



**Park Board Meeting
Agenda
March 18, 2021**

VIA ZOOM:

<https://us02web.zoom.us/j/86456648831>

Meeting ID: 864 5664 8831

Park Board Members

Member:	Lacey Shaw	2022
Member:	Matt Wessale	2021
Member:	Adam Hegeholz	2022
Member:	Thomas Adamini	2022
Member:	Andrew Anauo	2023
Alternate:	VACANT	2022
Council Liaison:	Pete Leo	

	Page
1. Call Meeting to Order	
2. Approval of Agenda	
3. Sudheimer Park.....	3-8
4. Project Updates.....	9-10
5. Board Updates and Questions	
6. Adjourn	

Upcoming Meetings:

April 15, 2021

May 20, 2021



PUBLIC SERVICES DEPARTMENT MEMO

To: Park Board Members

From: Craig Eldred, Public Services Director

Date: March 18, 2021

RE: Sudheimer Park and Project Updates

CC: Jackie Schulze, Interim City Administrator & Pete Leo, City Council liaison

Sudheimer Park:

Attached are price updates for improvements and amenities as we discussed on January 21st.

Costs have increased for materials and amenities as we discussed back in 2017.

Boardwalk, Trails and Amenities relative to the wooded area increased about 13%, \$378,935.00 to \$427,238.00.

Site and Land improvements with Amenities increased about 12%, \$510,617.00 to \$578,091.00.

Aside from this item, Oppidan has recently discussed with the City Council a zoning change and a proposed plan of improving the parcel immediately north of the Park property as apartments. The concept is the same as what was presented in 2017. While staff are unsure this will develop in this capacity, we wanted to make the Park Board aware of this subject matter. We have attached an overview of the site plan.

Staff feel it might be a good time to reengage and begin discussions the Park site improvements or options for the future of Sudheimer Park. It would be staff's recommendation that we omit the possibility of the north site being developed at this time. If the site were re-zoned and an apartment building were to come forth it would assist the improvement budget.

Waterford Park, Inclusive Playground:

The Siegle property was approved for annexation on March 1st, 2021 by the City Council. Staff have received a Preliminary Plat for the parcel and have begun review of the preliminary plan set provided by JMH Land.

We expect to our Engineers to complete topography work on the site allowing the play system to be sited within the Park. We expect to include the site elements provided by JMH Land as part of the Park Dedication improvements.

Interlaken Park:

The boulder wall improvements were awarded to GMH Asphalt on March 15th. We also had a block retaining wall fail in Interlaken Park. Staff will begin repair of the wall once the weather improves. The wall initially was constructed with recycled block.

**Sudheimer Park
August 2017**

	A	B	C	D
1	Financial Site Improvements			
2				
3	Phase I Construction			
4				
5	Item	Notes	Value	2021 Value
6	Roadway Acquisition	If Necessary @ 60,000/Ac.	7,713	8,556
7				
8				
9	Parking Lot			
10	Access Construction	If necessary	32,359	36,242
11				
12	Parking Lot	Grading and Construction	238,764	267,416
13	Trails Phase I	1745 LF Size Varies on need	70,936	79,448
14				
15	Total		349,772	391,462
16				
17	Engineering 8%		27,982	31,317
18	Contingency 10%		34,977	39,146
19	Soft Costs 15%		<u>52,466</u>	<u>58,719</u>
20	Total Costs		465,197	520,644
21				
22				
23	Amenities			
24	Shelters	Two units SQR 12	24,000	26,880
25	Picnic Tables	Two units SQR 12	1,400	1,600
26	Garbage Container	Two ALFA Earthworks	1,200	2,000
27	Signage	Lump Sum Various signs	1,500	1,700
28	Park Sign	One unit	4,000	4,580
29	Water Fountain	Elkay Consumption, Bottle and Dog	8,200	9,000
30	Waste Stations	Four units	320	380
31	Benches	Six units	<u>3,600</u>	<u>8,571</u>
32	Total		45,420	54,711
33	5% Contingency			2,736
34		Total All Items Phase I	510,617	578,091

