

Memo

To: Honorable Mayor and City Council
From: Joe Kohlmann, City Administrator
Date: February 26, 2013
Re: Parade of Homes Sign Request

Last fall the City Council approved the Parade of Homes to use the frontage road in front of City Hall for parking. Landsted has since requested a sign permit to alert people visiting the home at 4384 Manitou Road.

Staff has reviewed the sign permit and it meets the Sign Ordinance criteria. Also, Landsted has agreed to only place the sign in the proposed location Thursdays through Sundays from March 2nd through March 23rd. This timeframe is consistent with operational hours and days for the Parade of Homes showing.

Staff has attached the applicable code provisions from the City Code relating to off-site development signs.

Council Action Requested:

Motion to approve the attached sign permit request.

330.05 SIGNS PERMITTED IN ALL ZONE DISTRICTS

The following signs requiring permits are permitted in all zone districts:

Subd. 1. Construction, Real Estate or Development Signs

Temporary ground signs advertising the construction, remodeling, development, sale, rental or lease of a designated structure or land. These temporary ground signs are of two types, on premise and off-premise.

a. On-Premise:

(1) Location of the sign shall be on the land where the construction, remodeling, development, sale, rental or lease of a designated structure is permitted. For developments, there shall be no more than one (1) single or double-faced sign per major access to the development. All builders within the development shall be included in this one sign.

(2) Maximum Size of Sign: Maximum size of sign shall be 24 square feet per face.

(3) Maximum Height: Maximum height shall be 10 feet.

(4) Setbacks: These signs shall be setback at least 10 feet from any lot line.

(5) Illumination: Signs shall not be illuminated.

(6) A permit shall be issued for one (1) year and shall be renewable for one-year periods. For developments, a permit shall be renewable until all improvements have been sold, leased, or occupied. Applications for renewal shall be accompanied by complete and detailed information concerning the status of the development, i.e. number of homes and/or lots unsold, and projections of total completion of project.

b. Off-Premise:

(1) These temporary signs are limited to use with developments only and shall display only the name and logo of the development and developer, directional information, either graphic and/or written.

(2) These temporary signs shall not be erected without the permission of the landowner.

(3) Maximum Number and Spacing of Signs: A maximum number of 4 single or double-faced signs shall be allowed for each development and shall be spaced no closer than 300 feet from any other sign.

(4) Maximum Size of Sign: Maximum size of sign shall be 24 square feet per face.

(5) Maximum Height: Maximum height shall be 10 feet.

(6) Setbacks: These signs shall be setback at least 10 feet from any lot line.

(7) Illumination: These signs shall not be illuminated.

(8) A permit shall be issued for 1 year and shall be renewable for additional one-year periods. For developments, a permit shall be renewable until all improvements have been sold, leased or occupied. Application for renewal shall be accompanied by complete and detailed information concerning the status of the development, i.e., numbers of homes unsold, and projection of total completion of project.

c. These temporary signs must be removed upon the completion of construction, remodeling, sales, rental or lease. For developments, these signs shall be removed upon completion of all initial sales in the development.

Subd. 2. Directional Signs

Wall and ground signs giving parking and traffic directions. These signs shall be no more than five (5) square feet per face in area and may be illuminated from a concealed light source. Ground signs shall be no more than 42 inches in height above grade. There shall be no more than one (1) sign per curb cut.

330.06 SPECIFIC ZONE DISTRICT SIGN REGULATIONS

Subd. 1. Residential Zone Districts

a. The following signs are permitted in the R-1A, R-1B, R-2A, R-2B, R-3 and R-4 zone districts.

- (1) Signs not requiring a permit.
- (2) Signs requiring a permit which are permitted in all zone districts.
- (3) Signs requiring a permit which are clearly incidental, customary and commonly associated with a permitted use is the zone district and are located on the same lot as such permitted use.

Residential signs are only allowed for area identification.

- a. Type of Sign: Wall, window, and ground.
- b. Maximum Number of Signs: One (1) single or double-faced sign for each lot.
- c. Maximum Sign Area:
 - (1) Total Sign Area per Lot: 24 square feet. Only one (1) face of a double-faced sign shall be used to compute the total sign area.
 - (2) Ground Sign: 24 square feet per face in area.
 - (3) Wall Sign: May not exceed 15 percent of the signable area.
 - (4) Window Sign: May not exceed 5 percent of total window area.
- d. Maximum Height above Grade:
 - (1) Wall and window signs - no sign shall be higher than the height of structures to which attached.
 - (2) Ground Signs: 10 feet.
- e. Setbacks: 10 feet. Wall signs may protrude 18 inches from the building to which attached.

