

Planning Memorandum

To: Sunfish Lake Planning Commission

From: Tom Ramler-Olson, AICP, City Planner

Date: July 7, 2021
Planning Commission Meeting July 15, 2021

Re: 2154 Charlton Road – Major Site Plan Review and Conditional Use Permit
WSB Project No. 018382-000

GENERAL INFORMATION

Applicant: Allen and Judy Werthausen

Property Owner: Allen and Judy Werthausen

Project Location: 2154 Charlton Rd – PID 388420001030

Existing Land Use / Zoning: Detached Single-Family; Zoned Residential District, R-1 within Shoreland Overlay

Surrounding Land Use / Zoning:

North:	Residential; Zoned Single-Family Residential District, R-1 with Shoreland Overlay
East:	Residential; Zoned Single-Family Residential District, R-1 with Shoreland Overlay
South:	Sunfish Lake
West:	Residential; Zoned Single-Family Residential District, R-1 with Shoreland Overlay

Comprehensive Plan: The City of Sunfish Lake (2040) Comprehensive Plan guides this property for Rural Residential land use.

Deadline for Agency Action:

Application Date:	06-08-2021
60 Days:	08-07-2021
Extension Letter Mailed:	N/A
120 Days:	10-06-2021

CONSIDERATIONS RELATED TO THE REQUEST

1. Overview.

Allen and Judy Werthausen both the (“applicant”) and (“property owner”) have applied for a major site plan review to add a detached freestanding garage on their property located at 2154 Charlton Road (“subject property”). With an area of 3.34 acres, the subject property is already developed with a single-family home.

The proposed detached garage is considered an accessory structure and will disturb about 1,120 square feet of the subject property’s area. Accessory structures of 1,000 square feet or

more require the review and approval of a major site and building plan. Additionally, the proposal requires a conditional use permit because it will be the second accessory structure for the property.

The City Engineer reviewed the application and had the following comments:

- The applicant should consider a culvert under the new driveway as all runoff from the front yard will go across the driveway, which may be problematic especially in the winter and spring when the risk of icy conditions is highest. Improving drainage under the new driveway will also likely extend the life of the driveway.
- If the applicant intends to add gutters, the downspouts should direct water to the north, away from the neighboring property.
- Staff supports the addition of trees to replace those identified for removal as shown on the landscape plan for the proposal. However, those trees would be more effective if relocated from the northeast corner of the proposed garage to the southeast corner where they would be able to buffer the new structure and its use from the eastern neighbor.
- Prior to the start of construction, a silt fence must be properly installed at the limits of disturbance along the north and east (adjacent to the neighbor). As staff estimates, this amounts to a total amount of about 175 feet of silt fence.

The City Forester concurred with the Engineer's comments regarding the relocation of the replacement trees. The Forester also commented that the replacement trees ought to be 6-foot bailed and burlapped evergreen trees. The applicant is complying with the request as shown on the submitted landscape plan.

Site and Building Plan Review and conditional use requests require a public hearing, and review and recommendation by the Planning Commission, followed by review and consideration by the City Council.

2. General Zoning Review

The proposed structure would be located north of the principal structure and within the Shoreland Overlay district. The proposed garage will be used to store lawn and garden equipment, tractor, vehicles, and other miscellaneous items and will ultimately eliminate yard storage and eye sores for the neighboring properties. In addition to the 1,120 square foot garage, the applicant is proposing a bituminous driveway to serve as an entrance to the garage. The total area of improvements for the proposed accessory structure (garage) and driveway is approximately 2,686 square feet or 2.2 percent of the lot area.

Below is a summary table of the dimensional requirements for structures in the R-1 and Shoreland Overlay District. The project would comply with all other applicable requirements.

	R-1 Minimum Requirement	Shoreland Overlay Requirement	Proposed
Minimum Building Setback: Front	100 feet		>100 feet
Minimum Building Setback: Side	25 feet		25 feet
Minimum Building Setback: Rear or OHWM	25 feet		>400 feet
Building setback from OHWM		200 feet	>400 feet
Building Height	30 feet		15.7 feet

Lot Coverage		30% maximum	12.47%
Building Coverage	10% maximum		4.88%

3. Ordinance Authority

SECTION 1204.02. CONDITIONAL USE PERMIT PROCEDURES provides the process for review of a conditional use permit which requires public notice and notification, a public hearing, and review and recommendation by the Planning Commission, followed by review and consideration by the City Council.

SECTION 1208.03.B. MAJOR SITE PLAN APPROVAL PROCEDURES provides the process for review of a major site and building plan which requires public notice and notification, a public hearing, and review and recommendation by the Planning Commission, followed by review and consideration by the City Council.

SECTION 1217.01. MAJOR SITE PLAN APPROVAL PROCEDURES. C. states that a detached accessory building, except by conditional use permit, shall not exceed one thousand (1,000) square feet.

4. Site Plan Review Criteria

The Planning Commission, as its basis of recommendation, and the City Council, as its basis for decision on major projects, shall evaluate the effects of the proposed site and building plans. This review shall include, but is not limited to the following, with staff's comments provided in *italics*:

- A. Whether the proposed improvements are compatible and in harmony with the existing structures in the surrounding community.

The project proposes the construction of a detached garage, which are permitted accessory uses in the R-1 District. The proposed garage will serve as a means of storage for the property owners who need additional space to store lawn and garden equipment, a tractor, and other vehicles. This garage will also aid in eliminating outside storage and ensure the neighboring properties are happy with what they see, which serves as further evidence of the compatibility of the proposal. The improvements comply with the applicable setback, yard, and lot coverage requirements.

- B. Whether the proposed improvements preserve the character and nature of the surrounding community, including the natural landscape and woodland characteristics of the community.

The proposed improvements will disturb approximately 2,686 square feet of the property's 3.34 acres, or 2.2 percent of the lot area. The garage and driveway, comply with side and OHWL setbacks. In accordance with the landscape plan, new trees are proposed to be planted to replace trees identified for removal. Staff is recommending the replacement trees be relocated from the northeast corner of the garage to the southeast corner to buffer the proposed structure and its use from neighbors to the east. The project will not disturb any other wooded areas on the property.

- C. Whether the proposed improvements are not constructed of unsightly, improper or unsuitable materials.

