PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS MONDAY, SEPTEMBER 20, 2021 7:00 PM

1. Call to Order

2. Minutes

A. Approve City Council Minutes from the August 16, 2021 Planning Commission Meeting

3. Public Hearings

A. Conditional Use Permit to construct a 1080 square foot garage at 1222 1st Street NE. The garage is intended for personal use by the homeowners on the property. The subject site in this case is located in the R-1, Single Family Residential District.

4. Discussion

5. Adjourn

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.

FARIBAULT PLANNING COMMISSION
MEETING MINUTES

Monday, August 16, 2021 **7:00 PM**

1. Chair Ackman called the meeting to order at 7:01 p.m.

Present: Commissioner Albers, Commissioner Campbell, Commissioner Jackson, Commissioner Temple, Commissioner White and Chair Ackman.

Not Present: Commissioner Ali

2. APPROVAL OF MINUTES

Chair Ackman noted one change in the adjournment to change the name from him to Vice Chair Campbell requesting the motion.

A motion was made by Commissioner Campbell seconded by Commissioner Albers to approve the meeting minutes of July 19, 2021 with one correction as noted.

Motion passed on a 4/0 vote.

3. PUBLIC HEARINGS

A. Front yard setback variance application for a roof canopy to encroach into the required 25-foot setback (along Green Drive) by 6-feet where a 3-foot encroachment is the maximum permitted at 5 Greenhaven Bay.

Peter Waldock began his presentation. Travis and Brenda Beaupre (property owners), have applied for a setback variance to allow a 6' entrance canopy roof to extend into the Green Drive corner side yard area at their home located at 5 Green Haven Bay. The property is located in the R-2 Low Density Residential District. The Unified Development Ordinance (UDO) permits a 3' canopy encroachment into the 25' required yard area. The home was built in 1986 at the 25' setback line on this corner side. This this request, there would be a 3' encroachment on the setback. The DRC, having considered all the conditions for approval of such a variance struggled with the fact that the applicant did not present an unusual circumstance or hardship, concluded that it would not fit with the general nature of the neighborhood as well as the 3' encroachment into the setback. The DRC recommended denial based on those findings.

After his presentation, Chair Ackman opened the matter up for discussion. Commissioner Jackson asked about the canopy. Commissioner Albers asked about whether it was canvas or structure. Mr. Beaupre stated it would be a structure from the roof. Commission Jackson commented that if anyone has ever been a pizza delivery person, they would appreciate the additional 3' on the awning to stay out of the weather. Commissioner White said that with this being a corner house and the main door on one side of the street and not on the side with the driveway he didn't see a problem with it. Chair Ackman remembered a canopy back on 10th Street that requested a variance and went through about 10 years ago.

After no more discussion, Chair Ackman opened the matter up for public hearing at 7:16 and invited Mr. Beaupre to speak. He came forward and did have anything more to add other than to say that it would make the entrance/exit more functional.

Chair Ackman then closed the public hearing and then brought it back the board for further discussion.

Commissioner White made the motion to approve the variance request seconded by Commissioner Jackson.

Chair Ackman asked for further discussion and Commissioner Albers spoke stating that he felt that he would not be voting in favor of this variance since he too did not see any particular unusual circumstance or hardship as noted in the conditions for approval.

After some discussion, Chair Ackman asked for a vote. Motion passed on a 4/1 vote with Commissioner Albers being the nay vote.

Commissioner Temple arrived at 7:26 p.m.

4. ADJOURN

Chair Ackman then requested a motion to adjourn. A motion was then made by Commissioner Campbell and seconded by Commissioner Temple to adjourn at 7:26 p.m.

Motion passed on a 6/0 vote.

Respectfully Submitted,

_____

Kari Casper, Administrative Assistant II

Request for Planning Commission

TO:	Planning Commission
THROUGH:	Deanna Kuennen, C & ED Director David Wanberg, AICP City Planner
FROM:	Peter Waldock, AICP Planning Coordinator
MEETING DATE:	September 20, 2021
SUBJECT:	Conditional Use Permit to construct a 1080 square foot garage at 1222 1st Street NE. The garage is intended for personal use by the homeowners on the property. The subject site in this case is located in the R-1, Single Family Residential District.

Background:

Lawrence Muehlenbien, owner and occupant of the home at 1222 1st St. NE, has applied for a conditional use permit to construct at 1080 square foot garage for personal use. The 8.3 acre property has a single-family dwelling with an attached three-car garage with a paved driveway leading to it. The proposed garage will be 30 ft. wide by 36 ft. deep accessed by a paved driveway extension. The proposed garage will be 20 ft. to the west of the home. The property is zoned R-1, Single Family Residential District. The proposed garage will be located about 22 ft. from the north property line and about 205 ft. from the west side property line.

The Development Review Committee (DRC) considered this application at its meeting of September 7, 2021. The committee concurred with the planning staff's findings regarding this application and had no objection to its approval.

Recommendation:

Approve findings in support of the Conditional Use Permit to construct a 1080 SF garage in accordance with the Unified Development Ordinance and Recommend City Council Approval of the application.

Attachments:

1. Res. 2021-___ Approving a CUP for a Garage at 1222 1st St NE
2. 3A Staff Report for CUP for 1222 1st St NE
3. 1222 1st St NE Location Map

4. 1222 1st St NE Comp. Map
5. 1222 1st St NE Zoning Map
6. 1222 1st St NE Area Map
7. Application with Attachments - Muelblenhein - 1222 1st St NE CUP

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION #2021-XXX

APPROVING A CONDITIONAL USE PERMIT FOR A 1080 SQUARE FOOT GARAGE AT 1222 1ST ST. NE

WHEREAS, Lawrence Muehlenbein, property owner has requested approval of a conditional use permit (CUP) to construct a new detached 30 foot by 36 foot (1080 square foot) garage for personal use as his residence in the R-1 Single Family Residential District at 1222 1st St NE with said property legally described as follows:

> Lot 1, Block 1, Hilltop Estates, City of Faribault, County of Rice, State of Minnesota

WHEREAS, City staff has completed a review of the application and made a report pertaining to said request (CUP 21-042), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on the 20th day of September, 2021 following proper notice, held a public hearing regarding the request, and following said public hearing recommended approval of the request; and

WHEREAS, the City Council, on the 28th day of September, 2021, at a public meeting considered the request; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approving the conditional use permit amendment should be approved based on the following findings:

1. **The conditional use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare.**

   Finding: The proposed garage addition will be placed on the subject parcel in accordance with all applicable zoning codes and development regulations.

2. **The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

   Finding: The garage proposed with this application, will be of similar architectural style to the home on the lot. The garage design is residential in nature and will fit with other uses on adjoining lots.

3. **The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.**

   Finding: The subject garage is compatible in design, and architectural appearance with the principal structure on the site.

4. **The conditional use will not impose hazards or disturbing influences on neighboring properties.**

   Finding: The garage is compatible with others in the neighborhood.

5. **The conditional use will not substantially diminish the value of neighboring properties.**

   Finding: The subject garage is compatible in design, and appearance with the surrounding housing and will not diminish the value of neighboring properties.

6. **The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools or will be served adequately as a result of improvements proposed as part of the conditional use.**

   Finding: The subject parcel is not served by public sewer and water and these services are not required for this garage, but the site has access to roads, proper drainage, and will not increase demand for schools, police and fire protection services.

7. **Development and operation of the conditional use will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.**

Finding: No new services will have to be extended or added to adequately serve the parcel.

8. **Adequate measures have been or will be taken to minimize traffic congestion in the public streets and to provide for adequate on-site circulation of traffic.**

   Finding: The subject garage will be placed on the site in accordance with zoning code standards. It will not have any effect on existing traffic and circulation.

9. **The conditional use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance to the community.**

   Finding: The subject site is an occupied residential lot that has no features of major importance to the community.

10. **The conditional use is consistent with the applicable policies and recommendations of the city's Land Use Plan or other adopted land use studies.**

    Finding: The City's Land Use Plan guides the subject parcel for low-density residential. The City's Unified Development Ordinance allows garages of 1080 square feet in area with CUP in the R-1, Single Family Residential District.

11. **The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located.**

    Finding: The subject garage is previously existing. The expansion as planned meets all requirements of the Unified Development Ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY FARIBAULT, MINNESOTA AS FOLLOWS:

Section 1. Incorporation of Recitals and Exhibits. The recitals set forth in this Resolution and the Exhibits attached hereto are incorporated into and made a part of this Resolution.

