

## A G E N D A

### CALL TO ORDER

### ROLL CALL / (LIAISON) SCHEDULE

EGGENBERGER (JAN) \_\_\_\_\_

HOLKER () \_\_\_\_\_

VICE-CHAIR RIEDEL () \_\_\_\_\_

HUSKINS () \_\_\_\_\_

COUNCIL LIAISON MADDY (JAN-JUNE)

COUNCIL LIAISON CALLIES (JULY-DEC)

### 1. APPROVAL OF AGENDA

### 2. APPROVAL OF MINUTES

- ♦ December 6, 2022

### 3. MATTERS FROM THE FLOOR

(This portion of the meeting allows members of the public the opportunity to bring up items that are not on the agenda. Each speaker has a maximum of three minutes to present their topic. Multiple speakers may not bring up the same points. No decisions would be made on the topic at the meeting except that the item may be referred to staff for more information or the City Council.)

### 4. OTHER BUSINESS

#### A) Variance to Rear Yard Setback (Shed)

Applicant: Gene German and Sara Lassila

Location: 5925 Eureka Road

#### B) Variance to Rear Yard Setback

Applicant: Clayton Tessness

Location: 22430 Murray St

#### C) Capital Improvements Program Review

Applicant: City of Shorewood

Location: City-wide

#### D) Volunteer for Liaison for February 27, 2023 City Council meeting

### 5. REPORTS

#### A) Council Meeting Report

#### B) Draft Next Meeting Agenda

### 6. ADJOURNMENT

**DRAFT MINUTES**

**CALL TO ORDER**

Chair Maddy called the meeting to order at 7:00 P.M.

**ROLL CALL**

Present: Chair Maddy; Commissioners Eggenberger, Riedel, Huskins and Holker; Planning Director Darling; and, Council Liaison Gorham

Absent: None

**1. APPROVAL OF AGENDA**

Riedel moved, Huskins seconded, approving the agenda for December 6, 2022, as presented. Motion passed 5/0.

**2. APPROVAL OF MINUTES**

- **November 15, 2022**

Commissioner Eggenberger noted a change needed on the top of page 2 to remove an apostrophe.

Eggenberger moved, Riedel seconded, approving the Planning Commission Meeting Minutes of November 15, 2022, as amended. Motion passed 3/0/2 (Commissioners Huskins and Holker abstained).

Planning Director Darling clarified that abstaining from a vote to approve the minutes for a meeting that they did not attend was not required by Robert's Rules of Order.

**3. MATTERS FROM THE FLOOR**

**4. PUBLIC HEARINGS**

Chair Maddy explained the Planning Commission is comprised of residents of the City of Shorewood who are serving as volunteers on the Commission. The Commissioners are appointed by the City Council. The Commission's role is to help the City Council in determining zoning and planning issues. One of the Commission's responsibilities is to hold public hearings and to help develop the factual record for an application and to make a non-binding recommendation to the City Council. The recommendation is advisory only.

**A. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT FOR COMPLIANCE WITH MS4 REQUIREMENTS**

**Applicant: City of Shorewood**

**Location: City-wide**

## CITY OF SHOREWOOD PLANNING COMMISSION MEETING

DECEMBER 6, 2022

Page 2 of 7

Planning Director Darling explained that this application is a City initiated request to amend the zoning regulations, as necessary, to comply with the Municipal Separate Storm Sewer System (MS4) requirements. She reviewed the proposed ordinance amendments including: adding regulatory authority to all agencies with jurisdiction over stormwater pollution prevention; complies with the updated MS4 permit requirements; and works in concert with proposed amendments to Ordinance 907. Staff recommends approval of the amendments.

Commissioner Riedel asked about the wording on the watershed district rules and suggested that a language change be made so it doesn't imply that approval from both area watersheds are necessary.

Planning Director Darling stated that she can take a closer look at that language and gave examples of when rules kick in for different sized developments. She stated she will check with City Engineer Budde and City Attorney Shepherd about the possibility of making adjustments.

Commissioner Huskins asked if there would be any value in helping citizens find these things and explained that if he were reading this his first question would be where he needed to go to find this information.

Planning Director Darling explained that the City sends the homeowners to those agencies if they need permits. She noted that there are more requirements, but explained that what is front of the Commission tonight were requirements with the MS4.

Chair Maddy opened the Public Hearing at 7:14 P.M. noting the procedures used in a Public Hearing. There being no comments, he closed the Public Hearing at 7:14 P.M.

**Riedel moved, Huskins seconded, recommending approval of the Ordinance Amendments for Compliance with MS4 requirements, as proposed by staff, with the direction for staff to check with the City Attorney regarding a possible language change related to the two watershed districts and their rules. Motion passed 5/0.**

### 5. OTHER BUSINESS –

- A. Variance to Rear Yard Setback (Shed)  
Applicants: Gene German and Sara Lassila  
Location: 5925 Eureka Road

Planning Director Darling explained that this request is for a variance to allow the construction of a 16 x 20 foot accessory building in the southeast corner of the lot. She noted that there are other locations on the property that would meet the required setback, but this proposed location is the applicant's preferred location. She explained that staff is recommending denial because the applicants have not met all the standards required for granting a variance. She stated that the City had received one e-mail from a neighbor who supports the variance request.

Commissioner Holker stated that Planning Director Darling had mentioned a 10 foot setback from the two property lines and asked if that would also require a variance.

Planning Director Darling confirmed that it would from the rear/south property line, but not from the east property line.

Commissioner Holker asked if staff was in possession of any drawings that had that depicted.

**CITY OF SHOREWOOD PLANNING COMMISSION MEETING**

**DECEMBER 6, 2022**

**Page 3 of 7**

Planning Director Darling stated that one of the drawings shows where the 10 feet from the side lot line is located.

Commissioner Holker stated that she was just wondering about the adjacency to the concrete that is already there.

Planning Director Darling stated that she did not have a drawing that shows that information.

Commissioner Riedel stated that it appears as though they are planning to go with a pre-built style of shed and stated that staff's recommendation to proceed with a different roof line would entail a different pre-built shed.

Commissioner Huskins asked about the letter in support of the variance and noted that they had cited a shed on their property that is in the same location. He asked if staff knew anything about the setback of that shed.

Planning Director Darling stated that she did not see one in the general area unless the property owners to the east have one and it was underneath the tree cover.

Commissioner Huskins stated that he was wondering if that shed was placed similarly and was close to the property line or if it was in compliance with the setback.

Planning Director Darling offered to look through the photos and see if there is one that shows that shed location, but after looking stated that she did not see any in the photos nor does she recall seeing one when she was out at the site. She noted that she had not looked over the fence.

Commissioner Huskins stated that he was wondering if the City had approved a variance for the existing shed because of its proximity to the property line.

Commissioner Eggenberger stated that was a good question.

Planning Director Darling suggested that the Commission asked the property owners these questions.

Gene German, 5926 Eureka Road, thanked City staff for all their assistance in expediting this matter because they were hoping to do this in February. He referenced the letter that they had submitted to the City on October 25, 2022 and noted that he wanted to add a few more comments to the Commission. He stated that the shed and the house will be painted the same color. He noted that in driving around the City he has noticed quite a few sheds on properties that have different roof lines. He noted that he has spoken with their builder and there is a different roof line available, if the City feels that issue is a 'deal breaker'. He stated that the shed will arrive completely constructed and explained that it makes the dog yard within the chain link impractical because they would have to rip the fencing out in order to physically move it onto the site. He stated that it will be situated on a cement pad. He stated that the location they are proposing appears to be flat and he also did not believe that this location will cause drainage issues. He stated that what concerns them about the other two possible sites is that they are either wholly or partially situated over a sewer line and with the concrete pad for the shed, any future repairs that may be necessary will be very difficult and expensive. He explained that they feel the southeast corner is the most secluded and secure area. He stated that the significant thing about the dog fencing is that they have a Norwegian Elk Hound, two Border Collies, and a Poodle and they need that area. He stated that the South Lake Minnetonka Police Department has been out and inspected their yard since 2010 when they first got their license for multiple dogs and they have



**CITY OF SHOREWOOD PLANNING COMMISSION MEETING**

**DECEMBER 6, 2022**

**Page 4 of 7**

never had any issues. He stated that if the shed is put into the dog yard, it would essentially consume half of the yard. He stated that he has spoken with Ryan Paulson who lives in the manor house to the south and he gave verbal approval of this location and told him that he would not object if the shed sat 3 feet from their property line. He stated that he believes their proposed location provides access for their use without disrupting the neighborhood.

Commissioner Riedel asked for an explanation of the location of the dog yard.

Mr. German showed the Commission the dog yard area and what would be left remaining if the shed would put in this location. He noted that there is also a walnut tree in this area and he is concerned that if they start digging around for the shed that the tree root system will be damaged. He noted that because they are a corner lot, they have 50 foot setbacks on three sides of their property which does not give them much real estate to park the shed.

Commissioner Riedel asked what Mr. German's objection would be to the staff proposal which is 10 feet from the southeast corner.

Mr. German stated that the land to the east and the south would then become useless. He referenced the location of a 1960s Department of Defense fallout shelter on the property and explained that it would create a chokepoint in getting around the area because he does not believe he could get a garden tractor through that space.

Commissioner Riedel stated that he thinks the drawings look like they would have enough room with this location.

Mr. German reiterated that this location would move everything too close to the fallout shelter.

Commissioner Holker asked how far up the fallout shelter sits.

Mr. German stated that it about 3.5-4 feet above ground.

Commissioner Riedel reiterated that he felt that there would be space in this location.

Mr. German explained that he had moved stakes around his yard and feels it would be too close.

Commissioner Riedel asked if his point was that it was too close because a lawnmower would have to go around the other side of the house. He stated that he understands that Mr. German wants the shed to be right against the property line but he remained skeptical of the claim that there would not be room in this location.

Mr. German stated that it would be tight in this location and clarified that he had measured it as a possibility.

Commissioner Huskins asked Mr. German if there was an acceptable compromise.

Mr. German stated that he did not have a number off the top of his head, but he feels there could be something between 3 feet and 10 feet that would be acceptable. He stated that before he gave a number he would really need to mark it and see how it would turn out. He explained that he wanted to ensure that there was enough room to pass between the concrete structure and the shed and reiterated that the more the shed is moved into their yard and away from the property lines, the more wasted yard they end up with.

Chair Maddy stated that crossing the 10 feet threshold with regard to setbacks is something that is fairly rare within the City.

Mr. German stated that this situation is what it is and may be a situation where they are trying to pound a square peg into a round hole.

Commissioner Riedel asked about the possibility of bringing the shed to the 10 feet setback point and then rotating it by 90 degrees because that should create a larger gap.

Mr. German stated that he cannot say no to the idea, but reiterated that he would need time to go mark it out and make sure it would work. He stated that rotating it may put it too close to their chain link fence, so it may not work.

Commissioner Eggenberger asked about making the building part of the chain link fence border.

Mr. German stated that it is not impossible to do that but reiterated that he would have to take a look at how that would actually work. He stated that the closer to the fence the building gets, the closer to the walnut tree they will get which concerns him.

Commissioner Huskins asked if Mr. German had eliminated the possibility of placing the shed on the southwest portion of his property because of its proximity to the road.

Mr. German stated that there is a 50 foot setback off of Eureka which would bring it within 8 feet of the house which would put it in their front yard. He stated that there is also a large maple tree in that location so he was not sure there would be room to do that either.

Chair Maddy stated that having a lot platted before modern zoning and being on a corner lot means that issues like this will arise. He stated that it appears as though they are just discussing the minimum necessary to alleviate. He asked if the Commission had any problems if the shed was moved 10 feet off of both property lines.

Commissioner Eggenberger stated that he would not have an issue with that.

Commissioner Holker stated that she would also not have an issue with that placement.

Commissioner Riedel stated that agreed.

Chair Maddy stated that he feels the applicant made a pretty good point on where the shed should be placed within the lot.

Commissioner Holker stated that it feels like this should be officially plotted and measured to determine the distance between the concrete and the placement of the shed.

Commissioner Riedel stated that he feels that there are reasonable options for placement of the shed with a 10 foot setback from both property lines. He noted that he feels the setback requirements are in place for a reason.

Commissioner Holker explained that this was the point she was trying to get to because it is not her place to determine. She stated that her only issue is whether moving it to the 10 foot setback from both properties actually creates an issue and, if so, there may need to be a compromise option. She clarified that she is not in favor of a 3 foot setback.

**CITY OF SHOREWOOD PLANNING COMMISSION MEETING**

**DECEMBER 6, 2022**

**Page 6 of 7**

Commissioner Eggenberger noted that he thinks the fencing is in the applicant's favor, but noted that he believed that there can be some changes made to the dog run to make it fit with a 10 foot setback.

Chair Maddy asked the Commission to discuss the point brought up by Mr. German about the usefulness of yard between the fence and shed which he found to be an interesting point.

Commissioner Holker stated that she would assume that is a common situation because of the setbacks so she would not think it would be unique to this situation.

Commissioner Riedel stated that 10 foot setbacks seem reasonable to him.

Commissioner Huskins stated that his feeling was to keep the 10 foot setbacks from both the south and the east until, or unless, the Commission is shown that it is impossible or creates undue harm. He stated that he is not prepared to make a recommendation to the Council on this issue until the Commission receives more information from the applicant about the possibilities would be with the 10 foot setback.

Commissioner Riedel noted that it appears as though the Commission is leaning towards denial of the request as it has been presented and asked Mr. German if he would prefer the Commission move forward with a 10 foot setback requirement or to wait until he can bring back more information to the Commission.

Planning Director Darling stated that she would suggest the Commission give the applicant time to make changes other than ask him to make another application, because that will cost an additional \$400.

Mr. German stated that he can provide another drawing on the survey for the Commission.

Planning Director Darling suggested that the Commission continue this item to the next meeting and then she will work it so this comes before the Council at the first meeting in January.

Mr. German noted that he can also provide Planning Director Darling with a different shed roof option, but noted that it does not provide as much storage.

**Eggenberger moved, Riedel seconded, to table discussion of the variance request to Rear Yard Setback (Shed) for Gene German and Sara Lassila, located at 5925 Eureka Road until the first meeting in January of 2023. Motion passed 5/0.**

**B. Liaison for February 27, 2022 City Council meeting**

Commissioner Holker volunteered to be the liaison for the February 27, 2022 City Council meeting.

Chair Maddy noted that if he ends up being off of the Planning Commission following the recount, then there will not be a quorum for the January Planning Commission meeting.

**6. REPORTS**

- **City Council Meeting Report**

**CITY OF SHOREWOOD PLANNING COMMISSION MEETING**

**DECEMBER 6, 2022**

**Page 7 of 7**

Council Liaison Gorham reported on matters considered and actions taken during the Council's recent meetings.

Chair Maddy thanked Council Liaison Gorham for stepping up and filling the vacant Council seat over the last few years and noted that he felt he had done a good job.

Council Liaison Gorham stated that he may be open to serving on the Planning Commission once again, depending on the vote recount.

- **Draft Next Meeting Agenda**

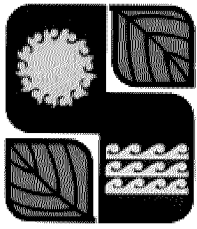
Planning Director Darling stated that at the next meeting there will be the shed that was discussed earlier, discussion about the CIP, and an antennae CUP. She stated that staff wanted to officially acknowledge Chair Maddy's years of service on the Planning Commission and explained that they had purchased a cake in his honor.

Commissioner Riedel asked how many years Chair Maddy had served on the Planning Commission.

Chair Maddy noted that he had been on the Planning Commission for 10 years.

**7. ADJOURNMENT**

**Riedel moved, Holker seconded, adjourning the Planning Commission Meeting of December 6, 2022, at 8:00 P.M. Motion passed 5/0.**



CITY OF  
**SHOREWOOD**

**4A**

5755 COUNTRY CLUB ROAD, SHOREWOOD, MINNESOTA 55331-8927 • 952.960.7900  
[www.ci.shorewood.mn.us](http://www.ci.shorewood.mn.us) • [cityhall@ci.shorewood.mn.us](mailto:cityhall@ci.shorewood.mn.us)

## MEMORANDUM

**TO:** Planning Commission

**FROM:** Marie Darling, Planning Director

**MEETING DATE:** January 17, 2023 *continued from December 6, 2022*

**REQUEST:** Variance to allow an accessory building to be constructed at three feet from the rear and side property lines where 50 and 10 feet are required

**APPLICANT:** Gene German and Sara Lassila

**LOCATION:** 5925 Eureka Road

**REVIEW DEADLINE:** February 22, 2023

**LAND USE CLASSIFICATION:** Minimum Density Residential

**ZONING:** R-1A

**FILE NUMBER:** 22.13

### REQUEST:

The applicant requests a variance to construct a new accessory building in the southeast corner of the lot. The building would be 16-feet by 20-feet.

Notice of the original meeting for the variance application was mailed to all property owners within 500 feet of the property.

### BACKGROUND

At their last meeting, the Planning Commission requested additional information and exhibits showing the distance of the new shed to the existing emergency shelter. Two exhibits are attached.



Staff prepared two exhibits showing the shed a minimum of 10 feet to the side and rear property lines with showing two different building orientations. In either case, the applicant indicates that he can work with

the separation shown. He has also submitted revised graphics showing the detached accessory building with a gable roof instead of a gambrel roof consistent with the proposed recommendations.

## **RECOMMENDATION**

Staff recommends the Planning Commission review the application according to the new graphics and the variance criteria (listed in the original staff memo) The variance criteria are open to interpretation.

Should the Planning Commission recommend approval of the request for a rear yard setback, but denial of a side-yard setback, staff recommends that the applicants be required to acquire all necessary permits prior to construction, use horizontal lap siding instead of vertical and locate the shed a minimum of 10 feet from the side and rear property line.

## **ATTACHMENTS**

Revised site plans

Revised shed plans

Planning Commission memo from December 6, 2022 and attachments

Correspondence Received







# Certificate of Survey

~ for ~ Gene German  
5925 Eureka Rd.  
Shorewood, MN 55331

## DESCRIPTION OF PROPERTY:

The North 156.75 feet of the West 137.00 feet of that part of Lot 76, AUDITOR'S SUBDIVISION NO. 133, according to the recorded plat thereof, Hennepin County, Minnesota, lying North of the North line of Lots 14 and 15, MEAKERS OUTLOTS TO EXCELSIOR, according to the recorded plat thereof in said County.

## LEGEND

- 

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

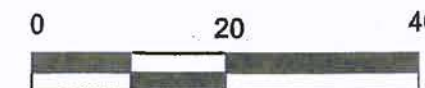
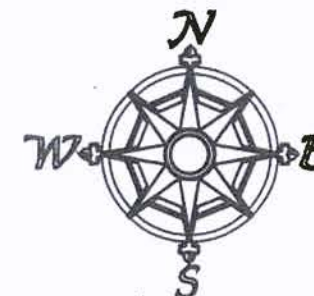
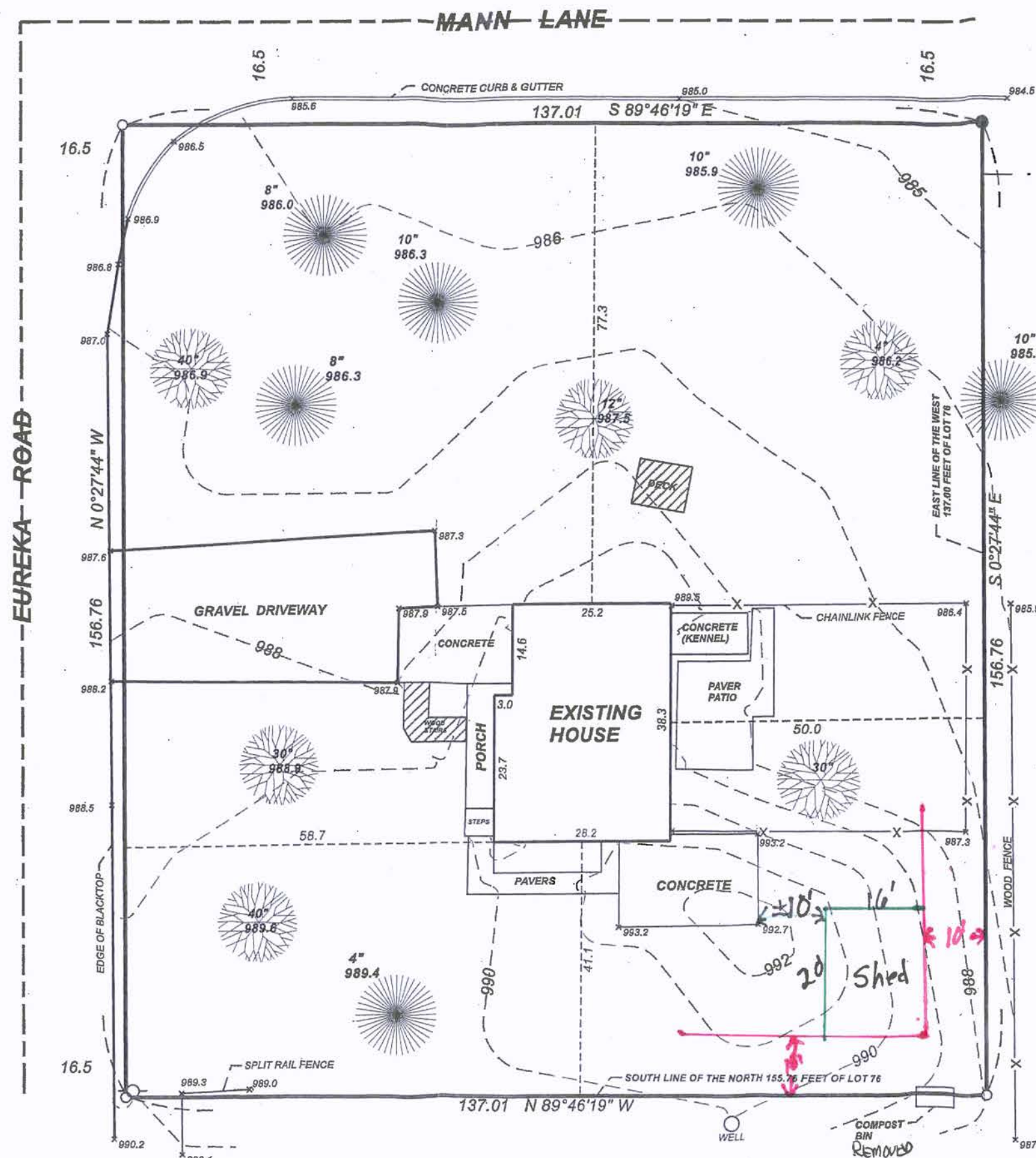
Steven V. Ische

