



MEMORANDUM

DATE: July 14, 2021

To: Members of the Planning Commission

CC: Ben Martig, City Administrator; Mitzi Baker, Community Development Director; David Bennett, Public Works Director/City Engineer

From: Mikayla Schmidt, City Planner

RE: "Supplemental Agenda Background Memo" for the Planning Commission meeting on July 15, 2021

Summary Report:

The following is an update on agenda items as supplemental background agenda information made available Wednesday, July 14, 2021.

Item 3 – Public Hearing for Consideration of the Preliminary Plat Request for Kraewood Addition.

Please find the attached documents:

1. Tree Inventory & Preliminary Plat Submittal documents: Staff would like to note that these documents are not in their final form and they are to be finalized with the final plat/site plan review. Document "c" and "d" are provided as a link because the files are large. Those two documents are provided as individual links on the Planning Commission home page, in addition to being included in the supplemental memo.
 - a. Tree Removals Memo
 - b. Tree Inventory and Replacement Calcs
 - c. [Tree Inventory Excel Spreadsheet](#)
 - d. [Kraewood Addition Proposed Preliminary Plat - Full Submittal](#)
2. Public comment received as of July 14, 2021 @ 12:00pm

Item 4 – Consideration of the Preliminary Plat for Kraewood Addition.

As part of the approval criteria and findings of fact, provided by Commissioner Buckheit, staff would propose is to have the condition that the Park and Recreation Advisory Board review the Kraewood Addition before the final plat, be a separate motion as it is part of the approval procedure, not the approval criteria.

Memorandum

TO: Project Team

FROM: R. Binder
Civil Site Group

DATE: 6/28/2021

PROJECT NO: 18171.01

RE: Tree Removals & Replacements – Additional Breakdowns

REMOVED TREES		
		REPLACEMENTS
EXEMPT	630	0
NON-EXEMPT	244	547
TOTAL	874	547

REPLACEMENT BREAK DOWN				
CATEGORY	NUMBER		REPLACEMENT VALUE	REPLACEMENT
1 (12-17 CAL.)	157 @		1	157
2 (18-23 CAL.)	52 @		3	156
3 (24-35 CAL.)	29 @		6	174
4 (36-47 CAL.)	6 @		10	60
5 (48+ CAL.)	0 @		12	0
SUBTOTAL	244			547
E	630 @		0	0
TOTAL	874			547

CATEGORY BREAK DOWN BY AREA - REMOVED MATERIAL ONLY						
AREA	1 (12-17 CAL.)	2 (18-23 CAL.)	3 (24-35 CAL.)	4 (36-47 CAL.)	5 (48+ CAL.)	E
ROW	0	0	0	0	0	184
MF	72	31	13	0	0	243
SF	85	21	16	6	0	203
TOTAL	157	52	29	6	0	630
						874

NOTE: NON-EXEMPT ROW TREES = 70 TREES

CATEGORY BREAK DOWN BY SPECIES - REMOVED MATERIAL ONLY									
SPECIES	1 (12-17 CAL.)	2 (18-23 CAL.)	3 (24-35 CAL.)	4 (36-47 CAL.)	5 (48+ CAL.)	TOTAL NON-EXEMPT	E	TOTAL (EXEMPT + NON)	PERCENT OF TOTAL
POPLAR	0	0	0	0	0	0	3	3	0.3%
PINE	26	0	0	0	0	26	418	444	50.8%
WALNUT	14	5	0	0	0	19	23	42	4.8%
ELM	59	25	18	3	0	105	71	176	20.1%
ASH	15	9	1	0	0	25	29	54	6.2%
CHERRY	4	2	0	0	0	6	5	11	1.3%
MAPLE	7	2	0	1	0	10	7	17	1.9%
BOX ELDER	21	2	2	0	0	25	37	62	7.1%
COTTONWOOD	0	2	3	0	0	5	0	5	0.6%
CRABAPPLE	0	0	1	0	0	1	1	2	0.2%
SPRUCE	1	0	0	0	0	1	3	4	0.5%
OAK	1	1	1	1	0	4	1	5	0.6%
HONEYLOCUST	2	0	1	0	0	3	1	4	0.5%
HACKBERRY	5	1	0	0	0	6	20	26	3.0%
BASSWOOD	1	1	2	1	0	5	9	14	1.6%
MULBERRY	0	0	0	0	0	0	1	1	0.1%
CATALPA	0	0	0	0	0	0	1	1	0.1%
KENTUCKY COFFEETREE	1	0	0	0	0	1	0	1	0.1%
WILLOW	0	2	0	0	0	2	0	2	0.2%
TOTAL	157	52	29	6	0	244	630	874	100.0%
REPLACEMENT RATIO	1	3	6	10	12				
REPLACEMENT TREES	157	156	174	60	0	547			

REMOVE UNDESIRABLE SPECIES FROM NON-EXEMPT										
CATEGORY BREAK DOWN BY SPECIES - REMOVED MATERIAL ONLY										
SPECIES	1 (12-17 CAL.)	2 (18-23 CAL.)	3 (24-35 CAL.)	4 (36-47 CAL.)	5 (48+ CAL.)	TOTAL NON-EXEMPT	E	TOTAL (EXEMPT + NON)	PERCENT OF TOTAL	
POPLAR	0	0	0	0	0	0	3	3	0.3%	
PINE	26	0	0	0	0	26	418	444	50.8%	
WALNUT	14	5	0	0	0	19	23	42	4.8%	
ELM	14	6	5	1	0	26	150	176	20.1%	ASSUME 75% AS INVASIVE SIBERIAN ELM
ASH	0	0	0	0	0	0	54	54	6.2%	
CHERRY	4	2	0	0	0	6	5	11	1.3%	
MAPLE	7	2	0	1	0	10	7	17	1.9%	
BOX ELDER	0	0	0	0	0	0	62	62	7.1%	
COTTONWOOD	0	0	0	0	0	0	5	5	0.6%	
CRABAPPLE	0	0	1	0	0	1	1	2	0.2%	
SPRUCE	1	0	0	0	0	1	3	4	0.5%	
OAK	1	1	1	1	0	4	1	5	0.6%	
HONEYLOCUST	2	0	1	0	0	3	1	4	0.5%	
HACKBERRY	5	1	0	0	0	6	20	26	3.0%	
BASSWOOD	1	1	2	1	0	5	9	14	1.6%	
MULBERRY	0	0	0	0	0	0	1	1	0.1%	
CATALPA	0	0	0	0	0	0	1	1	0.1%	
KENTUCKY COFFEETREE	1	0	0	0	0	1	0	1	0.1%	
WILLOW	0	0	0	0	0	0	2	2	0.2%	
TOTAL	76	18	10	4	0	108	766	874	100.0%	
REPLACEMENT RATIO	1	3	6	10	12					
REPLACEMENT TREES	76	54	60	40	0	230				

OVERALL TREE INVENTORY

NO.	AREA OF OVERASF SF SITE	TYPE¹	SIZE (DBH INCHES)	SPECIES	REMOVED	REPLACEMENT CATEGORY	NUMBER OF REPLACEMENT TREES REQUIRED
1101	SF	TRD	26	WALNUT		3	0
1105	SF	TRD	18	WALNUT	X	2	3
1106	SF	TRD	18	WALNUT	X	2	3
1107	SF	TRD	18	WALNUT	X	2	3
1108	SF	TRD	16	WALNUT	X	1	1
1111	SF	TRD	36	WALNUT		4	0
1112	SF	TRD	22	WALNUT		2	0
1202	SF	TRD	23	ASH	X	2	3
1284	SF	TRD	14	WALNUT	X	1	1
1305	SF	TRC	8	PINEE	X	E	0
1306	SF	TRC	11	PINE	X	E	0
1307	SF	TRC	11	PINE	X	E	0
1308	SF	TRC	7	PINE	X	E	0
1309	SF	TRC	9	PINE	X	E	0
1310	SF	TRC	10	PINE	X	E	0
1311	ROW	TRC	16	PINE	X	E	0
1312	SF	TRC	10	PINE	X	E	0
1313	SF	TRC	12	PINE	X	1	1
1314	SF	TRC	10	PINE	X	E	0
1315	ROW	TRC	12	PINE	X	E	0
1316	SF	TRC	12	PINE	X	1	1
1317	ROW	TRC	13	PINE	X	E	0
1318	ROW	TRC	10	PINE	X	E	0
1319	SF	TRC	12	PINE	X	1	1
1320	SF	TRC	12	PINE	X	1	1
1348	SF	TRD	12	WALNUT		1	0
1349	SF	TRD	12	WALNUT		1	0
1350	SF	TRD	15	WALNUT		1	0
1351	SF	TRD	15	WALNUT		1	0
1352	SF	TRD	24	WALNUT		3	0
1388	SF	TRC	9	SPR	X	E	0
1389	SF	TRC	9	SPR	X	E	0
1390	SF	TRD	36	ELM	X	4	10
2000	ROW	TRD	15	ELM	X	E	0
2001	ROW	TRD	12	ELM	X	E	0
2002	ROW	TRD	10	ELM	X	E	0
2003	ROW	TRD	15	ELM	X	E	0
2004	SF	TRD	8	ELM	X	E	0
2005	ROW	TRC	9	PINE	X	E	0
2006	SF	TRC	12	PINE	X	1	1
2007	SF	TRC	12	PINE	X	1	1
2008	SF	TRC	12	PINE	X	1	1
2009	SF	TRC	10	PINE	X	E	0
2010	SF	TRC	10	PINE	X	E	0
2011	SF	TRC	10	PINE	X	E	0
2012	SF	TRC	8	PINE	X	E	0
2013	SF	TRD	11	WALNUT	X	E	0
2014	SF	TRC	8	PINE	X	E	0

