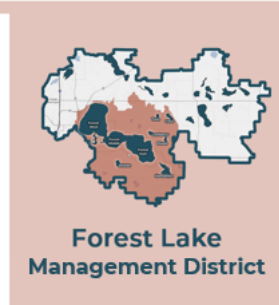




MEMORANDUM

Comfort Lake-Forest Lake Watershed District

Date: May 4, 2026
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: Wittrock Porch Addition - Applicability of Lake Buffer Requirement



Background/Discussion:

William Wittrock would like to place a 192 square foot porch addition onto their home located at [20703 Keewahtin Ave N](#). The home is located on the West side of Lake Keewahtin, which is designated as a Recreational Development Lake in the Forest Lake 153.089 SHORELAND OVERLAY DISTRICT ordinance. This ordinance requires a lot size of 1.5 acres and a shoreline setback of 100 feet. At the April 8th, 2026, City of Forest Lake Planning Commission meeting a 53.0-foot ordinary high water level setback variance for the addition of a porch was approved. Mr. Wittrock has also submitted documents for the board's consideration, they are attached.

The [CLFLWD Rule 4.0 Lake Stream and Wetland Buffer Requirement \(page 33\)](#) could be triggered by this city variance. Specifically, 4.2.1 requires a buffer when there is a "land disturbance for the purpose of a new primary use for which ... a land use variance for ... structure setback from a wetland or surface water resource" has been granted by the land use authority. The rule defines "new primary use" as a change in use category (residential to commercial, etc.) or:

a change of use within the same use category that, due to the new location or intensity of use, is likely in the Board of Managers' determination to have a measurable adverse impact on downgradient lake, stream or wetland function.

Thus, a buffer would be required if the board determined the porch addition is likely to have a measurable adverse impact on Lake Keewahtin. (Attached is the full text of 4.2.1.) Because the rule requires this determination to be made by the Board, staff is bringing the matter forward for Board consideration.

Staff Conclusion:

It is the opinion of the District Engineer and staff that the porch addition would not have a measurable adverse impact on Lake Keewahtin. The total size of the lot is 29,135 square feet, of which, 2,125 square feet (or 7%) is currently impervious. The planned addition would result in an additional 192 square feet of impervious surface on the lot for a total of 2317 square feet



MEMORANDUM
Comfort Lake-Forest Lake Watershed District

(or 8%). The proposed porch addition would be on the east side of the home parallel to Lake Keewahtin and would replace existing walkways, one of pervious pavers running North South along the home and a concrete walkway running East West from the home to shoreline. The project would not decrease the current 53 feet setback from the ordinary high-water level of Lake Keewahtin, which includes about 20 feet of steep slope. However, the area between the lake and porch is split between a lawn and a shoreline buffer installed in 2014.

The underlying soil is a Mahtomedi-Kingsley complex which is a sandy loam that easily infiltrates. Upstream water quality improvements include voluntary raingarden and other native plantings which capture and slow impervious runoff from both onsite and offsite impervious surfaces, reducing the overall runoff volume and duration in the 53 feet of vegetation between the lake and planned addition. The combination of upstream practices, pervious vegetated areas, and sandy soil would capture and infiltrate the additional runoff from the porch addition in normal situations. Therefore, it is the district engineer and staff opinion that the porch addition would be unlikely to have a measurable adverse impact on Lake Keewahtin.

Conclusion:

The board must make a determination if the proposed porch addition would trigger the CLFLWD buffer rule (4.0) or not. It is the District Engineer and staff opinion that the porch would not have an adverse impact on Lake Keewahtin and should not trigger Rule 4.0 LAKE, STREAM, AND WETLAND BUFFER REQUIREMENTS.

Recommended Motion:

Manager _____ moves, that in the Board's judgment, the proposed porch addition at 20703 Keewahtin Ave N is not likely to have a measurable adverse impact on downgradient lake, stream or wetland function. Seconded by Manager _____.

