save	122	6	American Elm		Save	377	8.5	White Ash		Save	1711	30	Cottonwood		Save	1792	8	Quaking Aspen	poor	Remove	1878	6	Quaking Aspen		Remove
43	10 (25)	Scotch Pine	poor	Save	123	7	Green Ash		Save	378	8.5	White Ash		Save	1712	35	Cottonwood		Remove	1793	11	Green Ash		Remove	1879	7	Quaking Aspen		Remove
44	8	Black Cherry		Save	124	12	Red Oak		Save	379	15.5	Green Ash		Save	1713	6	Box Elder		Save	1794	11	Black Walnut		Remove	1880	7	Quaking Aspen		Remove
45	6	Bur Oak		Save	125	11	Red Oak		Save	380	19	White Ash	2 stem	Save	1714	6	Box Elder		Remove	1795	9	Quaking Aspen		Remove	1881	7	Quaking Aspen		Remove
46	4	Green Ash	poor	Save	301	8	Bur Oak		Remove	381	11.5	Green Ash		Save	1715	18	Cottonwood		Remove	1796	7	Quaking Aspen	poor	Remove	1882	6	Quaking Aspen		Remove
47	6	Green Ash		Save	302	16	Cottonwood		Remove	382	14.5	Green Ash		Save	1716	12	Box Elder		Save	1797	9	Quaking Aspen		Remove	1883	9	Quaking Aspen		Remove
48	6	Green Ash		Save	303	20.5	White Ash		Save	383	16	White Ash		Save	1717	10	Siberian Elm		Remove	1798	12	Red Oak		Save	1884	6	Quaking Aspen		Remove
49	6	Green Ash	poor	Save	304	9	Black Cherry	2 stem	Save	384	23.5	White Ash	3 stem	Save	1718	6	Siberian Elm	poor	Remove	1799	12	Quaking Aspen		Save	1885	6	Quaking Aspen		Remove
50	7	Green Ash		Save	305	9	Black Cherry	2 stem	Save	385	32.5	White Ash	3 stem	Save	1719	7	Box Elder		Remove	1800	10	Quaking Aspen		Save	1886	7	Quaking Aspen		Save
51	8	Apple		Save	306	13	Green Ash		Save	386	17.5	White Ash		Save	1720	6	Black Cherry		Remove	1807	10	American Elm	poor	Save	1887	7	Quaking Aspen		Save
52	6	Bur Oak		Save	307	17.5	Green Ash		Save	387	10	White Ash		Save	1721	7	Black Cherry		Remove	1808	11	Black Cherry	poor	Save	1888	12	Red Oak		Save
53	6	Black Cherry		Save	308	6	Black Cherry		Save	388	25.5	White Ash	2 stem	Save	1722	7	Black Cherry		Remove	1809	8	Black Cherry	poor	Save	1889	13	Black Cherry		Remove
54	6	Bur Oak		Save	309	10	American Elm		Save	389	7	White Ash		Save	1723	13	Box Elder		Remove	1810	6	Quaking Aspen	poor	Save	1890	6	Red Oak		Save
55	6	Green Ash		Save	310	42	Cottonwood		Save	390	13.5	White Ash		Save	1724	7	Black Cherry		Remove	1811	12	Quaking Aspen		Save	1891	12	Red Oak		Remove
56	6	Black Cherry		Save	311	77.5	Cottonwood	2 stem	Save	391	22	White Ash		Save	1725	9	Black Cherry		Save	1812	7	Quaking Aspen	poor	Save	1892	7	Red Oak		Save
57	14	Red Oak		Save	312	28	Slippery Elm	splitting	Remove	392	18	White Ash		Save	1726	8	Box Elder		Remove	1813	6	Quaking Aspen	poor	Save	1893	8	Quaking Aspen		Save
58	15	Red Oak		Save	313	6	White Ash		Remove	393	22.5	White Ash		Save	1727	7	Black Cherry		Remove	1814	28	Red Oak		Save	1894	7	Quaking Aspen		Save
59	14	Red Oak	poor	Save	314	9.5	White Ash		Remove	394	30.5	White Ash	2 stem	Save	1728	6	Black Cherry		Remove	1815	24	Red Oak		Save	1895	7	Quaking Aspen		Save
60	7	Black Willow		Save	315	22	Cottonwood		Remove	395	10	White Ash		Save	1729	9	Box Elder	poor	Remove	1816	10	Red Oak	poor	Save	1896	8	Quaking Aspen		Save
61	8	Green Ash		Save	316	7	Black Cherry		Remove	396	25	White Ash		Save	1730	8	Box Elder		Save	1817	6	Red Oak		Save	1897	7	Quaking Aspen	poor	Save
62																													

Tag	DBH	Species	Notes	Status
15	12	Apple		Save
16	12	Black Cherry		Save
21	8	Box Elder	poor	Save
22	7	Apple		Save
23	9	Box Elder		Save
24	7	Black Cherry		Save
25	7	Black Cherry	poor	Save
26	8	Black Cherry		Save
27	6	Green Ash		Save
28	6	Green Ash	poor	Save
29	7	Black Cherry		Save
30	8	Box Elder		Save
31	7	Black Cherry		Save
32	8	Black Cherry		Save
33	12	Black Cherry		Save
35	8	Black Cherry		Save
36	6	Amur Maple	poor	Save
37	6	Black Cherry		Save
38	6	American Elm	poor	Save
39	7	Black Cherry	poor	Save
40	8	Black Cherry		Save
41	11	Black Cherry		Save
42	10	American Elm	poor	Save
43	10 (25')	Scotch Pine	poor	Save
44	8	Black Cherry		Save
45	6	Bur Oak		Save
46	4	Green Ash	poor	Save
47	6	Green Ash		Save
48	6	Green Ash		Save
49	6	Green Ash	poor	Save
50	7	Green Ash		Save
51	8	Apple		Save
52	6	Bur Oak		Save
53	6	Black Cherry		Save
54	6	Bur Oak		Save
55	6	Green Ash		Save
56	6	Black Cherry		Save
57	14	Red Oak		Save
58	15	Red Oak		Save
59	14	Red Oak	poor	Save
60	7	Black Willow		Save
61	8	Green Ash		Save
62	10	Green Ash		Save
63	6	Green Ash		Save
64	10	Green Ash		Save
65	8	Green Ash		Save
66	7	Green Ash	poor	Save
67	10	Green Ash		Save
68	10	Green Ash		Save
69	11	Green Ash		Save
71	7	Bur Oak		Save
72	9	Bur Oak		Save
73	7	Apple		Save
74	8	Apple		Save
75	6	Green Ash		Save
76	7	Green Ash		Save
90	15	Red Oak		Save
91	12	Red Oak		Save
92	8	Black Cherry		Save
93	6	American Elm		Save
94	9	Black Cherry		Save
95	9	Black Cherry		Save
96	9	Quaking Aspen		Save
97	8	Quaking Aspen		Save
98	9	Quaking Aspen		Save
99	7	Quaking Aspen		Save
100	7	Black Cherry		Save
101	6	Apple		Save
102	12	Black Cherry		Save
103	8	Amur Maple		Save
104	8	Black Cherry		Save
105	12	Red Oak		Save
106	10	American Elm		Save
107	6	Bur Oak	poor	Save
108	19	Cottonwood		Save
109	7	Red Oak	poor	Save
110	8	Quaking Aspen		Save
111	9	Red Oak		Save
112	13	Red Oak		Save
113	12	Red Oak		Save

Tag	DBH	Species	Notes	Status
114	6	Bur Oak		Save
115	8	American Elm		Save
116	6	Apple		Save
117	19	Red Oak		Save
118	31	Cottonwood		Save
119	6	Green Ash		Save
120	7	Green Ash		Save
121	6	Green Ash		Save
122	6	American Elm		Save
123	7	Green Ash		Save
124	12	Red Oak		Save
125	11	Red Oak		Save
303	20.5	White Ash		Save
304	9	Black Cherry	2 stem	Save
305	9	Black Cherry	2 stem	Save
306	13	Green Ash		Save
307	17.5	Green Ash		Save
308	6	Black Cherry		Save
309	10	American Elm		Save
310	42	Cottonwood		Save
311	77.5	Cottonwood	2 stem	Save
317	14.5	Siberian Elm		Save
318	36	Box Elder	4 stem	Save
319	7	Box Elder		Save
320	9	Quaking Aspen		Save
321	10	Black Cherry		Save
322	14.5	Box Elder		Save
323	10	Box Elder		Save
324	8	Buckthorn	2 stem	Save
325	9	Box Elder		Save
326	8	Box Elder		Save
327	37.5	Black Willow	Half Dead	Save
328	8	Buckthorn		Save
329	54	Cottonwood		Save
330	15	Box Elder		Save
331	8	Box Elder		Save
332	9	Box Elder		Save
333	13	Box Elder		Save
334	9	Box Elder		Save
335	63.5	Cottonwood		Save
336	17	Black Cherry	Mostly Dead	Save
337	13	Box Elder		Save
338	11	Buckthorn	2 stem	Save
339	10	Buckthorn		Save
340	10.5	Buckthorn	2 stem	Save
341	17	Cottonwood		Save
342	16	White Ash		Save
343	6.5	White Ash		Save
344	12	White Ash		Save
345	16.5	Hophornbeam	2 stem - mostly dead	Save
346	13	American Elm		Save
347	8	White Ash		Save
348	6	White Ash		Save
349	10	Box Elder		Save
350	9	Box Elder		Save
351	21	Buckthorn	5 stem	Save
352	9.5	Box Elder		Save
353	12	Box Elder		Save
354	10	Box Elder		Save
355	10	White Ash		Save
356	8	Green Ash		Save
357	14	Black Oak		Save
358	20.5	White Ash		Save
359	22	White Ash	2 stem	Save
360	8	White Ash		Save
361	8	White Ash		Save
362	13.5	White Ash		Save
363	9	White Ash		Save
364	14.5	American Elm		Save
365	12	White Ash		Save
366	8	White Ash		Save
367	11	White Ash		Save
368	10	White Ash		Save
369	6	White Ash		Save
370	10	White Ash		Save
371	6	Green Ash		Save
372	9.5	White Ash		Save
373	15	White Ash		Save
374	15	Green Ash		Save
375	10.5	White Ash		Save

Tag	DBH	Species	Notes	Status
376	12	White Ash		Save
377	8.5	White Ash		Save
378	8.5	White Ash		Save
379	15.5	Green Ash		Save
380	19	White Ash	2 stem	Save
381	11.5	Green Ash		Save
382	14.5	Green Ash		Save
383	16	White Ash		Save
384	23.5	White Ash	3 stem	Save
385	32.5	White Ash	3 stem	Save
386	17.5	White Ash		Save
387	10	White Ash		Save
390	13.5	White Ash		Save
389	7	White Ash		Save
388	25.5	White Ash	2 stem	Save
391	22	White Ash		Save
392	18	White Ash		Save
393	22.5	White Ash		Save
394	30.5	White Ash	2 stem	Save
395	10	White Ash		Save
396	25	White Ash		Save
397	12	Green Ash		Save
398	26	White Ash		Save
399	16.5	White Ash		Save
400	21	White Ash		Save
401	6.5	Buckthorn		Save
402	7.5	Buckthorn		Save
403	7	White Ash		Save
404	12.5	White Ash		Save
405	8.5	White Ash		Save
406	10	Box Elder		Save
407	13.5	Box Elder		Save
408	14	Green Ash		Save
409	15	White Ash		Save
410	8.5	Box Elder		Save
411	7	Amur Cork Tree		Save
412	12	Box Elder		Save
413	9	American Elm		Save
414	8.5	Black Cherry		Save
415	9	Black Cherry		Save
416	13.5	Buckthorn		Save
417	9	Buckthorn		Save
418	11	White Ash		Save
419	23.5	White Ash		Save
420	13	White Ash		Save
421	18	Green Ash		Save
422	12	Green Ash		Save
423	8.5	Green Ash		Save
424	13	White Ash		Save
425	7	Buckthorn		Save
426	6	Swamp White Oak		Save
427	16	White Ash		Save
428	9	White Ash		Save
429	17	White Ash		Save
430	6	Buckthorn		Save
431	16	White Ash		Save
432	13.5	Box Elder	2 stem	Save
433	23	Green Ash		Save
434	31.5	White Ash	2 stem	Save
435	14	Cottonwood		Save
436	18.5	Box Elder		Save
437	13	Box Elder		Save
438	10	White Ash		Save
439	11	Black Cherry		Save
440	38	Buckthorn	10 stem	Save
441	16	Box Elder		Save
442	14	White Ash		Save
443	8	Buckthorn		Save
444	18	White Ash		Save
445	16.5	Hophornbeam		Save
446	9	Green Ash		Save
1702	7	Black Cherry		Save
1710	7	American Elm		Save
1711	30	Cottonwood		Save
1713	6	Box Elder		Save
1725	9	Black Cherry		Save
1730	8	Box Elder		Save
1733	10	Black Cherry		Save
1735	12	Black Cherry		Save
1753	8	Quaking Aspen		Save

Tag	DBH	Species	Notes	Status
1758	9	Quaking Aspen		Save
1760	6	Quaking Aspen		Save
1770	11	Quaking Aspen		Save
1771	10	Quaking Aspen		Save
1772	8	Quaking Aspen		Save
1773	9	Quaking Aspen	dead	Save
1774	8	Quaking Aspen		Save
1775	8	Quaking Aspen	dead	Save
1776	8	Quaking Aspen	dead	Save
1779	10	Quaking Aspen	poor	Save
1792	8	Quaking Aspen	poor	Save
1793	11	Green Ash		Save
1798	12	Red Oak		Save
1799	12	Quaking Aspen		Save
1800	10	Quaking Aspen		Save
1807	10	American Elm	poor	Save
1808	11	Black Cherry	poor	Save
1809	8	Black Cherry	poor	Save
1810	6	Quaking Aspen	poor	Save
1811	12	Quaking Aspen		Save
1812	7	Quaking Aspen	poor	Save
1813	6	Quaking Aspen	dead	Save
1814	28	Red Oak		Save
1815	24	Red Oak		Save
1816	10	Red Oak	poor	Save
1817	6	Red Oak		Save
1818	7	Red Oak	poor	Save
1819	7	Red Oak	poor	Save
1820	14	Red Oak	poor	Save
1821	12	Red Oak		Save
1822	11	Red Oak		Save
1823	6	Red Oak	poor	Save
1824	7	Red Oak	poor	Save
1825	9	Red Oak	poor	Save
1826	7	Black Cherry		Save
1827	6	Black Cherry		Save
1828	9	Black Cherry		Save
1829	8	American Elm	poor	Save
1830	8	Apple		Save
1831	8	Black Cherry		Save
1832	7	Black Cherry		Save
1833	8	Black Cherry		Save
1834	7	Black Cherry		Save
1835	10	Black Cherry		Save
1836	12	Red Oak	poor	Save
1837	12	Red Oak		Save
1838	7	Black Cherry		Save
1839	6	Red Oak		Save
1840	7	Black Cherry		Save
1841	7	Red Oak		Save
1842	6	Red Oak		Save
1843	6	Red Oak	poor	Save
1844	7	Red Oak	poor	Save
1845	7	Red Oak		Save
1846	10	Basswood		Save
1847	10	Red Oak		Save
1848	11	Red Oak		Save
1849	6	Quaking Aspen		Save
1850	8	Quaking Aspen		Save
1851	7	Quaking Aspen		Save
1852	8	Quaking Aspen		Save
1853	6	Quaking Aspen		Save
1854	6	Quaking Aspen		Save
1855	6	Quaking Aspen	poor	Save
1856	7	Quaking Aspen		Save
1857	7	Red Oak		Save
1858	7	Red Oak		Save
1859	8	Red Oak	poor	Save
1860	7	Green Ash	poor	Save
1861	7	Black Cherry	poor	Save
1862	8	Quaking Aspen		Save
1863	6	Quaking Aspen		Save
1864	6	Quaking Aspen		Save
1865	8	Quaking Aspen		Save
1866	7	Quaking Aspen		Save
1867	6	Quaking Aspen		Save
1868	6	Quaking Aspen		Save
1869	8	Quaking Aspen		Save
1870	10	Red Oak		Save
1871	6	Red Oak		Save

Tag	DBH	Species	Notes	Status
1872	7	Red Oak		Save
1873	7	QuakingAspen		Save
1875	25	Cottonwood		Save
1886	7	QuakingAspen		Save
1887	7	QuakingAspen		Save
1888	12	Red Oak		Save
1890	6	Red Oak		Save
1892	7	Red Oak		Save
1893	8	QuakingAspen		Save
1894	7	QuakingAspen		Save
1895	7	QuakingAspen		Save
1896	8	QuakingAspen		Save
1897	7	QuakingAspen	poor	Save
1898	8	QuakingAspen		Save
1899	6	American Elm		Save
1900	10	QuakingAspen		Save

TOTAL DBH REMOVED - EXCLUDED	406.5
------------------------------	-------

Tag	DBH	Species	Notes	Status
1	6	Quaking Aspen		Remove
2	6	Quaking Aspen		Remove
3	7	Black Cherry		Remove
4	6	Quaking Aspen		Remove
6	6	Quaking Aspen		Remove
7	7	Quaking Aspen		Remove
8	8	Quaking Aspen		Remove
9	6	Quaking Aspen		Remove
10	7	Quaking Aspen		Remove
14	7	Black Cherry		Remove
18	10	Black Cherry		Remove
19	6	Apple		Remove
20	6	Apple		Remove
34	6	Apple		Remove
70	21	Red Oak		Remove
77	6	Black Cherry		Remove
78	8	American Elm		Remove
79	9	Black Cherry		Remove
80	12	Black Cherry		Remove
81	6	Black Cherry		Remove
82	7	Black Cherry		Remove
85	10	Black Cherry		Remove
86	7	Box Elder		Remove
87	7	Black Cherry		Remove
88	6	Bur Oak		Remove
89	8	Black Cherry		Remove
301	8	Bur Oak		Remove
302	16	Cottonwood		Remove
315	22	Cottonwood		Remove
316	7	Black Cherry		Remove
1701	21	Cottonwood		Remove
1708	7	Cottonwood		Remove
1709	6	Cottonwood		Remove
1712	35	Cottonwood		Remove
1714	6	Box Elder		Remove
1715	18	Cottonwood		Remove
1720	6	Black Cherry		Remove
1721	7	Black Cherry		Remove
1722	7	Black Cherry		Remove
1723	13	Box Elder		Remove
1724	7	Black Cherry		Remove
1726	8	Box Elder		Remove
1727	7	Black Cherry		Remove
1728	6	Black Cherry		Remove
1736	6	Box Elder		Remove
1737	14	Black Cherry		Remove
1738	8	Box Elder		Remove
1739	8	Quaking Aspen		Remove
1740	9	Quaking Aspen		Remove
1741	8	Quaking Aspen		Remove
1744	6	Box Elder		Remove
1745	12	American Elm		Remove
1746	8	Quaking Aspen		Remove
1747	9	Black Cherry		Remove
1748	9	Quaking Aspen		Remove
1749	10	Quaking Aspen		Remove
1750	10	Black Cherry		Remove
1751	8	Quaking Aspen		Remove
1761	7	Quaking Aspen		Remove
1762	7	Quaking Aspen		Remove
1765	10	Quaking Aspen		Remove
1768	10	Quaking Aspen		Remove
1769	8	Quaking Aspen		Remove
1777	10	Quaking Aspen		Remove
1784	10	Black Walnut		Remove
1786	8	Box Elder		Remove
1788	10	Quaking Aspen		Remove
1790	10	Quaking Aspen		Remove
1791	10	Quaking Aspen		Remove
1794	11	Black Walnut		Remove
1795	9	Quaking Aspen		Remove
1797	9	Quaking Aspen		Remove
1878	6	Quaking Aspen		Remove
1879	7	Quaking Aspen		Remove
1880	7	Quaking Aspen		Remove
1881	7	Quaking Aspen		Remove
1882	6	Quaking Aspen		Remove

Tag	DBH	Species	Notes	Status
1883	9	Quaking Aspen		Remove
1884	6	Quaking Aspen		Remove
1885	6	Quaking Aspen		Remove
1889	13	Black Cherry		Remove
1891	12	Red Oak		Remove

TOTAL DBH REMOVED - INCLUDED	741.0
TOTAL DBH TO BE REPLACED	555.8
HERITAGE TREES REMOVED	1

# of replacement 2.5' trees	222
-----------------------------	-----

Tag	DBH	Species	Notes	Status
1883	9	Quaking Aspen		Remove
1884	6	Quaking Aspen		Remove
1885	6	Quaking Aspen		Remove
1889	13	Black Cherry		Remove
1891	12	Red Oak		Remove

TOTAL DBH REMOVED - INCLUDED	741.0
TOTAL DBH TO BE REPLACED	555.8
HERITAGE TREES REMOVED	1

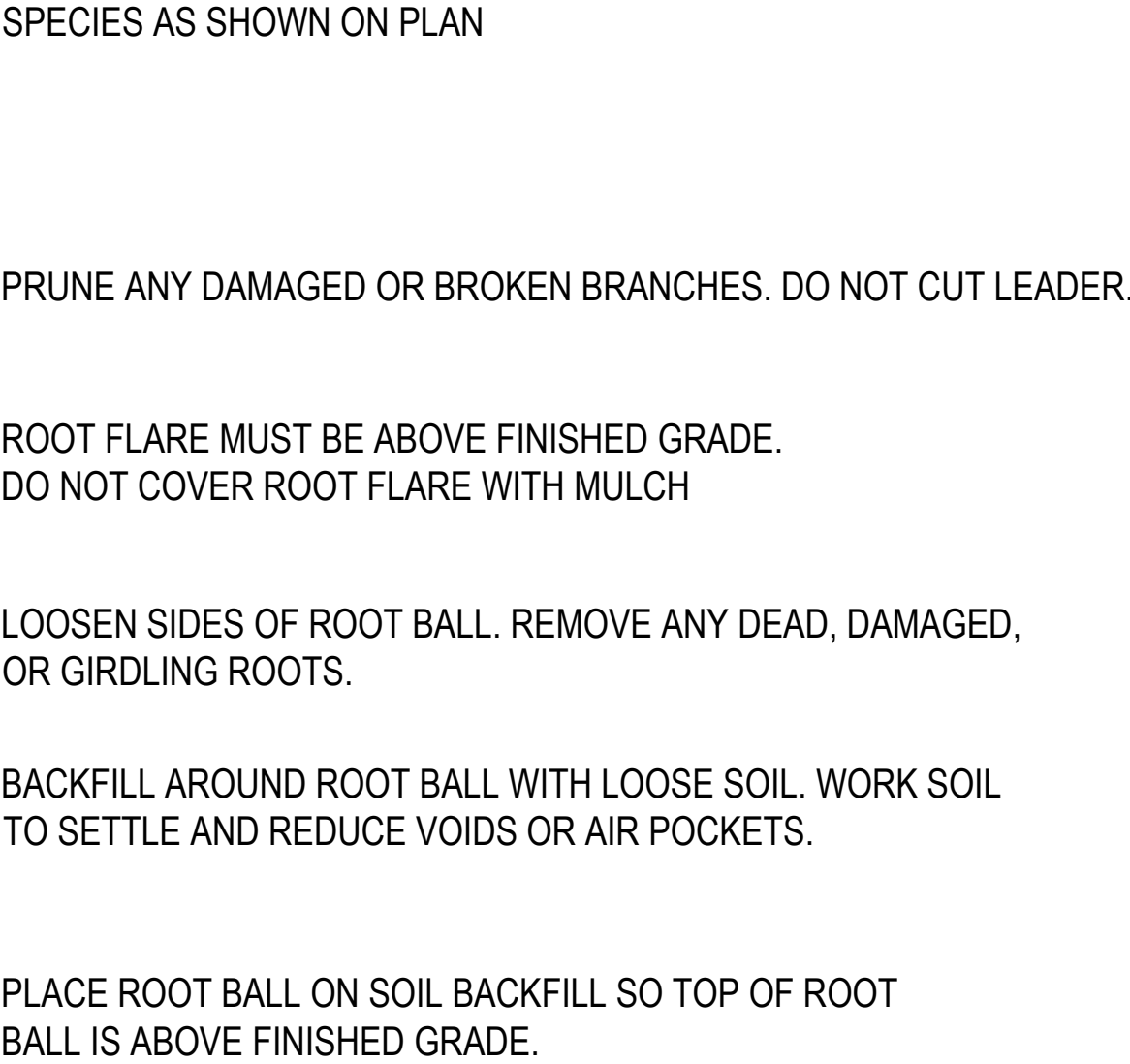
# of replacement 2.5" trees	222
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1. Significant tree means a healthy tree measuring a minimum of six inches in diameter for deciduous trees, 10 feet in height for conifer trees, and is not considered hazardous.
2. Heritage tree means a tree of any native species or cultivar of a native species that is 24 inches in diameter or greater, excluding invasive species.
3. The applicant must post a tree replacement escrow with the City. For every heritage tree preserved on site, the escrow may be reduced by \$250.00.
4. If seven (7) or more total significant or heritage trees on the property are removed, the applicant shall mitigate all significant and heritage tree inches measured at DBH at a rate of 75%. Example: 84 DBH inches removed x .75 = 63 DBH inches required to be replaced.
5. Trees shall not be planted within 10 feet of property lines without written permission of the affected adjacent property, nor shall trees be planted at lot corners in a way that obstructs a driver's line of sight. If compliance with the tree replacement requirement is not feasible, the City may approve alternative tree replacement measures, including the planting of trees at an alternate site. The alternate site must be public land, and at the choice of the city. The city may require post-construction tree care.
6. In order to preserve diversity and provide protection from tree disease and pests; where ten or more replacement trees are required, not more than 20 percent shall be of the same family, not more than 10 percent of the same genus, and not more than 5 percent of the same species, unless approved by the City. Tree species of the genus *Acer* shall be limited to 10 percent of total replacement trees planted, due to its over-abundance in the City's forest canopy. A minimum of 50 percent of replacement trees must be species native to Minnesota or recommended by the Department of Natural Resources or University of Minnesota Extension.
7. When replacement trees are required, replacement trees shall be no less than a one-caliper inch deciduous or six-foot height conifer tree unless approved by the City. No more than three consecutive trees of the same species may be planted in a continuous row, including around corners and in groupings.