2015	SF	TRC	8	PINE	X	E	0
2016	SF	TRC	8	PINE	X	E	0
2017	SF	TRC	6	SPR	X	E	0
2018	SF	TRD	28	WALNUT		3	0
2019	SF	TRD	29	WALNUT		3	0
2020	SF	TRD	18	WALNUT		2	0
2021	SF	TRD	18	WALNUT		2	0
2022	ROW	TRD	12	ELM	X	E	0
2023	ROW	TRD	12	ELM	X	E	0
2024	ROW	TRD	12	ELM	X	E	0
2025	ROW	TRD	10	ELM	X	E	0
2026	SF	TRC	6	PINE	X	E	0
2027	SF	TRC	6	PINE	X	E	0
2028	SF	TRC	6	PINE	X	E	0
2029	SF	TRC	7	PINE	X	E	0
2030	SF	TRC	7	PINE	X	E	0
2031	SF	TRC	6	PINE	X	E	0
2032	SF	TRC	7	PINE	X	E	0
2033	SF	TRC	6	PINE	X	E	0
2034	SF	TRC	7	PINE	X	E	0
2035	SF	TRC	7	PINE		E	0
2036	SF	TRC	6	PINE		E	0
2037	SF	TRD	8	ELM		E	0
2038	SF	TRD	6	WALNUT		E	0
2039	SF	TRC	7	PINE		E	0
2040	SF	TRC	7	PINE		E	0
2041	SF	TRC	9	PINE		E	0
2042	SF	TRC	9	PINE	X	E	0
2043	SF	TRC	7	PINE		E	0
2044	SF	TRC	7	PINE	X	E	0
2045	SF	TRC	7	PINE	X	E	0
2046	SF	TRC	8	PINE	X	E	0
2047	SF	TRC	8	PINE		E	0
2048	SF	TRC	7	PINE		E	0
2049	SF	TRC	7	PINE	X	E	0
2050	SF	TRC	7	PINE	X	E	0
2051	SF	TRC	7	PINE	X	E	0
2052	SF	TRC	7	PINE	X	E	0
2053	SF	TRC	10	PINE	X	E	0
2054	SF	TRC	8	PINE	X	E	0
2055	SF	TRC	10	PINE	X	E	0
2056	SF	TRC	7	PINE	X	E	0
2057	SF	TRC	10	PINE	X	E	0
2058	SF	TRC	10	PINE	X	E	0
2059	SF	TRC	10	PINE	X	E	0
2060	SF	TRC	10	PINE	X	E	0
2061	SF	TRD	10	ELM	X	E	0
2062	SF	TRC	8	PINE	X	E	0
2063	SF	TRC	7	PINE	X	E	0
2064	SF	TRC	8	PINE	X	E	0
2065	SF	TRC	8	PINE	X	E	0
2066	SF	TRC	8	PINE	X	E	0
2067	SF	TRC	8	PINE	X	E	0

2068	SF	TRC	8	PINE	X	E	0
2069	SF	TRD	12	POPLAR		1	0
2070	SF	TRC	8	PINE	X	E	0
2071	SF	TRC	8	PINE	X	E	0
2072	SF	TRC	8	PINE	X	E	0
2073	SF	TRC	8	PINE	X	E	0
2074	SF	TRC	8	PINE	X	E	0
2075	SF	TRC	8	PINE	X	E	0
2076	SF	TRC	8	PINE	X	E	0
2077	SF	TRD	10	ASH	X	E	0
2078	SF	TRC	7	PINE	X	E	0
2079	SF	TRC	7	PINE	X	E	0
2080	SF	TRC	9	PINE	X	E	0
2081	SF	TRC	9	PINE	X	E	0
2082	SF	TRD	12	ELM	X	1	1
2083	SF	TRD	8	ASH	X	E	0
2084	SF	TRC	8	PINE	X	E	0
2085	SF	TRC	9	PINE	X	E	0
2086	SF	TRC	9	PINE	X	E	0
2087	SF	TRC	7	PINE	X	E	0
2088	SF	TRC	9	PINE	X	E	0
2089	SF	TRC	9	PINE	X	E	0
2090	SF	TRC	9	PINE	X	E	0
2091	SF	TRC	8	PINE	X	E	0
2092	SF	TRC	8	PINE		E	0
2093	SF	TRC	8	PINE		E	0
2094	SF	TRD	12	POPLAR		1	0
2095	SF	TRD	12	POPLAR		1	0
2096	SF	TRD	6	ELM		E	0
2097	SF	TRC	6	PINE		E	0
2098	SF	TRC	7	PINE		E	0
2099	SF	TRC	7	PINE		E	0
2100	SF	TRC	7	PINE		E	0
2101	SF	TRC	8	PINE		E	0
2102	SF	TRC	8	PINE		E	0
2103	SF	TRC	7	PINE		E	0
2104	SF	TRC	8	PINE		E	0
2105	SF	TRD	8	ELM	X	E	0
2106	SF	TRD	10	ELM		E	0
2107	SF	TRC	9	PINE		E	0
2108	SF	TRC	9	PINE		E	0
2109	SF	TRC	9	PINE	X	E	0
2110	SF	TRD	8	ASH	X	E	0
2111	ROW	TRC	14	PINE	X	E	0
2112	SF	TRC	12	PINE	X	1	1
2113	SF	TRC	10	PINE	X	E	0
2114	SF	TRC	12	PINE	X	1	1
2115	SF	TRC	10	PINE	X	E	0
2116	SF	TRC	9	PINE	X	E	0
2117	SF	TRC	9	PINE	X	E	0
2118	SF	TRC	9	PINE	X	E	0
2119	SF	TRC	9	PINE	X	E	0
2120	SF	TRC	9	PINE	X	E	0

2121	SF	TRC	7	PINE	X	E	0
2122	SF	TRC	7	PINE	X	E	0
2123	SF	TRC	7	PINE	X	E	0
2124	SF	TRC	7	PINE	X	E	0
2125	SF	TRC	7	PINE	X	E	0
2126	SF	TRC	7	PINE	X	E	0
2127	SF	TRC	8	PINE	X	E	0
2128	SF	TRD	12	ELM	X	1	1
2129	SF	TRD	7	WALNUT	X	E	0
2130	SF	TRD	7	WALNUT	X	E	0
2131	SF	TRD	8	WALNUT	X	E	0
2132	SF	TRC	10	PINE	X	E	0
2133	SF	TRC	8	PINE	X	E	0
2134	SF	TRC	11	PINE	X	E	0
2135	SF	TRC	11	PINE	X	E	0
2136	SF	TRC	11	PINE	X	E	0
2137	SF	TRD	7	ELM	X	E	0
2138	SF	TRC	8	PINE	X	E	0
2139	SF	TRC	8	PINE	X	E	0
2140	SF	TRC	9	PINE	X	E	0
2141	SF	TRC	7	PINE	X	E	0
2142	SF	TRC	7	PINE	X	E	0
2143	SF	TRC	8	PINE	X	E	0
2144	SF	TRC	8	PINE	X	E	0
2145	SF	TRC	8	PINE	X	E	0
2146	SF	TRC	8	PINE	X	E	0
2147	SF	TRC	10	PINE	X	E	0
2148	SF	TRD	14	BOX ELDER		1	0
2149	SF	TRD	36	BOX ELDER		4	0
2150	SF	TRD	24	BOX ELDER		3	0
2151	SF	TRD	30	BOX ELDER		3	0
2152	SF	TRD	12	BOX ELDER		1	0
2153	SF	TRD	24	BOX ELDER		3	0
2154	SF	TRD	12	BOX ELDER		1	0
2155	SF	TRD	8	BOX ELDER		E	0
2156	SF	TRD	15	BOX ELDER		1	0
2157	SF	TRD	15	BOX ELDER		1	0
2158	SF	TRD	10	ELM	X	E	0
2159	SF	TRD	8	ASH	X	E	0
2160	SF	TRD	7	ASH	X	E	0
2161	SF	TRD	12	ASH		1	0
2162	SF	TRD	15	BOX ELDER		1	0
2163	SF	TRD	18	BOX ELDER		2	0
2164	SF	TRD	15	BOX ELDER		1	0
2165	SF	TRD	22	ELM	X	2	3
2166	ROW	TRD	18	BOX ELDER	X	E	0
2168	ROW	TRD	15	BOX ELDER	X	E	0
2169	ROW	TRD	14	BOX ELDER	X	E	0
2170	ROW	TRD	30	BOX ELDER	X	E	0
2171	ROW	TRD	14	BOX ELDER	X	E	0
2172	ROW	TRD	8	ASH	X	E	0
2173	MF	TRD	12	ASH	X	1	1
2174	MF	TRD	12	BOX ELDER	X	1	1

2176	MF	TRD	12	BOX ELDER	X	1	1
2177	MF	TRD	12	ELM	X	1	1
2178	MF	TRD	12	BOX ELDER	X	1	1
2179	MF	TRD	10	BOX ELDER	X	E	0
2181	MF	TRD	20	CHERRY	X	2	3
2182	MF	TRD	15	BOX ELDER	X	1	1
2183	MF	TRD	12	BOX ELDER	X	1	1
2184	MF	TRD	20	ELM	X	2	3
2185	MF	TRD	12	ELM	X	1	1
2186	MF	TRD	24	ELM	X	3	6
2187	MF	TRD	14	HACKBERRY	X	1	1
2188	MF	TRD	10	ASH	X	E	0
2189	MF	TRD	12	BOX ELDER	X	1	1
2190	MF	TRD	8	BOX ELDER	X	E	0
2191	MF	TRD	11	BOX ELDER	X	E	0
2192	MF	TRD	12	BOX ELDER	X	1	1
2193	MF	TRD	8	BOX ELDER	X	E	0
2194	MF	TRD	8	ELM	X	E	0
2195	MF	TRD	12	BOX ELDER	X	1	1
2196	MF	TRD	10	ELM	X	E	0
2197	MF	TRD	10	ELM	X	E	0
2198	MF	TRD	12	BOX ELDER	X	1	1
2199	MF	TRD	20	WIL	X	2	3
2200	MF	TRD	15	BOX ELDER	X	1	1
2201	MF	TRD	12	ELM	X	1	1
2202	MF	TRD	12	ASH	X	1	1
2204	MF	TRD	14	BOX ELDER	X	1	1
2205	MF	TRD	18	ELM	X	2	3
2206	MF	TRD	14	ELM	X	1	1
2207	MF	TRD	12	ELM	X	1	1
2208	MF	TRD	15	ELM	X	1	1
2209	MF	TRD	15	ELM	X	1	1
2210	MF	TRD	10	ELM	X	E	0
2211	MF	TRD	10	ASH	X	E	0
2212	MF	TRD	10	ELM	X	E	0
2213	MF	TRD	14	ASH	X	1	1
2214	MF	TRD	12	ASH	X	1	1
2215	MF	TRD	8	BOX ELDER	X	E	0
2216	MF	TRD	17	ELM	X	1	1
2217	MF	TRD	10	ELM	X	E	0
2218	MF	TRD	13	ELM	X	1	1
2219	MF	TRD	8	ELM	X	E	0
2220	MF	TRD	8	ELM	X	E	0
2221	MF	TRD	22	OAK	X	2	3
2222	MF	TRD	24	COTTONWOOD	X	3	6
2223	MF	TRD	24	COTTONWOOD	X	3	6
2224	MF	TRD	15	ELM	X	1	1
2225	MF	TRD	17	CHERRY	X	1	1
2226	MF	TRD	14	ELM	X	1	1
2227	MF	TRD	14	ELM	X	1	1
2228	MF	TRD	8	BOX ELDER	X	E	0
2229	MF	TRD	22	BOX ELDER	X	2	3
2230	MF	TRD	13	ELM	X	1	1