Section 2. Approval of the Conditional Use Permit. A conditional use permit to allow a 1080 square foot residential garage at 1222 1st St NE according to the site plan attached as Exhibit A is hereby approved subject to conditions as set forth in Section 3 of this resolution. Said approval is based on the forgoing recitals, which are incorporated herein by reference, and constitute the findings of the City Council in

accordance with Section 2-300 of the City of Faribault, Unified Development Ordinance.

Section 3. Conditions of Approval. A conditional use permit is hereby approved subject to conditions listed herein as authorized under Section 2-310 of the City of Faribault Unified Development Ordinance that are deemed necessary to mitigate adverse impacts associated with the conditional use, to protect neighboring properties, and to achieve the objectives identified in the ordinance as follows:

1. A hard-surfaced driveway must be constructed to the garage entrance in accordance with City Codes.
2. The exterior building materials, and colors must be similar to and compatible with house.
3. No more than 30% of the garage shall be used in conjunction with a home occupation.
4. In addition to the garage expansion approved by this resolution, no more than one additional accessory structure (shed) shall be permitted on site and it shall be limited to no more than 120 square feet in floor area.
5. All construction of the garage approved with this conditional use permit, shall be completed within one year of the date of this resolution.

Section 4. Compliance. The applicant and property owner must comply with all applicable provisions of the City Code of Ordinances during development and operation of the conditional use. Any violation of these provisions or any of the specified conditions shall be grounds for revocation of the conditional use permit as authorized by Section 2-320 of City of Faribault, Unified Development Ordinance.

Section 5. This resolution shall become effective immediately upon its passage and without publication.

Date Adopted: September 28, 2021

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Timothy C. Murray, City Administrator

Exhibit A (Page 1 of 2)
Site Plan

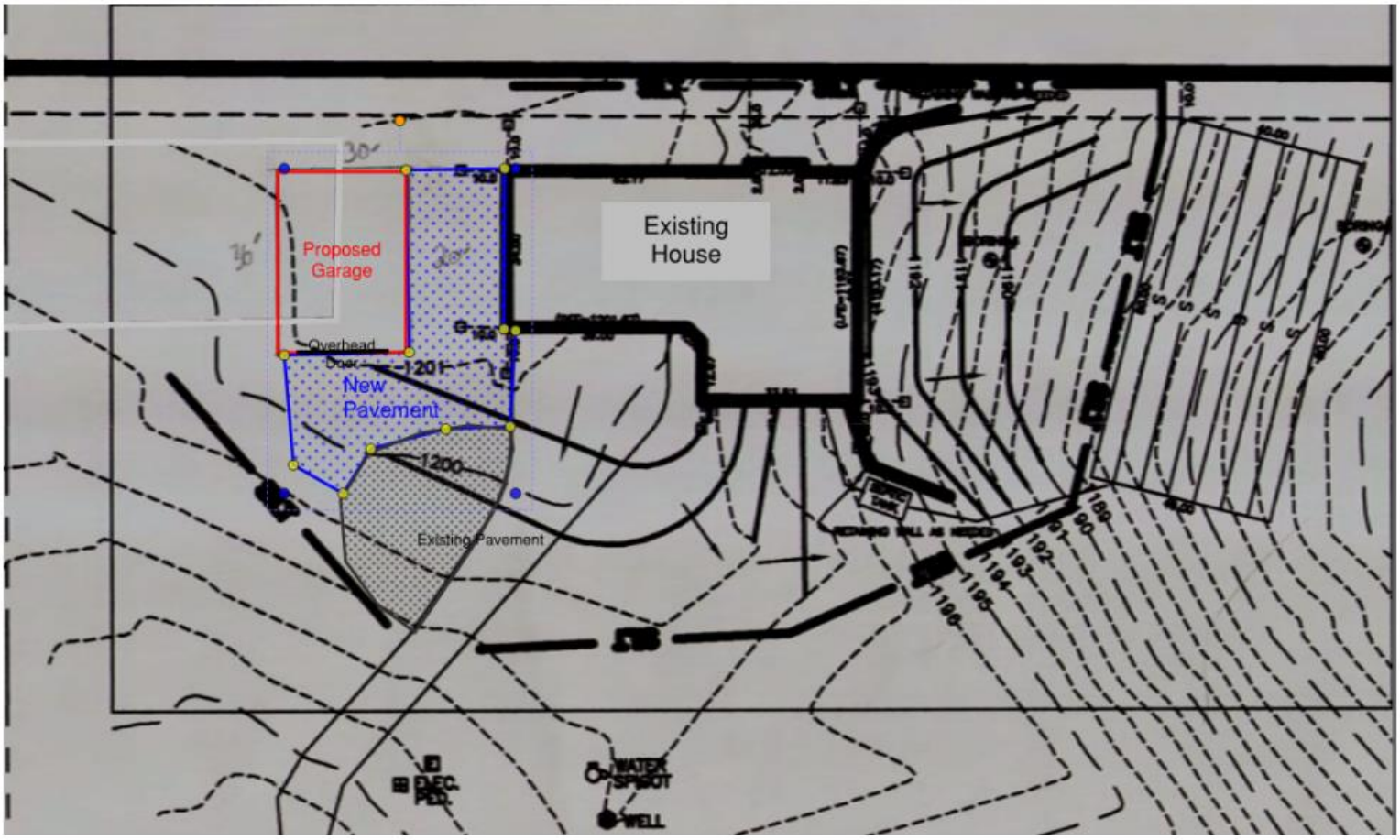
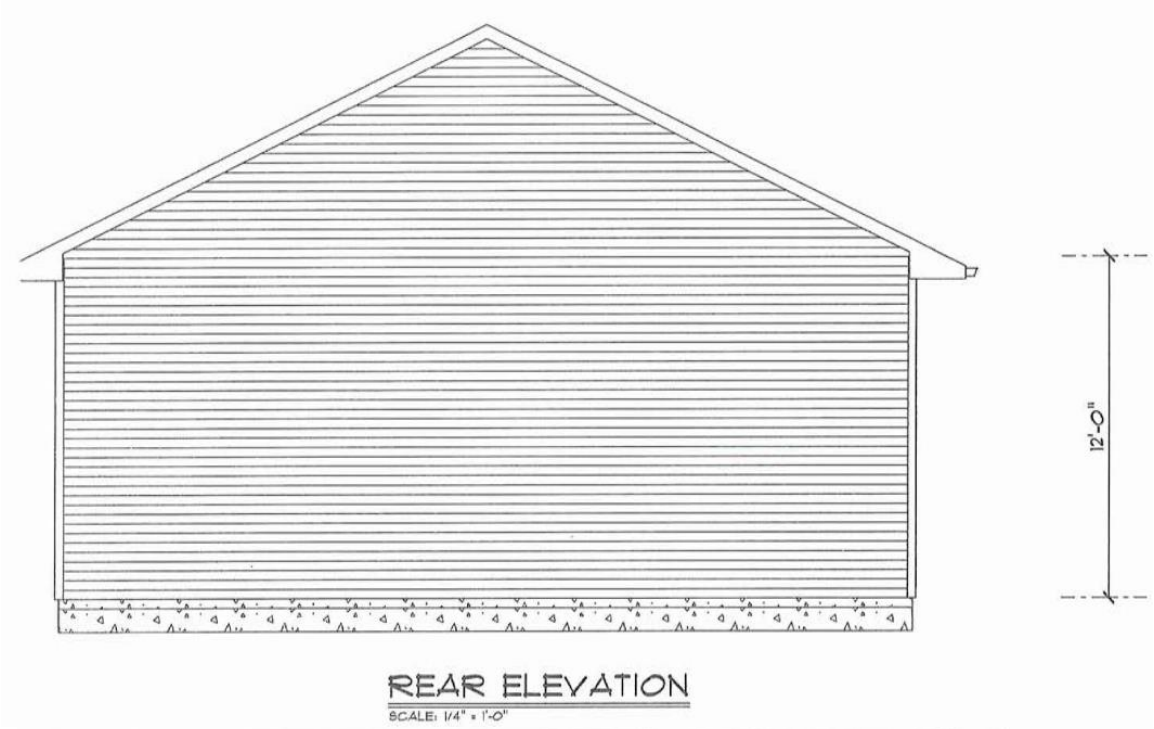
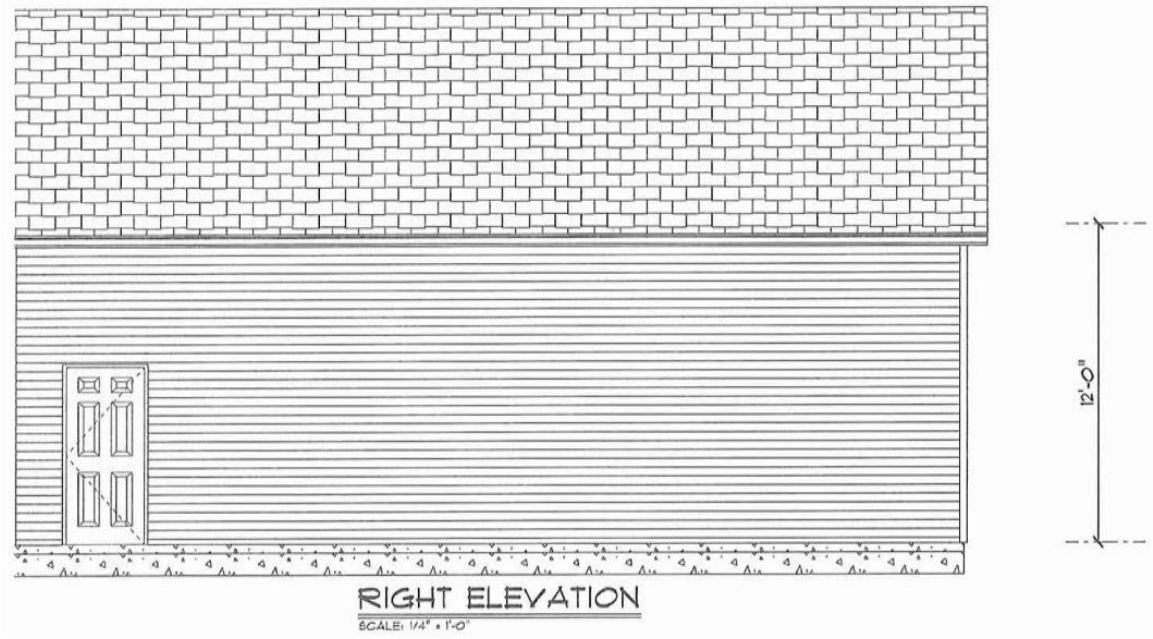


Exhibit A (Page 2 of 2)



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

FARIBAULT PLANNING COMMISSION

SEPTEMBER 20, 2021 PUBLIC HEARING

Case Number & Request:	CUP 21-042, Conditional Use Permit to construct a 1080 square foot garage at 1222 1st Street NE. The garage is intended for personal use by the homeowners on the property. The subject site in this case is located in the R-1, Single Family Residential District.
Applicant:	Lawrence Muehlenbein
Owners:	Lawrence and Sandra Muehlenbein
Staff Recommendation:	Recommend Approval of the requested CUP to construct a 1080 SF garage as allowed by Zoning Codes.
Deadline for Council Action:	November 2, 2021 Unless Extended by the City
From:	Peter Waldock, AICP, Planning Coordinator

BACKGROUIND, SUMMARY AND OVERVIEW OF THE REQUEST

Lawrence Muehlenbein, owner and occupant of the home at 1222 1st St. NE, has applied for a conditional use permit to construct at 1080 square foot garage for personal use. The 8.3-acre property has a single-family dwelling with an attached three-car garage with a paved driveway leading to it. The proposed garage will be 30 ft. wide by 36 ft. deep accessed by a paved driveway extension. The proposed garage will be 20 ft. to the west of the home. The property is zoned R-1, Single Family Residential District. The proposed garage will be located about 22 ft. from the north property line and about 205 ft. from the west side property line.

Adjoining property includes similar residential lots/uses to the north and south, unincorporated rural residence to the east, Christ Lutheran Church, and an unimproved segment of 12th Ave NW are to the west.

DISCUSSION:
The existing home is setback over 250 feet from 12th Avenue NE right of way. The property has frontage on 1st Street NE (Hwy 60 E) and its driveway access is from the south. There is sufficient space to divide the lot to create a single home along 12th Ave. NE if this street is ever developed. For these reasons, the City Planner has determined that although the subject site adjoins an unimproved portion of 12th Ave NW to west, this side of the property should be regulated as a side yard not the front yard or a coroner side yard under the ordinance.

Sec.6-180 of Unified Development Ordinance allows garages in residential districts up to 864 square feet and allows an increased by 25% (to 1080 square feet) with a CUP as long as lot coverage requirements are met. Structures in residential districts generally are not permitted to cover more than 40% of a lot. In this case, total building area must not exceed 144,620 sq. ft. to meet this requirement. Total building area on site (house 3300 SF + proposed garage 1080 SF = 4,380 SF) will not exceed this limit.

DEVELOPMENT REVIEW COMMITTEE:
The Development Review Committee (DRC) considered this application at its meeting of September 7, 2021. The DRC noted that garages are not permitted in the front yard of a residential lot, but they concurred with the City Planner's determination and agreed that the proposed garage location should be regulated as a side yard in this case. The DRC noted that there was no other practical location for the garage at this site due to topography, lot size and shape. For those reasons the DRC had no objection to this application and proposed layout.

Applicable Code Sections:

Chapter 2, Article 7, Faribault Unified Development Ordinance (UDO), requirements and procedures for conditional use permits.

Chapter 6, Faribault Unified Development Ordinance (UDO), Section 6-180, requirements for residential accessory buildings.

Chapter 10, Faribault Unified Development Ordinance, Section 10-130, regarding maximum lot coverage requirements for residential structures.

Required Findings. Section 2-300 of the UDO includes eleven required findings as a prerequisite for approval of conditional use permits. The proposed resolution prepared by staff and provided with this report includes the required findings for this application as recommended by staff.

Conditions of Approval. Section 2-310 of the UDO authorizes the City Council to establish reasonable conditions of approval to mitigate adverse impacts associated with the conditional use, to protect neighboring properties and achieve objectives of the ordinance. This process provides the City the opportunity to attach conditions of approval to help ensure that the application does not adversely affect the

neighborhood. Staff is suggesting that the following conditions of approval be attached to the conditional use permit.

PROPOSED CONDITIONS OF APPROVAL:

1. A hard-surfaced driveway must be constructed to the garage entrance in accordance with City Codes.
2. The exterior building materials, and colors must be similar to and compatible with house.
3. No more than 30% of the garage shall be used in conjunction with a home occupation.
4. In addition to the garage expansion approved by this resolution, no more than one additional accessory structure (shed) shall be permitted on site and it shall be limited to no more than 120 square feet in floor area.
5. All construction of the garage approved with this conditional use permit, shall be completed within one year of the date of this resolution.

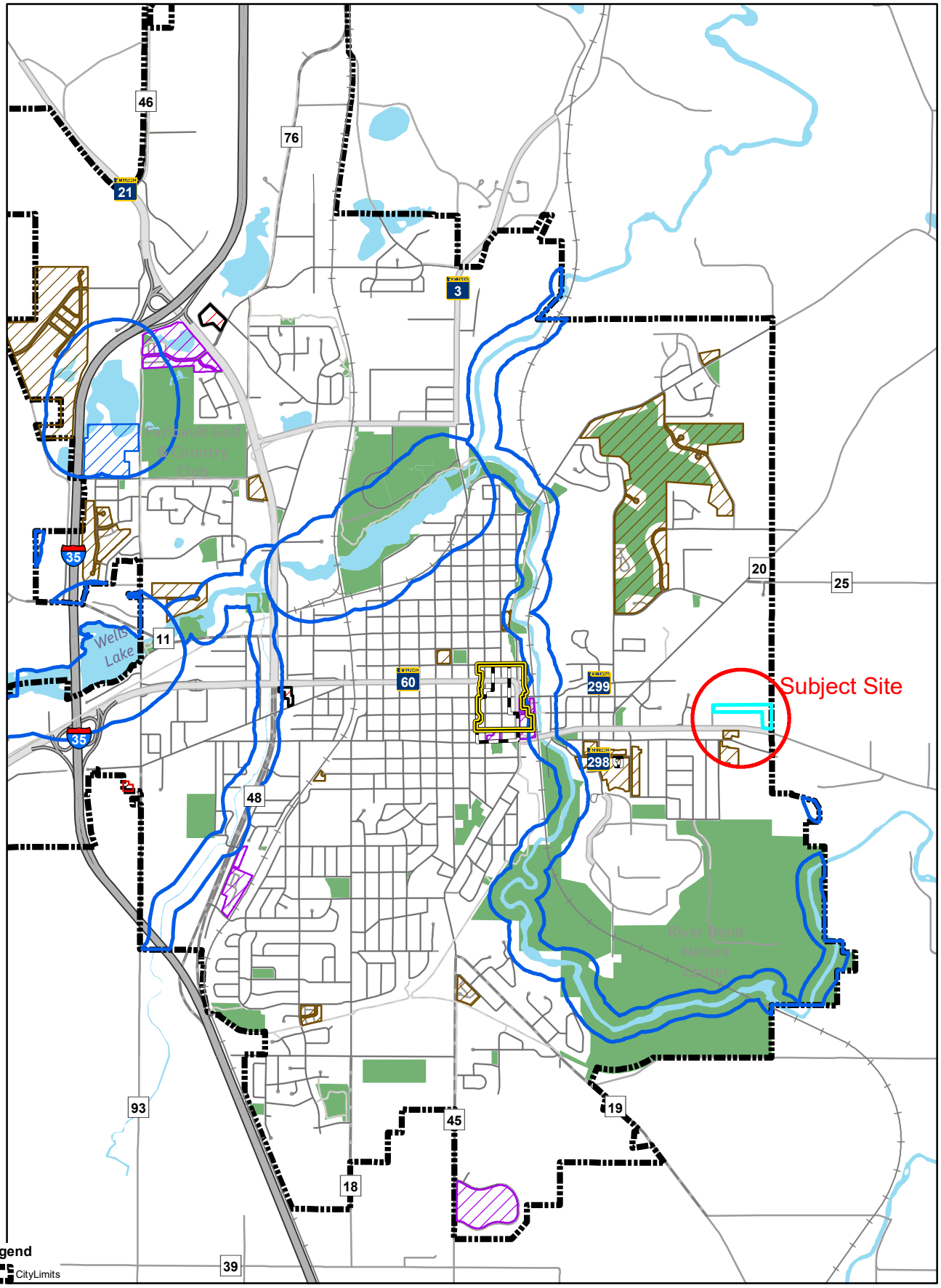
RECOMMENDATION

Approve findings in support of the Conditional Use Permit to construct a 1080 SF garage in accordance with the Unified Development Ordinance and Recommend City Council Approval of the application

ATTACHMENTS

- Draft Resolution
- Location Maps
- Application and plans

1222 1st St NE Location Map



City Of Faribault
Community & Economic Development

September 17, 2021

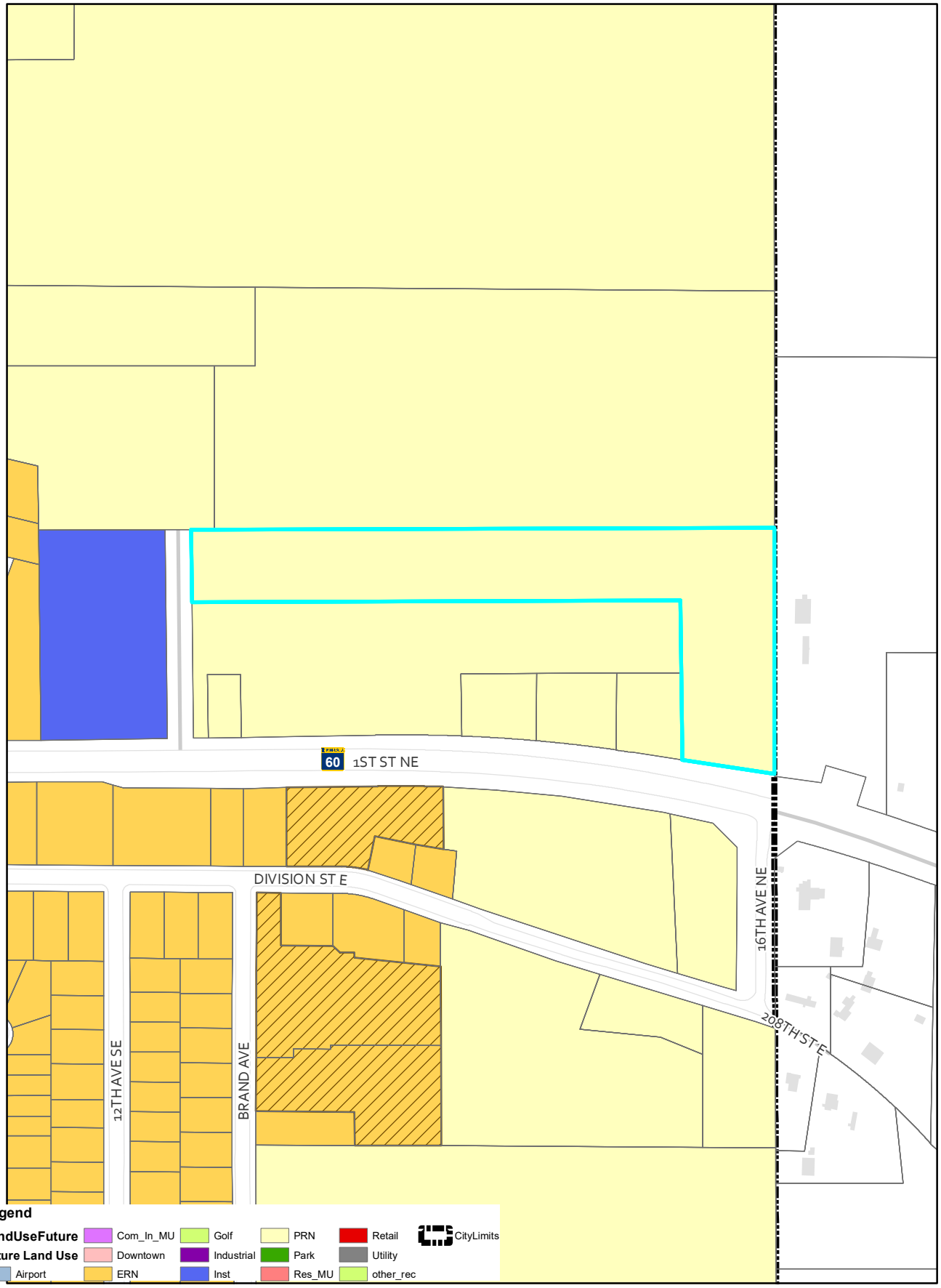
1 in = 3,500 ft

0 850 1,700 3,400 Feet

N W E S

This map is updated periodically to reflect amendments and should be used for general reference purposes. The map is current as of the date of the map. Specific inquiries should be directed to the Planning Division at (507) 334-0100