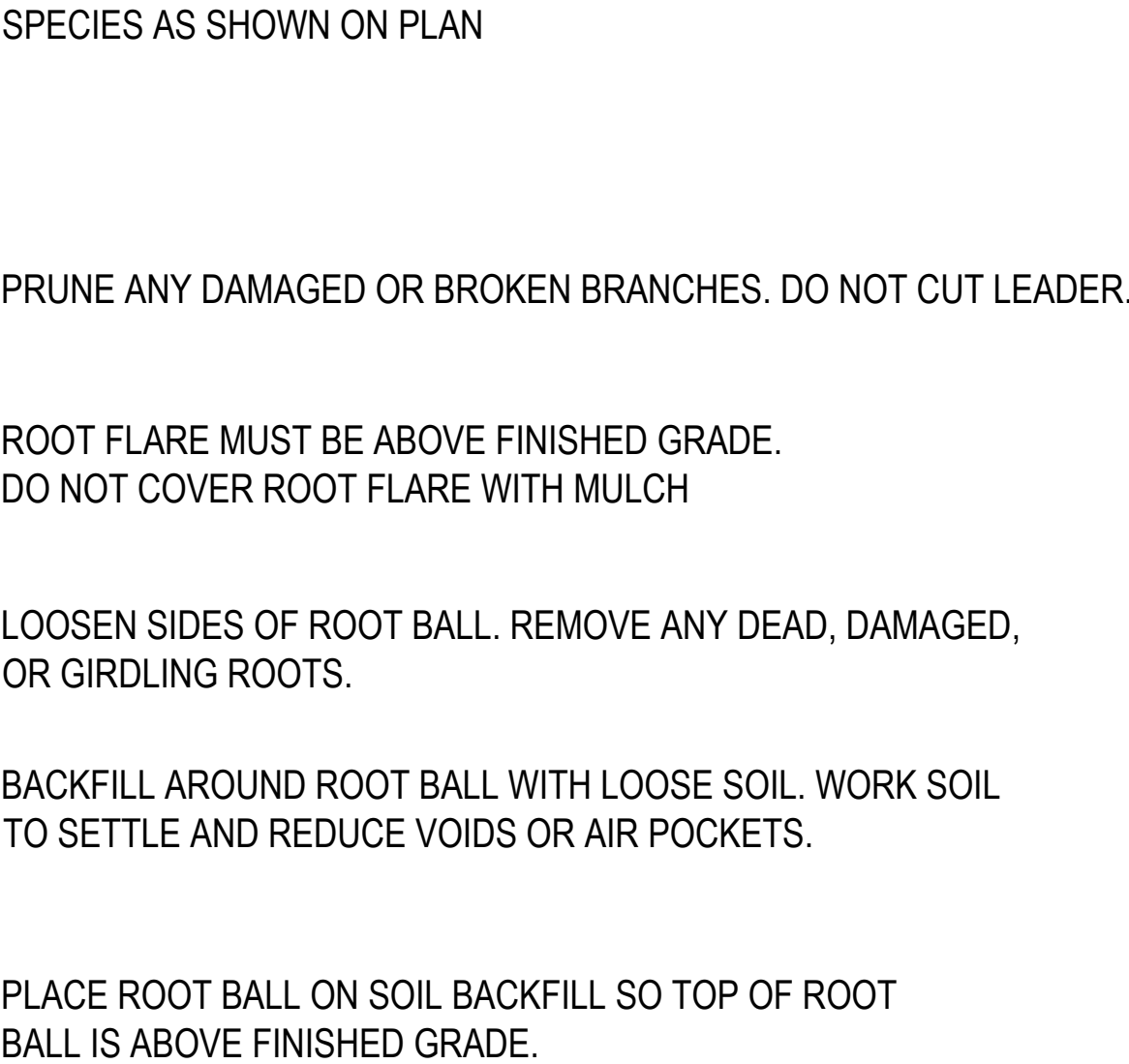
1. Contact responsible for tree preservation during the course of the project:
Spencer McMillan
1707 Delaware Avenue
Mendota Heights, MN 55118
(715) 698-7114
2. Tree replacement escrow reduction = 11 heritage trees preserved x \$250 = \$2,750
3. Onsite replacement of the total DBH to be replaced is not feasible as the remainder of the property is fully forested. We have intentionally not prepared a replacement landscape plan and will complete an off-site tree replacement agreement with the City.

1. Tree removals excluded from forest mitigation plan calculations due to ash and Siberian elm tree species, poor tree condition, or being previously removed since tree survey was complete and forest mitigation plan submittal.
2. Poor tree condition denotes that the tree has less than 50% of a healthy crown remaining from diseased or dying tree due to age.

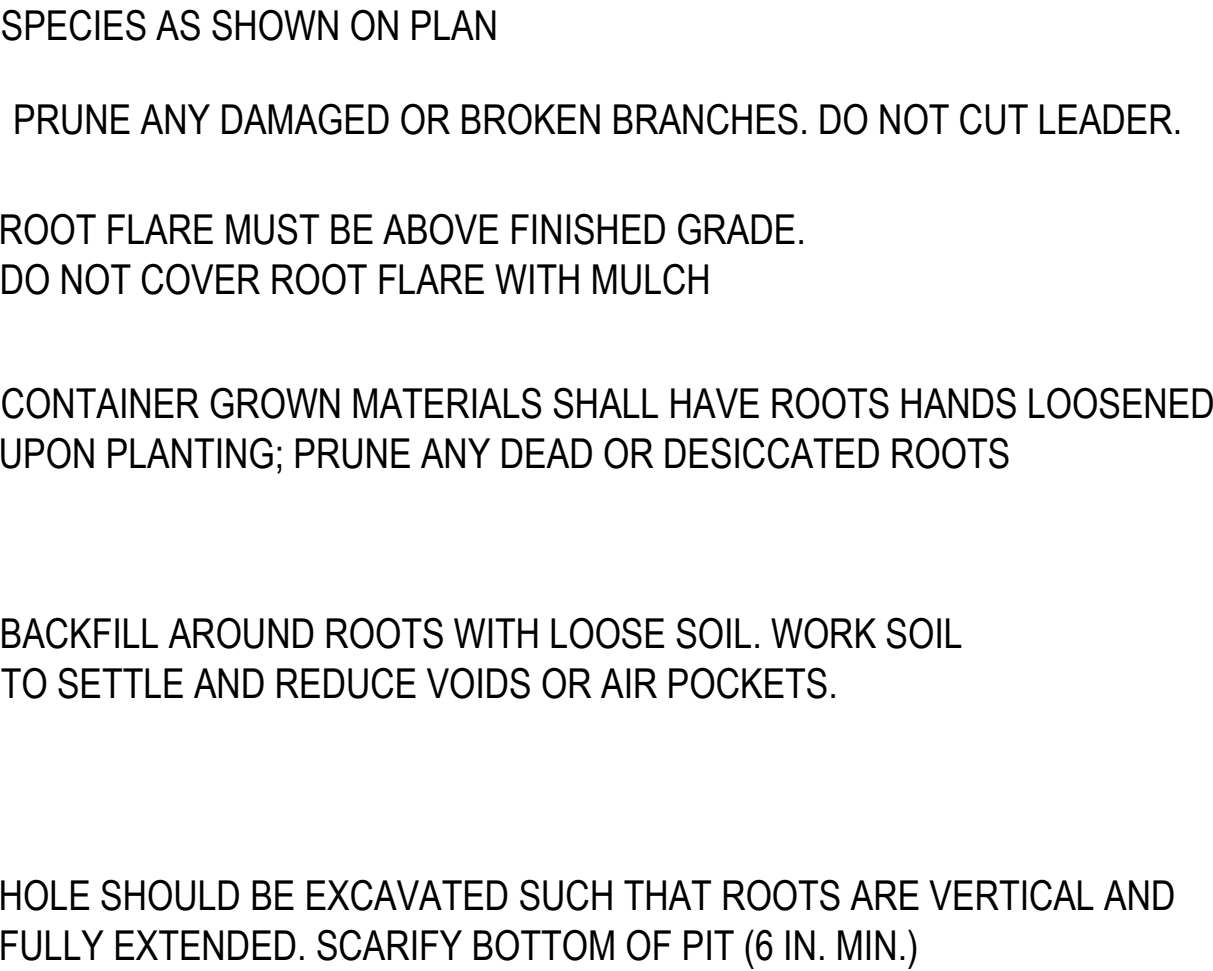
Page 31 of 68



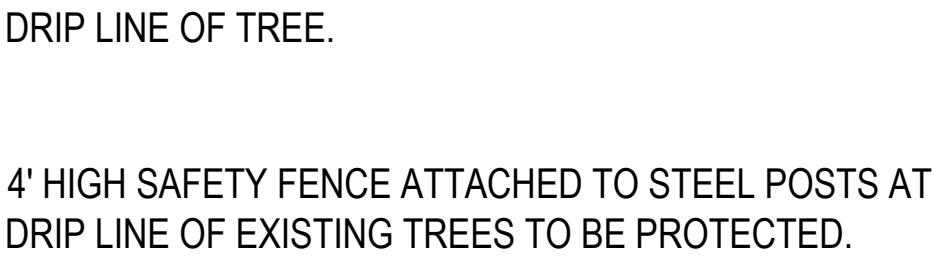
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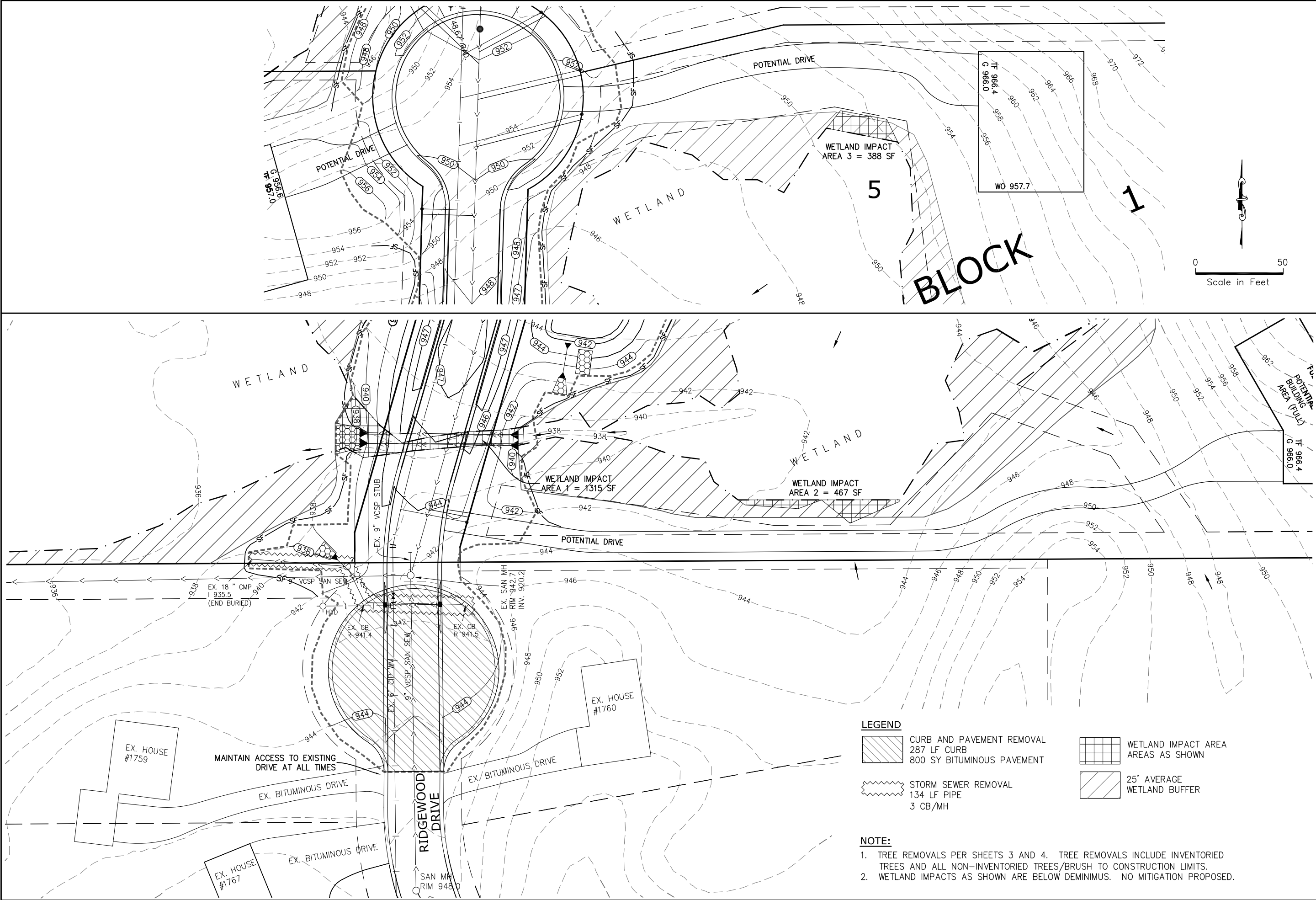
NOT TO SCALE




NOT TO SCALE



NOT TO SCALE





Land Surveying & Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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

PRELIMINARY – NOT FOR CONSTRUCTION
CURTISS J. KALLIO

DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

Removal Plan and Wetland Impacts
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	BY

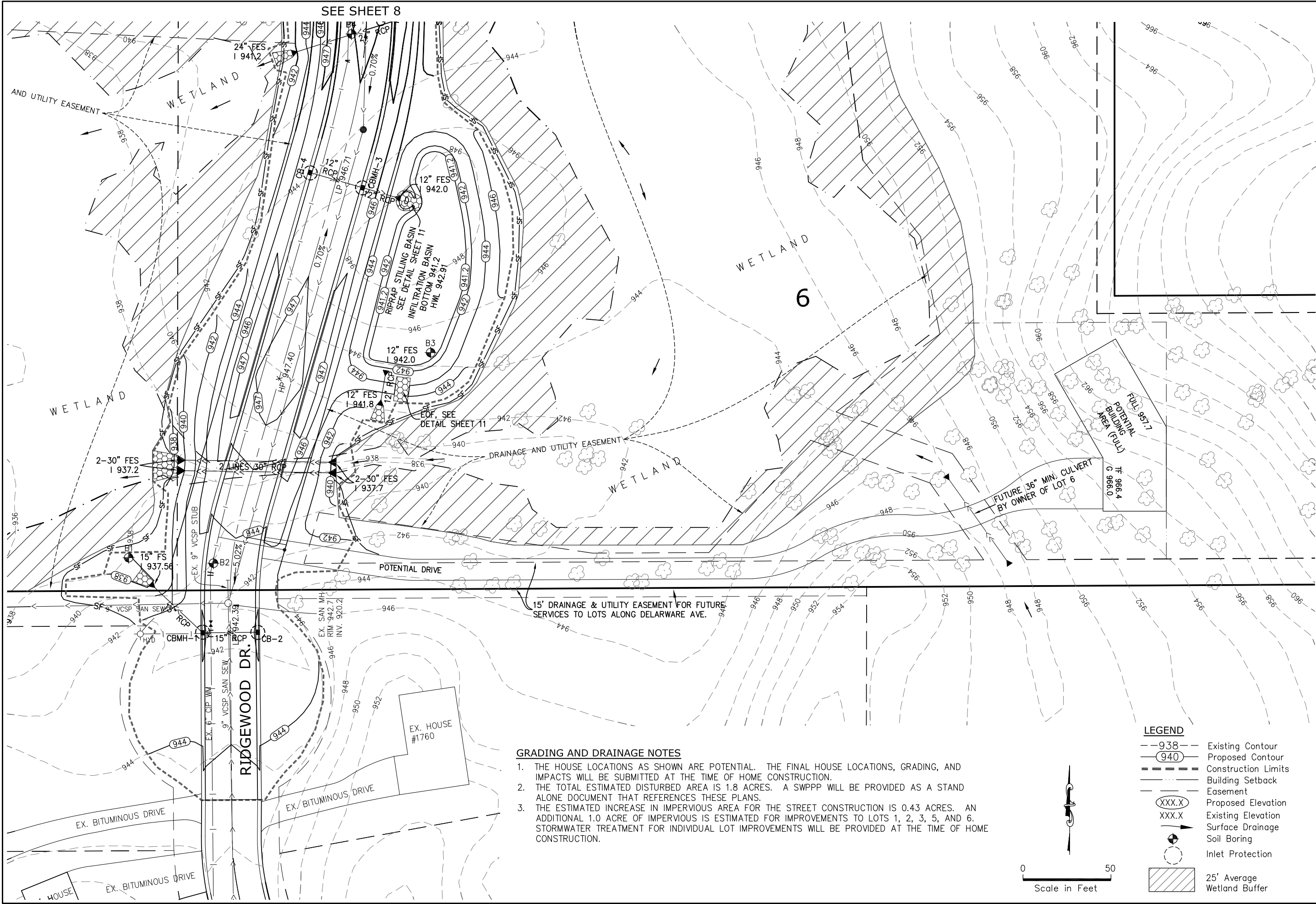
PROJECT NO:

202142

SHEET

C6

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GRADING AND DRAINAGE NOTES

1. THE HOUSE LOCATIONS AS SHOWN ARE POTENTIAL. THE FINAL HOUSE LOCATIONS, GRADING, AND IMPACTS WILL BE SUBMITTED AT THE TIME OF HOME CONSTRUCTION.
2. THE TOTAL ESTIMATED DISTURBED AREA IS 1.8 ACRES. A SWPPP WILL BE PROVIDED AS A STAND ALONE DOCUMENT THAT REFERENCES THESE PLANS.
3. THE ESTIMATED INCREASE IN IMPERVIOUS AREA FOR THE STREET CONSTRUCTION IS 0.43 ACRES. AN ADDITIONAL 1.0 ACRE OF IMPERVIOUS IS ESTIMATED FOR IMPROVEMENTS TO LOTS 1, 2, 3, 5, AND 6. STORMWATER TREATMENT FOR INDIVIDUAL LOT IMPROVEMENTS WILL BE PROVIDED AT THE TIME OF HOME CONSTRUCTION.