22703  
License No.

10/07/22  
Date

PROJ. #2175-00

NAVD88 VERTICAL DATUM



SCALE IN FEET

RECEIVED

OCT 20 2022

CITY OF SHOREWOOD

## IMPERVIOUS SURFACE COVERAGE:

EXISTING HOUSE:	1,036 S.F.
PORCH:	92 S.F.
CONCRETE:	621 S.F.
DRIVEWAY:	1,060 S.F.
PAVERS:	402 S.F.
TOTAL IMPERVIOUS:	3,211 S.F.
LOT AREA:	21,476 S.F.
IMPERVIOUS COVERAGE:	15.0 %

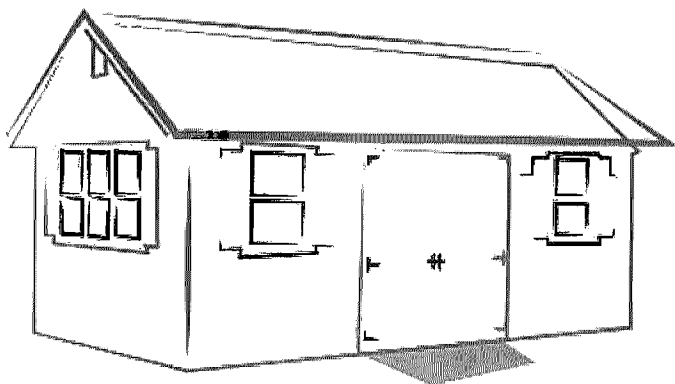
**PREMIER**  
LAND SURVEYING, LLC

1600 Arboretum Blvd., Suite 203  
Victoria, MN 55386  
952-443-3010



## Gene German

**From:** sales=proshedbuildings.com@mg.idearoominc.com on behalf of Pro-Shed Buildings  
**Sent:** ShedView <sales@proshedbuildings.com>  
**To:** Friday, December 23, 2022 1:47 PM  
**Subject:** Gene German  
Here's Your Custom Shed Design and Estimate! (#1671824824790810)



**Pro-Shed Buildings**  
60328 430th Street  
Mountain Lake, MN 57252  
507-427-2002  
sales@proshedbuildings.com

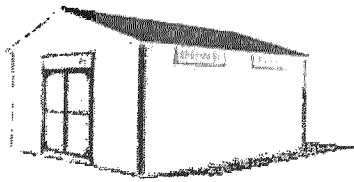
# PRO-SHED

storage sheds & garages

Customer Order - Dec 23, 2022

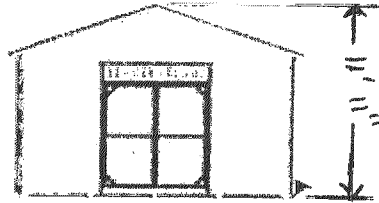
Ship To			
Customer Name <u>Gene German</u>		Order # <u>1671824824790810</u>	
Installation Address _____			
City _____		State <u>MN</u>	ZIP Code <u>55331</u>
Email <u>genegerman@ccwtrainer.com</u>		Phone _____	Mobile _____
Building Info		Size	Color
Style: <u>Garage</u>	<b>16 x 20</b> 94" Sidewall Height	Roof	<u>Antique Brown</u> <input checked="" type="checkbox"/>
Roof Overhang: <u>5" Overhang</u>		Trim	<u>Tan</u> <input checked="" type="checkbox"/>
Roof Material: <u>Architectural Shingles</u>		Siding	<u>Cream</u> <input type="checkbox"/>
Base <u>4x6 Notched Treated Skids with 12" On-Center Floor Joists</u>			
Siding <u>LP SmartSide Panels</u>			
Design Link & Notes			
Design Link <a href="https://shedview.proshedbuildings.com/?lng=en-US#81a0fde3ab72f04f1fbe4e18b802e1be">https://shedview.proshedbuildings.com/?lng=en-US#81a0fde3ab72f04f1fbe4e18b802e1be</a>			
Notes, Comments, Questions What would it cost to do lap siding?			

Images



SHED

Perspective



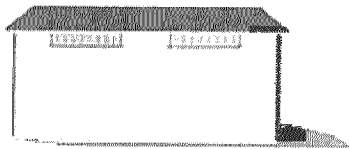
SHED

Front

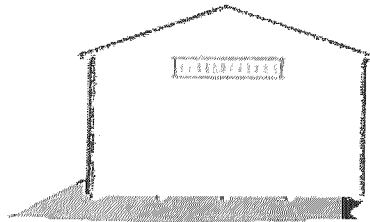


SHED

Left



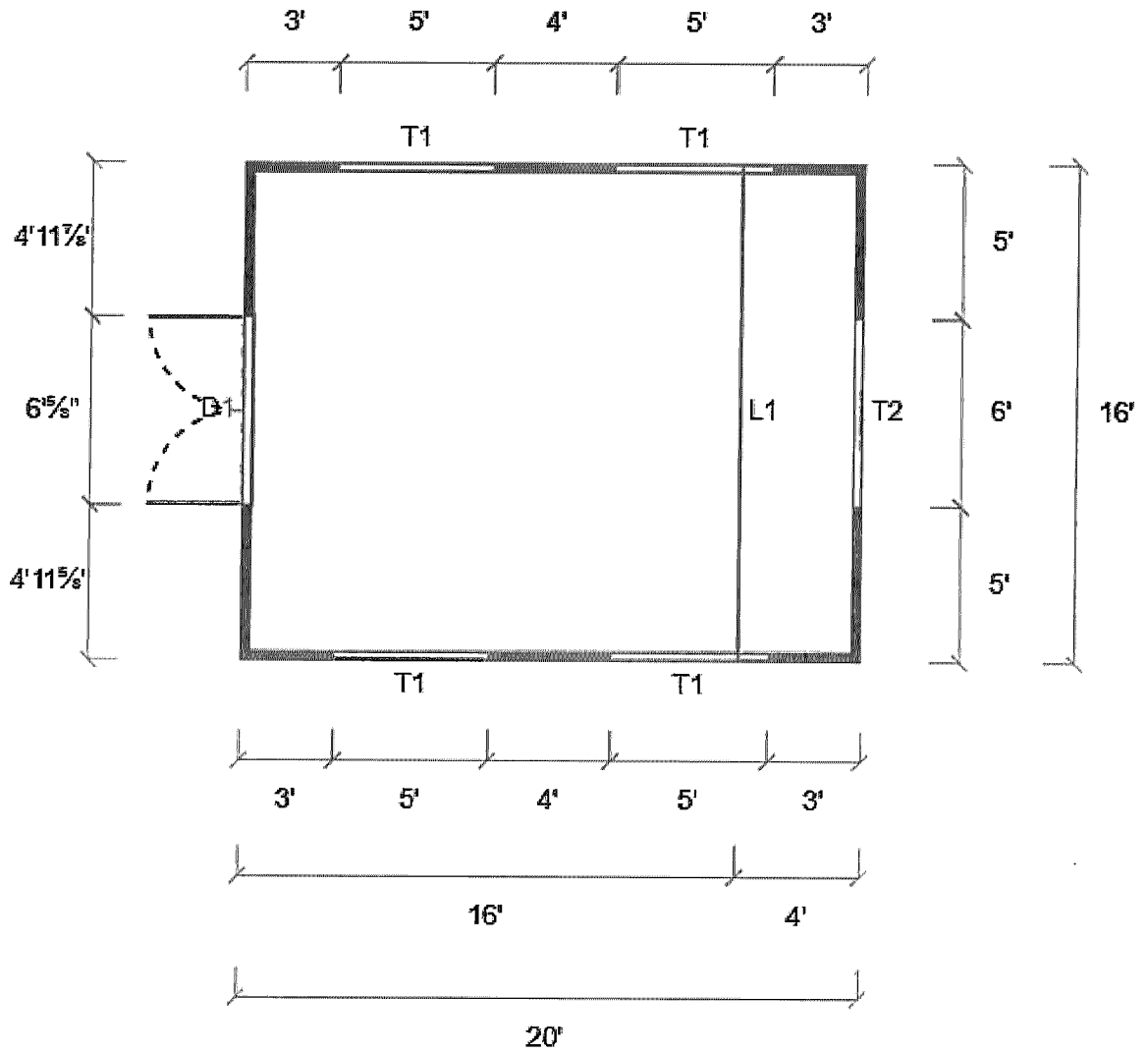
Right



Back

Left

Front



Right

#### SYMBOL LEGEND

D1  
72" Wooden Double  
T1  
Transom window 60"  
T2  
Transom window 72"  
L1  
Loft: 4' Back  
Closed Wall

Description	Quantity	Amount
Structure Details		

Description	Quantity	Amount
Style: Garage	1	\$14,616
Sidewall Height: 94"	1	Included
Size: 16 x 20	1	Included
Roof Overhang: 5" Overhang	1	Included
Base: 4x6 Notched Treated Skids with 12" On-Center Floor Joists	1	Included
Siding: LP SmartSide Panels	1	Included
Roof Pitch: 4/12	1	Included
Siding Color: Cream	1	\$100
Trim Color: Tan	1	Included
Fascia Trim Color: Cream	1	Included
Roof Color: Antique Brown	1	Included
Roof Material: Architectural Shingles	1	Included
<b>Doors &amp; Ramps</b>		
72" Wooden Double	1	\$250
Color: Cream	1	Included
72" Transom Above Door	1	\$105
36" Prehung Entry door w/ Windows (Inswing) (Credit)	1	-\$600
<b>Windows &amp; Accessories</b>		
24" x 36" Insulated Window (Credit)	1	-\$200
Transom window 60"	4	\$380
Color: White	5	Included
Transom window 72"	1	\$105
<b>Flooring &amp; Interior</b>		
Flooring: 5/8" T&G ProStruct	1	-\$1,040

Description		Quantity	Amount
Loft: 4' Back		1	\$125
Interior Wall: LP SmartSide with SilverTech (Standard)		1	Included
Interior Roof: LP ProStruct Roof Sheathing with SilverTech (Standard)		1	Included
<b>Vents</b>			
8" x 16" Vent		2	Included
<b>Additional Options</b>			
6 Anchors, Installed		1	\$389
Concrete Anchors Installed		1	Included
<b>Additional Fees</b>			
Fuel Surcharge		1	\$100
		Subtotal:	\$14,330
		Sales Tax:	\$1,078
		Delivery:	\$203
		Total Order Amount:	\$15,612
		Deposit Required to Order:	\$2,866
		Final Balance Due at Installation:	\$12,746
<b>Signatures</b>			
Customer Signature:			
Date			
Desired Delivery Date:			
Delivery Notes:			

Signatures	
Pro-Shed Storage Buildings Signature:	
Date	

Pricing and options shown are subject to change at any time and may vary based upon current promotions, specials, or annual pricing adjustments. Current pricing will be included in the final quote and will require your review and approval prior to order.

We will do all we can to ensure your complete satisfaction. Please contact us for questions, concerns, or custom styles or sizes.

Pricing Table (For Internal Use): - Service Area

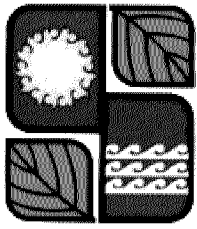
[Buy This Building Now!](#)

This estimate is provided by Pro-Shed Buildings for use by customers of Pro-Shed Buildings only.



**PRO-SHED**  
storage sheds & garages

Pro-Shed Buildings  
60328 430th Street  
Mountain Lake, MN, 57252  
507-427-2002  
sales@proshedbuildings.com



CITY OF  
**SHOREWOOD**

5755 COUNTRY CLUB ROAD, SHOREWOOD, MINNESOTA 55331-8927 • 952.960.7900  
[www.ci.shorewood.mn.us](http://www.ci.shorewood.mn.us) • [cityhall@ci.shorewood.mn.us](mailto:cityhall@ci.shorewood.mn.us)

## MEMORANDUM

**TO:** Planning Commission

**FROM:** Marie Darling, Planning Director

**MEETING DATE:** December 6, 2022

**REQUEST:** Variance to allow an accessory building to be constructed at three feet from the rear and side property lines where 50 and 10 feet are required

**APPLICANT:** Gene German and Sara Lassila

**LOCATION:** 5925 Eureka Road

**REVIEW DEADLINE:** February 22, 2023

**LAND USE CLASSIFICATION:** Minimum Density Residential

**ZONING:** R-1A

**FILE NUMBER:** 22.13

### REQUEST:

The applicant requests a variance to construct a new accessory building in the southeast corner of the lot. The building would be 16-feet by 20-feet.

Notice of the variance application was mailed to all property owners within 500 feet of the property prior to the meeting.

### BACKGROUND

Context: The existing home was constructed in 1956. The original lot was created as part of the Meakers Outlots to Excelsior subdivision (1884) and Auditor's subdivision number 133 (1924) and was likely created with further subdivisions prior to city record-keeping.



The adjacent properties are all developed with single-family homes. The lot is not within a shoreland or floodplain district, nor is there likely wetland on the property. Tree preservation requirements applies and

would be reviewed with the building permit request. Tree preservation policy would not apply to this application.

Applicable Code Sections:

Section 1201.03 Subd. 2 d. (3) of the zoning regulations states: Accessory buildings and structures shall be constructed within the buildable area of the lots as defined in 1201.02 of this chapter....

Section 1201.03 Subd. 2. D. (4) (d) states: The architectural character of proposed accessory buildings shall be similar and consistent with other buildings on the site and in the area.

Section 1201.01 includes the following definitions:

**BUILDABLE AREA.** The portion of a lot, excluding wetlands, remaining after required yards have been provided.

**LOT LINE - FRONT.** The front of a lot shall be, for purposes of complying with this chapter, that boundary having the least width abutting a public right-of-way or private street.

**LOT LINE - REAR.** The rear of a lot shall be, for purposes of complying with this chapter, that boundary opposite the front lot line.

Section 1201.10 Subd. 5 d. defines the required yards as: Front, rear and side yard abutting a street: 50 feet; Interior side yard: 10 feet.

**ANALYSIS**

The applicants' narrative is attached and indicates that they propose to build an accessory structure in the southeast corner of their lot. Although they have conforming locations on the property for a shed of this size, the applicants propose their preferred location (shown as option 3 on the attached surveys and the photo to the right) as they feel it's the most secluded option to reduce impact on the neighbors and passing public.



(White arrow indicates property corner marker.) Shed location is staked on the site.

Impervious Surface Coverage

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Impervious Surface Coverage</b>	33 % (max.)	15 %	±16.4 %

Corner Lot, Nonconformities

Staff notes that the shortest of the two property lines abutting public streets is the north property line. Consequently, the south property line is the rear lot line and the east property line is an interior side. The home (and likely the fallout shelter) was constructed prior to the application of modern zoning regulations and it is legally nonconforming.

Variance Criteria:

Section 1201.05 Subd. 3. a. of the zoning regulations sets forth criteria for the consideration of variance requests. Staff reviewed the request according to these criteria, as follows:



1. *Intent of comprehensive plan and zoning ordinance:* The applicants would continue to use the property for residential purposes and propose no use on the site that would be inconsistent with either the intent of the residential land use classification or the district's allowed uses. The intent of the minimum setback restrictions are to keep built structures toward the middle of the lot and provide greater open space at the edges nearer to adjacent properties.
2. *Practical difficulties:* Practical difficulties include three factors, all three of which must be met. Staff finds that the practical difficulties for the property are related to the construction of the home corner lot prior to the application of modern setbacks, which left more space on the north side of the property within greater view of the public and less in the more secluded south side of the property.
  - a. *Reasonable:* Construction of an accessory building is a reasonable use of the property.
  - b. *Self-Created:* Although the location of the house further south on the lot than would be permitted under modern requirements was not self-created, the applicants' practical difficulties list as the need to alter the dogs exercise area for a conforming location is self-created. The applicant has shown two conforming locations for the shed, and the shed location within the dog exercise area would also provide the more secluded location the applicant seeks.
  - c. *Essential Character:* The homes in the area were constructed at different times and vary widely. Staff notes that the home has a gabled roof, not a gambrel roof as proposed on the shed with vertical siding. Consequently, staff conclude the accessory structure is not designed to be similar and consistent with home as required by the zoning regulations. If redesigned with a gable roof instead of a gambrel roof and uses horizontal lap siding and a color similar to the home, the proposed accessory structure is unlikely to impact the essential character of the locality no matter the location.
3. *Economic Considerations:* The applicants have not proposed the variance not solely based on economic considerations, but to create an accessory building that meets their family's needs.
4. *Impact on Area:* The accessory building would not impact an adequate supply of light and air to any adjacent property as it is a standard height. Nor would the structure increase congestion on the public streets or increase fire danger or public safety.
5. *Impact to public welfare and other improvements:* The building is proposed closer to an interior side property line than is permitted for any other type of accessory structure other than fences or retaining walls. Staff finds that three feet is too close to the property line to correct any potential drainage issues that may develop from the shed or on the property in the future. Staff recommends a minimum of 10 feet to any property line. For this reason, approval of the reduced setback variance could damage other lands or improvement in the neighborhood.
6. *Minimum to alleviate difficulty:* Although the location proposed may blend well into the neighborhood, staff acknowledges the request is not the minimum necessary to alleviate the practical difficulty as the property owners could locate the building on the property in conforming locations elsewhere on the property.

## RECOMMENDATION

Staff notes that the applicant has not met all the standards required for variances, including the standards for practical difficulty. As a result, staff recommends denial. That stated, the location proposed, if a

minimum of 10 feet from each property line and designed appropriately, would be unlikely to cause harm to the surrounding community. The variance criteria are open to interpretation. Consequently, the Planning Commission could reasonably find otherwise.

Should the Planning Commission recommend approval of the requests, staff recommends that the applicants be required to acquire all necessary permits prior to construction, revise the roof design to a gable roof, paint the shed the same color as the home, use horizontal lap siding instead of vertical and move the shed at least 10 feet from property lines.

#### **ATTACHMENTS**

Location map

Additional photos of the lot

Applicants' narrative, photos and plans

Location Map – 5925 Eureka Road





Photo taken from  
Eureka Road  
looking into the  
applicant's yard

The photo to the right was  
taken looking at the subject  
property from Mann Lane.

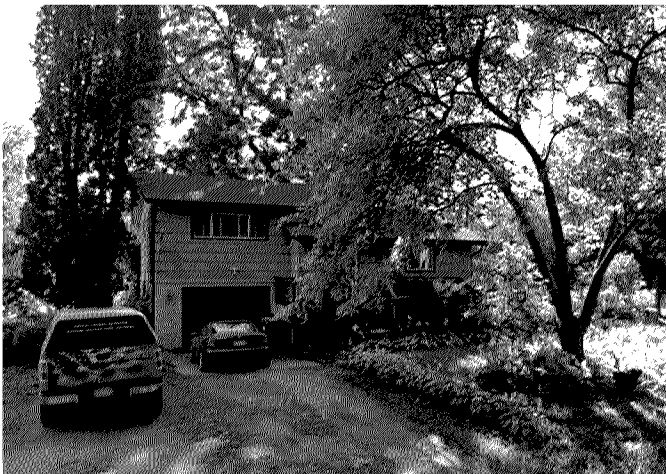
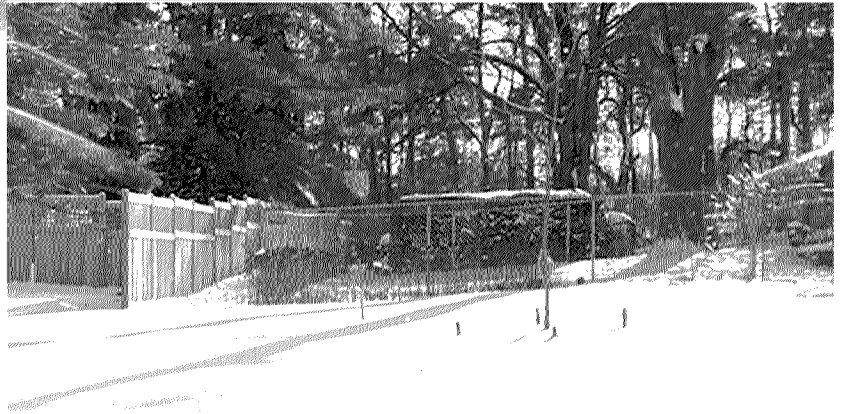
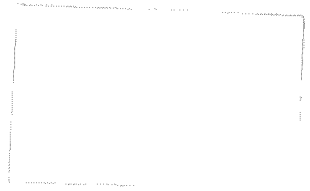


Photo of the front of the applicant's  
home (from Google Maps)

Gene German  
Sara Lassila  
5925 Eureka Road  
Shorewood, MN 55331



October 25, 2022

City of Shorewood  
8755 Country Club Road,  
Shorewood, MN 55331

RE: Variance request for a Residential Shed

It is our desire to place a 16 x 20 foot residential storage shed on our property.

Our request is consistent with the intent of Shorewood's comprehensive plan and is in harmony with the general purposes and intent of the zoning regulations. The requested variance does not disrupt the topography, soil, sewer or any other underground utilities. The reinforced 5 inch cement pad for the shed will be well above the water table and the potential for frost heave. The cement pad will be professionally installed by a cement contractor.

The storage shed will be delivered fully constructed and placed on the cement pad using a mule.

There are however, several practical and physical difficulties in complying with this Chapter.

- According to discussions with the city, although our house physically faces Eureka Road, because our property distance on Mann Lane is shorter than Eureka Road, the rear of our property is actually our south property line which has a 50 foot setback. The north property line runs along Mann Lane and also has a 50 foot setback. The east property line runs along our neighbor's property and has a 10 foot setback.
- Within the current buildable setback area of our property, we have a chain linked fenced area of approximately 47 feet deep by 37 feet wide by 47 feet deep for our four dogs. There is also a mature black walnut tree in this area of the property.

Without a variance, we have two options to comply within the Chapters setbacks for placement of the storage shed. I will call the first option, Option 1 which would place the shed in the middle of the chain linked dog yard (see "Option 1" map). This is not a practical location because of the mature walnut tree in the yard, the roughly 4 foot slope in the grade and potential erosion and water damage of the shed, the loss of the exercise area that we need for our four dogs, and limited gate access through the chain linked fence to our remaining property. This location potentially places the shed and cement pad over our sewer line. For installation, the chain linked fence and one or more posts would need to be removed and reinstalled to allow the storage shed room to be placed inside of the fenced yard.

