

MEMBERS OF THE NORTH OAKS COMMUNITY PLANNING COMMISSION,

The undersigned represent residents in our community who would like the considerations contained herein to be factored into decisions made with respect to the future of our city.

Collectively, we love this community, and the principles which to this point have guided the development and evolution of this place we call home. Today, we stand at a crossroads, and we appeal to this body to remain true to the values that have shaped North Oaks and only approve development plans consistent with those values which have guided us so well in the past. Ours is a rich legacy, and we would like to keep that intact. The undersigned kindly request that careful thought be expended regarding the future development in the City of North Oaks taking into account the following:

The Spirit of North Oaks

- A) Our city has an unparalleled history of providing residents with a unique community convenient to a large urban area, but centered on respect and preservation of the natural environment envisioned by the community's founders.
- B) The principles governing North Oaks' community development over the last several decades have created a residential area unlike others in the Twin Cities.
- C) North Oaks' community engagement and outreach publicly declare these values with frequency and pride, successfully distinguishing the city from others.
- D) This uniqueness, more than any other factor, has made the real estate in North Oaks valuable, even coveted.
- E) Values of Privacy, Security, Safety, and Environmentally-Sensitive Development are shared by community residents.
- F) Residents selected to live in this community based on a common embrace of these values and principles and how they play into their Quality of Life.
- G) With little land left to develop, the finishing touches on the community which are now our responsibility will leave a lasting signature that is this generation of residents' mark on the legacy of North Oaks.

The proposal presented by the North Oaks Company on December 20, 2018 to this body is not in keeping with these values.

Residents' Feedback to North Oaks Company Development Proposal

- A) Unwelcome Shifts in Original Density Placement
 - 1) High human density populations, with immediate adjacency to low human density populations is inconsistent with the development standards historically associated with North Oaks. Small, manicured lawns can be found throughout surrounding communities outside North Oaks and are available for prospective homebuyers around the region.
 - 2) Placing such high-density human populations immediately adjoining traditional wilderness North Oaks lots in the 2+ acre range does not afford consistency with

the local community and departs from the way other, existing higher density lots have been developed in our community.

- 3) Existing high-density areas and/or manicured lawn settings in North Oaks are either exclusively facing outside North Oaks (Deer Hills, Rapp Farm), or clearly out-of-the-way / secluded / isolated from the main roads and normal access to the center of North Oaks (the Pines, Summit, Charley Lake, or even the southwest part of North Oaks around Raven Road close to Village Center).
- 4) As of the present day, residents who enter North Oaks by any of its four entries directly enjoy the natural environment without having to cross high density/manicured areas which are commonly seen in other communities in the Twin Cities area. This development approach preserved the unique feel of North Oaks. The December 20, 2018 proposal from The North Oaks Company clearly departs from these historical guiding development principles which residents see as the very "Spirit of North Oaks."
- 5) Existing transitions between natural environment lots and high density and/or manicured lots are gradual, not immediate, or achieved through designated neighborhoods. The new proposal clearly departs from this spirit and existing settings.

B) Impacts Associated with Additional Points of Entry

- 1) Areas with public access today (Village Center, Centerville/96 shopping center, Waverly Gardens) do not have entries into North Oaks, and, therefore, do not favor entries/use by non-residents. The new proposal clearly departs from this spirit and existing settings; traffic advantages will favor non-residents entering North Oaks as they bypass lights and traffic congestion.
- 2) While overall crime is low, limiting points of entry has served the community well in preserving security making rapid escape difficult.
- 3) Additional entry points, with access to North Oaks may have impact on Community privacy, safety, security, No Fishing mandates, and trespassers taxing the beach, trails, ice rinks, tennis courts and roads.

C) Utmost Protection Needed of Designated High-Quality Black Lake Resource

- 1) One of the proposed development areas is adjacent to one of the community's most precious resources, Black Lake.
- 2) The Vadnais Lake Area Water Management Organization (VLAWMO) reports Black Lake as the most secluded lake in the Watershed.
- 3) It reports that Black Lake receives inflow from Gilfillan Stream that feeds into Black Lake's surrounding wetland perimeter, and outflows north to Wilkinson and the North Oaks' Chain of Lakes, eventually ending up in East Vadnais Lake. This watershed supports the St Paul Municipal Water System.

- 4) VLAWMO reports establish that the lake's subcatchment (watershed) area covers 664 acres of surrounding land that is presently mostly light impact residential, as well as a large amount of wetland.
- 5) The report concludes that Black Lake is among the healthiest in VLAWMO, and that is likely attributed to the lake's seclusion from heavy suburban development and elevated nutrient runoff loads.
- 6) A recently accomplished 2015 Black Lake shoreline vegetation assessment established the presence of Wild Rice in Black Lake.
- 7) The city has already stated this intent, but the undersigned believe strongly that plans must be adapted to marshland and Black Lake down flow. A governing policy of no potential draining water back flows to Black Lake's downstream marshland should be adopted which may require two or more rain water collection basins to protect this resource.

D) Call for Updated EAW and Careful Consideration of Wildlife

- 1) Based on the age of the present MN DNR Environmental Assessment Worksheet, and the significant changes in the ecosystem and the Development Plans since its completion twenty years ago in 1999, the undersigned believe that any modified development project considered in the area requires an updated and thorough environmental study and review.
- 2) Many of the present streets were gravel in 1999 and many of the present homes were not in place. Irrigation and hydrological usage patterns have changed.
- 3) Therefore, it is our opinion that any modified development project in this community ought to only follow completion of an updated Minnesota DNR Environmental Assessment Worksheet, and that irrigation patterns and impact, nutrient loading potential, foot/pet traffic pattern changes, hydrological and ecological pressure on the Black Lake resource should be assessed.
- 4) It is difficult to conceive how such an updated, representative assessment could be completed during the winter; fauna and flora inventory should be done in multiple seasons.
- 5) Large numbers of raptors, bats, pollinators, deer, coyote (including a den), opossum, and other woodland animals will all be displaced.
- 6) When large, wilderness lots exist, wildlife can co-exist in residential neighborhoods, as the community's founders intended.
- 7) When those lots become less than an acre and manicured like neighboring residential communities, they are not as good a fit for wildlife.
- 8) Adjacency to wildlife is an important reason why many of the undersigned selected this neighborhood as their home.

Taken together, the December 20, 2018 development proposal prevents existing and future residents to live with the North Oaks' legacy (including in harmony with nature and wildlife) that was and is at the core of our decision to live here.

Residents' Proposed Revisions to Development Plan

We understand that the completion of additional development of North Oaks is inevitable; however, we strongly believe that with a few relatively straightforward changes, we could accomplish the spirit of the proposed development while simultaneously respecting the history and culture that has made North Oaks such an outstanding and unique community. We truly believe this can be a win/win situation if we can adopt the following revisions:

- A) An updated count of the 645 dwelling units / 21 commercial acres (including density increase limits within sites A-L agreed to in the 1999 East Oaks PUD) be accomplished and agreed to between the North Oaks Planning Commission and the North Oaks Company consistent with Table 1 (pages 8 & 9) and the "East Oaks Project Map- Future Land Use" from February 11, 1999 (exhibit B1), located in the 1999 PUD.
- B) No change to the condo/mixed use proposal in Island Field {unless the N.O. Planning Commission deems it necessary based on A) above}, but no road continuation of any kind from those sites to interior North Oaks.
- C) If numbers from A) above permit, no change to other residential developments along Centerville Road as they do not give access of any kind to interior North Oaks.
- D) No lots, of any density, placed south of the present Black Lake Road or the proposed extension of Black Lake Road (Area K in 1999 PUD) to protect the environmental quality of Black Lake and its ecologically critical hydrology.
- E) If numbers from A) above, up to 10-12 additional low density (not less than 2 acres) lots at east end of the present Black Lake Road (Area K).
- F) Only if the Planning Commission finds the proposal of additional units are approved and desired in this Area K and environmental assessment/shoreline zoning permit it, a separate, low or medium density area {as defined in Ordinance No.94, Page 29, 7.7.5 (a) and (a)(i): the average size will have a minimum area of 1.10 acres and no less than one (1) acre [for med density/1.25 for low]} placed east of the 10-12 additional low density lots.
- G) Separation of low density lots from any medium density lots via a natural transition zone.
- H) Two options for access to this potential medium density area that do not depart from existing high/medium density settings in North Oaks:
 - 1. Use the existing North Road off of Centerville Road to access the medium density area, and, therefore, provide no access to Black Lake Road/North Oaks Crossing/Catbird Lane.
 - 2. A gravel road extension of Black Lake Road (with a "no outlet" access from the medium density area)- this only if a firefighter/ambulance study concludes that such access would make a significant and meaningful difference in response times and is supported by residents.
 - 3. Installation of a barrier between medium density access lane and new (and existing) low density lots to prevent people crossing through North Oaks to avoid traffic jams when joining 96 - access restricted to firefighters and emergency vehicles.
- I) No new access road to interior North Oaks from Centerville Road of any kind.

