

Flowing Brook Valley

Presentation by Mark Welch / G-Cubed Inc. on behalf of
David McGee of Build Wealth MN Inc.

Tuesday January 14th, 2024

5:00 pm

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities
 - Future Project Details
- Traffic Impacts
- Existing & Future Environmental Features
- Q&A

Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief

David McGee – Build Wealth MN Inc.

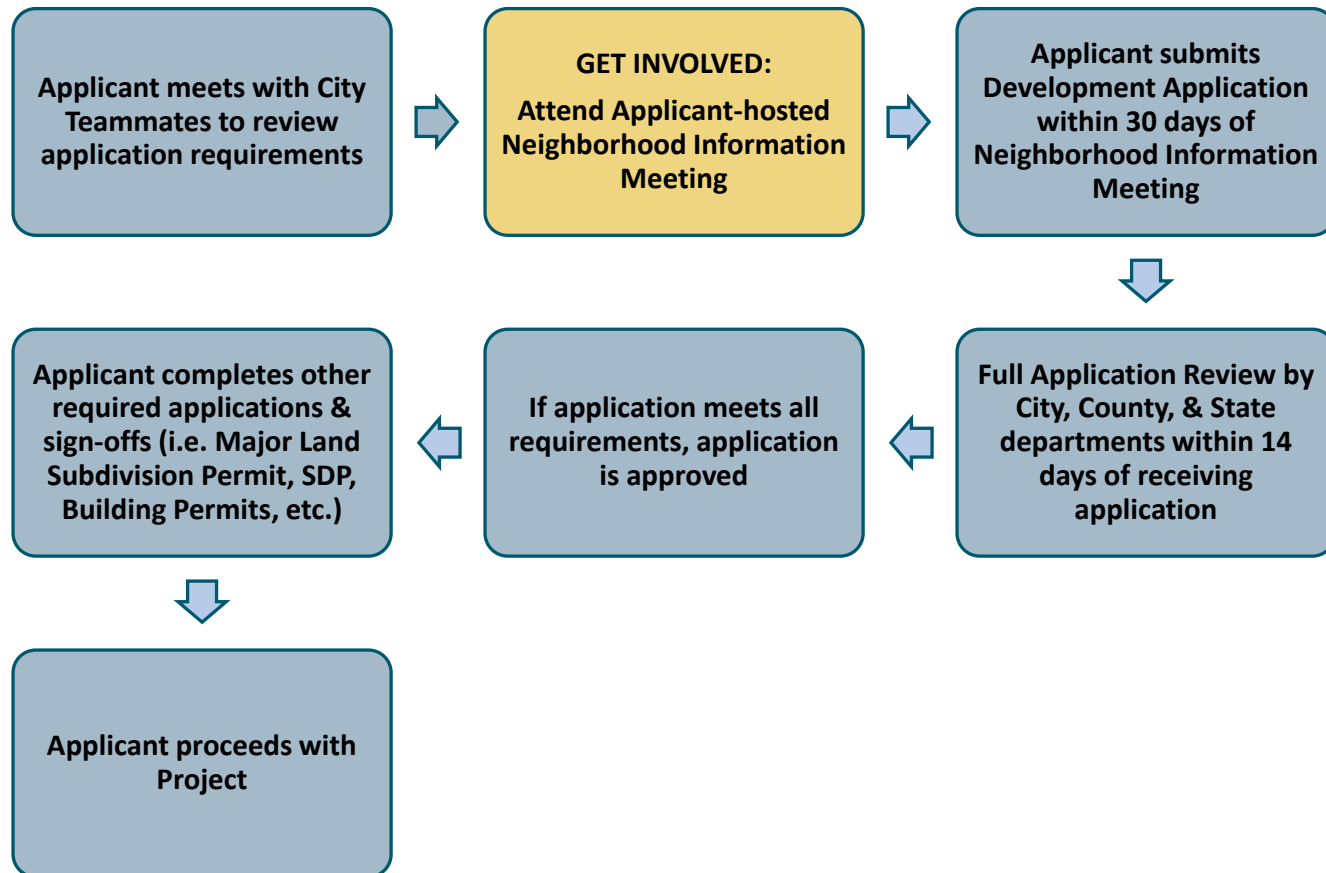
- Owner

About our Project

Location: West of Pepsi and north of Willowridge Manufactured Home Park. Stubbed streets into the property include Sedge Meadow Circle SW from the East, Willow Ridge Drive SW and 7th Avenue SW from the South.

