



The Eaglewood Estates Program

The Eaglewood Estates Program is a program to encourage the construction of housing intended for occupation by a residential owner in an area of the city called Eaglewood Estates. The City is the owner of six single-family lots and 14 townhome lots that are available for purchase on a first-come, first-served basis. The townhome lots are platted for twin homes that share a common wall, so if a lot that is being purchased is a townhome lot, the adjoining lot will also need to be purchased and built upon.

The assessed market value of each lot is \$10,000. The City will sell each of these lots for a non-refundable purchase price of \$1,000. This is on the condition that the buyer is pre-approved for financing of the home construction costs and that a home is constructed on the lot within 18 months of the date of purchase for single family lots and 24 months for townhome lots.

Here is how the process works:

1. Provide proof of pre-approval.
 - The City will require a letter from your lender showing that you are pre-approved for a loan to finance the cost of constructing your planned home. If you are buying two townhome lots, the loan approval needs to cover the construction costs of both units.
2. Select a lot and sign a purchase agreement.
 - Upon selecting a lot, you will be required to sign a purchase agreement. At this point you will be required to pay the City \$1,000 in non-refundable earnest money per lot, to be applied towards the City's administrative costs. The City will not require you to pay any additional administrative costs. However, you will be responsible for paying all closing costs (i.e. title insurance premium and commitment, state deed tax, recording fees, title agent closing fees, etc.).
3. Obtain necessary approvals.
 - The City Council will need to approve the purchase agreement at a City Council meeting.
 - The City Council will also need to adopt an ordinance that allows for the sale of the property. The City Council must conduct two readings of the ordinance and the ordinance must be published.
4. Complete construction. If construction of the home is not completed within 18 months of the date of purchase for single family lots and 24 months for townhome lots, ownership of the property and any improvements will revert back to the City and/or lending institution.



Eaglewood Estates 5th Addition Lot Sale Program Map of Available Land



Map created by the City of Lake City on 4/9/15
Map is not to scale and is for location use only
Lot numbers DO NOT reflect legal descriptions

Eaglewood Estates 5th Addition Lot Sale Building Incentive Program

Development Process Informational Handout

About the Development:

Eaglewood Estates 5th Addition is a 40 acre planned unit development (PUD), which is a City approved zoning district with its own specific set of uses and requirements that apply to this development only. In general, PUD's allow for a more flexible development style with lot size and type variation, and encourage a mixtures of housing types and land uses. Unique features of this PUD include a mix of attached and detached house types, a variation in lot sizes and shapes, and shared amenities including common areas and shared driveways.

The land being offered for sale is located along North 10th Street, north of Wabasha County Road #5 and south of Hidden Meadow Lane. The subdivision, Eaglewood Estates 5th Addition, was approved as a planned Unit Development by the City in 2006 and platted in 2007. The site was planned for predominantly townhomes style units, with an approved density of 38 townhome units, although the City purchased only 14 of the townhome lots.

The City purchased a portion of the Eaglewood 5th development in December of 2014, and does not own all the land within the development. The land that is for sale as part of the program is listed below:

Townhome Lots:	14 lots
Single Family Lots:	6 lots

About the Program:

After the City purchased the property, it considered many different options for the site. Ultimately, the City decided to partner with the Lake City Economic Development Authority (EDA) to come up with an economic development program that would result in the construction of new homes.

The program is described on that attached page, although is summarized as follows:

- The lots are available for purchase for \$1,000 each
- Upon the sale of each lot, the buyer enters into a purchase and development agreement with the City.
- The agreement requires that a home be built on the lot within a specified timeframe (18 months for single family, 24 months for the townhomes)
- The land will be transferred with a quit claim deed and, upon completion of the home the City will release the purchase and development agreement.

Neighborhood Amenities:

Trail Access. The neighborhood has direct access to the Terrace Trail, a 10 foot wide paved multi-use trail that can be used for biking, walking, jogging, dog walking, and rollerblading.

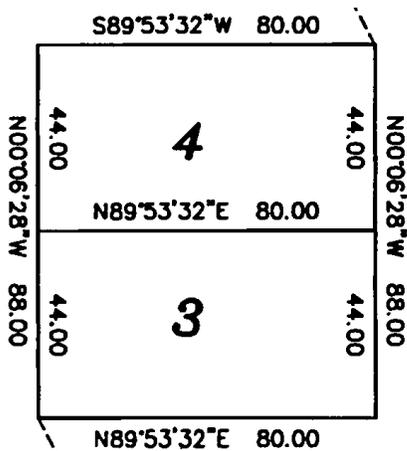
Protected Open Space. Enjoy living next to a permanently protected area of open space in Lake City; a 3 acre parcel of land adjacent to the Eaglewood 5th neighborhood. An archeological investigation of this area has indicated evidence of an early settlement burial mound site dating back to the Late Woodland Period, which spans a time from approximately A.D. 500 to 1150.