Our second option, Option 2, is to place the shed 50 from feet from the north property line (Mann Lane side) and within the 27 available feet outside of the chain link fence (see "Option 2" map). This location would place the shed in a prominent open position in our yard and prominently within 10 feet of our adjacent neighbor's front yard to the east and beyond the benefit of their wooden privacy fence. This would look very out of place for both our property and theirs. This location is neither remote or

Gene German  
Sara Lassila  
5925 Eureka Road  
Shorewood, MN 55331

Page 2

secluded, and also places the shed and cement pad over our sewer line which runs out to Mann Lane.

The physical characteristics of our property and the Chapters setback requirements make it unreasonable to place the shed within the current setback requirements (Options 1 and 2).

We are requesting a Variance to locate the shed 3 feet from our south property line and 3 feet from our east property line near the south east corner of our property (see "Option 3" map). This location is the most remote and secluded location and would have the least impairment to the neighborhood. The setback along the east side of our property where the wooden 75 inch tall privacy fence is situated should not pose an issue because the rear of the shed would face the wooden privacy fence, while allowing access to the front of the shed from the west. The actual distance from the surveyors' corner marker of our property to the fence is 4 feet, 4 inches. If a 3 foot setback is approved, the shed would physically be 7 feet away from the fence. This area has a gradual slope in the grade and placing the storage shed here would not cause erosion to our property or to the adjacent properties or water damage to the storage shed.

Our neighbor has neglected to maintain his wooden fence on the side that faces the property of other homes since its installation and his yard. He has not controlled the weeds that climb on our side of the fence or mowed his grass. He has left those duties to his neighbors. There is one low limb on a pine tree which hangs over the wooden fence into our yard that will need to be trimmed.

Placing the shed if approved, in the southeast corner of the property would not alter the essential character of the property or the surrounding neighborhood.

We do not expect the cost of the project to either increase or decrease and economic considerations are not a factor in our request for a variance.

Our proposed location for the storage shed will not impact air movement or light to either of the adjacent properties. There are no driveways or public road access to this area. The storage shed will be of commercial construction and be in compliance with building codes to minimize the danger of fire or risk to public safety. The design and construction specifications from the manufacturer are attached for your information.

Ideally, we believe that locating the storage shed in an isolated area of our property will preserve the use and enjoyment of our neighbor's property to the east and south while being accessible and convenient for our storage use. Locating the storage shed in a more remote location and more out of sight will also preserve the appearance of the neighborhood and provide a greater measure of safety for our property stored in the shed.

The area to the south of our yard is an open yard with no obstacles. The property owner has removed the compost pile and stated to me that he has no objection to a 3 foot setback.


Gene German  
Sara Lassila  
5925 Eureka Road  
Shorewood, MN 55331

Page 3

There are no underground utilities in the vicinity of this location. This setback would allow an adequate distance between the cement fallout shelter on our property (CONCRETE on the survey map) and the storage shed for access around the storage shed to the remaining yard.

For these reasons, we would appreciate your approval for a variance as requested.

Thank you,

  
Gene German

  
Sara Lassila

Attachments:

- Survey of 5925 Eureka Road
- Three copies of a survey of 5925 Eureka Road with set-backs marked and shed locations
- Zoning Application for a Variance
- Shed plans
- Check for \$400.00



① - WOODPILE IS MOVED TO THE SOUTH SIDE OF  
THE CHAN LIMITED FENCE

② - THE AREA IS CLEANED UP AND OPEN SPACE NOW.

RECEIVED

OCT 20 2022

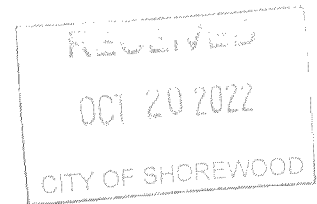
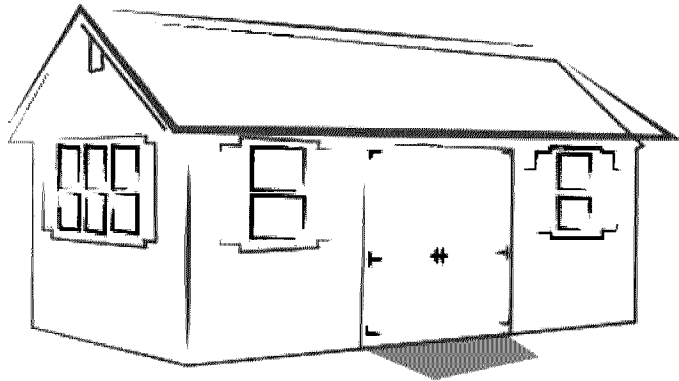
CITY OF SHOREWOOD





## Gene German

**From:** sales=proshedbuildings.com@mg.idearoominc.com on behalf of Pro-Shed Buildings  
ShedView <sales@proshedbuildings.com>  
**Sent:** Thursday, October 13, 2022 11:44 AM  
**To:** Gene German  
**Subject:** Here's Your Custom Shed Design and Estimate! (#1665679460068726)



**Pro-Shed Buildings**  
60328 430th Street  
Mountain Lake, MN 57252  
507-427-2002  
sales@proshedbuildings.com

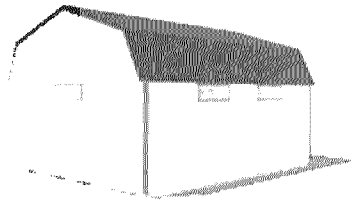
# PRO-SHED

storage sheds & garages

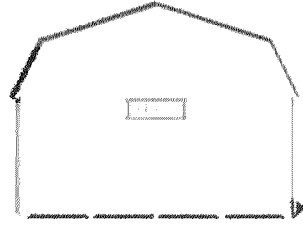
Customer Order - Oct 13, 2022

Ship To		
Customer Name <u>Gene German</u>	Order # <u>1665679460068726</u>	
Installation Address _____		
City _____	State <u>MN</u> Zip Code <u>55331</u>	
Email <u>genegerman@ccwtrainer.com</u>	Phone _____ Mobile _____	
Building Info	Size	Color
Style: <u>High Barn with Loft</u>	<b>16 x 20</b> 80" Sidewall Height	Roof <u>Brown Textured</u> <input checked="" type="checkbox"/>
Roof Overhang: <u>5" Overhang</u>		Trim <u>Tan</u> <input checked="" type="checkbox"/>
Roof Material: <u>Metal</u>		Siding <u>Cream</u> <input type="checkbox"/>
Base <u>4x6 Notched Treated Skids with 12" On-Center Floor Joists</u>		
Siding <u>LP SmartSide Panels</u>		
Design Link & Notes		
Design Link <a href="https://shedview.proshedbuildings.com/?lng=en-US#72b62f045f253c5227918117c115e08d">https://shedview.proshedbuildings.com/?lng=en-US#72b62f045f253c5227918117c115e08d</a>		
Notes, Comments, Questions		

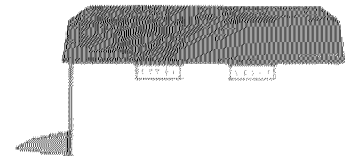
## Images



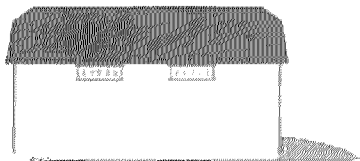
Perspective



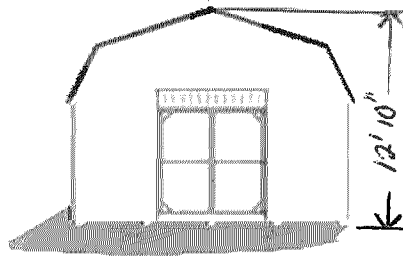
Front



Left



Right



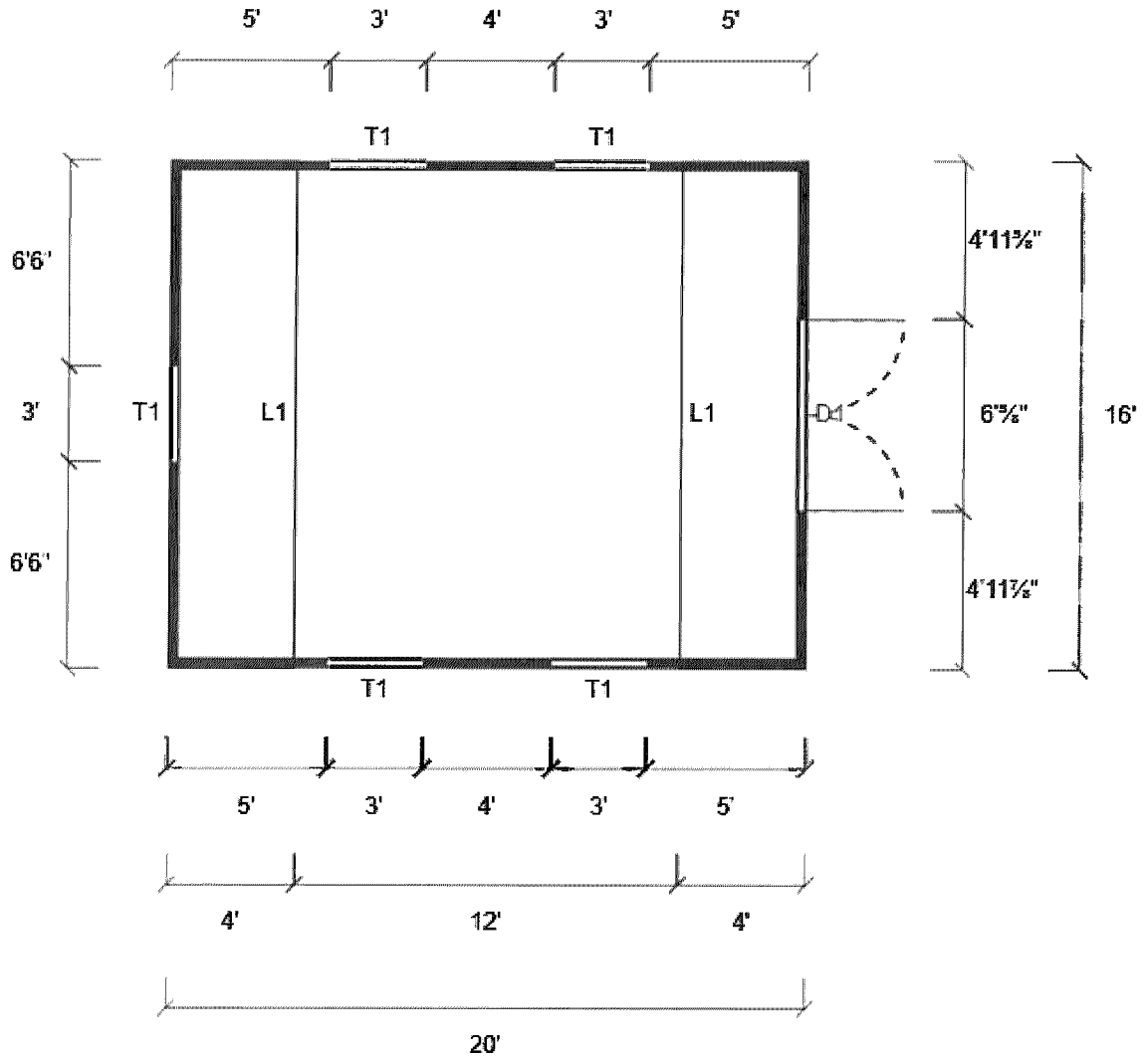
Back

THE SHED IS 12' 10" HIGH.

THE SHED WILL BE PLACED ON A REINFORCED  
CEMENT PAD

Left

Front



Right

#### SYMBOL LEGEND

T1  
Transom window 35"

D1  
72" Wooden Double

L1  
Loft: 4' Front & 4' Back

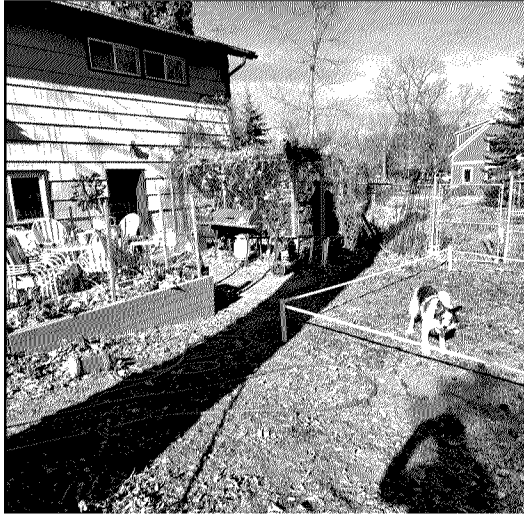
Closed Wall

Description	Quantity	Amount
<b>Structure Details</b>		
Style: High Barn with Loft	1	\$11,847

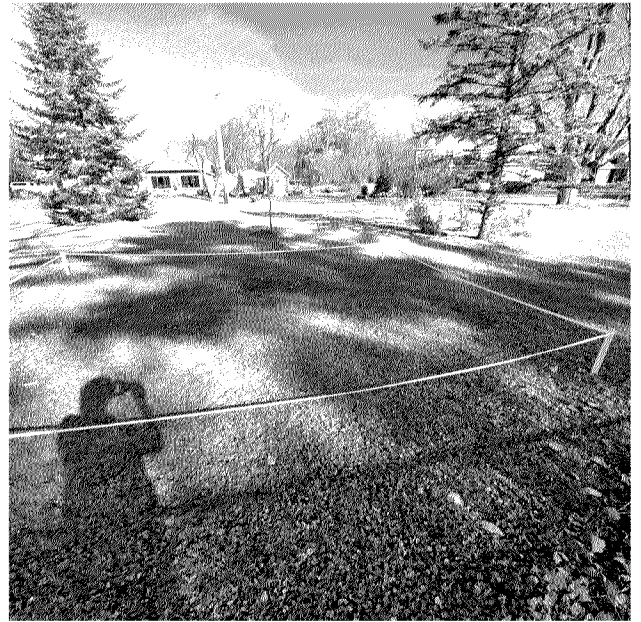
Description	Quantity	Amount
Sidewall Height: 80"	1	Included
Size: 16 x 20	1	Included
Roof Overhang: 5" Overhang	1	Included
Base: 4x6 Notched Treated Skids with 12" On-Center Floor Joists	1	Included
Siding: LP SmartSide Panels	1	Included
Roof Pitch: 4/12	1	Included
Siding Color: Cream	1	\$100
Trim Color: Tan	1	Included
Fascia Trim Color: Cream	1	Included
Roof Color: Brown Textured	1	\$256
Roof Material: Metal	1	Included
<b>Doors &amp; Ramps</b>		
72" Wooden Double	1	Included
Color: Cream	1	Included
72" Transom Above Door	1	\$105
<b>Windows &amp; Accessories</b>		
24" x 36" Window (Credit)	2	-\$263
Transom window 35"	5	\$425
Color: White	5	Included
<b>Flooring &amp; Interior</b>		
Flooring: 1 1/4" T&G ProStruct	1	\$1,040
Loft: 4' Front & 4' Back	1	Included
Interior Wall: LP SmartSide with SilverTech (Standard)	1	Included
Interior Roof: LP ProStruct Roof Sheathing with SilverTech (Standard)	1	Included

Applicant's photos:

Option 1: Within fenced area of the yard.

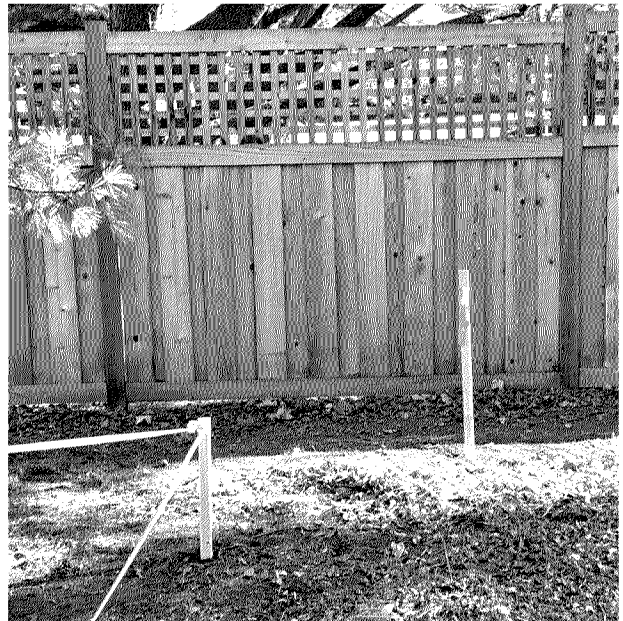
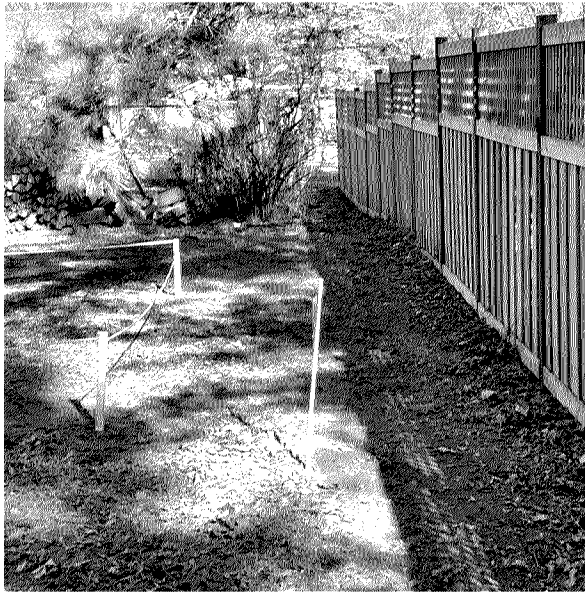


Option 2: North Yard





Option 3: South yard



Certificate of Survey

~ for ~ Gene German  
5925 Eureka Rd.  
Shorewood, MN 55331

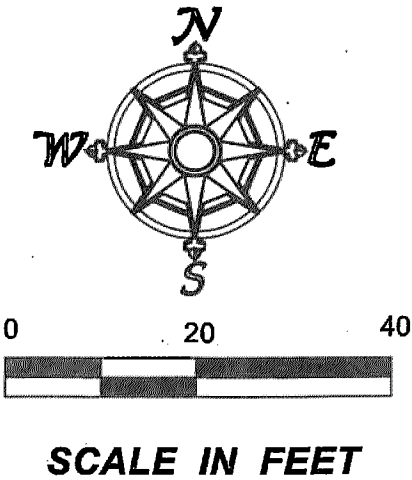
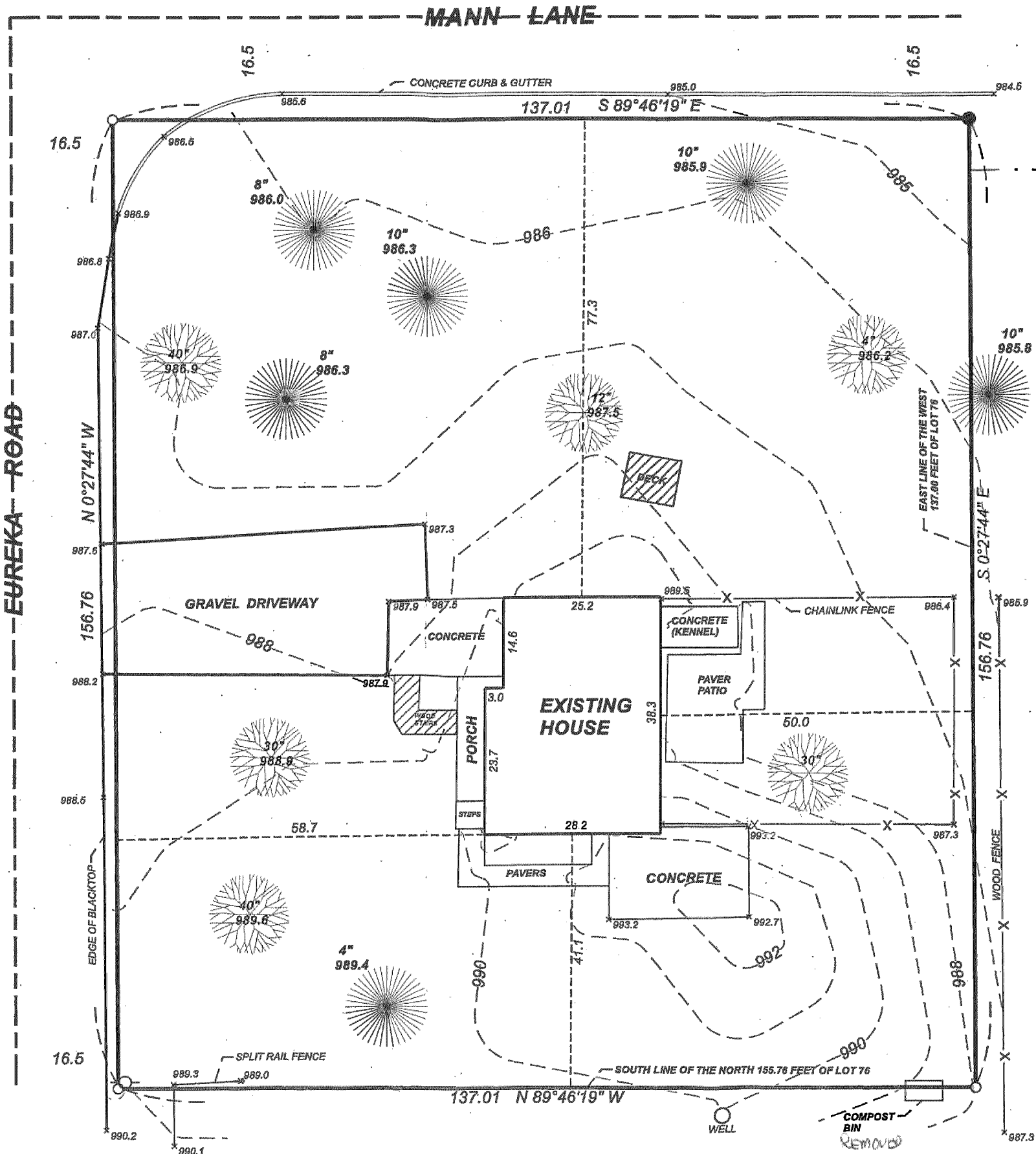
DESCRIPTION OF PROPERTY:

The North 156.75 feet of the West 137.00 feet of that part of Lot 76, AUDITOR'S SUBDIVISION NO. 133, according to the recorded plat thereof, Hennepin County, Minnesota, lying North of the North line of Lots 14 and 15, MEAKERS OUTLOTS TO EXCELSIOR, according to the recorded plat thereof in said County.