In closing:

Louis W. Hill, Jr. envisioned the development of a unique community centered on the respect and preservation of the natural environment. He left us with a legacy of careful, deliberate North Oaks' development that will forever be part of this community and enjoyed by future residents. It is now our time to complete the good work that he and others started so many years ago. As the body most immediately responsible on this most important of decisions, we trust that you will take this feedback into consideration as we create our generation's legacy in this last chapter of the Three Bold Ventures.

Thank you for your careful consideration. The items listed herein are of utmost importance to the undersigned constituents of North Oaks.

If there are any questions, or if clarity should be brought to any of these considerations/proposals, please feel free to contact the undersigned. We welcome the opportunity to participate in the work of the Planning Commission in a productive and collaborative manner.

Appreciative of your leadership and your commitment to our community and its rich legacy,

SIGNED....

1. Mary O. Dybsky
2. Elizabeth Burke
3. ~~[Signature]~~
4. Thomas J. Dybsky
5. Ann. M. L. Peyton
6. Dany M. Wagner
7. Betty Jane Scholer
8. Michael Scholer
9. Mads N. Sult
10. ~~[Signature]~~
11. Chris Lyouth
12. Elizabeth A. Dymov
13. Carrie Ryabers
14. Wayne D. Carter
15. Mary D. Carter
16. Ruth Dymov
17. Ben Rydberg
18. George K. Brushaber
19. Paul R. Stein
20. Sylvie Dubek
21. Jean-Marc Abel
22. Doc Goller
23. [Signature]
24. Harold S. A.
25. Frankell Felle
26. Warren Brushaber
27. Yodie Carhier
28. Anne Cremons
29. Dave Cremons
30. Jane Flake
31. [Signature]
32. Jim Flake

Additional Signature Page- Spirit of North Oaks' Petition

33. Joe Flake

34. Vanessa Gekhorov

35. Keith Gekhorov

36. Bruce Mike

37. Suzanne M. Danielson

38. Brian Danielson

39. [Signature]

40. [Signature]

41. Lee [Signature]

42. [Signature]

43. Carl Skenson

44. Mike Steensen

45. Aura Castell

46. Justin Castell
2 Sumac

47. Jean Isakson
2 Sumac

48. John Isakson

49. Petrija Jones, 14 Red Forest Way

50. [Signature]

51. [Signature]

52. [Signature]

53. Robert H. [Signature]

54. [Signature]

55. [Signature]

56. Michael Amion

57. Heidi Z Carl

73. Kristin Goodstock

58. Emily Douglas

74. Ulla Ulla

59. ~~John~~

75. ~~John~~

60. John Arnes

61. J. A. A.

62. Betty S. B.

63. ~~John~~

64. Emily Seagord

65. Jennifer Getzay

66. Tim Getzay

67. Alia John

68. Matt John

69. ~~John~~

70. Bob Boone

71. ~~John~~

72. ~~John~~

Additional Signature Page- Spirit of North Oaks' Petition

76. Wh. K. & M. K.

77. Karen & Thomas

78. [Signature]

79. [Signature]

80. [Signature]

81. [Signature]

82. [Signature]

83. Emily Kelenhamp

84. [Signature]

85. Darius Pikala

86. [Signature]

87. [Signature]

88. Steve Bullert

89. [Signature]

rich legacy,

SIGNED....

90.

James C Schmitz

35 South Deep Lake Road

North Oaks, MN 55127

- | | |
|------------------------------|--|
| 91. <u>Patricia Brooks</u> | <u>North Oaks</u>
<u>11 Buchal Heights,</u> |
| 92. <u>Laure L. Hunter</u> | <u>45 Deep Lake Rd, North Oaks</u> |
| 93. <u>Tom B M</u> | <u>45 Deep Lake Rd - North Oaks</u> |
| 94. <u>Bruce W. Anderson</u> | <u>16 Summit Ridge Dr., North Oaks</u> |

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SIGNED....

95. Island Peterson

February 22, 2019

96. Carol J. Elison

15 Hawthorne Ct
North Oaks, MN

97. Megan Jean Danielson

98. James Fisher

99. [Signature]

100. Gary Hendricks

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SIGNED....

[Signature]

DATE: 2/22/2019

101. PETER P. TAUBENBERGER

102. Luz Marina Taubenberg
LUZ MARINA TAUBENBERGER

RESIDENTS: 7 BENT TREE CT.
NORTH OAKS, MN 55127

Additional Signature Page- Spirit of North Oaks' Petition

- 103. DL JAMES 7 Pine Rd
- 104. [Signature] 7 Pine Rd.
- 105. [Signature] Matt & Jean Schrien 5 Pine Rd

Additional Signature Page- Spirit of North Oaks' Petition

- 106. JOANN JOHNSON
- 107. Kathy Hare

Additional Signature Page- Spirit of North Oaks' Petition

- 108. Joseph Peyton [Signature]
- 109. Tom & Carmen Foley [Signature]

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

From: [George K. Brushaber \(mailto:gkbrushaber@gmail.com\)](mailto:gkbrushaber@gmail.com)
 To: RICH DUJMOVIC <dujmovics@comcast.net> (<mailto:dujmovics@comcast.net>)>
 Date: February 21, 2019 at 10:52 AM
 Subject: Re additional signatories

- 110. Please record David and Barbara Nicholson, 15 Skillman Lane, N O, as
- 111. signatories.

Please register my husband and I for the petition against the proposed North Oaks development!

- 112. Thank you,
- 113. Sherri and Bill Long
19 Evergreen Rd
North Oaks

SIGNED....

114. Peter and Laurie Holmberg 24 year residents of North Oaks
115. 4 Capaul Woods Ct.
North Oaks, MN
-

Please be advised that we wish to endorse the petition regarding future development in the city of North Oaks. You have our permission to incorporate our signatures/names on that petition.

116. Peter and Jenean Cordon
117. 14 Spring Marsh Lane
North Oaks, MN 55127
-

Dear Planning Commission,

Please acknowledge and record my signed opposition (attached) to the North Oaks Company's proposed plan for the eastern section of the City of North Oaks.

118. Dr. Paul L. H. Olson (Pam)
14 Pearson Place
119. North Oaks, MN 55127
615-484-0050
-

George,

Please be advised that I wish to endorse the petition regarding future development in the city of North Oaks. You have my permission to incorporate my signature/name on that petition.

120. Bob Brodin (and Meg)
22 Summit Heights
121. North Oaks, MN 55127

Please be advised that I wish to endorse the petition regarding future development in the city of North Oaks. You have my permission to incorporate my signature/name on that petition.

122. Alan Bergstrom
9 Hawthorne Court
North Oaks, MN 55127

From Dr. Paul Wicklund

Please convey to the planning commission that Linda and I want to sign the petition for the changes that have been recommended by a group of concerned North Oaks Residents.

Thanks

123. Paul and Linda Wicklund
124. 7 Knoll Road
North Oaks, MN 55127

Murriel IntVeld

Please add our names to the resident petition.

We have lived here since 1975 and would be so disappointed to see this community compromised. I remember Louie Hill coming and looking at Garden Clubs work and sometimes correcting us but giving us support as we worked to keep our environment natural.

Thank you for your efforts. !

125. **Murriel and Larry IntVeld**
126. **49 Nord Circle Rd**
North Oaks, MN

On Fri, Feb 22, 2019 at 1:21 PM Maureen Kane <mkane.knoedler@gmail.com> wrote:

HELLO George,

John and I are out of town until March! We would be happy to send our petition signature. Thanks for all your efforts in this regard.

Best regards

127. Maureen Kane
14 Island Road

Louis W. Hill, Jr. envisioned the development of a unique community centered on the respect and preservation of the natural environment. He left us with a legacy of careful, deliberate North Oaks' development that will forever be part of this community and enjoyed by future residents. It is now our time to complete the good work that he and others started so many years ago. As the body most immediately responsible on this most important of decisions, we trust that you will take this feedback into consideration as we create our generation's legacy in this last chapter of the Three Bold Ventures.