Based on plans submitted, the proposed garage will be constructed of the same materials as the existing home, which features Hardie Lap siding and stone, all of which are not of unsightly, improper, or unsuitable materials.

- D. Whether the proposed improvements will not materially adversely affect any natural resources in the community, except when there is no feasible and prudent alternative to the proposed location of the improvements. For purposes of this clause, "natural resources" shall include, but not be limited to, all mineral, animal, botanical, air, water, land, timber, soil, quietude, recreational, historical, scenic, and aesthetic resources.

The project is not expected to adversely impact any of the above noted natural resources.

- E. Whether the proposed site and improvements shall have an appearance that will not have an adverse effect upon adjacent residential properties.

Staff is recommending that the applicant relocate the proposed replacement trees from northeast corner of the garage to the southeast to buffer the appearance and use of the proposed structure. Staff is confident this change can be implemented and will improve the proposals impact so as not to have an adverse effect on adjacent residential properties.

- F. Whether the proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of this Ordinance.

Drainage plans were reviewed by the City Engineer. The proposed improvements would comply with requirements regarding engineering, stormwater management and site grading.

- G. Whether the proposed site and improvements are consistent with the purposes of this Ordinance and the Property Owner Reference & Development Guide Manual, as established by City Council resolution.

The proposed improvements comply with the general provisions of the R-1 District, Shoreland Overlay District, and other applicable design and performance standards.

5. Conditional Use Criteria

The Planning Commission, as its basis of recommendation, and the City Council, as its basis for decision on conditional use permits, shall evaluate the effects of the proposed conditional use. This review shall include, but is not limited to the following, with staff's comments provided in *italics*.

Per Section 1217.04, application for a conditional use permit shall be regulated by Section 1204 of this Ordinance. Such a conditional use permit may be granted provided that:

- A. There is a demonstrated need and potential for continued use of the structure for the purpose stated.

The applicant has stated that the proposed garage will function to store equipment and vehicles that otherwise would be outside and exposed to neighbors.

- B. No commercial or home occupation activities are conducted on the property.

There is no evidence that a home occupation will take place in the proposed garage.

- C. The building has an evident re-use or function related to the principal use.

The proposed garage's function is to supplement the storage functions related to the home.

- D. Accessory building shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.

These conditions are expected to be met with the proposal.

- E. The provisions of Section 1204.02.F. of this Ordinance shall be considered and a determination made that the proposed activity is in compliance with such criteria.

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.

The Comprehensive Plan guides the site for Rural Residential land use. The proposed detached garage is consistent with the types of land uses envisioned by this future land use category.

2. The proposed use's compatibility with present and future uses of the area.

Surrounding properties are developed with similarly situated accessory uses and they too are guided to remain rural residential.

3. The proposed use's conformity with all performance standards contained herein.

The proposed use is anticipated to comply with the applicable performance standards contained in the Zoning Ordinance including provisions related to noise, refuse, and light.

4. The proposed use's effect on the area in which it is proposed.

The proposed use is consistent and compatible with neighboring single-family residential land uses.

5. The proposed use's impact upon property values in the area in which it is developed.

The use is not anticipated to have negative impacts on surrounding property values.

6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.

The proposed use will not produce traffic in excess of the capability of the public and private roadways serving the site.

7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

The proposed use will not have any impact on demand of parks, schools, streets, utilities, and City services.

Additional Shoreland Overlay evaluation criteria: A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site shall be made to ensure:

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.

The City Engineer has reviewed the proposal and is recommending approval with these recommendations: planting of trees in southeast corner of proposed garage, consideration of a culvert under the new driveway, draining stormwater to the north should gutters be added to the garage, and a properly installed silt fence at the limits of disturbance along the north and east (adjacent to the neighbor) of the property.

2. The visibility of structures and other facilities as viewed from public waters is limited.

The proposed garage has a setback of more than 200 feet from the lakeshore. Between the garage and lake shore lies the principal structure, where vegetation and terrain exists and further obscures the appearance of the garage when viewed from the lake.

3. The site is adequate for water supply and on-site sewage treatment.

Not applicable.

4. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.

Not applicable

RECOMMENDATION

Based on the foregoing considerations and applicable ordinances, staff recommends conditional approval of the site and building plan and conditional use permit subject to the following findings of fact and conditions of approval:

Findings of Fact:

1. The location of the subject property is as follows:

2154 CHARLTON ROAD,
SUNFISH LAKE, MN 55118
2. The planning report dated July 8, 2021 prepared by WSB is incorporated herein by reference.
3. The Applicant submitted applications for a major site and building plan review and a conditional use for a detached garage at the subject property.
4. Requests for major site and building plan review and conditional uses require Planning Commission review and City Council approval.
5. Notices for public hearings regarding requests on lots within the Shoreland Overlay district must be sent to the Department of Natural Resources.
6. The Sunfish Lake Planning Commission reviewed the applicant's request for major site and building plan and conditional use permit approval at the July 15, 2021 Planning Commission meeting.
7. Upon review of the planning report and application information, the Planning Commission found that the proposed site and building plan request and proposed conditional use meet Ordinance requirements. The following findings support the Planning Commission's recommendation for approval:

- a. The proposed improvements meet accessory structure standards, and R-1 and Shoreland Overlay District requirements and standards.
- b. The proposed garage and driveway addresses Ordinance requirements pertaining to grading, drainage and stormwater management, and screening.
- c. The development meets other applicable Zoning Ordinance criteria.

Conditions of Approval:

1. Construction shall occur in substantial conformance with the plans presented at the July 15, 2021 Planning Commission meeting.
2. The Applicant must obtain all other permits as may be required.
3. The Applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
4. The Applicant must adhere to and remain in compliance with the requirements of this Resolution, applicable performance standards, and such other requirements as may apply.
5. All conditions of the site plan review and conditional use permit must be complied with, shall run with the land, and shall not in any way be affected by the subsequent sale, lease or other change from current ownership of the Property.
6. This Resolution is subject to the condition that all representations, written and oral, made by the Applicant and its agents and representatives to the City contained in and concerning the Applicant's application for the site plan review and conditional use permit must have been true, complete and accurate at the time they were made, and that they remain true and accurate for the duration of the development.
7. By undertaking the activities approved by the requests, the Applicant agrees to all conditions.
8. The Applicant must move proposed trees to southeast corner of the proposed garage.