LEGEND

- 938 Existing Contour
- 940 Proposed Contour
- Construction Limits
- Building Setback
- Easement
- Proposed Elevation (XXX.X)
- Existing Elevation (XXX.X)
- Surface Drainage
- Soil Boring
- Inlet Protection
- 25' Average Wetland Buffer

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CURTISS J. KALLIO

DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

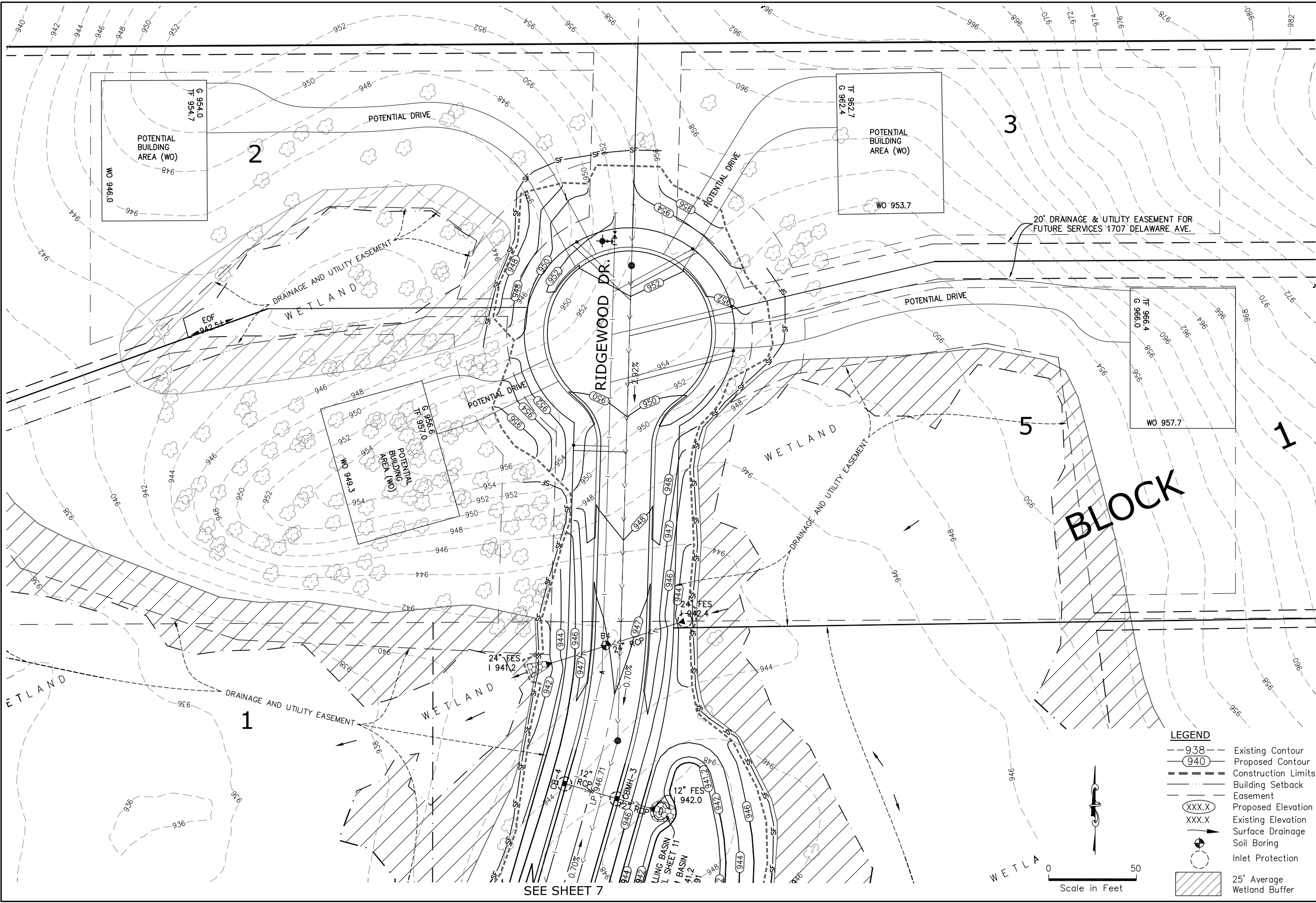
Grading, Drainage, and Erosion Control Plan
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:
202142

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DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

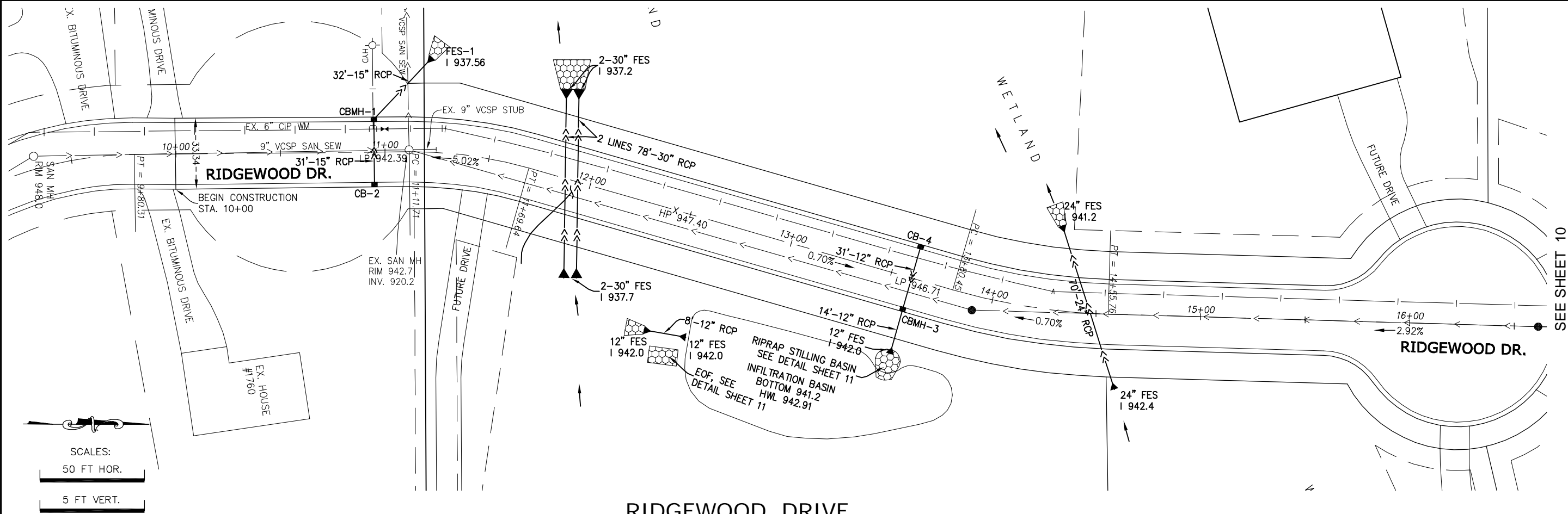
Grading, Drainage, and Erosion Control Plan
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	BY

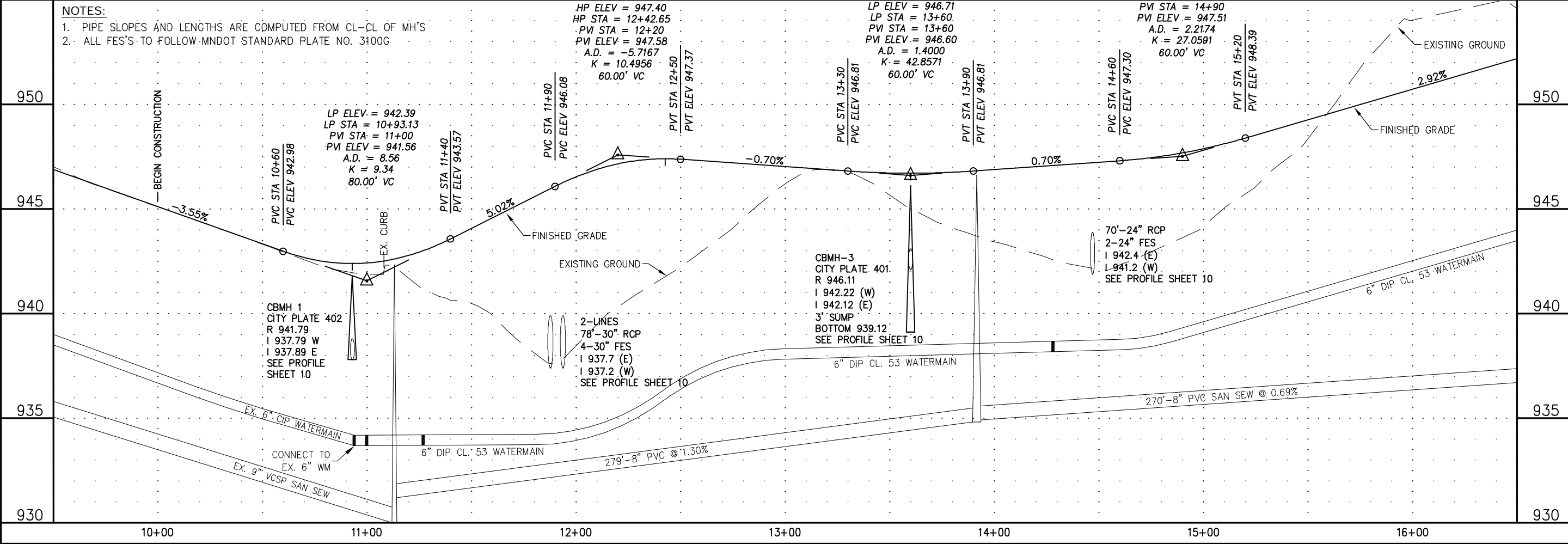
PROJECT NO:
202142

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RIDGEWOOD DRIVE



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CURTISS J. KALLIO
DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

Street and Storm Sewer Plan
MCMILLAN ESTATES
Mendota Heights, MN

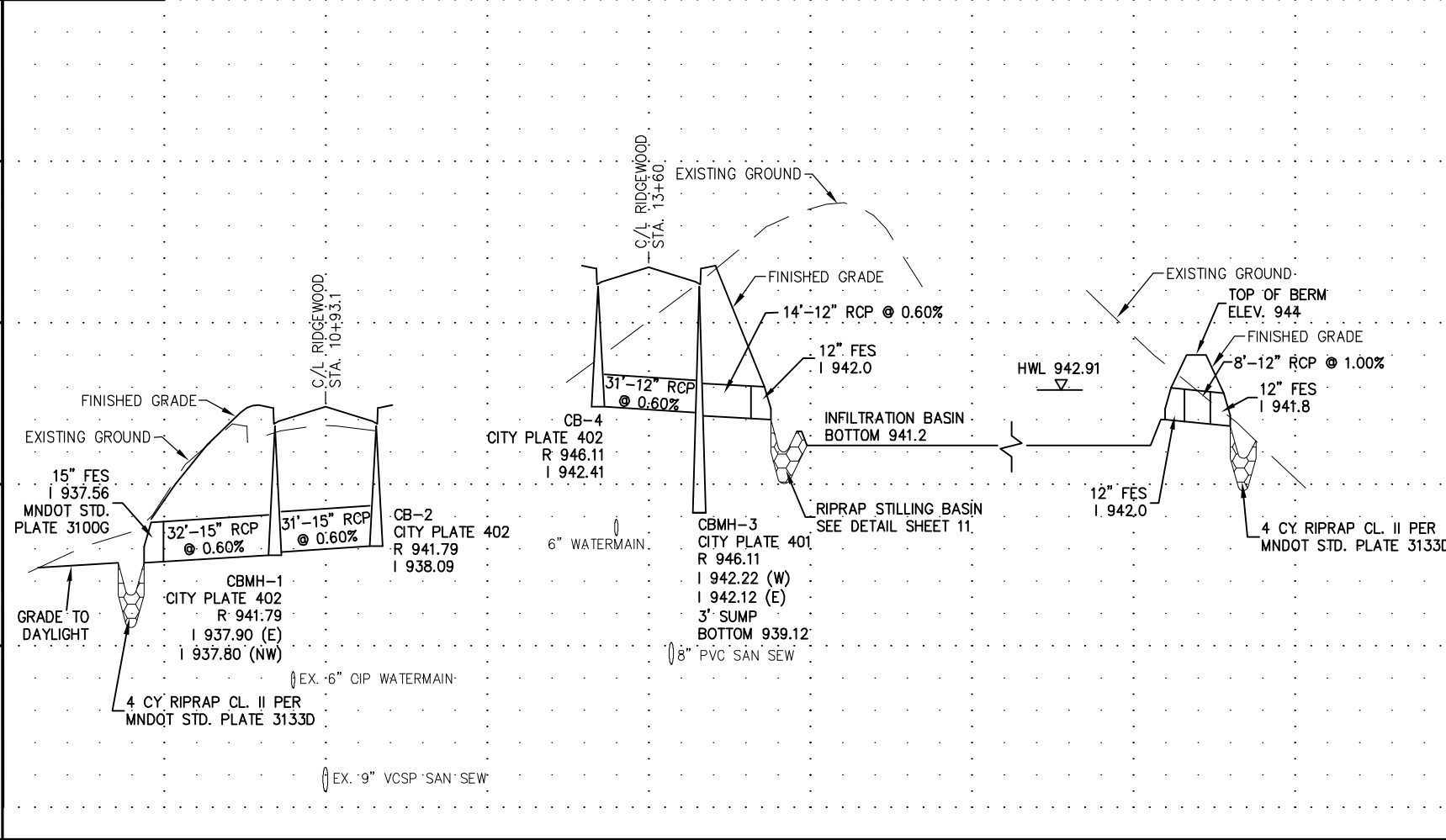
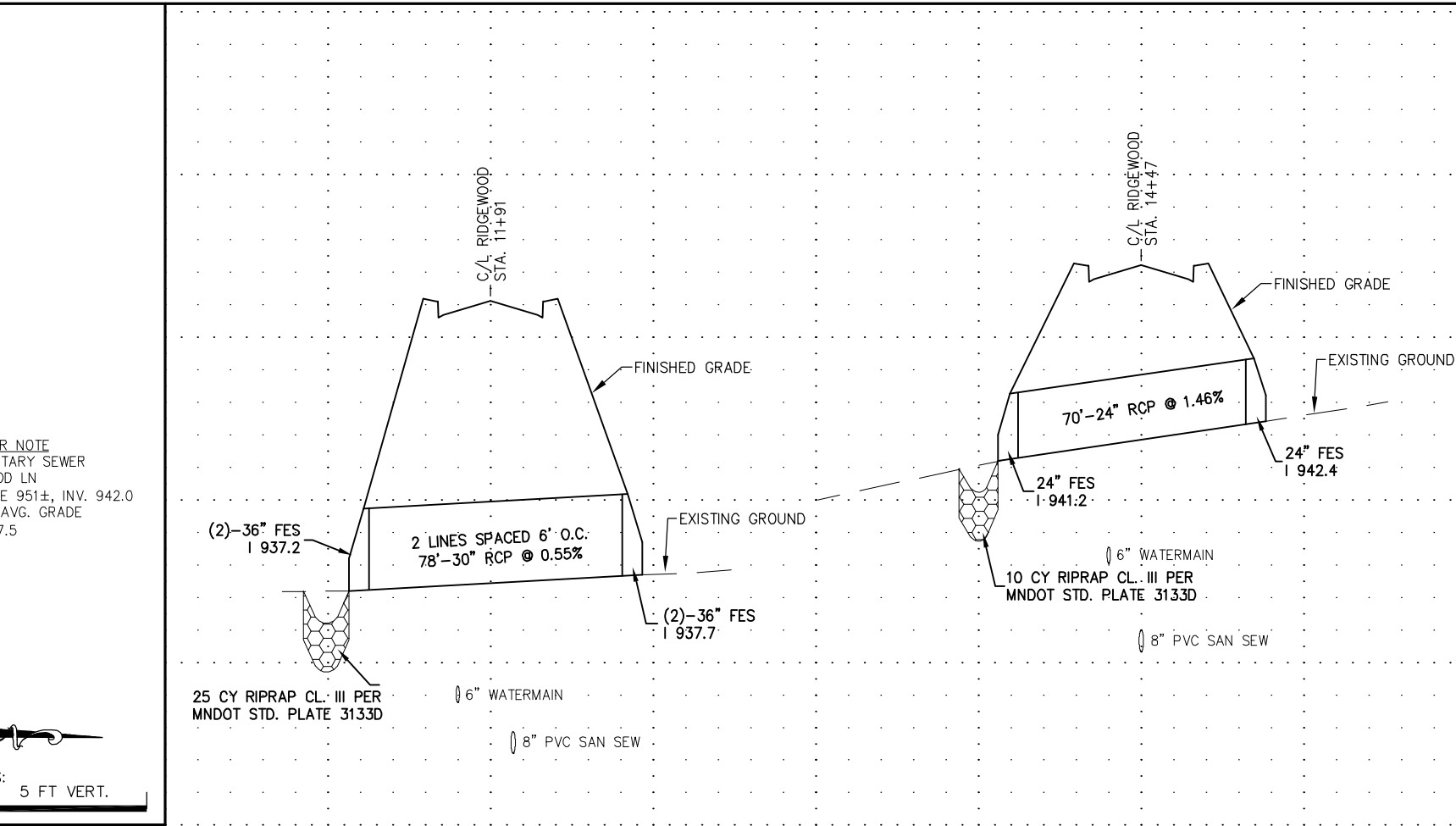
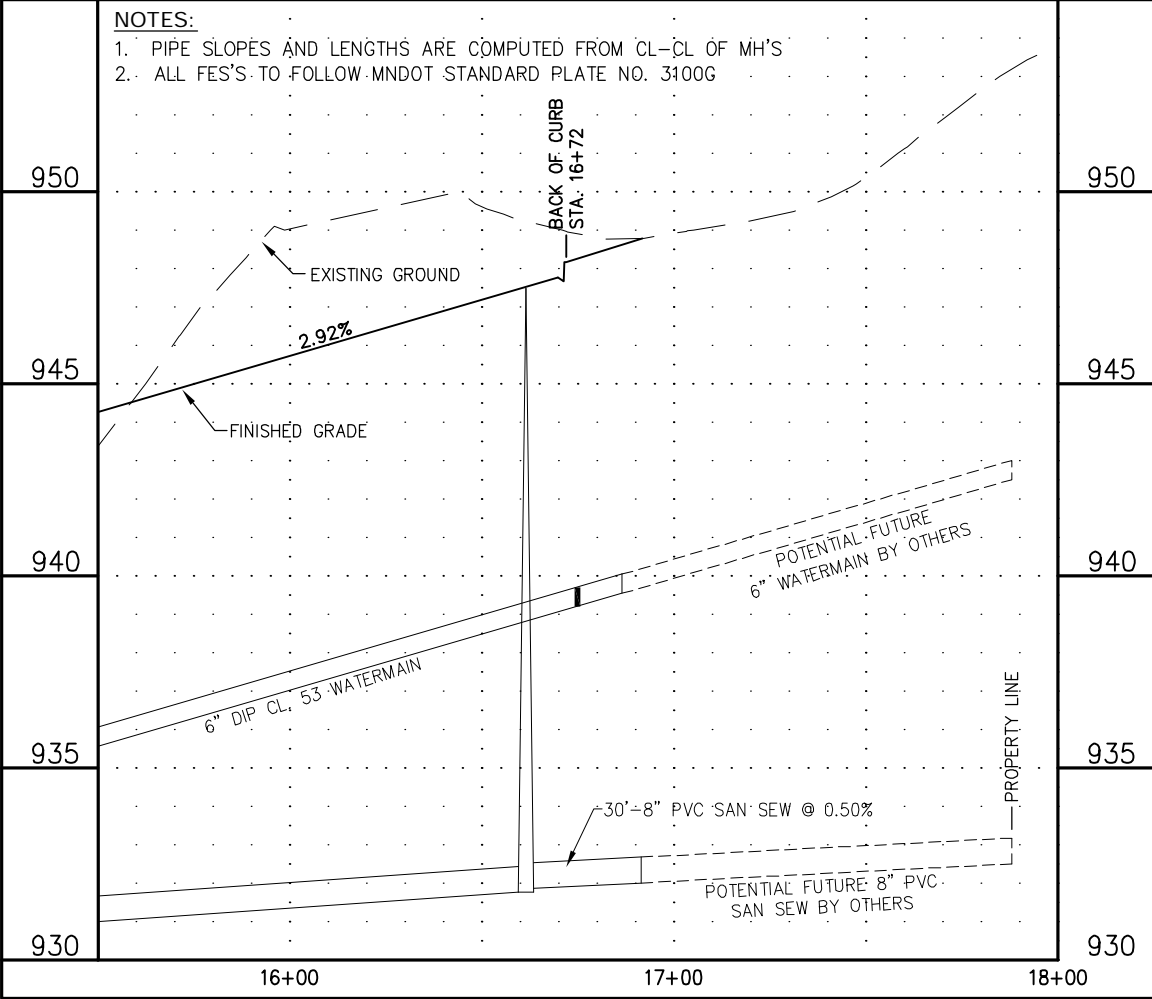
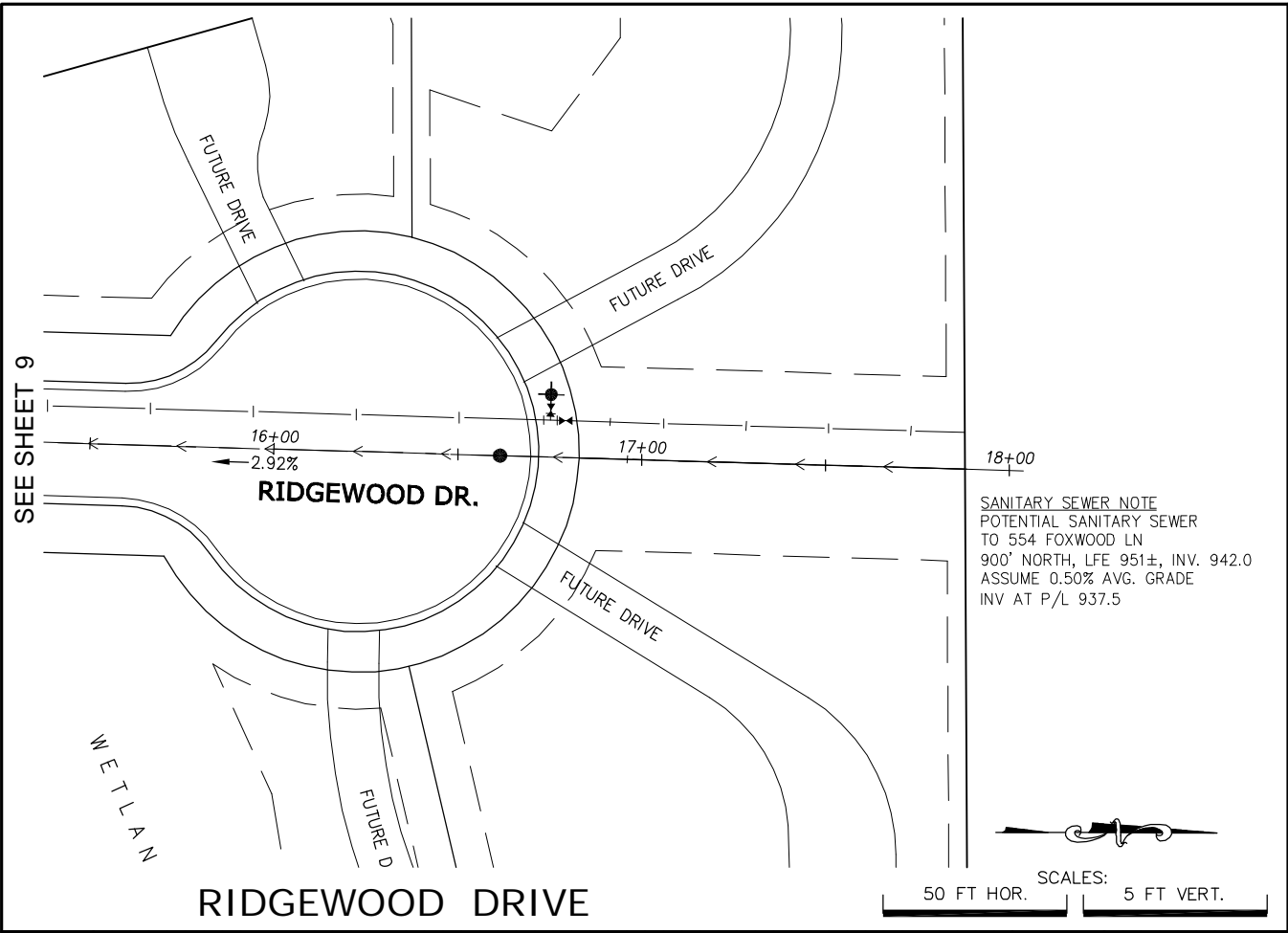
DATE	REVISION	BY


PROJECT NO:

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C9





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CURTISS J. KALLIO
DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

Street and Storm Sewer Plan
MCMILLAN ESTATES
Mendota Heights, MN

BY	REVISION	DATE

PROJECT NO:
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DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:
Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