Proposal: Construction of a public street connecting Willow Ridge Drive SW and Sedge Meadow Circle SW. Land Development will include Twinhome Units, Triplex Units, an apartment building requiring rezone, and a Community Center and associated parking and drives. 20 single family lots are depicted on the West 40 acres of the property.

The Application Process



Existing Zoning District

Zoned: R-2 (Low Density Small Lot)

Residential Uses:

Dwelling, Single-Family Detached

Dwelling, Twin-Home

Dwelling, Attached

Dwelling, Duplex, Same Lot

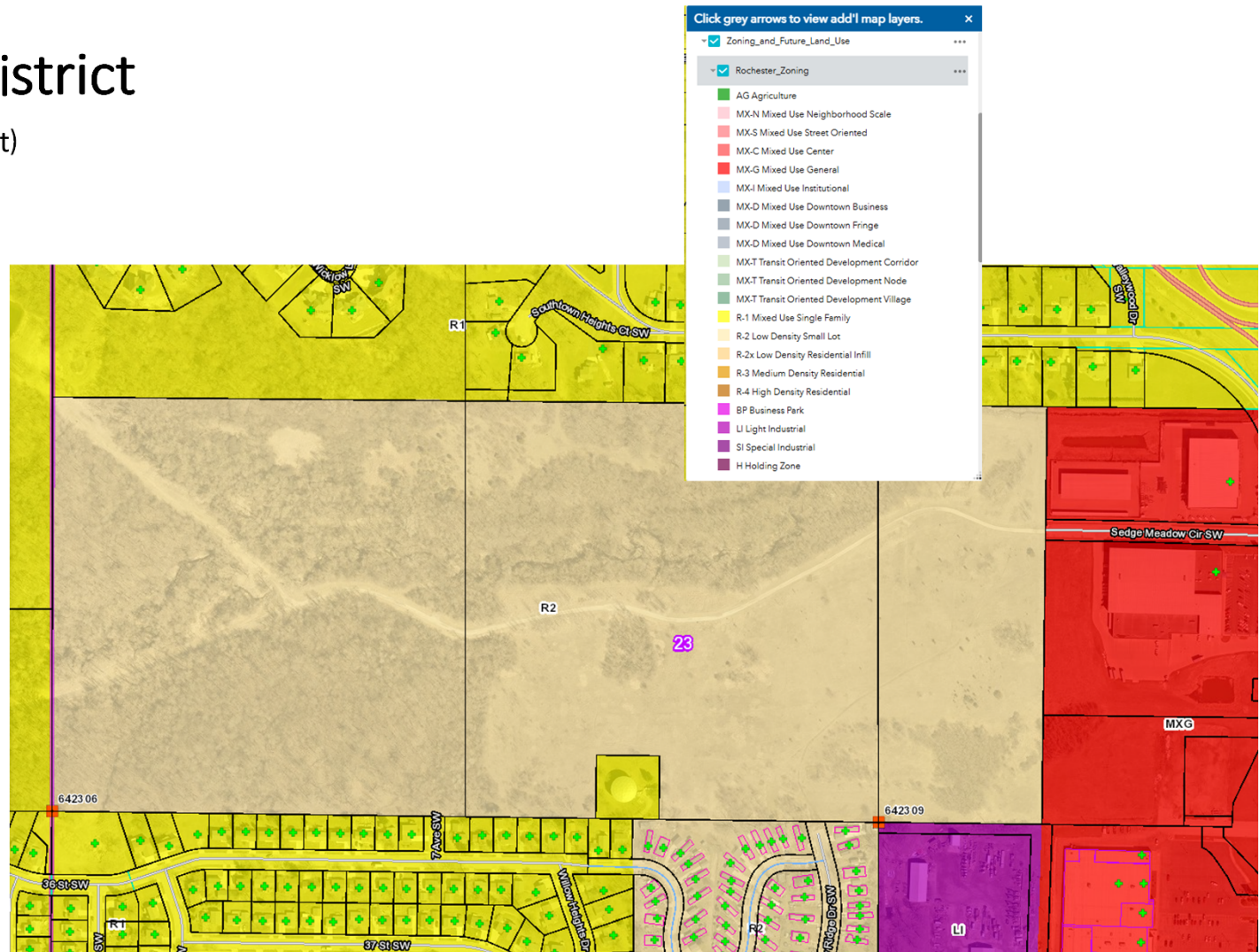
Dwelling, Triplex

Dwelling, Fourplex

Dwelling, Cottage Development

Manufactured Home Park

Congregate Housing



Proposed Street Layout & Unit Densities

Construction of a public street connecting Willow Ridge Drive SW and Sedge Meadow Circle SW. Land Development will include Twinhome Units, Triplex Units, an apartment building requiring rezone, and a Community Center and associated parking and drives.

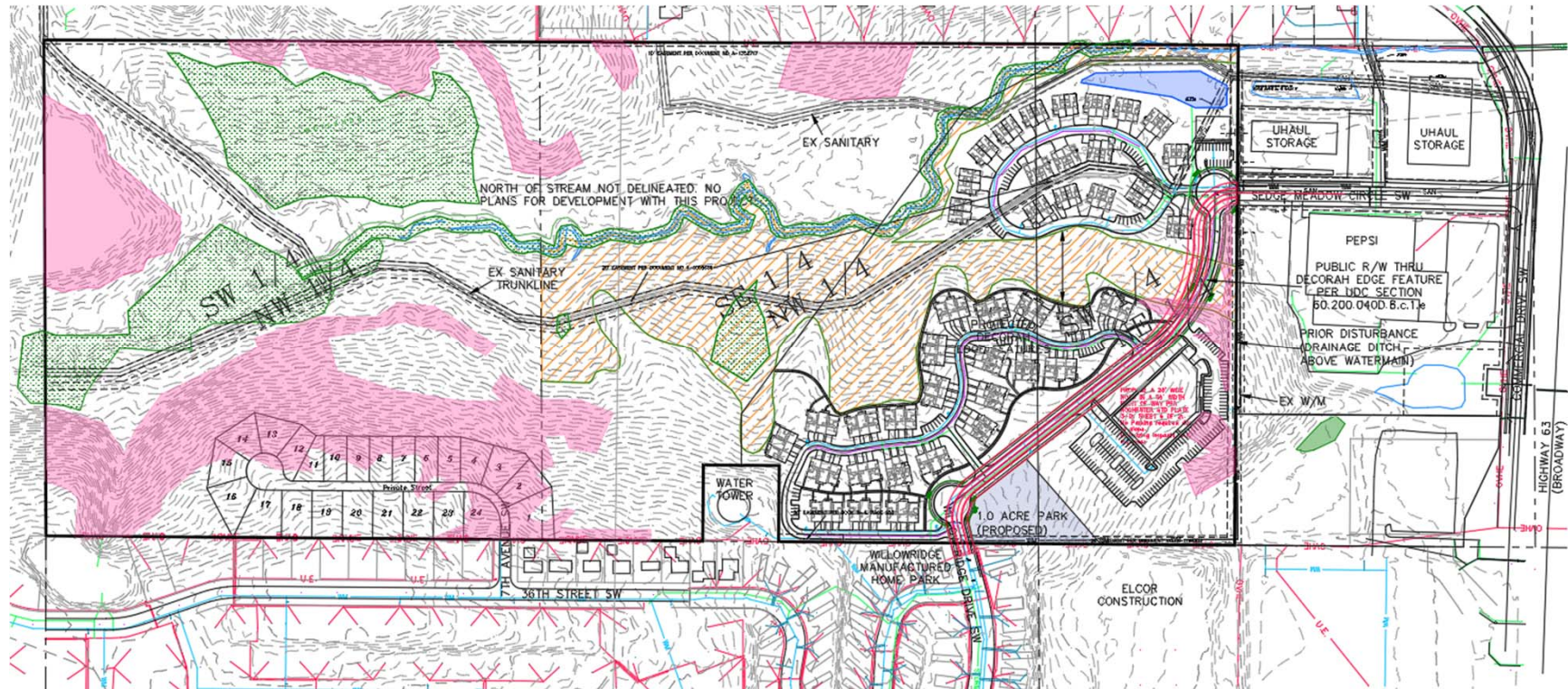
Units depicted less than 4 per acre of the 30.50 acres on the GDP.