Alternative Motion:

Manager _____ moves, that in the Board's judgment, the proposed porch addition at 20703 Keewahtin Ave N is likely to have a measurable adverse impact on downgradient lake, stream or wetland function and the work therefore requires a Rule 4.0 permit. Seconded by Manager _____.

Attached

- Associated CLFLWD Rules Text
- Wittrock Submittals

William and Jeannette Wittrock
20703 Keewahtin Ave. N
Forest Lake, MN
Comfort Lake Watershed District
Porch Addition Request for Variance
04/10/26

Exhibition List

- Exhibit 1. Proposal Narrative, Statement of Hardship, Existing Condition Photographs
- Exhibit 2. Site Survey
- Exhibit 3. Plat Map
- Exhibit 4. Architectural Plan, Elevations, Sidewalk Plan
- Exhibit 5. Illustrative Site Plan, Landscape plan

Exhibit 1 Proposal Narrative and Statement of Hardship

History

Our home is on four platted lots 16,17,18 and 19 of Sylvan Shores and Hurd Company Farms on Keewahtin Ave and Keewahtin Lake (Sylvan Lake) and originally platted in July 1924 (see Exhibit 2). Based on the Abstract Title for lots 16 and 17, and Certificate of Title for lots 18 and 19, a two-room cabin was constructed around 1928. In 1959 the cabin was expanded to become a two-bedroom year-round home.

We purchased the property in 1989 as a full-time residence. In 1991 a variance was granted by Forest Lake Township and Washington County to construct a second level to accommodate three bedrooms and full bath. In 2003 Forest Lake City granted a variance to construct a detached two-level garage, a small dining room addition and a porch. The detached garage was constructed but the small addition and the porch were not constructed.

We have constructed several water control features to the property and worked with the Comfort Lake Watershed District to design and construct other features to promote water quality of Keewahtin Lake.

In 2014, a rain garden along Keewahtin Ave and a 15'-20' shoreline buffer zone, designed in collaboration with Comfort Lake Watershed staff to include native plants were completed. Both features received partial funding from the Watershed. These features help control runoff from the road, garage roof downspouts piped into the rain garden, and stabilize the shoreline. See page 8 and Page 10.

In 2016, native planting was planted on the hill side next to the garage. The fill was heavy clay and the native plants stabilized the slope. See page 9

In 2017, 2018 the impervious parking surfaces were replaced with pervious pavers and piped into the rain garden. See page 6

In 2020, we constructed a dry creek bed on the north side of the existing house to manage runoff from the hillside, house and garage roofs piped to the creek bed. This included two small basins with 1"-2" river rock to slow water, native plants on boulder lined borders and reclaimed limestone slabs as mini waterfalls. See page 9.

Statement of Hardship

In 1971, Keewahtin Lake (Sylvan Lake) was designated as a Recreational Development Lake in the Forest Lake 153.089 SHORELAND OVERLAY DISTRICT ordinance. This ordinance requires a shoreline setback of 100 feet. Because the property was platted in 1924 and existing structures were constructed prior to the Recreational Lake designation, the property is non-conforming. Any improvements to our home require a variance from the ordinance.

Because of circumstances unique to this property, strict enforcement of shoreland setback requirements create an undue hardship. We respectfully request a variance from the shoreland setback requirements.

The design intent of the porch addition is to be compatible with the existing essential character of the residential neighborhood and, as a riparian property owner, keep with the spirit and intent of the Keewahtin Lake (Sylvan Lake) Recreational Development designation.

We propose to construct an attached 24' long and 8' wide, 192 SF open-sided, roofed porch attached to the existing front entry façade, with a permeable paver sidewalk, and planting areas. The porch will not increase the building footprint towards lake. The porch will be constructed with seven concrete pier footings, treated wood floor joists, reclaimed redwood floor deck, cedar wood columns, exposed wood roof joists with exposed wood deck, and metal standing seam roof. Permeable paver sidewalk will extend to the existing lower-level garage entry, run along the front of the porch and connect to an existing permeable paver patio and walk (See pages 3-6 for photos of existing context). Stone stair treads will be located on the south and west porch sides. A planting bed will be located along the front side of the porch. All existing trees will remain and be maintained.