Subject Site



CITY OF *Sunfish Lake* MINNESOTA

**Planning Commission
Findings of Fact &
Recommendation
(Approval)**

Applicant's Name: Allen and Judy Werthausen

Request: The applicant requests City approval of a major site and building plan to construct a new garage whose area is greater than 1,000 square feet at 2154 Charlton Road and a conditional use permit to allow an additional detached accessory structure on residential lot

Planning Commission Meeting Date: July 15, 2021

Findings of Fact: Based on review of the application and evidence received, the Sunfish Lake Planning Commission now makes the following findings of fact and recommendation:

1. The location of the subject property is as follows:

2154 CHARLTON ROAD
SUNFISH LAKE, MN 55118
2. The planning report dated July 8, 2021 prepared by WSB is incorporated herein by reference.
3. The Applicant submitted applications for a major site and building plan review and a conditional use permit request.
4. Requests for major site and building plan review and conditional use permits require Planning Commission review and City Council approval.
5. Notices for public hearings regarding requests on lots within the Shoreland Overlay district must be sent to the Department of Natural Resources.
6. The Sunfish Lake Planning Commission reviewed the Applicant's request for major site and building plan review and conditional use permit approval at the July 15, 2021 Planning Commission meeting.
7. Upon review of the planning report and application information, the Planning Commission found that the proposed site and building plan request and proposed conditional use meet Ordinance requirements. The following findings support the Planning Commission's recommendation for approval:

- a. The proposed improvements meet accessory structure standards, and R-1 and Shoreland Overlay District requirements and standards.
- b. The proposed garage and driveway addresses Ordinance requirements pertaining to grading, drainage and stormwater management, and screening.
- c. The development meets other applicable Zoning Ordinance criteria.

RECOMMENDATION

Based on the foregoing considerations and applicable ordinances, staff recommends conditional approval of the site and building plan and conditional use permit subject to the following conditions of approval:

- 1. Construction shall occur in substantial conformance with the plans presented at the July 15, 2021 Planning Commission meeting.
- 2. Compliance with the City Engineer's comments in the email dated June 30, 2021.
- 3. Exterior lighting shall not exceed one (1) foot candle (meter reading) as measured at the property line.
- 4. The applicant must obtain all other permits as may be required.
- 5. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
- 6. The applicant must adhere to and remain in compliance with the requirements of the Resolution approving their requests, applicable performance standards, and such other requirements as may apply.
- 7. All conditions of the site plan review and conditional use permit must be complied with, shall run with the land, and shall not in any way be affected by the subsequent sale, lease or other change from current ownership of the Property.
- 8. The Resolution approving the applicant's requests is subject to the condition that all representations, written and oral, made by the applicant and its agents and representatives to the City contained in and concerning the applicant's application for the site plan review and conditional use permit must have been true, complete and accurate at the time they were made, and that they remain true and accurate for the duration of the development.
- 9. By undertaking the activities approved by the requests, the applicant agrees to all conditions.

Adopted by the Sunfish Lake Planning Commission this 15th day of July 2021.

City of Sunfish Lake

By: _____
Tom Hendrickson
Planning Commission Chair

ATTEST

Catherine Iago, City Clerk

Tom Ramler-Olson

From: Jeff Sandberg
Sent: Wednesday, June 30, 2021 11:23 AM
To: Tom Ramler-Olson
Cc: Mike Andrejka; Jim Naves
Subject: RE: 2154 Charlton - 3 car garage proposal ENGINEERING COMMENTS

Tom-
Below are my comments on this application.

1. While not a city requirement, it may be advisable for the applicant to consider a culvert under the new driveway. All runoff from the front yard will go across the driveway and that may be problematic especially in the winter and spring (creating icy conditions). Facilitating drainage here will also likely extend the life of the driveway.
2. If gutters will be added to the garage, the downspouts should direct water to the north, away from the neighboring property.
3. I am not sure if appropriate screening is more in your court or Jim's, but I note that all of their planned trees are not adding any screening between the proposed garage and the neighboring home. I see some opportunities to place additional trees between the garage and the neighbor's home.
4. Prior to the start of construction, silt fence must be properly installed at the limits of disturbance along the north and east (adjacent to the neighbor). This amounts to about 175 of silt fence total (just scaling off the drawing).

Let me know if you have any questions.

Thanks,
Jeff

Jeff
651.286.8474

From: Jim Naves <jim@lstrees.com>
Sent: Wednesday, June 30, 2021 8:27 AM
To: Jeff Sandberg <JSandberg@wsbeng.com>
Cc: Tom Ramler-Olson <TomRO@wsbeng.com>; Mike Andrejka <mike.buildingofficial@yahoo.com>
Subject: Re: 2154 Charlton - 3 car garage proposal

Hi Jeff,

I can not speak to the size if the garage, however the trees involved are trees that I would have authorized for removal even if there was no new building planned. Given the sorry condition of the existing trees I do not have a concern about replacing these particular trees at about a 50% (i.e. 1 new tree for each two removed) rate with new evergreens in this situation. We should require at least the standard of 6' balled and burlap evergreens for the replacements.