2231	MF	TRD	12	CHERRY	X	1	1
2232	MF	TRD	12	ELM	X	1	1
2233	MF	TRD	14	ASH	X	1	1
2234	MF	TRD	8	ASH	X	E	0
2236	SF	TRD	19	HONEYLOCUST		2	0
2237	SF	TRD	20	ASH		2	0
2238	SF	TRD	12	HONEYLOCUST		1	0
2239	SF	TRD	17	ASH		1	0
2240	SF	TRD	16	HONEYLOCUST		1	0
2241	SF	TRD	8	ASH		E	0
2242	SF	TRD	15	HONEYLOCUST		1	0
2243	SF	TRD	12	ELM		1	0
2244	SF	TRD	15	HONEYLOCUST		1	0
2245	SF	TRD	10	ELM		E	0
2246	SF	TRD	14	HONEYLOCUST		1	0
2247	SF	TRD	14	ASH		1	0
2248	SF	TRD	21	HONEYLOCUST		2	0
2249	SF	TRD	10	ASH		E	0
2250	SF	TRD	15	WALNUT		1	0
2251	SF	TRD	8	WALNUT		E	0
2252	SF	TRD	7	ELM		E	0
2253	SF	TRD	10	ASH		E	0
2254	SF	TRD	11	ASH		E	0
2255	SF	TRD	12	ELM		1	0
2256	SF	TRD	10	BOX ELDER		E	0
2257	SF	TRD	11	ASH		E	0
2258	SF	TRD	12	ELM		1	0
2259	SF	TRD	8	ELM		E	0
2260	SF	TRD	12	ELM		1	0
2261	SF	TRD	8	ELM		E	0
2262	SF	TRD	8	ELM		E	0
2263	SF	TRD	8	ELM		E	0
2264	SF	TRD	14	ASH		1	0
2265	SF	TRD	12	ASH		1	0
2266	SF	TRD	15	ELM		1	0
2267	SF	TRD	11	WALNUT		E	0
2268	SF	TRD	14	WALNUT		1	0
2269	SF	TRD	13	ASH		1	0
2270	SF	TRD	13	WALNUT		1	0
2271	SF	TRD	12	WALNUT		1	0
2272	SF	TRD	13	WALNUT		1	0
2273	SF	TRD	13	WALNUT		1	0
2274	SF	TRD	15	WALNUT		1	0
2275	SF	TRD	20	WALNUT		2	0
2276	SF	TRD	16	WALNUT		1	0
2277	SF	TRD	13	WALNUT		1	0
2278	SF	TRD	18	WALNUT		2	0
2279	SF	TRD	17	WALNUT		1	0
2282	SF	TRD	8	WALNUT		E	0
2283	SF	TRD	15	WALNUT		1	0
2284	SF	TRD	10	ASH		E	0
2285	SF	TRD	12	WALNUT		1	0
2286	SF	TRD	10	ASH		E	0

2287	SF	TRD	14	ASH		1	0
2288	SF	TRD	27	COTTONWOOD		3	0
2289	SF	TRD	11	ELM		E	0
2290	SF	TRD	15	ASH		1	0
2291	SF	TRD	15	ASH	X	1	1
2292	SF	TRD	10	ASH		E	0
2293	ROW	TRD	15	ASH	X	E	0
2294	ROW	TRD	12	ASH	X	E	0
2295	ROW	TRD	15	ELM	X	E	0
2296	ROW	TRD	22	ASH	X	E	0
2297	ROW	TRD	12	ASH	X	E	0
2298	ROW	TRD	16	MAPLE	X	E	0
2299	ROW	TRD	8	ASH	X	E	0
2300	ROW	TRD	12	ASH	X	E	0
2301	ROW	TRD	12	ASH	X	E	0
2302	ROW	TRD	19	WALNUT	X	E	0
2303	MF	TRD	14	ASH	X	1	1
2304	MF	TRD	14	ASH	X	1	1
2305	MF	TRD	14	ASH	X	1	1
2306	MF	TRD	11	ASH	X	E	0
2307	MF	TRD	10	MAPLE	X	E	0
2308	MF	TRD	22	ASH	X	2	3
2309	MF	TRD	14	ASH	X	1	1
2310	MF	TRD	16	ELM	X	1	1
2311	MF	TRD	20	COTTONWOOD	X	2	3
2312	MF	TRD	7	ELM	X	E	0
2313	MF	TRD	18	ELM	X	2	3
2314	MF	TRD	12	ELM	X	1	1
2315	MF	TRD	24	ELM	X	3	6
2316	MF	TRD	18	ASH	X	2	3
2317	MF	TRD	24	ELM	X	3	6
2318	MF	TRD	22	ASH	X	2	3
2319	MF	TRD	24	ELM	X	3	6
2320	MF	TRD	30	ELM	X	3	6
2321	MF	TRD	14	MAPLE	X	1	1
2322	MF	TRD	18	ASH	X	2	3
2323	MF	TRD	8	ELM	X	E	0
2324	MF	TRD	14	ELM	X	1	1
2325	MF	TRD	10	CHERRY	X	E	0
2326	MF	TRD	10	CHERRY	X	E	0
2327	MF	TRD	20	ELM	X	2	3
2328	MF	TRD	10	WALNUT	X	E	0
2329	MF	TRD	22	ASH	X	2	3
2330	MF	TRD	8	ELM	X	E	0
2331	MF	TRD	24	ELM	X	3	6
2332	MF	TRD	15	BOX ELDER	X	1	1
2333	MF	TRD	12	ELM	X	1	1
2334	MF	TRC	12	PINE	X	1	1
2335	MF	TRC	12	PINE	X	1	1
2336	MF	TRD	8	HACKBERRY	X	E	0
2337	MF	TRD	14	WALNUT	X	1	1
2338	MF	TRD	8	WALNUT	X	E	0
2339	MF	TRC	10	PINE	X	E	0

2340	MF	TRC	10	PINE	X	E	0
2341	MF	TRD	10	ASH	X	E	0
2342	MF	TRD	20	ELM	X	2	3
2343	MF	TRD	22	ELM	X	2	3
2344	MF	TRD	7	ASH	X	E	0
2345	MF	TRD	7	ASH	X	E	0
2346	MF	TRD	8	BOX ELDER	X	E	0
2347	MF	TRD	14	ELM	X	1	1
2348	MF	TRD	18	ASH	X	2	3
2349	MF	TRD	30	ELM	X	3	6
2350	MF	TRD	8	ELM	X	E	0
2351	MF	TRD	21	ELM	X	2	3
2352	MF	TRD	18	ELM	X	2	3
2354	MF	TRD	20	WIL	X	2	3
2355	SF	TRD	18	ASH		2	0
2356	SF	TRD	12	ELM		1	0
2357	SF	TRD	18	HONEYLOCUST		2	0
2358	SF	TRD	13	HONEYLOCUST		1	0
2359	SF	TRD	31	HONEYLOCUST		3	0
2360	SF	TRD	15	HONEYLOCUST		1	0
2361	SF	TRD	18	HONEYLOCUST		2	0
2362	SF	TRD	15	HONEYLOCUST		1	0
2363	SF	TRD	20	HONEYLOCUST		2	0
2364	SF	TRD	16	BASSWOOD		1	0
2365	SF	TRD	14	BASSWOOD		1	0
2366	SF	TRD	12	BASSWOOD		1	0
2367	SF	TRD	12	ASH		1	0
2368	SF	TRD	17	ELM		1	0
2369	SF	TRD	17	ELM		1	0
2370	SF	TRD	12	ELM		1	0
2371	SF	TRD	12	ELM		1	0
2372	SF	TRD	10	ASH		E	0
2373	SF	TRD	10	ELM		E	0
2375	SF	TRD	17	ELM		1	0
2376	SF	TRD	15	ELM		1	0
2377	SF	TRD	17	ELM		1	0
2378	SF	TRD	18	ELM		2	0
2379	SF	TRD	10	ASH		E	0
2380	SF	TRD	9	ELM		E	0
2381	SF	TRD	16	ELM		1	0
2382	SF	TRD	12	ASH		1	0
2383	SF	TRD	10	BASSWOOD		E	0
2384	SF	TRD	24	BASSWOOD	X	3	6
2385	SF	TRD	26	BASSWOOD	X	3	6
2386	SF	TRD	8	ELM		E	0
2387	SF	TRD	12	ELM		1	0
2388	SF	TRD	18	BASSWOOD		2	0
2389	SF	TRD	10	BASSWOOD	X	E	0
2390	SF	TRD	10	BASSWOOD	X	E	0
2391	SF	TRD	17	HONEYLOCUST		1	0
2392	SF	TRD	10	ELM		E	0
2393	SF	TRD	15	WALNUT		1	0
2394	SF	TRD	12	WALNUT		1	0