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SIGNED....

Signature AND North Oaks address, please

128. Edwin Taylor 6 Stillman Lane - North Oaks

129. Diana S. Taylor 6 Stillman Lane - North Oaks

Edwin Taylor 8 Stillman Lane - North Oaks

Diana S. Taylor 8 Stillman Lane - North Oaks

Edwin Taylor 10 Stillman Lane - North Oaks

Diana S. Taylor 10 Stillman Lane - North Oaks

Edwin Taylor 12 Stillman Lane - North Oaks

Diana S. Taylor - 12 Stillman Lane - North Oaks

On February 22, 2019 at 12:35 PM del925@comcast.net wrote:

Hi Lisa:

Here is my signed petition.

Thank you for bringing this to our attention.

For us, we think there is too much traffic in North Oaks and too much on Centerville Road.

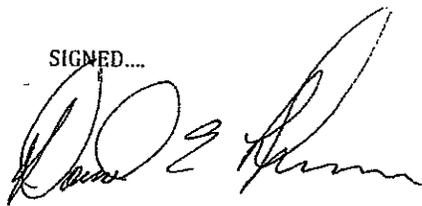
Our opinion is Centerville Road should be turned into a parkway at 30 miles per hour to encourage the use of the freeway. Also, North Oaks as a city should work with the county to reduce speeds on all roads that border us for safety, with extra focus on North Oaks' entrances that are not traffic light controlled.

Thanks again-

David Lehman 12 White Pine Road, North Oaks

130.

SIGNED....



12 White Road
North OAKS, MN 55127

Xfinity Connect

More Snowbird signatures

George K. Brushaber <gkbrushaber@gmail.com>
To RICH DUJMOVIC

2/20/2019 9:24 PM

Signatures from Dr. Thomas and Susie McCarter
53 Nord Circle
North Oaks, MN 55127

131.

132.

Dr Tom <tjmc53@aol.com>

to me

8:45 PM (36 minutes ago)

Signature from:
Thomas McCarter
53 Nord Circle Rd
North Oaks, Mn 55127

--
George K. Brushaber

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SIGNED....

Signature AND North Oaks address, please

133. Jerry & Joanne Powell 7 Hawthorne Court
134. _____
135. Scott & Joanne Henderson 11 Hawthorne Court
136. _____
137. Wanda L. Patterson; 1 Hawthorne Court
138. _____
139. Alice & Bob Egelken 5 Hawthorne Court

its rich legacy,

SIGNED....

Signature AND North Oaks address, please

- (Duplicate from above) Jerry & Joanne Powell 7 Hawthorne Court
(Duplicate from above) Scott & Joanne Henderson 11 Hawthorne Court
140. Jan & Mary Kendall 3 Hawthorne Court.

In winter of 1974, when Bill and I were newly married, we attended a party at Tom and Ginny McClanahan's home in North Oaks on South Shore Road. We skated on the pond across the street from Gilfillin Lake. Their son, Rob, shoveled and cleared it for us as it was in their backyard and regularly used by Rob and his friends. (Rob McClanahan went on to become a gold medalist on the 1980 U.S. Men's Hockey team that beat the Russians.) Bill and Tom had desks across from each other at First Trust Company in downtown St. Paul.

In 1975, we purchased our lot at #2 Nuthatch Lane. Because of a North Oaks building incentive, we submitted our plans and got permission from the architectural committee to build within a year, in 1976. We were on a three-home cul-de-sac, on a 1.3 acre lot, had a child on the way, a lab dog, adjacent undeveloped property, a pond across the street, and were thrilled with our natural setting and quiet lives! We stayed there 28 years and raised 2 boys, Randall and Blake, and their two more labs.

Our backyard's adjoining neighbors were Dr. James and Pat Moriarty and family, and the Gwen and Dick Elias family. We shared our Deep Lake side with Jane and Tom Parenteau and family. (Children of all these families came back to live in North Oaks!) We were good and faithful neighbors, and enjoyed many visits at each other's homes, even with children and grandchildren.

I belonged to the North Oaks' babysitting club and six of us formed a babysitting co-op and a North Oaks' Playgroup, then, later, some pre-school car co-ops. I was an officer a number of times for the North Oaks Ladies Club, which became The Villagers and Recipe Exchange (and have hosted the past three of their Christmas Luncheons at our home). Our children attended North Oaks Preschool and played T-ball, Soccer, Hockey, etc... on the North Oaks teams at the Rec Centers. They took swimming lessons at Pleasant Beach, and swam there daily, and evenings, all the way through high school!

I took bridge lessons at the Golf Club, and was a regular pianist there for Seafood Suppers, Sunday brunches and many, many parties. Bill and I attended all of The Villagers parties, and were active in the Gourmet Dining (in homes) Club for many years. I was the local piano teacher and my students enjoyed telling me stories about riding horses at the North Oaks Stables and skiing at the North Oaks Ski Hill with the rope tow on East Oaks Road. Our North Oaks Prayer Group is still together after 38 years!

Bill and I were personal friends of Louis Jr. and Elsie Hill. Bill drove Louis Jr. to the North Oaks "Hill Farm" from downtown St. Paul many times. Louis Jr.'s office was next door to Mairs and Power, Inc. where Bill had become a partner with George Mairs and George Power. Louis was very

proud of his vision materializing as the "Spirit" of North Oaks! Louis personally returned home our young son, Randy, who wandered down the path and was looking for Moriarty's lost cat. As Randy got out of Louis' car, Louis commented to me while chuckling, "It was hard to get his name because he was instructed not to speak to strangers." Randy finally mentioned our last name, and Louis returned him safely to us at 2 Nuthatch. On more than one occasion, we had dinner with the Hill family. We were highly respectful and always impressed with both Louis Jr. and Elsie's vision of amazing future perspectives. As residents, we were proud to be enjoying their ideals.

In 2003, we purchased our home at 8 Black Lake Road, on a "dead end" road at the Hill Farm Gate. We could hear the cows mooing at the Hill Farm from our deck. We can view Black Lake from every room on the main floor, and also from the walkout level. We enjoy many families of deer, swans in summer, bluebirds that use our bluebird houses every year (after the winter birds, the sparrows, move out). The bluebirds, summer finches, nuthatches, blue jays, chickadees, robins, cardinals, etc... use our deck feeders daily and perch on the railing to peer into the kitchen when the safflower is gone. We have opossums, beavers, sandhill cranes, geese, foxes, ducks, and rabbits that all roam freely here. We hear coyotes calling at night and there is a new family in the yard at #15. We see an occasional eagle. The cranes and geese confront each other in our front yard. The cranes knock on our back door, seeing themselves in the glass. We are so blessed to view and appreciate wildlife and nature and live peacefully among them! We have now been in North Oaks 43 years!! We have always paid the premiums and obeyed the rules here.

Last summer, our son, Randy, and wife, Hannah, with a 3-year-old daughter, Nora Mae, and a 7-year-old lab bought #2 Bent Tree Lane. They had another girl, Sonja Grace, on January 28th. They live at the corner of Bent Tree and Black Lake, less than two blocks from us. We are elated to have them so near and able to stroll over to visit and play (and dance) anytime!!

Our realtor of seven years, neighbor and friend, Gwen Elias, brought us to see the 8 Black Lake Road property. Mary Quinn happily showed us the home. We had just been outbid on two homes on the Island in North Oaks, as we only bid the asking price, not realizing how coveted those homes were. Bill loved the views there, but the views and the quiet, peaceful Black Lake atmosphere stole our hearts and we finished our new home there joyfully through the next few years. Neither realtor mentioned anything about what could happen later at our Hill Farm Gate. It was a "dead end" to us, our natural retirement heaven; but we paid dearly for our home, and about \$13 thousand dollars per year for MN property taxes! We only knew about a proposed new road going through someday at the Hill Farm Gate when we requested a dead end sign because of many lost, frustrated people racing down our road, doing a U-turn at the gate, coming into our circle driveway and yelling, "How do

we get out of here?" or other words from their car. North Oaks told us we could not have a sign. What? I thought. But at least I thought it would be a continuation of our North Oaks legacy of at least 1 ¼ acre lots with approved, regulated homes. We therefore could endure the building trucks and traffic if it was only temporary! And led to a continuation of our neighborhood.