1222 1st St NE Comprehensive Plan Map



City Of Faribault
Community & Economic Development

September 17, 2021

1 in = 350 ft

0 87.5 175 350 Feet

N W E S

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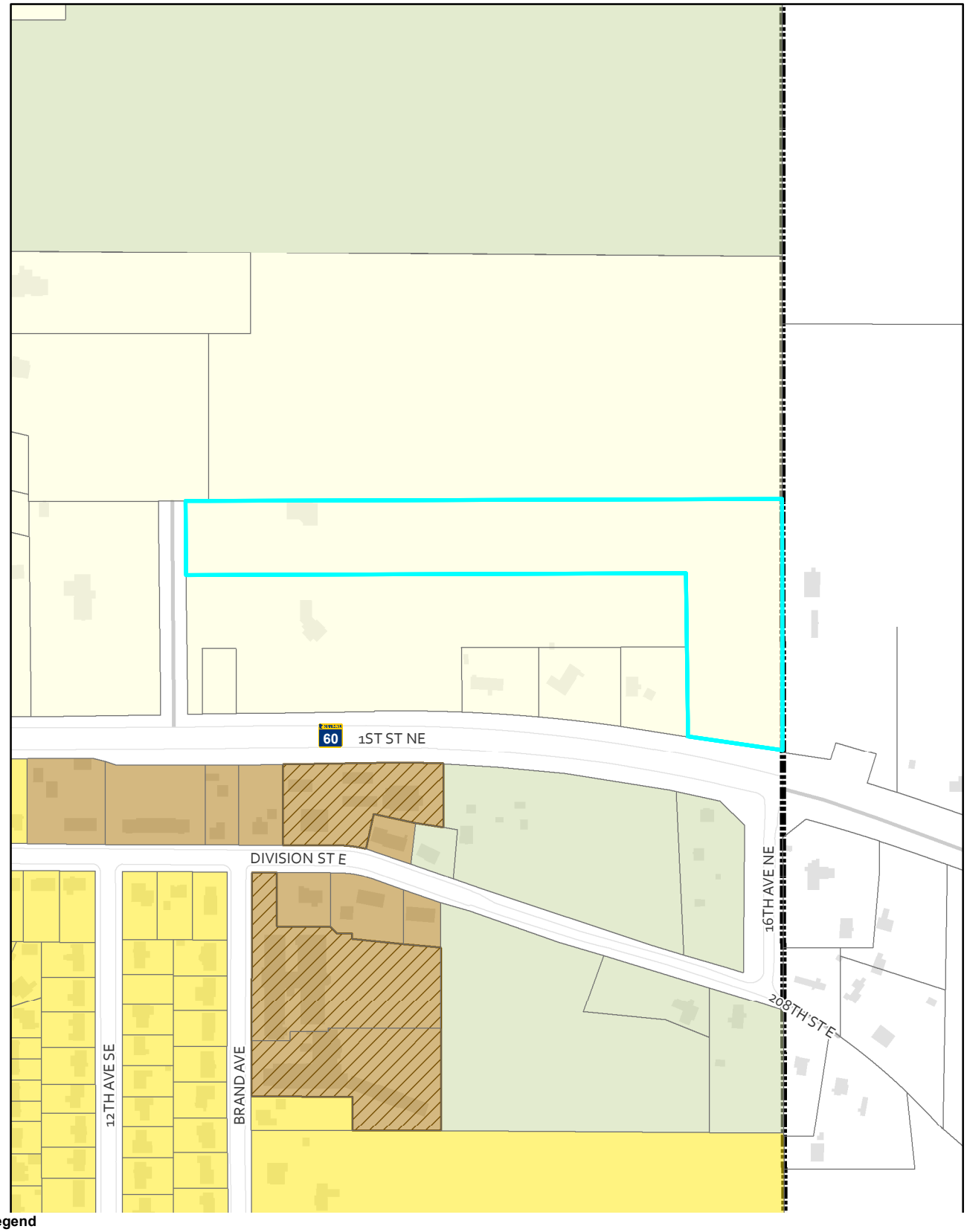
1222 1st St NE - Zoning Map



Legend

Zoning						
<all other values>	Single Family Residential	High Density Residential	Highway Commercial	**Industrial**	**Other**	
Residential	Single and Two Family Residential	Residential Manufactured Home	Neighborhood Commercial	Heavy Industrial	Agriculture/Open Space	
	Low Density Residential	**Commercial**	Central Business District	Industrial Park	Transitional Urban Development	
	Medium Density Residential	Community Commercial		Light Industrial		

City Of Faribault
Community & Economic Development

September 17, 2021

1 in = 350 ft

0 87.5 175 350 Feet

N W E S

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1222 1st St NE Conditional Use Permit Application

Legend

City Of Faribault
Community & Economic Development

September 17, 2021

1 in = 350 ft

0 87.5 175 350 Feet

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City Of Faribault

APPLICATION FOR REQUESTED ACTION

Conditional Use Permit

Planning Case # _____
Filing Fee _____
Hearing Date _____

SITE ADDRESS 1222 1st St. NE Faribault, MN 55021

APPLICANT Lawrence Muehlenbein E-MAIL ossfirst@gmail.com

PHONE 507-330-1065 (H) _____ (W) _____ (FAX)

ADDRESS PO Box 1196

DEVELOPER (if other than applicant) _____

PHONE Same (H) _____ (W) _____ (FAX)

ADDRESS Same

LEGAL DESCRIPTION Lot 1, Block 1, Hilltop Estates

ACREAGE/SIZE OF PROPERTY 8.3 acres

CURRENT ZONING R1

EXISTING USE OF PROPERTY Existing home

PROPOSED USE OF PROPERTY Existing home with additional outbuilding.
(Including number of units per acre and types of uses if mixed use)

IDENTIFY ALL ADJACENT LAND USES Single family residential all sides, church to east

SIGNATURE OF OWNER Lawrence Muehlenbein **DATE** 9/2/2021

SIGNATURE OF APPLICANT _____ **DATE** _____
(Must submit proof of property control)

PLEASE PROVIDE ALL INFORMATION REQUESTED ON THIS FORM AND THE ATTACHED CHECKLIST.

Revised 8/26/2016

City of Faribault

BUILDING CODES DIVISION

Third Floor, 208 NW 1st Ave, Faribault, MN 55021
Phone (507) 333-0387 Fax (507) 384-0507
Email: buildingcodes@ci.faribault.mn.us

BUILDING PERMIT APPLICATION

1. Date: 9/1/2021
2. Building Address: 1222 1st St. NE Faribault
   Is there a well or septic system on this property? ☒ Yes* ☐ No *If yes, Letter of Compliance required by a licensed septic installer.

   Was dwelling built prior to 1978: ☐ Yes ☒ No
   **If YES, please follow lead abatement rules on Federal EPA site at:
   http://cfpub.epa.gov/flpp/searchrrp_firm.htm
   State Web site: http://www.dli.mn.gov/ccld/lead.asp
   Are you EPA Lead Certified? ☐ Yes ☐ No
3. Permit Applicant: ☒ Owner ☐ Designer ☐ Contractor
4. Owner's Name: Lawrence Muehlenhen
   Address: PO Box 1196 Faribault MN 55021
   Telephone # 507-330-1065
5. Contractor's Name: _____
   Address: _____
   Telephone # _____ Cell Phone # _____
   State License # _____ Exp: _____
   Lead Certification #: _____ Exp: _____
   E-mail: _____

   Architect/Designer's Name: _____
   Address: _____
   Telephone # _____ State License # _____
6. Estimated Value of Construction (labor + material): $ 60000.00
7. Description of Project including Sq Ft/Dimensions: 30x36 = 1080sqft Garage

I hereby certify that I have completed and examined this application and certify that the information contained therein is correct. If a permit is issued, I agree all work will be done in conformance with all applicable ordinances and codes of the City of Faribault and laws of the State of Minnesota.

Printed Name: Lawrence Muehlenhen

Signature: Lawrence Muehlenhen

For Office Use Only

Permit # _____

Permit Types
☐ Building ☐ Septic System

Property Types

☐ Commercial	(COMM)	☐ Modular	(MODU)
☐ Condominium	(COND)	☐ Multi-Family	(MULT)
☐ Duplex	(DPLX)	☐ Public Facilities	(PUBL)
☐ Industrial	(INDU)	☐ Residential	(RESI)
☐ Institutional	(INST)	☐ Townhomes	(TOWN)

Construction Types

☐ Accessory Building	(ABLG)	☐ Airplane Hangar	(APHG)
☐ Addition	(ADDI)	☐ Cold Storage Building	(CLDS)
☐ Deck	(DECK)	☐ Demolition	(DEMO)
☐ Garage Attached	(GARA)	☐ Egress Window	(EGRS)
☐ Garage Detached	(GARD)	☐ Foundation/Site work	(FOUN)
☐ New Construction	(NEWC)	☐ Plan Review	(PLRV)
☐ Porch 3 Season	(PORC)	☐ Swimming Pool	(POOL)
☐ Remodel	(REMD)	☐ Septic Systems:	
☐ Window Replacement	(WIND)	☐ Install Alt. System	(INSA)
☐ Flood Damage	(FLDD)	☐ Install Mound	(INSM)
☐ Alteration	(ALT)	☐ Install Trench	(INST)

Valuation $ _____ ☐ Surcharge
Occupancy Group _____ ☐ Permit
Bldg. Const. Type _____ ☐ Plan Check Fees
Design Occupant Load _____ ☐ WAC # of Units _____
Plan # _____ Date _____ ☐ SAC # of Units _____
☐ Parkland
Bldg. Square Feet _____ ☐ Water Meter _____
Number of Stories _____ ☐ Escrow $1,000
Number of Units _____ ☐ Grading Permit Required ☐ Yes ☐ No
Building Sprinkled... ... ☐ Yes ☐ No ☐ ROW Permit Required ☐ Yes ☐ No

Applicable Edition of Code _____

H Drive/ Team/ Inspections/ HANDOUTS/ Residential Garages 03/17/2020

City of Faribault

City of Faribault
208 1st Ave NW
Faribault MN, 55021
Phone: (507) 334-2222
Fax: (507) 384-0509

GRADING
Permit Application

Office Use Only
App. No.

Date: 9/1/2021
Tenant/Building Name (If Applicable):
Site Address: 1222 1st St. NE

Subdivision and/or Addition	Block	Lot	Plat	Parcel
Hilltop Estates	1	1		18321.28

Applicant is: ☐ Owner ☐ Contractor ☐ Other (describe)

Property Owner
Name: Muehlenbein (Last) Lawrence (First) MI E
Phone: (507) 330-1065
Address: PO Box 1196
Fax #: ( ) -
City: Faribault State: MN Zip Code: 55021

Contractor
Company:
Phone: ( ) -
Name: (Last) (First) MI
Contr. No.
Address:
Fax #: ( ) -
City: State: Zip Code:

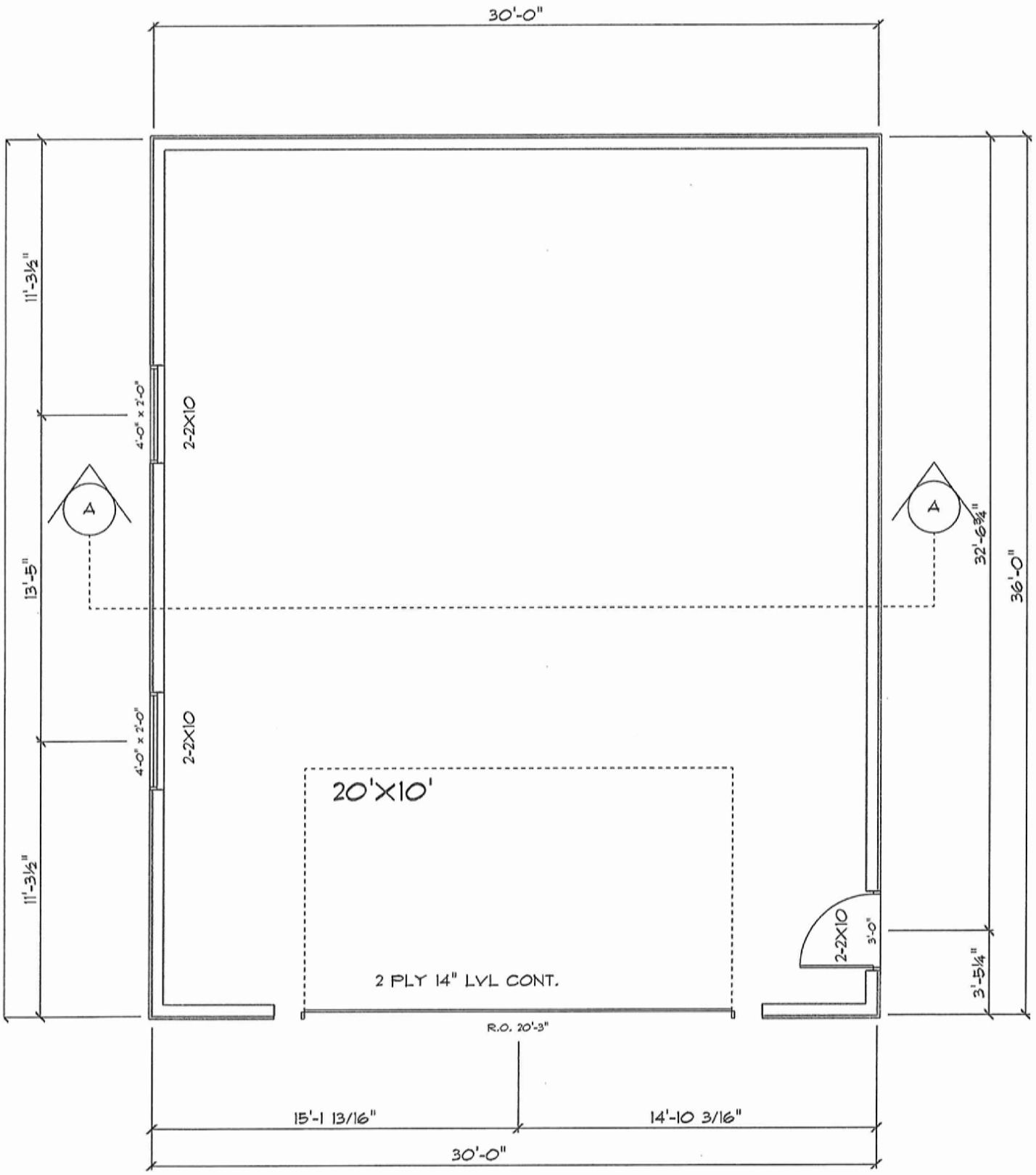
Engineer/ Designer
Company:
Phone: ( ) -
Name: (Last) (First) MI
Registration No. (State of MN)
Address:
City: State: Zip Code:

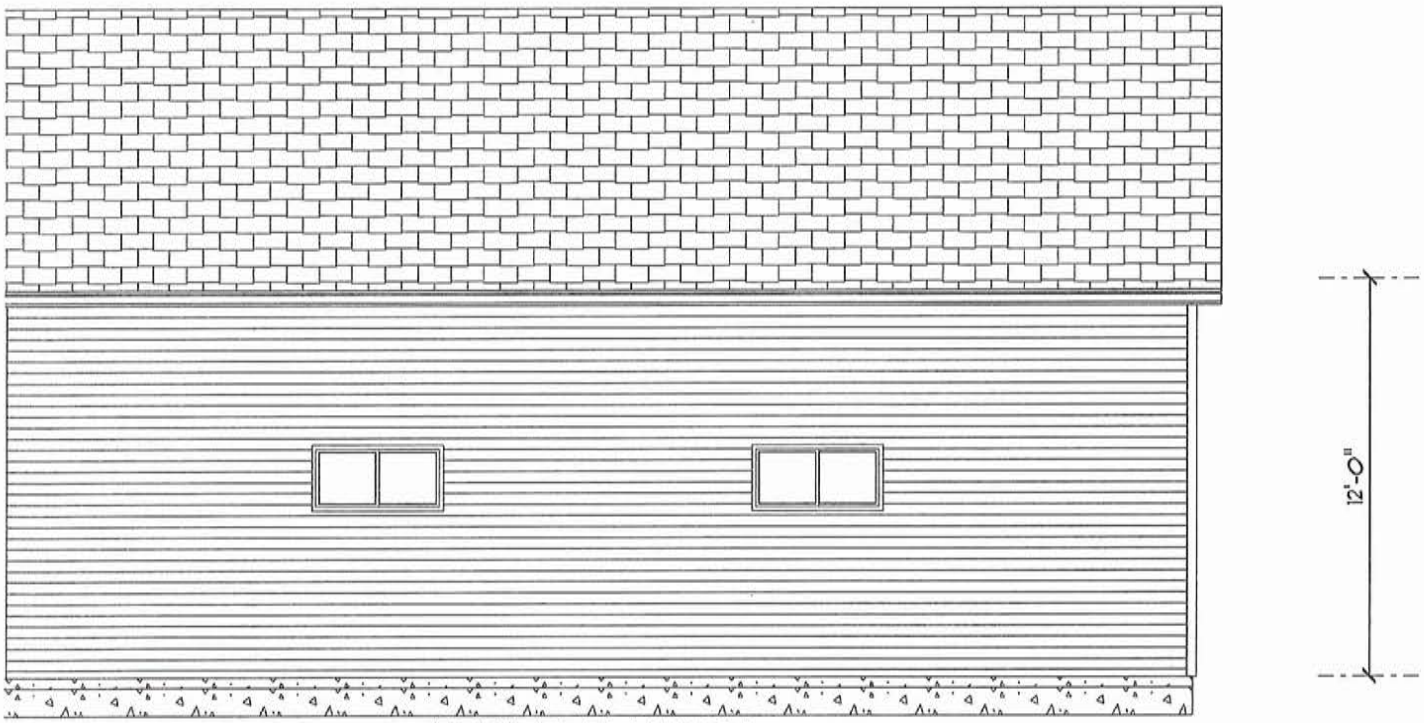
Description of Work: Site work for 30x36 garage
Approximate Start Date:
Approximate End Date:
No. of Cubic Yards: (Excavation or fill, whichever is greater)
Erosion Control Supervisor:
Email: Phone:

I hereby apply for a grading permit, and I certify that the information above is complete and accurate. The work will be in conformance with applicable laws of the State of Minnesota and ordinances of the City of Faribault. I understand this is not a permit but only an application for a permit and work is not to start without a permit. I certify that the work will be in accordance with all permit conditions and approved plans (in the case of work which requires a review and approval of plans).

Lawrence Muehlenbein
Applicant's Signature
Date:

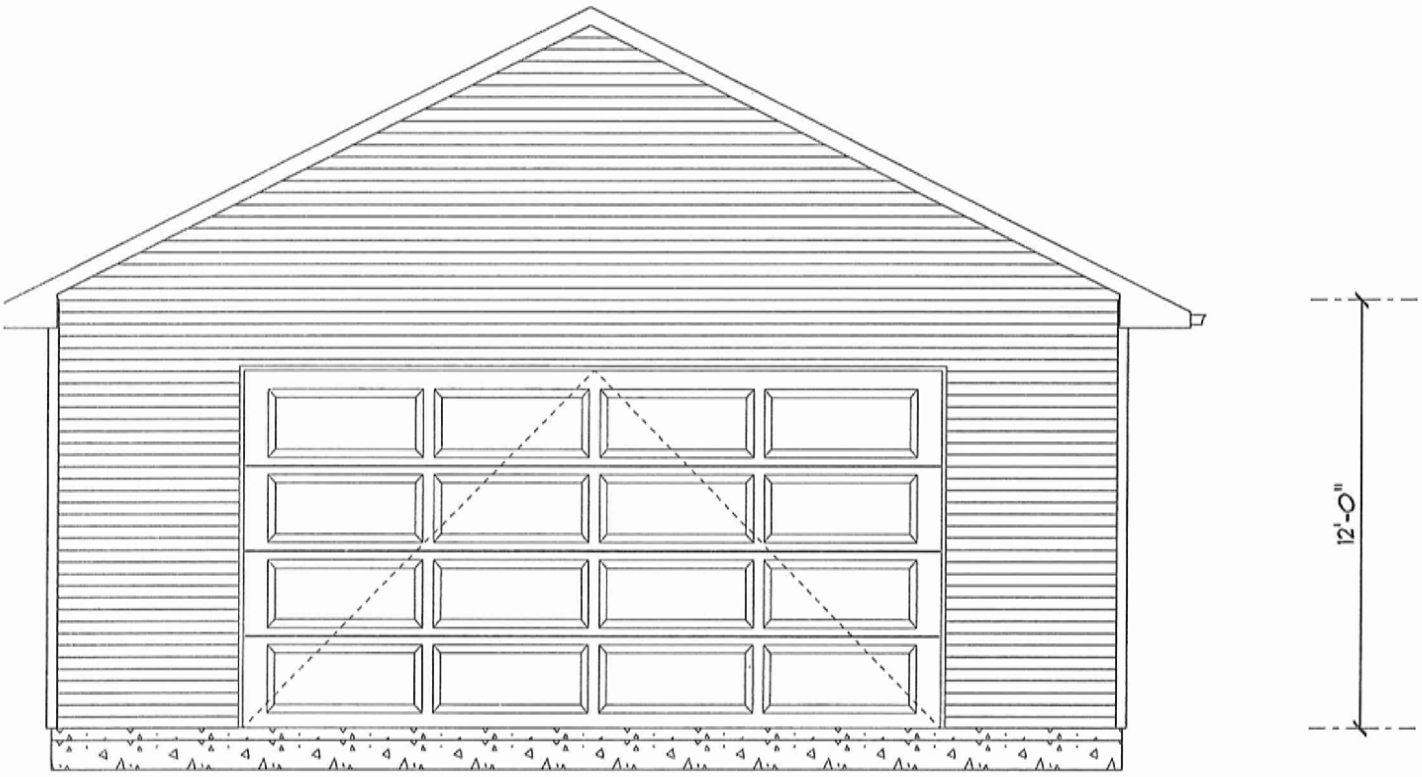
When validated by City Engineer, this is your permit.
City Engineer
Date:


30'-0"
11'-3½"
13'-5"
11'-3½"
4'-0" x 2'-0"
2-2X10
4'-0" x 2'-0"
2-2X10
A
A
32'-6¾"
36'-0"
20'X10'
2-2X10
3'-0"
3'-5¼"
2 PLY 14" LVL CONT.
R.O. 20'-3"
15'-1 13/16"
14'-10 3/16"
30'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

September 1, 2021

City of Faribault
Planning and Zoning &
Building Inspection Dept.

Please find my application for a Garage which I would like to erect on 1222 1st St. NE in Faribault, MN.

Located on Lot 1, Block 1 Hilltop Estates.

The building would be 20 feet from the existing home to the West.
It would be 30'x36' for a total of 1080 sq. ft.
12 foot sidewalls.

It will match the existing house with the same vinyl sidung and similar shingles.

A hard surface driveway will connect to the current driveway.

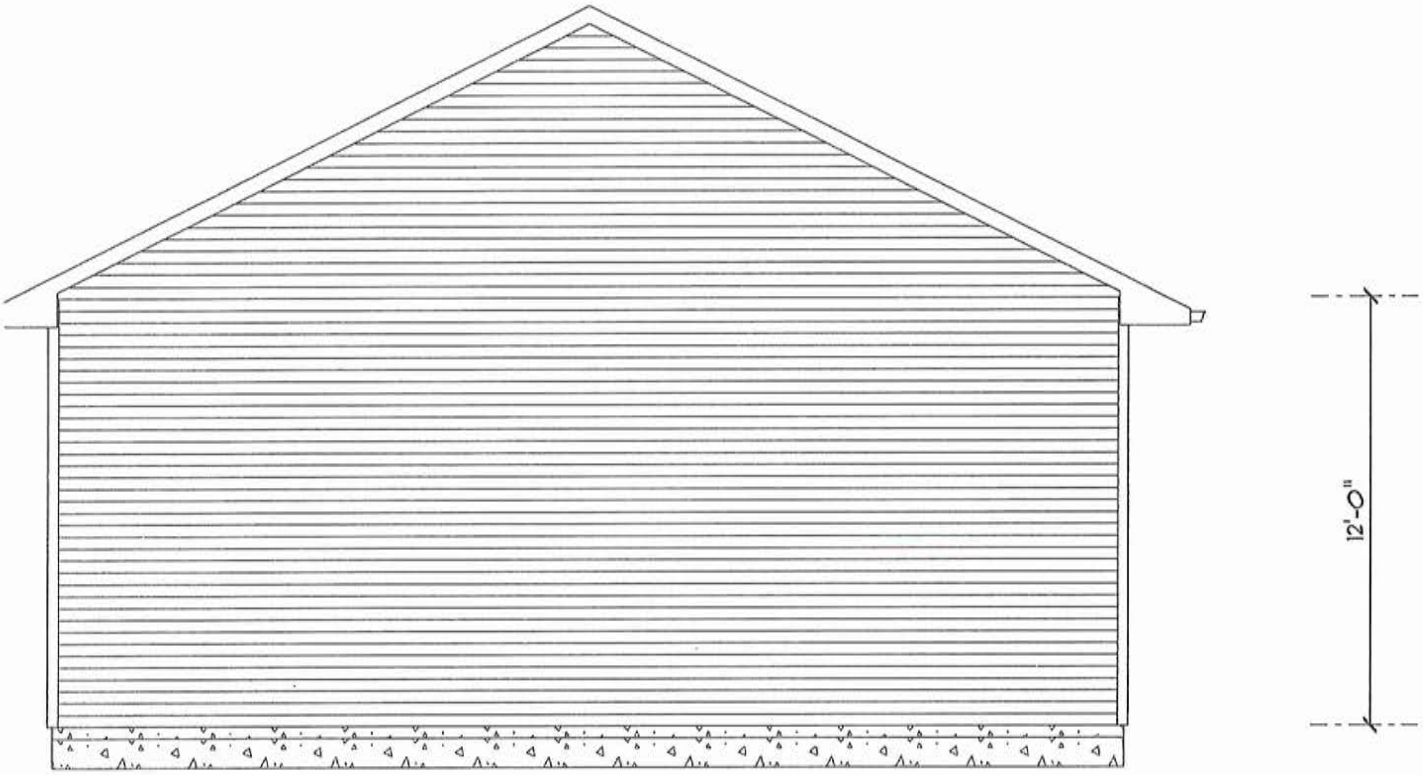
The garage will be in line on the North side with the existing home.

