



MEMORANDUM

To: MCWD Board of Managers – Joint Committee
From: Laura Domyancich
Date: August 10, 2017
Re: Wally Marx – School Lake Preserve Conservation Easement Update

Purpose: To provide an update on the District’s recent coordination with Wally Marx in drafting a conservation easement and supporting documents in development of Mr. Marx’s preliminary plat application to Medina City Council for a Conservation Design – Planned Unit Development.

Background: On December 15, 2016, staff briefed the Planning and Policy Committee regarding Wally Marx’s plans to submit a proposal to develop his 90-acre property using the City of Medina’s Conservation Design – Planned Unit Development ordinance and the possibility of the District holding a conservation easement for this property at 2700, 2702, and 2900 Parkview Drive, Medina. This subdivision ordinance requires that development plans aim to cluster lots, create contiguous habitat corridors, and that certain areas of the property be protected by conservation easements. The easements preserve all wetlands, wetland buffers, steep slopes, and at least 30% of the total buildable land area. Mr. Marx has asked the District to serve as holder of the conservation easements, which protect 71 acres including 30 acres of upland or steep slope areas with a 22-acre maple basswood forest and 41 acres of wetlands including a 6-acre tamarack swamp and a 12-acre black ash swamp. The District values holding this easement because of the high-quality natural areas that have been under Mr. Marx’s careful stewardship and the adjacency of this property to a 34-acre, District-held conservation easement on the School Lake shoreline to the north. The maps below delineate these areas.

Staff has worked over the last several months to provide technical guidance and a regulatory review of the preliminary development plans and to begin to draft both the conservation easement and the supporting land stewardship plan. Mr. Marx’s team received specific feedback on the plans from both the City’s Planning and Parks Commissions in June, and the District organized a follow-up meeting with City staff to guide responsive revisions to the plans.

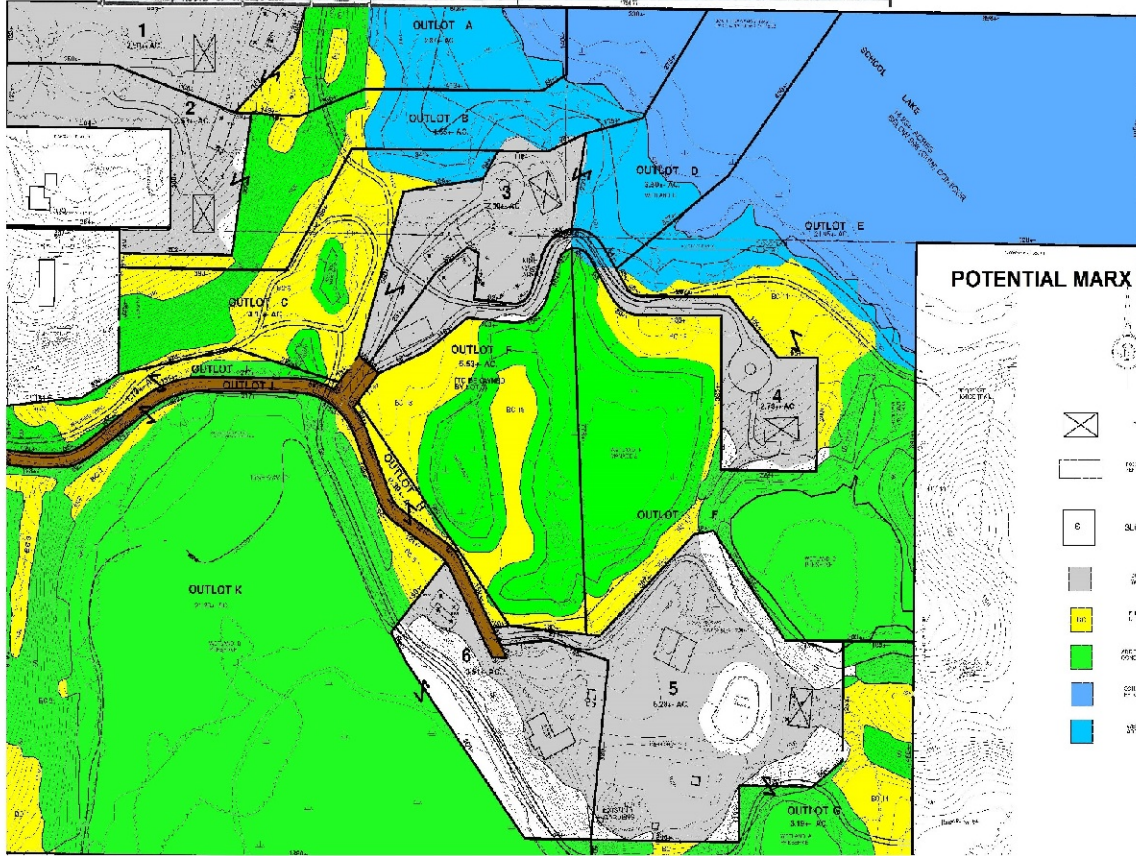
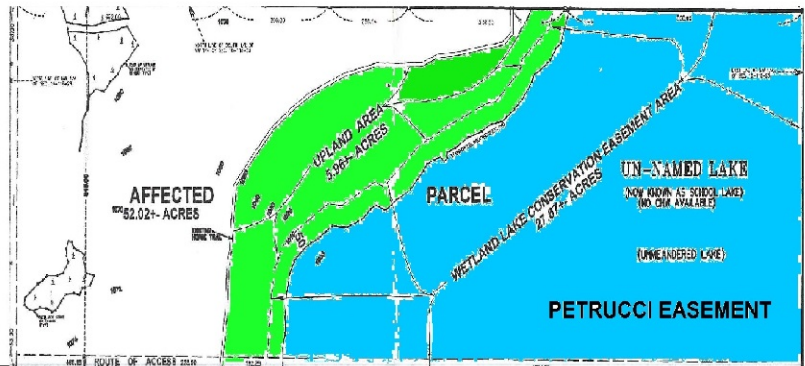
This work falls in line with the District’s approach to the provision of technical assistance to arrive at high-quality resource improvements, thoughtful development planning, and early coordination. Acting as a conservation easement holder is a pathway to increase conservation development, which minimizes impact on the landscape and furthers District goals without the investment of fee title acquisition.