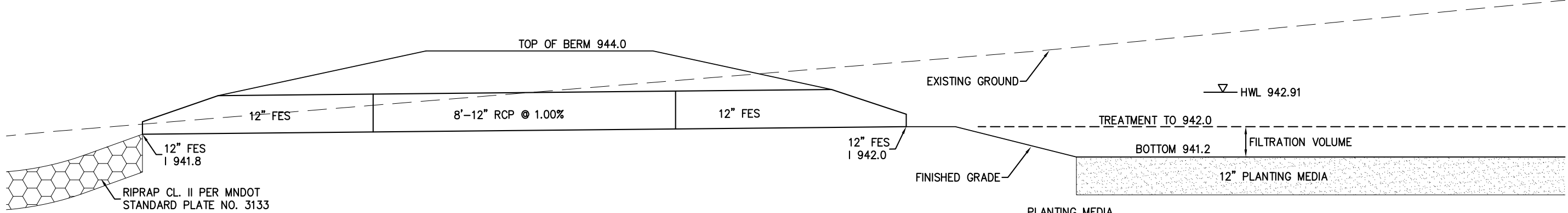
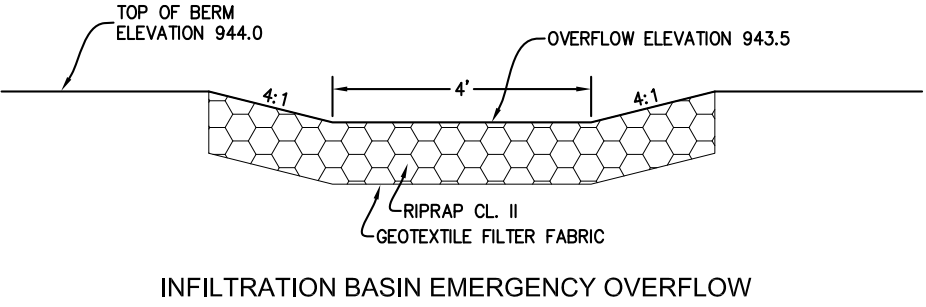
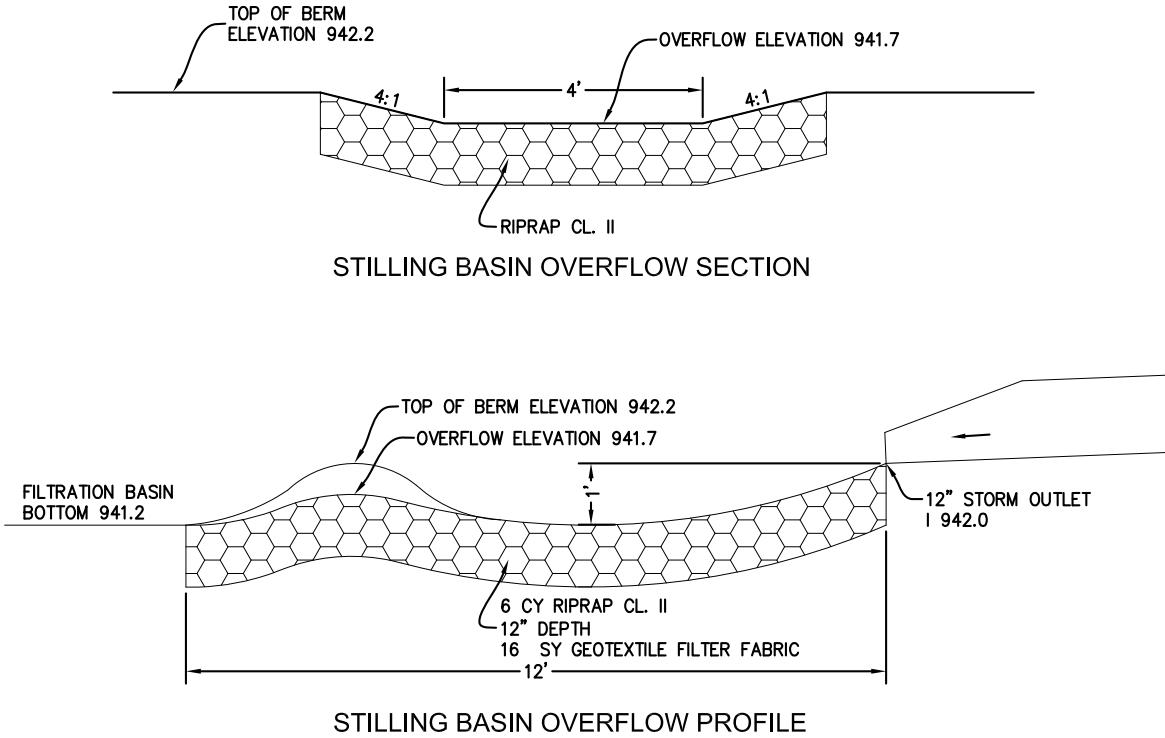
SHEET TITLE & PROJECT:
Infiltration Basin
Details
MCMILLAN ESTATES
Mendota Heights, MN

BY	DATE	REVISION

PROJECT NO:
202142

SHEET

C11



- PLANTING MEDIA
70% WASHED SAND
30% MNDOT GRADE 2 COMPOST
- CONSTRUCTION NOTES:
1. AVOID COMPACTION DURING EXCAVATION.
2. ENGINEER TO VERIFY INFILTRATION BASIN BOTTOM PRIOR TO PLACED PLANTING MEDIA.
3. SEED FILTRATION BASIN TO ELEV. 942.0 WITH MNDOT 33-261 SEED MIXTURE AT 35 LB/ACRE. STABILIZE WITH EROSION CONTROL BLANKET CAT. 25 W/NATURAL NETTING

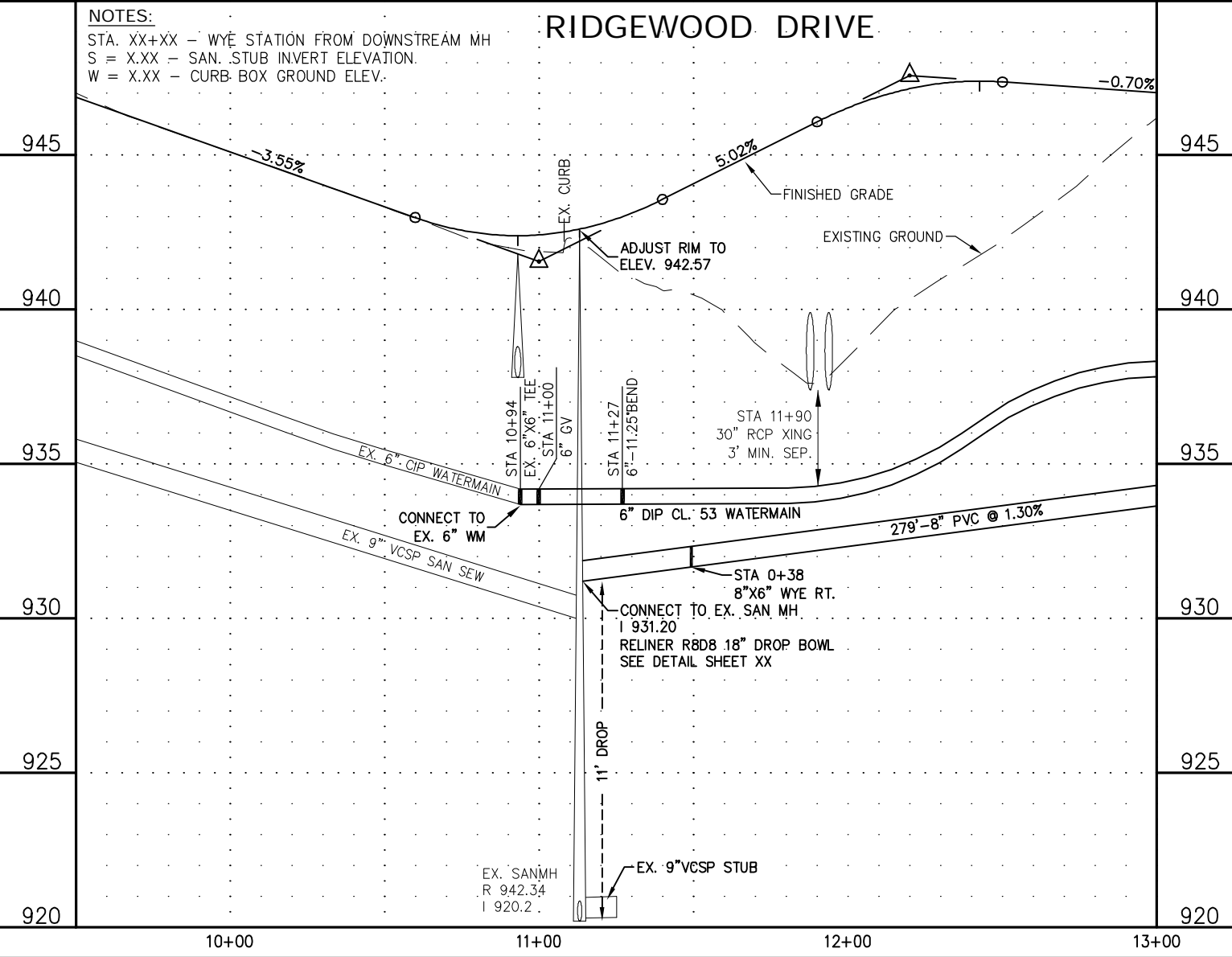
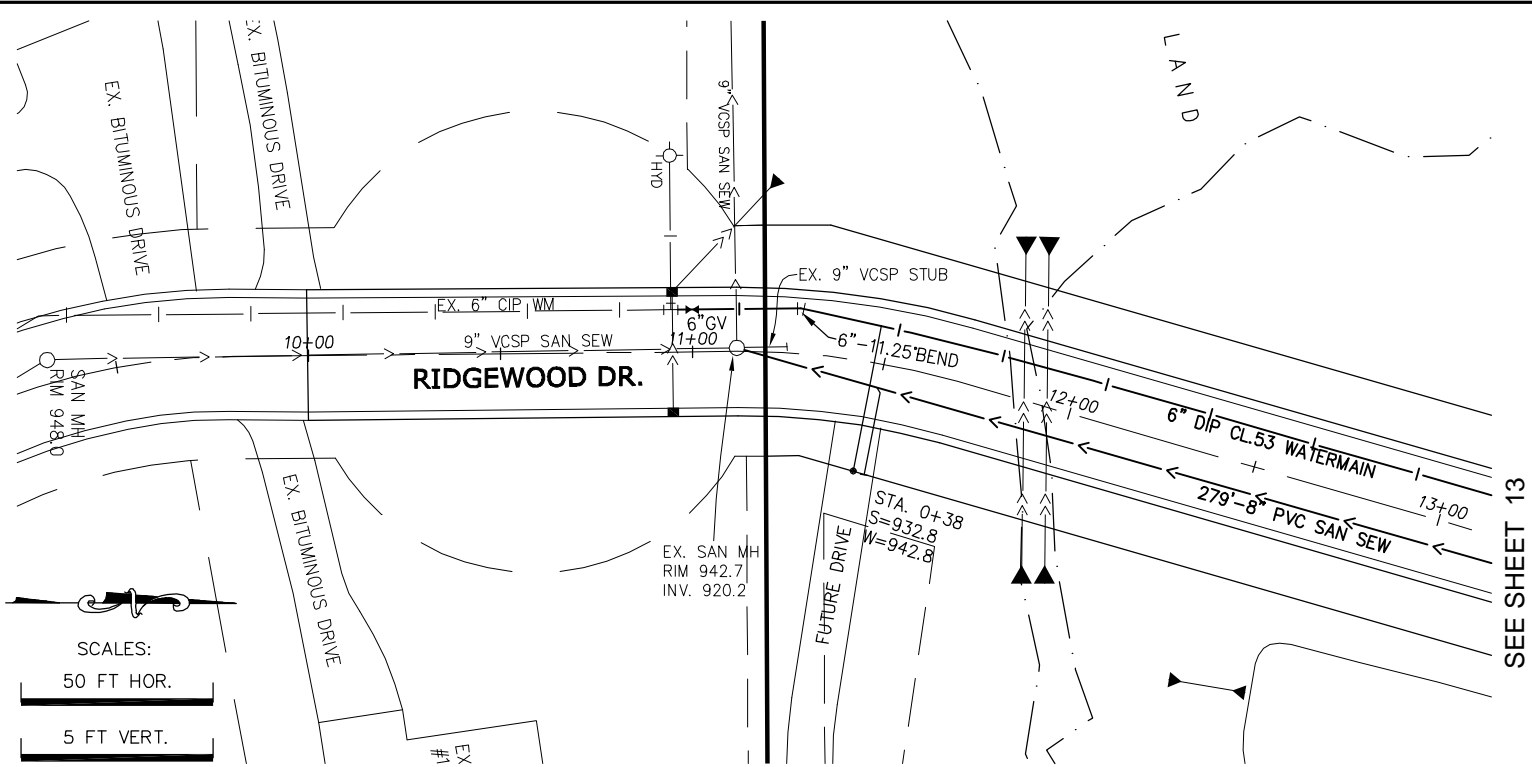
GENERAL NOTE:
WATER AND SEWER SERVICES WILL BE EXTENDED TO THE PROPOSED HOMES BY OTHERS. POTENTIAL FUTURE CONNECTIONS ARE SHOWN ON SHEETS 14 AND 15.

SANITARY SEWER NOTES:

- 1. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES.
- 2. SEWER SERVICES WILL BE EXTENDED TO THE RIGHT OF WAY AS SHOWN.
- 3. SANITARY SERVICES SHALL BE 6" PVC SCHEDULE 40 AT 2% MINIMUM GRADE. SERVICES ARE STATIONED FROM THE DOWNSTREAM MH.
- 4. DUE TO THE DISTANCE OF THE PROPOSED HOMES FROM THE RIGHT OF WAY, THE SANITARY SEWER DEPTHS AT THE STUBS ELEVATIONS SHALL BE AS SHOWN.
- 5. SANITARY SERVICE CLEANOUTS WITH RISER ARE REQUIRED AT 100' INTERVALS AS SHOW IN CITY DETAIL NO. 206.

ST. PAUL REGIONAL WATER SERVICES (SPRWS) NOTES:

- 1. WATER SERVICES TO BE INSTALLED ACCORDING TO SPRWS "STANDARDS FOR THE INSTALLATION OF WATER MAINS.
- 2. A FOUR-SIDED TRENCH BOX IS REQUIRED ON ALL EXCAVATIONS DEEPER THAN 5 FEET WHERE UNDERGROUND WORK OR INSPECTION IS TO BE PERFORMED BY SPRWS. LADDERS ARE REQUIRED AND MUST EXTEND 3 FEET ABOVE THE SURFACE OF THE TRENCH. SIDEWALKS, PAVEMENTS, DUCTS AND APPURTENANT STRUCTURES SHALL NOT BE UNDERMINED UNLESS A SUPPORT SYSTEM OR ANOTHER METHOD OF PROTECTION IS PROVIDED. TRENCHES IN EXCESS OF 20 FEET IN DEPTH MUST BE SIGNED OFF BY A REGISTERED PROFESSIONAL ENGINEER. EXCAVATED MATERIAL MUST BE KEPT A MINIMUM OF 2 FEET FROM THE EDGE OF THE TRENCH.
- 3. MAINTAIN 8 FEET OF COVER OVER ALL WATER MAINS AND SERVICES.
- 4. PIPE MATERIAL FOR 6" AND 4" DUCTILE IRON PIPE MUST BE CLASS 53. THE EXTERIOR OF DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179. THE INTERIOR CEMENT MORTAR LINING SHALL BE APPLIED WITHOUT ASPHALT SEAL COAT.
- 5. PIPE MUST BE WRAPPED IN V-BIO POLYWRAP ENCASEMENT.
- 6. MAINTAIN 3 FEET VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES OR A 12 INCH SEPARATION WITH 4 INCH HIGH DENSITY INSULATION PER SPRWS STANDARD PLATE D-10 FOR TYPICAL WATER MAIN OFFSETS.
- 7. REFER TO SPRWS "STANDARDS FOR THE INSTALLATION OF WATER MAINS" STANDARD PLATE D-11 FOR RESTRAINED PIPE REQUIREMENT.
- 8. ALL WATER SERVICE VALVE BOXES WITHIN CONSTRUCTION AREA MUST BE EXPOSED AND BROUGHT TO GRADE UPON COMPLETION OF CONSTRUCTION. ALL PIPE WORK INSIDE OF PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF SAINT PAUL. SPRWS REQUIRES SEPARATE OUTSIDE AND INSIDE PLUMBING PERMITS FOR EACH NEW WATER SERVICE.
- 9. ALL UNUSED EXISTING WATER SERVICES TO BE CUT OFF BY SPRWS. EXCAVATION AND RESTORATION BY OWNER'S CONTRACTOR. NEW WATER SERVICES WILL NOT BE TURNED ON UNTIL REQUIRED CUTOFFS HAVE BEEN PERFORMED.
- 10. WATER FACILITY PIPEWORK WITHIN RIGHT OF WAY TO BE INSTALLED BY SPRWS. EXCAVATION AND RESTORATION BY OWNER'S CONTRACTOR.
- 11. THE CONTRACTOR PROVIDING EXCAVATION IS RESPONSIBLE FOR OBTAINING ALL EXCAVATION AND OBSTRUCTION PERMITS REQUIRED BY ANY GOVERNING AUTHORITY.



Land Surveying & Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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PRELIMINARY – NOT FOR CONSTRUCTION
CURTISS J. KALLIO
DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

Utility Plan
MCMILLAN ESTATES
Mendota Heights, MN

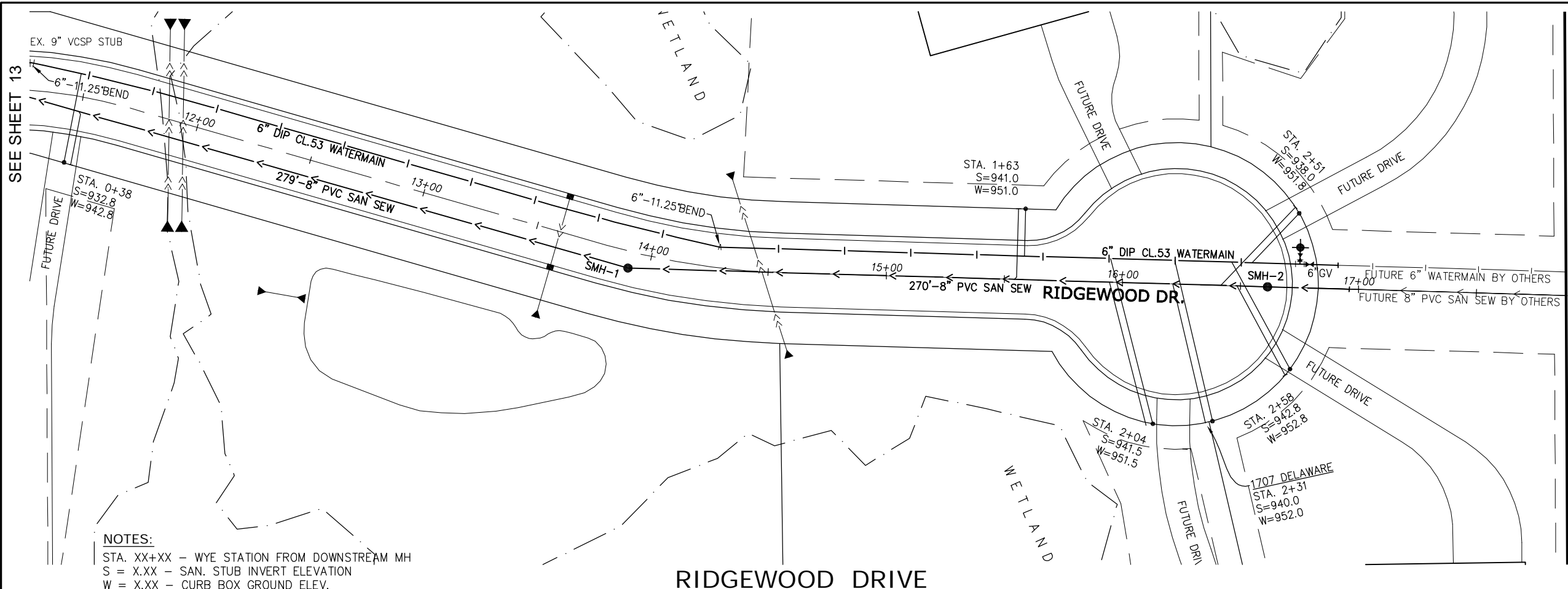
DATE	REVISION	BY

PROJECT NO:

202142

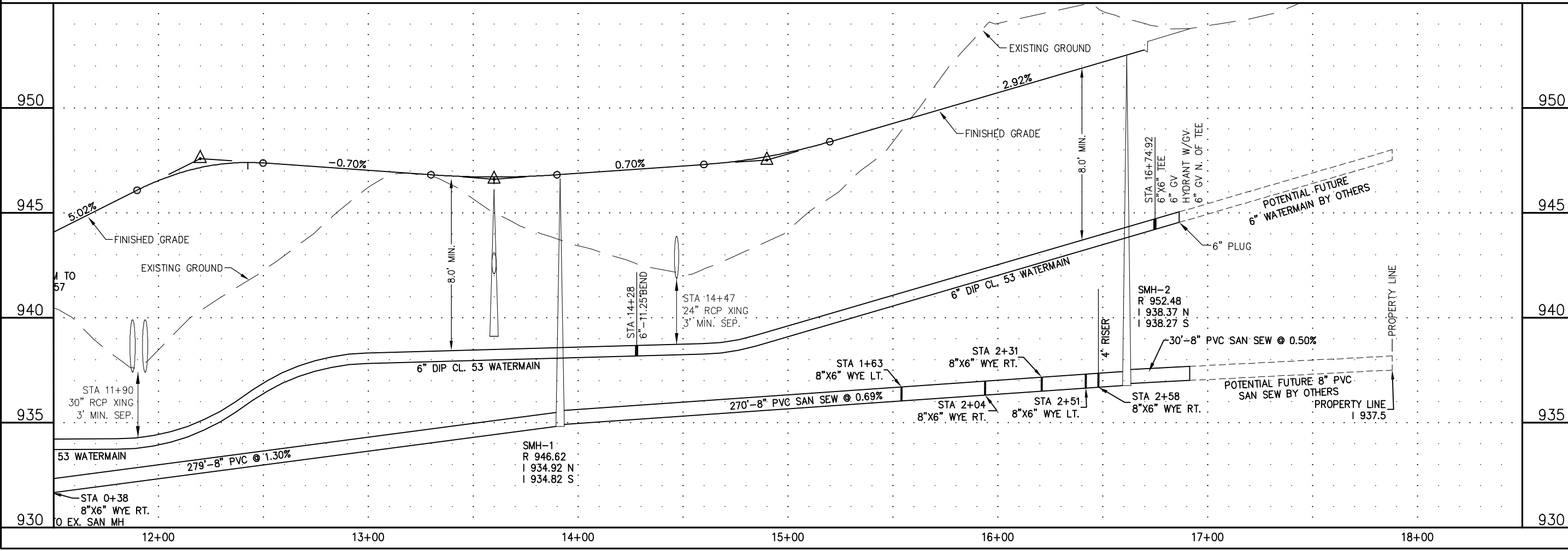
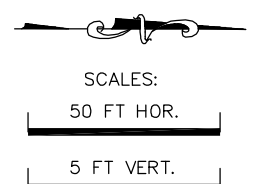
SHEET

C12



NOTES:
STA. XX+XX - WYE STATION FROM DOWNSTREAM MH
S = X.XX - SAN. STUB INVERT ELEVATION
W = X.XX - CURB BOX GROUND ELEV.