On December 20, 2018, Bill and I viewed, for the first time the proposal. We never expected anything of its proportion! We sincerely hope that it could be modified so as to leave our "Hill Farm Gate" closed to the public! And, as in other settlements, open only to emergency vehicles. Please, Keep our "private land and roads," the "Spirit" of our North Oaks Legacy, PRIVATE!! Please do not destroy our natural habitat! You could endanger the privacy of ALL THE ROADS in North Oaks. This was NOT the Hill family vision!

Additional Signature Page- Spirit of North Oaks' Petition

Respectfully submitted,

Bonita and William Frels

141. Bonita M. Frels
142. William J. Frels

Addendum:

It's your land on the other side of the Hill Farm Gate, but it's OUR land and lifestyle you will destroy. It's all our wildlife you will upset. It's our grandchildren who will be cheated of the natural abundance of wildlife and SAFETY we have preserved for them all our lives. Our legacy as North as residents for 43 years. For our families and nature will be desecrated by an open gate.

City Council
Planning Commission
North Oaks

As you contemplate the final development of the remaining property on the east end of North Oaks, I would like to recount a somewhat similar experience I had with the City of Shorewood some 30 years ago.

I lived in a new development surrounding Silver Lake near Christmas Lake in Shorewood. It was a very nice area of wooded and somewhat larger lots that afforded both privacy and secure living. At the time we built the house, it seemed the only other area like it was North Oaks. We chose the lakes area on the west side of town.

We built on Silver Lake along Covington Rd. which turned into Old Market Road as it went north towards Hwy 7. The neighborhood had always assumed Old Market Road would eventually tie into a service road leading to Vine Hill Road about a half-mile to the east and already with established commercial property and interchange. The developers of the properties left Old Market Road as a dead end near Hwy 7 while the residential properties were built. Eventually the property extending from the end of Old Market Rd to Hwy 7 was sold to a development company from Minneapolis that developed commercial property. The plans were developed and approved by a City Council that had little or no interest in preserving the limited access to the existing neighborhoods. There were heated protests by the residents and a City Council coup actually took place to try and stop the development, but it was too late. The threatened lawsuits would have probably bankrupt the town. It wasn't a wasted effort, as a new City Council member I was able to more understand how city government works.

The Council felt they were doing the right thing by increasing the tax base with a strip mall and commercial development along the new interchange of Old Market and Hwy 7. What they created was a natural shortcut from Hwy 7 to Hwy 62. We went from 40-50 cars per day on Old Market / Covington Rd. to over 1200 as soon as the road opened and last counted in 2013 approximately 2100 cars per day. This was a limited access neighborhood built years before the commercial was added by a City Council that was not interested in what had been.

We do not object to development in North Oaks or the type of development that maximizes revenue for the Developer or the City. We object to the plans that change our neighborhood from a secluded, safe, limited access utopian home setting that we purchased because of those things. As far as access for fire and responders I think we will get the same service and response time the area has enjoyed for the past 20 years. If you open another access to our neighborhood, it won't just be an additional 100 or so cars on Catbird Lane and Black Lake Road from the new development. You are potentially letting in everyone that needs to get from point A to point B in whatever they may assume is a faster or shorter route. The additional access will adversely impact our security and safety concerns.

We really believed when we purchased in 2014 that this was the community we had been looking for. I know what will take place if this access is approved. I've seen it before.

(already signed)
Daniel & Sheri Lewis
2 Black Lake Ct.
North Oaks

Daniel Lewis
Fabrico Inc.
fabricomn.com

Mike Robertson

From: Anna Holschuh <annaayuso@gmail.com>
Sent: Sunday, February 24, 2019 3:13 PM
To: Mike Robertson; katyrminn@aol.com
Subject: Neighbor feedback on new North Oaks developments

Hello,

I saw both of your names recommended as folks who we should pass along feedback to in regards to the new developments being discussed within North Oaks. I wish I could attend the upcoming meeting and be more involved in these types of activities, but I have a conflict due to kid activities. I was just hoping to pass along the following feedback as one data point in this discussion:

My husband and I picked out North Oaks as a dot on a map when trying to figure out where to move to from Boston for career changes in 2015. We moved into Charley Lake in the spring of 2016 and feel so incredibly fortunate and grateful to live in this wonderful community among caring, involved, accomplished, and kind neighbors in addition to being in this beautiful, natural setting. As I understand it, when our development was first proposed, it was fiercely fought. I can understand the inclination to fight change and what is unknown. Concerning these new developments, I wholeheartedly welcome the new people and families that this would bring into the community. We really have no skin in the game in terms of being a neighboring home or seeing traffic personally increase or classrooms become more crowded given we're on the exact opposite side of North Oaks, so I always understand that neighbors will have concerns that face more of these effects firsthand, but I hope people will rally together and warmly welcome these folks who are sure to be great new additions to the community. The one thing I'd implore the decision makers to consider at greater lengths would be the density of the proposed single family home development. It's hard to tell exactly what to make from the rendering, but the lot sizes seem very small and the homes look like they will be on top of one another. We found Charley Lake to be a rare gem when searching for new home developments in this general area when first looking a few years back. Every development going up is the same these days. The homes are beautiful and big and have interesting architectural features, pretty palettes, and thoughtful landscaping, but they are all on top of one another and these spaces just look busy and overwhelming to me. Charley Lake was a breath of fresh air and I have now come to the understanding that it was due to concerned North Oaks residents speaking up and fighting an original plan to stuff this land full of 100+ home sites versus the 60 we have now. For that, I am so thankful. This neighborhood and our home is my refuge from this busy world that we're all apart of. It is very much inline with what I've come to understand is the North Oaks mission of creating a living space where one can live within nature with a decent amount of privacy. Bringing in a very dense, cookie cutter development seems to be a bit at odds with this mission and I hope the decision makers will consider a density that ensures the continued unique living space that much of the rest of North Oaks offers. I don't bring this up out of self interest, but I'm hoping the final decisions will yield a community of future residents that are just as thankful and happy about their unique living opportunity as we feel about ours.

Thanks for reading.

Best,
Anna Holschuh

From: LISA DUJMOVIC <dujmovics@comcast.net>
Date: March 28, 2019 at 1:23:21 PM CDT
To: kross@cityofnorthoaks.com, kries@cityofnorthoaks.com, mazman@cityofnorthoaks.com, SShah@cityofnorthoaks.com, jyoshimura-rank@cityofnorthoaks.com, nreid@cityofnorthoaks.com, shauge@cityofnorthoaks.com
Cc: "Mike Robertson (mrobertson@cityofnorthoaks.com)" <mrobertson@cityofnorthoaks.com>, Richie Dujmovic <Richard.Dujmovic@bsci.com>
Subject: February Meeting Minutes
Reply-To: LISA DUJMOVIC <dujmovics@comcast.net>

Madame Chair and Planning Commissioners-

I would like to respectfully ask that you do not accept the Meeting Minutes from the February 28, 2019 PC meeting tonight until these additions are made:

1) The **Petition** from residents was mentioned at least three different times in the meeting, but does not occur anywhere in the minutes. Further, it should be noted that it was physically presented to each of the Commissioners. My summary sentences as I presented it to you were:

"I think you'll find we're not asking for much, just hoping to stick with the spirit and scale of the original 1999 PUD that has served our city, and its timeless design, well these last 20 years. We want to convey our appreciation to the men and women who spent long hours creating it, and to you on the Planning Commission who have a chance to help North Oaks Company come up with the best solutions for final development within the scale and scope of the '99 Plan."

2) Under Rich Dujmovic's comments, one of the sentences that summarizes what he shared by saying, "He noted that the Agreement allowed transfers of development rights, but limited each separate piece of land to no more than a 50% increase over the original amount of housing units allowed" would be an incorrect summary of what someone with knowledge of the PUD (Rich in this case) would say. Please delete this sentence, and, if it's necessary to reduce that whole portion of the slides to one sentence, please replace with:

"He noted that the Agreement allows transfers of dwelling units between areas A-L, but within each area, there are specific rules governing density increase (0, 30%, or 50%), a PUD-allowed max density in each area, and zoning requirements."

which is a more accurate portrayal of what he said.

3) Within the summary of what Rich said, we feel it's important to also add these sentences (I reviewed the meeting today online, so these are all quite accurate, and direct quotes are noted):

Rich pointed out that higher densities are on peripheral North Oaks and that lower density is shown at Site K in the interior. He said, "My personal appeal and that of about 140 people who signed a petition is that this plan is so interdependent because of the ability to move units between various places and geographies within our community, that it's difficult to weigh in on any one element of this without looking at the entirety of the plan, so we caution the community to be very considerate about which elements of this we tackle until we understand the comprehensiveness."

