Concept PUD Sketch Plan

CONCEPT DATA

Gross Site Area: ~137.7 ac
Delineated Wetlands: ~11.0 ac

-Major ROW: ~6.4 ac
(17th St & Jamison Ave on site)

= Net Developable Area: 120.3 ac +/-

Proposed 55' SF Lots: 85 lots
(55' wide x 130' deep typical lot)

Proposed 65' SF Lots: 207 lots
(65' wide x 130' deep typical lot)

Project Open Space: see tables
(includes parks, wetlands, buffers, ponding, remainder space)

Overall Gross Density: 2.12 un/ac
(292 lots / 137.7 ac)

Overall Net Density: 2.30 un/ac
(292 lots / 126.7 ac net developable wetland)

Aerial photography from State of Minnesota
Topography from State LiDAR

N. Lake Wilhelm - 292 Single Family Lots	
PUD Density Bonus Open Space	
137.70	Total Acres
10.99	less wetlands
126.71	Net acres
126.71	Net developable area excluding wetlands
292	SF Lots
2.30	Density
2.00	Base density
0.30	Bonus density via PUD requiring open space
6.1%	Percent Open Space Required (5% per 0.25 over 2.0)
7.72	Acres PUD Open Space required for additional density bonus

Rec Devel. Lake Residential PUD (PW 18-20)
Density and allowable unit calculation: 207' lots

Tier	Total Area	Unsuitable Area	Suitable Area	Minimum Lot Size for Lake Class (Severed MR)	Base Density	Bonus Density Factor	Allowable Units per lot with Bonus Density	Proposed Units	Units transferrable to next tier
1	892,161	48,574	843,587	43,560	19.4	1.5	29.0	18	1.0
2	1,149,650	140,585	1,009,065	80,000	10.4	2.0	46.9	36	10.9
3	985,090	78,426	907,464	80,000	10.3	3.0	80.7	54	36.7
4	589,540	17,038	572,501	80,000	10.1	3.0	97.0	52	
Total	3,616,441	309,624	3,326,817		102.1		243.9	170	~74 un below max density

NOTE: SHORELAND DISTRICT AREA OVERLAP WITH PW 18-18W COUNTED IN NE LAKE AREAS
Riparian
Nonriparian lot size - 80,000
Unsuitable area includes wetlands, bluffs, land below the OHWL and controlled access lots
Minimum structure setback from OHWL - 100' normally but 119' for maximum density increase
Shore impact zone (75% must be preserved in natural or existing state)

Minimum 50% open space designations for PUD flexibility:	1,818,231	sf, or +	41.74 ac
Openspace required for NE Lake :	673,274	sf, or +	15.46 ac
Provided project openspace:			43.2 ac

Nat Environ Lake Residential PUD (PW 18-18W)
Density and allowable unit calculation: 820' Lots

Tier	Total Area	Unsuitable Area	Suitable Area	Minimum Lot Size for Lake Class (Severed MR)	Base Density	Bonus Density Factor	Allowable Units per lot with Bonus Density	Proposed Units	Units transferrable to next tier
1	221,634	50,854	170,780	43,560	3.9	1.5	5.9	0	5.9
2	402,461	75,144	327,317	80,000	10.9	2.0	21.8	19	2.8
3	722,452	9,788	712,664	80,000	10.8	3.0	32.4	46	
Total	1,346,547	135,786	1,210,761		30.6		60.0	65	~36 un below max density

Riparian Lot size - 43560
Nonriparian lot size - 80,000
Unsuitable area includes wetlands, bluffs, land below the OHWL and controlled access lots
Minimum structure setback from OHWL - 100' normally but 107.5' for maximum density increase
Shore impact zone (75% must be preserved in natural or existing state)

Minimum 50% open space required for PUD flexibility:	673,274	sf, or +	15.46 ac

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SUMMERGATE

5/21/2025 0059466

Lake Wilhelm Property

St. Michael, MN

0 150' 300' 450'