2395	SF	TRD	10	HACKBERRY		E	0
2396	SF	TRD	10	WALNUT		E	0
2397	SF	TRD	10	ELM	X	E	0
2398	SF	TRD	8	ELM	X	E	0
2399	SF	TRD	7	ELM	X	E	0
2400	SF	TRD	7	ASH	X	E	0
2401	SF	TRD	12	HACKBERRY	X	1	1
2402	ROW	TRD	12	WALNUT	X	E	0
2403	ROW	TRD	12	WALNUT	X	E	0
2404	ROW	TRD	11	WALNUT	X	E	0
2405	ROW	TRD	13	WALNUT	X	E	0
2406	ROW	TRD	8	HACKBERRY	X	E	0
2407	ROW	TRD	8	HACKBERRY	X	E	0
2408	ROW	TRD	8	ASH	X	E	0
2409	SF	TRD	12	WALNUT	X	1	1
2410	SF	TRD	13	WALNUT	X	1	1
2412	SF	TRD	8	HACKBERRY	X	E	0
2413	SF	TRD	8	HACKBERRY		E	0
2415	SF	TRD	19	WALNUT	X	2	3
2416	SF	TRD	11	ELM	X	E	0
2417	SF	TRD	26	ELM	X	3	6
2418	SF	TRD	10	WALNUT	X	E	0
2419	SF	TRD	30	ELM	X	3	6
2420	SF	TRD	6	HACKBERRY	X	E	0
2421	SF	TRD	15	WALNUT	X	1	1
2422	SF	TRD	9	WALNUT	X	E	0
2423	SF	TRD	8	HACKBERRY	X	E	0
2424	SF	TRD	14	ELM	X	1	1
2425	ROW	TRD	12	ELM	X	E	0
2426	ROW	TRD	12	ELM	X	E	0
2427	ROW	TRD	12	HACKBERRY	X	E	0
2428	ROW	TRD	30	BASSWOOD	X	E	0
2429	ROW	TRD	24	BASSWOOD	X	E	0
2430	ROW	TRD	24	MAPLE	X	E	0
2431	ROW	TRD	27	HONEYLOCUST	X	E	0
2432	ROW	TRD	12	ELM	X	E	0
2433	ROW	TRD	28	OAK	X	E	0
2434	ROW	TRD	44	ELM	X	E	0
2435	ROW	TRD	16	ELM	X	E	0
2436	ROW	TRD	10	HACKBERRY	X	E	0
2437	ROW	TRD	8	HACKBERRY	X	E	0
2438	ROW	TRD	25	HACKBERRY	X	E	0
2439	ROW	TRD	13	BOX ELDER	X	E	0
2440	ROW	TRD	11	WALNUT	X	E	0
2441	ROW	TRD	8	WALNUT	X	E	0
2442	SF	TRD	8	WALNUT	X	E	0
2443	SF	TRD	16	HACKBERRY	X	1	1
2444	SF	TRD	12	BOX ELDER	X	1	1
2445	SF	TRD	7	BOX ELDER	X	E	0
2446	SF	TRD	13	HACKBERRY	X	1	1
2447	SF	TRD	8	BOX ELDER	X	E	0
2448	SF	TRD	8	BOX ELDER	X	E	0
2449	SF	TRD	12	BOX ELDER	X	1	1

2450	SF	TRD	10	BOX ELDER	X	E	0
2451	SF	TRD	12	BOX ELDER	X	1	1
2452	SF	TRD	12	BOX ELDER	X	1	1
2453	SF	TRD	6	WALNUT	X	E	0
2454	SF	TRD	10	WALNUT	X	E	0
2455	SF	TRD	10	WALNUT	X	E	0
2456	SF	TRD	8	BOX ELDER	X	E	0
2457	SF	TRD	10	ELM		E	0
2458	SF	TRD	20	ELM		2	0
2459	SF	TRD	18	HACKBERRY		2	0
2460	SF	TRD	14	ELM	X	1	1
2461	SF	TRD	8	ELM	X	E	0
2462	SF	TRD	21	ELM	X	2	3
2463	SF	TRD	26	ELM	X	3	6
2464	SF	TRD	34	OAK	X	3	6
2465	ROW	TRD	22	ELM	X	E	0
2466	ROW	TRD	32	ELM	X	E	0
2467	ROW	TRD	10	BASSWOOD	X	E	0
2468	SF	TRD	22	ELM	X	2	3
2469	SF	TRD	10	MAPLE	X	E	0
2470	SF	TRD	10	ELM	X	E	0
2471	SF	TRD	11	HACKBERRY	X	E	0
2472	SF	TRD	18	ELM	X	2	3
2473	SF	TRD	14	ELM	X	1	1
2474	SF	TRD	14	ELM	X	1	1
2475	SF	TRD	15	WALNUT	X	1	1
2476	SF	TRD	13	MAPLE	X	1	1
2477	SF	TRD	10	BOX ELDER	X	E	0
2478	SF	TRD	12	ELM	X	1	1
2479	SF	TRD	12	ELM	X	1	1
2480	SF	TRD	15	ELM	X	1	1
2481	SF	TRD	8	ELM	X	E	0
2482	SF	TRD	12	ELM	X	1	1
2483	SF	TRD	8	HACKBERRY	X	E	0
2485	SF	TRD	11	BOX ELDER	X	E	0
2486	SF	TRD	10	ELM	X	E	0
2487	SF	TRD	18	BASSWOOD	X	2	3
2488	SF	TRD	22	ELM	X	2	3
2489	SF	TRD	14	BASSWOOD	X	1	1
2490	SF	TRD	13	BOX ELDER	X	1	1
2498	SF	TRD	19	ELM	X	2	3
2500	SF	TRD	8	ELM	X	E	0
2501	SF	TRD	14	ELM	X	1	1
2502	SF	TRD	14	ELM	X	1	1
2503	SF	TRD	12	MAPLE	X	1	1
2504	SF	TRD	24	ELM	X	3	6
2505	SF	TRD	12	HONEYLOCUST	X	1	1
2506	SF	TRD	14	ELM	X	1	1
2507	SF	TRD	7	ELM	X	E	0
2508	SF	TRD	14	ELM	X	1	1
2509	SF	TRD	10	ELM	X	E	0
2510	SF	TRD	11	BASSWOOD	X	E	0
2511	ROW	TRD	8	ELM	X	E	0

2512	ROW	TRD	36	MAPLE	X	E	0
2513	ROW	TRD	22	ELM	X	E	0
2514	ROW	TRD	8	ELM	X	E	0
2515	ROW	TRD	20	BASSWOOD	X	E	0
2516	ROW	TRD	36	MAPLE	X	E	0
2517	ROW	TRD	20	CHERRY	X	E	0
2518	ROW	TRD	15	ELM	X	E	0
2519	ROW	TRD	8	ELM	X	E	0
2524	ROW	TRD	22	ELM	X	E	0
2525	SF	TRD	12	ASH	X	1	1
2526	SF	TRD	14	WALNUT	X	1	1
2527	SF	TRD	14	ELM	X	1	1
2538	SF	TRD	8	HACKBERRY	X	E	0
2540	SF	TRD	20	WALNUT	X	2	3
2541	SF	TRD	13	WALNUT	X	1	1
2542	SF	TRD	13	WALNUT	X	1	1
2548	SF	TRD	8	BASSWOOD	X	E	0
2549	SF	TRD	13	HACKBERRY	X	1	1
2550	SF	TRD	10	HACKBERRY	X	E	0
2558	SF	TRD	8	HACKBERRY	X	E	0
2559	SF	TRD	8	ELM	X	E	0
2560	SF	TRD	7	BASSWOOD	X	E	0
2563	SF	TRD	8	HACKBERRY	X	E	0
2564	SF	TRD	14	ELM	X	1	1
2565	SF	TRD	14	ELM	X	1	1
2566	SF	TRD	24	ELM	X	3	6
2567	SF	TRD	16	WALNUT	X	1	1
2568	SF	TRD	12	TUCKY COFFEE	X	1	1
2569	SF	TRD	14	HONEYLOCUST	X	1	1
2570	SF	TRD	25	HONEYLOCUST	X	3	6
2571	SF	TRD	12	WALNUT	X	1	1
2572	SF	TRD	36	ELM	X	4	10
2573	SF	TRD	20	ELM	X	2	3
2574	SF	TRD	10	CATALPA	X	E	0
2575	SF	TRD	12	ELM	X	1	1
2576	SF	TRD	12	ELM	X	1	1
2577	SF	TRD	28	ELM	X	3	6
2578	SF	TRD	15	ELM	X	1	1
2579	SF	TRD	26	ELM	X	3	6
2580	SF	TRD	12	ELM	X	1	1
2581	SF	TRD	24	COTTONWOOD	X	3	6
2582	SF	TRD	8	ASH		E	0
2583	SF	TRD	13	ELM		1	0
2584	SF	TRD	16	BASSWOOD		1	0
2585	SF	TRD	14	HACKBERRY		1	0
2586	SF	TRD	24	ELM		3	0
2587	SF	TRD	18	ELM		2	0
2588	SF	TRD	10	ELM		E	0
2589	SF	TRD	8	ELM		E	0
2590	SF	TRD	30	ELM		3	0
2591	SF	TRD	15	ELM		1	0
2592	SF	TRD	13	ELM		1	0
2593	SF	TRD	12	ELM		1	0

2594	SF	TRD	14	ELM		1	0
2595	SF	TRD	39	OAK	X	4	10
2596	SF	TRD	38	BASSWOOD	X	4	10
2597	SF	TRD	44	ELM	X	4	10
2598	SF	TRD	26	BOX ELDER	X	3	6
2599	SF	TRD	24	ELM	X	3	6
2600	SF	TRD	8	BOX ELDER	X	E	0
2601	SF	TRD	10	ELM		E	0
2602	SF	TRD	28	ELM		3	0
2603	SF	TRD	12	ASH		1	0
2604	SF	TRD	13	ELM		1	0
2605	SF	TRD	8	BOX ELDER		E	0
2606	SF	TRD	12	BOX ELDER		1	0
2607	SF	TRD	10	ELM	X	E	0
2608	SF	TRD	14	ELM	X	1	1
2609	SF	TRD	12	BOX ELDER	X	1	1
2610	SF	TRD	12	BOX ELDER	X	1	1
2611	SF	TRD	10	ELM	X	E	0
2612	SF	TRD	16	ELM	X	1	1
2613	SF	TRD	12	ELM	X	1	1
2614	SF	TRD	24	ELM	X	3	6
2615	SF	TRD	20	ELM	X	2	3
2616	SF	TRD	13	ELM	X	1	1
2617	SF	TRD	10	ELM	X	E	0
2618	SF	TRD	10	ELM	X	E	0
2619	SF	TRD	16	ELM	X	1	1
2620	SF	TRD	18	ELM	X	2	3
2621	SF	TRD	14	ELM	X	1	1
2622	SF	TRD	8	ELM	X	E	0
2623	SF	TRD	12	ELM	X	1	1
2624	SF	TRD	34	BOX ELDER	X	3	6
2625	SF	TRD	16	ELM	X	1	1
2626	SF	TRD	20	MAPLE	X	2	3
2627	SF	TRD	8	MUL	X	E	0
2628	ROW	TRD	8	HACKBERRY	X	E	0
2629	ROW	TRD	21	BOX ELDER	X	E	0
2631	ROW	TRD	11	BOX ELDER	X	E	0
2632	ROW	TRD	10	BOX ELDER	X	E	0
2633	ROW	TRD	25	ELM	X	E	0
2634	SF	TRD	18	ELM	X	2	3
2635	ROW	TRD	20	ELM	X	E	0
2636	SF	TRD	36	MAPLE	X	4	10
2637	SF	TRD	10	ELM	X	E	0
2638	SF	TRD	14	BOX ELDER	X	1	1
2639	SF	TRD	8	HACKBERRY	X	E	0
2640	SF	TRD	15	BOX ELDER	X	1	1
2641	SF	TRD	19	BOX ELDER	X	2	3
2642	SF	TRD	10	HACKBERRY	X	E	0
2644	SF	TRD	10	BOX ELDER	X	E	0
2645	SF	TRD	8	MAPLE	X	E	0
2646	ROW	TRD	22	ELM	X	E	0
2647	ROW	TRD	14	BOX ELDER	X	E	0
2648	ROW	TRD	8	BOX ELDER	X	E	0