Rich showed the 1998 Environmental Assessment Worksheet Map and how the larger lots depicted within were different than the smaller lots portrayed in the December 2018 NOC proposal within Area K. He also noted, "You will see the lack of a presence of a through road connecting Centerville Road to that particular area into central North Oaks."

4) Toward the end of the meeting (Page 8 right now), I also spoke about the DNR. The lack of detail in the summary conveys the opposite message of what I said in the meeting. Right now it reads,

"She emailed DNR in December. Becky at the DNR stated that if there are major changes to the plan is the only reason to have a new EAW." Can we first correct the grammar and then also add my clarifying details?

"She emailed the DNR in December. Becky at the DNR stated that if there are major changes to the plan, then there is reason to have a new EAW. Lisa said that the people who signed the petition are okay with no new EAW as long as there are no major changes around Black Lake. If they stick with large lots like the 2-3 acre lots that are presently there, and if they do about 20 more homes (as was forecast in Area K once you take away the 41 that have already been built) with no through road connected to Centerville, then the people who signed the petition are fine with it because they feel it's in keeping with the 1999 PUD (for which the EAW was done). The people who signed the petition are concerned that the small lots, pesticides, increased number of people, increased traffic from a through road, and the proposed condos at the end of the road will be too much pressure on Black Lake, which is one of the last high quality lakes in MN. She is hoping that the PC, NOC, and residents come together and say, for this Area K, "Can we protect Black Lake? Can we leave it the way it was supposed to be in the '99 Plan? We don't agree that 60 new houses on 0.45 acre lots is in keeping with the '99 Plan."

Thank you- I appreciate it,

Lisa Dujmovic

15 Black Lake Road



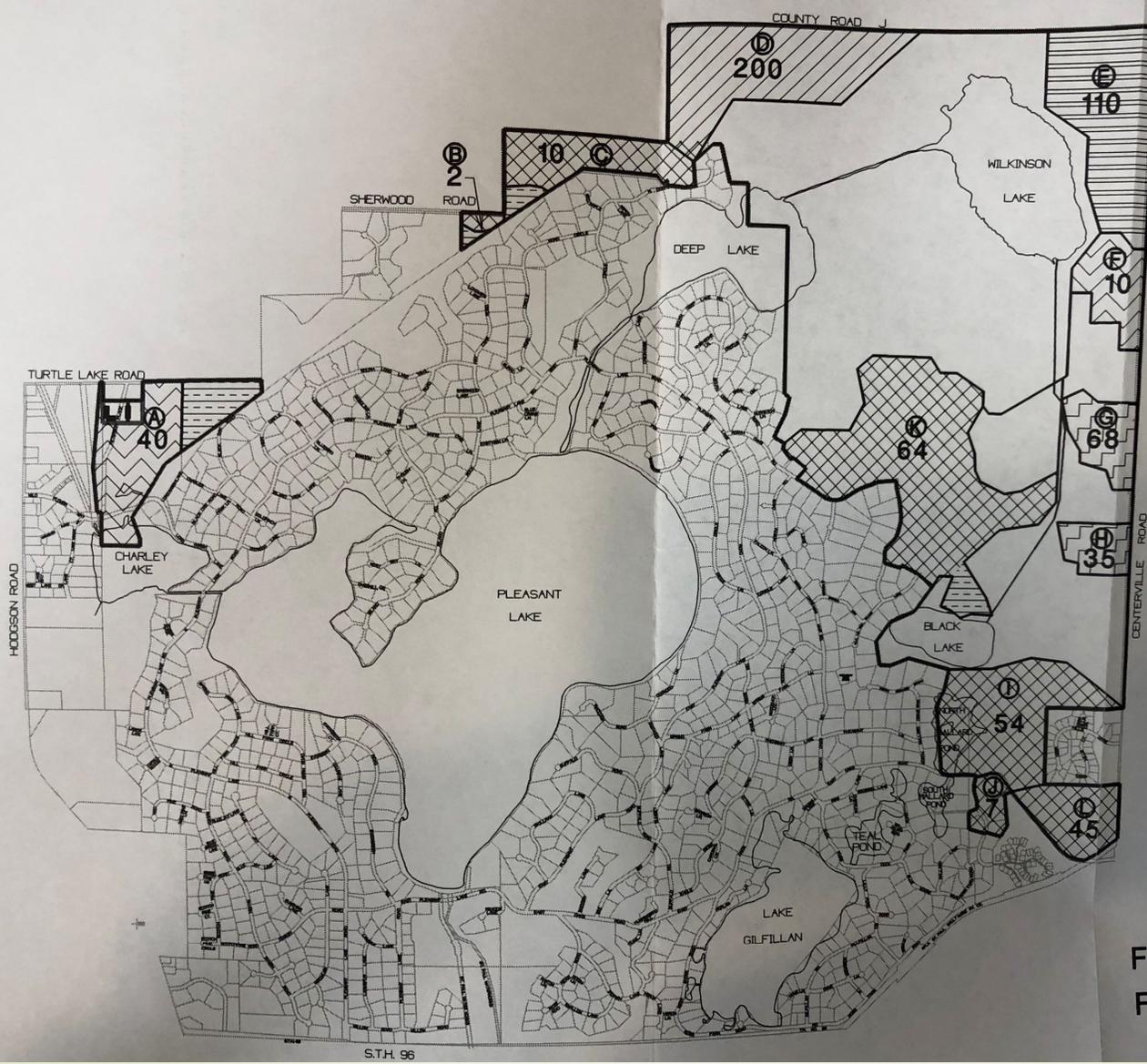
1999 Planned Unit Development



1999 PUD Objectives

From Appendix 1 Planned Development Agreement January 5, 1999

- The Agreement established approval for up to 645 dwellings and up to 21 commercial acres
- Flexibility to shift dwellings in exchange for commercial acreage, and also the ability to exchange commercial acreage for additional dwellings.
- The agreement established the areas to be developed, their zoning, their planned use, and also density increases within each which were permitted
- 1999 PUD map
- 1999 PUD Appendix Table 1



EAST OAKS PROJ.

- (A)** AREA DESIGNATION
- 645** FUTURE HOUSEHOLDS
- MIXED USE
- PROTECTED LAND
- PASSIVE PRIVATE OPEN SPACE
- SINGLE FAMILY DETACHED
- LIMITED MIXED RESIDENTIAL
- MIXED RESIDENTIAL
- LIMITED MIXED USE
- DEVELOPMENT BOUNDARY
- LIGHT INDUSTRIAL