SANITARY SEWER NOTE
POTENTIAL SANITARY SEWER
TO 554 FOXWOOD LN
900' NORTH, LFE 951±, INV. 942.0
ASSUME 0.50% AVG. GRADE
INV AT P/L 937.5



Land Surveying & Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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

PRELIMINARY - NOT FOR CONSTRUCTION
CURTISS J. KALLIO
DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

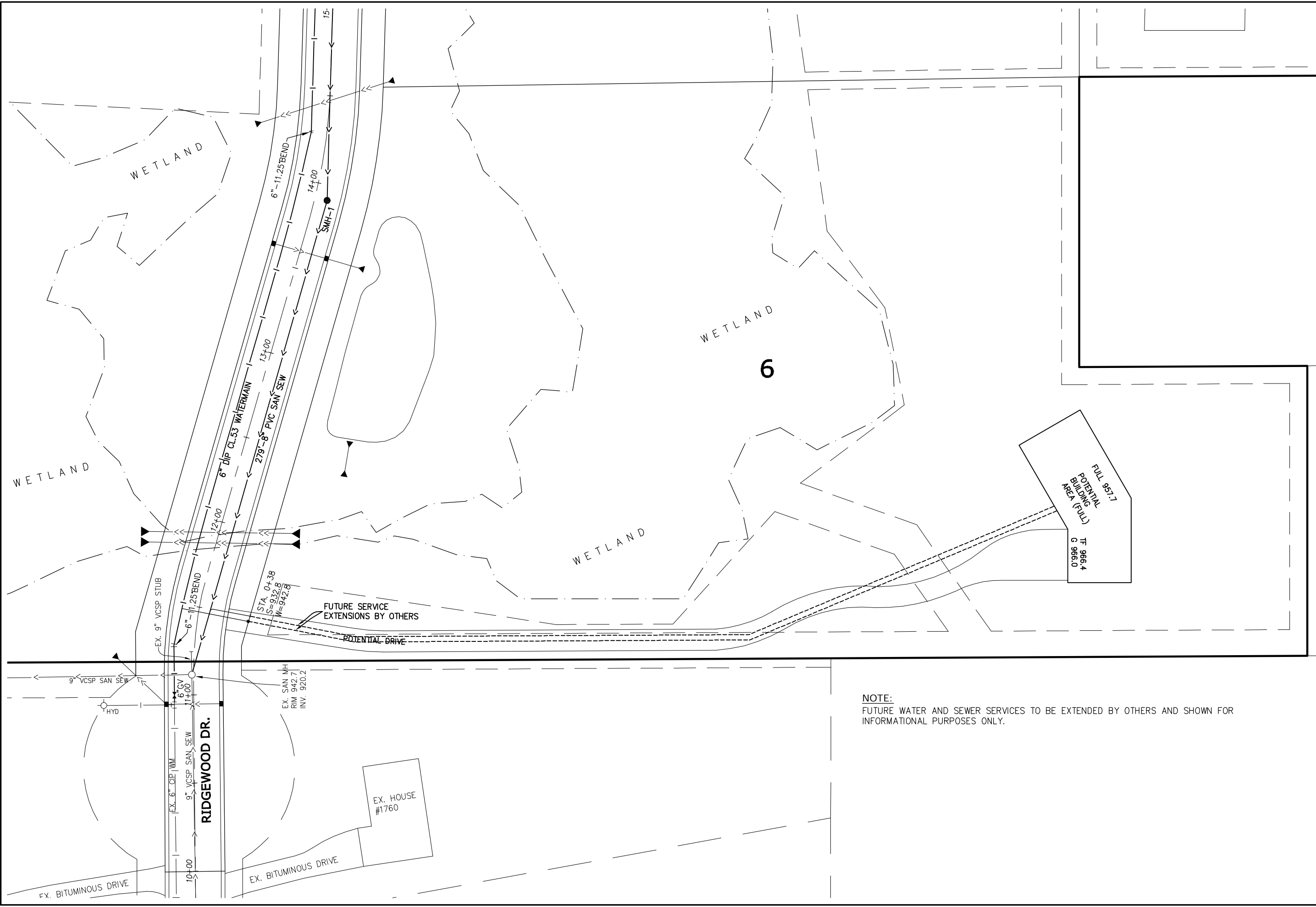
Utility Plan
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:
202142

SHEET
C13

Page 40 of 68



NOTE:
FUTURE WATER AND SEWER SERVICES TO BE EXTENDED BY OTHERS AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.



**Land Surveying
& Engineering**

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Chaska, MN 55318
612-418-6828

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DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:
Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:
**Future Utility
Services**
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:
202142

SHEET
C14

NOTE:
FUTURE WATER AND SEWER SERVICES TO BE EXTENDED BY OTHERS AND SHOWN FOR
INFORMATIONAL PURPOSES ONLY.



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& Engineering

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Chaska, MN 55318
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CURTISS J. KALLIO
DATE: 4/17/2025 REG. NO. 26909

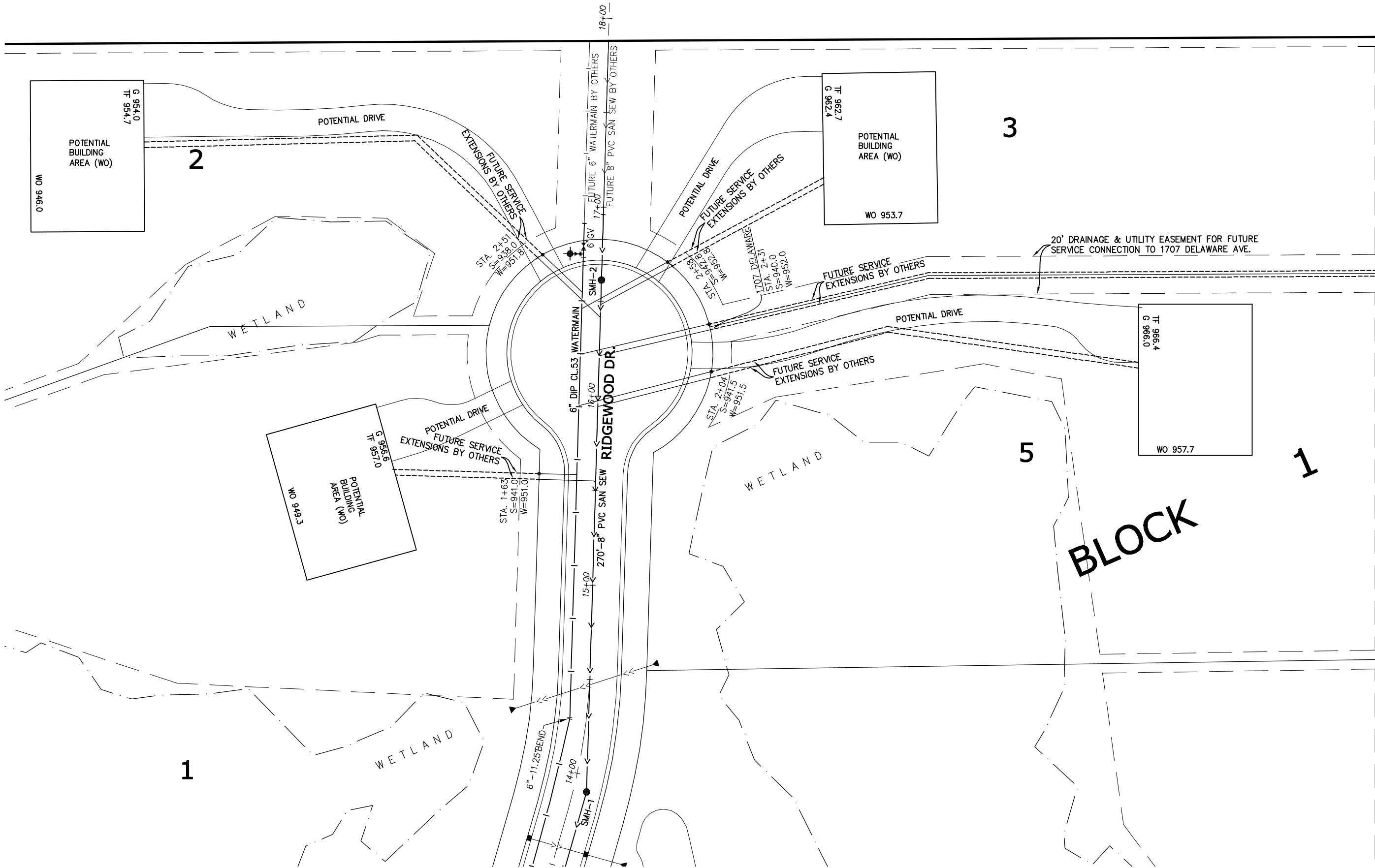
PREPARED FOR:
Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

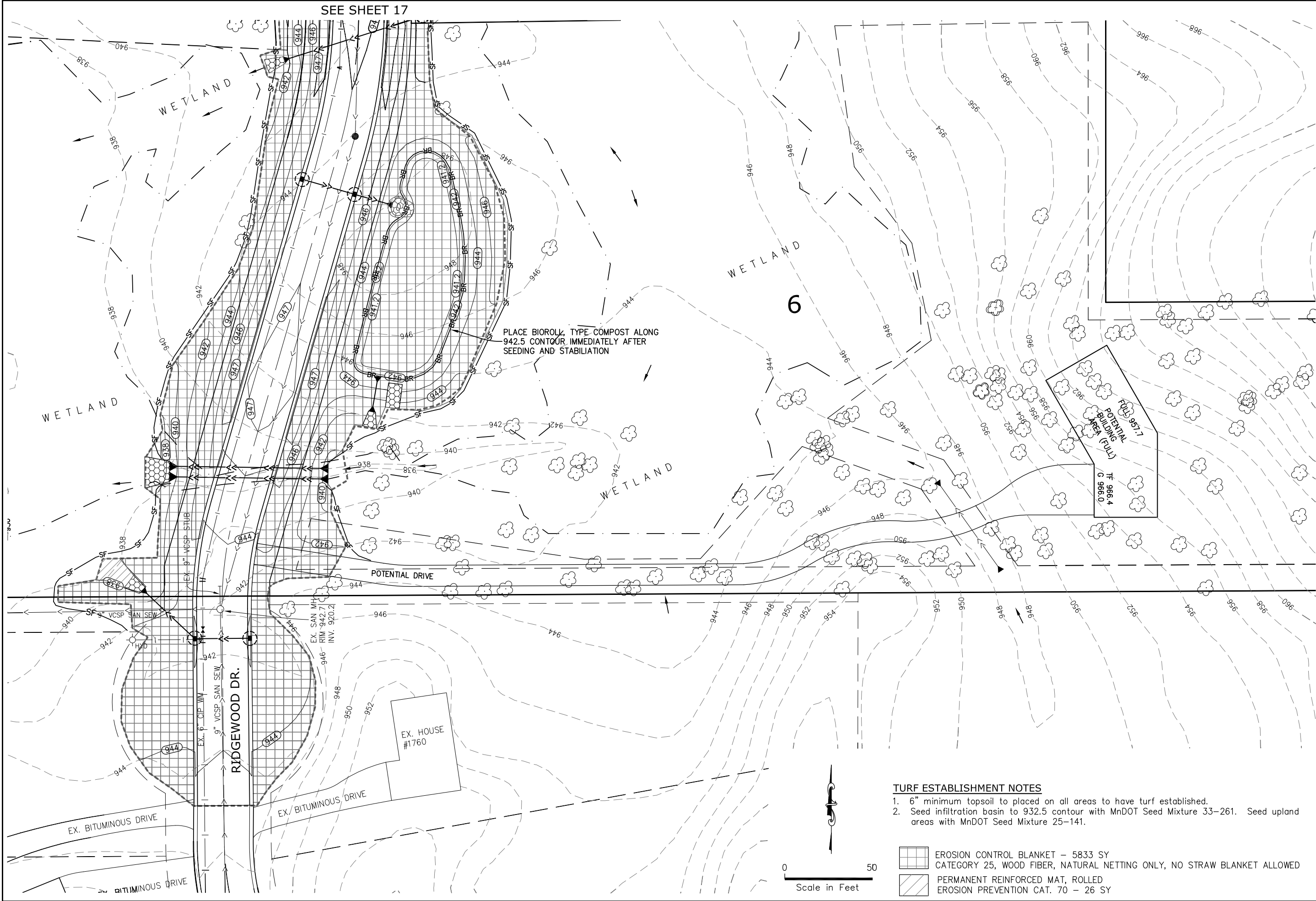
SHEET TITLE & PROJECT:
**Future Utility
Services**
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:
202142

SHEET
C15





SEE SHEET 17

Land Surveying & Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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CURTISS J. KALLIO
DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

Turf Establishment Plan
MCMILLAN ESTATES
Mendota Heights, MN

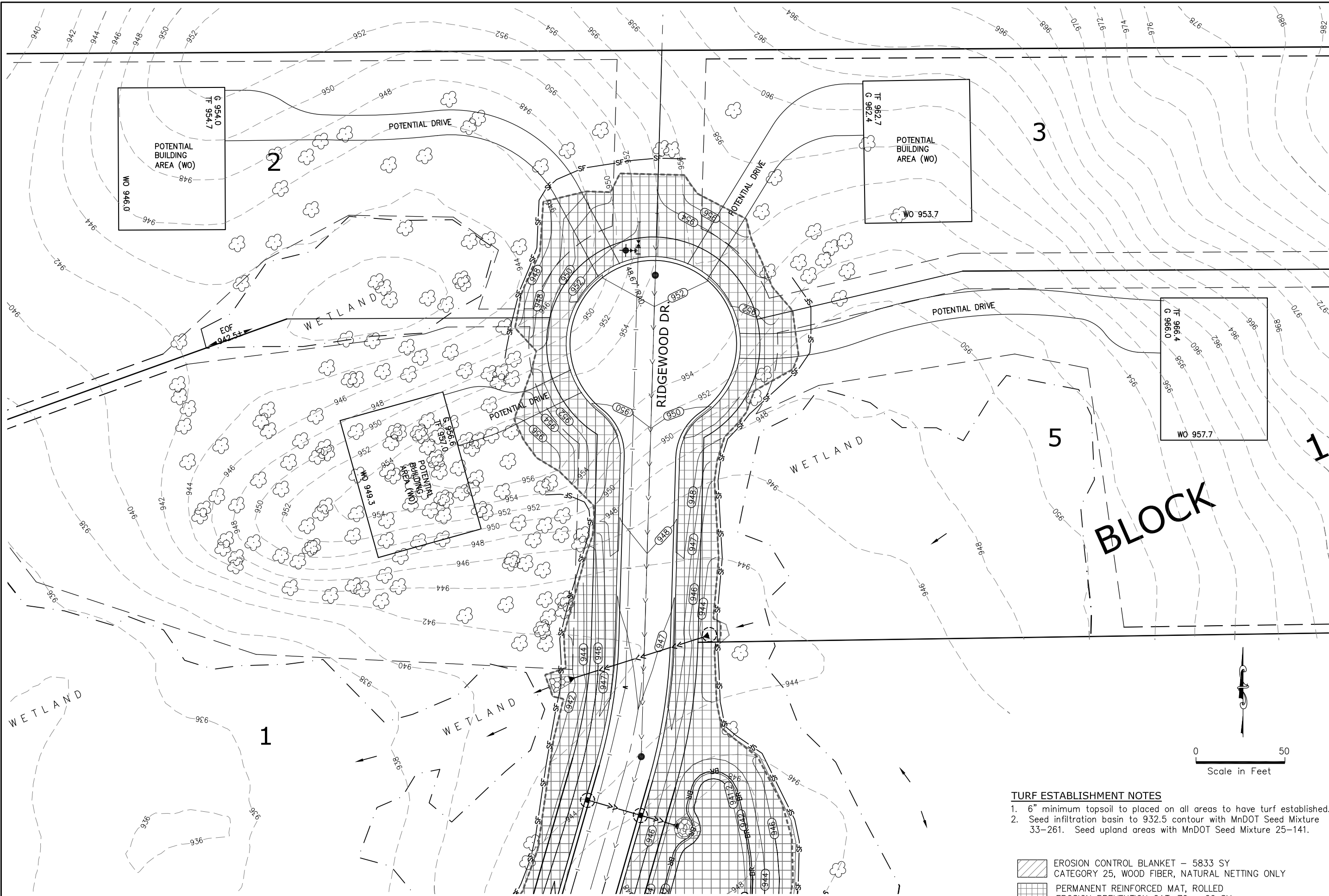
DATE	REVISION	BY

PROJECT NO:
202142

SHEET
C16

Page 43 of 68

- TURF ESTABLISHMENT NOTES**
1. 6" minimum topsoil to be placed on all areas to have turf established.
 2. Seed infiltration basin to 932.5 contour with MnDOT Seed Mixture 33–261. Seed upland areas with MnDOT Seed Mixture 25–141.
- EROSION CONTROL BLANKET – 5833 SY
CATEGORY 25, WOOD FIBER, NATURAL NETTING ONLY, NO STRAW BLANKET ALLOWED
- PERMANENT REINFORCED MAT, ROLLED
EROSION PREVENTION CAT. 70 – 26 SY



Land Surveying & Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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PRELIMINARY – NOT FOR CONSTRUCTION
CURTISS J. KALLIO
DATE: 4/17/2025 REG. NO. 26909

PREPARED FOR:

Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

SHEET TITLE & PROJECT:

Turf Establishment Plan
MCMILLAN ESTATES
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:

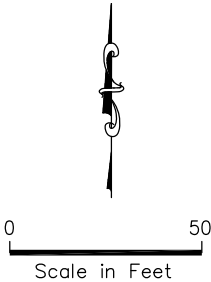
202142

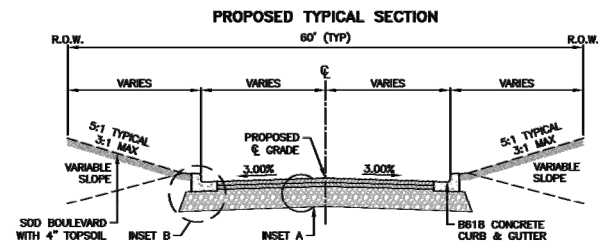
SHEET

C17

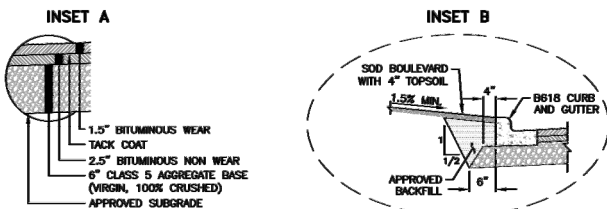
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CATEGORY 25, WOOD FIBER, NATURAL NETTING ONLY
- PERMANENT REINFORCED MAT, ROLLED
EROSION PREVENTION CAT. 70 – 26 SY

SEE SHEET 16

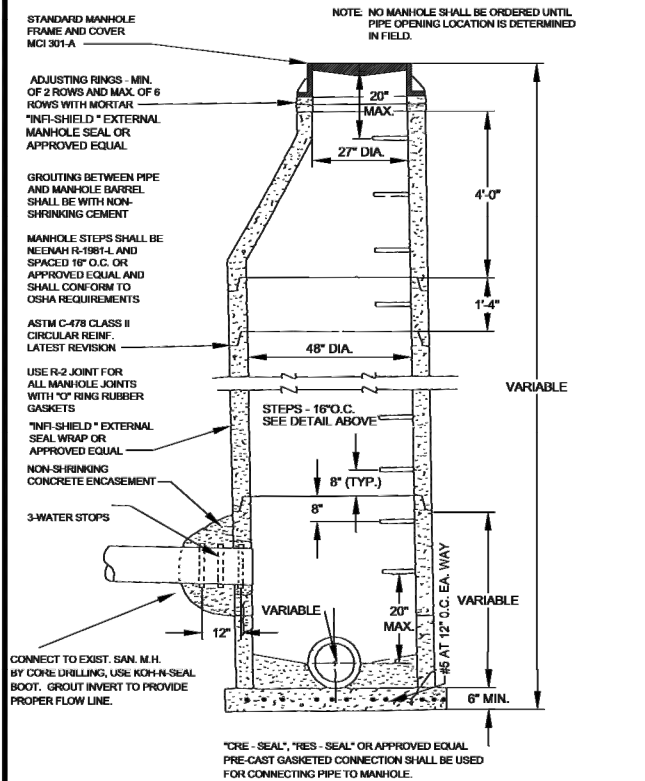




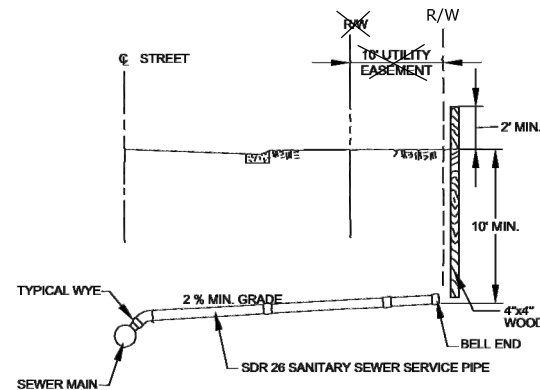
NOTE: SEE TYPICAL SECTION ON SHEET 2 FOR ADDITIONAL DETAILS



	City of Mendota Heights	TYPICAL SECTION 7 TON ROAD DESIGN	DETAIL # 1
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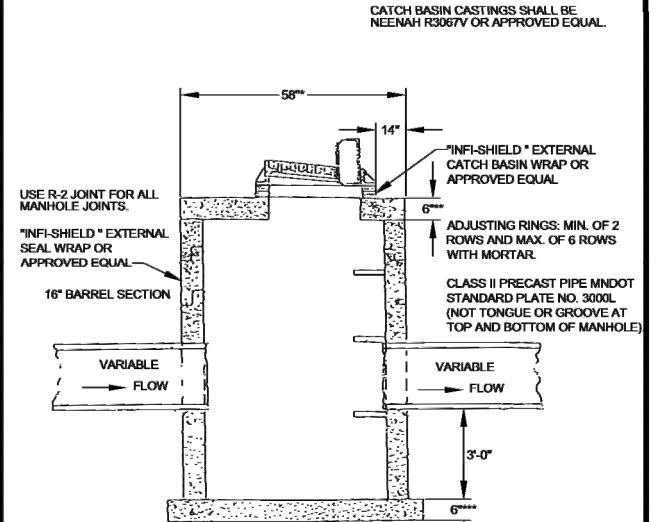


	City of Mendota Heights	STANDARD MANHOLE FOR SANITARY SEWER	PLATE # 200
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NOTE: SEWER SERVICE CONNECTIONS FROM SDR 26 TO SCHEDULE 40 PVC PIPE WILL REQUIRE A TRANSITION FITTING.