Subd. 2. Commercial Zone Districts:

a. The following signs are permitted in the C-1 and C-2 Zone Districts.

- (1) Signs not requiring a permit.
- (2) Signs requiring a permit in any zone district.



Joe Kohlmann, City Administrator
City of Tonka Bay, MN
4901 Manitou Road
Tonka Bay, MN 55331

February 7, 2013

Re: Sign Permit Application

Hello, Joe:

Attached please find a copy of our sign permit application for our sign near the parking lot to the SW of City Hall for the Parade of Homes.

It would be best if we could put the sign either on the yard to the north of the entrance(A), or the first parking spot to the south of the entrance(B), as depicted on the attached aerial photo. We will take the sign down during the days we are not open. We plan on building a small stand to hold the sign, so it can be easily moved.

Roger Gehrt is stopping by City Hall tomorrow (Friday) with the original application and permit fee.

Also attached please find the Dream Home write-up on the home which will be in the BATC Parade magazine.

We really appreciate all your cooperation, and hope this event will be a good one for local businesses.

Feel free to contact me via email or phone anytime if there are questions on the above or you have any concerns during the event.

Thanks again.

Sincerely,

A handwritten signature in blue ink that reads "Mark Erickson".

Mark Erickson
President
Landsted, LLC
651.248.7343

CITY OF TONKA BAY
SIGN PERMIT APPLICATION

4901 Manitou Road
Tonka Bay MN 55331
Phone: 952-474-7994 Fax: 952-474-6538
www.cityoftonkabay.net

Date: 2/5/13

Name of Applicant: LANASTED, LLC

Address: 900 CRESTVIEW DRIVE, SUITE 110 HANSON, WI 54016

Phone: Business: 651-248-7343 Home: _____

SUBMIT THE FOLLOWING MATERIALS TO COMPLETE YOUR APPLICATION:

1. Permit Applications

Application for a permit is made to the City Administrator. This permit application shall contain and will be considered complete upon submission of the following items:

- A. Application Fee: \$75.00 (1/1/12)
- B. Application Form
- C. Scale drawings showing location and area of the proposed sign and verbiage.

2. Additional Information Required:

REQUEST FOR (Check One):

WALL SIGN (Attached to building) ___ or **GROUND** (Not attached to building)

LOCATION OF WALL SIGN OR GROUND SIGN:

- 1. Address 4907 MANITOU ROAD - CITY HALL PARKING LOT
- 2. Name of Business LANASTED, LLC
- 3. Location on Property (Ground) ON GRASS(SNOW) NEAR SOUTH ENTRANCE OR PARKING SPOT
- 4. Location on Building (Wall) _____
- 5. Verbiage on Sign (Include drawing) PARADE OF HOMES LANASTED, LLC (SEE DRAWING)

PERMANENT ___ TEMPORARY

If temporary, a maximum of ten consecutive days is allowed.

Dates sign will be in place: From MARCH 2 to MARCH 23, 2013*

SIGN OR BILLBOARD DESCRIPTION:

* WE WILL TAKE SIGN DOWN ON OFF DAYS.

Size: 24x30"
Width: 24"
Length: 30"
Height: 6 FEET (if on supports or posts, total height from ground)

Colors:

Background: YELLOW w/ BLACK + RED LETTERS + NUMBERS

Lettering: RED + BLACK
Other: _____

Materials (constructed of wood, plastic?): METAL SIGN, 2x4 + 4x4
WOODEN FRAME

Lighting:

Will sign be lit? NO

Type of light (constant, flashing, neon, fluorescent) _____

Will location of sign create traffic hazards or obstruct views? NO

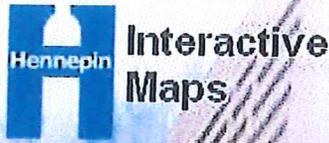
FOR GROUND SIGNS:		
Are the following aesthetics being met?	YES	NO
Constructed of wood, stone, brick		x
Stained or varnished		x
Not to exceed ten feet in height	x	
Not to exceed 24 square feet of surface area	x	
Contains information for identification or directional purposes only	x	
Lighting directed away or shaded from all adjacent property	<u>NONE</u>	