William Wittrock

Jeannette Wittrock

A. Front



B. Front



C. Road View



D. Side View



E. 2017 Permeable Paver Garage Driveway



F. 2018 Permeable Paver Parking Pad



G. Permeable Paver Patio



H. Permeable Paver Sidewalk



I. 2014 Roadside Rain Garden



J. 2016 Hillside Native Planting



K. 2020 Dry Creek Bed



L. 2014 Shoreline Buffer



CERTIFICATE OF SURVEY

P.O. Box 37
Forest Lake, MN 55025

HULT & ASSOCIATES, INC.
Surveyors, Engineers, Planners
& Wetland Delineators

DALE F. HEBEISEN
Minn. Lic. No. 13590

Phone: 651.464.3130
Fax: 651.464.4822
E-mail: hult@mfra.com

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

DATE: 4/24/2003
DATE REVISED: 9/23/2003
REVISED 2/23/2026 BY OWNER

HULT & ASSOCIATES, INC. by _____
DALE F. HEBEISEN, Minnesota Licensed Land Surveyor

SURVEY FOR: BILL WITTRICK

LOTS 16, 17, 18 & 19 OF
SYLVAN SHORES AND HURD COMPANY FARMS,
WASHINGTON COUNTY, MINNESOTA

NOTE:
THIS DRAWING TO BE USED FOR BUILDING PERMIT PURPOSES ONLY.

NOTE:
THERE MAY BE EASEMENTS NOT SHOWN HEREON.

NOTE:
THERE MAY BE PERVIOUS DECKS, LANDSCAPE GARDENS, ETC.
NOT SHOWN HEREON.

NOTE:
THERE MAY BE WETLANDS THAT ARE NOT SHOWN HEREON.
WETLAND DELINEATION WAS NOT A PART OF THIS SURVEY.

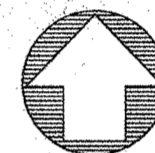
TOTAL LOT AREA = 29,135± SQ. FT.

IMPERVIOUS AREAS

TOTAL EXISTING IMPERVIOUS = 2125± SQ. FT. (7%±)

TOTAL IMPERVIOUS AFTER ADDITIONS: 2125 + 192 = 2317± SQ. FT. (8%±)
EXIST PROPOSED PORCH

TOTAL PERVIOUS PAVEMENT EXIST & PROPOSED ± 2210 SF (8%±)