**Sudheimer Park
August 2017**

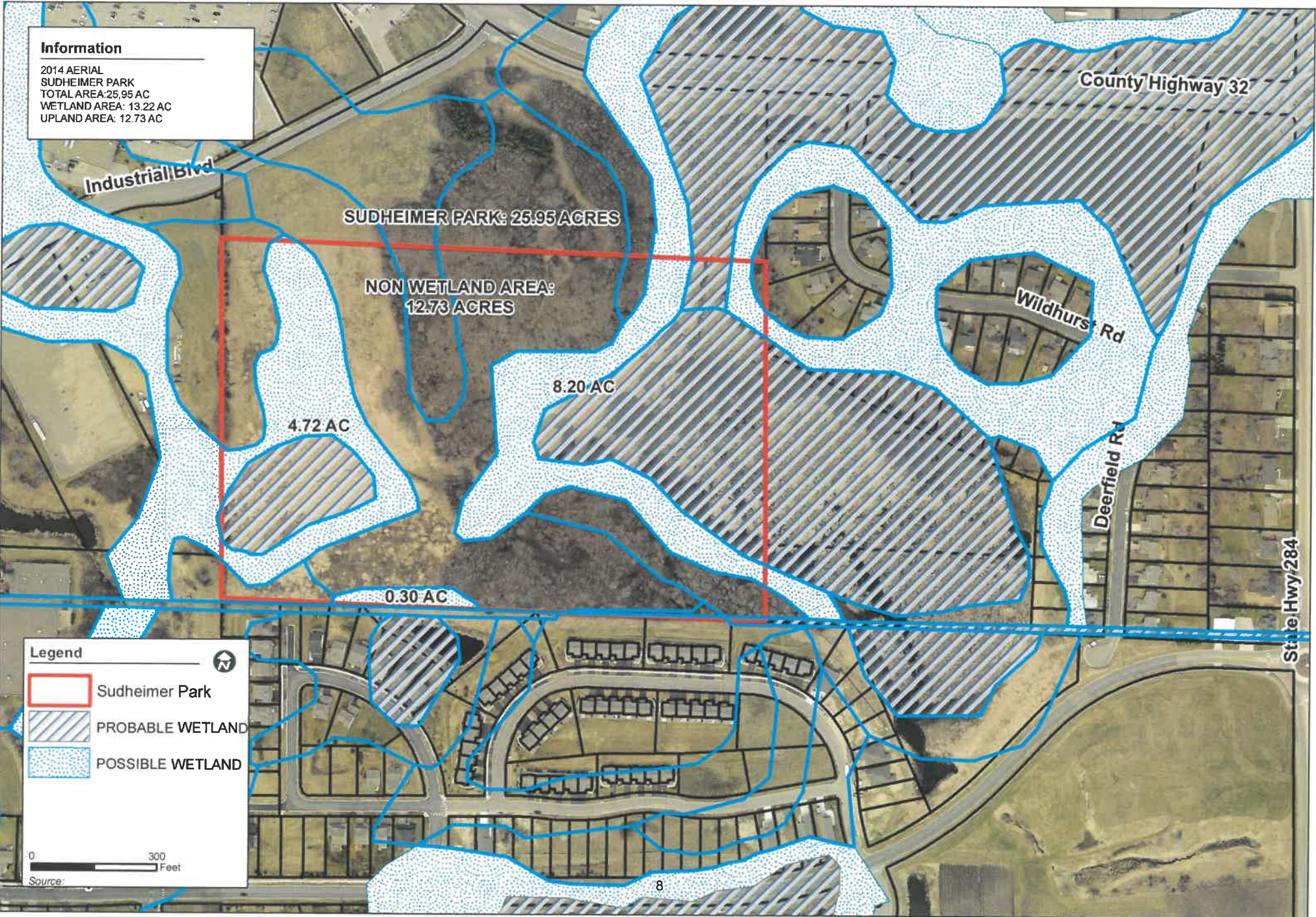
Finacial Review			
Phase II Construction			
Item	Notes	Value	2021 Value
Board Walk	175 LF	192,500	215,600
Trail Construction	2000 LF	<u>62,037</u>	69,481
Total		254,537	285,081
Engineering 8%		20,363	22,806
Contingency 10%		25,454	28,806
Soft Costs 15%		<u>38,181</u>	43,908
Total Costs		338,535	380,303
Amenities			
Shelters	Two SQR 16	33,400	38,000
Picnic Tables	Four units	2,800	2,800
Waste Stations	Three units	240	300
Garbage Cans	Three units	<u>3,600</u>	3,600
5% Contingency			2,235
Total		40,400	46,935
Total Construction Cost Phase II		378,935	427,238





Map Document: E:\UAV Photos\2017-04-20 Sudheimer Park\Working Aerial Sudheimer.mxd | Date Saved: 6/13/2017 8:15:04 PM





PROPERTY DESCRIPTION:

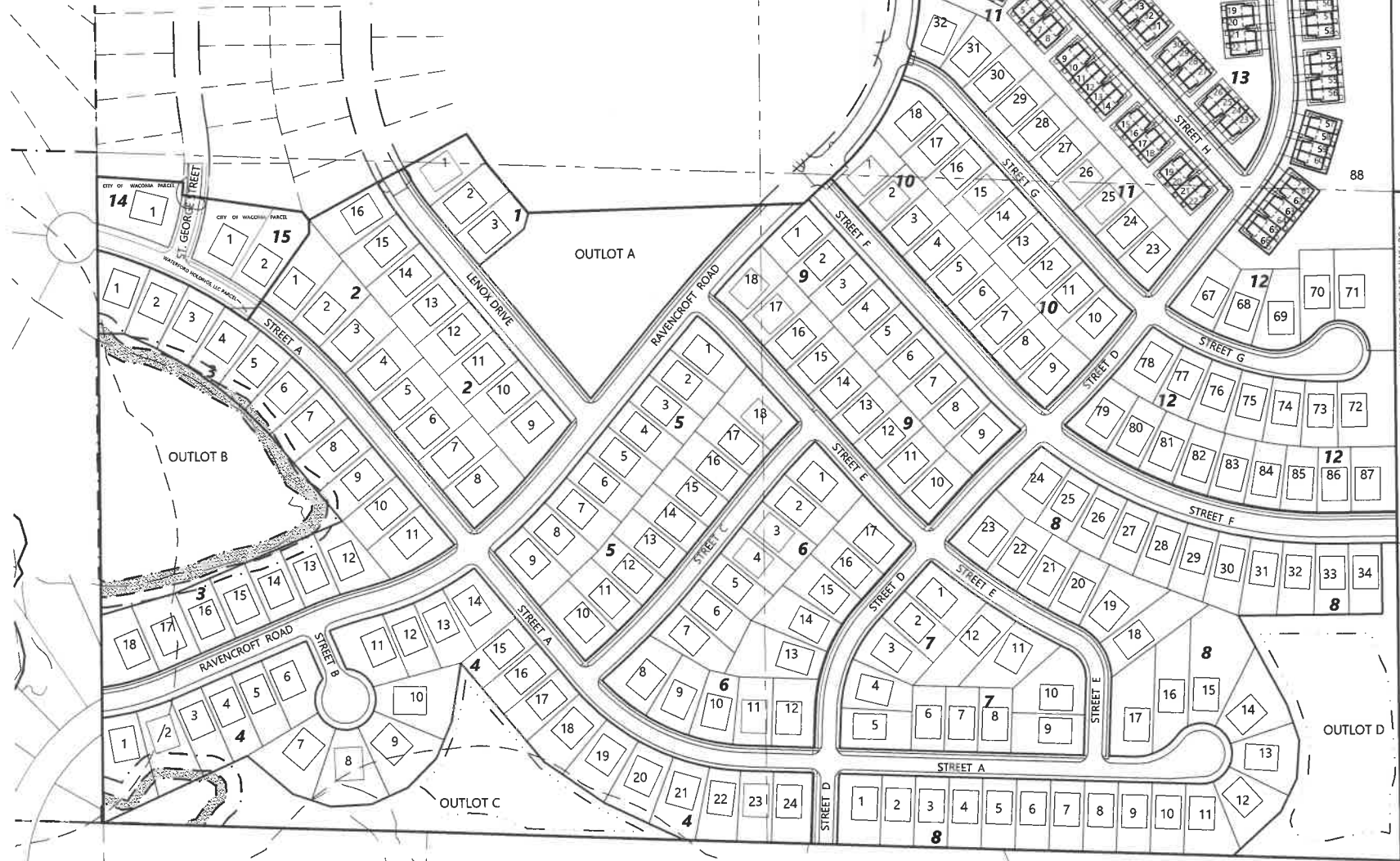
Please see existing conditions sheet for property description.

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL

DEVELOPMENT NOTES:

- 1.) ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- 2.) ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- 3.) STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- 4.) DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES.
- 5.) STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB.



DEVELOPMENT DATA

CURRENT LAND USE GUIDING:	PUD
PROPOSED ZONING:	PUD
CITY OF WACONIA PARCEL AREA:	1.08 AC
WATERFORD HOLDINGS, LLC AREA:	0.02 AC
SIEGLE PROPERTY AREA:	99.41 AC
GROSS SITE AREA:	100.51 AC
EXISTING WETLANDS:	3.15 AC
PARK AREA (OUTLOT A):	2.40 AC
HIGHWAY 284:	1.73 AC
NET DEVELOPABLE AREA:	93.23 AC
DEVELOPMENT SUMMARY:	
65' SINGLE FAMILY HOMES	171 LOTS
75' SINGLE FAMILY HOMES	41 LOTS
ROW TOWNHOMES	144 UNITS
TOTAL HOMES:	356 HOMES
PROJECT OPEN SPACE:	
(L33B11, L88B12, L57B13 & OUTLOT A, B, C, D (LESS WETLANDS & PONDS))	18.15 AC (19.5% OF NET)
PROJECT DENSITY:	
GROSS DENSITY: (356 UNITS/100.51 AC GROSS SITE AREA)	3.54 UN/AC
NET DENSITY: (356 UNITS/93.23 AC NET DEVELOPABLE)	3.82 UN/AC