*Painted
STEEL
NICE WOOD*

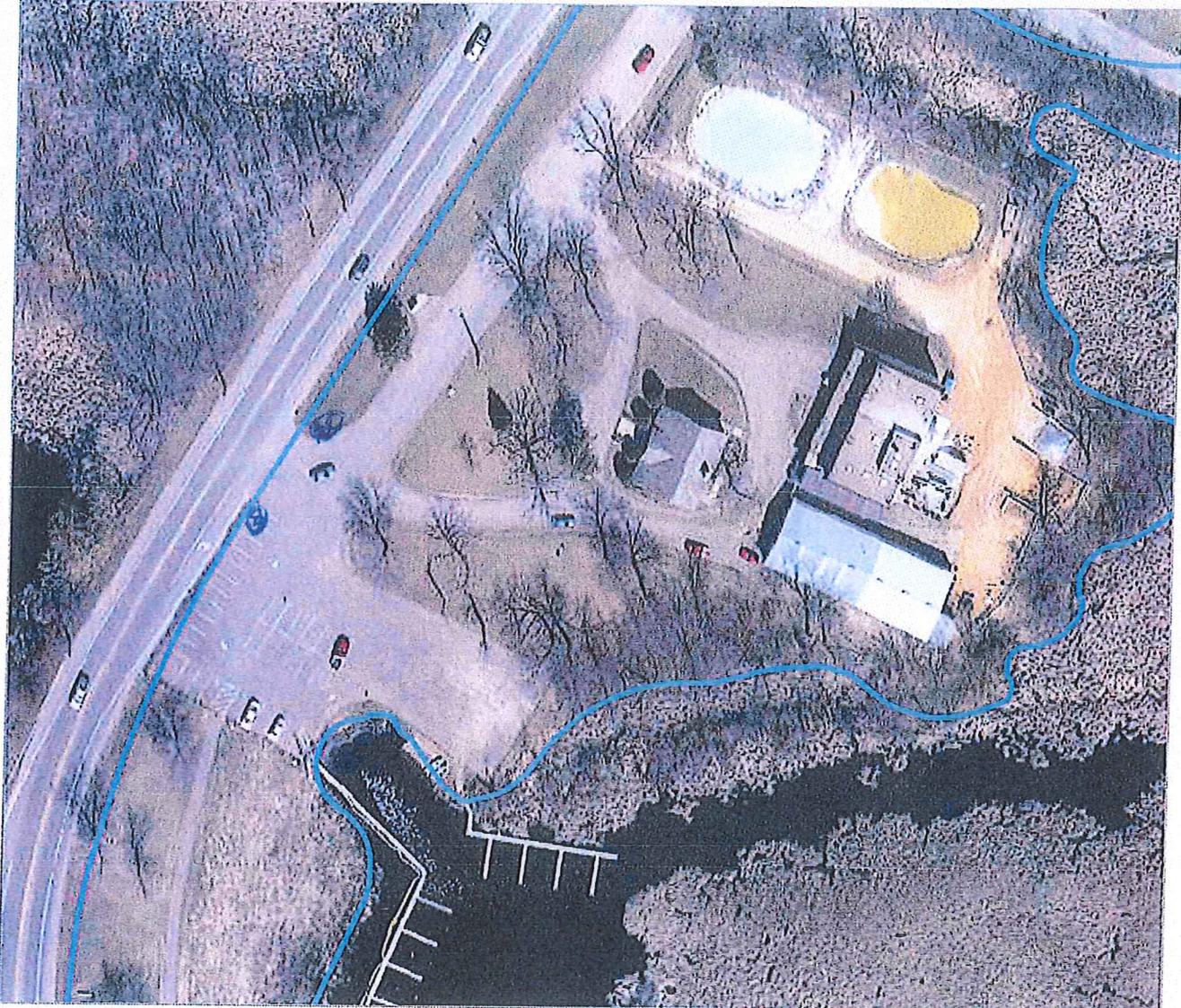
Mark Richardson
Signature of Applicant

OFFICE USE ONLY	
PAYMENT MADE (\$75)	
PERMIT APPROVED	
NOT APPROVED	
COUNCIL MEETING DATE	<u>2/12/13</u>

Effective 1/1/12
FORMS/PERMITS/SIGN PERMIT APP



Property Map



Parcel ID: 28-117-23-13-0008

Owner Name: City Of Tonka Bay

Parcel Address: 4901 Manitou Rd
Tonka Bay, MN 55331

Property Type: Commercial-Preferred

Home-stead: Non-Homestead

Parcel Area: 6.63 acres
288,970 sq ft

A-T-B: Abstract

Market Total: \$0

Tax Total: \$0.00
(Payable: 2012)

Sale Price:

Sale Date:

Sale Code:

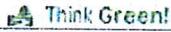
Map Scale: 1" ≈ 100 ft.