2649	ROW	TRD	18	ELM	X	E	0
2650	ROW	TRD	8	ELM	X	E	0
2651	ROW	TRD	10	BOX ELDER	X	E	0
2652	ROW	TRD	10	BOX ELDER	X	E	0
2653	SF	TRD	8	BOX ELDER	X	E	0
2654	SF	TRD	16	HONEYLOCUST		1	0
2655	SF	TRD	18	BOX ELDER		2	0
2656	SF	TRD	10	BOX ELDER		E	0
2657	SF	TRD	8	BOX ELDER	X	E	0
2658	SF	TRD	10	HACKBERRY	X	E	0
2659	SF	TRD	20	ELM	X	2	3
2660	SF	TRD	10	ASH	X	E	0
2661	SF	TRD	16	CHERRY	X	1	1
2662	SF	TRD	8	APP	X	E	0
2663	SF	TRD	20	HACKBERRY	X	2	3
2664	SF	TRD	12	BOX ELDER		1	0
2665	SF	TRD	10	BOX ELDER		E	0
2666	SF	TRD	12	ASH		1	0
2667	SF	TRD	10	BASSWOOD		E	0
2668	SF	TRD	16	BASSWOOD		1	0
2669	SF	TRD	10	ELM		E	0
2670	SF	TRD	20	ASH		2	0
2671	SF	TRD	12	ASH		1	0
2672	SF	TRD	8	ELM		E	0
2673	SF	TRD	12	CHERRY	X	1	1
2674	SF	TRD	8	CHERRY	X	E	0
2675	SF	TRD	18	MAPLE		2	0
2676	SF	TRD	9	ASH		E	0
2677	SF	TRD	12	ELM		1	0
2678	SF	TRD	32	ELM		3	0
2679	SF	TRD	13	ELM		1	0
2680	SF	TRD	12	BOX ELDER		1	0
2681	SF	TRD	13	ELM		1	0
2682	SF	TRD	10	ELM		E	0
2683	SF	TRD	16	ASH		1	0
2684	SF	TRD	24	ELM		3	0
2685	SF	TRD	8	ELM		E	0
2686	SF	TRD	8	ELM		E	0
2687	SF	TRD	10	ELM		E	0
2688	SF	TRD	10	ELM		E	0
2689	SF	TRD	10	ELM		E	0
2690	SF	TRD	18	ELM		2	0
2691	SF	TRC	10	PINE	X	E	0
2692	SF	TRC	10	PINE	X	E	0
2693	SF	TRD	10	WALNUT	X	E	0
2694	SF	TRC	10	PINE	X	E	0
2695	SF	TRC	10	PINE	X	E	0
2696	SF	TRC	12	PINE	X	1	1
2697	SF	TRD	16	ASH		1	0
2698	SF	TRD	36	ELM		4	0
2699	SF	TRD	26	ELM		3	0
2700	SF	TRD	15	ELM		1	0
2701	SF	TRD	13	MAPLE		1	0

2702	SF	TRD	30	MAPLE		3	0
2703	SF	TRD	22	ASH		2	0
2704	SF	TRD	28	MAPLE		3	0
2705	SF	TRD	8	ELM		E	0
2706	SF	TRD	12	HONEYLOCUST		1	0
2707	SF	TRD	25	HONEYLOCUST		3	0
2708	SF	TRD	22	ELM		2	0
2709	SF	TRD	8	ELM		E	0
2710	SF	TRD	10	MAPLE		E	0
2711	SF	TRD	10	MAPLE		E	0
2712	SF	TRD	12	ASH		1	0
2713	SF	TRD	36	MAPLE		4	0
2714	SF	TRD	16	ELM		1	0
2715	SF	TRD	9	ELM		E	0
2716	SF	TRD	13	ASH		1	0
2717	SF	TRD	17	ELM		1	0
2718	SF	TRD	9	ELM		E	0
2719	SF	TRD	20	HONEYLOCUST		2	0
2720	SF	TRD	16	ELM		1	0
2721	SF	TRD	8	ASH		E	0
2722	SF	TRD	13	ASH		1	0
2723	SF	TRD	8	CHERRY		E	0
2724	SF	TRD	18	HONEYLOCUST		2	0
2725	SF	TRD	12	ASH		1	0
2726	SF	TRD	23	ELM		2	0
2727	SF	TRD	8	ELM		E	0
2728	SF	TRD	14	ASH		1	0
2729	SF	TRD	14	HONEYLOCUST		1	0
2730	SF	TRD	16	HONEYLOCUST		1	0
2731	SF	TRD	20	ASH		2	0
2732	SF	TRD	8	ASH		E	0
2733	SF	TRD	8	HONEYLOCUST		E	0
2734	SF	TRD	14	ASH		1	0
2735	SF	TRD	14	WALNUT		1	0
2736	SF	TRD	8	HACKBERRY		E	0
2737	SF	TRD	18	ELM		2	0
2738	SF	TRD	14	HONEYLOCUST		1	0
2739	SF	TRD	14	ASH		1	0
2740	SF	TRD	10	ASH	X	E	0
2741	SF	TRC	10	PINE	X	E	0
2742	SF	TRC	10	PINE	X	E	0
2743	SF	TRC	10	PINE	X	E	0
2744	SF	TRC	8	PINE	X	E	0
2745	SF	TRC	8	PINE	X	E	0
2748	SF	TRD	14	WALNUT	X	1	1
2749	ROW	TRD	10	WALNUT	X	E	0
2750	ROW	TRD	12	ELM	X	E	0
2752	ROW	TRD	10	ELM	X	E	0
2753	ROW	TRC	8	PINE	X	E	0
2754	ROW	TRC	8	PINE	X	E	0
2758	ROW	TRD	13	PINE	X	E	0
2759	SF	TRD	12	PINE	X	1	1
2760	ROW	TRD	8	PINE	X	E	0

2761	SF	TRD	12	PINE	X	1	1
2762	SF	TRD	13	PINE	X	1	1
2763	SF	TRD	8	PINE	X	E	0
2764	SF	TRD	8	PINE	X	E	0
2765	SF	TRD	10	PINE	X	E	0
2766	SF	TRD	10	PINE	X	E	0
2767	SF	TRD	10	PINE	X	E	0
2768	SF	TRD	12	PINE	X	1	1
2769	SF	TRD	14	PINE	X	1	1
2770	SF	TRD	18	ELM		2	0
2771	SF	TRD	15	ASH		1	0
2772	SF	TRD	8	ELM		E	0
2773	SF	TRD	12	ELM		1	0
2774	SF	TRD	14	ASH		1	0
2775	SF	TRD	8	ASH		E	0
2776	SF	TRD	15	ASH		1	0
2777	SF	TRD	7	ELM		E	0
2778	SF	TRD	12	ELM		1	0
2779	SF	TRD	8	ELM		E	0
2780	SF	TRD	15	ASH		1	0
2782	SF	TRD	17	ASH		1	0
2783	SF	TRD	15	ASH		1	0
2784	SF	TRD	20	ASH		2	0
2785	SF	TRD	10	ELM		E	0
2786	SF	TRD	10	ELM		E	0
2787	SF	TRD	14	CHERRY		1	0
2788	SF	TRD	12	ASH		1	0
2789	SF	TRD	10	ASH		E	0
2790	SF	TRD	15	ASH		1	0
2791	SF	TRD	30	ASH		3	0
2792	SF	TRD	8	ASH		E	0
2793	SF	TRD	14	ELM		1	0
2794	SF	TRD	14	ASH		1	0
2795	SF	TRD	20	ASH		2	0
2796	SF	TRD	9	ELM		E	0
2797	SF	TRD	10	ELM		E	0
2798	SF	TRD	12	ELM		1	0
2799	SF	TRD	18	MAPLE		2	0
2800	SF	TRD	20	MAPLE		2	0
2801	SF	TRD	13	ASH		1	0
2802	SF	TRD	13	ASH		1	0
2803	SF	TRD	12	ASH		1	0
2804	SF	TRD	20	ASH		2	0
2805	SF	TRD	10	ASH		E	0
2806	SF	TRD	24	ASH		3	0
2807	MF	TRD	13	MAPLE		1	0
2808	MF	TRD	34	ELM		3	0
2809	MF	TRD	18	MAPLE		2	0
2810	MF	TRD	16	ELM		1	0
2812	MF	TRD	15	ELM		1	0
2813	MF	TRD	12	BOX ELDER		1	0
2814	MF	TRD	10	ASH	X	E	0
2815	MF	TRD	20	ASH	X	2	3