Jim Naves
Living Sculpture Trees

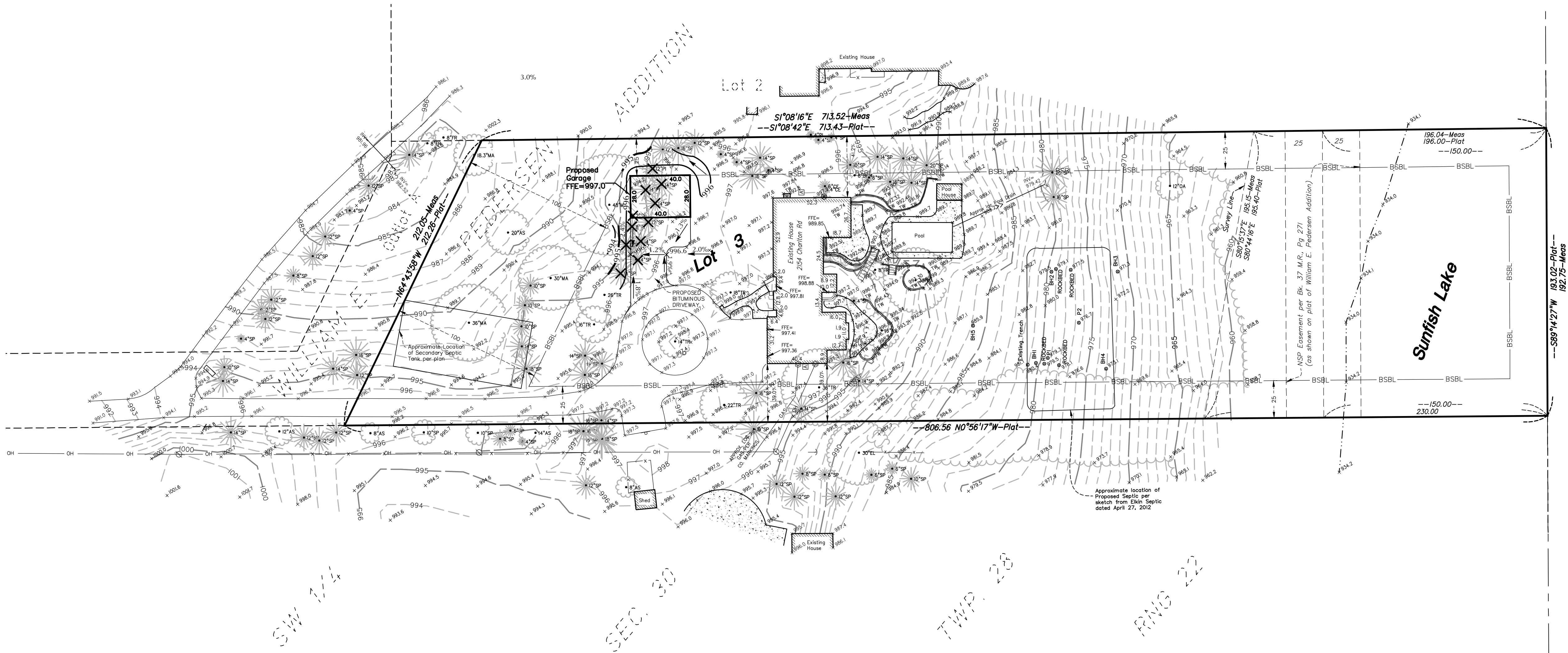
From: Jim Naves <jim@lstrees.com>
Sent: Wednesday, June 30, 2021 8:27 AM
To: Jeff Sandberg
Cc: Tom Ramler-Olson; Mike Andrejka
Subject: Re: 2154 Charlton - 3 car garage proposal

Hi Jeff,

I can not speak to the size of the garage, however the trees involved are trees that I would have authorized for removal even if there was no new building planned. Given the sorry condition of the existing trees I do not have a concern about replacing these particular trees at about a 50% (i.e. 1 new tree for each two removed) rate with new evergreens in this situation. We should require at least the standard of 6' balled and burlap evergreens for the replacements.

Jim Naves
Living Sculpture Trees
Jim@LStrees.com
612-803-9033

Plotter: 06/25/2021 3:26 PM W:\2012\123748\CADD DATA\SURVEY\dwg Sheet Files\5123748-LOT.CERT



LEGEND

	CATCH BASIN		STORM SEWER	AS	ASH
	STORM MANHOLE		SANITARY SEWER	BS	BUSH
	SANITARY MANHOLE		WATERMAIN	CE	CEDAR
	WATER MANHOLE		UNDERGROUND ELECTRIC	EL	ELM
	HYDRANT		UNDERGROUND GAS	FR	MISC FRUIT
	GATE VALVE		UNDERGROUND TELEPHONE	MA	MAPLE
	TELEPHONE PEDESTAL		OVERHEAD UTILITY	OA	OAK
	POWER POLE		SPLIT RAIL FENCE	PI	PINE
	LIGHT POLE		CONCRETE CURB	SP	SPRUCE
	SIGN		CONCRETE	TR	TREE (GENERAL)
	SPOT ELEVATION		CONTOUR		CONIFEROUS TREE
	FINISHED FLOOR ELEVATION		A/C UNIT		DECIDUOUS TREE
	TOP OF WALL		ELECTRIC METER		
	GUY WIRE		GAS METER		
	PROPOSED SPOT ELEVATION		WELL		
	PROPOSED DIRECTION OF FLOW				
	REMOVE EXISTING TREES				

DESCRIPTION OF PROPERTY SURVEYED

(Per Dakota County Tax Records)

Lot 3, Block 1, WILLIAM E. PEDERSON ADDITON, according to the recorded plat thereof on file in the office of the County Recorder, Dakota County, Minnesota.

SURVEY REPORT

- The purpose of this survey is to show a proposed garage and location for the property.
- This survey was prepared without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or reference by existing monuments or witness to the corners are shown hereon.
- The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 2154 Charlton Road, Sunfish Lake, MN 55118.
- The bearings for this survey are based on the Dakota County Coordinate System NAD 83 (1986 Adjust).
- Benchmark: Finished Floor Elevation at front entrance of house, as shown hereon. Elevation = 997.81 feet (NGVD 1929 Datum)
- Trees shown hereon are inch diameter at breast height.
- Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Sunfish Lake Zoning Map and City Code, on June 8, 2021, information for the subject property is as follows:

Zone R-1 Single Family Residential District;

Accessory Structure Setbacks: Front 100 feet, Side 25 feet, Rear 25 feet;

IMPERVIOUS SURFACE CALCULATIONS

Total lot area = 145,486 sf.
Area of existing impervious surface = 15,464 sf. 10.6% of total lot
Area of new impervious surface = 2,686 sf. 1.8% of total lot
Total area of impervious surface after improvements = 18,150 sf. 12.5% of total lot

Total lot area excluding Sunfish Lake = 122,128 sf.
Area of existing impervious surface = 15,464 sf. 12.7% of lot excluding lake
Area of new impervious surface = 2,686 sf. 2.2% of lot excluding lake
Total area of impervious surface after improvements = 18,150 sf. 14.9% of lot excluding lake