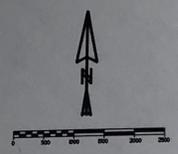


EXHIBIT "B1"
FUTURE LAND USE
FEBRUARY 11, 1999

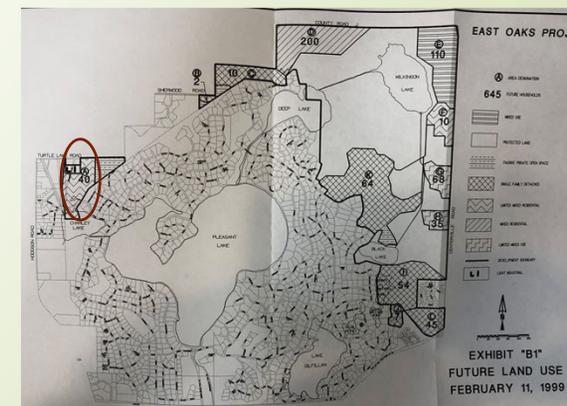
Table I

Development Sites

	<u>ZONING</u>	<u>PLANNED # OF DWELLING UNITS</u>	<u>USE TYPES, DENSITY AND HEIGHT LIMITS</u>
Site A:	RMM-PUD	40	Single family detached and townhomes (as defined in Ordinance ____). Density increase of 30% allowed.
Site B:	RSM-PUD	2	Single family detached. Density increase of 30% allowed.
Site C:	RSM-PUD	10	Single family detached. Density increase of 30% allowed.
Site D:	RMH-PUD	200	Single family detached, townhomes (as defined in Ordinance ____), and other multi-family dwellings with maximum height of 47 feet. Density increase of 50% allowed.
Site E:	RCM-PUD	110	Single family detached, townhomes (as defined in Ordinance ____), and other multi-family dwellings with maximum height of 47 feet. Density increase of 50% allowed. All commercial/service uses. —
Site F:	RMH-PUD	10	Single family detached and townhomes (as defined in Ordinance ____). Density increase of 30% allowed.
Site G:	RCM-PUD	68	Single family detached, townhomes (as defined in Ordinance ____) and other multi-family dwellings. The following commercial/service uses, and no others, shall be permitted: general, professional, real estate, financial, medical, and dental offices; insurance agency; travel agency; medical or dental clinics; and, by conditional use permit, daycare. Density increase of 30% allowed.
Site H:	RCM-PUD	35	Single family detached, townhomes (as defined in Ordinance ____) and other multi-family dwellings. The following commercial/service uses, and no others, shall be permitted: general, professional, real estate, financial, medical, and dental offices; insurance agency; travel agency; medical or dental clinics; and, by conditional use permit, daycare. Density increase of 30% allowed.
Site I:	RSM-PUD	54	Single family detached. No density increase. FAR to be calculated in the aggregate.
Site J:	RSM-PUD	7	Single family detached. Density increase of 30% allowed.
Site K:	RSL-PUD	64	Single family detached. Density increase of 30% allowed.
Site L:	RMH-PUD	45	Single family detached and townhomes (as defined in Ordinance ____) at an overall density which is no greater than the existing density in the Deer Hills subdivision. No density increase. At least 50% of the dwelling units will be single family detached unless a lower percentage is approved by the City Council.

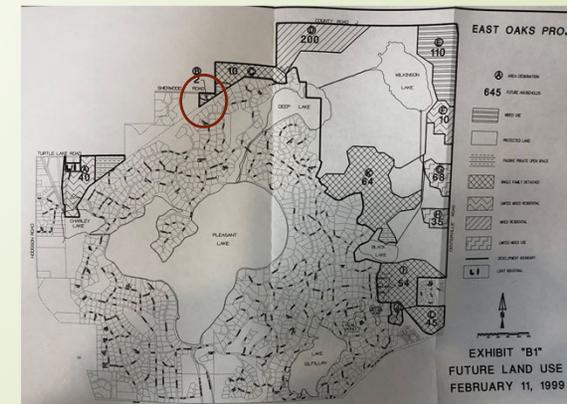
A - Wildflower Way / Peterson Place

- Zoning – RMM-PUD – Residential Multiple Family Medium Density
- Dwellings planned in 1999 PUD – 40
- Density Increase permitted in the PUD – 30% (52)
- Number of units/lots in place Feb 2019 - 27
- Number of additional units in the Dec 2018 Proposal - 0
- Number of total units post East Oaks Development – 27 (13 transferred to E)



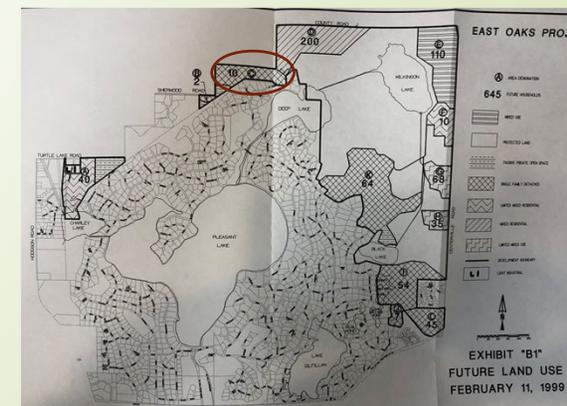
B - East Preserve

- Zoning – RSM-PUD – Residential Single Family Medium Density
- Dwellings planned in 1999 PUD - 2
- Density Increase permitted in the PUD – 30% (2.6)
- Number of units/lots in place Feb 2019 - 0
- Number of additional units in the Dec 2018 Proposal - 2
- Number of total units post East Oaks Development - 2



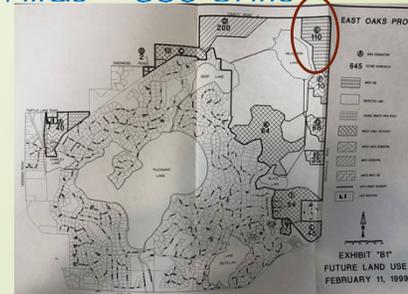
C - Nord / Nord Parcel

- Zoning – RSM-PUD - Residential Single Family Medium Density
- Dwellings planned in 1999 PUD - 10
- Density Increase permitted in the PUD – 30% (13)
- Number of units/lots in place Feb 2019 – 0
- Number of additional units in the Dec 2018 Proposal – 10
- Number of total units post East Oaks Development - 10



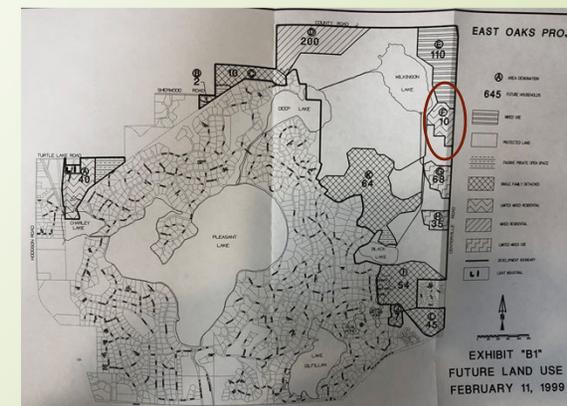
E - East Wilkinson / Waverly Gardens / The Mews / Villas of Wilkinson Lake

- Zoning – RCM-PUD - Residential-Commercial Mixed
- Dwellings planned in 1999 PUD – 110 (+ 13 transferred from A)
- Density Increase permitted in the PUD – 50% (165)
- Number of units/lots in place Feb 2019 – 303 Units + 47 Villas of Wilkinson Lake
 - - 136 ranging from 1000 Sq Ft to 2730 Sq Ft
 - - 167 ranging from 800 Sq Ft – 999 Sq Ft
- Number of additional units in the Dec 2018 Proposal - 0
- Number of total units post East Oaks Development – 303 + 47 Villas = 350 units



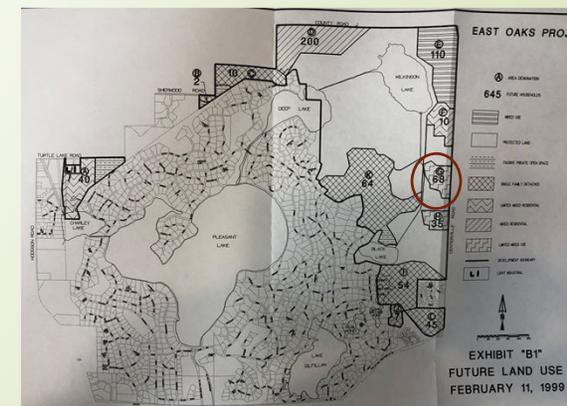
F - Andersonville / Additional Villas of Wilkinson Lake

- Zoning – RMH-PUD – Residential Multiple Family High Density
- Dwellings planned in 1999 PUD - 10
- Density Increase permitted in the PUD – 30% (13)
- Number of units/lots in place Feb 2019 – 0
- Number of additional units in the Dec 2018 Proposal – 4 + Event Center
- Number of total units post East Oaks Development – 4 Villas



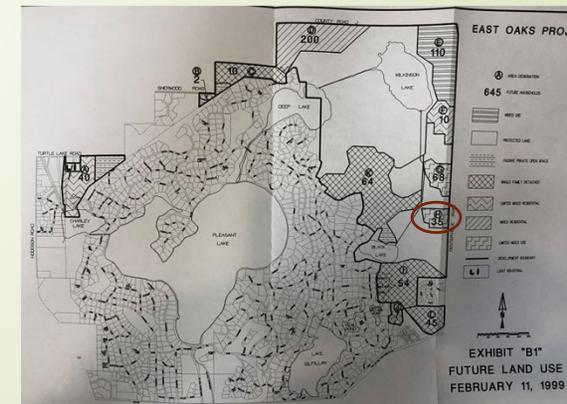
G - Gate Hill / Gate Hill Villas

- Zoning – RCM-PUD – Residential-Commercial Mixed
- Dwellings planned in 1999 PUD - 68
- Density Increase permitted in the PUD – 30% (88)
- Number of units/lots in place Feb 2019 - 0
- Number of additional units in the Dec 2018 Proposal - 48
- Number of total units post East Oaks Development - 48