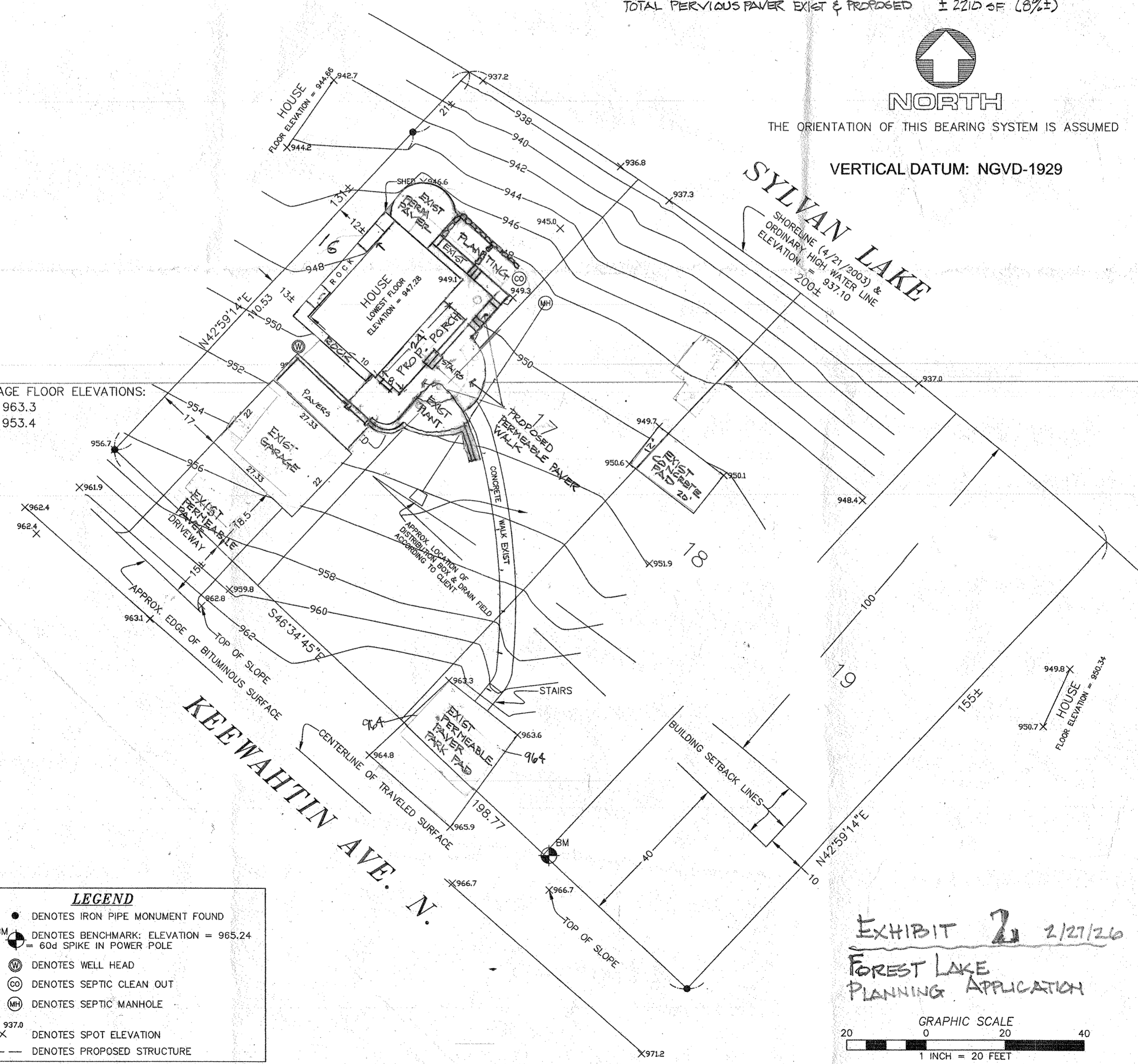
NORTH

THE ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

VERTICAL DATUM: NGVD-1929

SYLVAN LAKE
SHORELINE (4/21/2003) &
ORDINARY HIGH WATER LINE
ELEVATION = 937.10
200±

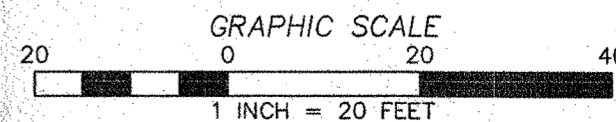
EXISTING GARAGE FLOOR ELEVATIONS:
UPPER LEVEL: 963.3
LOWER LEVEL: 953.4



LEGEND

- DENOTES IRON PIPE MONUMENT FOUND
- BM ● DENOTES BENCHMARK: ELEVATION = 965.24
= 60d SPIKE IN POWER POLE
- ⊙ DENOTES WELL HEAD
- ⊙ DENOTES SEPTIC CLEAN OUT
- ⊙ DENOTES SEPTIC MANHOLE
- X 937.0 DENOTES SPOT ELEVATION
- DENOTES PROPOSED STRUCTURE

EXHIBIT 2 2/27/26
FOREST LAKE
PLANNING APPLICATION



SYLVAN SHORES

AND

HURD COMPANY FARMS

SURVEYED JULY 1924

HARRY S. TODD SUR.