LEGEND	
	Set 1/2" X 14" rebar marked with cap number 22703
	Found Iron Monument
	Pine Tree
	Deciduous Tree
	Contour Line
	Spot Elevation
	Power Pole

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

Steven V. Ische 22703 10/07/22  
Steven V. Ische License No. Date



RECEIVED  
OCT 20 2022  
CITY OF SHOREWOOD

IMPERVIOUS SURFACE COVERAGE:	
EXISTING HOUSE:	1,036 S.F.
PORCH:	92 S.F.
CONCRETE:	621 S.F.
DRIVEWAY:	1,060 S.F.
PAVERS:	402 S.F.
TOTAL IMPERVIOUS:	3,211 S.F.
LOT AREA:	21,476 S.F.
IMPERVIOUS COVERAGE:	15.0 %

PREMIER  
LAND SURVEYING, LLC  
1600 Arboretum Blvd., Suite 203  
Victoria, MN 55386  
952-443-3010



# Certificate of Survey

~ for ~ Gene German  
5925 Eureka Rd.  
Shorewood, MN 55331

## DESCRIPTION OF PROPERTY:

The North 156.75 feet of the West 137.00 feet of that part of Lot 76, AUDITOR'S SUBDIVISION NO. 133, according to the recorded plat thereof, Hennepin County, Minnesota, lying North of the North line of Lots 14 and 15, MEAKERS OUTLOTS TO EXCELSIOR, according to the recorded plat thereof in said County.

### LEGEND

	Set 1/2" X 14" rebar marked with cap number 22703
	Found Iron Monument
	Pine Tree
	Deciduous Tree
	Contour Line
	Spot Elevation
	Power Pole

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

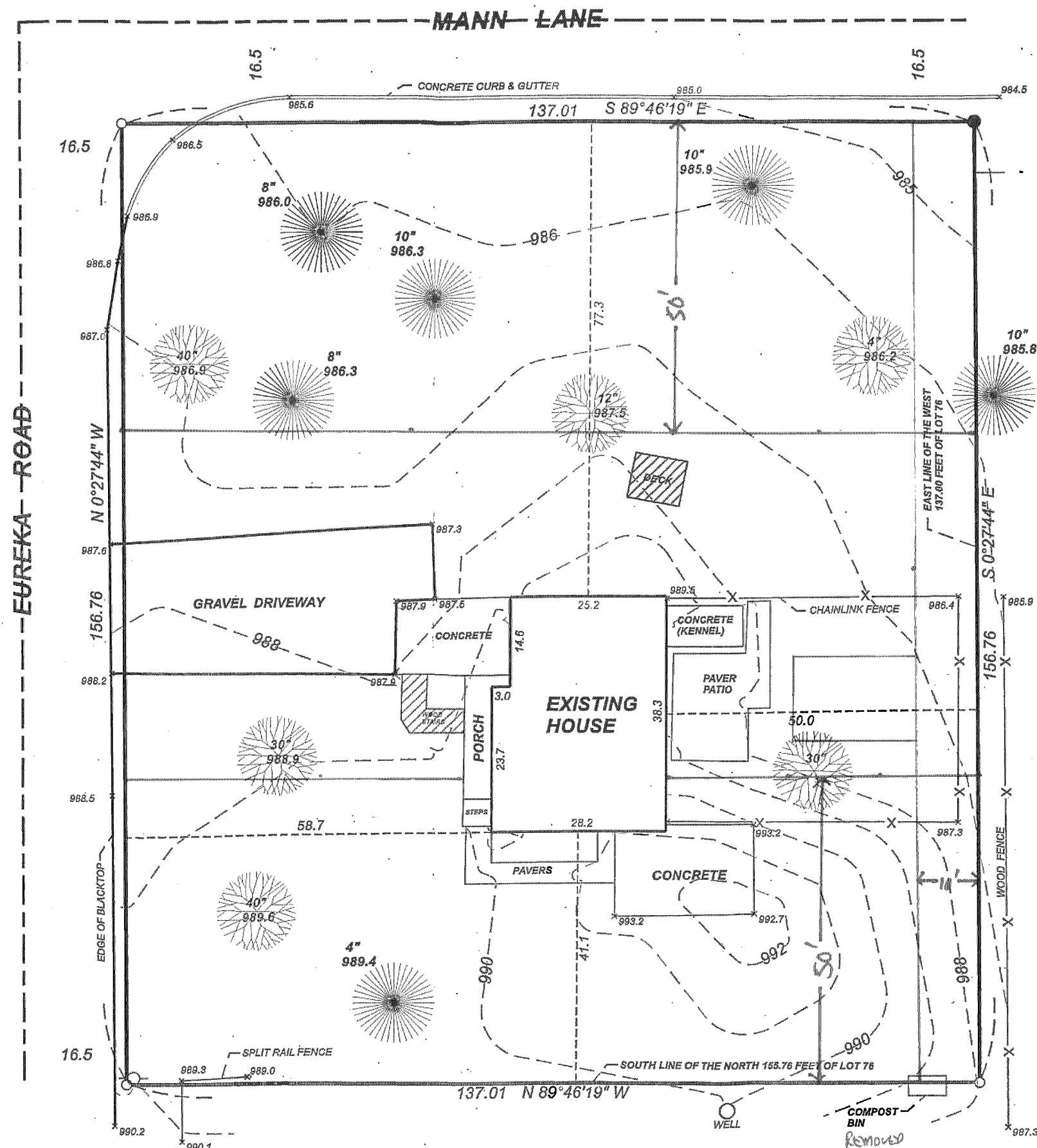
Steven V. Ische

22703  
License No.

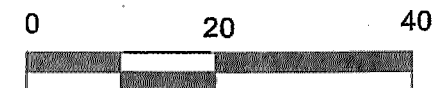
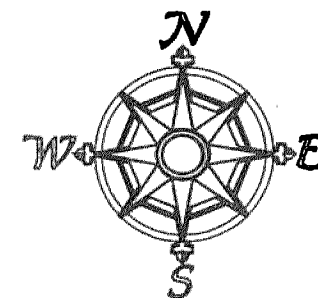
10/07/22  
Date

PROJ. #2175-00

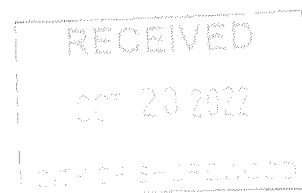
NAVD88 VERTICAL DATUM



OPTION 1



SCALE IN FEET



### IMPERVIOUS SURFACE COVERAGE:

EXISTING HOUSE:	1,036 S.F.
PORCH:	92 S.F.
CONCRETE:	621 S.F.
DRIVEWAY:	1,060 S.F.
PAVERS:	402 S.F.

TOTAL IMPERVIOUS: 3,211 S.F.

LOT AREA: 21,476 S.F.

IMPERVIOUS COVERAGE: 15.0 %

**PREMIER**  
LAND SURVEYING, LLC

1600 Arboretum Blvd., Suite 203  
Victoria, MN 55386  
952-443-3010

Certificate of Survey

~ for ~ Gene German  
5925 Eureka Rd.  
Shorewood, MN 55331

DESCRIPTION OF PROPERTY:

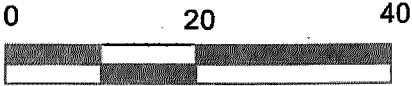
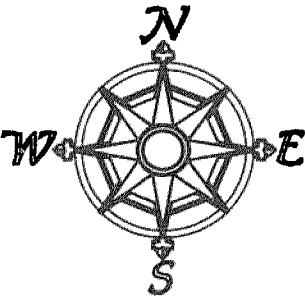
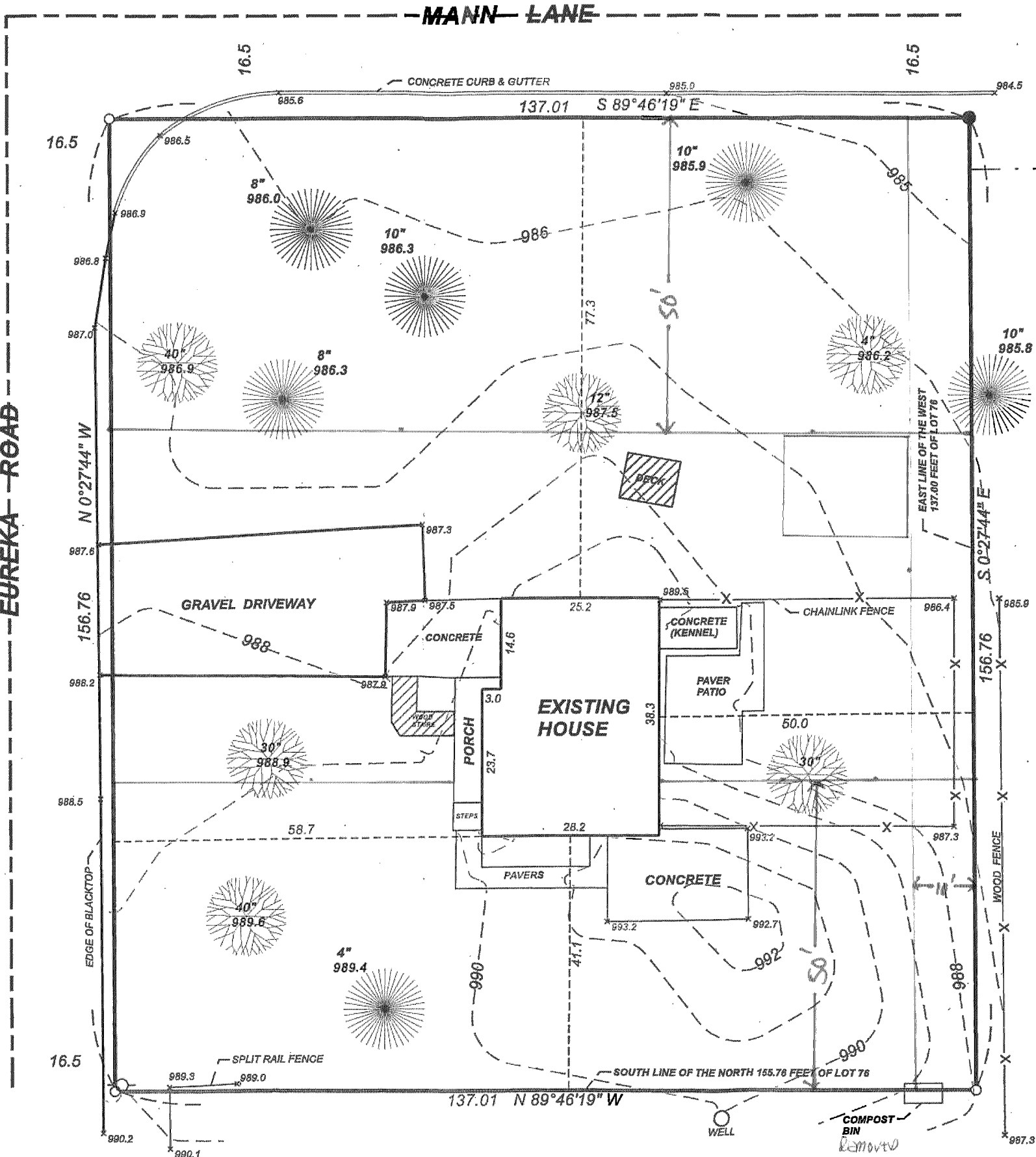
The North 156.75 feet of the West 137.00 feet of that part of Lot 76, AUDITOR'S SUBDIVISION NO. 133, according to the recorded plat thereof, Hennepin County, Minnesota, lying North of the North line of Lots 14 and 15, MEAKERS OUTLOTS TO EXCELSIOR, according to the recorded plat thereof in said County.

LEGEND

- Set 1/2" X 14" rebar marked with cap number 22703
- Found Iron Monument
- Pine Tree
- Deciduous Tree
- Contour Line
- Spot Elevation
- Power Pole

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

Steven V. Ische 22703 10/07/22  
Steven V. Ische License No. Date



SCALE IN FEET

RECEIVED  
OCT 20 2022  
CITY OF SHOREWOOD

IMPERVIOUS SURFACE COVERAGE:

EXISTING HOUSE:	1,036 S.F.
PORCH:	92 S.F.
CONCRETE:	621 S.F.
DRIVEWAY:	1,060 S.F.
PAVERS:	402 S.F.
TOTAL IMPERVIOUS:	3,211 S.F.
LOT AREA:	21,476 S.F.
IMPERVIOUS COVERAGE:	15.0 %

PREMIER  
LAND SURVEYING, LLC

1600 Arboretum Blvd., Suite 203  
Victoria, MN 55386  
952-443-3010

# Certificate of Survey

~ for ~ Gene German  
5925 Eureka Rd.  
Shorewood, MN 55331

## DESCRIPTION OF PROPERTY:

The North 156.75 feet of the West 137.00 feet of that part of Lot 76, AUDITOR'S SUBDIVISION NO. 133, according to the recorded plat thereof, Hennepin County, Minnesota, lying North of the North line of Lots 14 and 15, MEAKERS OUTLOTS TO EXCELSIOR, according to the recorded plat thereof in said County.

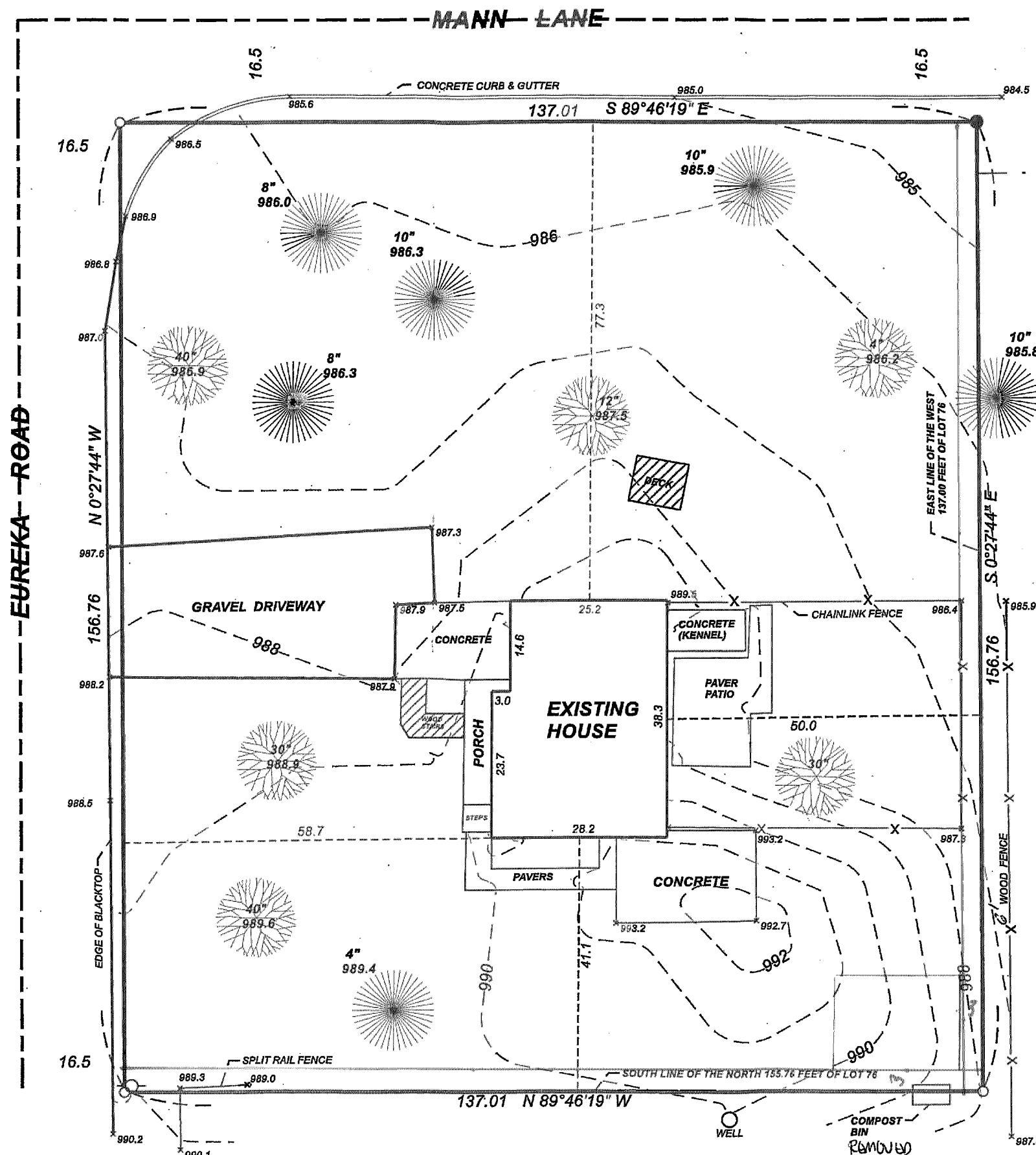
### LEGEND

- 

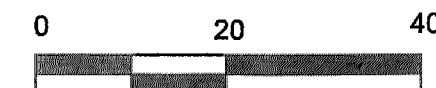
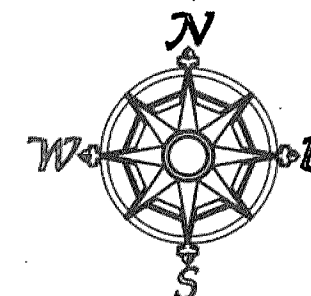
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Steven V. Ische 22703 10/07/22  
Steven V. Ische License No. Date

PROJ. #2175-00 NAVD88 VERTICAL DATUM



OPTION 3



SCALE IN FEET

RECEIVED

OCT 10 2022

22703

## IMPERVIOUS SURFACE COVERAGE:

EXISTING HOUSE:	1,036 S.F.
PORCH:	92 S.F.
CONCRETE:	621 S.F.
DRIVEWAY:	1,060 S.F.
PAVERS:	402 S.F.
TOTAL IMPERVIOUS:	3,211 S.F.
LOT AREA:	21,476 S.F.
IMPERVIOUS COVERAGE:	15.0 %

**PREMIER**  
LAND SURVEYING, LLC

1600 Arboretum Blvd., Suite 203  
Victoria, MN 55386  
952-443-3010

## Marie Darling

---

**From:** Josh Hukriede <jthukriede@hotmail.com>  
**Sent:** Sunday, December 4, 2022 9:01 PM  
**To:** Planning  
**Subject:** Fw: german and lassila variance request  
**Attachments:** 12-06-2022 Planning Comm Agenda Packet.pdf

Attn: Planning Commission

We, the owners at 25425 Mann Lane are writing in regards to the request for a zoning variance by Gene German and Sara Lassila, which borders our property on the west. After reading their proposal with various requested locations for a shed on their property we agree that their preferred choice of the South East corner is the most secluded spot. Their neighbors to the south have a shed in the same location on their property and it would border our fence line which we have no problems with. We would be happy to trim the branch hanging over the fence if needed for construction as well.

Sincerely,  
Carrie Rutstein  
Josh Hukriede

**From:** Marie Darling <MDarling@ci.shorewood.mn.us>  
**Sent:** Friday, December 2, 2022 10:04 AM  
**To:** jthukriede@hotmail.com <jthukriede@hotmail.com>  
**Subject:** german and lassila variance request

Fyi.

*Marie Darling AICP*

*Planning Director*

952-960-7912

[mdarling@ci.shorewood.mn.us](mailto:mdarling@ci.shorewood.mn.us)

*City of Shorewood  
5755 Country Club Road  
Shorewood, MN 55331*

*MN Data Practices Notification: Pursuant to MN Data Practices Chapter 13 all government data including email communications is presumed to be public unless there is a specific state statute, federal law, or temporary classification that classifies it otherwise.*





# CITY OF SHOREWOOD

5755 Country Club Road • Shorewood, Minnesota 55331 • 952-960-7900  
www.ci.shorewood.mn.us • cityhall@ci.shorewood.mn.us

## MEMORANDUM

**TO:** Planning Commission

**FROM:** Marie Darling, Planning Director

**MEETING DATE:** January 17, 2023

**APPLICANT:** Clayton Tessness

**LOCATION:** 22430 Murray Street

**COMPREHENSIVE PLAN:** Low Density Residential

**ZONING:** R-1C/S

**REVIEW DEADLINE:** April 20, 2023

### REQUEST

The applicant proposes to add a second story over the garage for a master bedroom suite. The garage is currently 37.8 feet from the rear property line where 40 feet is required. Because the home is nonconforming to the rear yard setback, adding a second story would increase the nonconforming. As a result, a variance would be required before the project could proceed.

Notice of this application was mailed to all property owners within 500 feet of the property at least 10 days prior to the meeting.



### BACKGROUND

Context: The property is currently developed with a single-family home and attached garage. The home was constructed in 1978 with a survey that included a hand-drawn home. The survey showed a dimension of 40 feet from the rear property line although the setback when the home was constructed was 50 feet. The city has no formal record (building permits, etc.) of any home on the site prior to 1978, but a topography map from 1967 does indicate a home in roughly the same location.

The property was originally part of a plat recorded in 1924 and was further subdivided prior to modern record keeping. The property contains mature trees but is not subject to the tree preservation policy.



The adjacent private properties are all developed with single family homes. The property is located within the Shoreland Overlay district for Galpin Lake. There is no record of wetland on the property, nor is it located within a floodplain overlay district.

Staff note a shed is shown on the attached survey that does not meet setbacks and crosses a property line.

Applicable Code Sections:

Subd. 1201.03 Subd. 1 i. states that lawful nonconforming, single-family residential units may be expanded without variance, subject to the following:

- The expansion cannot increase the nonconformity and complies with the height and setback requirements of the district in which it is located.
- The expansion can't exceed a floor area/lot area ratio of 30 percent
- The expansion can't adversely affect the aesthetics or character of the adjacent property
- The expansion shall take into consideration the protection of light and air to the adjacent property
- The city may enlarge the opposite required yard space by an equivalent amount on the opposite side

The applicant's proposal to add a second story to their home does not qualify for the above exclusion, as the proposed home includes a new second story area that does not meet the setback.

Section 1201.12 Subd. 5 (R-1C zoning district) requires a minimum of 40 feet from the rear property line.