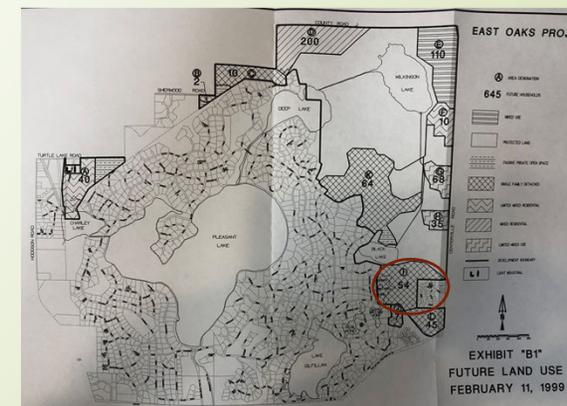
H - Island Field

- Zoning – RCM-PUD - Residential-Commercial Mixed
- Dwellings planned in 1999 PUD – 35
- Density Increase permitted in the PUD – 30% (45.5)
- Number of units/lots in place Feb 2019 - 0
- Number of additional units in the Dec 2018 Proposal - 120
- Number of total units post East Oaks Development - 120



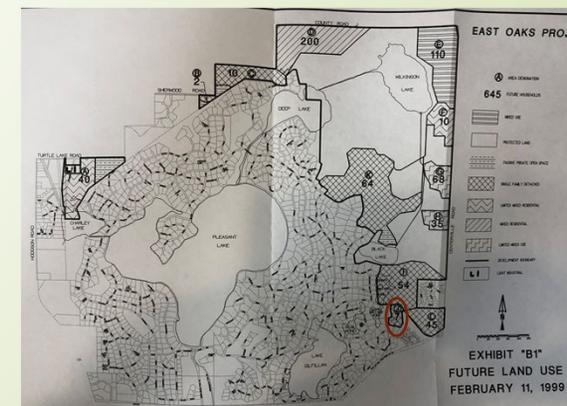
I - East Mallard Pond / The Pines

- Zoning – RSM-PUD – Residential Single Family Medium Density
- Dwellings planned in 1999 PUD - 54
- Density Increase permitted in the PUD – 0% (54)
- Number of units/lots in place Feb 2019 - 54
- Number of additional units in the Dec 2018 Proposal – 0
- Number of total units post East Oaks Development – 54



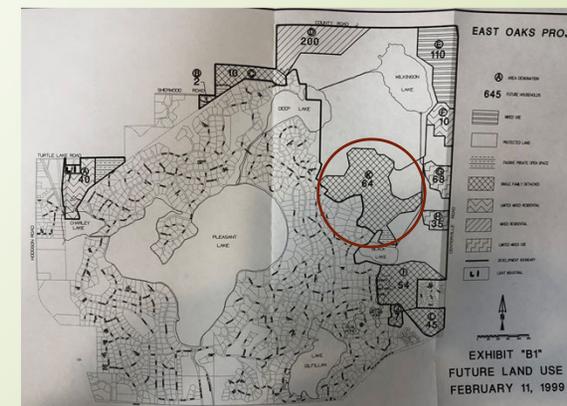
J - North Ski Hill

- Zoning – RSM-PUD – Residential Single Family Medium Density
- Dwellings planned in 1999 PUD - 7
- Density Increase permitted in the PUD – 30% (9.1)
- Number of unit/lots in place Feb 2019 - 7
- Number of additional units in the Dec 2018 Proposal – 0
- Number of total units post East Oaks Development - 7



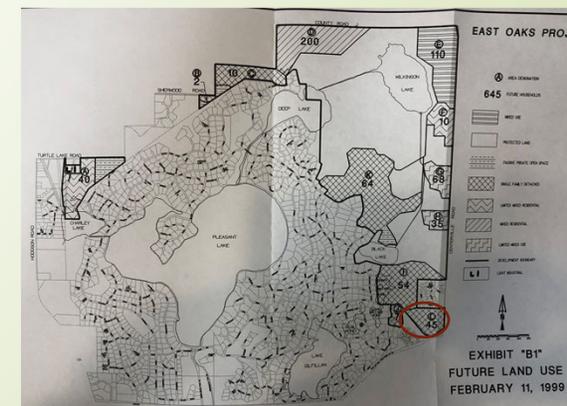
K - North Black Lake / Red Forest Way

- Zoning – RSL-PUD - Residential Single Family Low Density
- Dwellings planned in 1999 PUD - 64
- Density Increase permitted in the PUD – 30% (83.2)
- Number of units/lots in place Feb 2019 - 41
- Number of additional units in the Dec 2018 Proposal - 60
- Number of total units post East Oaks Development - 101



L - South Deer Hills / East Pines

- Zoning – RMH-PUD – Residential Multiple Family High Density
- Dwellings planned in 1999 PUD - 45
- Density Increase permitted in the PUD – 0% (45)
- Number of units in place Feb 2019 - 45
- Number of units in the Dec 2018 Proposal – 0
- Number of total units post East Oaks Development - 45





Accounting Methodology

- ▶ Waverly Garden Units
 - ▶ 14 Residence Designs in Waverly Gardens
 - ▶ Designs less than, or at 1000 Sq Ft
 - ▶ Total of 167 such Dwellings
 - ▶ Designs larger than 1000 Sq Ft (up to 2700 Sq Ft)
 - ▶ Total of 136 such Dwellings
- ▶ Proposed Condo units at Island Lake are between 1000 and 2000 Sq Ft and count as a “unit”
- ▶ Various means of counting Waverly Garden Units will now be presented in totality with the East Oaks Development

No Additional
Development

Development
not yet started

Development
started, not
complete

Map ID	1999 Area name	Alternative name	1999 Zone	1999 Plan	PUD- allowed density increase	PUD-allowed max density	Housing units in place/Lots for Sale in 2019	Additional dwelling units in NOC Dec 2018 Proposal
A	Wildflower Place	Peterson Place	RMM-PUD	40	30%	52	27	0
B	East Preserve	East Preserve	RSM-PUD	2	30%	3	0	2
K	North Black Lake	Red Forest Way	RSL-PUD	64	30%	83	41	60

Map ID	1999 Area name	Alternative name	1999 Zone	1999 Plan	PUD-allowed density increase	PUD-allowed max density	Housing units in place/Lots for Sale in 2019	Waverly <1000 1:1	Waverly <1000 2:1	Waverly <1000 3:1	Waverly <1000 4:1	Waverly <1000 5:1	Additional dwelling units in NOC Dec 2018 Proposal
A	Wildflower Place	Peterson Place	RMM-PUD	40	30%	52	27	27	27	27	27	27	0
B	East Preserve	East Preserve	RSM-PUD	2	30%	3	0	0	0	0	0	0	2
C	Nord	Nord Parcel	RSM-PUD	10	30%	13	0	0	0	0	0	0	10
D	Rapp Farm	Rapp Farm	RMH-PUD	200	50%	300	157	157	157	157	157	157	0
E	East Wilkinson	Waverly Gardens greater than 1000 Sq Ft+ Wilkinson Villas	RCM-PUD					183	183	183	183	183	0
E	East Wilkinson	Waverly Gardens less than 1000 Sq ft	RCM-PUD	110	50%	165	****	167	83	55	41	33	0
F	Andersonville	Additional Wilkinson Villas + Anderson Woods Event Center	RMH-PUD	10	30%	13	0	0	0	0	0	0	4
G	Gate Hill	Gate Hill Villas	RCM-PUD	68	30%	88	0	0	0	0	0	0	48
H	Island Lake	Island Lake	RCM-PUD	35	30%	46	0	0	0	0	0	0	120
I	East Mallard Pond	The Pines	RSM-PUD	54	0%	54	54	54	54	54	54	54	0
J	North Ski Hill	North Ski Hill	RSM-PUD	7	30%	9	7	7	7	7	7	7	0
K	North Black Lake	Red Forest Way	RSL-PUD	64	30%	83	41	41	41	41	41	41	60
L	South Deer Hills	East Pines	RMH-PUD	45	0%	45	45	45	45	45	45	45	0
TOTAL				645			331	681	597	569	555	547	244
Left to Develop to get to 645								0	48	76	90	98	
Grand Total if 20 Dec NOC Plans fulfilled								925	841	813	799	791	