Underwood Park. Just a few minutes' walk (less than ½ a mile) is the City's newest park, Underwood Park. This 11 acre park featured soccer fields, playground equipment, a park pavilion, and ice skating and hockey rinks during the winter. It is used for throughout the year for events, and has become one of the community's favorite active parks.

Close to Work. Three of the community's largest employers are located within walking distance from the Eaglewood 5th neighborhood. Hearth and Home Technologies, Federal Mogul, and Mayo Clinic Health System Lake City are all located less than a mile from the neighborhood.

Low Maintenance. The common area around each of the 14 townhomes will be under the care of a Homeowner's association. If the association chooses, exterior maintenance items such as lawn care and snow removal can be covered by association dues.

Townhome Lot Configuration

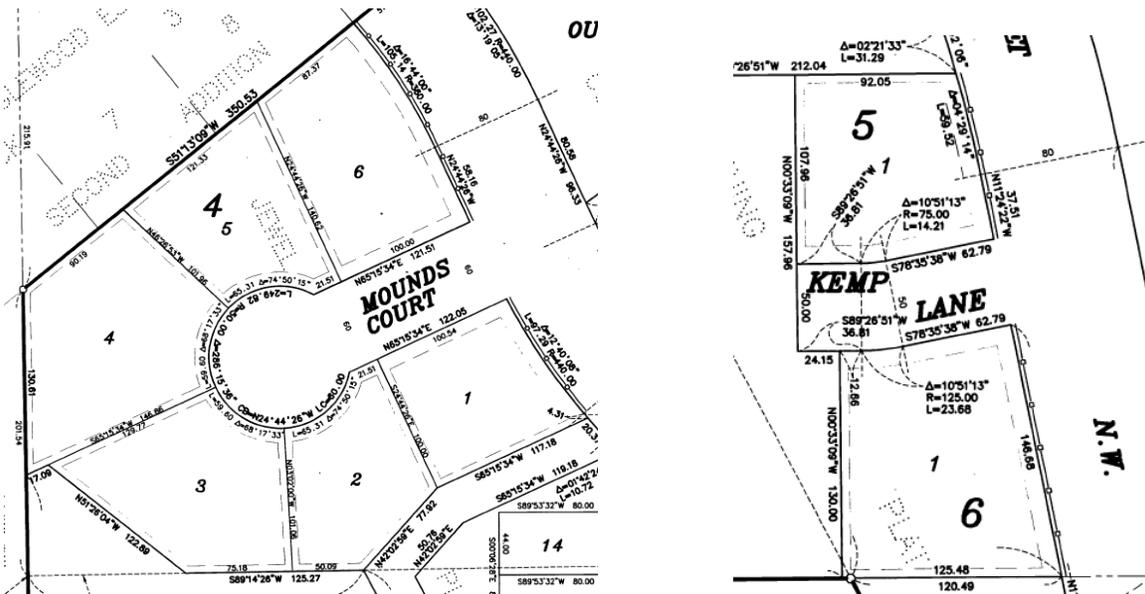


The lots are platted as the image to the left shows.

Each townhome unit would be built on individual lot 44 feet wide by 80 feet deep, with a shared or common wall connecting the two.

Much of the yard area, including the shared driveways, would be built on the common (or shared area) that surrounds each of the lots.

Single Family Lot Configuration



Building Permit Process:

The homes built must meet the Minnesota state building code, and its associated plumbing, electrical, and energy codes. The general building permit process is as follows:

1) Preliminary Meeting: A pre application meeting with City Staff is highly encouraged to discuss development plans and go over permit requirements.

2) Submittal of building permits:

1. Two sets of full size building plans (with architectural and structural detail)
2. A Site plan
 - a. Lot dimensions
 - b. Building footprint dimensions (including outdoor patios and decks)
 - c. Building Setback measurements from all property lines of the building lot
3. A completed Building Permit Application
4. A Certificate of Zoning Compliance
5. An energy code compliance worksheet
6. A mechanical calculations worksheet

Notes:

- a. General Contractor Note: All applicants (persons signing the application and to whom the building permit will be issued) must be licensed by the state of Minnesota. An exception to this rule exists if the owner of the home will be occupying the home as their primary residence. In this case, the unlicensed owner can act as the building contractor for ONE UNIT ONLY, and it must be the unit they intend to occupy

- b. The City allows plumbing and mechanical permits to be covered under the general permit although the plumbing plans and the mechanical details needs to be submitted with the building permit for this costs savings to occur.
- c. Electrical permits and inspections are issued through the MN Department of Labor and Industry and must be applied for and obtained through the State. The City's building official does not inspect electrical components although you will not pass your final inspection or receive your certificate of occupancy until the building has passed all electrical inspections.
- d. A townhome is considered two homes and two applications are required (and two permits will be issued), although the same set of plan can be used for both.

3) Final Inspections and Certificate of Occupancy: Each home must pass its final inspections and received a certificate of occupancy (c/o) prior to the home being inhabited. The issuance of the c/o will also fulfil the obligations of the program agreement between the City and the owner/contractor.

Driveways:

- The townhomes units will share driveways to avoid an excessive number of driveway access points along North 10th Street. This will save on pavement cost, reduces stormwater runoff, and eliminates the need to back out of a driveway into a street. The driveway design has been pre-approved and is shown on the PUD plan. Each builder/contractor/owner is required to install and pave the driveway servicing their units.
- Curb Cuts: Only 6 (six) curb cuts will be permitted for the townhomes as shown in Figure 1.
- The single family lots along Kemp Lane and Mounds Court will not be allowed driveway access off of 10th Street and must build their access drives off of Kemp Lane and Mounds Court.

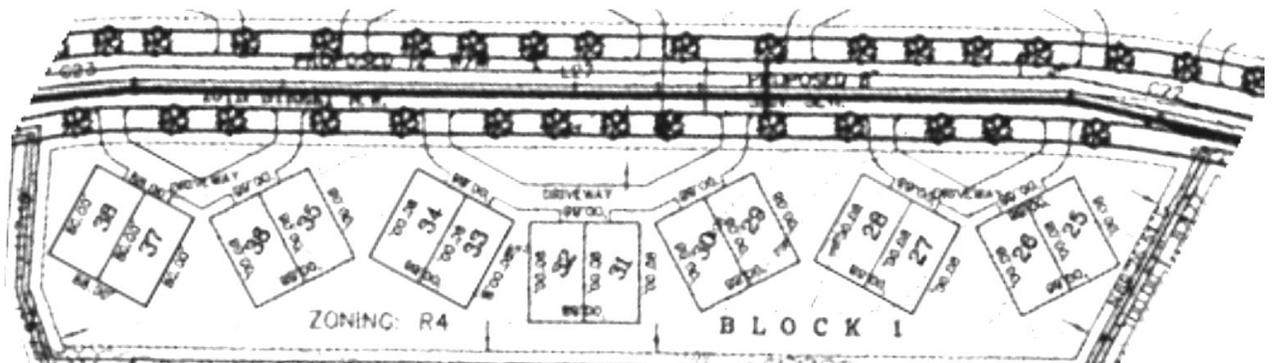


Figure 1: General Driveway Layout and approximate curb cut locations

Addresses:

- Addresses have been determined for each home and will be issued with the building permit.

Common element:

- Each of the 14 planned townhomes has equal share of the common element, which is the open space around the townhome unit that primarily contains lawn area and driveways. No private improvements that benefit just one property owner can be built on the common element. For example, garden sheds and patios need to be placed entirely on the individual townhome lots, not the common area. The common area will be regulated by a homeowner's association. The HOA (and its board of directors) will ensure that the common area is maintained, meaning, at minimum, the lawn is mowed in the summer months, and the snow is removed from the driveways in the winter months. Many HOA's contract for these services and charge the owner of each unit a fee to cover the maintenance. These decisions will be made by the future owners of the homes.

Setback information: Townhome Lots

Townhome lots: The structure and any elements that are considered part of the structure, such as decks, patios, porches, chimneys, and egress windows wells must be contained entirely on the lot.

Setback Information: Single Family Lots

As measured from property lines, the homes must be 25 feet from the front property line, 20 feet from the rear, and 8 feet from the side property line. If the house is on a corner, a 15 foot setback from the secondary front, or corner property line, must also be met.

Fees:

Each unit must pay the following fees with a building permit:

1. Building Permit
2. Sewer Connection
3. Water Connection
4. Electrical Access and Connection
5. Street Tree Fee
6. Park Development

2015
City of Lake City Minnesota
Development and Access Fees

Street Tree Fee

Single Family Residential	\$225.00
Multi-family residential/commercial/ industrial	\$225.00/per 60 ft. street frontage

Park Development and Improvement

Single Family Residential	\$375.00
Multi-Family Residential	\$375.00/1 st unit + \$225.00/each additional unit

Sewer

Sewer Access	\$2,500.00
Sewer Inspection	\$10.00

Water

Water Access	\$850.00
Water Inspection	\$10.00

Electric

Single Family Residential Access	\$200.00*
Multi-Family Residential Access	\$500.00/1 st unit + \$100.00/each additional unit*

*based on a 200 amp panel, single phase

Commercial Access 50 KVA or less*	\$700.00 (50 KVA or less)
Commercial Access	\$1,400.00 (greater than 50 KVA)

Industrial Access	\$1,000.00 (small industry)
Industrial Access	\$2,700.00 (large industry)

Connection Fee	\$1.00/per amp
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Please note that additional charges may apply for the following:

- fire suppression systems
- multiple water and/or sewer access points
- High demand uses (car washes, hotels, etc.)