2816	MF	TRD	18	ELM		2	0
2817	MF	TRD	16	ELM		1	0
2818	MF	TRD	12	ASH		1	0
2819	MF	TRD	8	BOX ELDER	X	E	0
2820	MF	TRD	11	ASH		E	0
2821	MF	TRD	12	ELM		1	0
2822	MF	TRD	24	ASH	X	3	6
2823	MF	TRD	14	ASH	X	1	1
2824	MF	TRD	14	ELM	X	1	1
2825	MF	TRC	14	PINE	X	1	1
2826	MF	TRC	10	PINE	X	E	0
2827	SF	TRC	12	PINE	X	1	1
2828	SF	TRC	10	PINE	X	E	0
2829	SF	TRC	8	PINE	X	E	0
2830	SF	TRC	12	PINE	X	1	1
2831	MF	TRD	18	ELM	X	2	3
2832	MF	TRD	12	ELM		1	0
2833	MF	TRD	20	ELM		2	0
2834	MF	TRD	18	ELM		2	0
2835	MF	TRD	10	ELM		E	0
2836	MF	TRD	7	BOX ELDER	X	E	0
2837	MF	TRD	10	ASH		E	0
2838	MF	TRD	7	ASH	X	E	0
2839	MF	TRD	7	ASH		E	0
2840	MF	TRD	14	ELM	X	1	1
2841	MF	TRD	10	ELM	X	E	0
2842	MF	TRD	8	BOX ELDER		E	0
2843	MF	TRD	23	ELM		2	0
2844	MF	TRD	10	ELM		E	0
2845	MF	TRD	10	ELM	X	E	0
2846	MF	TRD	14	ASH	X	1	1
2847	MF	TRD	24	ELM	X	3	6
2848	MF	TRD	10	ELM	X	E	0
2849	MF	TRD	24	ELM	X	3	6
2850	MF	TRD	12	OAK	X	1	1
2851	MF	TRD	18	ELM	X	2	3
2852	MF	TRD	12	MAPLE	X	1	1
2853	MF	TRD	14	ELM	X	1	1
2854	MF	TRD	15	ELM	X	1	1
2855	MF	TRD	17	ASH	X	1	1
2856	MF	TRD	10	ELM	X	E	0
2857	MF	TRD	14	MAPLE	X	1	1
2858	MF	TRD	14	MAPLE	X	1	1
2859	MF	TRD	12	MAPLE	X	1	1
2860	MF	TRD	20	ASH	X	2	3
2861	MF	TRD	13	ELM	X	1	1
2862	MF	TRD	13	ELM	X	1	1
2863	MF	TRD	22	ELM	X	2	3
2864	MF	TRC	17	SPR	X	1	1
2865	MF	TRD	20	ELM	X	2	3
2866	MF	TRD	20	ELM	X	2	3
2867	MF	TRC	9	PINE	X	E	0
2868	MF	TRC	10	PINE	X	E	0

2869	MF	TRC	10	PINE	X	E	0
2870	MF	TRC	10	PINE	X	E	0
2871	MF	TRD	12	ASH	X	1	1
2872	MF	TRD	8	ASH	X	E	0
2873	MF	TRD	8	ASH	X	E	0
2874	MF	TRC	8	PINE	X	E	0
2875	MF	TRC	11	PINE	X	E	0
2876	MF	TRC	11	PINE	X	E	0
2877	MF	TRC	11	PINE	X	E	0
2878	MF	TRC	8	PINE	X	E	0
2879	MF	TRC	8	PINE	X	E	0
2880	MF	TRD	24	APP	X	3	6
2881	MF	TRC	8	PINE	X	E	0
2882	MF	TRC	8	PINE	X	E	0
2883	MF	TRC	8	PINE	X	E	0
2884	MF	TRC	10	PINE	X	E	0
2885	MF	TRD	8	WALNUT	X	E	0
2886	MF	TRD	10	ELM	X	E	0
2887	MF	TRC	10	PINE	X	E	0
2888	MF	TRD	10	ELM	X	E	0
2889	MF	TRD	8	WALNUT	X	E	0
2890	MF	TRD	15	WALNUT	X	1	1
2891	MF	TRD	8	ASH	X	E	0
2892	MF	TRC	12	PINE	X	1	1
2893	MF	TRC	16	PINE	X	1	1
2894	MF	TRD	12	ELM	X	1	1
2895	MF	TRD	12	ELM	X	1	1
2896	MF	TRD	14	ELM	X	1	1
2897	MF	TRD	10	CHERRY	X	E	0
2898	MF	TRD	15	ELM	X	1	1
2899	MF	TRD	18	MAPLE	X	2	3
2900	MF	TRD	10	BOX ELDER	X	E	0
2901	MF	TRD	10	ELM	X	E	0
2902	MF	TRD	18	CHERRY	X	2	3
2903	MF	TRD	8	BOX ELDER	X	E	0
2904	MF	TRD	20	COTTONWOOD	X	2	3
2905	MF	TRD	10	BOX ELDER	X	E	0
2906	MF	TRD	10	BOX ELDER	X	E	0
2908	MF	TRD	16	ELM	X	1	1
2909	MF	TRD	20	ELM	X	2	3
2910	ROW	TRC	9	PINE	X	E	0
2911	SF	TRC	7	PINE		E	0
2918	SF	TRC	7	PINE		E	0
2919	SF	TRC	7	PINE		E	0
2920	SF	TRC	7	PINE		E	0
2921	SF	TRC	7	PINE		E	0
2922	SF	TRC	8	PINE		E	0
2923	ROW	TRC	8	PINE	X	E	0
2924	ROW	TRC	8	PINE	X	E	0
2925	ROW	TRC	8	PINE	X	E	0
2926	ROW	TRC	8	PINE	X	E	0
2927	ROW	TRC	7	PINE	X	E	0
2928	ROW	TRC	10	PINE	X	E	0

2929	MF	TRC	7	PINE	X	E	0
2930	MF	TRC	7	PINE	X	E	0
2931	MF	TRC	7	PINE	X	E	0
2932	MF	TRC	7	PINE	X	E	0
2933	MF	TRC	7	PINE	X	E	0
2934	MF	TRC	7	PINE	X	E	0
2935	MF	TRC	7	PINE	X	E	0
2936	MF	TRC	7	PINE	X	E	0
2937	MF	TRC	7	PINE	X	E	0
2938	MF	TRC	7	PINE	X	E	0
2939	MF	TRC	7	PINE	X	E	0
2940	MF	TRC	7	PINE	X	E	0
2941	MF	TRC	7	PINE	X	E	0
2942	MF	TRC	7	PINE	X	E	0
2943	MF	TRC	7	PINE	X	E	0
2944	MF	TRC	8	PINE	X	E	0
2945	MF	TRC	8	PINE	X	E	0
2946	MF	TRC	8	PINE	X	E	0
2947	MF	TRC	8	PINE	X	E	0
2948	MF	TRC	8	PINE	X	E	0
2949	MF	TRC	6	PINE	X	E	0
2950	MF	TRC	6	PINE	X	E	0
2951	MF	TRC	6	PINE	X	E	0
2952	MF	TRC	8	PINE	X	E	0
2953	MF	TRC	8	PINE	X	E	0
2954	MF	TRC	8	PINE	X	E	0
2955	MF	TRC	8	PINE	X	E	0
2956	MF	TRC	8	PINE	X	E	0
2957	MF	TRC	7	PINE	X	E	0
2958	MF	TRC	7	PINE	X	E	0
2959	MF	TRC	7	PINE	X	E	0
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2961	MF	TRC	7	PINE	X	E	0
2962	MF	TRC	7	PINE	X	E	0
2963	MF	TRC	8	PINE	X	E	0
2964	MF	TRC	8	PINE	X	E	0
2965	MF	TRC	7	PINE	X	E	0
2966	MF	TRC	7	PINE	X	E	0
2967	MF	TRC	7	PINE	X	E	0
2968	MF	TRC	6	PINE	X	E	0
2969	MF	TRC	6	PINE	X	E	0
2970	MF	TRC	7	PINE	X	E	0
2971	MF	TRC	7	PINE	X	E	0
2972	MF	TRC	7	PINE	X	E	0
2973	MF	TRC	7	PINE	X	E	0
2974	MF	TRC	7	PINE	X	E	0
2975	MF	TRC	7	PINE	X	E	0
2976	MF	TRC	7	PINE	X	E	0
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2978	MF	TRC	7	PINE	X	E	0
2979	MF	TRC	8	PINE	X	E	0
2980	ROW	TRC	8	PINE	X	E	0
2981	ROW	TRC	8	PINE	X	E	0

2982	ROW	TRC	8	PINE	X	E	0
2983	ROW	TRC	8	PINE	X	E	0
2984	ROW	TRC	8	PINE	X	E	0
2985	ROW	TRC	8	PINE	X	E	0
2986	SF	TRC	8	PINE		E	0
2987	SF	TRC	8	PINE		E	0
2988	SF	TRC	8	PINE		E	0
2989	SF	TRC	8	PINE		E	0
2990	SF	TRC	7	PINE		E	0
2991	SF	TRC	7	PINE		E	0
2992	SF	TRC	7	PINE	X	E	0
2993	ROW	TRC	7	PINE	X	E	0
2994	ROW	TRC	8	PINE	X	E	0
2995	ROW	TRC	8	PINE	X	E	0
2996	ROW	TRC	8	PINE	X	E	0
2997	ROW	TRC	8	PINE	X	E	0
2998	ROW	TRC	8	PINE	X	E	0
2999	MF	TRC	8	PINE	X	E	0
3000	MF	TRC	8	PINE	X	E	0
3001	MF	TRC	7	PINE	X	E	0
3002	MF	TRC	7	PINE	X	E	0
3003	MF	TRC	7	PINE	X	E	0
3004	MF	TRC	7	PINE	X	E	0
3005	MF	TRC	7	PINE	X	E	0
3006	MF	TRC	7	PINE	X	E	0
3007	MF	TRC	7	PINE	X	E	0
3008	MF	TRC	7	PINE	X	E	0
3009	MF	TRC	7	PINE	X	E	0
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3012	MF	TRC	7	PINE	X	E	0
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3031	MF	TRC	8	PINE	X	E	0
3032	MF	TRC	8	PINE	X	E	0
3033	MF	TRC	8	PINE	X	E	0
3034	MF	TRC	8	PINE	X	E	0

3035	MF	TRC	8	PINE	X	E	0
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3037	MF	TRC	7	PINE	X	E	0
3038	MF	TRC	7	PINE	X	E	0
3039	MF	TRC	7	PINE	X	E	0
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3043	ROW	TRC	8	PINE	X	E	0
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3046	ROW	TRC	8	PINE	X	E	0
3047	ROW	TRC	8	PINE	X	E	0
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3055	SF	TRC	10	PINE	X	E	0
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3057	SF	TRC	7	PINE	X	E	0
3058	SF	TRC	10	PINE	X	E	0
3059	SF	TRC	10	PINE	X	E	0
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3062	ROW	TRC	8	PINE	X	E	0
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3068	ROW	TRC	8	PINE	X	E	0
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3084	MF	TRC	7	PINE	X	E	0
3085	MF	TRC	7	PINE	X	E	0
3086	MF	TRC	7	PINE	X	E	0
3087	MF	TRC	8	PINE	X	E	0