**ANALYSIS**

On the attached plans, the applicant has requested a variance to allow an additional bedroom to be constructed above the attached garage. The main floor of the home is not proposed to be expanded.

Impervious Surface Coverage:

The property owner would be under the required amount of impervious surface coverage with the proposed

reconstruction. The table contains the impervious surface coverage according to the survey.

Existing	Proposed	Max Allowed
24.1 %	24.1 %	25 %

Variance Criteria:

Section 1201.05 Subd. 3. a. of the zoning regulations sets forth criteria for the consideration of variance requests. Staff reviewed the request according to these criteria, as follows:

1. *Intent of comprehensive plan and zoning ordinance:* The property owner would continue to use the property for residential purposes and proposes no use on the site that would be inconsistent with either the intent of the residential land use classification or the district's allowed uses.
2. *Practical difficulties:* Practical difficulties include three factors, all three of which must be met. Staff finds that the practical difficulties for the property are related to the original construction of the home in a location that is not consistent with modern zoning.



a. *Reasonable:* Expansion of the home with a master bedroom suite is a reasonable use of the property.

b. *Self-Created:* The property owners did not construct the home too close to the north property line. That element of practical difficulty was created by a previous homeowner. However, the property owners do have an option to consolidate the two properties they own into one parcel. This would eliminate the lot line and negate the need for a variance. The two parcels owned by the same property owner are outlined in red in the photo to the right.



c. *Essential Character:* The homes in the area were constructed at different times and at this end of Murray Street not consistently set back from Murray Street. As the home is setback from the front property line by about 90 feet, the second story would not be noticeable or inconsistent with the neighborhood. Additionally, the property to the north is a vacant property owned by the same property owners.

3. *Economic Considerations:* The applicants have not proposed the variance based on economic considerations, but to create a home that meets their family's needs.

4. *Impact on Area:* The property owners are not proposing anything that would increase the risk of fire or endanger public safety or increase the impact on adjacent streets.

5. *Impact to public welfare and other improvements:* The applicants' proposal is unlikely to impact or impair adjacent property values or the public welfare.

6. *Minimum to alleviate difficulty:* The request for a variance is reasonable and as the addition would not extend beyond the existing footprint of the home, which could be found to be the minimum request necessary to alleviate the difficulty. However, staff notes that combining the two parcels together would remove the lot line between the two parcels owned by the property owner would negate the need for a variance.

## RECOMMENDATION:

Based upon the preceding analysis, staff conclude the request is consistent with the criteria for granting variances and recommend approval. Staff further recommends the following conditions be included into the recommendation forwarded to the City Council.

- No work may be completed without approval of the applicable permits.
- The shed noted on the survey must be relocated to a conforming location (with a zoning permit) on the property prior to the final inspection for the home addition.

- Prior to the issuance of a building permit, the applicant shall submit a construction management plan addressing parking for contractors/subs, delivery of goods, hours of construction, trash management, etc.

**ATTACHMENTS:**

Location Map

Applicants Narrative and Plans



To whom it may concern:

We are requesting a variance for the property at 22430 Murray Street. The variance would be for the rear yard setback from 40 feet to 37.6 feet. We are adding an addition above the garage and not changing any of the pre-existing conditions pertinent to a setback. The variance, and its resulting construction and use is consistent with the intent of the comprehensive plan and in harmony with the general purposes and the intent of the zoning regulations.

The pre-existing conditions where the house was built on the lot caused the practical difficulties in complying with this chapter. The property owners propose to use the property in a reasonable manner which are in line with the comprehensive plan. The plight of the homeowner is not due to circumstances unique to the property not created by the landowner being that the home was built before this ordinance was in effect. The variance, if approved, would not alter the essential character of the locality. Being that it will continue being a residential single family dwelling.

The variance would not be based exclusively on economic considerations. The variance shall not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in the public street or increase the danger of fire or endanger the public safety.

Revisions:	
1	
2	
3	
4	
5	

**AUDITOR'S**


North line of the South 150.88 feet of Lot 64, AUDITOR'S SUBDIVISION NO. 135


1/2" Iron Pipe (illegible cap) ±1.0 ft NW of Corner

**S89°15'46"E 135.00**

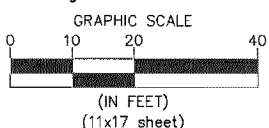
1001.2, 1001.4, 1001.6, 1001.8, 1002.0, 1002.2, 1002.4, 1002.6, 1002.8, 1003.0, 1003.2, 1003.4, 1003.6, 1003.8, 1004.0, 1004.2, 1004.4, 1004.6, 1004.8, 1005.0, 1005.2, 1005.4, 1005.6, 1005.8, 1006.0, 1006.2, 1006.4, 1006.6, 1006.8, 1007.0, 1007.2, 1007.4, 1007.6, 1007.8, 1008.0, 1008.2, 1008.4, 1008.6, 1008.8, 1009.0, 1009.2, 1009.4, 1009.6, 1009.8, 1010.0, 1010.2, 1010.4, 1010.6, 1010.8, 1011.0, 1011.2, 1011.4, 1011.6, 1011.8, 1012.0, 1012.2, 1012.4, 1012.6, 1012.8, 1013.0, 1013.2, 1013.4, 1013.6, 1013.8, 1014.0, 1014.2, 1014.4, 1014.6, 1014.8, 1015.0, 1015.2, 1015.4, 1015.6, 1015.8, 1016.0, 1016.2, 1016.4, 1016.6, 1016.8, 1017.0, 1017.2, 1017.4, 1017.6, 1017.8, 1018.0, 1018.2, 1018.4, 1018.6, 1018.8, 1019.0, 1019.2, 1019.4, 1019.6, 1019.8, 1020.0, 1020.2, 1020.4, 1020.6, 1020.8, 1021.0, 1021.2, 1021.4, 1021.6, 1021.8, 1022.0, 1022.2, 1022.4, 1022.6, 1022.8, 1023.0, 1023.2, 1023.4, 1023.6, 1023.8, 1024.0, 1024.2, 1024.4, 1024.6, 1024.8, 1025.0, 1025.2, 1025.4, 1025.6, 1025.8, 1026.0, 1026.2, 1026.4, 1026.6, 1026.8, 1027.0, 1027.2, 1027.4, 1027.6, 1027.8, 1028.0, 1028.2, 1028.4, 1028.6, 1028.8, 1029.0, 1029.2, 1029.4, 1029.6, 1029.8, 1030.0, 1030.2, 1030.4, 1030.6, 1030.8, 1031.0, 1031.2, 1031.4, 1031.6, 1031.8, 1032.0, 1032.2, 1032.4, 1032.6, 1032.8, 1033.0, 1033.2, 1033.4, 1033.6, 1033.8, 1034.0, 1034.2, 1034.4, 1034.6, 1034.8, 1035.0, 1035.2, 1035.4, 1035.6, 1035.8, 1036.0, 1036.2, 1036.4, 1036.6, 1036.8, 1037.0, 1037.2, 1037.4, 1037.6, 1037.8, 1038.0, 1038.2, 1038.4, 1038.6, 1038.8, 1039.0, 1039.2, 1039.4, 1039.6, 1039.8, 1040.0, 1040.2, 1040.4, 1040.6, 1040.8, 1041.0, 1041.2, 1041.4, 1041.6, 1041.8, 1042.0, 1042.2, 1042.4, 1042.6, 1042.8, 1043.0, 1043.2, 1043.4, 1043.6, 1043.8, 1044.0, 1044.2, 1044.4, 1044.6, 1044.8, 1045.0, 1045.2, 1045.4, 1045.6, 1045.8, 1046.0, 1046.2, 1046.4, 1046.6, 1046.8, 1047.0, 1047.2, 1047.4, 1047.6, 1047.8, 1048.0, 1048.2, 1048.4, 1048.6, 1048.8, 1049.0, 1049.2, 1049.4, 1049.6, 1049.8, 1050.0, 1050.2, 1050.4, 1050.6, 1050.8, 1051.0, 1051.2, 1051.4, 1051.6, 1051.8, 1052.0, 1052.2, 1052.4, 1052.6, 1052.8, 1053.0, 1053.2, 1053.4, 1053.6, 1053.8, 1054.0, 1054.2, 1054.4, 1054.6, 1054.8, 1055.0, 1055.2, 1055.4, 1055.6, 1055.8, 1056.0, 1056.2, 1056.4, 1056.6, 1056.8, 1057.0, 1057.2, 1057.4, 1057.6, 1057.8, 1058.0, 1058.2, 1058.4, 1058.6, 1058.8, 1059.0, 1059.2, 1059.4, 1059.6, 1059.8, 1060.0, 1060.2, 1060.4, 1060.6, 1060.8, 1061.0, 1061.2, 1061.4, 1061.6, 1061.8, 1062.0, 1062.2, 1062.4, 1062.6, 1062.8, 1063.0, 1063.2, 1063.4, 1063.6, 1063.8, 1064.0, 1064.2, 1064.4, 1064.6, 1064.8, 1065.0, 1065.2, 1065.4, 1065.6, 1065.8, 1066.0, 1066.2, 1066.4, 1066.6, 1066.8, 1067.0, 1067.2, 1067.4, 1067.6, 1067.8, 1068.0, 1068.2, 1068.4, 1068.6, 1068.8, 1069.0, 1069.2, 1069.4, 1069.6, 1069.8, 1070.0, 1070.2, 1070.4, 1070.6, 1070.8, 1071.0, 1071.2, 1071.4, 1071.6, 1071.8, 1072.0, 1072.2, 1072.4, 1072.6, 1072.8, 1073.0, 1073.2, 1073.4, 1073.6, 1073.8, 1074.0, 1074.2, 1074.4, 1074.6, 1074.8, 1075.0, 1075.2, 1075.4, 1075.6, 1075.8, 1076.0, 1076.2, 1076.4, 1076.6, 1076.8, 1077.0, 1077.2, 1077.4, 1077.6, 1077.8, 1078.0, 1078.2, 1078.4, 1078.6, 1078.8, 1079.0, 1079.2, 1079.4, 1079.6, 1079.8, 1080.0, 1080.2, 1080.4, 1080.6, 1080.8, 1081.0, 1081.2, 1081.4, 1081.6, 1081.8, 1082.0, 1082.2, 1082.4, 1082.6, 1082.8, 1083.0, 1083.2, 1083.4, 1083.6, 1083.8, 1084.0, 1084.2, 1084.4, 1084.6, 1084.8, 1085.0, 1085.2, 1085.4, 1085.6, 1085.8, 1086.0, 1086.2, 1086.4, 1086.6, 1086.8, 1087.0, 1087.2, 1087.4, 1087.6, 1087.8, 1088.0, 1088.2, 1088.4, 1088.6, 1088.8, 1089.0, 1089.2, 1089.4, 1089.6, 1089.8, 1090.0, 1090.2, 1090.4, 1090.6, 1090.8, 1091.0, 1091.2, 1091.4, 1091.6, 1091.8, 1092.0, 1092.2, 1092.4, 1092.6, 1092.8, 1093.0, 1093.2, 1093.4, 1093.6, 1093.8, 1094.0, 1094.2, 1094.4, 1094.6, 1094.8, 1095.0, 1095.2, 1095.4, 1095.6, 1095.8, 1096.0, 1096.2, 1096.4, 1096.6, 1096.8, 1097.0, 1097.2, 1

- Denotes Found Monument, as Noted
- Denotes 5/8 inch by 14 inch  
rebar, marked with RLS 51676  
unless otherwise noted
- PK  
● Denotes Set PK Nail

 Denotes Concrete Surface

 Denotes Bituminous Surface

Bearings shown are assumed



2564	10415.001
------	-----------

Denotes Existing Contour

PP Denotes Utility Pole

EM Denotes Existing Electric Meter

× 000.0 Denotes Existing Elevation

→ Denotes Direction of Drainage

— Denotes Drainage & Utility Easement  
(per recorded plat)

Denotes Iron Monument

Total Lot Area .....	±20,369 sq.ft.
House and Covered Porch Area .....	±2,150 sq.ft.
Driveway Area .....	±2,582 sq.ft.
Sidewalk Area .....	±86 sq.ft.
Shed Area .....	±89 sq.ft.
Total Impervious .....	±4,907 sq.ft.
Total Impervious Coverage .....	±24.1%

**PARCEL DESCRIPTION:** (Per Certificate of Survey dated 3/23/1976, prepared by Carlson & Carlson, Inc.)

The South 150.88 feet of the East 135.0 feet of Lot 84, AUDITOR'S SUBDIVISION NO. 135, Hennepin County, Minnesota. Subject to an easement for driveway purposes over the East 20 feet thereof.



ENGINEERING  
SURVEYING  
ENVIRONMENTAL

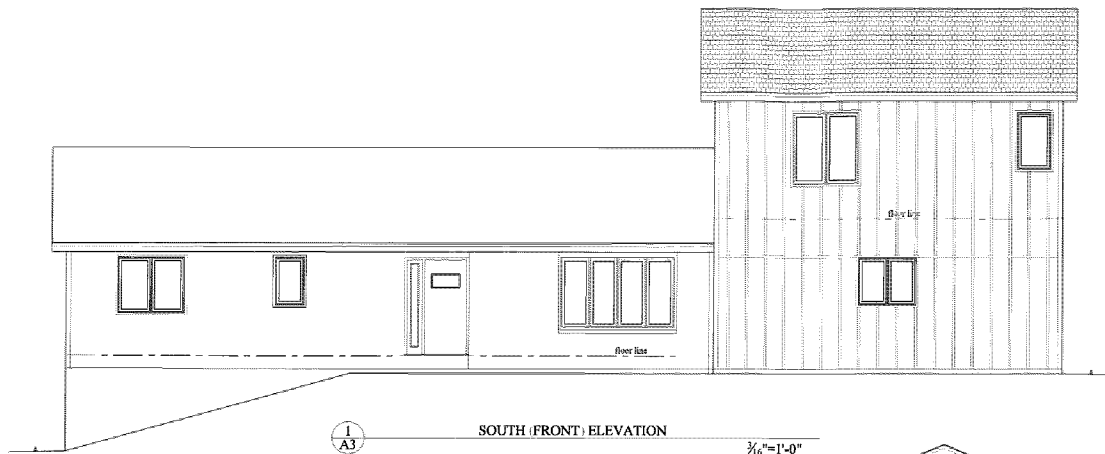
I hereby certify to Clayton Tessness that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.  
Dated this 6th day of December, 2022.

Signed: Carlson McCajay Inc.

By: Peter J. Blomquist  
Thomas R. Balluff, L.S. Reg. No. 40361  
Peter J. Blomquist, L.S. Reg. No. 51676

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449  
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM

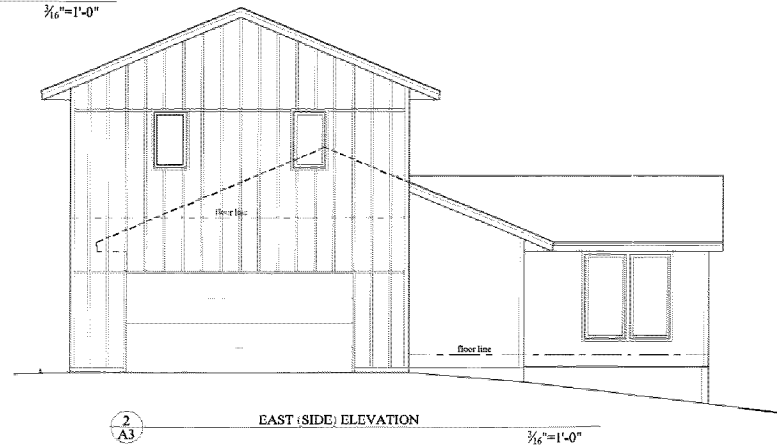
Save Date: 12/09/22 f:\jobs\10401 - 10420\10415 - auditor's subdivision no. 195\cad c3d\survey\10415.cad.dwg



1  
A3

SOUTH (FRONT) ELEVATION

$\frac{3}{16}"=1'-0"$



2  
A3

EAST (SIDE) ELEVATION

$\frac{3}{16}"=1'-0"$



3  
A3

NORTH (BACK) ELEVATION

$\frac{3}{16}"=1'-0"$

**gh DESIGN**  
new and remodeled home  
design and drafting services  
Gene Klatt  
ph: (612) 986-2352 e-mail: klattg1@gmail.com

**Second Floor Addition**

22430 Murry Street  
Excelsior, Mn. 55331

sheet  
**A3**

Date: 10-6-22

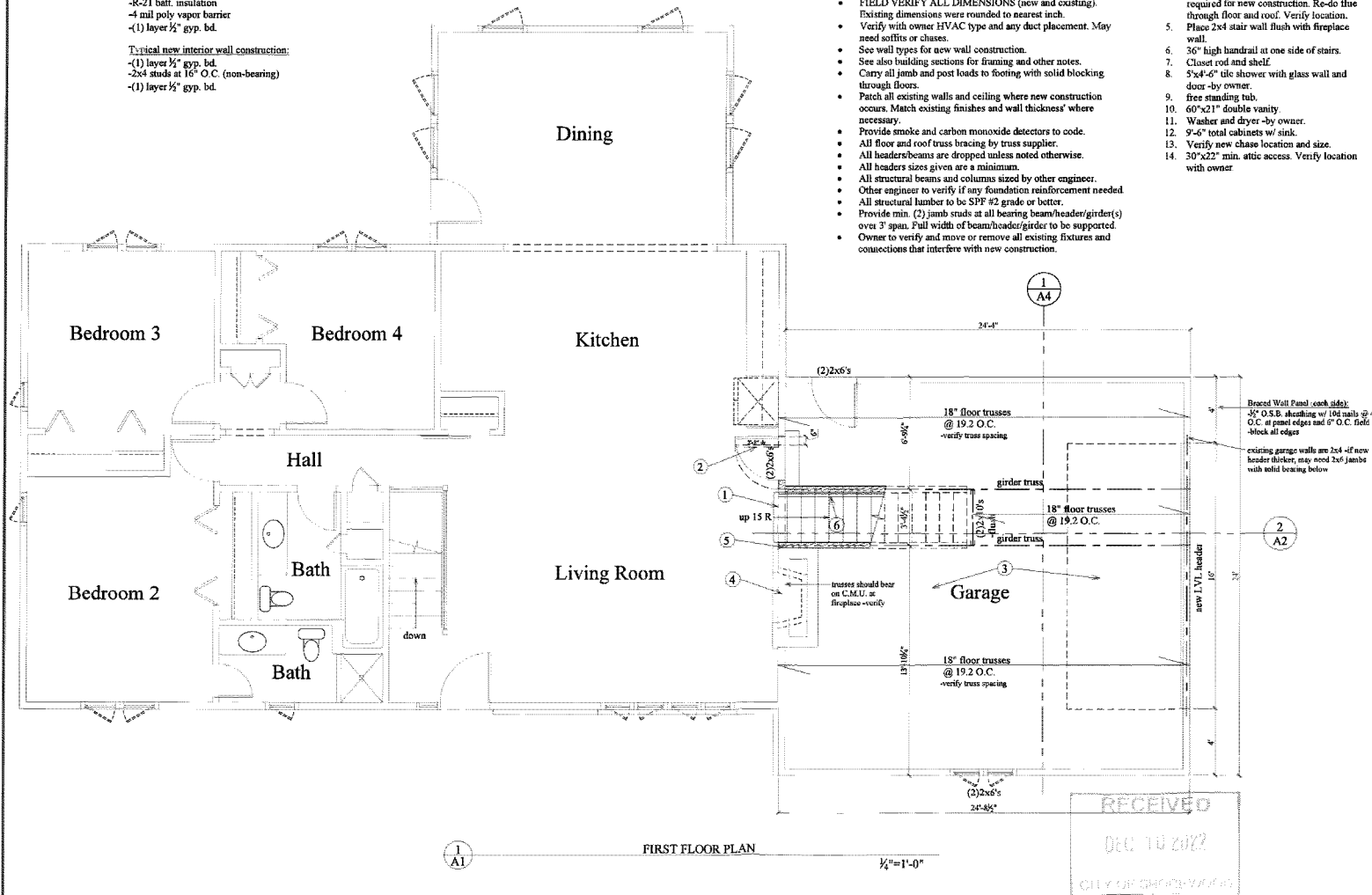
**WALL TYPES:**

Typical new exterior wall construction:

- siding (match existing)
- house wrap
- $\frac{1}{2}$ " O.S.B. sheathing
- 2x6 studs @ 16" O.C.
- R-21 batt. insulation
- 4 mil poly vapor barrier
- (1) layer  $\frac{1}{2}$ " gyp. bd.

Typical new interior wall construction:

- (1) layer  $\frac{1}{2}$ " gyp. bd.
- 2x4 studs at 16" O.C. (non-bearing)
- (1) layer  $\frac{1}{2}$ " gyp. bd.

**Floor Plan General Notes:**

- Verify all final window and door sizes and types with owner.
- All bath cabinets and fixtures by owner.
- All interior and exterior finishes by owner.
- All dimensions are from the face of exterior walls and to the center of interior walls, windows and doors.
- FIELD VERIFY ALL DIMENSIONS (new and existing). Existing dimensions were rounded to nearest inch.
- Verify with owner HVAC type and any duct placement. May need soffits or chases.
- See wall types for new wall construction.
- See also building sections for framing and other notes.
- Carry all jamb and post loads to footing with solid blocking through floors.
- Patch all existing walls and ceiling where new construction occurs. Match existing finishes and wall thickness where necessary.
- Provide smoke and carbon monoxide detectors to code.
- All floor and roof truss bracing by truss supplier.
- All headers/beams are dropped unless noted otherwise.
- All headers sizes given are a minimum.
- All structural beams and columns sized by other engineer.
- Other engineer to verify if any foundation reinforcement needed.
- All structural lumber to be SPF #2 grade or better.
- Provide min. (2) jamb studs at all bearing beam/header/girder(s) over 3 span. Full width of beam/header/girder to be supported.
- Owner to verify and move or remove all existing fixtures and connections that interfere with new construction.

**Floor Plan Numbered Notes:**

1. Remove wall as required for new staircase.
2. Move existing door over as required for new stair opening.
3. Entire existing garage roof to be removed.
4. Remove existing chimney above ceiling as required for new construction. Re-do flue through floor and roof. Verify location.
5. Place 2x4 stair wall flush with fireplace wall.
6. 36" high handrail at one side of stairs.
7. Closet rod and shelf.
8. 5'x4'-6" tile shower with glass wall and door - by owner.
9. free standing tub.
10. 60"x21" double vanity.
11. Washer and dryer - by owner.
12. 9'-6" total cabinets w/ sink.
13. Verify new chase location and size.
14. 30"x22" min. attic access. Verify location with owner.