Scale - 1 inch = 200 ft.

Know All Men By These Presents :-

That the HURD COMPANY a Corporation under the laws of the State of Minnesota, owners and proprietors of the following described property lying and being in Section 24 of Township 32 N Range 21 W and more particularly described as follows to-wit: The East Half (E 1/2) of the (N 1/4) Northeast quarter, The (S 1/4) Southwest quarter of the (NE 1/4) Northeast quarter, that portion of the (NW 1/4) Northwest quarter of the (NE 1/4) Northeast quarter lying East and South of the Forest Lake - Scandia Highway and that part of the (E 1/2) East half of the (NW 1/4) Northwest quarter lying East and South of the Forest Lake - Scandia and Forest Lake - Stillwater Highways. Excepting that 19 acres deeded to Arthur L. Rengquist, recorded in book 102 of deeds on page 71, and excepting that 20 Acres deeded to George R. Folseth recorded in Book 100 of Deeds on page 2, have caused the same to be surveyed and platted as shown on the annexed plat and to be now and hereafter known and described as SYLVAN SHORES and HURD COMPANY FARMS, and it does hereby dedicate to the public for the public use forever all Avenues, Streets, Driveways, Parkways and walks as shown on the annexed plat. In testimony whereof, the said Corporation has caused these presents to be executed in its corporate name by its President and its Secretary and its corporate seal to be hereunto affixed this 28th day of FEBRUARY A.D. 1924.

Signed, sealed, and delivered in presence of
 _____ Hurd Company President
 _____ Secretary

State of Minnesota } ss.
 County of Washington }

on this 28th day of February A.D. 1924 Before me, a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, being each by me duly sworn and say that they are respectively the President and the Secretary of the corporation named in the foregoing instrument and that the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said _____ and _____ acknowledged said instrument to be the free act and deed of said Corporation.

_____ Notary Public
 My Commission expires _____

I, Harry S. Todd, Civil Engineer and Surveyor do hereby certify that I have surveyed the tract of land above described and that the annexed plat is a true representation of such survey, that all courses and distances and angles are correctly shown on the plat, that all monuments and points of future surveys are correctly placed in the ground as shown on the plat, that the topography of the ground is correctly shown and that there are no wet lands or public highways other than as shown on the map.

Harry S. Todd
 Surveyor

Subscribed and sworn to before me this 28th day of February A.D. 1924
 _____ Notary Public
 My Commission expires _____

State of Minnesota } ss.
 County of Washington }

At a meeting of the Board of County Commissioners of Washington County Minnesota, held at Stillwater on the _____ day of _____ A.D. 1924, the annexed plat was presented and approved for record.

County Auditor Washington Co. Minnesota

Filed for record this _____ day of _____ A.D. 1924 at _____ Minn.

Register of Deeds Washington Co. Minn.

Taxes paid and transfer entered this _____ day of _____ A.D. 1924

County Auditor Washington Co. Minn.