The South side of the garage will be 2 feet farther South than the south side of the existing home.

Please review the application material and please let me know if you need any additional information.

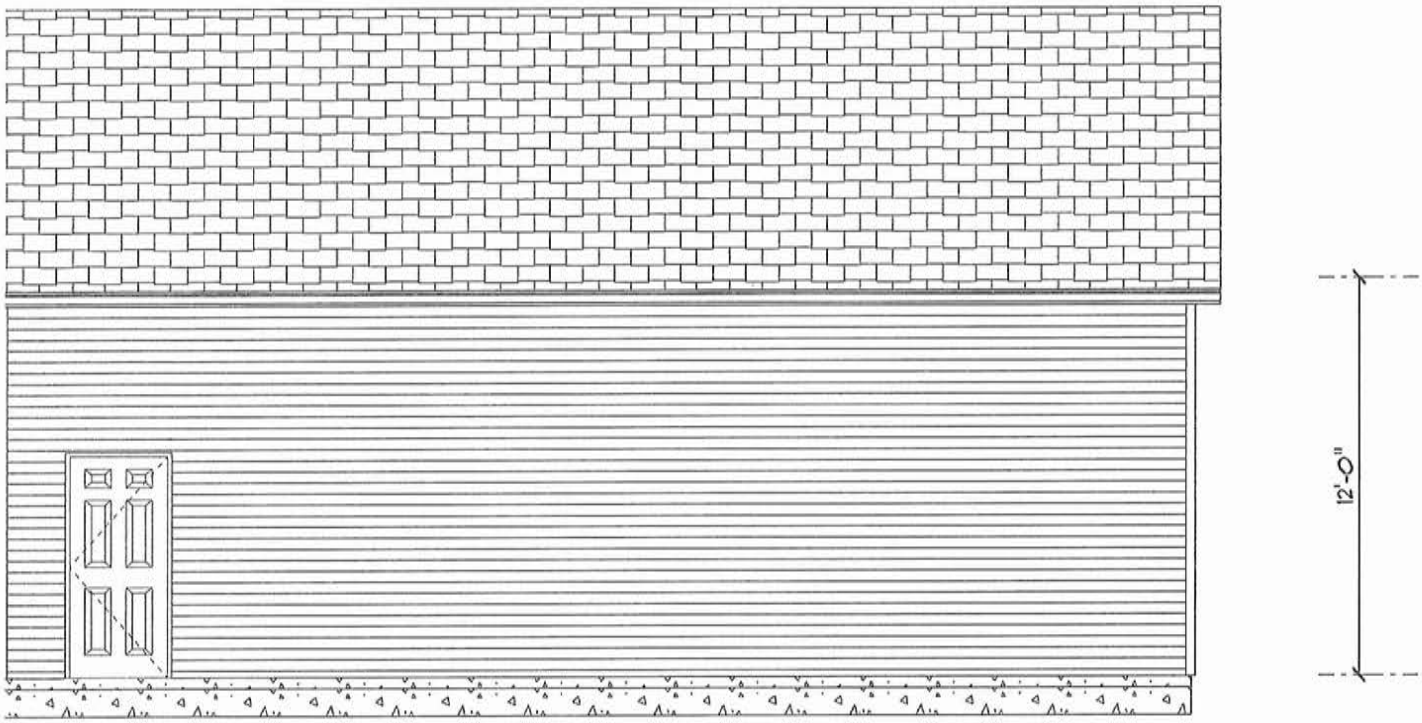
Thank you,

Larry Muehlenbein
PO Box 1196
Faribault, MN 55021
507-330-1065



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

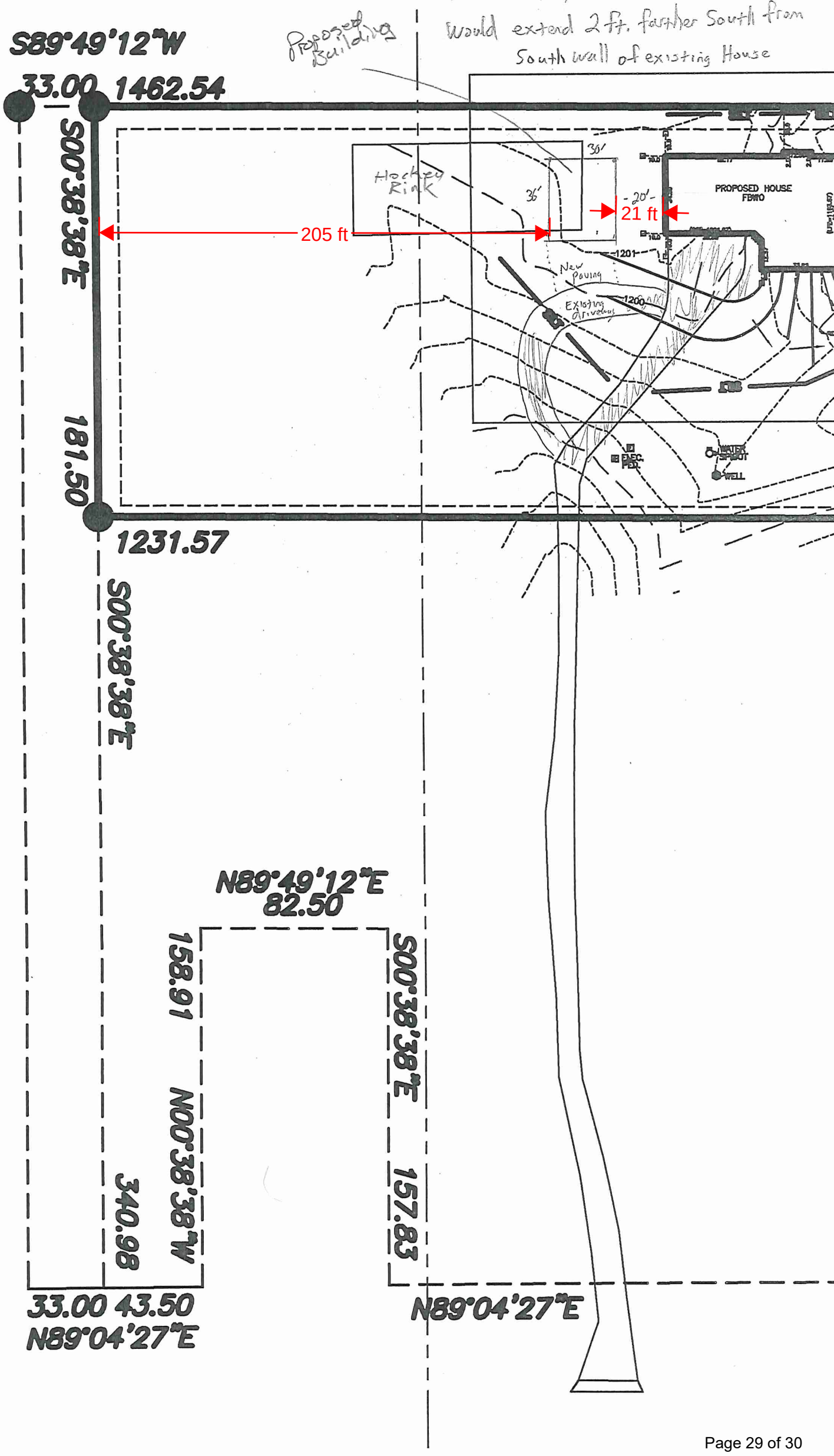
SCALE: 1/4" = 1'-0"

this insert drawing
not drawn to scale

Building would be 20 ft from existing Home

30' x 36'

In line with North side of house
would extend 2 ft. farther South from
South wall of existing House



Hockey Rink Has
been Removed
22'
30'
36'
20'
Proposed
Garage site
New
Pavement