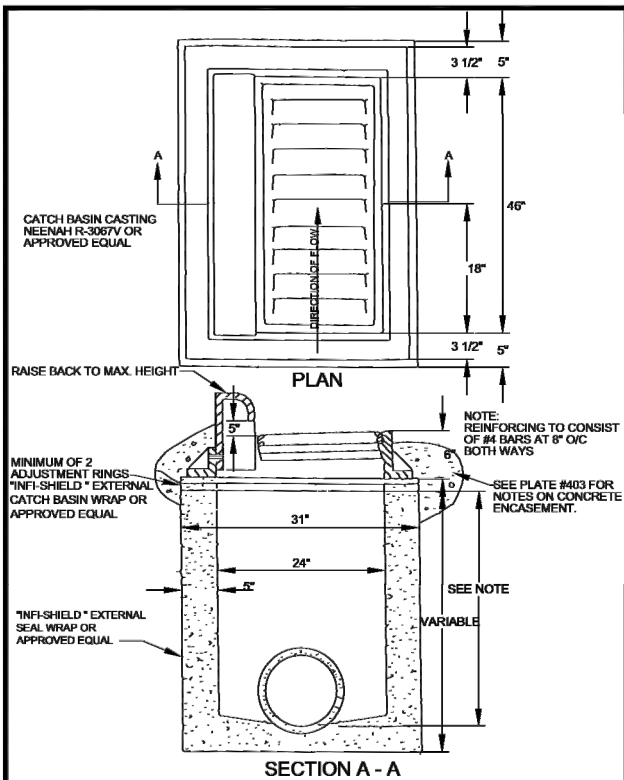
	City of Mendota Heights	SANITARY SERVICE CONNECTION	PLATE # 201
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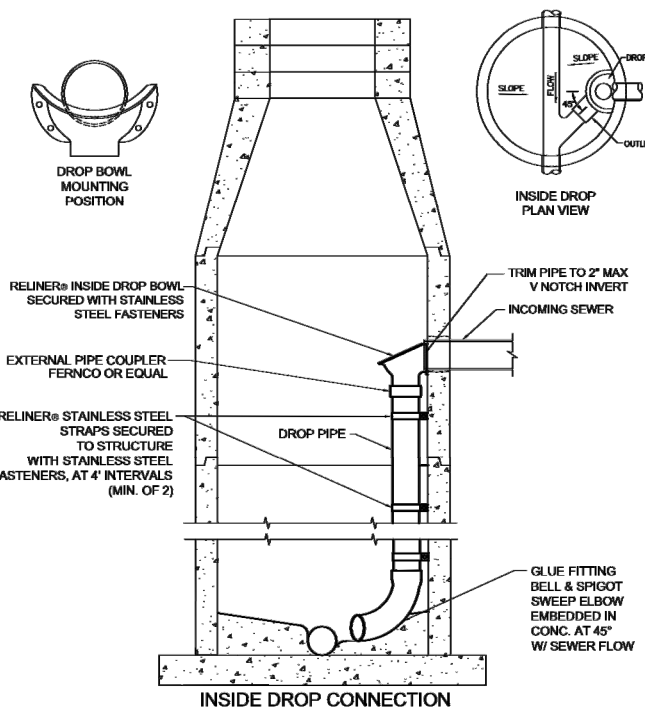
USE 72\"/>

**MNDOT STANDARD PLATE NO. 4020G
***MNDOT STANDARD PLATE NO. 4011E

	City of Mendota Heights	ENVIRONMENTAL CONTROL MANHOLE FOR STORM SEWER	PLATE # 401
--	-------------------------------	--	----------------



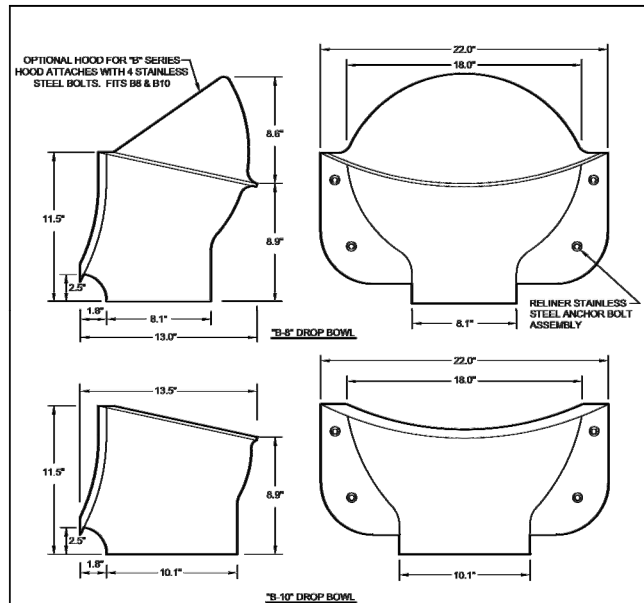
	City of Mendota Heights	STANDARD CATCH BASIN FOR STORM SEWER	PLATE # 402
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- NOTES:
- ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 9 MATTHEWS DRIVE, UNIT A1/A2 EAST HADDAM, CT 06423 (800) 508-6001 FAX: (877) 434-3197
 - SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC. STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.

RELINER / DURAN, INC.
9 MATTHEWS DRIVE, UNIT A1/A2
EAST HADDAM, CT 06423
(800) 508-6001 FAX: (877) 434-3197
WWW.RELINER.COM

DESCRIPTION	DATE	SCALE
DROP CONNECTIONS	2/23/21	NONE
	DRAWING NUMBER DC-1	



MODEL #

- B8DB - 18\"/>

THE "B-8\"/>

USE 4 RELINER ANCHOR ASSEMBLIES TO ATTACH DROP BOWL TO MANHOLE WALL. USE RELINER STAINLESS STEEL PIPE BRACKETS TO SUPPORT DOWN PIPE. EXTERNAL PIPE COUPLER REQUIRED. PROVIDE SWEEP AT DOWN PIPE OUTLET.

RELINER / DURAN, INC.
9 MATTHEWS DRIVE, UNIT A1/A2
EAST HADDAM, CT 06423
(800) 508-6001 FAX: (877) 434-3197
WWW.RELINER.COM

DESCRIPTION	DATE	SCALE
B8 & B10 DROP BOWLS FOR ROUND WALLS	2/23/21	NONE
	DRAWING NUMBER B8DB B10DB	



**Land Surveying
& Engineering**

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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

PRELIMINARY - NOT FOR CONSTRUCTION
CURTISS J. KALLIO
DATE: 4/17/2025 REG. NO. 26909

Prepared For:
Spencer McMillan
1707 Delaware Ave.
Mendota Heights, MN 55118
715-698-7114

City Details
MCMILLAN ESTATES
Mendota Heights, MN

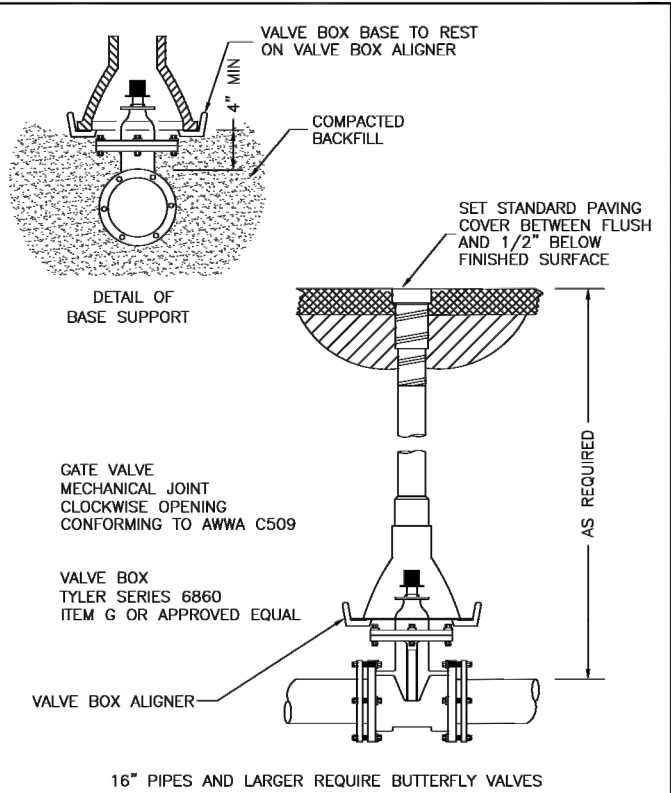
SHEET TITLE & PROJECT:

DATE	REVISION	BY

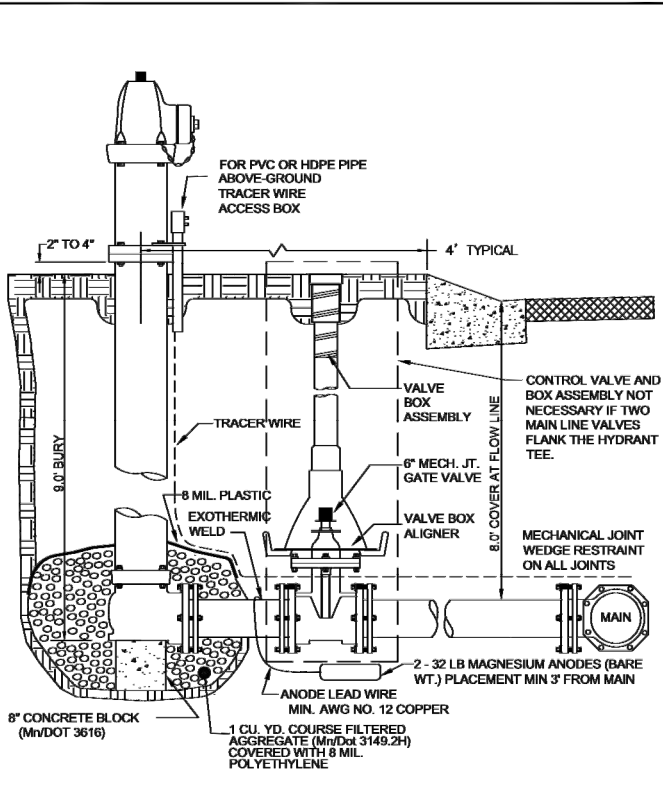
PROJECT NO:
202142

SHEET

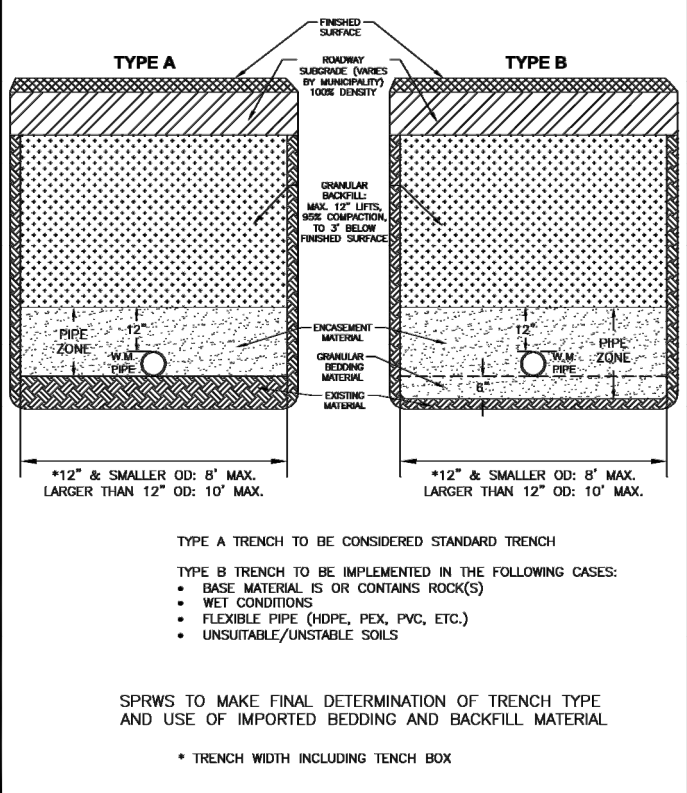
C18



DR. <i>LJP</i>	DATE. 01/13/2020	SAINT PAUL REGIONAL WATER SERVICES ST. PAUL, MINNESOTA	STANDARD PLATE
CH. <i>TMH</i>			
APPROVED <i>DJS</i>		VALVE BOX & INSTALLATION	D-2



DR. <i>AMB</i>	DATE. 01/13/2020	SAINT PAUL REGIONAL WATER SERVICES ST. PAUL, MINNESOTA	STANDARD PLATE
CH. <i>TMH</i>			
APPROVED <i>RWH</i>		HYDRANT INSTALLATION	D-3



DR. <i>AMB</i>	DATE. 02/05/2020	SAINT PAUL REGIONAL WATER SERVICES CITY OF ST. PAUL, MN	STANDARD PLATE
CH. <i>TMH</i>			
APPROVED <i>RWH</i>		WATER MAIN TRENCH DETAIL	D-5

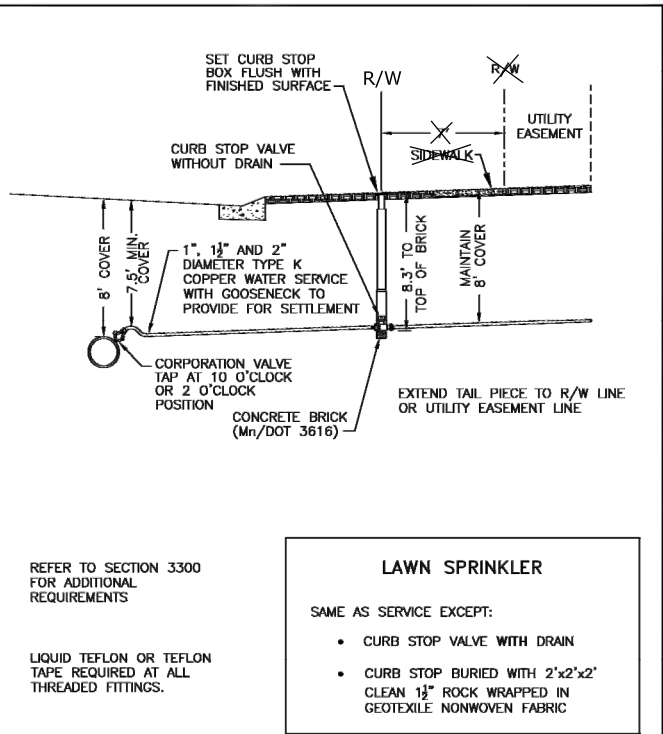
DUCTILE IRON PIPE (DIP) WRAPPED IN POLYETHYLENE

MINIMUM FEET OF RESTRAINED PIPE REQUIRED

PIPE SIZE	7.0' COVER			8.0' COVER			DEAD END
	22.5"	45"	90"	22.5"	45"	90"	
4"	2	5	10	29	2	4	25
6"	3	6	14	41	3	6	36
8"	4	8	19	53	4	7	47
12"	6	11	26	76	5	10	67
16"	7	14	34	99	6	13	87
20"	9	17	41	121	8	16	107
24"	10	20	48	142	9	18	126
30"	12	24	58	173	11	22	154
36"	14	28	68	204	12	25	181
42"	16	32	77	232	14	29	207
48"	17	36	85	261	16	32	233

THE TABLE WAS DEVELOPED FROM CRITERIA IDENTIFIED IN THE
EBBA IRON INC. RESTRAINED LENGTH CALCULATOR.
THE TABLE ASSUMES 150 PSI, MH. GRANULAR SOILS AND TYPE 4

DR. <i>AMB</i>	DATE. 01/13/2020	SAINT PAUL REGIONAL WATER SERVICES CITY OF ST. PAUL, MIN	STANDARD PLATE
CH. <i>TMH</i>			
APPROVED <i>RWH</i>		RESTRAINED PIPE REQUIREMENT DIP 7.0' - 8.0' EARTH COVER	D-11 2 of 4



DR. <i>LJP</i>	DATE. 02/03/2023	SAINT PAUL REGIONAL WATER SERVICES CITY OF ST. PAUL, MN	STANDARD PLATE
CH. <i>MGA</i>			
APPROVED <i>DJS</i>		TYPICAL 1", 1-1/2" AND 2" SERVICE & LAWN SPRINKLER INSTALLATION	D-13

DATE	REVISION	BY

OFFICIAL PLAT

MCMILLAN ESTATES

KNOW ALL PERSONS BY THESE PRESENTS: That Spencer McMillan and Breanna McMillan, husband and wife, owners of the following described property:

Outlot A in Grappendorf First Addition, according to the recorded plat thereof, Dakota County, Minnesota.

And Outlot B in Grappendorf First Addition, according to the recorded plat thereof, Dakota County, Minnesota.

And the North Quarter of the Southeast Quarter of the Southeast Quarter of Section 24, Township 28, Range 23, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as MCMILLAN ESTATES, and do hereby dedicate to the public for public use forever the public ways and drainage and utility easements as created herewith.

In witness whereof said Spencer McMillan and Breanna McMillan, husband and wife, have hereunto set their hands this ____ day of _____, 20__.

Spencer McMillan Breanna McMillan

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Spencer McMillan and Breanna McMillan.

Signature _____
Printed Name _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

I Curtiss Kallio 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__.

Curtiss Kallio, Licensed Land Surveyor, Minnesota License No. 26909

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Curtiss Kallio.

Signature _____
Printed Name _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF MENDOTA HEIGHTS, STATE OF MINNESOTA

This plat of MCMILLAN ESTATES was approved and accepted by the City Council of Mendota Heights, 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 _____ Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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 _____
Todd B. Tollefson, Dakota County Surveyor

BOARD OF COMMISSIONERS, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the ____ day of _____, the Board of Commissioners of Dakota County, Minnesota approved this plat of MCMILLAN ESTATES and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2 and pursuant to the Dakota County Contiguous Plat Ordinance.

Chair, County Board County Treasurer - Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

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__.

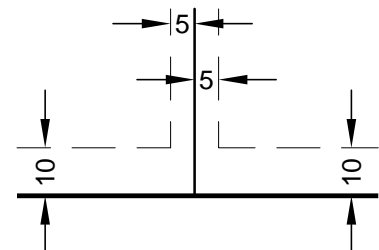
Department of Property Taxation and Records Amy A. Koethe, Director

REGISTRAR OF TITLES, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of MCMILLAN ESTATES, was filed in the office of the Registrar of Titles for public record on this ____ day of _____, 20__ at ____ o'clock ____ M., and was duly filed in Book ____ of Plats, Page _____, as Document Number _____.

Amy A. Koethe, Registrar of Titles

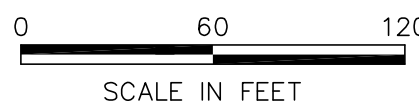
DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



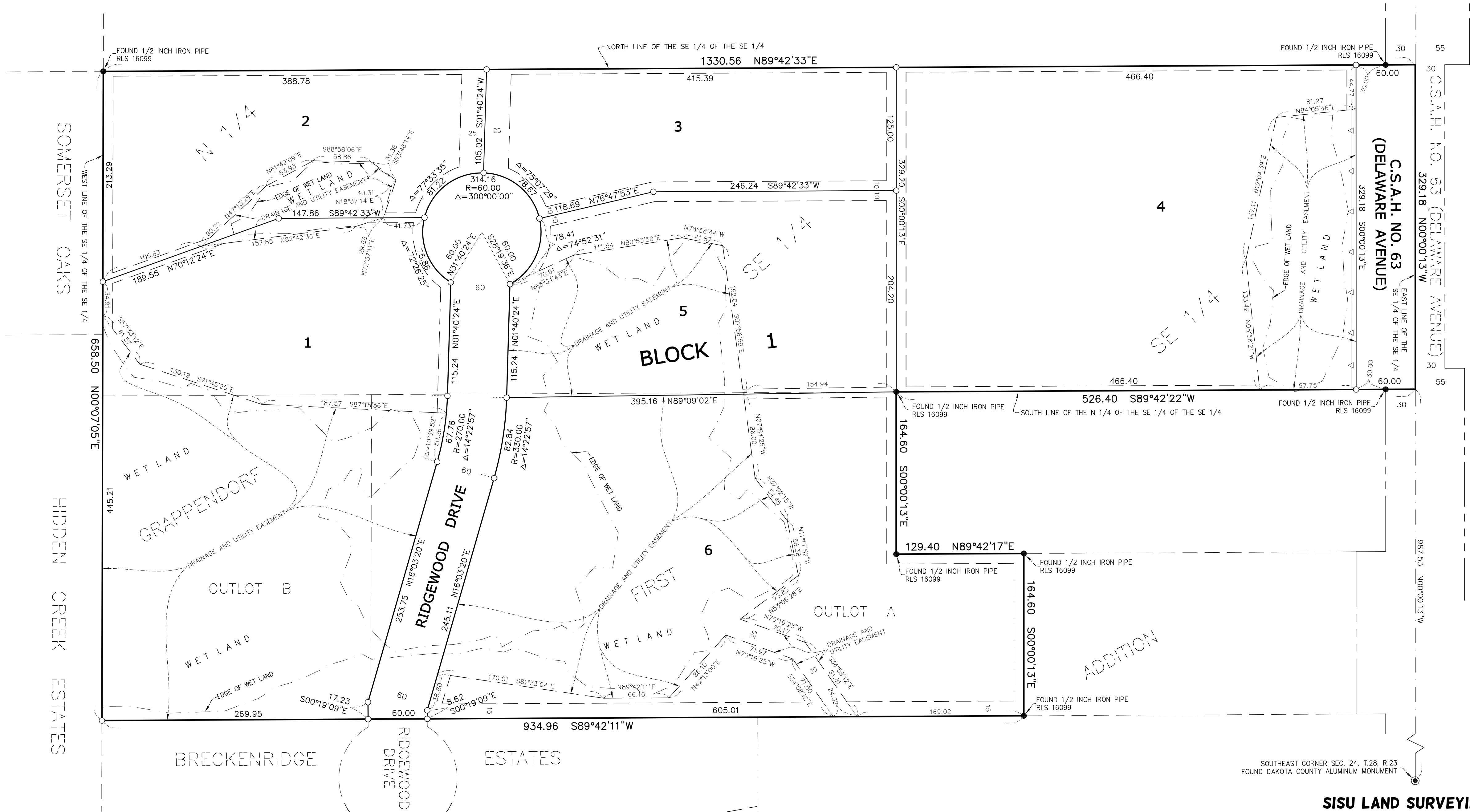
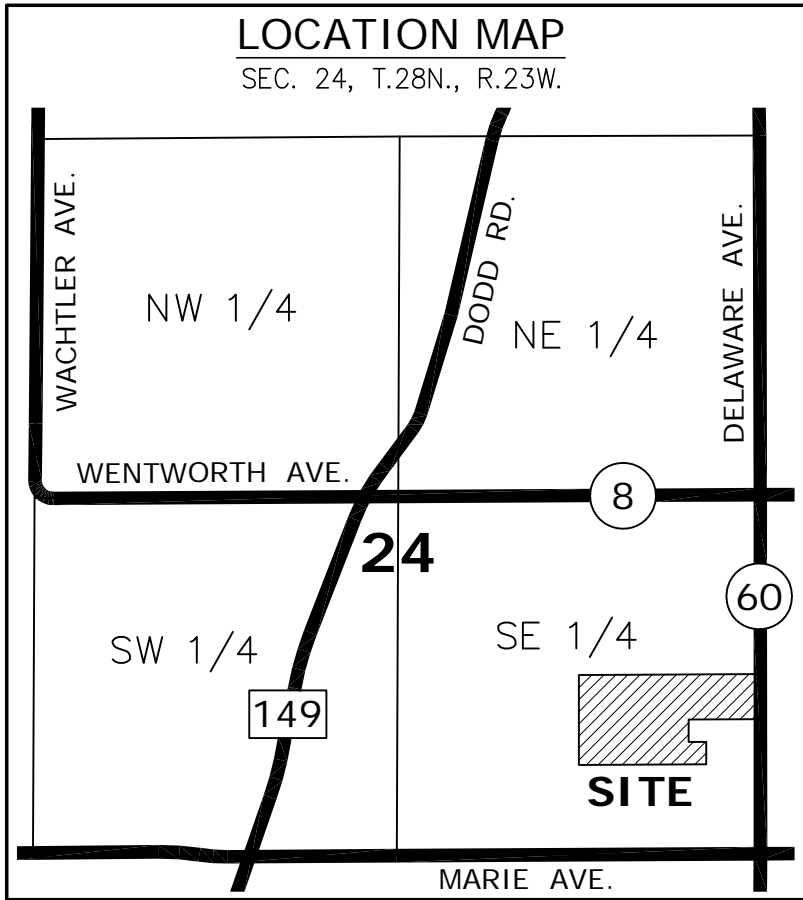
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES,
AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF
WAY LINES AND REAR LOT LINES, UNLESS
OTHERWISE INDICATED, AS SHOWN ON THIS PLAT.