**gh DESIGN**  
new and remodeled home  
design and drafting services  
Gene Klatt  
ph: 612-986-2552 e-mail: klattg@ghd.com

**Second Floor Addition**

22430 Murry Street  
Excelsior, Mn. 55331

sheet  
**A1**

Date: 10-6-22

# WALL TYPES:

Typical new exterior wall construction

-siding (match existing)

-house wrap

- $\frac{1}{2}$ " O.S.B. sheathing

-2x6 studs @ 16" O.C.

-R-21 batt insulation

-4 mil poly vapor barrier

-(1) layer  $\frac{1}{2}$ " gyp. bd.

Typical new interior wall construction:

-(1) layer  $\frac{1}{2}$ " gyp. bd.

-2x4 studs at 16" O.C. (non-bearing)

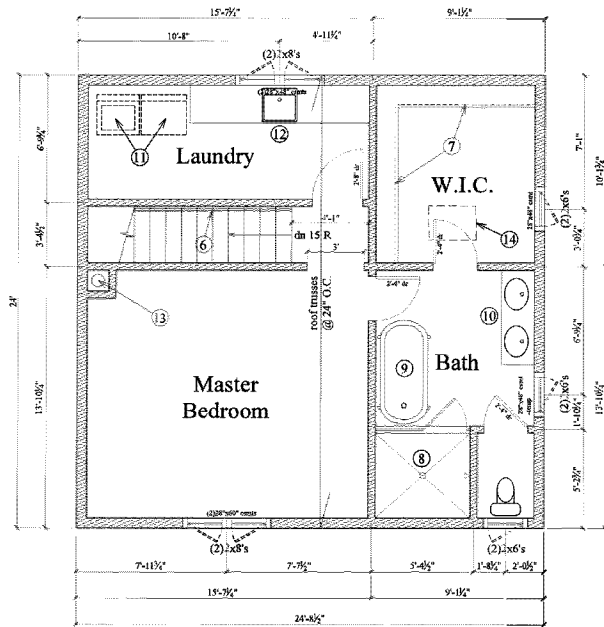
-(1) layer  $\frac{1}{2}$ " gyp. bd.

# Floor Plan General Notes:

- Verify all final window and door sizes and types with owner.
- All bath cabinets and fixtures by owner.
- All interior and exterior finishes by owner.
- All dimensions are from the face of exterior walls and to the center of interior walls, windows and doors.
- FIELD VERIFY ALL DIMENSIONS (new and existing). Existing dimensions were rounded to nearest inch.
- Verify with owner HVAC type and any duct placement. May need soffits or chases.
- See wall types for new wall construction.
- See also building sections for framing and other notes.
- Carry all jamb and post loads to footing with solid blocking through floors.
- Patch all existing walls and ceiling where new construction occurs. Match existing finishes and wall thickness' where necessary.
- Provide smoke and carbon monoxide detectors to code.
- All floor and roof truss bracing by truss supplier.
- All headers/beams are dropped unless noted otherwise.
- All headers sizes given are a minimum.
- All structural beams and columns sized by other engineer.
- Other engineers to verify if any foundation reinforcement needed.
- All structural lumber to be SPF #2 grade or better.
- Provide min. (2) jamb studs at all bearing beam/header/girder(s) over 3' span. Full width of beam/header/girder to be supported.
- Owner to verify and move or remove all existing fixtures and connections that interfere with new construction.

# Floor Plan Numbered Notes:

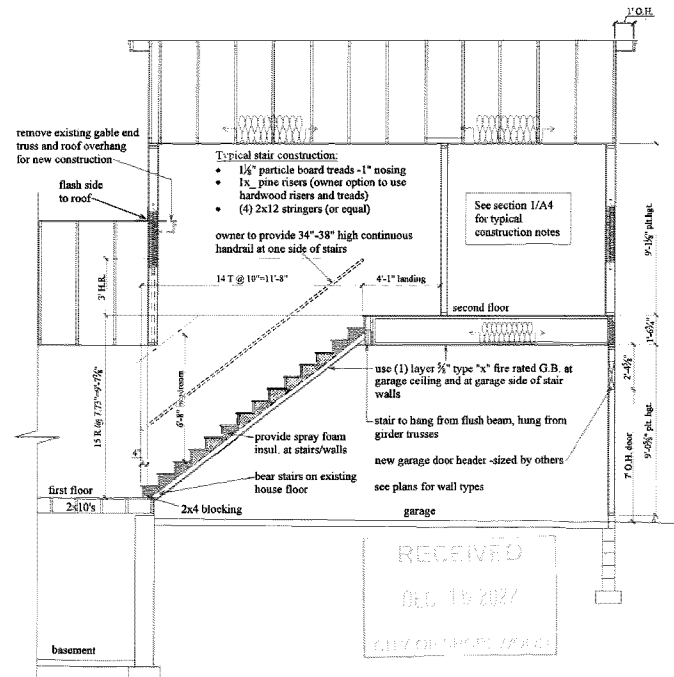
- Remove wall as required for new staircase.
- Move existing door over as required for new stair opening.
- Entire existing garage roof to be removed.
- Remove existing chimney above ceiling as required for new construction. Re-do flue through floor and roof. Verify location.
- Place 2x4 stair wall flush with fireplace wall.
- 36" high handrail at one side of stairs.
- Closet rod and shelf.
- 5'x4'-6" tile shower with glass wall and door -by owner.
- free standing tub.
- 60"x21" double vanity.
- Washer and dryer -by owner.
- 9'-6" total cabinets w/ sink.
- Verify new chase location and size.
- 30"x22" min. attic access. Verify location with owner.



1  
A2

SECOND FLOOR PLAN

1/4"=1'-0"



2  
A2

HOUSE / GARAGE SECTION

1/4"=1'-0"



**gh DESIGN**  
new and remodeled home  
design and drafting services  
Gene Klatt  
PH: (612) 986-2262 e-mail: klattg@earthlink.net

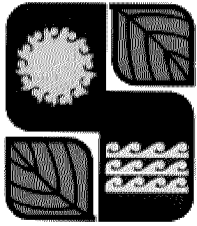
# Second Floor Addition

22430 Murry Street  
Excelsior, Mn. 55331

sheet  
**A2**

Date: 10-6-22





CITY OF  
**SHOREWOOD**

**4C**

5755 COUNTRY CLUB ROAD, SHOREWOOD, MINNESOTA 55331-8927 • 952.960.7900  
[www.ci.shorewood.mn.us](http://www.ci.shorewood.mn.us) • [cityhall@ci.shorewood.mn.us](mailto:cityhall@ci.shorewood.mn.us)

## MEMORANDUM

**TO:** Planning Commission, Mayor and City Council

**FROM:** Marie Darling, Planning Director

**REVIEWED BY:** Joe Rigdon, Finance Director

**MEETING DATE:** January 17, 2023

**REQUEST:** Capital Improvements Program Review

**APPLICANT:** City of Shorewood

**LOCATION:** City-Wide

### REQUEST:

The Capital Improvements Program is a 10-year budgeting tool that the City uses to prioritize large capital projects. It functions as an implementation tool as part of the Comprehensive Plan.

Chapter 201.07 (Powers and Duties) of City Code directs (pursuant to Minnesota statute) the Planning Commission to review and make findings as to the compliance of the CIP with the Comprehensive Plan. The Planning Commission's responsibility is not to analyze each project, but to generally review the projects for the overall implementation of the Comprehensive Plan.

### ANALYSIS

All of the projects within the plan are categorized by type and funding mechanism. A sampling of the applicable goals, objectives and/or policies included in the Comprehensive Plan are included for each category.

**Fund 201 (Community & Event Center).** This section includes building and grounds improvements as well as equipment for the Center.

**Goal:** Maintain a sound financial planning program for capital improvements, relating such improvements to actual need, proper location and timing.

**Policies:** All public facilities shall be developed, improved and maintained according to the highest adopted standards of design and performance to serve as examples for private development. The City shall strive to make efficient use of its various municipal buildings by evaluating, on a periodic basis, the space needs of various City functions.

**Fund 402 (Park Capital Improvement Fund)**. The Parks Commission met on October 25, 2022 and prioritized the capital improvements based on their annual in-person assessment of the conditions in each park and the need for the programmed items. Trails are generally not included in Fund 402 as they are constructed with street reconstructions and have their own fund. The Freeman Park trail project is different as the trail is within Freeman Park and are considered a park facility.

Goal: Maintain a sound financial planning program for capital improvements, relating such improvements to actual need, proper location and timing.

Policies: Funding for park maintenance and necessary improvements shall be considered a community priority. Recreational open space improvement shall be programmed in accordance with a capital improvement program, updated on an annual basis.

**Fund 403 (Equipment Replacement Fund)**. The majority of the CIP for equipment replacement pertains to public works and reflects the equipment necessary to carry out their basic duties including capital equipment, vehicles, etc. Other projects generally placed in this category include improvements for City Hall and other public buildings, technology upgrades, etc. In this CIP, a vehicle is also included for the Building Official.

Goal: Maintain a sound financial planning program for capital improvements, relating such improvements to actual need, proper location and timing.

Objective: New community facilities and services are to be developed to meet the needs and interests of the Shorewood community.

**Fund 404 (Street Reconstruction Fund), Fund 405 (Municipal State Aid Street Construction Fund), and Fund 406 (Trails)**: Based on their conditions, staff are proposing the following street improvements for 2023. For each of the applicable proposed street and utility improvement projects, there are also associated costs in the Water, Sewer, and Stormwater funds for the associated utility costs.

When considering trails, the City has placeholder location for both Mill Street and Galpin Lake Road trails and will continue to submit for funding from other levels of government. Hennepin County, for example, will pay for ½ the costs of the land acquisition and costs of the Mill Street trail and consequently this project is closer to receiving funding. Staff will be applying for grants to contribute toward the local share of this project.

Goals: The City shall provide for and maintain a safe and efficient system of transportation, sensitive to the needs of residents and the environment of the community. The City should establish a plan for an interconnected system of trails, enhancing the safe movement of pedestrians, bicyclists and other modes of non-motorized travel.

Objectives: Implement trail segments on an incremental basis consistent with an overall plan. (Staff notes the trail plan is incorporated as part of the comprehensive plan.)

Policies: Maintain a system of evaluating street conditions and prioritizing street maintenance/improvement efforts. Timeframes for street improvement/replacement efforts shall be identified within the City's capital improvement program (CIP). Priorities for the funding of the construction of trails shall be established based on safety concerns, funding conditions and neighborhood acceptance.



**Fund 601(Water), Fund 611 (Sanitary Sewer), and Fund 631 (Stormwater Management Fund):**

Projects included with these funds include new utility extensions, rehabilitation of mains, lift stations, ponds, etc. and other equipment directly related to provision of the utility services. For 2023, notice that several projects are consistent with the street projects as much of the work is done at the same time.

Goals: The City shall provide those basic facilities and services that ensure the health, safety and general welfare of the public, the cost of which facilities and services are most efficiently shared by the general public. Maintain a sound financial planning program for capital improvements, relating such improvements to actual need, proper location and timing.

Objectives: New community facilities and services are to be developed to meet the needs and interests of the Shorewood community. Public facilities and services are to be planned and provided in a comprehensive coordinated and economic fashion.

Policies: City public utilities will be reviewed at the same time that the Capital Improvement Program (CIP) is reviewed each year. Demand for urban services shall be anticipated, with emphasis to conserving existing facilities, in order to facilitate orderly, fiscally responsible extension of service systems. The stormwater drainage facilities shall be considered integral elements of the City's street improvement projects.

**FINDINGS/RECOMMENDATION**

Staff recommends a positive finding that the Capital Improvement Program is generally consistent with the Comprehensive Plan and has provided an authorization consistent with this recommendation.

Proposed motion: Move to recommend approval of the 2023-2032 CIP based on the finding that it is generally consistent with, implements, and/or the projects are contemplated by the City's Comprehensive Plan and further that the Vice-Chair of the Commission may execute and forward this finding to the City Council.

**ATTACHMENTS**

2023-2032 CIP

Draft Written Recommendation

Comprehensive Plan (available on the website under government/city departments/planning and protective inspections/Comprehensive Plan or with this link: [Welcome to Shorewood, MN](#))

City of Shorewood, Minnesota  
Capital Improvement Program  
2023 thru 2032

**PROJECTS BY FUNDING SOURCE**

Source	#	Priority	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
<b>201 - Community &amp; Event Center</b>													
SCEC - Mechanical Systems	SCEC-19-01	n/a	10,000	10,500	11,000	11,500	12,000	12,500	13,000	13,500	14,000	14,500	122,500
SCEC - Exterior Doors	SCEC-21-01	n/a					15,000						15,000
SCEC - Activity Rm Counters/Sinks/Lighting	SCEC-22-04	n/a	10,000										10,000
SCEC - Drinking Fountain	SCEC-23-02	n/a	3,000										3,000
SCEC-Interior paint dining rm/lobby/coat rm/hallway	SCEC-23-03	n/a	10,000					12,000					22,000
SCEC - Banquet Chairs - 100	SCEC-23-04	n/a	5,000										5,000
SCEC - Restrooms	SCEC-24-01	n/a		40,000									40,000
SCEC - Conference Chairs	SCEC-24-02	n/a		5,000									5,000
SCEC-painting activity rm/conference rm/office	SCEC-25-01	n/a		6,000					8,000				14,000
SCEC - Kitchen lighting	SCEC-26	n/a				5,000							5,000
SCEC - Banquet tables & rectangle tables	SCEC-26-01	n/a				6,000							6,000
<b>201 - Community &amp; Event Center Total</b>			<b>38,000</b>	<b>55,500</b>	<b>17,000</b>	<b>22,500</b>	<b>27,000</b>	<b>24,500</b>	<b>13,000</b>	<b>21,500</b>	<b>14,000</b>	<b>14,500</b>	<b>247,500</b>
<b>402 - Park Improvements</b>													
Freeman Park Overlay Trails	P0105	n/a	400,000										400,000
Freeman Park North Playground	P0110	n/a							250,000				250,000
Cathcart Park Resurface Tennis Court	P0200	n/a				15,000			18,000				33,000
Cathcart Park Hockey Boards	P0201	n/a					150,000						150,000
Cathcart Park Playground Equipment	P0202	n/a			150,000								150,000
Badger Park Tennis Courts	P0301	n/a			30,000								30,000
Manor Park Outdoor Amphitheatre & Perimeter Trail	P0403	n/a						150,000					150,000
Manor Park Surface	P0404	n/a									250,000		250,000
South Shore Park Master Plan	P0700	n/a		10,000									10,000

Source	#	Priority	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
South Shore Park Reconstruction Project	P0701	n/a						90,000					90,000
402 - Park Improvements Total			400,000		160,000	45,000	150,000	240,000		268,000	250,000		1,513,000
<b>403 - Equipment Replacement Fund</b>													
Dump Truck - Freightliner	004	n/a							254,400				254,400
Dump Truck - Freightliner	005	n/a								270,200			270,200
MultiOne Articulated Tractor	006	n/a									90,200		90,200
Pickup - 4 x 4 Ford F250 (LFS)	010	n/a						47,900					47,900
Pickup - 4 x 4 Ford F150 (DPW)	011	n/a							46,500				46,500
Pickup - 4x4 Ford F150 (Bldg Off when arrive)	025	n/a	32,800									56,600	89,400
Loader - Cat 930H	056	n/a				224,300							224,300
Mower - Toro Z 72098 Wing Mower 96"	075	n/a	46,500								75,400		121,900
Mower - Toro Groundsmaster 7210	084	n/a		32,200									81,400
Pickup - 4 x 4 Ford F350 (On Loan Bldg Off)	090	n/a	37,400									64,400	101,800
Truck - Ford 550 One Ton Dump Truck	091	n/a			97,000								97,000
Mower - Toro Groundsmaster 7210	091b	n/a				36,400							36,400
Dump Truck - Freightliner	092	n/a			199,700							304,600	504,300
Roller - Cat CB14XW	096	n/a									65,600		65,600
Skid Steer - Case SV185	097	n/a	52,500									90,500	143,000
Dump Truck - Freightliner	098	n/a					225,400						225,400
Pelican Street Sweeper	099	n/a		204,000									204,000
Attach Skid Steer - Blower	A03	n/a				10,900					14,800		25,700
Attach Skid Steer - snow bucket	A08	n/a								8,600			8,600
Attach MultiOne - blower	A09	n/a									10,300		10,300
Attach MultiOne - snow broom	A11	n/a									14,800		14,800
High flow cold planer skid steer	A14	n/a	31,300										31,300
Color Copier Replacement	T-13-03	n/a	13,000				14,000				15,000		42,000
800 Mhz Radio Replacement	T-19-01	n/a					36,000						36,000
Computer Upgrades	T-99-99	n/a	10,300	10,600	10,900	11,200	11,500	11,800	12,100	12,400	12,700	13,000	116,500
403 - Equipment Replacement Fund Total			223,800	246,800	307,600	282,800	286,900	59,700	313,000	291,200	348,000	529,100	2,888,900
<b>404 - Street Reconstruction Fund</b>													
Chip Seal/Replay/Crack Seal	LR-99-099	n/a	300,000	305,000	310,000	315,000	320,000	325,000	330,000	335,000	340,000	345,000	3,225,000
Mill & Overlay and Striping	LR-99-100	n/a		561,800	595,508		802,935		751,815		844,739		3,556,797

Source	#	Priority	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Edgewood Rd reclaim	ST-21-01	n/a									1,748,746		1,748,746
Strawberry Court reclaim	ST-22-01	n/a	256,283										256,283
Peach Circle reconstruction	ST-22-02	n/a	376,866										376,866
Strawberry Ln reconstruction	ST-23-01	n/a	2,434,004										2,434,004
Grant Lorenz Rd reclaim	ST-23-02	n/a							1,211,496				1,211,496
Eureka Rd N Reclaim	ST-23-03	n/a			1,553,204								1,553,204
St. Albans Bay Road	ST-23-04	n/a	106,000										106,000
Vine Ridge Road Watermain	ST-23-05	n/a			923,037								923,037
TH 7 Corridor Study - Church Road to Oak Street	ST-23-07	n/a	50,000										50,000
Birch Bluff Rd reconstruction	ST-23-99	n/a	3,625,200										3,625,200
Noble Rd recon	ST-24-01	n/a					1,825,321						1,825,321
Noble Rd Reclaim	ST-24-02	n/a					620,549						620,549
Galpin Lake Rd/Trail	ST-24-03	n/a					1,607,744						1,607,744
Chaska Road Trail	ST-27-01	n/a					936,758						936,758
Mill Street Trail Construction - Led by Hpn County	ST-27-03	n/a			905,172								905,172
Mill Street Trail ROW - County Led	T017	n/a		168,540									168,540
404 - Street Reconstruction Fund Total			7,148,353	1,035,340	4,286,921	315,000	6,113,307	325,000	2,293,311	335,000	2,933,485	345,000	25,130,717

#### 601 - Water Fund

Truck - Ford 550 w/crane, Utility Truck 50%	007	n/a						101,250					101,250
Air Compressor - Ingersall Rand 185	038	n/a			34,200								34,200
Dodge Grand Caravan (Pool) - Water	077	n/a	38,400										38,400
Edgewood Rd reclaim	ST-21-01	n/a									1,022,135		1,022,135
Strawberry Court reclaim	ST-22-01	n/a	203,608										203,608
Peach Circle reconstruction	ST-22-02	n/a	169,373										169,373
Strawberry Ln reconstruction	ST-23-01	n/a	659,459										659,459
Grant Lorenz Rd reclaim	ST-23-02	n/a							751,815				751,815
Vine Ridge Road Watermain	ST-23-05	n/a			896,835								896,835
Birch Bluff Rd reconstruction	ST-23-99	n/a	941,280										941,280
Noble Rd recon	ST-24-01	n/a					550,011						550,011
Galpin Lake Rd/Trail	ST-24-03	n/a					634,453						634,453
Mill Street Trail Construction - Led by Hpn County	ST-27-03	n/a			2,620,235								2,620,235
Rebuild Well Pump SE VT Well	W-19-05	n/a			25,000								25,000
Rebuild Well Pump Amesbury VT Well	W-20-05	n/a				25,000							25,000



Source	#	Priority	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Rebuild Well Pump Badger VT Well	W-21-02	n/a						35,000					35,000
Rebuild Well Pump Boulder Bridge VT Well	W-22-02	n/a					35,000						35,000
Rebuild Well Pump Amesbury Submersible Well	W-23-01	n/a	30,000						36,000				66,000
Badger Park Watermain	W-23-02	n/a	63,600										63,600
Replace valves SE area filter plant w/ cotrols	W-23-03	n/a	67,200										67,200
Water Meter Replacement Project	W-23-04	n/a	30,000	30,000	30,000	30,000	35,000	35,000	35,000	35,000	35,000	35,000	330,000
Rebuild Well Pump Boulder Bridge Submersible Well	W-24-01	n/a		30,000									30,000
East Water Tower Paint & Reconditioning	W-24-02	n/a		380,000									380,000
Replace VFD SE Area Well	W-24-03	n/a		10,000									10,000
Replace VFD Badger Well	W-26-01	n/a				12,000							12,000
Watermain Reconstruction Activity	W-99-01	n/a	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	140,000	145,000	1,225,000
<b>601 - Water Fund Total</b>			<b>2,302,920</b>	<b>555,000</b>	<b>3,716,270</b>	<b>182,000</b>	<b>1,374,464</b>	<b>296,250</b>	<b>952,815</b>	<b>170,000</b>	<b>1,197,135</b>	<b>180,000</b>	<b>10,926,854</b>
<b>611 - Sanitary Sewer Fund</b>													
Truck - Ford 550 w/crane, Utility Truck 50%	007	n/a						101,250					101,250
Lift Station 11 Rehab - 20465 Radisson Rd.	SS-13-01	n/a	450,000										450,000
CIP Sewer Repairs Assoc with Roadway Reconstr	SS-99-01	n/a	50,000	51,500	53,000	54,500	56,000	57,500	59,000	60,500	62,000	63,500	567,500
Televising & Cleaning	SS-99-02	n/a	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	300,000
Sewer Additional	SS-99-04	n/a	25,000	26,000	27,000	28,000	29,000	30,000	31,000	32,000	33,000	34,000	295,000
Infiltration and Inflow Reduction	SS-99-05	n/a	80,000	82,500	85,000	87,500	90,000	92,500	95,000	97,500	100,000	102,500	912,500
Edgewood Rd reclaim	ST-21-01	n/a									295,659		295,659
Strawberry Court reclaim	ST-22-01	n/a	10,161										10,161
Peach Circle reconstruction	ST-22-02	n/a	6,734										6,734
Strawberry Ln reconstruction	ST-23-01	n/a	126,974										126,974
Grant Lorenz Rd reclaim	ST-23-02	n/a							175,925				175,925
Eureka Rd N Reclaim	ST-23-03	n/a			139,349								139,349
Vine Ridge Road Watermain	ST-23-05	n/a			53,596								53,596
Birch Bluff Rd reconstruction	ST-23-99	n/a	235,320										235,320
Noble Rd recon	ST-24-01	n/a					234,189						234,189
<b>611 - Sanitary Sewer Fund Total</b>			<b>1,014,189</b>	<b>190,000</b>	<b>387,945</b>	<b>200,000</b>	<b>439,189</b>	<b>311,250</b>	<b>390,925</b>	<b>220,000</b>	<b>520,659</b>	<b>230,000</b>	<b>3,904,157</b>