WERTHAUSER

2154 CHARLTON ROAD
SUNFISH LAKE, MN 55118

WOODSTONE
RENOVATION, LLC

2535 PILOT KNOB ROAD
SUITE 101B
MENDOTA HEIGHTS, MN 55120

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

06/08/21	SURVEY ISSUED
06/10/21	ADDED 2ND SEPTIC
6/11/21	ADDED CONTOUR LABELS
06/25/21	REV PER COMMENTS

PROFESSIONAL SIGNATURE

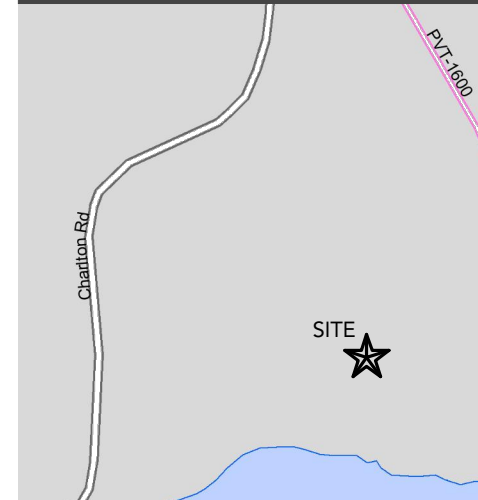
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Steven F. Hough
License No. 54850
Date 06/08/21

QUALITY CONTROL

Loucks Project No.	123748
Project Lead	SFH
Drawn By	NRS
Checked By	SFH
Field Crew	

VICINITY MAP



LOT
CERTIFICATE

1 OF 1



0 40 80
SCALE IN FEET

EXHIBIT A



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. CONTRACTOR TO INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION REQUIRED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD ALL AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

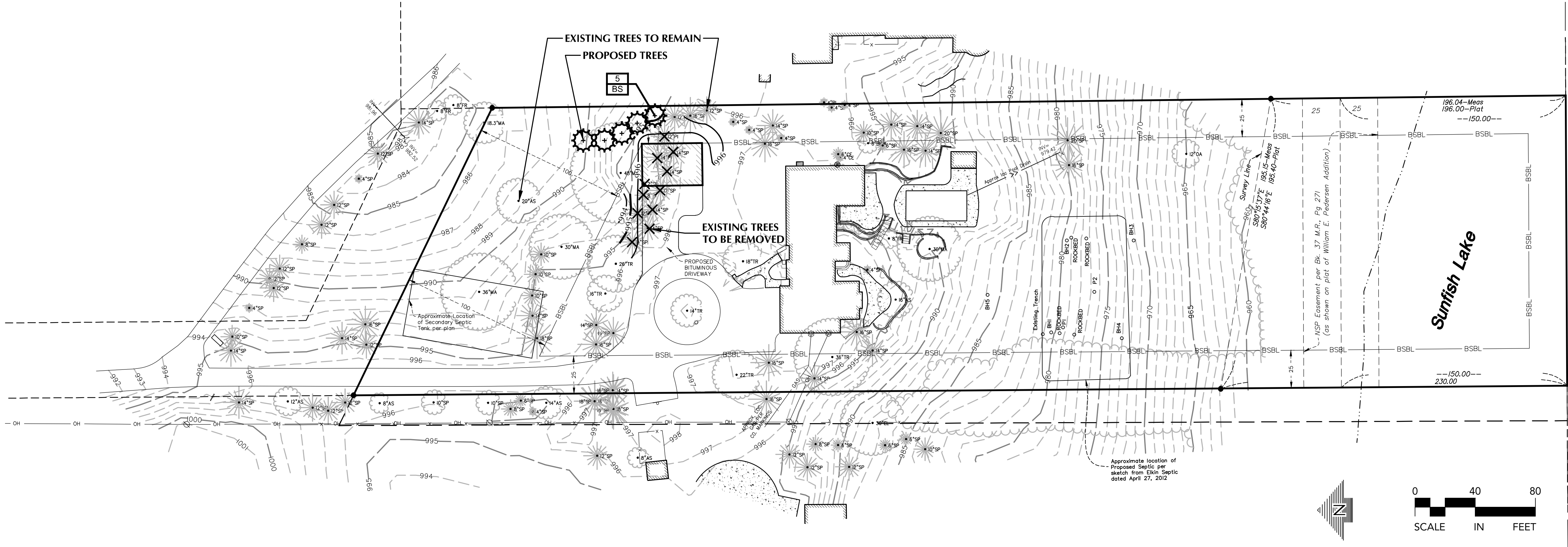
WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

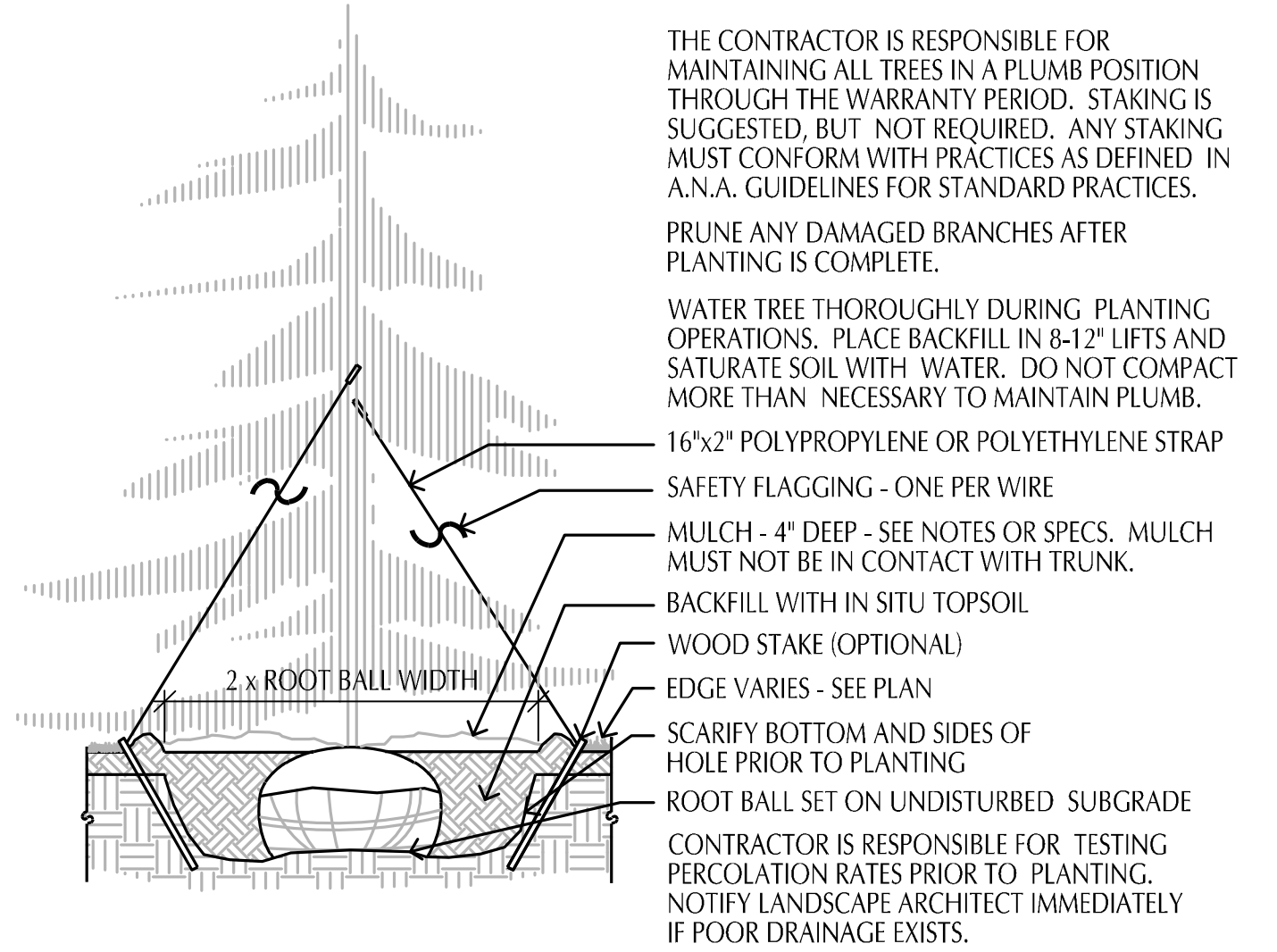
FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.