General Development Plan

LEGEND

	MAJOR CONTOUR
	MINOR CONTOUR
	WATERMAIN
	SANITARY SEWER
	STORM SEWER
	> 18% SLOPES
	VERIFIED PROTECTED DECORAH FEATURES
	PREVIOUSLY DELINEATED WETLAND

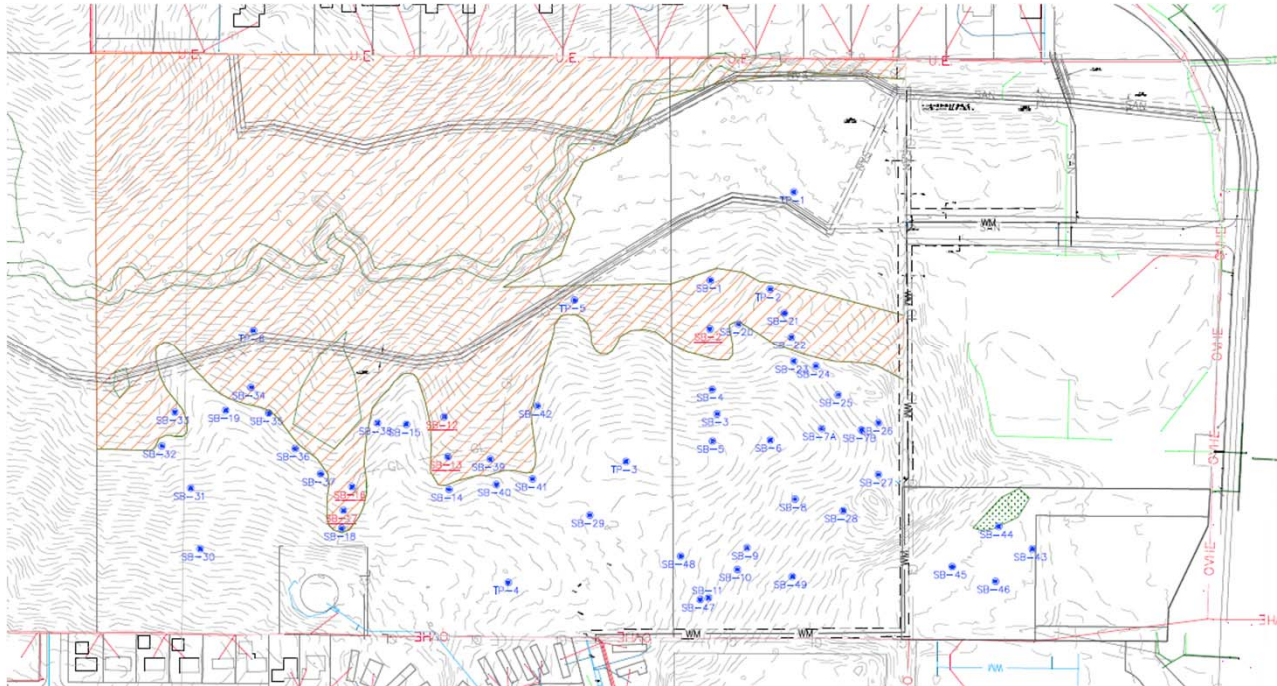


Traffic Impacts

- This development will generate approximately 1050 daily trips.

Existing & Future Environmental Features

Property has wetland and Decorah Edge Features depicted below.



Q&A