Source	#	Priority	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
<b>631 - Stormwater Management Fund</b>													
Pump - 4' Discharge Trailer Mtd	050	n/a					74,700						74,700
Edgewood Rd reclaim	ST-21-01	n/a									261,869		261,869
Strawberry Court reclaim	ST-22-01	n/a	0										0
Peach Circle reconstruction	ST-22-02	n/a	73,347										73,347
Strawberry Ln reconstruction	ST-23-01	n/a	1,841,692										1,841,692
Grant Lorenz Rd reclaim	ST-23-02	n/a						181,939					181,939
Eureka Rd N Reclaim	ST-23-03	n/a			328,959								328,959
Vine Ridge Road Watermain	ST-23-05	n/a			69,079								69,079
Shorewood Ln Ravine	ST-23-06	n/a	289,380										289,380
Birch Bluff Rd reconstruction	ST-23-99	n/a	734,580										734,580
Noble Rd recon	ST-24-01	n/a					719,965						719,965
Noble Rd Reclaim	ST-24-02	n/a					93,676						93,676
Galpin Lake Rd Trail	ST-24-03	n/a					494,608						494,608
Noble Road Channel Widening	ST-27-02	n/a					307,792						307,792
Grant Lorenz Channel	ST-29-01	n/a							345,835				345,835
Catch Basin Reconstruction	STM-99-01	n/a	50,000	51,500	53,000	54,500	56,000	57,500	59,000	60,500	62,000	63,500	567,500
Disposal of Street Sweepings	STM-99-02	n/a	37,800	38,600	39,400	40,200	41,000	41,800	42,600	43,400	44,200	45,000	414,000
Storm Water Additional	STM-99-03	n/a	100,000	0	110,000	0	120,000	0	130,000	0	140,000	0	600,000
Storm Pond Sediment Cleaning & Disposal	STM-99-04	n/a	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	140,000	145,000	1,225,000
<b>631 - Stormwater Management Fund Total</b>			<b>3,226,799</b>	<b>195,100</b>	<b>710,438</b>	<b>209,700</b>	<b>2,027,741</b>	<b>224,300</b>	<b>889,374</b>	<b>238,900</b>	<b>648,069</b>	<b>253,500</b>	<b>8,623,921</b>
<b>GRAND TOTAL</b>			<b>14,354,061</b>	<b>2,277,740</b>	<b>9,586,174</b>	<b>1,257,000</b>	<b>10,418,601</b>	<b>1,481,000</b>	<b>4,852,425</b>	<b>1,544,600</b>	<b>5,911,348</b>	<b>1,552,100</b>	<b>53,235,049</b>

CITY OF SHOREWOOD  
CAPITAL IMPROVEMENT PLANNING- 2023 THRU 2037  
\*\* 6% INFLATION ANNUALLY\*\*

11/30/2022 13:32  
PREPARED BY: BOLTON & MENK

YEAR	STREET/PROJECT	NOTES 7, 8	STREETS			UTILITIES				TOTAL PROJECT COST
			STREET RECON. BOND ELIGIBLE	STREET RECON. BOND INELIGIBLE	SUBTOTAL STREETS	WATERMAIN UTILITY FUND	SANITARY UTILITY FUND	STREET RECON. BOND ELIGIBLE	STORM SEWER BOND INELIGIBLE	SUBTOTAL STORM
2023	SHOREWOOD LN RAVINE									
2023	STRAWBERRY LANE RECON	11	\$2,300,003	\$134,001	\$2,434,004	\$659,459	\$126,974	\$1,841,692	\$289,380	\$2,131,072
2023	STRAWBERRY COURT RECLAIM		\$256,283		\$256,283	\$203,608	\$10,161			\$213,447
2023	PEACH CIRCLE RECON		\$347,588	\$29,278	\$376,866	\$169,373	\$6,734	\$73,347		\$273,211
2023	BIRCH BLUFF RD RECON	15	\$3,435,460	\$189,740	\$3,625,200	\$941,280	\$235,320	\$734,580		\$2,890,620
2023	ST. ALBANS BAY ROAD		\$106,000		\$106,000					\$106,000
2023	BADGER PARK WATERMAIN					\$63,600				\$63,600
2024	MILL STREET TRAIL ROW-COUNTY LED		\$168,540		\$168,540					\$168,540
2024	MILL & OVERLAY	6	\$561,800		\$561,800					\$561,800
2025	VINE RIDGE RD WATERMAIN		\$923,037		\$923,037	\$896,835	\$53,596	\$69,079		\$956,410
2025	EUREKA RD N RECLAIM	12	\$1,434,102	\$119,102	\$1,553,204	\$139,349	\$32,872	\$296,087		\$1,257,117
2025	MILL STREET TRAIL CONSTRUCTION-COUNTY LED		\$905,172		\$905,172	\$2,620,235				\$2,620,235
2025	MILL & OVERLAY	17	\$595,508		\$595,508					\$595,508
2027	GALPIN LAKE RD/TRAIL	13	\$748,871	\$858,873	\$1,607,744	\$654,453		\$49,514	\$445,094	\$1,108,957
2027	CHASKA RD TRAIL		\$936,758		\$936,758					\$936,758
2027	NOBLE ROAD RECLAIM		\$620,549		\$620,549					\$620,549
2027	NOBLE ROAD CHANNEL WIDENING	5	\$1,652,749	\$172,572	\$1,825,321	\$550,011	\$234,189	\$144,528		\$1,446,802
2027	MILL & OVERLAY	4	\$802,935		\$802,935					\$802,935
2029	GRANT LORENZ CHANNEL	3, 5								
2029	GRANT LORENZ RD RECLAIM	9	\$1,211,496		\$1,211,496	\$751,815	\$175,925			\$935,891
2029	MILL & OVERLAY	2	\$751,815		\$751,815					\$751,815
2031	EDGEWOOD RD RECLAIM		\$1,748,746		\$1,748,746	\$1,022,135	\$295,659			\$1,323,087
2031	MILL & OVERLAY	18	\$844,739		\$844,739					\$844,739
2033	MILL & OVERLAY	14	\$949,149		\$949,149					\$949,149
2035	AMESBURY WATERMAIN	16				\$2,382,481				\$2,382,481
2035	KNIGHTSBRIDGE RD RECLAIM	16	\$1,063,798		\$1,063,798	\$953,419				\$1,063,798
2035	MILL & OVERLAY	18	\$1,066,464		\$1,066,464					\$1,066,464
2035	SWEETWATER CURVE RECLAIM		\$2,547,973		\$2,547,973					\$2,547,973
2037	EXCELSIOR BLVD RECLAIM		\$1,896,251		\$1,896,251	\$2,041,868	\$280,397	\$388,042		\$4,226,558
2037	MILL & OVERLAY	18	\$1,198,279		\$1,198,279					\$1,198,279
	<b>SUBTOTALS</b>		<b>\$29,074,067</b>	<b>\$1,503,566</b>	<b>\$30,577,633</b>	<b>\$13,890,571</b>	<b>\$1,558,304</b>	<b>\$3,440,301</b>	<b>\$2,797,109</b>	<b>\$6,237,409</b>
										<b>\$52,263,917</b>

NOTES:

- (2) RUSTIC WAY, WEST LANE, WOODEND PLACE, WILDROSE LANE
- (3) GRANT LORENZ CHANNEL STABILIZATION ASSUMED TO BE BUILT IN ONE YEAR
- (4) BRENTIDGE DR, MANOR RD
- (5) FROM WESTERN SHOREWOOD DRAINAGE STUDY
- (6) MAPLE ST, BOULDER CIR, CHURCH RD, MURRAY ST, MURRAY CT
- (7) COST DO NOT INCLUDE RIGHT OF WAY OR EASEMENT ACQUISITION COSTS UNLESS STATED
- (8) RECONSTRUCTION BOND ELIGIBLE, INCLUDES SAFETY RELATED ITEMS SUCH AS STREET WIDENING TO 28 FT F-F CITY STANDARD, RELATED DRAINAGE IMPROVEMENTS DUE TO PERMITTING REQUIREMENTS, AND OFFSTREET TRAILS. INELIGIBLE COSTS, INCLUDES NEW CURB, 90% OF STORM SEWER, UNRELATED OFFSTREET STORM AND TRAILS
- (9) WATERMAIN ONLY INCLUDES LOOP CONNECTION FROM NOBLE RD TO EDGEWOOD RD.
- (10) LOCAL SHARE OF CONSTRUCTION COSTS. CITY/COUNTY TO PURSUE GRANTS FOR LOCAL SHARE.
- (11) INCLUDES PEDESTRIAN IMPROVEMENT COSTS PARALLEL TO ROADWAY
- (12) INCLUDES CURB AND GUTTER ONE SIDE, 6" BITUMINOUS WALK, AND RETAINING WALLS
- (13) FULL COSTS NOT DEDUCTING ANTICIPATED \$800K OF OUTSIDE BOND FUNDING CONTINGENT ON STATE BOND
- (14) SMITHTOWN CIRCLE, OAK LEAF TRAIL
- (15) DOES NOT INCLUDE SIDEWALK/TRAIL
- (16) UTILITIES TO BE RECONSTRUCTED IN COORDINATION WITH AMESBURY HOA RECONSTRUCTION OF STREETS.
- (17) DIVISION STREET, LILAC LANE, AFTON ROAD, BAYSWATER RD, BEVERLY DRIVE.
- (18) STREETS NOT DETERMINED.

H:\SHWD\_General\CIP\2023 Update Files\2022-11\_Shorewood CIP SUMMARY (2023-2037).xlsx\COMP SHEET-W 6% INFLATION

53



**PARK CAPITAL IMPROVEMENT FUND**

Fund: 402- Park Capital Outlay

	Actual 2018	Actual 2019	Actual 2020	Actual 2021	YTD & Est. 10/14/2022	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Budget 2030	Budget 2031	Budget 2032
<b>REVENUES</b>																
Park Dedication Fees - Mattamy	87,888	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Dedication Fees - Opildan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Dedication Fees - Other	13,000	19,500	19,500	91,000	6,500	-	58,500	-	-	-	-	-	-	-	-	-
Interest Earnings	9,053	14,873	2,333	(1,441)	(272)	12	(419)	12	652	520	988	958	502	1,270	726	295
Voluntary Contributions - Walnut Grove Villas	-	-	-	-	-	-	105,000	-	-	-	-	-	-	-	-	-
Contributions/donations - Minnetonka Youth Lacrosse	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions/donations - Other	-	-	-	6,000	-	-	-	-	-	-	-	-	-	-	-	-
Grants - Hennepin County Lacrosse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grants - Hennepin County - Silverwood Park	-	-	-	-	25,000	-	-	-	-	-	-	-	-	-	-	-
Grants - Badger Park	-	150,000	25,000	-	10,000	-	-	-	-	-	-	-	-	-	-	-
Grants - Minnesota	-	-	-	-	10,000	-	-	-	-	-	-	-	-	-	-	-
Grants - Minnesota Twins Community Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - Budget (Property tax levy for 2021 and on)	42,000	42,000	95,000	100,000	118,000	128,000	123,000	128,000	133,000	138,000	143,000	148,000	153,000	158,000	163,000	163,000
Transfers in - Excess Reserves	-	180,000	-	-	-	-	200,000	-	-	-	-	-	-	-	-	-
Transfers in - Badger Park Phase 2 (Water, Storm, Street)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - correct Excelsior annexation detachment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	172,791	406,373	141,833	195,559	169,228	486,081	486,081	128,012	133,652	138,520	143,988	148,958	153,502	159,270	163,726	163,295
<b>EXPENDITURES</b>																
Other Improvements	466,624	479,155	352,799	362,647	168,487	-	400,000	-	160,000	45,000	150,000	240,000	-	268,000	250,000	-
Additional Estimate	-	-	-	-	30,000	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	466,624	479,155	352,799	362,647	198,487	-	400,000	-	160,000	45,000	150,000	240,000	-	268,000	250,000	-
<b>Revenues Over/(Under) Expenditures</b>	(293,833)	(72,782)	(210,966)	(167,088)	(29,259)	86,081	86,081	128,012	(26,348)	93,520	(6,012)	(91,042)	153,502	(108,730)	(86,274)	163,295
<b>Beginning Fund Balance</b>	690,197	396,364	323,582	112,616	(54,472)	(83,731)	(83,731)	2,350	130,362	104,014	197,534	191,521	100,479	253,981	145,251	58,977
<b>Ending Fund Balance</b>	396,364	323,582	112,616	(54,472)	(83,731)	2,350	2,350	130,362	104,014	197,534	191,521	100,479	253,981	145,251	58,977	222,272
<b>Expenditures</b>																
Badger Park Tennis Courts	0	0	212,282	18,842	0	0	0	0	0	0	0	0	0	0	0	0
Badger Park Phase 2	302,564	1,876	0	0	284	0	0	0	0	0	0	0	0	0	0	0
Badger Park Playground	164,060	248,785	62,691	14,698	0	0	0	0	0	0	0	0	0	0	0	0
Badger Park picnic shelter	0	75,224	13,655	2,318	0	0	0	0	0	0	0	0	0	0	0	0
Badger Park restroom	0	49,110	39,960	0	18,000	0	0	0	0	0	0	0	0	0	0	0
Badger Park bleachers	0	0	0	5,340	0	0	0	0	0	0	0	0	0	0	0	0
Freeman Park Parking Lot, Rink, Lights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Freeman Park Playground	0	86,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cathcart and Silverwood Parks - resurfacing courts	0	18,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Silverwood Playground	0	0	0	208,905	1,642	within \$265,000 in 2022 CIP	0	0	0	0	0	0	0	0	0	0
Silverwood Park Improvements	0	0	0	22,432	62,074	within \$265,000 in 2022 CIP	0	0	0	0	0	0	0	0	0	0
Christmas Lake Boat Landing	0	0	0	0	19,502	52,480	0	0	0	0	0	0	0	0	0	0
Freeman Park Ballfield #4 repair	0	0	24,211	70,610	32,450	0	0	0	0	0	0	0	0	0	0	0
Freeman Park Trail Improvement	0	0	0	0	1,557	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL EXPENDITURES</b>	466,624	479,155	352,799	362,647	168,487	-	400,000	-	160,000	45,000	150,000	240,000	-	268,000	250,000	-

**EQUIPMENT REPLACEMENT FUND**  
Fund: 403 - Equipment Replacement

	Actual 2020	Actual 2021	YTD & Est. 2022 11/2/2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Budget 2030	Budget 2031	Budget 2032
<b>REVENUES</b>													
Interest Earnings	2,482	(790)	1,213	1,466	1,969	1,385	519	(202)	(923)	(486)	(1,288)	(1,961)	(2,896)
Grants	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous revenue	750	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - Budget	95,000	100,000	118,000	123,000	128,000	133,000	138,000	143,000	148,000	153,000	158,000	163,000	168,000
Transfers in - Excess Reserves	-	-	-	200,000	-	-	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>98,232</b>	<b>99,210</b>	<b>119,213</b>	<b>324,466</b>	<b>129,969</b>	<b>134,385</b>	<b>138,519</b>	<b>142,798</b>	<b>147,077</b>	<b>152,514</b>	<b>156,712</b>	<b>161,039</b>	<b>165,104</b>
<b>EXPENDITURES</b>													
Public Works	222,159	98,616	58,600	213,500	236,200	296,700	271,600	261,400	47,900	300,900	278,800	320,300	516,100
Administration	46,612	-	10,000	10,300	10,600	10,900	11,200	25,500	11,800	12,100	12,400	27,700	13,000
<b>TOTAL EXPENDITURES</b>	<b>268,771</b>	<b>98,616</b>	<b>68,600</b>	<b>223,800</b>	<b>246,800</b>	<b>307,600</b>	<b>282,800</b>	<b>286,900</b>	<b>59,700</b>	<b>313,000</b>	<b>291,200</b>	<b>348,000</b>	<b>529,100</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>(170,539)</b>	<b>594</b>	<b>50,613</b>	<b>100,666</b>	<b>(116,831)</b>	<b>(173,215)</b>	<b>(144,281)</b>	<b>(144,102)</b>	<b>87,377</b>	<b>(160,486)</b>	<b>(134,488)</b>	<b>(186,961)</b>	<b>(363,996)</b>
<b>Beginning Fund Balance</b>	<b>412,551</b>	<b>242,012</b>	<b>242,606</b>	<b>293,219</b>	<b>393,885</b>	<b>277,055</b>	<b>103,840</b>	<b>(40,441)</b>	<b>(184,543)</b>	<b>(97,166)</b>	<b>(257,652)</b>	<b>(392,140)</b>	<b>(579,101)</b>
<b>Ending Fund Balance</b>	<b>242,012</b>	<b>242,606</b>	<b>293,219</b>	<b>393,885</b>	<b>277,055</b>	<b>103,840</b>	<b>(40,441)</b>	<b>(184,543)</b>	<b>(97,166)</b>	<b>(257,652)</b>	<b>(392,140)</b>	<b>(579,101)</b>	<b>(943,096)</b>

**STREET IMPROVEMENT FUND**  
Fund: 404 - Street Improvement Fund

Bond Interest Rate 5.00%  
Bond Duration (Years) 20

	Actual 2019	Actual 2020	Actual 2021	Projected 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Budget 2030	Budget 2031	Budget 2032
<b>REVENUES</b>														
Franchise Fees - Electric	164,556	167,525	169,851											
Franchise Fees - Gas	145,266	148,200	149,558											
Interest Earnings	67,443	48,908	(1,356)	21,233	32,272	14,447	13,634	16,222	15,418	9,453	8,615	7,773	6,927	6,077
Grants	-	-	-	28,903	-	-	-	-	-	-	-	-	-	-
MSA Funds - Galpin Lake Rd/Trail	-	-	-	-	-	-	800,000	-	-	-	-	-	-	-
Miscellaneous revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - Excess Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - 2020A Bond Proceeds Re-allocation (from utilities)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bond Proceeds (Based on Eligible Costs)	-	2,992,232	3,236,120	3,535,000	3,528,181	730,340	3,857,818	-	4,761,862	-	1,963,311	-	2,593,485	-
<b>Levy</b>														
Capital Levy (formerly transfers in - Budget through 2020)	810,000	835,000	693,614	118,000	123,000	128,000	133,000	138,000	143,000	148,000	153,000	158,000	163,000	168,000
Debt Levy	-	-	208,186	515,373	771,932	1,111,041	1,164,462	1,479,112	1,473,370	1,860,006	1,853,707	2,015,222	2,007,897	2,223,910
Debt Levy Reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Levy</b>	810,000	835,000	901,800	633,373	894,932	1,239,041	1,297,462	1,617,112	1,616,370	2,008,006	2,006,707	2,173,222	2,170,897	2,391,910
<b>TOTAL REVENUES</b>	1,187,265	4,191,865	4,455,973	4,218,509	4,455,385	1,983,828	5,968,914	1,633,334	6,393,650	2,017,459	3,978,633	2,180,996	4,771,309	2,397,987
<b>Total Levy Change</b>				-30%	41%	38%	5%	25%	0%	24%	0%	8%	0%	10%
<b>EXPENDITURES</b>														
2021 - Glen/Amlee/Manitou (FUND 407)	78,582	279,572	1,603,897	162,176	-	-	-	-	-	-	-	-	-	-
2020 - Woodside (FUND 408)	31,966	439,296	70,937	2,053	-	-	-	-	-	-	-	-	-	-
2023 - Strawberry (FUND 409)	7,349	261,432	217,736	187,543	-	-	-	-	-	-	-	-	-	-
2020 - Islands (FUND 410)	65,959	630,817	70,152	9,833	-	-	-	-	-	-	-	-	-	-
2021 - Lafayette Avenue (FUND 411)	-	304	-	44,179	-	-	-	-	-	-	-	-	-	-
2022 - Smithtown Ponds (FUND 412) - bond eligible portion	-	39,249	90,770	355,632	-	-	-	-	-	-	-	-	-	-
2021 - Mill & Overlay (FUND 413)	-	39,007	1,816,827	23,798	-	-	-	-	-	-	-	-	-	-
2023 - Birch Bluff Rd (FUND 414)	-	-	121,534	270,194	-	-	-	-	-	-	-	-	-	-
2023 - Galpin Lake Road/Trail (FUND 415)	-	-	3,735	5,979	-	-	-	-	-	-	-	-	-	-
2022 - Mill & Overlay (FUND 416)	-	-	649	480,378	-	-	-	-	-	-	-	-	-	-
2021 - Minnetonka Blvd & St. Albans Rd (with Greenwood) (FUND 404)	-	-	93,166	-	-	-	-	-	-	-	-	-	-	-
Total Initial Costs (may also be included in bonding)	183,856	1,689,677	4,089,403	1,541,765	-	-	-	-	-	-	-	-	-	-
CIP Street Program: (bonded and non-bonded)	-	-	-	1,377,500	6,948,353	730,340	3,976,920	-	5,793,307	-	1,963,311	-	2,593,485	-
Deduct Street Costs Included Above	-	-	-	(1,541,765)	-	-	-	-	-	-	-	-	-	-
Total CIP Street Program (bonded and non-bonded)	-	-	-	(164,265)	6,948,353	730,340	3,976,920	-	5,793,307	-	1,963,311	-	2,593,485	-
Debt Service - 2020 Bonds	-	-	208,186	232,482	230,487	228,492	226,497	229,752	227,704	230,907	228,807	226,707	224,607	227,757
Debt Service - 2021 Bonds	-	-	-	282,891	312,806	310,023	307,241	309,708	306,873	309,288	306,401	308,763	305,529	307,251
Debt Service - 2022 Bonds	-	-	-	-	228,639	289,416	289,009	288,376	287,517	286,431	285,119	286,840	286,840	289,873
Debt Service - 2023 Bonds	-	-	-	-	-	283,110	283,110	283,110	283,110	283,110	283,110	283,110	283,110	283,110
Debt Service - 2024 Bonds	-	-	-	-	-	-	58,604	58,604	58,604	58,604	58,604	58,604	58,604	58,604
Debt Service - 2025 Bonds	-	-	-	-	-	-	-	309,561	309,561	309,561	309,561	309,561	309,561	309,561
Debt Service - 2026 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service - 2027 Bonds	-	-	-	-	-	-	-	-	-	382,104	382,104	382,104	382,104	382,104
Debt Service - 2028 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service - 2029 Bonds	-	-	-	-	-	-	-	-	-	-	-	157,541	157,541	157,541
Debt Service - 2030 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service - 2031 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	208,108
Debt Service - 2032 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service - 2033 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service - 2034 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service - 2035 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service - 2036 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service - 2037 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service	-	-	208,186	515,373	771,932	1,111,041	1,164,462	1,479,112	1,473,370	1,860,006	1,853,707	2,015,222	2,007,897	2,223,910