3088	MF	TRC	7	PINE	X	E	0
3089	MF	TRC	7	PINE	X	E	0
3090	MF	TRC	7	PINE	X	E	0
3091	MF	TRC	8	PINE	X	E	0
3092	MF	TRC	8	PINE	X	E	0
3093	MF	TRC	8	PINE	X	E	0
3094	ROW	TRC	8	PINE	X	E	0
3095	ROW	TRC	8	PINE	X	E	0
3096	ROW	TRC	10	PINE	X	E	0
3097	SF	TRC	10	PINE		E	0
3098	SF	TRC	8	PINE		E	0
3099	SF	TRC	8	PINE		E	0
3100	ROW	TRC	8	PINE	X	E	0
3101	ROW	TRC	7	PINE	X	E	0
3102	ROW	TRC	8	PINE	X	E	0
3103	ROW	TRC	8	PINE	X	E	0
3104	ROW	TRC	8	PINE	X	E	0
3105	ROW	TRC	10	PINE	X	E	0
3106	ROW	TRC	10	PINE	X	E	0
3107	MF	TRC	7	PINE	X	E	0
3108	MF	TRC	7	PINE	X	E	0
3109	MF	TRC	7	PINE	X	E	0
3110	MF	TRC	7	PINE	X	E	0
3111	MF	TRC	7	PINE	X	E	0
3112	MF	TRC	7	PINE	X	E	0
3113	MF	TRC	7	PINE	X	E	0
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3121	MF	TRC	7	PINE	X	E	0
3122	MF	TRC	7	PINE	X	E	0
3123	MF	TRC	7	PINE	X	E	0
3124	MF	TRC	7	PINE	X	E	0
3125	MF	TRC	7	PINE	X	E	0
3126	MF	TRC	7	PINE	X	E	0
3127	MF	TRC	7	PINE	X	E	0
3128	MF	TRC	7	PINE	X	E	0
3129	MF	TRC	7	PINE	X	E	0
3130	MF	TRC	10	PINE	X	E	0
3131	MF	TRC	10	PINE	X	E	0
3132	ROW	TRC	10	PINE	X	E	0
3133	ROW	TRC	10	PINE	X	E	0
3134	ROW	TRC	10	PINE	X	E	0
3135	ROW	TRC	12	PINE	X	E	0
3136	ROW	TRC	8	PINE	X	E	0
3137	MF	TRC	8	PINE	X	E	0
3138	MF	TRC	7	PINE	X	E	0
3139	MF	TRC	10	PINE	X	E	0
3140	MF	TRC	10	PINE	X	E	0

3141	MF	TRC	8	PINE	X	E	0
3142	MF	TRC	8	PINE	X	E	0
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3144	MF	TRC	7	PINE	X	E	0
3145	MF	TRC	7	PINE	X	E	0
3146	MF	TRC	7	PINE	X	E	0
3147	MF	TRC	7	PINE	X	E	0
3148	MF	TRC	7	PINE	X	E	0
3149	MF	TRC	8	PINE	X	E	0
3150	MF	TRC	9	PINE	X	E	0
3151	MF	TRC	9	PINE	X	E	0
3152	MF	TRC	8	PINE	X	E	0
3153	MF	TRC	8	PINE	X	E	0
3154	MF	TRC	7	PINE	X	E	0
3155	MF	TRC	7	PINE	X	E	0
3156	MF	TRC	7	PINE	X	E	0
3157	MF	TRC	7	PINE	X	E	0
3158	ROW	TRC	7	PINE	X	E	0
3159	ROW	TRC	8	PINE	X	E	0
3160	ROW	TRC	8	PINE	X	E	0
3161	ROW	TRD	13	POPLAR	X	E	0
3162	ROW	TRD	13	POPLAR	X	E	0
3163	ROW	TRD	15	POPLAR	X	E	0
3164	ROW	TRC	8	PINE	X	E	0
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3166	ROW	TRC	7	PINE	X	E	0
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3168	SF	TRC	7	PINE		E	0
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3194	MF	TRC	8	PINE	X	E	0
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3210	ROW	TRC	12	PINE	X	E	0
3211	ROW	TRC	12	PINE	X	E	0
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3214	SF	TRC	12	PINE	X	1	1
3215	SF	TRC	12	PINE	X	1	1
3216	SF	TRC	12	PINE	X	1	1
3217	ROW	TRC	12	PINE	X	E	0
3218	ROW	TRC	10	PINE	X	E	0
3219	ROW	TRC	10	PINE	X	E	0
3220	ROW	TRC	12	PINE	X	E	0
3221	ROW	TRC	12	PINE	X	E	0

	REMOVED	PRESERVED	TOTAL	REPLACEMENTS
ROW TREES	184	0	184	0
MULTI-FAMILY SITE TREES	359	20	379	243
SINGLE FAMILY SITE TREES	331	295	626	304
TOTAL	874	315	1189	547

KEY	
E	EXEMPT
MF	MULTI-FAMILY
SF	SINGLE-FAMILY LOTS
ROW	RIGHT-OF-WAY
TRC	TREE, CONIFER
TRD	TREE, DECIDUOUS

MULTI-FAMILY AREA REPLACEMENT TREES REQUIRED					
	REMOVED	PRESERVED	TOTAL	REPLACEMENTS	PROVIDED
MULTI-FAMILY SITE TREES	359	20	379	243	
TOTAL	359	20	379	243	180

SINGLE-FAMILY AREA REPLACEMENT TREES REQUIRED					
	REMOVED	PRESERVED	TOTAL	REPLACEMENTS	PROVIDED
SINGLE FAMILY SITE TREES	331	295	626	304	
TOTAL	331	295	626	304	117

From: [Ariel Butler](#)
To: [Mikayla Schmidt](#)
Subject: Email comment on the Kraewood development
Date: Tuesday, July 13, 2021 10:25:05 PM

CAUTION: This email originated from outside of the organization.

(thanks, Mikayla!)

Members of the commission,

One expensive roundabout was just finished this year to alleviate school-area traffic and improve safety. Right now, you have the opportunity to prevent a future school traffic nightmare.

The proposed Kraewood Drive would be a throughway from Greenvale Avenue coming out directly across from the new Greenvale School entrance. What a horrible place to put a new road.

As a neighbor of Greenvale School and as a parent of elementary school students, I'm not a huge fan of the proposed Kraewood development as a whole, but I understand the development of the property is probably inevitable. But please! Do not allow a through-street to come out across from the schools. Especially one that will be a new shortcut for west-siders. Especially one that will pick up traffic from the largest apartment complex in town.

There has to be a better way to develop this area that doesn't cause a traffic and pedestrian nightmare directly in front of schools. Please insist that the process slows down to find that better way.

Please also insist that a new traffic study be conducted on Lincoln Parkway this fall before taking action on this project. My understanding is that the study on record was done before the new elementary school was complete; even if it was done after, surely the traffic study is useless unless it's conducted with both buildings fully operational, and conducted after the height of the pandemic. So many of my neighbors haven't been commuting to work during covid. The most accurate average traffic numbers in terms of this neighborhood's long-term future will come in late September.

My kids are among the many students who walk and bike in this neighborhood. When I think of Kraewood Drive as proposed, my stomach is in knots as I think of the first traffic-related injury or fatality. Please slow this project down and encourage a smarter way forward.

Thank you for your time and your work for Northfield.

Ariel Emery Butler
825 Linden St. N

From: [Alice Renken](#)
To: [Mikayla Schmidt](#)
Subject: Comments on the proposed Kraewood Addition
Date: Tuesday, July 13, 2021 1:12:30 PM

CAUTION: This email originated from outside of the organization.

We are extremely concerned that the proposed Kraewood Addition will alter the quiet character of our neighborhood for the worse. Our specific concerns are the huge number of mature trees that will be removed (sapling replacements will not have the same beneficial effect on the environmental conditions), that there is no specific park or accessible green space noted, and that the greatly increased paved area will adversely affect stormwater drainage and increase overall noise in the neighborhood. In addition, the likely increase in traffic will be noisy, and potentially dangerous to the children on Plum St and near Greenvale School.

It seems to us that this is not an appropriate or desirable use of this land, and urge that the Planning Commission NOT approve this proposal.

Gerald & Alice Renken
318 Plum St N
Northfield, MN 55057

arenken@sandwich.net

From: [Donna Pumper](#)
To: [Mikayla Schmidt](#)
Subject: Kraewood addition
Date: Tuesday, July 13, 2021 7:09:25 PM

CAUTION: This email originated from outside of the organization.

We are opposed to the building of the 100 unit apartment complex. We live in this neighborhood and we already have six apartment complexes in a five block area. There is already a lot of traffic when school is in session. We should be very concerned for the safety of the children because many times cars are driving too fast and then to add more will just put children's lives at risk. If there is such a need for housing why not build more houses? This huge complex does NOT belong in this neighborhood. There are other areas that would be more suitable. Maybe build this complex in the area where ReboundSchmidt and Stencil live. We do not want it here.

Craig and Donna Pumper

From: [Daniel Groll](#)
To: [Mikayla Schmidt](#)
Subject: Kraewood Addition
Date: Tuesday, July 13, 2021 1:20:36 PM

CAUTION: This email originated from outside of the organization.

Dear Mikayla,

As a resident of the west side, I am writing in firm support of the Kraewood Addition in advance of Thursday's Planning Commission meeting. There is a shortage of middle income housing in Northfield and the Kraewood Addition will help alleviate that shortage. While I understand that most people don't want a new development in their neighborhood -- and while I genuinely sympathize -- the objections to this project are straight out of the NIMBY playbook (concerns about traffic, the environment and "character of the neighborhood" concerns). I hope the commission approves the project.

Best,

Daniel Groll

From: [Emily Carroll](#)
To: [Mikayla Schmidt](#)
Subject: Support for Kraewood Addition
Date: Tuesday, July 13, 2021 1:48:53 PM

CAUTION: This email originated from outside of the organization.

Dear. Ms. Schmidt,

I would like to voice my support for the Kraewood addition being discussed by the City Council. I understand many of my neighbors have concerns. However, I believe the benefits of bringing more rental housing to our city outweighs them. I have faith in the City to handle the changes in traffic patterns to ensure safe paths to school for biking and walking children. My children attend (or have attended) GVP and I am delighted to welcome more folks to this beautiful neighborhood!

Emily Carroll
718 St. Olaf Avenue.

From: [Jessie Fuller](#)
To: [Mikayla Schmidt](#)
Subject: Comment for Planning/Kraewood vote
Date: Wednesday, July 14, 2021 5:15:16 AM

CAUTION: This email originated from outside of the organization.

In life and in city planning, growth is inevitable. In our pioneer town, it was built into our cornerstones by design. If Northfield is to thrive as our early Settlers intended it to, and as our children need it to, we need housing, we need banks and we need services for the many individuals and families who are not represented by a 1950's nuclear family mold. I feel that claims to "keep a neighborhood single family homes" toe a discriminatory line that is antithetical to the founding intentions of the city and to the much-discussed strategic goals for Northfield's future.