Print Date: 2/5/2013



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

COPYRIGHT © HENNEPIN COUNTY 2013



Parade of Homes®

PRESENTED BY  **BATC**

496

**Deerbrooke Homes
by Mark Bennett, LLC**

March 2-24, 2013

Thursday-Sunday 12-6pm

www.paradeofhomes.org

 **BATC**
BUILDERS ASSOCIATION
OF THE TWIN CITIES.

651-697-1954

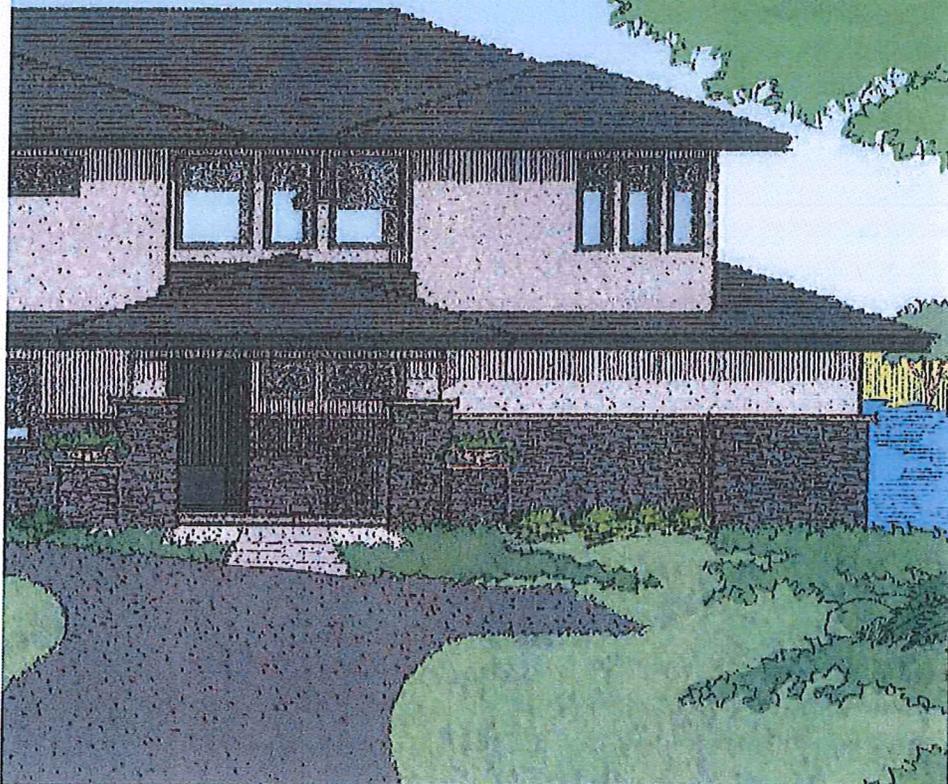
DREAM

HOME

green
PATH

CERTIFIED

PENDING



A Lake Minnetonka Contemporary: A Dream Come True

Having been out of the country for most of the past 10 years, the owners of this property were anxious to get back home. The goal was a homesite on Lake Minnetonka, with ample frontage and long westerly views. Finally, in the late summer of 2011, a tear-down in Tonka Bay became available. It was perfect. Landsted got involved a short time later, listening to their client's vision for the home and exploring options. >>

While living overseas, the owners developed an appreciation for contemporary design, top-shelf materials, and leading edge technology. They needed a place to escape and reconnect. With ideas flowing and mission defined, the Landsted team began the design process, razed the existing structure, and prepped the site for the new foundation.

Then the fun began. From the outside, the low-maintenance contemporary exterior features stucco, stone, and James Hardie® soffits and fascia. Enjoying life on the lake will be effortless with an outdoor shower and nearby locker room, stone screened porch with gas fireplace and extensive lakeside patios and landscaping.

Inside, clean lines and monochromatic colors focus attention on the incredible views. Upon entering the great room, one is greeted by the floating open stair and expansive lake views framed by floor to ceiling Marvin Ultimate Series windows. The indigo-dyed and hand-scraped hickory flooring, natural stone, granite, Italian tile and enameled birch door slabs whisper quality so as not to detract from the fabulous setting. State-of-the-art HVAC, lighting, audio and technology systems are seamless. And, the custom wine cellar and home theater facilitate entertaining and are sure to impress.

In the kitchen, an expansive granite island is flanked by Euro cabinetry with white lacquer finish and high-end appliances. The opulent owner's retreat is over 1,600 square feet, and features a breakfast bar with appliances, amazing bath, private Trex balcony, sitting room with two-sided fireplace, and exercise room with views. A guest suite accessed via back stair welcomes visitors.

>> PAGE 212

Go Tour.

SHUTTLE ONLY: I-494 to Highway 7; west to Co. Rd. 19 (Manitou Road); north to Tonka Bay City Hall parking lot, 4907 Manitou Road.