PLANT SCHEDULE					
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
BS	5	BLACK HILLS SPRUCE FULL FORM	Picea glauca 'Densata'	B & B	6' HGT



1
L1-1
CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"
Coniferous Tree.DWG

WERTHAUSER

2154 CHARLTON ROAD
SUNFISH LAKE, MN 55118

**WOODSTONE
RENOVATION, LLC**

2535 PILOT KNOB ROAD
SUITE 101B
MENDOTA HEIGHTS, MN 55120

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

6-11-21 CITY SUBMITTAL
6-28-21 PER CITY COMMENTS

PROFESSIONAL SIGNATURE

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 Landscape Architect under the laws of the State of Minnesota.

Timothy J. Fedie
License No. 48303
Date 6-11-21

QUALITY CONTROL

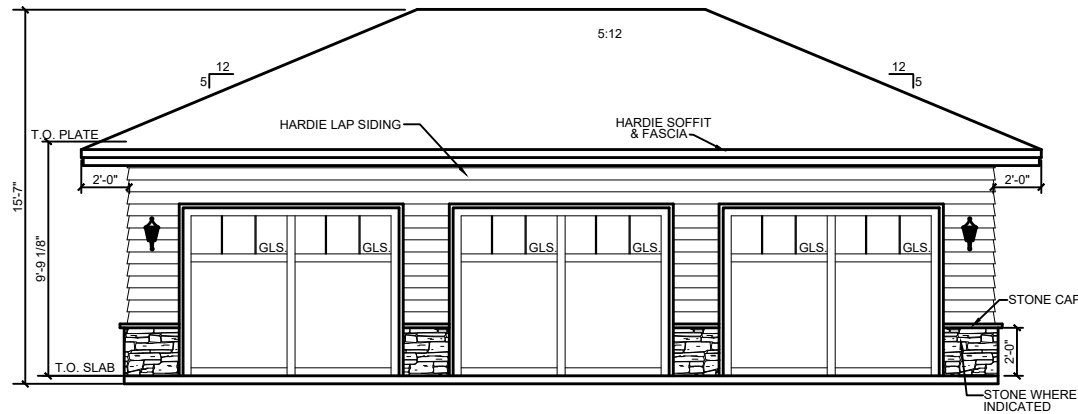
Loucks Project No. 123748
Project Lead MJS
Drawn By TJF
Checked By TJF
Review Date 6-28-21

SHEET INDEX

L1-1 LANDSCAPE PLAN

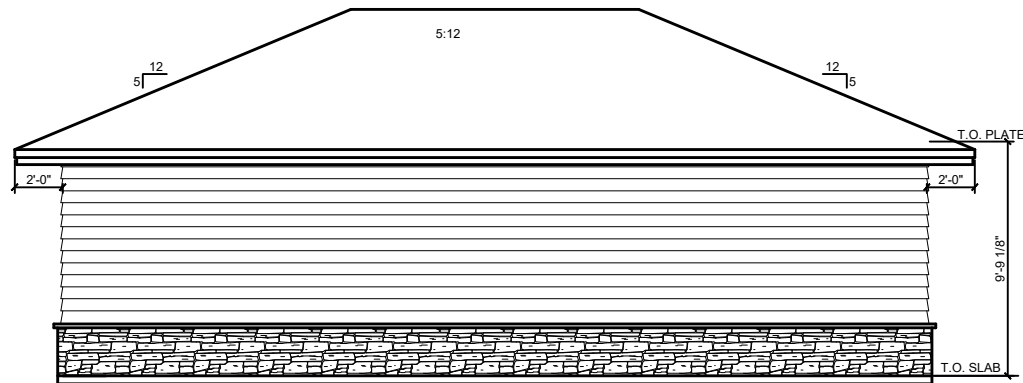
**LANDSCAPE
PLAN**

L1-1



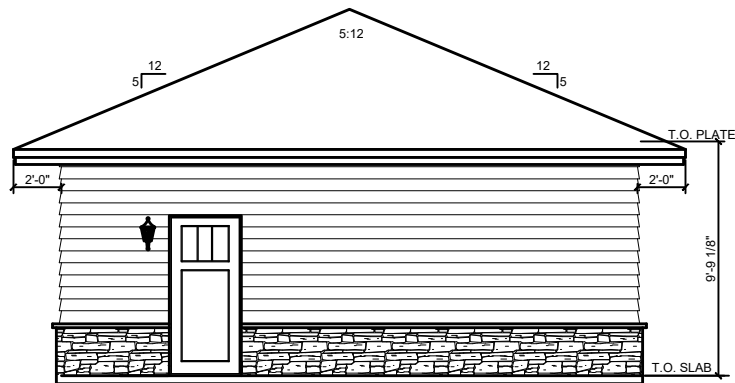
FRONT ELEV.

SCALE: 1/8" = 1'-0"



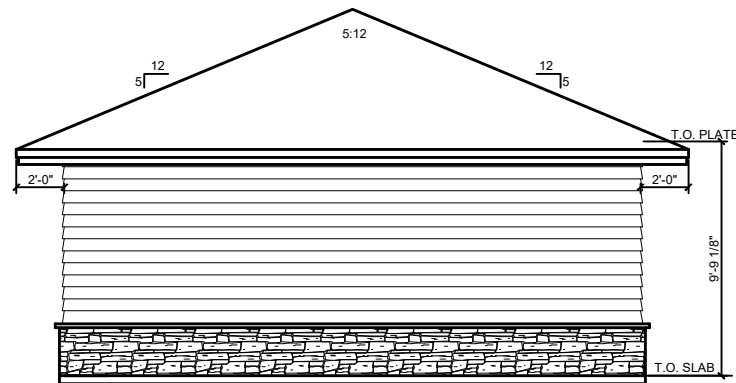
REAR ELEV.

SCALE: 1/8" = 1'-0"



LEFT ELEV.

SCALE: 1/8" = 1'-0"



RIGHT ELEV.

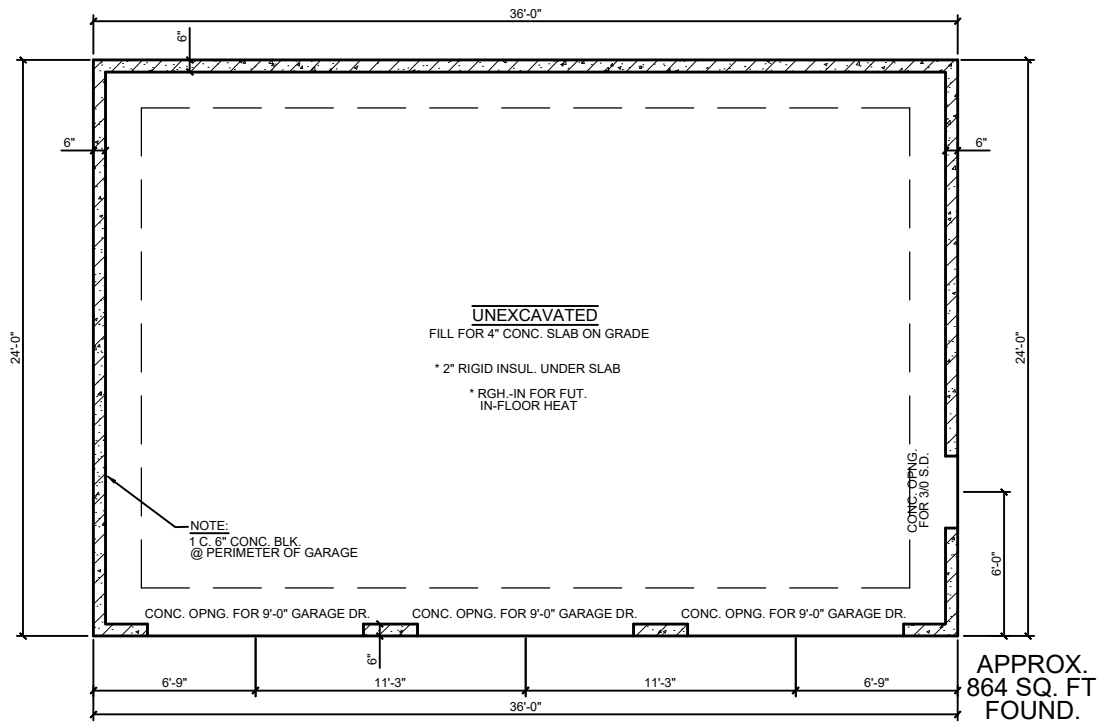
SCALE: 1/8" = 1'-0"

EXHIBIT C

WERTHAUSER GARAGE
2154 CHARLTON RD.
SUNFISH LAKE, MN
WOODSTONE RENOVATION, LLC

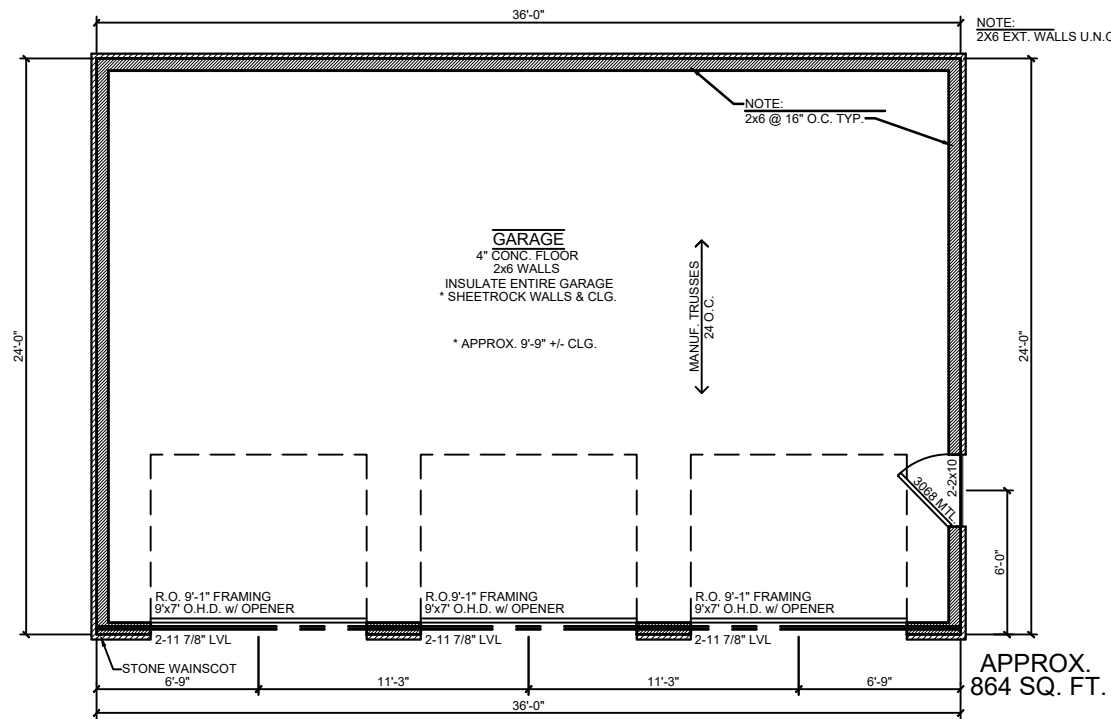
PROJECT #	07-00-BUYER
AGENT:	X
BUYER S/O	
BUYER S/O	
STARTED:	X
REVISIONS:	
6-1-2021 PRELIM.	