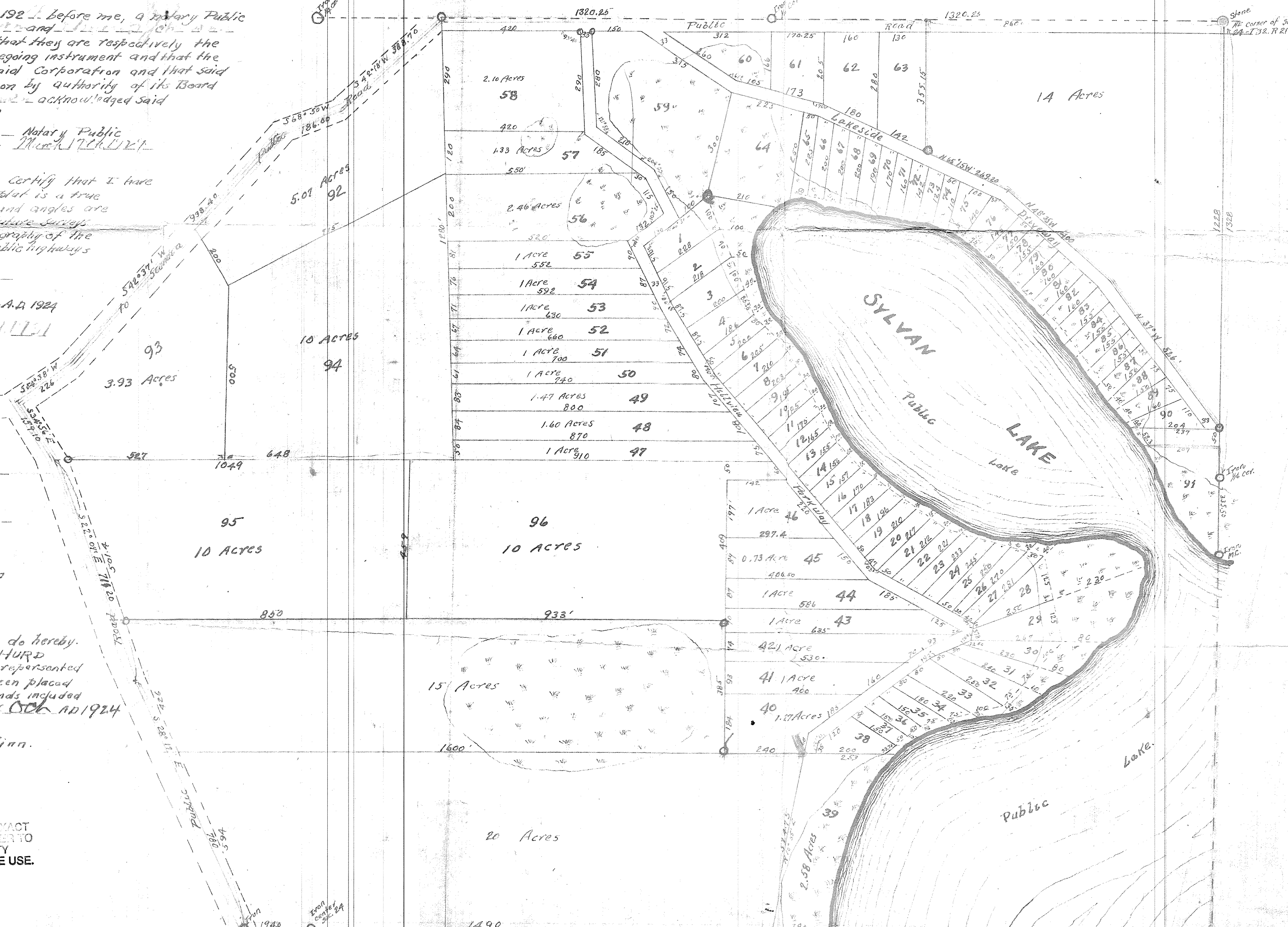
I hereby certify that the taxes for the year _____ on lands herein described have been paid

County Treasurer, Washington Co. Minn.

I, Lewis W. Clarke, County Surveyor of Washington County, Minn. do hereby certify that I have examined the plat of SYLVAN SHORES and HURD COMPANY FARMS hereto attached and that all distances are as represented that iron and stone monuments, for use in future surveys, have been placed in the ground as shown on the plat and that there are no wet lands included in the plat except as shown. Witness my hand this 28th day of FEBRUARY A.D. 1924