My founding grandparents would turn in their graves to know that modern-day Northfielders wanted to deny a home to anyone based on the fact that it wasn't the same as their single-family Rambler. I write as a mother who wants my disabled child to grow and age in place in a multi-faceted community. It is my humble hope that each Planning Commission member takes a moment for perspective in the midst of rhetoric about losing a man-made Christmas tree farm, to recognize that your vote will write the next chapter of a community that was intentionally settled to be welcoming and constantly innovating. We will risk plateauing without thoughtful growth proposed for the Kraewood Addition.

Housing demands due to Northfield's location between metros, stewarding two internationally sought after colleges, off of an interstate and as a midpoint between manufacturing and farming to the west and Mississippi River towns, mean we will continue to evolve as more diverse people settle here to pursue their goals. Recently approved expansions to I-35 and for light rail to our area near the proposed development will increase these needs. As a pioneer town, we should not be so quick to forget these facts, nor to rest on our laurels. We must certainly not encourage denying a certain kind of housing to appease a neighborhood that is not even within an HOA with jurisdiction to discuss such audacious measures.

Denying diverse housing to new neighbors is not a viable path to strengthening our future. If history of civilizations has taught us anything, it will ensure our economic stagnation and decline. Arguments about morning traffic, or bees, or percentage increase in parking lot size, feel like red herrings to protest multi-family living.

Respectfully,
Jessie Fuller

7/13/21

13 JUL '21 PM 1:43

Mikayla Schmidt, City Planner
City of Northfield
801 Washington Street
Northfield MN 5557

RE: Rebound Real Estate
Plat for the Paulson Property (Kraewood Addition)

Mikayla and City Planning Commission,

As a concerned citizen and neighbor, I am voicing my extreme concern about the proposed plan to build apartments, single family homes and row houses on this wooded property between Greenvale Ave. and Lincoln Pkwy.

My concerns about the proposed Project:

1. It would destroy 874 trees; unconscionable for environmental reasons including destroying the habitat of the endangered Rusty Bumble bee.
2. Would substantially increase traffic on Greenvale Avenue which would
3. Impact the safety of the large number of children attending Greenvale School and the Northfield Community Education Center.

For these obvious reasons and more, I am voicing concern and ask the Planning Commission to deny the request. Thank you.

Sincerely,



Joan Janusz
1741 Quie Lane
Northfield MN 55057
612-232-3005

From: [Kevin B.](#)
To: [Mikayla Schmidt](#)
Subject: Paulson Property Concerns.
Date: Tuesday, July 13, 2021 2:16:46 PM

CAUTION: This email originated from outside of the organization.

Let me start off by saying I am not opposed to a housing development on the Paulson Property. It is private property and is the owners right to do as they please. I am opposed to an apartment complex being built on it though.

Why?

Biggest concern is traffic. Lincoln Parkway has gotten busier every year since we have lived in the neighborhood. 20 plus years.

With the new school traffic has increased, lots.

Adding a 100 plus apartment unit across the street from the new school is going to make it busier and I feel a bit more hazardous for pedestrians, bicyclists and those dropping their children off.

I've heard claims that this will be good for city revenue growth. And followed by plans developer will be applying to Tax Increment Financing, a 20 tax holiday for the developer? Estimates as high as 3 million dollars over that 20 years. I understand he received the same for the Fifth Street Lofts, with a cost to the city of 5 million in interest on bonds for 20 years.

Also there will now be an underground garage included?

The last time the developer did that, his contractor on January 10, 2018, in the garage excavation for Courtyard Hotel, hit an aquifer. His contractor then illegally pumped 800,000 gallons into the city sanitary sewer, causing an internal flood that destroyed the pumps in the city sewer treatment plant. That led to the May fire and July spill of one million gallons of raw sewage into the Cannon River.

How much did that cost the Taxpayer?

Or will cost the Taxpayer?

Will be a great loss of trees in a 'Green' friendly city and habitat for the Rusty Bumblebee I understand. Will the developers be replacing these trees?

Thank you for your time.

Kevin Budig
Green Meadow Ct
Northfield, Mn.

July 13, 2021

To Mikayla Schmidt and the Members of the Planning Commission,

We are writing to urge you to carefully consider the many facets of the proposed development of the Paulson Woods and its impact on the community. While on the surface it may seem like what Northfield needs in terms of housing, some of the details of *this* proposal on this particular piece of land make it problematic. Over the last few months we have learned and thought a great deal about this land and its future and there are some aspects of the Rebound proposal that we can't reconcile with.

First, the traffic. The proposed development will drastically increase the traffic in front of Greenvale Park Elementary and the Community Education building. An updated traffic study done by a company specializing in schools should be done to be sure the increase in traffic would be safe. We need to remember that this area is one some of our littlest learners and their families frequent, both on foot and by vehicle.

Second, affordability. The proposal indicates that the apartment will offer units that will be affordable to those making 60% of the Area Median Income, but if you look at the hourly wages and incomes of many of Northfield's essential workers, they would not be able to afford the rent proposed for the Paulson Woods apartments. We also ask that you give attention to how many units will be large enough for a family, for whom it would presumably be most beneficial to live across from schools.

Third, environmental impact. While this land is not developed it cannot be looked at as bare. It is unlike many other undeveloped pieces of land in that it has many mature trees and wildlife, and possibly wetlands. If Northfield is serious about taking action to fight climate change, as the existence of our Climate Action Plan would indicate, then cutting down 874 large trees and replacing them with 547 saplings around town and going from 1.2% to 46.8% impervious surface seems questionable.

Northfield is a forward thinking community, capable of looking at the big picture and planning for the future. The Hillcrest Village development is an example of this forward-looking vision. The proposed Paulson Woods development is not. It prioritizes the fastest, cheapest option that maximizes profit for developers who give little thought to the ripple effects. Please don't let this be the legacy of Paulson Woods.

Thank you,

Marja and Sam Steinberg

From: [Mark Gleason](#)
To: [Mikayla Schmidt](#)
Subject: Planning Commission, Kraewood development comment
Date: Tuesday, July 13, 2021 8:13:39 PM

CAUTION: This email originated from outside of the organization.

To Council Member and Members of the Planning Commission:

As residents of the near West Side, we oppose the current designs (all of them) for Kraewood planning and development as being inconsistent with and in opposition to the N2 District Objectives.

Objectives of the N2 district include the following:

- Intended for residential neighborhoods that may include larger vacant areas within the city limits or areas that will be within city limits with a future annexation
- Create a pedestrian friendly environment
- Provides for a range of housing types and architectural styles
- Street Connectivity & Sidewalks
- District will include greenways and natural areas

The **Developer** responds to the Objectives with the following statement:

"As the proposed plan falls within the N2 guidelines and because we believe we have provided appropriate opportunity for feedback and discussion, we don't plan a separate charrette process."

We respond:

1. The Developer is failing to address, in particular, two crucial objectives:

- Create a pedestrian friendly environment
- Street Connectivity & Sidewalks

The near West Side has endured decades of non-adherence to these Objectives. Linden St. did not extend through to Lincoln Parkway. Manitou did not extend through to Lincoln Parkway. North St. did not extend to Route 3. A warren of roads, none contributing to grid connectivity, meander north of North Ave. Several streets connect to Lincoln Parkway but do not allow for grid movement of traffic. Apartment buildings were not constructed with street grid connectivity as a feature.

Kraewood Drive is the most recent example of development that does not meet planning Objectives. Ideally Kraewood Drive should be a through-street that runs between Greenvale and Lincoln Parkway. The through-street should provide grid connectivity. Instead, there is a Kraewood Drive that either (the planning document options seem deliberately vague) ends in a dead-end at the apartment complex parking lot or, perhaps, virtually ends in the parking lot but may allow through-traffic to proceed through the parking lot and around the complex to Lincoln Parkway.

Kraewood can and should provide, if the City adheres to development Objectives, a major pedestrian and street-grid connectivity for West Side residents. School children and

families should be able to use Kraewood as a greenway, with ample sidewalks, straight through from Greenvale to Lincoln. Greenvale School and Community Education Center are primary destinations for West Side residents. The proposed roads as presented by the Developer are not in any respect an extension of the current grid and do not promote connectivity.

In order to accommodate a grid street design, the Kraewood apartment building complex will likely need to shift its footprint to the east. We suspect this shift is not what the developer would prefer, but it would be crucial to require if the City truly will follow through on its Objectives.

The City has failed to follow through on its street connectivity planning objectives repeatedly over several decades. Kraewood is an opportunity to develop housing in a manner that meets Development objectives.

2. We note also another Objective:

- include greenways and natural areas

Mere green "spaces" and catch basins in the proposed Kraewood options may meet the letter of this Objective. The City should aim, however, for greenways and natural areas that are part of the grid and not merely add-on, unusable, outlying fringes of a development.

3. Finally, there is an equity issue to consider. A through-street will enable the apartment complex residents to be part of a neighborhood, living on a street that is part of a larger neighborhood connectivity grid. The current designs seem to emphasize a marginalizing and bracketing-off of the apartment complex and related buildings from the neighborhood, including shared traffic responsibilities.

Sincerely,

Mark Gleason and Kristi Wermager
204 Manitou Street
Northfield, MN 55057

From: [Russ or Geri Farnsworth](#)
To: [Mikayla Schmidt](#)
Subject: Paulson Property or "Kraewood Addition" Voice Opinion
Date: Tuesday, July 13, 2021 3:42:09 PM

CAUTION: This email originated from outside of the organization.

We are Russ and Geri Farnsworth, living at 314 Cherry St., Northfield, MN. We generally oppose the subject development planned for this property in the near future for the following reasons:

1. Increased traffic congestion in the neighborhood, especially at the intersections of Greenvale and Plum, Greenvale and Linden, Greenvale and Spring, Greenvale and Highway 3. Also, Lincoln and all exits from the development. The city can expect a monumental expense in traffic signals, and crosswalks near all this new concentration of traffic congestion. I assume this cost will be picked up by the local taxpayers.
2. Way too many apartments with way too little park space or green space to support the huge influx of new people arriving to the neighborhood.
3. Cherry Park and Way Park will be the obvious destination for these families and their children since no parks are planned in this development.
4. Too many apartments and not enough single family homes causing home depreciation for the current residents living near the project.
5. No bicycle lanes shown in the plan for safe entrance into the project from Greenvale Ave or along Greenvale itself.

Thanks for listening to our plea for a better plan for this beautiful and pristine forested land.