THE EAST LINE OF THE SOUTHEAST
QUARTER OF SECTION 24, TOWNSHIP 28,
RANGE 23, DAKOTA COUNTY, MINNESOTA
IS ASSUMED TO BEAR N00°00'13"W.



- DENOTES COUNTY MONUMENT FOUND
- DENOTES MONUMENT FOUND AS SHOWN
- DENOTES 1/2 INCH BY 14 INCH MONUMENT SET AND MARKED BY LICENSE NO. 26909, UNLESS OTHERWISE SHOWN.
- △ DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE



SOUTHEAST CORNER SEC. 24, T.28, R.23
FOUND DAKOTA COUNTY ALUMINUM MONUMENT

SISU LAND SURVEYING

From: [Sean Fahnhorst](#)
To: [Krista Spreiter](#); [Sarah Madden](#)
Cc: [ken.powell@state.mn.us](#); [lewis.brockette@state.mn.us](#); [les.lemm@state.mn.us](#); [stephanie.levine@mendotaheightsmn.gov](#); [sally.lorberbaum@mendotaheightsmn.gov](#); [john.maczko@mendotaheightsmn.gov](#); [john.mazzitello@mendotaheightsmn.gov](#); [joel.paper@mendotaheightsmn.gov](#); [brian.watson@co.dakota.mn.us](#); [environ@co.dakota.mn.us](#); [pat.lynn@state.mn.us](#)
Subject: Re: Notice of Application - Wetland Permit for McMillan Estates
Date: Monday, May 12, 2025 9:30:17 AM
Attachments: [Fahnhorst-Objection_DeMinimis_Exemption_Mendota_Heights.pdf](#)
[2025-04-14 Wetland_WCA_MN_joint_appl_form_Signed.pdf](#)
[McMillan Estates_NOA_2025_4_21.pdf](#)

RE: Objection to De Minimis Exemption Request for McMillan Estates – Wetland Impact under the Minnesota Wetland Conservation Act

Dear City Staff,

I am writing to formally object to the applicant's request for a de minimis exemption under the Minnesota Wetland Conservation Act (WCA), Minn. Stat. § 103G.222, in connection with the proposed wetland impact at Parcel ID: 27-31100-00-010, McMillan Estates, in the City of Mendota Heights.. Upon review of the project materials and applicable law, I respectfully urge the City, acting as the Local Government Unit, to deny the exemption request for the following reasons:

1. The Impact of the Wetland Destruction Will Affect Neighboring Property

A large share of the wetland proposed to be filled is located on neighboring lots, including mine. This request will directly impair others' property without any drainage or environmental analysis provided by the applicant. Unmitigated wetland fill will raise the nearby water table and irreparably change the landscape, harming neighbors. Further, decisions to fill multi-lot wetlands to build a public roadway should be made by the community, not a single landowner.

2. The Proposed Impact Exceeds De Minimis Thresholds When Viewed Cumulatively

Under Minn. R. 8420.0420, the de minimis exemption does not apply when the proposed impact is part of a larger project or a pattern of incremental wetland loss. Available site plans and permit history indicate that the applicant's proposed activity is one phase of a larger development (Breckenridge, Grapenndorf, and Hidden Creek projects), and prior wetland impacts on the same parcel and adjacent lots have already contributed to exceeding the allowable exemption threshold.

3. The Wetland Is Located Within a Regionally Significant Natural Area and Serves High Functional Value

The wetland in question is part of an interconnected system upstream from the Mississippi River Corridor Critical Area (MRCCA). According to the Lower Mississippi River Watershed Management Organization (LMRWMO) Watershed Management Plan (2021–2030), this area is designated as ecologically significant, supporting stormwater retention, groundwater recharge, and habitat for migratory species. Minn. R. 8420.0420 prohibits de minimis exemptions in wetlands of high functional value, such as those identified in local plans or state inventories.

4. The Exemption Conflicts with Local Water Management Policies

The applicant's proposal is inconsistent with the City of Mendota Heights Surface Water Management Plan, which promotes a "no net loss" policy and discourages fill activities in wetlands and buffers. That plan requires applicants to demonstrate full compliance with wetland sequencing and to avoid impacts to

high-value wetlands. Inconsistency with local water management policies precludes granting of the exemption.

5. No Reasonable Alternatives Analysis Has Been Provided

The applicant has not presented sufficient documentation that the proposed wetland impact is unavoidable. Minn. R. 8420.0515 mandates that wetland impacts be allowed only if there are no feasible and prudent alternatives. Based on review of the submitted site plan, reasonable alternatives appear to exist, such as shifting impervious surfaces or adjusting building footprints. Failure to evaluate and disclose these options is grounds for denial.

Conclusion

The de minimis exemption is intended for truly minor, unavoidable wetland impacts. In this case, the size, ecological function, cumulative context, and conflict with adopted local and regional plans clearly disqualify the proposed activity. I respectfully urge the City to enforce the Minnesota Wetland Conservation Act in accordance with its conservation purpose and deny the applicant's request for a de minimis exemption.

Sincerely,

Sean Fahnhorst

From: [Linda Pontinen](#)
To: [Sarah Madden](#)
Subject: Fwd: McMillan Estates
Date: Monday, May 12, 2025 5:03:51 PM

Dear Sarah,

We have resided at 1760 Ridgewood Drive in Mendota Heights for 49 years. We have lived and grown with the land and love and truly enjoy its great trees, wetlands, and varied wildlife. The feeling of being one with nature is an unforgettable experience enhanced by miles of hiking and cross country ski trails we had created throughout the McMillan and Ritter (now Hidden Creek) properties. We were a community of neighbors who shared these trails as though they belonged to everyone.

Please note the included wetlands map from
national wetlands inventory

revealing that we share a 320+ foot property line with the McMillan property north of us. Along this line are deer, turkeys, rabbits, foxes plus about 18 large or heritage trees, over 30 medium sized trees, and numerous small trees and bushes. These animals depend upon the veterans to survive. The trees grow on and in close proximity (both sides) to the property line, along its entire length. We invite every city council and planning committee member to hike on our land and observe these beautiful trees, wetland fields, and wildlife!

Although this proposal will not fill our land, it will fill a wetland that extends on to our land.

We are deeply concerned with the impact changes to the soil, trees, wetlands and wildlife just north of us will have on our property. The wetlands obviously dip into our property as can be observed from the map below. We, as many other neighbors, are affected by any changes to the environment.

If the wetlands are filled just north of us, how will that affect the drainage onto our property? Will the tree roots be damaged? If so, trees on our property will die. That will adversely affect the wildlife that in some cases may even cease to exist

Even worse, a potential driveway exists on the plat map a mere five feet from our property line. Building that driveway will cut down many trees and damage the roots of countless others, resulting in their eventual deaths. We've opposed that plan from the beginning and asked the driveway be moved 40-50 feet farther north. That would preserve the roots extending that far and save nearly all of the trees on or near the line, as well as preserving the future, known for years as the Super Block, the largest natural forested and wildlife area in Mendota Heights. A true legacy.

There are other concerns we have such as the creek that runs parallel to our property line that is missing on the map. It is not accurate.

Also, it appears our cul-de-sac will be filled in, reducing neighborhood use for gatherings and games while increasing traffic and the speed of passing cars. It will reduce our property

values and be more dangerous to our young children. We also question how Ridgewood drive can be extended so far north as it already exceeds the maximum allowable length?

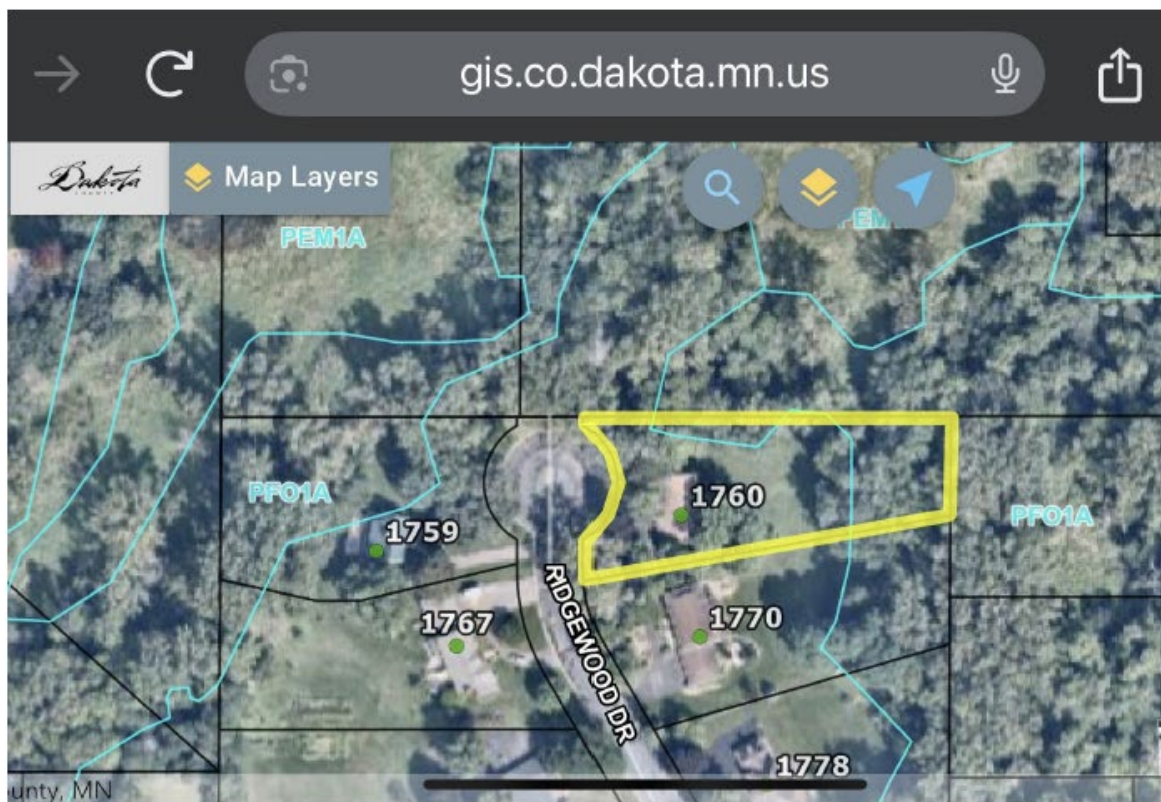
We strongly oppose any variances or exemptions to the ordinances set in place to protect our community of nature and wildlife, especially with regards to the preservation of wetlands, wildlife and heritage trees. Allowing these exemptions are inconsistent with the messages that the city has been giving about the importance of environmental protection and community.

We are grateful for how seriously and diligently our city has fought to preserve the natural environment of Mendota Heights. We sincerely applaud our mayor, council members, city planners and committees as we have observed first hand the energy, wisdom and support they have displayed to promote and preserve the natural resources of our community, which preserves the character of our land!

Please continue to support and protect our natural neighborhoods as you have done in the past.

Sincerely,

Linda and Paul Pontinen



From: Jonathan Deering <deerinj@gmail.com>
Sent: Monday, May 12, 2025 9:15 PM
To: Krista Spreiter <KSpreiter@mendotaheightsmn.gov>
Subject: Re: Notice of Application - Wetland Permit for McMillan Estates

Good Evening Krista,

I am writing to formally share my concerns regarding the proposed McMillan Estates subdivision, particularly as it relates to potential impacts on the wetland complex located near Ridgewood Drive and Hidden Creek Trail.

1. De Minimis Exemption and Hidden Creek Cumulative Impact

It is my understanding that the neighboring Hidden Creek development, built in 2004, contributed to significant prior impacts on the shared wetland basin of this current proposal. I have not received communications in response to my prior inquiry on this topic, but assuming this is the case, any **cumulative impact analysis** under Minnesota Rule 8420.0420 must account for those effects and would show that the basin has already exceeded allowable thresholds for a de minimis exemption.

If Hidden Creek's impact does not, in your judgment, disqualify the McMillan Estates proposal from seeking a de minimis exemption, then I respectfully request that your office **clearly communicate** to the applicant — and the public — the **required steps** and **contingency plan** if, during construction, even a modest overage occurs (e.g., exceeding the permitted impact buffer, which as proposed sits at <10 square feet). Given the extremely narrow margin proposed, the likelihood of unintended impact seems high, and it is my request that a **full mitigation and sequencing plan should be prepared** rather than handled retroactively.

2. Wetland Quality and Functional Integrity

The wetlands in this area serve as a vital natural resource, providing not only ecological value but also critical regional **water management functions**, including groundwater recharge, stormwater filtration, and flood mitigation. The proposed development risks degrading these functions by introducing additional impervious surface area, altering hydrology, and fragmenting natural systems. As the lowest lying house in the proposed development area, this is of **serious concern** to me. Current proposed plans show stormwater management plans that would release the additional water from the extended cul-de-sac back to the current cul-de-sac, along my property line. The approval of a de minimis exception that negates to fully investigate and appreciate the impact the developer's proposal would have on water management from the proposed impacts on the wetland unnecessarily exposes the city and developer to legal risks if the exception and proposed plan leads to damages to neighboring properties.

3. Critical Wildlife Habitat and Corridor Disruption

The wetland and adjacent wooded areas form an essential **wildlife corridor** supporting a

wide range of species including deer, coyotes, foxes, hawks, eagles, ducks, amphibians, and turkeys. This habitat provides breeding grounds, migration stopover points, and foraging opportunities. Disruption or fragmentation of this space could irreversibly reduce local biodiversity and undermine decades of ecological stewardship in the Mendota Heights area.

Request for Consideration

I ask that your office give full consideration to these concerns in any decision-making process and that a formal evaluation of:

- Cumulative impacts from prior adjacent development,
- Risk of buffer overages leading to WCA non-compliance, and
- Wildlife habitat value and wetland functionality

...be conducted and communicated clearly with the applicant and broader community.

Please confirm receipt of this message and let me know how I can stay informed of any upcoming meetings, hearings, or decision timelines related to this proposal.

Sincerely,

Jonathan Deering

1759 Ridgewood Drive

McMillan Estates development



Jill Lipset <jill.lipset@tphmn.com>

To Sarah Madden

Cc Max Lipset

Reply Reply All Forward

Tue 5/13/2025 4:12 PM

Follow up. Start by Wednesday, May 14, 2025. Due by Wednesday, May 14, 2025.
If there are problems with how this message is displayed, click here to view it in a web browser.

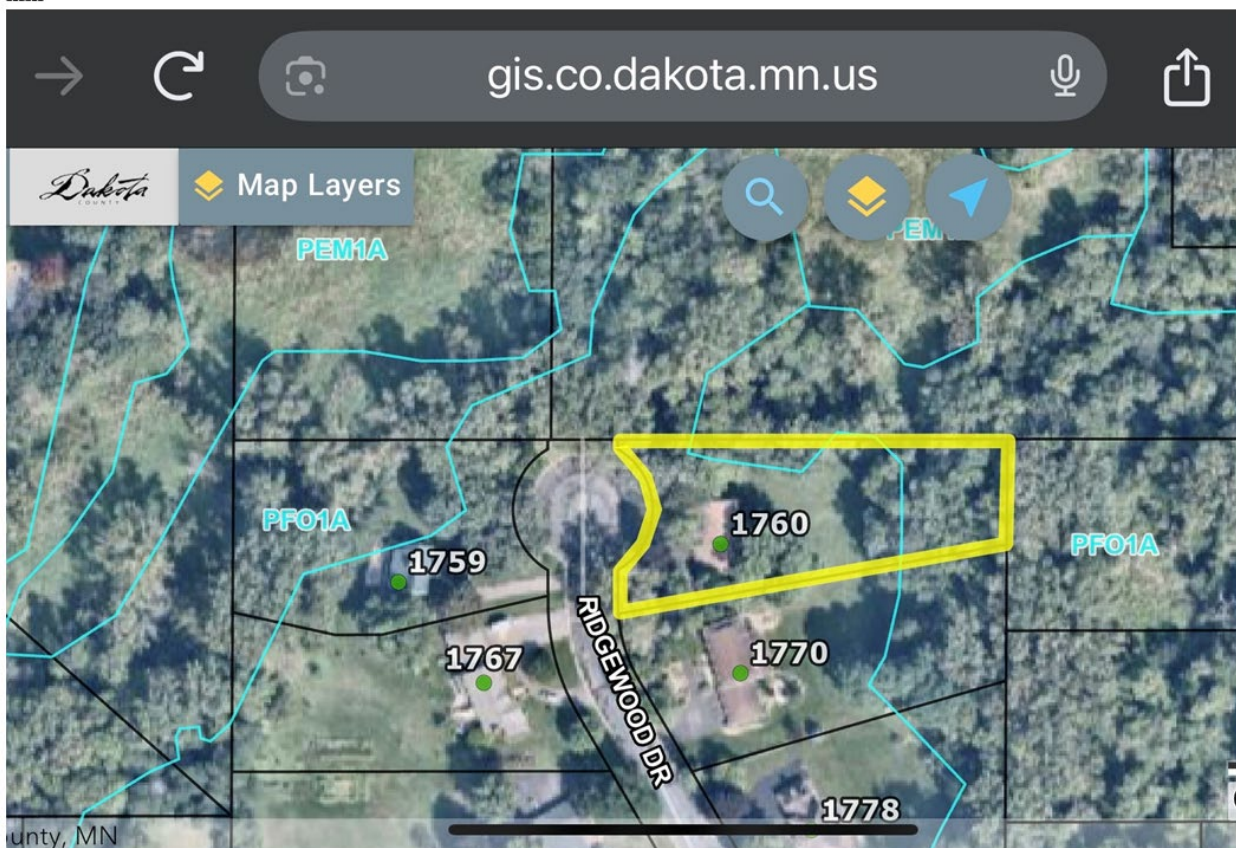
Hi Sarah,

My name is Jill Lipset and my family and I are the new residents at 1770 Ridgewood Drive (closed on March 8, 2025). Prior to that we lived at 1521 Dodd Road for ten years, and I grew up in the Copperfield neighborhood of Mendota Heights, where my mom still resides. We are active and involved community members and have cherished raising our kids and building our lives here.

Upon moving into our new house, we were informed by the neighbors about the ongoing battle regarding the development rights of the wetlands by McMillan properties. Given that the natural lands were an absolute major reason why we bought the property, it was extremely troubling to learn that this was in jeopardy. As a longtime resident of Mendota Heights, I have been proud of commitment to preserving natural land and keeping the city a place where families of different incomes can reside, and trees, fresh air, and animals are valued and respected. This is what has made this place a generational neighborhood that is unique to the Twin Cities. Even prior to learning about the McMillan Estates development plans, I have noticed the trend of new builds in the city that are changing the character of Mendota Heights. Living on/near Dodd & Wentworth for ten years with seeing a handful or so of knock-downs and rebuilds of massive houses happen, there was a recent explosion of these 1-2 million dollar houses in the past year. It sounds like the McMillan Estates plan is on track with this new trend, and it is super disappointing and concerning that this is being allowed to take place. These protected wetlands deserve to be kept for generations to come, rather than turned into another multi-million dollar single family home. Below is some language written by a neighbor that goes into more details about the proposed development and the destruction it would cause.

As one small example....we moved in March and my younger daughter could not yet ride a bike. We lived on busy Dodd road and she wasn't confident yet to try. Within two weeks of us moving to 1770 Ridgewood Drive, she taught herself to bike in the cul de sac with the younger neighbor kids cheering her on. This would never have happened if the cul de sac was filled in and turned into a through road. We were so excited for this to be our forever home with such amazing privacy, and this is such a disappointment. Please do what you can to prevent this development from happening and please be sure to update residents with all news pertaining to this project.

Thank you,
Jill & Max Lipset
651-216-1746
1770 Ridgewood Drive



Please note the included wetlands map from national wetlands inventory revealing that we are one house in from sharing a 320+ foot property line with the McMillan property north of us. Along this line are deer, turkeys, rabbits, foxes plus about 18 large or heritage trees, over 30 medium sized trees, and numerous small trees and bushes. These animals depend upon the veterans to survive. The trees grow on and in close proximity (both sides) to the property line, along its entire length. We invite every city council and planning committee member to hike on our land and observe these beautiful trees, wetland fields, and wildlife!

Although this proposal will not fill our land, it will fill a wetland that extends on to our land.

We are deeply concerned with the impact changes to the soil, trees, wetlands and wildlife just north of us will have on our property. The wetlands obviously dip into our property as can be observed from the map below. We, as many other neighbors, are affected by any changes to the environment.

If the wetlands are filled just north of us, how will that affect the drainage onto our property? Will the tree roots be damaged? If so, trees on our property will die. That will adversely affect the wildlife that in some cases may even cease to exist.

Even worse, a potential driveway exists on the plat map a mere five feet from our property line. Building that driveway will cut down many trees and damage the roots of countless others, resulting in their eventual deaths. We've opposed that plan from the beginning and asked the driveway be moved 40-50 feet farther north. That would preserve the roots extending that far and save nearly all of the trees on or near the line, as well as preserving the future, known for years as the Super Block, the largest natural forested and wildlife area in Mendota Heights. A true legacy.

There are other concerns we have such as the creek that runs parallel to our property line that is missing on the map. It is not accurate.

Also, it appears our cul-de-sac will be filled in, reducing neighborhood use for gatherings and games while increasing traffic and the speed of passing cars. It will reduce our property values and be more dangerous to our young children. We also question how Ridgewood drive can be extended so far north as it already exceeds the maximum allowable length?

We strongly oppose any variances or exemptions to the ordinances set in place to protect our community of nature and wildlife, especially with regards to the preservation of wetlands, wildlife and heritage trees. Allowing these exemptions are inconsistent with the messages that the city has been giving about the importance of environmental protection and community.

We are grateful for how seriously and diligently our city has fought to preserve the natural environment of Mendota Heights. We sincerely applaud our mayor, council members, city planners and committees as we have observed first hand the energy, wisdom and support they have displayed to promote and preserve the natural resources of our community, which preserves the character of our land!

Please continue to support and protect our natural neighborhoods as you have done in the past.

From: [Dana Johnston](#)
To: [Sarah Madden](#)
Subject: McMillan Estates planning case No. 2025-03
Date: Thursday, May 22, 2025 1:14:53 PM

From our home on Delaware Ave, looking to the west, I am saddened to think of how much the character of our neighborhood will change by the impending McMillan Estates development. The integrity of the Super Block could be forever destroyed. Gone will be much of the natural setting with its trees, views, wildlife and privacy that have made our neighborhood unique (and the reason most of us chose to live here). As I think back on the past several years of Planning Commission and City Council meetings, I am struck by the disparity in time, effort, and resources that the city "staff" has devoted to getting Mr McMillan's development approved. I guess that's what they do, they develop. And what was originally 1-2 lots is now 6! But what of all the concerned neighbors who feel they have no voice? Who on "staff" helps us, the many affected homeowners, who desperately wish for this development to be denied? I sincerely hope that it's not too late to change course. Just because an area "can" be developed does not mean that it should be. Hopefully, the Planning Commission and City Council will see the wisdom in denying this proposal (regardless of how much time "staff" has devoted), standing up for homeowners and helping to preserve this natural land and the character of our neighborhood.