**STREET IMPROVEMENT FUND**  
Fund: 404 - Street Improvement Fund

Bond Interest Rate 5.00%  
Bond Duration (Years) 20

	Actual 2019	Actual 2020	Actual 2021	Projected 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Budget 2030	Budget 2031	Budget 2032
Street Sign Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chip Seal/Replay/Crack Seal	50,566	79,078	51,198	118,000	300,000	305,000	310,000	315,000	320,000	325,000	330,000	335,000	340,000	345,000
Transfers out - Badger Park Phase 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>755,879</b>	<b>1,812,794</b>	<b>4,348,787</b>	<b>2,010,873</b>	<b>8,020,285</b>	<b>2,146,381</b>	<b>5,451,382</b>	<b>1,794,112</b>	<b>7,586,677</b>	<b>2,185,006</b>	<b>4,147,018</b>	<b>2,350,222</b>	<b>4,941,382</b>	<b>2,568,910</b>
Revenues Over/(Under) Expenditures	431,386	2,379,071	107,186	2,207,636	(3,564,900)	(162,553)	517,532	(160,778)	(1,193,027)	(167,547)	(168,385)	(169,227)	(170,073)	(170,923)
<b>Beginning Fund Balance</b>	<b>1,329,034</b>	<b>1,760,420</b>	<b>4,139,491</b>	<b>4,246,677</b>	<b>6,454,313</b>	<b>2,889,413</b>	<b>2,726,860</b>	<b>3,244,392</b>	<b>3,083,614</b>	<b>1,890,587</b>	<b>1,723,040</b>	<b>1,554,655</b>	<b>1,385,429</b>	<b>1,215,356</b>
<b>Ending Fund Balance</b>	<b>1,760,420</b>	<b>4,139,491</b>	<b>4,246,677</b>	<b>6,454,313</b>	<b>2,889,413</b>	<b>2,726,860</b>	<b>3,244,392</b>	<b>3,083,614</b>	<b>1,890,587</b>	<b>1,723,040</b>	<b>1,554,655</b>	<b>1,385,429</b>	<b>1,215,356</b>	<b>1,044,433</b>

**CIP Street Program Detail:**

	2019 Mill & Overlay	Lake Mary Outlet	Glen Amlee Manitou	Shorewood Oaks Drainage	Strawberry Lane Recon	Mill Street Trail (ROW)	2025 Mill & Overlay	Galpin Lake Rd/Trail	Grant Lorenz Channel	Edgewood
CIP Street Program: Project #1	452,549	558,000	3,578,042	217,300	5,062,129	168,540	595,508	2,736,805	345,835	3,328,409
Less: Water portion of CIP Street Program	-	-	(645,770)	-	(659,499)	-	-	(634,453)	-	(1,022,135)
Less: Sanitary Sewer portion of CIP Street Program	-	-	(74,123)	-	(126,974)	-	-	(494,608)	-	(295,659)
Less: Storm Water portion of CIP Street Program	-	(558,000)	(729,700)	(217,300)	(1,841,692)	-	-	-	(345,835)	(261,869)
Streets portion of CIP Street Program	452,549	-	2,128,449	-	2,434,004	168,540	595,508	1,607,744	-	1,748,746
Less: Street Reconstruction Bonds - Ineligible Costs	-	-	(144,589)	-	(134,001)	-	-	(856,873)	-	-
Street Reconstruction Bonds - Eligible Costs	452,549	-	1,983,860	-	2,300,003	168,540	595,508	748,871	-	1,748,746
Storm Water - Eligible Costs	-	-	-	-	-	-	-	-	-	-
Total - Eligible Costs	452,549	-	1,983,860	-	2,300,003	168,540	595,508	748,871	-	1,748,746

	Beverly Drive Wetland	Sweetwater Curve Watermain	Grant Street Drainage	2024 Mill & Overlay	Strawberry Ct	2024 Mill & Overlay	Eureka Rd	Chaska Road Trail	Grant Lorenz Reclaim	2031 Mill & Overlay
CIP Street Program: Project #2	-	310,000	270,000	430,000	470,052	561,800	2,021,511	936,758	1,569,360	844,739
Less: Water portion of CIP Street Program	-	-	(270,000)	-	(203,608)	-	-	-	-	-
Less: Sanitary Sewer portion of CIP Street Program	-	-	-	-	(10,161)	-	(139,349)	-	(175,925)	-
Less: Storm Water portion of CIP Street Program	-	(310,000)	-	(430,000)	-	-	(328,959)	-	(181,939)	-
Streets portion of CIP Street Program	-	-	-	-	256,283	561,800	1,553,203	936,758	1,211,496	844,739
Less: Street Reconstruction Bonds - Ineligible Costs	-	-	-	-	-	-	(119,102)	-	-	-
Street Reconstruction Bonds - Eligible Costs	-	-	-	-	256,283	561,800	1,434,101	936,758	1,211,496	844,739
Storm Water - Eligible Costs	-	-	-	-	-	-	-	-	-	-
Total - Eligible Costs	-	-	-	-	256,283	561,800	1,434,101	936,758	1,211,496	844,739

	Enchanted & Shady Islands	2021 Mill & Overlay	Smithtown Pond/Freeman Park Outlet	Peach Circle	Noble Road Reclaim	2029 Mill & Overlay
CIP Street Program: Project #3	-	1,161,140	2,160,000	1,942,000	626,320	751,815
Less: Water portion of CIP Street Program	-	-	-	(169,373)	-	-
Less: Sanitary Sewer portion of CIP Street Program	-	(210,000)	-	(6,734)	-	-
Less: Storm Water portion of CIP Street Program	-	(120,000)	(1,942,000)	(73,347)	(93,676)	-
Streets portion of CIP Street Program	-	831,140	2,160,000	376,886	620,548	751,815
Less: Street Reconstruction Bonds - Ineligible Costs	-	-	(60,000)	(29,278)	-	-
Street Reconstruction Bonds - Eligible Costs	-	831,140	2,100,000	347,588	620,548	751,815
Storm Water - Eligible Costs	-	120,000	582,000	-	-	-
Total - Eligible Costs	-	951,140	2,100,000	347,588	620,548	751,815

**STREET IMPROVEMENT FUND**  
Fund: 404 - Street Improvement Fund

Bond Interest Rate 5.00%  
Bond Duration (Years) 20

	Actual 2019	Actual 2020	Actual 2021	Projected 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Budget 2030	Budget 2031	Budget 2032
CIP Street Program: Project #4 Less: Water portion of CIP Street Program Less: Sanitary Sewer portion of CIP Street Program Less: Storm Water portion of CIP Street Program Streets portion of CIP Street Program Less: Street Reconstruction Bonds - Ineligible Costs Storm Water - Eligible Costs Total - Eligible Costs			Mill & Overlay Drainage Improv. 100,000	Stream Restoration withtown/Freer 150,000	Strawberry (ROW) 150,000		Vine Ridge Road Watermain 1,942,547		Noble Road Recon 3,329,487					
	-	1,020,000	(649,740)	-	-	-	(896,835)	-	(550,011)	-	-	-	-	-
	-	(34,000)	-	-	-	-	(53,596)	-	(234,189)	-	-	-	-	-
	-	(100,000)	-	-	-	-	(69,079)	-	(719,965)	-	-	-	-	-
	-	336,260	-	-	150,000	-	933,037	-	1,825,322	-	-	-	-	-
	-	336,260	-	-	150,000	-	933,037	-	1,825,322	-	-	-	-	-
	-	336,260	-	-	150,000	-	933,037	-	1,825,322	-	-	-	-	-
	-	336,260	-	-	150,000	-	933,037	-	1,825,322	-	-	-	-	-
	-	336,260	-	-	150,000	-	933,037	-	1,825,322	-	-	-	-	-
	-	336,260	-	-	150,000	-	933,037	-	1,825,322	-	-	-	-	-
CIP Street Program: Project #5 Less: Water portion of CIP Street Program Less: Sanitary Sewer portion of CIP Street Program Less: Storm Water portion of CIP Street Program Streets portion of CIP Street Program Less: Street Reconstruction Bonds - Ineligible Costs Storm Water - Eligible Costs Total - Eligible Costs			Lafayette Avenue 255,700	Smithtown Pond Trail Connection 43,000	Birch Bluff 5,536,380			-	307,792	-	-	-	-	-
	-	(102,194)	-	-	(941,280)	-	-	-	-	-	-	-	-	-
	-	(109,023)	-	-	(235,320)	-	-	-	-	-	-	-	-	-
	-	-	-	-	(734,580)	-	-	-	(307,792)	-	-	-	-	-
	-	44,483	-	43,000	3,625,200	-	-	-	-	-	-	-	-	-
	-	(43,000)	-	(43,000)	(189,740)	-	-	-	-	-	-	-	-	-
	-	44,483	-	-	3,435,460	-	-	-	-	-	-	-	-	-
	-	44,483	-	-	3,435,460	-	-	-	-	-	-	-	-	-
	-	44,483	-	-	3,435,460	-	-	-	-	-	-	-	-	-
	-	44,483	-	-	3,435,460	-	-	-	-	-	-	-	-	-
CIP Street Program: Project #6 Less: Water portion of CIP Street Program Less: Sanitary Sewer portion of CIP Street Program Less: Storm Water portion of CIP Street Program Streets portion of CIP Street Program Less: Street Reconstruction Bonds - Ineligible Costs Storm Water - Eligible Costs Total - Eligible Costs			Shorewood Lane 250,000	Badger Park 63,600	Watermain (63,600)			-	802,935	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	(250,000)	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	802,935	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	802,935	-	-	-	-	-
	-	-	-	-	-	-	-	-	802,935	-	-	-	-	-
	-	-	-	-	-	-	-	-	802,935	-	-	-	-	-
	-	-	-	-	-	-	-	-	802,935	-	-	-	-	-
CIP Street Program: Project #7 Less: Water portion of CIP Street Program Less: Sanitary Sewer portion of CIP Street Program Less: Storm Water portion of CIP Street Program Streets portion of CIP Street Program Less: Street Reconstruction Bonds - Ineligible Costs Storm Water - Eligible Costs Total - Eligible Costs			2022 Mill & Overlay 752,500	St. Albans Bay Road 106,000				-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	752,500	106,000	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	752,500	106,000	-	-	-	-	-	-	-	-	-
	-	-	-	752,500	106,000	-	-	-	-	-	-	-	-	-
	-	-	-	752,500	106,000	-	-	-	-	-	-	-	-	-

**STREET IMPROVEMENT FUND**  
Fund: 404 - Street Improvement Fund

Bond Interest Rate 5.00%  
Bond Duration (Years) 20

	Actual 2019	Actual 2020	Actual 2021	Projected 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Budget 2030	Budget 2031	Budget 2032
CIP Street Program: Project #8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Water portion of CIP Street Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Sanitary Sewer portion of CIP Street Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Storm Water portion of CIP Street Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Streets portion of CIP Street Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Street Reconstruction Bonds - Ineligible Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Water - Eligible Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total - Eligible Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CIP Street Program: Project #9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Water portion of CIP Street Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Sanitary Sewer portion of CIP Street Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Storm Water portion of CIP Street Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Streets portion of CIP Street Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Street Reconstruction Bonds - Ineligible Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Water - Eligible Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total - Eligible Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CIP Street Program: TOTAL	452,549	3,304,840	6,108,042	3,634,800	12,014,481	730,340	8,084,973	-	8,828,001	-	2,667,010	-	4,173,148	-
Less: Water portion of CIP Street Program	-	(751,934)	(915,770)	-	(2,037,320)	-	(3,517,070)	-	(1,184,464)	-	-	-	(1,022,135)	-
Less: Sanitary Sewer portion of CIP Street Program	-	(353,023)	(74,123)	-	(379,189)	-	(192,945)	-	(234,189)	-	(175,925)	-	(285,659)	-
Less: Storm Water portion of CIP Street Program	-	(988,000)	(829,700)	(2,839,300)	(2,649,619)	-	(398,038)	-	(1,616,041)	-	(527,774)	-	(261,869)	-
Total Streets portion of CIP Street Program	452,549	1,211,883	4,288,449	795,500	6,948,353	730,340	3,976,920	-	5,793,307	-	1,963,311	-	2,593,485	-
Less: Street Reconstruction Bonds - Ineligible Costs	-	-	(204,589)	(43,000)	(355,019)	-	(119,102)	-	(1,031,445)	-	-	-	-	-
Storm Water - Eligible Costs	452,549	1,211,883	4,083,860	752,500	6,595,334	730,340	3,857,818	-	4,761,862	-	1,963,311	-	2,593,485	-
Total - Eligible Costs	452,549	1,211,883	4,083,860	752,500	6,595,334	730,340	3,857,818	-	4,761,862	-	1,963,311	-	2,593,485	-
Shift Strawberry Ln/Ct/ Peach Circle (bonds issued in late 2022)	-	-	-	3,067,153	(3,067,153)	-	-	-	-	-	-	-	-	-
Bond Amount	-	4,083,860	4,401,653	3,528,181	730,340	3,857,818	-	4,761,862	-	1,963,311	-	2,593,485	-	-

**MSA STREET CONSTRUCTION FUND**  
Fund: 405 - MSA Capital Outlay

	Actual 2020	Actual 2021	YTD & Est. 2022 11/2/2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Budget 2030	Budget 2031	Budget 2032
<b>REVENUES</b>													
Interest Earnings	1,558	(323)	192	193	194	195	196	197	198	199	200	201	202
MSA	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - Excess Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>1,558</b>	<b>(323)</b>	<b>192</b>	<b>193</b>	<b>194</b>	<b>195</b>	<b>196</b>	<b>197</b>	<b>198</b>	<b>199</b>	<b>200</b>	<b>201</b>	<b>202</b>
<b>EXPENDITURES</b>													
Other Improvements	-	99,255	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>99,255</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>1,558</b>	<b>(99,578)</b>	<b>192</b>	<b>193</b>	<b>194</b>	<b>195</b>	<b>196</b>	<b>197</b>	<b>198</b>	<b>199</b>	<b>200</b>	<b>201</b>	<b>202</b>
<b>Beginning Fund Balance</b>	<b>136,478</b>	<b>138,036</b>	<b>38,458</b>	<b>38,650</b>	<b>38,844</b>	<b>39,038</b>	<b>39,233</b>	<b>39,429</b>	<b>39,626</b>	<b>39,824</b>	<b>40,024</b>	<b>40,224</b>	<b>40,425</b>
<b>Ending Fund Balance</b>	<b>138,036</b>	<b>38,458</b>	<b>38,650</b>	<b>38,844</b>	<b>39,038</b>	<b>39,233</b>	<b>39,429</b>	<b>39,626</b>	<b>39,824</b>	<b>40,024</b>	<b>40,224</b>	<b>40,425</b>	<b>40,627</b>

\$100,000 included in 2021 for City's share of Hwy 7/Old Market Rd signal



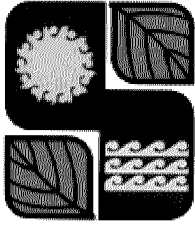
**TRAIL CONSTRUCTION FUND**  
Fund: 406 - Trail Capital Outlay

	Actual 2020	Actual 2021	YTD & Est. 2022 11/2/2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Budget 2030	Budget 2031	Budget 2032
<b>REVENUES</b>													
Interest Earnings	4	-	2	2	2	2	2	2	2	2	2	2	2
Grants	-	-	-	-	-	-	-	-	-	-	-	-	-
MSA	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - Excess Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>4</b>	<b>-</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>EXPENDITURES</b>													
Other Improvements (TO BE DETERMINED)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>4</b>	<b>-</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Beginning Fund Balance</b>	<b>418</b>	<b>422</b>	<b>422</b>	<b>424</b>	<b>426</b>	<b>428</b>	<b>431</b>	<b>433</b>	<b>435</b>	<b>437</b>	<b>439</b>	<b>441</b>	<b>444</b>
<b>Ending Fund Balance</b>	<b>422</b>	<b>422</b>	<b>424</b>	<b>426</b>	<b>428</b>	<b>431</b>	<b>433</b>	<b>435</b>	<b>437</b>	<b>439</b>	<b>441</b>	<b>444</b>	<b>446</b>

**COMMUNITY INFRASTRUCTURE FUND**

Fund: 450 - Community Infrastructure Capital Outlay

	Actual 2020	Actual 2021	YTD & Est. 2022 11/2/2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Budget 2030	Budget 2031	Budget 2032
<b>REVENUES</b>													
Interest Earnings	2,045	(652)	1,153	1,158	1,164	1,170	1,176	1,182	1,188	1,194	1,200	1,206	1,212
Grants	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous revenue	9,200	2,740	-	-	-	-	-	-	-	-	-	-	-
Sale of 22000 Stratford Place	-	-	-	-	-	-	-	-	-	-	-	-	-
Encroachment Agreement - Fisk	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in - Excess Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>11,245</b>	<b>2,088</b>	<b>1,153</b>	<b>1,158</b>	<b>1,164</b>	<b>1,170</b>	<b>1,176</b>	<b>1,182</b>	<b>1,188</b>	<b>1,194</b>	<b>1,200</b>	<b>1,206</b>	<b>1,212</b>
<b>EXPENDITURES</b>													
Public Works Roof	185,103	-	-	-	-	-	-	-	-	-	-	-	-
Other Improvements	9,880	2,060	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>194,983</b>	<b>2,060</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>(183,738)</b>	<b>28</b>	<b>1,153</b>	<b>1,158</b>	<b>1,164</b>	<b>1,170</b>	<b>1,176</b>	<b>1,182</b>	<b>1,188</b>	<b>1,194</b>	<b>1,200</b>	<b>1,206</b>	<b>1,212</b>
<b>Beginning Fund Balance</b>	<b>414,248</b>	<b>230,510</b>	<b>230,538</b>	<b>231,691</b>	<b>232,849</b>	<b>234,013</b>	<b>235,183</b>	<b>236,359</b>	<b>237,541</b>	<b>238,729</b>	<b>239,923</b>	<b>241,122</b>	<b>242,328</b>
<b>Ending Fund Balance</b>	<b>230,510</b>	<b>230,538</b>	<b>231,691</b>	<b>232,849</b>	<b>234,013</b>	<b>235,183</b>	<b>236,359</b>	<b>237,541</b>	<b>238,729</b>	<b>239,923</b>	<b>241,122</b>	<b>242,328</b>	<b>243,539</b>
<b>Land Held For Resale</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>	<b>150,068</b>
<b>Fund Balance, Excluding Land Held For Resale</b>	<b>80,442</b>	<b>80,470</b>	<b>81,623</b>	<b>82,781</b>	<b>83,945</b>	<b>85,115</b>	<b>86,291</b>	<b>87,473</b>	<b>88,661</b>	<b>89,855</b>	<b>91,054</b>	<b>92,260</b>	<b>93,471</b>



CITY OF  
**SHOREWOOD**

5755 COUNTRY CLUB ROAD, SHOREWOOD, MINNESOTA 55331-8927  
952.960.7900 • [www.ci.shorewood.mn.us](http://www.ci.shorewood.mn.us) • [cityhall@ci.shorewood.mn.us](mailto:cityhall@ci.shorewood.mn.us)

To: Shorewood Mayor and City Council

From: Shorewood Planning Commission

Date: January 17, 2023

Subject: 2023-2032 Capital Improvements Program (CIP)

---

At the January 17, 2023 meeting, the Planning Commission reviewed the proposed 2023-2043 Capital Improvements Program (CIP) pursuant to Minnesota Statutes 462.356 Subd. 2 and City Code § 201.07 Subd. 10.

Findings and Conclusions:

NOW, THEREFORE, in accordance with Minn. Stat. § 462.356 subd. 2 and City Code § 201.07 Subd. 10, the Planning Commission finds that the capital projects within the CIP are consistent with, implement, and/or are contemplated by the City's Comprehensive Plan.

---

**Marc Riedel, Vice-Chair**

**ATTEST:**

---

**Sandie Thone, City Clerk**

## 2023 PLANNING COMMISSION MEETING SCHEDULE

### PLANNING COMMISSION MTG

TUESDAY, JANUARY 17

TUESDAY, FEBRUARY 7

TUESDAY, MARCH 7

TUESDAY, APRIL 4

TUESDAY, MAY 2

TUESDAY, JUNE 6

TUESDAY, JULY 18

TUESDAY, AUGUST 1  
(PRIMARY ELECTION ON AUG. 8)

TUESDAY, SEPTEMBER 5

TUESDAY, OCTOBER 3  
(CITY COUNCIL MEETING ON OCT. 10 DUE TO HOLIDAY ON OCT. 9)

TUESDAY, NOVEMBER 21  
(ELECTIONS TAKE PLACE ON NOV. 7)

TUESDAY, DECEMBER 5

### REPORT AT CITY COUNCIL MTG

MONDAY, JANUARY 23

MONDAY, FEBRUARY 27

MONDAY, MARCH 27

MONDAY, APRIL 24

MONDAY, MAY 22

MONDAY, JUNE 26

MONDAY, JULY 24

MONDAY, AUGUST 28

MONDAY, SEPTEMBER 25

MONDAY, OCTOBER 23

MONDAY, NOVEMBER 27

MONDAY, JANUARY 22, 2024