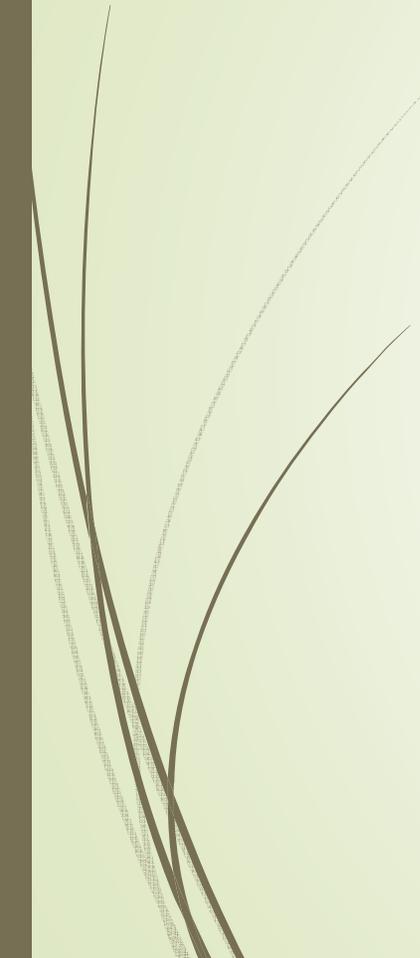


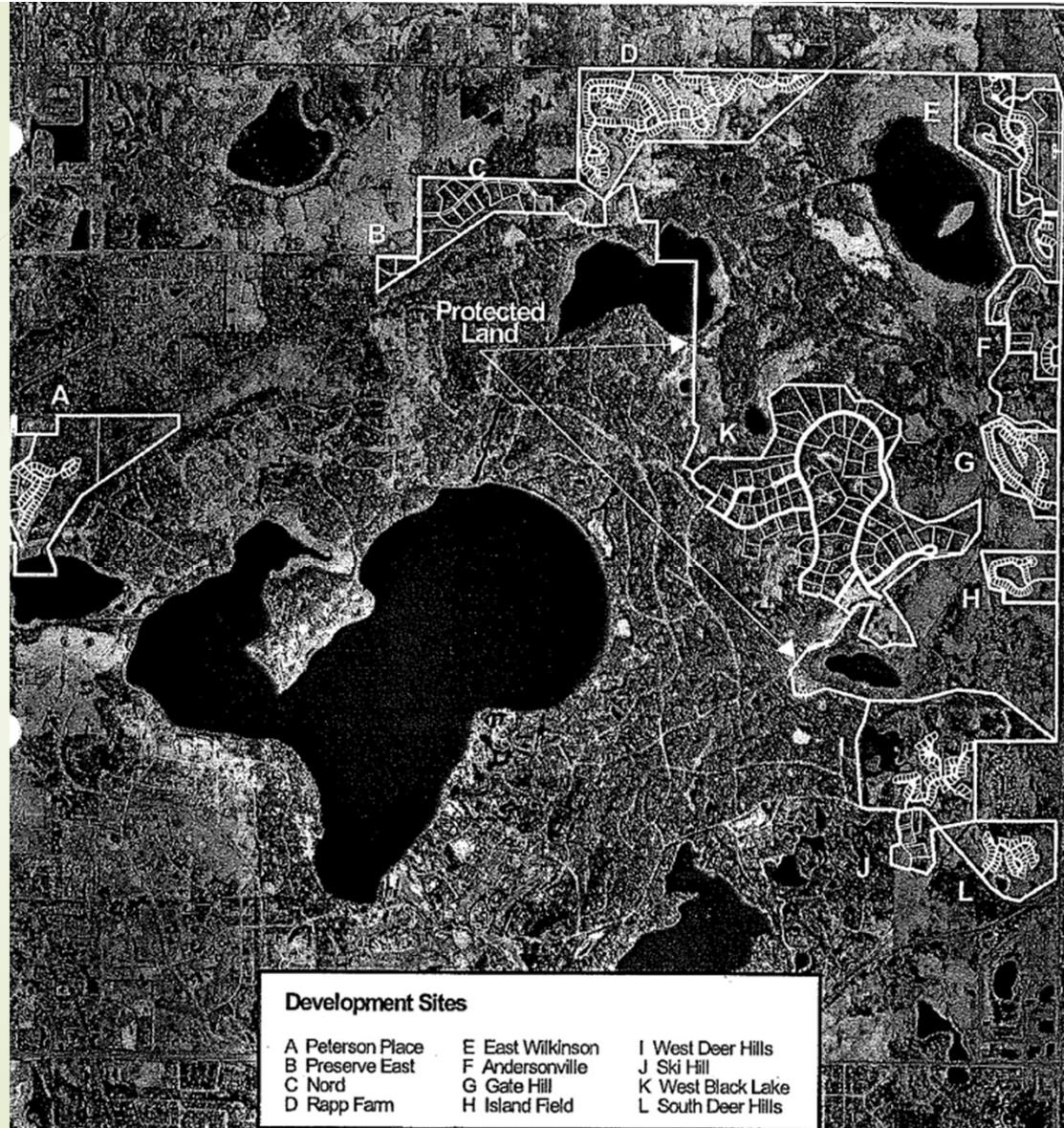
Governing Statements

- “The Comprehensive Plan currently provides for a maximum of 645 dwelling units and the commercial development of 21 acres within the Subject Property”
(1999 PUD Appendix 1, Page 7)
- “RSL-PUD: Residential Conservancy Lots: The dimensional standards pertaining to lot size, width, frontage, setbacks, impervious coverage, etc. for the Residential Conservancy Lots within the East Oaks PUD Project shall be the same as those that apply to the “RSL District” pertaining to the currently developed areas of North Oaks, as specified in Section 7.6 of the City of North Oaks Zoning Ordinance.” (1999 PUD Appendix 1, Page 4)
- “7.6.5 Lot Area Requirements. No Lot, tract, or parcel of Land wholly or partly within an RSL District shall hereafter be divided in any manner unless:
 - (a) The average size of each and every lot, tract, or parcel of Land created by the Subdivision shall have a minimum area of one and forty five hundredths (1.45) acres and in no event shall any Lot, tract, or parcel of Land so created have a minimum area of less than one and twenty-five hundredths (1.25) acres.”
(City of North Oaks Zoning Ordinance No. 94, Page 27)
- “ 7.6.8 Floor Area Ratios. The Floor Area Ratio (FAR) of any Building on any Lot shall not exceed 0.12”
(City of North Oaks Zoning Ordinance No. 94, Page 28)



1999 PUD Conclusion

- ▶ Well-written, LONG document
 - ▶ “Flexibility and creativity”
 - ▶ Higher densities on peripheral North Oaks, Lower Density at site K in the interior
 - ▶ Today’s Presentation Goal = Collaborate toward an agreed upon status of the 645 dwelling/21 Commercial Acre count
 - ▶ Because the entirety of the plan is so interdependent on the individual elements of the plan due to density increases and ability to shift units, it is challenging to approve parts of the plan without impacting the whole
 - ▶ We volunteer to work w/ the Planning Commission and North Oaks Company to help develop in a manner which serves all stakeholders
- 



1998 EAW
Development Site Map

Note: No connection
to Centerville Road

Development Site Plan as presented in the 1998 EAW

Development Sites Within the East Oaks Planned Unit Development						
Development Site	Size (acres)	Zoning	Residential Units	Possible Types of Residential Units	Commercial Floor Space ¹ (square feet)	Gross Density (residential units/acre)
A - Peterson Place	82	RMM	40	Single, Twin	0	0.49
B - Preserve East	6	RSM	2	Single	0	0.33
C - Nord	51	RSM	10	Single	0	0.20
D - Rapp Farm	110	RMH	200	Single, Twin, Multi	0	1.82
E - East Wilkinson	98	RCM	110	Single, Twin, Multi	78,408	1.12
F - Andersonville	35	RSM	10	Single	0	0.29
G - Gate Hill	32	RCM	68	Single, Twin, Multi	15,681	2.13
H - Island Field	22	RCM	35	Single, Twin, Multi	15,681	1.59
I - West Deer Hills	97	RSM	54	Single	0	0.56
J - Ski Hill	13	RSM	7	Single	0	0.54
K - West Black Lake	194	RSL	64	Single	0	0.33
L - South Deer Hills	40	RMH	45	Single, Twin	0	1.13
Total	780		645		109,770	Mean = 0.88

¹ The project will include up to 21 acres of Commercial Development, which is expected to include Retail, Office, and possibly Restaurant. Based on a Floor Area Ratio of 12%, this equates to 109,770 square feet of commercial floor space. The distribution of commercial floor space could vary from that shown in this table.



Presently
Developed
Northwest
corner of
Area K