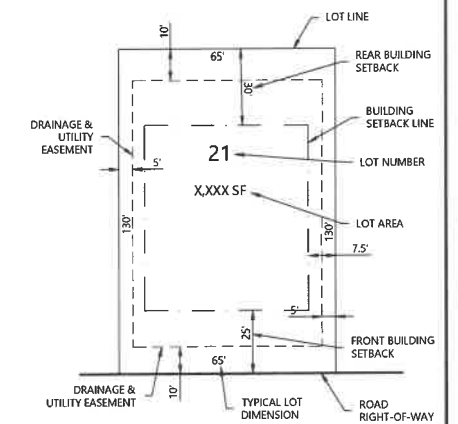
PUD LOT STANDARDS

STANDARD	65' SINGLE FAMILY (R-2 DISTRICT)	75' SINGLE FAMILY (R-1 DISTRICT)	MULTI-FAMILY TOWNHOMES (R-3 DISTRICT)
MINIMUM LOT AREA	8,402 SF	10,500 SF	N/A
AVERAGE LOT AREA	10,100 SF	12,157 SF	N/A
MINIMUM LOT WIDTH	65'	75'	N/A
MINIMUM LOT DEPTH	125'	140'	N/A
IMPERVIOUS COVERAGE	50% MAX	50% MAX	50% MAX
BUILDING HEIGHT	38'	38'	40'
SETBACKS			
FRONT	25'	25'	25'
SIDE INTERIOR LOT	7.5'/7.5': 15' TOTAL	10'/10': 20' TOTAL	25' BTW BLDGS
SIDE CORNER LOT	15'	25'	20'
REAR	30'	30'	40'

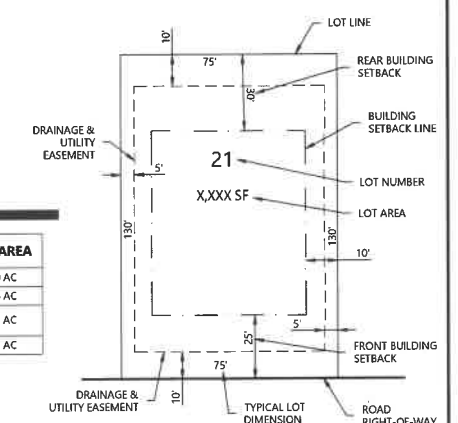
OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA	WETLAND AREA	POND (NWL) AREA	NET AREA
A	PARK	CITY	2.40 AC	N/A	N/A	2.40 AC
B	EXISTING WETLAND	CITY	3.68 AC	2.85 AC	N/A	0.83 AC
C	STORMWATER POND / EXISTING WETLAND	CITY	2.69 AC	0.23 AC	1.11 AC	1.35 AC
D	STORMWATER POND	CITY	2.83 AC	N/A	1.72 AC	1.11 AC

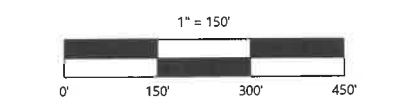
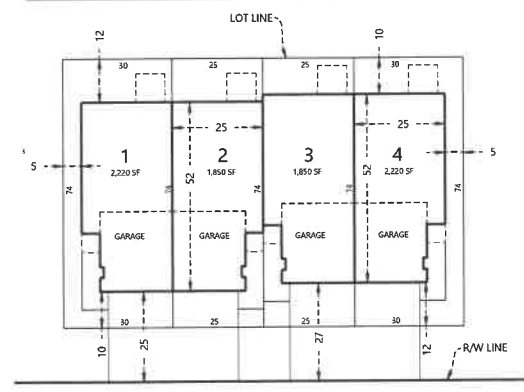
TYPICAL 65' SINGLE FAMILY LOT DETAIL



TYPICAL 75' SINGLE FAMILY LOT DETAIL



TYPICAL TOWNHOME DETAIL



NOT FOR CONSTRUCTION

DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	1" = 150'
VERTICAL SCALE:	30' OR 15'

INITIAL ISSUE:	03/04/21
REVISIONS:	
▲	
▲	
▲	
▲	

PREPARED FOR:
JMH LAND DEVELOPMENT
650 QUAKER AVENUE
WACONIA, MN 55374

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
NICHOLAS T. MEYER
DATE: 03/04/21 LICENSE NO. 53774

WATERFORD ADDITIONS
WACONIA, MN

Westwood
Phone: (952) 937-5190 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minneapolis, MN 55443
Toll Free: (888) 937-5150 westwoodpa.com
Westwood Professional Services, Inc.

SHEET NUMBER:
3 OF **36**
PRELIMINARY PLAT
PROJECT NUMBER: 0029620.00 DATE: 03/04/21

PARK CONCEPT PLAN:

