

**MEMORANDUM**

DATE: December 15, 2016
TO: MCWD Board of Managers
FROM: Laura Domyancich, Project and Land Technician
RE: Wally Marx Conservation Development

Wally Marx owns approximately 110 acres over 4 parcels in the City of Medina and is exploring options for conservation and future development of the site, which contains extensive formal gardens and high-quality woodlands, restored prairie, and wetlands. An option Mr. Marx is considering is developing the site through the City of Medina's Conservation Design, Planned Unit Development (CD-PUD) ordinance which provides a density bonus for clustered residential lots and the protection of specific acreages preserved through conservation easement. Mr. Marx initiated development plans using the CD-PUD ordinance in 2011-2012, but later withdrew his application to refine the design and proposal. He is once again considering developing and conserving the site and is in the process of selecting an economically feasible and conservation focused approach to development of the northern 90 acres of the site. This concept plan is attached.

As MCWD did for the Deerhill Preserve (Stonegate) development in Medina, District staff are considering a potential role as easement holder for this development if Mr. Marx chooses to develop the site through this ordinance and selects MCWD to be the easement holder. The District would serve in a similar capacity by providing technical guidance on future restoration of the natural areas of the site and providing timely resources to guide the development through the permitting process. District staff see value in serving in this role based on Mr. Marx's longtime commitment to conservation of this property, our existing relationship with the City of Medina, and the potential expansion of the habitat corridor provided by Baker Park to the west and the Deerhill Preserve development to the south.

Staff will provide an overview of the property, information regarding the District's potential role as easement holder, and the technical guidance we might provide. Michael Pressman of Conservation Solutions, a consultant to Mr. Marx, will be present to answer questions, as well.

If you have any questions in advance of the meeting, please contact Laura Domyancich at (952) 641-4582 or ldomyancich@minnehahacreek.org.

We collaborate with public and private partners to protect and improve land and water for current and future generations.

CHARLES AND PAMELA SCHROEDER
#2910

CONCEPT PLAN WALLACE MARX NORTH DETAIL

S 89°16'25" E 2681.97

SOUTH LINE OF NORTH 845 FT
OF S 1/2, NW 1/4 SEC. 18-118-23

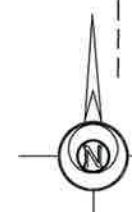
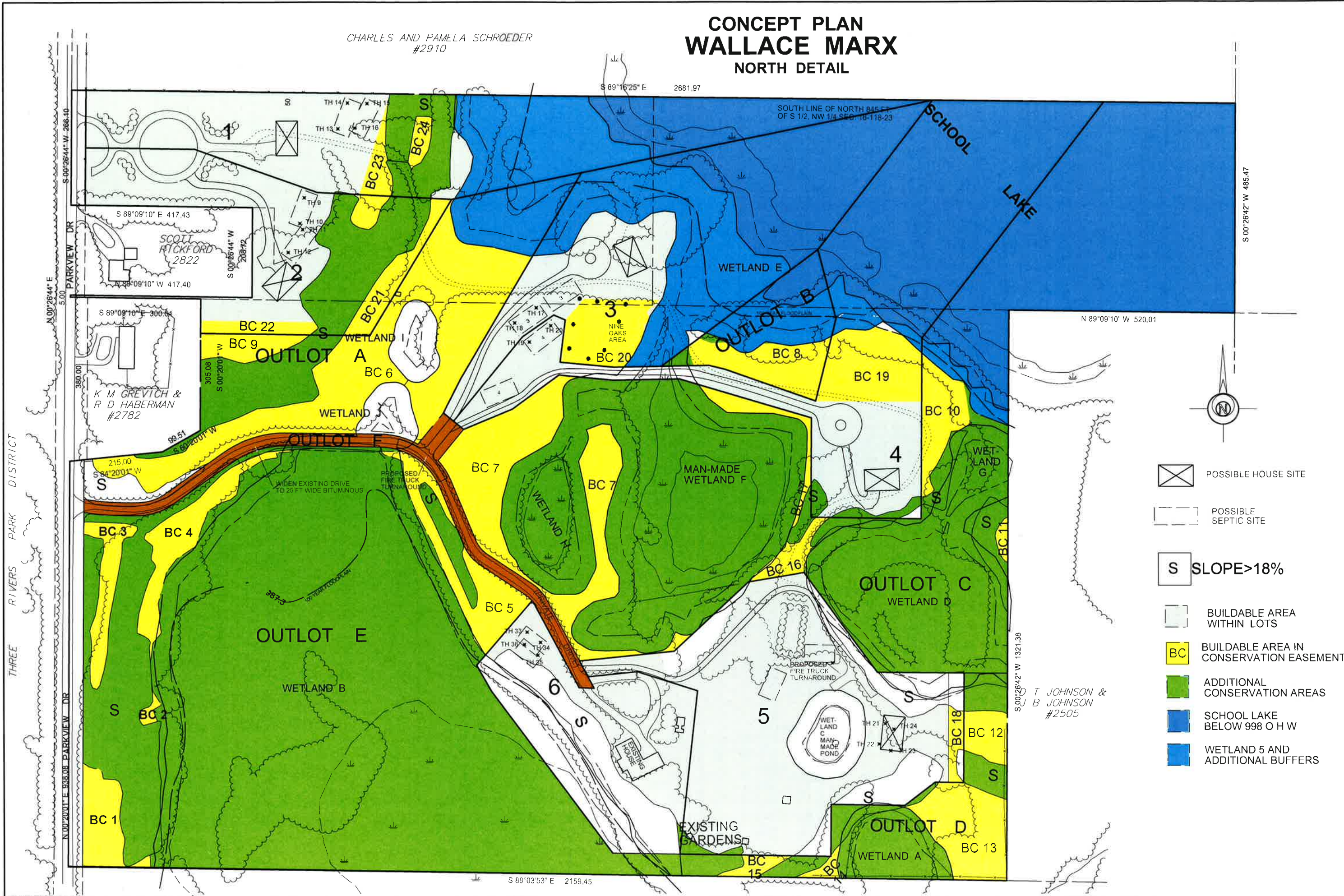
S 00°26'42" W 485.47









N 89°09'10" W 520.01

S 89°03'53" E 2159.45

S 00°26'42" W 1321.38

T JOHNSON &
J B JOHNSON
#2505



-  POSSIBLE HOUSE SITE
-  POSSIBLE SEPTIC SITE
-  S SLOPE > 18%
-  BUILDABLE AREA WITHIN LOTS
-  BUILDABLE AREA IN CONSERVATION EASEMENT
-  ADDITIONAL CONSERVATION AREAS
-  SCHOOL LAKE BELOW 998 O H W
-  WETLAND 5 AND ADDITIONAL BUFFERS

GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435

DATE	DESIGNED	DRAWN	CHECKED	DATE
7-26-12	T JOHNSON & J B JOHNSON			11-7-15
10-12-16				
10-27-18				
11-27-18				

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Michael J. Johnson
DATE 11-7-15 MAIN LICENSE NUMBER 2755