GENERAL NOTES & DISCLAIMERS
These drawings have been prepared to meet generally accepted professional standards. However, local variations may require changes. Likewise, building code requirements may change from time to time. It is the responsibility of the owner to verify all requirements before starting construction. The builder must review and be responsible for all details & dimensions, and insure that these plans meet all current requirements in your area. All const. shall conform to latest building codes.



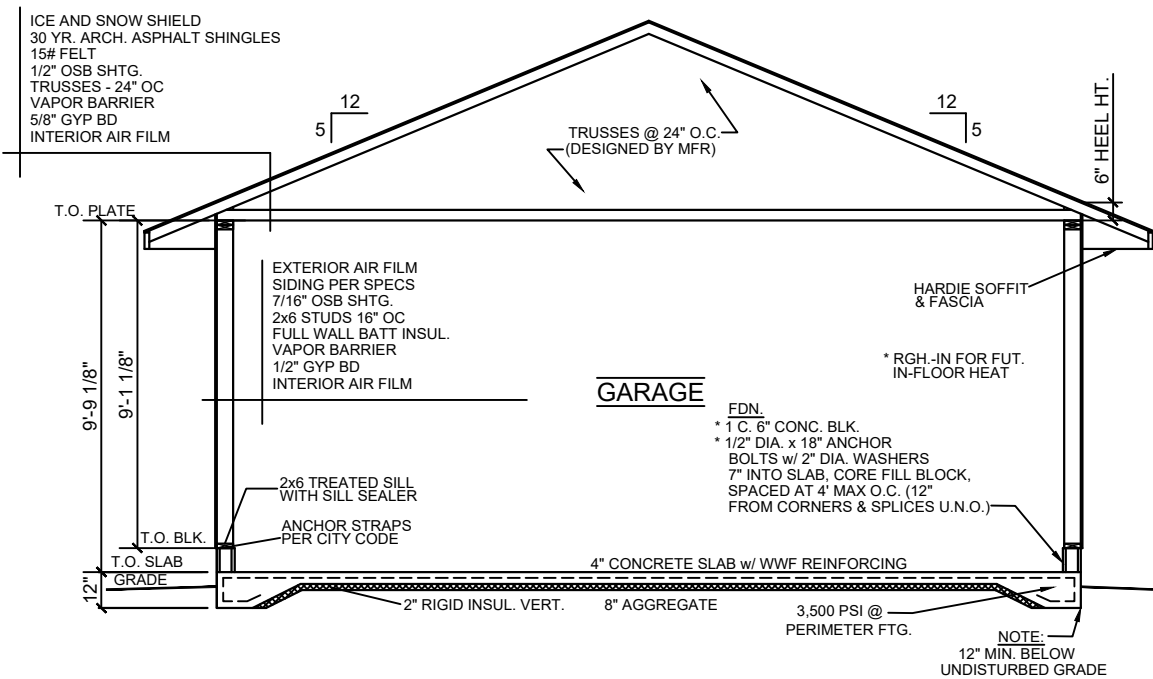
FOUND. PLAN

SCALE: 1/8" = 1'-0"



GARAGE PLAN

SCALE: 1/8" = 1'-0"



SECTION

SCALE: 3/16" = 1'-0"

GENERAL NOTES & DISCLAIMERS
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WERTHAUSER GARAGE
2154 CHARLTON RD.
SUNFISH LAKE, MN
WOODSTONE RENOVATION, LLC

PROJECT # 07-00-BUYER
AGENT: X
BUYER S/O
BUYER S/O
STARTED: X
REVISIONS:
6-1-2021 PRELIM.

2 SHEET
OF 2

ALLEN AND JUDY WERTHAUSER

2154 Charlton Road | 651-226-5725 | werthauser@comcast.net

June 3, 2021

City of Sunfish Lake

RE: Minor Conditional Use Permit

Dear City of Sunfish Lake:

We would like to ask for your consideration in please providing us with a Minor Conditional Use Permit for a detached garage.

When we purchased the house in 2019, we were concerned with the lack of having enough garage space and inquired with the realtor who provided us with drawings of the previous owner's (Shannon and Ozzie Nelson) plans to add on an additional garage. It wasn't clear why they did not move forward with adding it on but we were under the impression it was approved at one point along with the major addition that they had completed in approximately 2014. The Nelson's did a beautiful job with the addition and we were hoping to pick up where they left off by adding the extra garage space. We understand that neighbors and the City of Sunfish Lake want to protect the integrity of the neighborhood and so do we, and this is why we are asking for this permit.

Our initial concerns have come to fruition and now having lived in the house for the last year and a half the need for this garage has become even more critical. Having a five bedroom house, kids living at home who all drive and a large parcel of property that needs caring for, the rather small and narrow two car garage does not provide us with what we need. At this point we really have lack of storage for vehicles, tractor, trailer, bikes and other miscellaneous things that go along with trying to maintain the property. Some of these items are unfortunately being stored outside and we feel it is becoming an eyesore for our neighbors and us. It also makes it challenging at times for the all of the delivery trucks we have these days to get in and out of the driveway. We value being a good neighbor and want to keep

it that way by protecting them too. Our intention is to make sure the garage fits in with the look of the house and it will be finished on all 4 sides. It will be screened with trees to make it less visible to the neighbors and other landscaping will be completed.

We thank you for your consideration.

Sincerely,

Allen and Judy Werthauser