359

Landsted LLC // \$2,535,000
4384 Manitou Road, Tonka Bay

BATC
Foundation

March 2-24, 2013 Thursday-Sunday 12-6pm



358

Stonewood, LLC



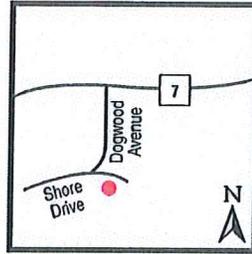
Excelsior

3341 Shore Drive

Luxury Living

\$1,525,000

Cozy. Lake. Cottage. This is one of those homes that, upon walking through the front door, you'll feel right at home. Great views of Lake Minnewashta in a home that was designed from a "no more than we need" perspective. Smaller in scale, but refined and well appointed. Custom built for a family that is approaching the "empty nest". The basement bedrooms allow room for the kids to return for the summer, and later return with the grandchildren. All the detail you'd expect in a Stonewood home, on a smaller scale.



Highway 7 to Dogwood Avenue; south to Shore Drive; left to model on the right.

MN Lic. #BC594315

952-697-5590 • 612-267-2670

www.stonewood.com

359

XcelEnergy Energy Efficient Home Tour

Dream HOME

Landsted LLC

green PATH



energy TOUR

\$5 DONATION AT DOOR

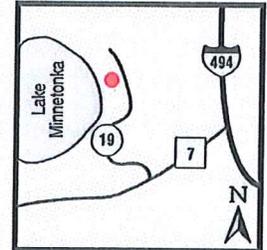
Tonka Bay

4384 Manitou Road

Luxury Living

\$2,535,000 | Others From \$500,000

Landsted's 6,000 sq.-ft. lake home, designed to meet client requirements and maximize lake views and lifestyle. Energy efficiency, and state-of-the-art technology. Stucco and stone ext. leads to open interior w/sleek, clean lines, cabinetry and furnishings. Floating stair w/glass panels. Lacquered European cabinetry, enameled millwork, stained alder door slabs and hand-scraped hickory flooring. Screened porch w/FPL, locker room, and outdoor shower. Rear stair leads to a guest suite above GAR. Owner's retreat w/luxury bath, sitting room, two-sided FPL, private lake-side deck, coffee bar and exercise room.



SHUTTLE ONLY: I-494 to Highway 7; west to Co. Rd. 19 (Manitou Road); north to Tonka Bay City Hall parking lot, 4907 Manitou Road.

MN Lic. #BC404801

651-248-7343

www.landstedco.com

>> CONTINUED TO HOMEBUILDERS, INC. DREAM HOME... FROM PAGE 26

Three additional bedrooms are located in the upper level with built-in furniture for sleepovers, and a bonus room for playtime and crafts.

Peek into the lower level from upstairs and you see hints of the unique bar made of rare, wormy butternut trees. Also known as white walnut, this wood was harvested from dead and diseased trees in an effort to save healthy ones — and creates a must-see feature. From the bar, you can relax in the TV area with its built-in furniture, or get active with a game of darts or pool. There's also an exercise room through the paneled glass. An additional sleeping area with separate bathroom also adorns this lower level. In-floor heat along with zoned air control system assures you of everyday comfort in this amazing Dream Home.

You won't want to miss this incredible Dream Home, and your \$5 admission will help the BATC Foundation provide quality, affordable housing for Twin City families in need.

>> CONTINUED LANDSTED DREAM HOME... FROM PAGE 28

Landsted, a small but notable design/build firm from the St. Croix valley, has been serving the greater metro area since 1986. Their process, which involves open dialogue between owners, Landsted designers and construction professionals, results in creative, satisfying and efficient projects.

We truly hope this home gives you something to dream about.

Don't miss the limo ride to this fully furnished contemporary home on Lake Minnetonka. Your \$ 5 donation raises funds for the Builder's Outreach Foundation. Thanks!

>> CONTINUED DIGIACOMO DREAM HOME... FROM PAGE 30

Beauty shows her face as visitors make their way throughout the home's stunning interior. From oak flooring to hand-glazed tiles, white enameled cabinetry and Carrara marble counters, the gourmet kitchen looks as fresh as the food it can prepare. Mid-century finishes and furnishings, including polished chrome hardware, grass-cloth wall coverings, a nostalgic color palette and one-of-a-kind furnishings, speak to a style that is impeccable in quality and timeless in aesthetics.

With an attractive façade, beautiful interior, innovative technologies and a wealth of renewable resources, home #41 is a showstopper on the spring tour. Come see for yourself.