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

Next Steps: Mr. Marx will submit an application for preliminary plat on August 10, and Medina City Council will consider it for approval at its September 5 meeting. In the interim, District staff will continue to refine the easement documents and provide further permitting review.

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

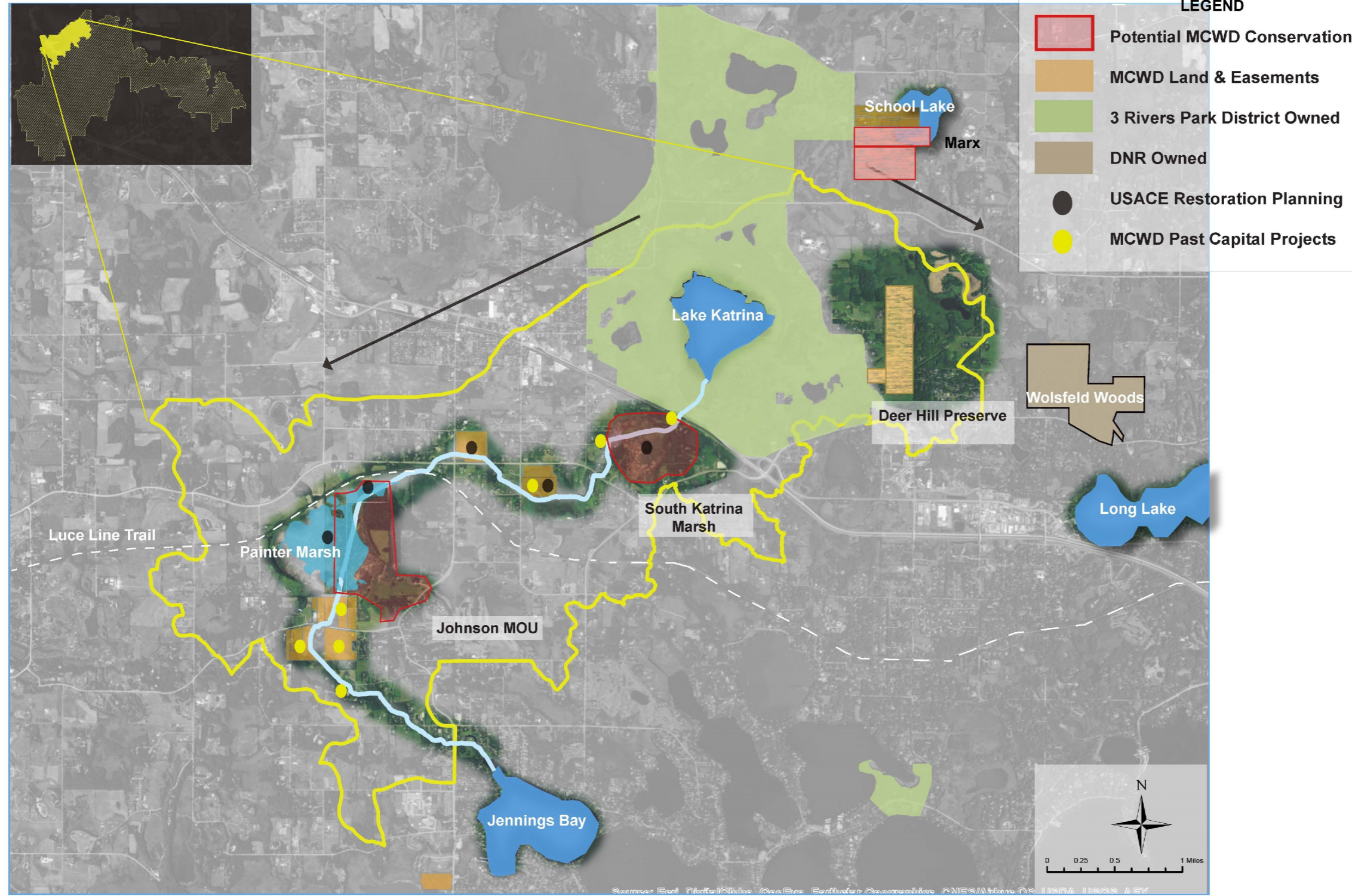
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POTENTIAL MARX EASEMENT

- UNDEVELOPED
- FENCE
- SLOPE 1%
- UNAVAILABLE W/ TRAPS
- FRESHWATER E. OF OUTLET 1-11
- WETLAND CONSERVATION EASEMENT
- CONSERVED FRESHWATER
- SWAMPY WETLAND

PAINTER CREEK / LONG LAKE CREEK SUBWATERSHED PLANNING



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aero