Sincerely,

Will and Dana Johnston
1769 Delaware Ave.



Planning Commission

Meeting Date: May 27, 2025

Agenda Item: **CASE No. 2025-06 Concept PUD** Application of Condor Corporation for a Planned Unit Development Amendment Concept Plan Review for the property located at 2320 Lexington Avenue

Department: Community Development

Contact: Sarah Madden,
Community Development Manager

Introduction:

The applicant, Condor Corporation, is seeking a Planned Unit Development - Concept Plan Review for an addition to the Lexington Heights Planned Unit Development located at 2320 Lexington Avenue. The subject site is currently zoned R-3 Multi Family Residential, and was developed as a Planned Unit Development in 1983 for a three-building, 225-unit apartment development. Once a PUD has been approved, it typically serves as a form of zoning category (overlay) on a site. However, the apartment complex properties have remained under the R-3 High Density Residential District since their development, as all current and past zoning maps for the City have identified the sites as R-3 Zoning. This does not negate the fact that the City adopted a Resolution for a CUP for a PUD to establish the Lexington Heights Planned Unit Development.

The City recently adopted a new zoning ordinance that modified the way that the City acknowledges and processes Planned Unit Developments. As this application moves forward in the Planned Unit Development Amendment review process, part of the requested approvals will be a rezoning request to acknowledge the Planned Unit Development Overlay District. The Planned Unit Development Ordinance requires that any extensions, alterations, or modifications to building envelopes or structures must be approved via the standard review process for a new Planned Unit Development, and that changes in the use of common open space may be authorized by an amendment to the Final Development Plan with a Zoning Amendment.

The presentation and discussion this evening is related to the newly outlined process in Code for an amendment to a Planned Unit Development following completion of the Final Development Plan. The first step is a Concept Plan review, which is submitted to the City to be reviewed by the Planning Commission and the City Council.

This item is intended only to be advisory to the Applicant. The Planning Commission may make recommendations regarding the Concept Plan and give reasons for that recommendation, but the discussion and recommendation is not binding on the City, and no formal determination is made regarding the application request. Formal determinations on the full Planned Unit Development Amendment proposal would follow this Concept Plan review step.

Background:

The Planned Unit Development (PUD) process is intended to provide a flexible zoning district for the design and development of land that is appropriate to the physical site characteristics of the development, and surrounding land uses. The flexibility that is granted by the City in approval of a Planned Unit Development is outlined through 'deviations' from City Code which would otherwise not be permitted, or might traditionally require a Variance approval. This flexibility is granted in return for a public benefit to the City and/or community, which may be other areas of zoning and city code requirements where standards are exceeded, or where a policy goal of the City is achieved.

The Applicant would like to construct a new multi-family building on their property as part of an expansion of the Lexington Heights development. The new building would be a 4-Story development with parking below, with 67-units of housing, bringing the total unit count within the PUD area to 292 units. The Lexington Heights Planned Unit Development was authorized in 1983 by Resolution No. 1983-95. At that time, the property owner was granted a Variance from the density requirement for approximately 12.4 units per acre. The density today is approximately 13.9 units per acre. This proposed Planned Unit Development will at minimum be requesting a deviation to the density requirements of the R-3 Zoning District, similar to what has already been approved on the site. Other deviations from the City Code may be reviewed once full civil and architectural plans are prepared for the site.

The applicant has provided information on the existing conditions of the site, and has provided a concept plan showing the location of the new addition, potential layouts of units within the building, and the layout of the underground parking. A full analysis of the development has not been provided for the concept plan, as this application is intended to provide advisory comments and recommendations to the Applicant for their benefit in refining their project. However, the Applicant has provided in their proposed narrative a list of development standards for an R-3 site, and whether or not there is an anticipated PUD deviation, as of this concept stage review.

Analysis:**Alternatives:****Staff Recommendation:**

The Planning Commission is asked to review the Concept Plan for this Planned Unit Development Amendment request, and provide advisory comments and recommendations to the applicant. Staff will compile the development review comments and share them with the City Council at their June 3, 2025 meeting to facilitate their step in this concept review process.

Attachments:

1. Applicant Narrative
2. Lexington Heights PUD Concept - Existing
3. Lexington Heights PUD Concept - Concept Plan



MEMORANDUM

Date: May 6, 2025

To: Sarah Madden
Community Development Director
City of Mendota Heights
1101 Victoria Curve
Mendota Heights, MN 55118

From: Brady Busselman, P.E.

Project: Lexington Heights Apartments

Subject: PUD Amendment – Concept Application Narrative

Dear Ms. Madden,

On behalf of the property owner, Condor Corporation, we are pleased to submit the application for an amendment to the 1983 Planned Unit Development (PUD) at Lexington Heights Apartments, 2320 Lexington Avenue South. The owner is proposing to construct a 67-unit apartment building on the site, in an underutilized area to the east of the northernmost building in the complex. This will bring the total unit count within the PUD area to 292 units, from the current PUD approved total of 225 units. The current density of 13.9 units per acre will increase to 18.1 units per acre.

Required PUD Standards

City code chapter 12-2C-2 states that a PUD must demonstrate compliance with the following:

1. That the development and design is an appropriate use for the property and is compatible with surrounding development.

The proposed building will be situated in an underutilized portion of the site, between an existing parking lot and I-35E. The building is compatible with the existing multifamily buildings on site, and will provide below ground parking at a rate of 1 stall per unit. The existing parking lot at the north building currently has 126 total parking stalls. The concept plan shows a reconfiguration of the parking lot that provides an additional 38

stalls, for a total of 164 stalls. With a total of 88 bedrooms, the additional stall count (garage and surface) of 106 stalls (68 garage + 38 surface) exceeds the code minimum requirement of one 1 stall per bedroom. The building elevation will be designed to be consistent with the existing buildings.

2. That the streets and utilities are adequate and do not adversely affect the economical and efficient delivery of municipal services.

According to the 1983 PUD approval, a 12" watermain is located adjacent to the site within Lexington Avenue South. Per city as-built plans, a 12" sanitary sewer is also within Lexington Avenue South adjacent to the site. It is anticipated that stormwater management will be accommodated on site via expansion of the existing pond or by utilizing existing open space to create a new pond. The current Average Annual Daily Traffic (AADT) on Lexington Avenue South at this location as of 2021 is 2,172. The projected increase in daily trips (see trip generation analysis below) is 364 trips.

3. That the scale of the development is compatible with adjacent land uses and is consistent with the standards established in Chapter 4 of this Zoning Ordinance.

The underlying zoning district is R-3. The proposed building will be four stories over a subsurface garage. The current concept shows minimum unit size of 663 SF for one-bedroom units. However, the owner intends to update this design in the next submittal phase to meet the minimum area of 700 SF. Below is a summary of the current anticipated deviations under the PUD; these may change as the plans advance to the final application stage.

Table 12-2B-5.1 R-3 Dimensional and Lot Standards			Anticipated PUD Deviation?*
Minimum Lot Area per Dwelling Unit			
A	Minimum Lot Size	20,000 square feet	No
	Minimum Lot Size Per Unit	3,500 square feet per unit	Yes
Principal Building Standards			
B	Front Yard Setback	50 feet	No
C	Side Yard Setback	40 feet	No
D	Rear Yard Setback	40 feet	No
	Height (maximum)	60 feet; may exceed maximum with CUP	No
Parking and Other Standards			
	Impervious Surface Coverage (maximum)	50%, or up to 65% with approved Best Management Practices (BMPs)	No
	Parking (minimum)	One (1) space per unit or one (1) space per bedroom, whichever is greater	No
	Enclosed Parking	One space must be enclosed per unit	No
	Surface Parking minimum setback	40 feet from public ROW and 10 feet from any Principal Building	No
	Design Standards	See Section [12-4B-3E.]	No
*As of Concept stage; subject to change at final application			

Proposed Financing

The owner intends to self-finance the project.

Schedule of Development

The owner anticipates starting construction either in the fall of 2025 or spring of 2026. This schedule is primarily dependent on approval timing.

Projected Traffic

Below are daily and AM/PM peak hour trips based on the ITE Trip Generation Manual, 10th Edition:

Land Use	Units	Daily		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Multifamily Housing (Mid-Rise)	67 Dwelling Units	5.44	364	0.36	24	0.44	29
Totals:			364		24		29

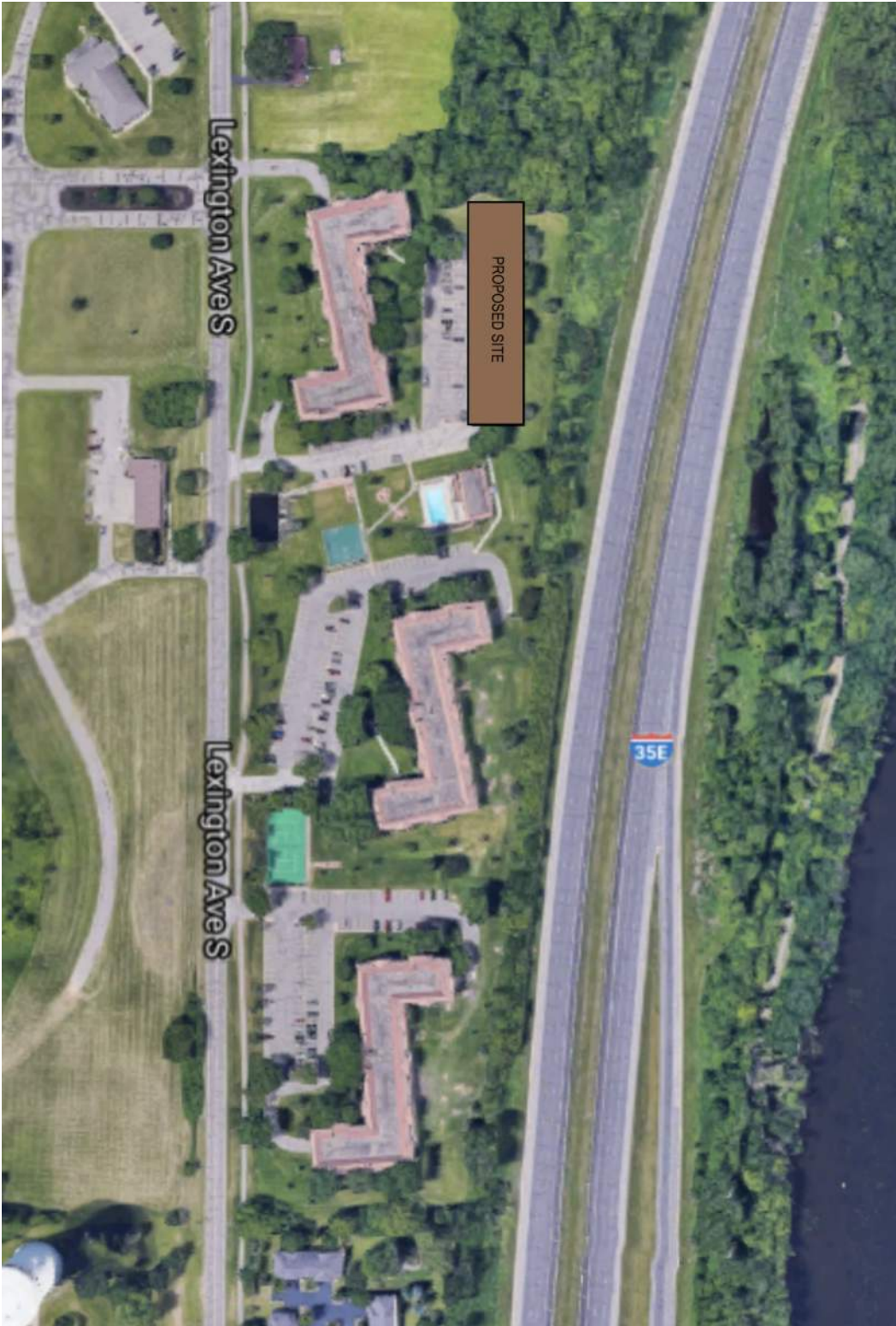
Impervious Area

For the purpose of impervious area calculation at this stage, the site is assumed to be the existing northern parcel, approximately 5.5 acres.

Existing impervious area = +/-2.3 acres
 Net impervious area increase = +/-0.7 acres
 Total proposed impervious area = +/-3 acres
 Total proposed percent impervious = +/-54%

Lexington Heights Apts. - Option 1 (4-Story + Plaza)

11/15/21



GROSS AREA - TOTAL	
Level	Area
Level 4	17,446 ft²
Level 3	18,032 ft²
Level 2	18,032 ft²
Level 1	18,032 ft²
Level -1	21,793 ft²
Grand total	93,335 ft² *

* SQUARE FOOTAGE DOES NOT INCLUDE THE DESIGN DEVOLVEMENT OF UNITS AND THE BUILDING FACADES, LIKE BUMP-OUTS OR OTHER BUILDING ARTICULATIONS.

PARKING		
Level	Type	Count
Level -1	Garage Stalls	68
Garage Stalls		68
Level 1	Surface Stalls	164
Surface Stalls		164
		232

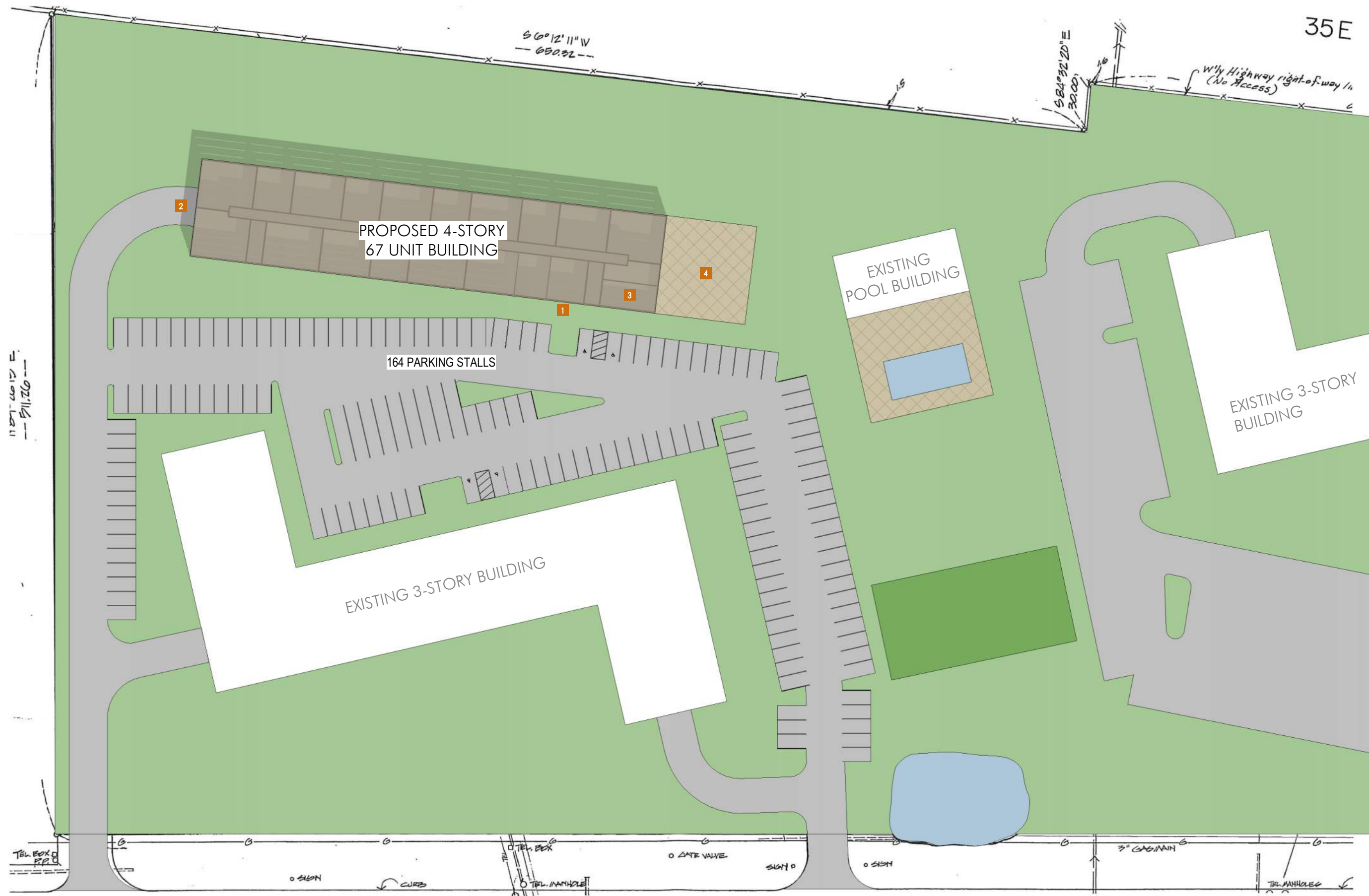
UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
1BR				
Unit A1	23	663 ft² *	15,243 ft²	34%
	23		15,243 ft²	34%
1BR +D				
Unit B1	23	884 ft² **	20,324 ft²	34%
	23		20,324 ft²	34%
2BR				
Unit C1	13	1,037 ft² ***	13,483 ft²	19%
Unit C2	8	994 ft² ***	7,953 ft²	12%
	21		21,436 ft²	31%
Grand total	67		57,004 ft²	100%

* 1-BEDROOM UNITS WILL RANGE FROM - 650-750sf

** 1-BEDROOM + DEN UNITS WILL RANGE FROM - 850-950sf

*** 2-BEDROOM UNITS WILL RANGE FROM - 1000-1250sf



COLORED SITE PLAN PALETTE

- ASPH ALT
- SIDEW ALK 1
- SIDEW ALK 2
- GRA SS 1
- GRA SS 2
- WATER
- BUILDING

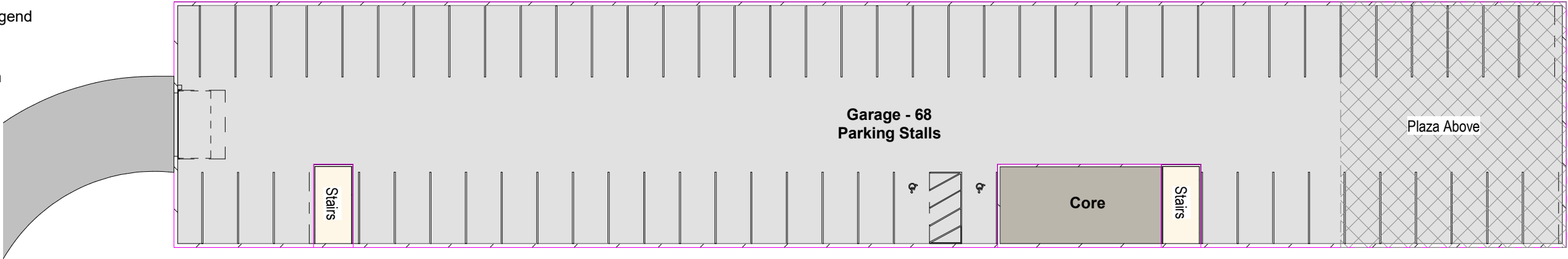
SITE PLAN KEY

- 1 BUILDING ENTRANCE
- 2 GARAGE ENTRANCE
- 3 ROOFTOP DECK
- 4 PLAZA BELOW

1 SD Site Plan
1" = 60'-0"

Color Scheme Legend

- Circulation
- Core
- Garage



① Level -1
1" = 30'-0"

Color Scheme Legend

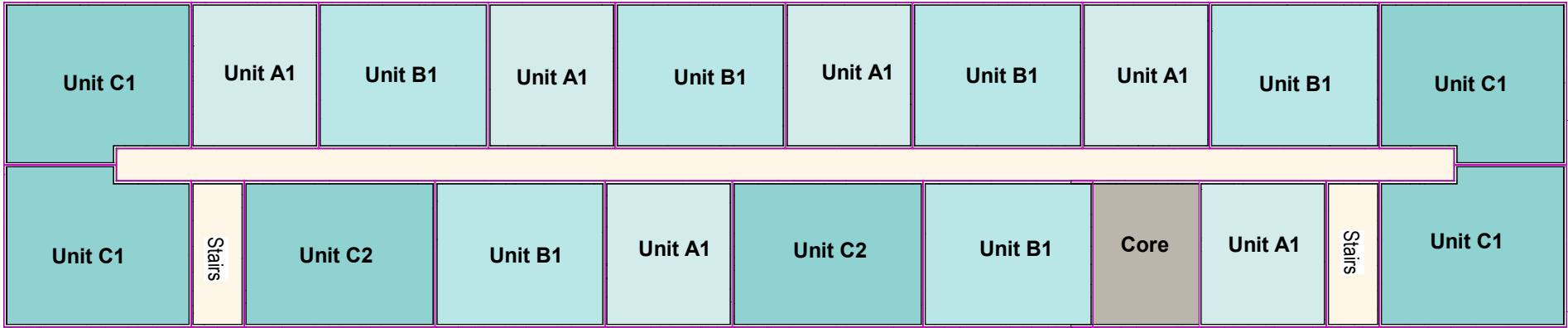
- 1BR
- 1BR +D
- 2BR
- Circulation
- Common Area
- Core



① Level 1
1" = 30'-0"

Color Scheme Legend

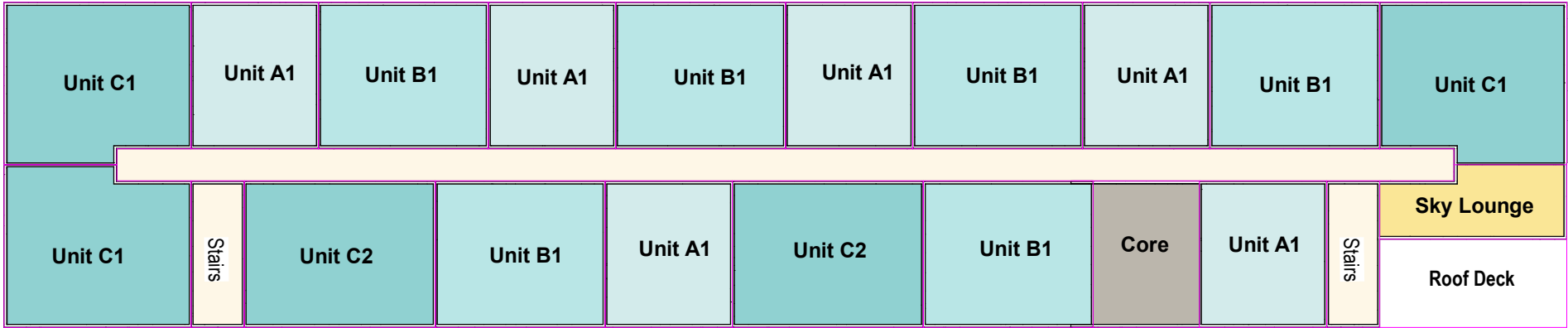
- 1BR
- 1BR +D
- 2BR
- Circulation
- Core



① Level 2 (Level 3 Similar)
1" = 30'-0"

Color Scheme Legend

- 1BR
- 1BR +D
- 2BR
- Circulation
- Common Area
- Core



① Level 4
1" = 30'-0"