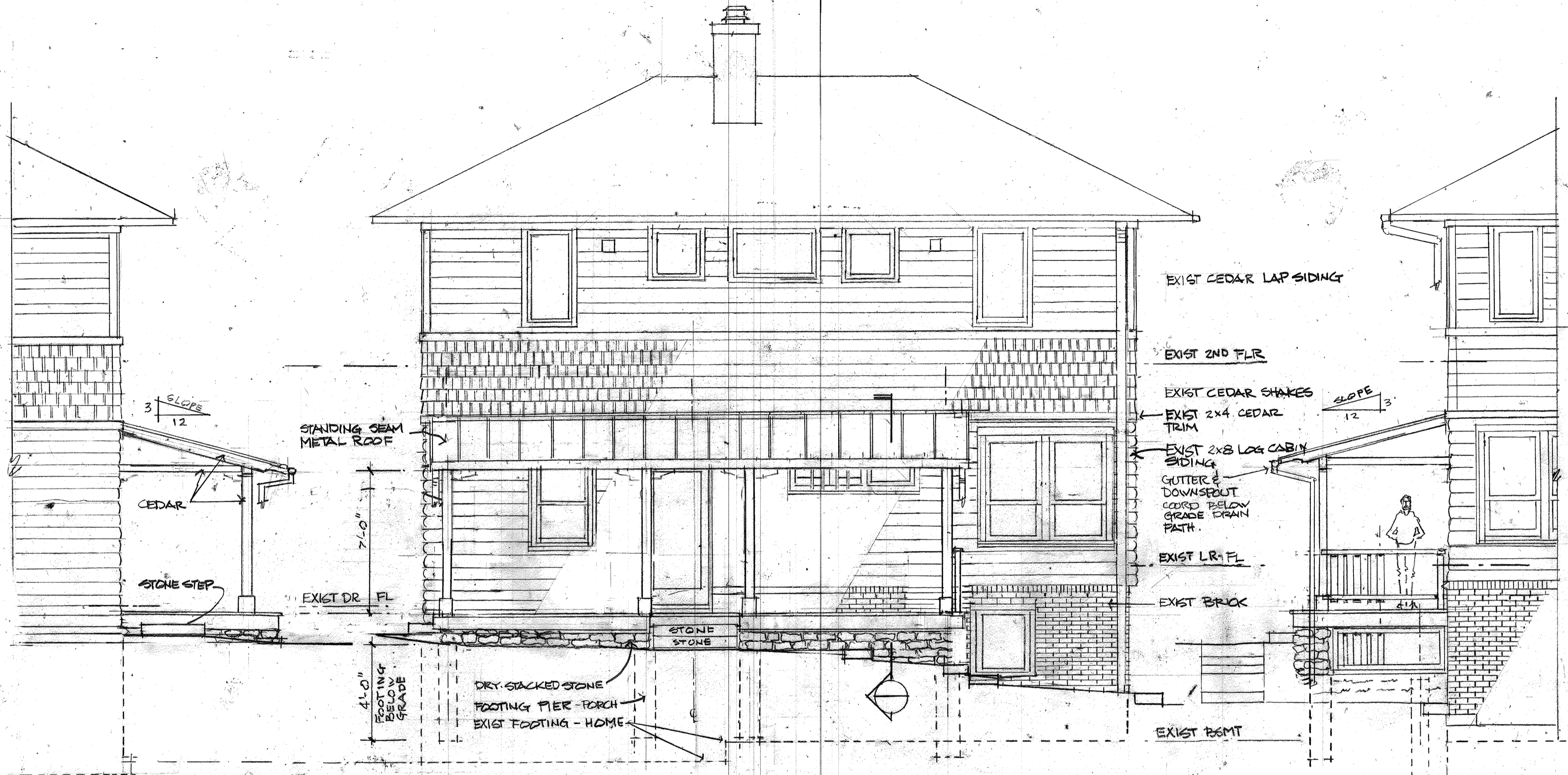
Lewis W. Clarke
 County Surveyor, Washington Co. Minn.

CAUTION
 THIS PLAT MAY NOT BE CONTACTED
 COPY OF THE ORIGINAL TO
 OFFICIAL PLAT IN COUNTY
 RECORDER'S OFFICE BEFORE USE.



FOREST LAKE PLANNING APPLICATION 2/27/26
 SYLVAN SHORES & HURD COMPANY FARMS

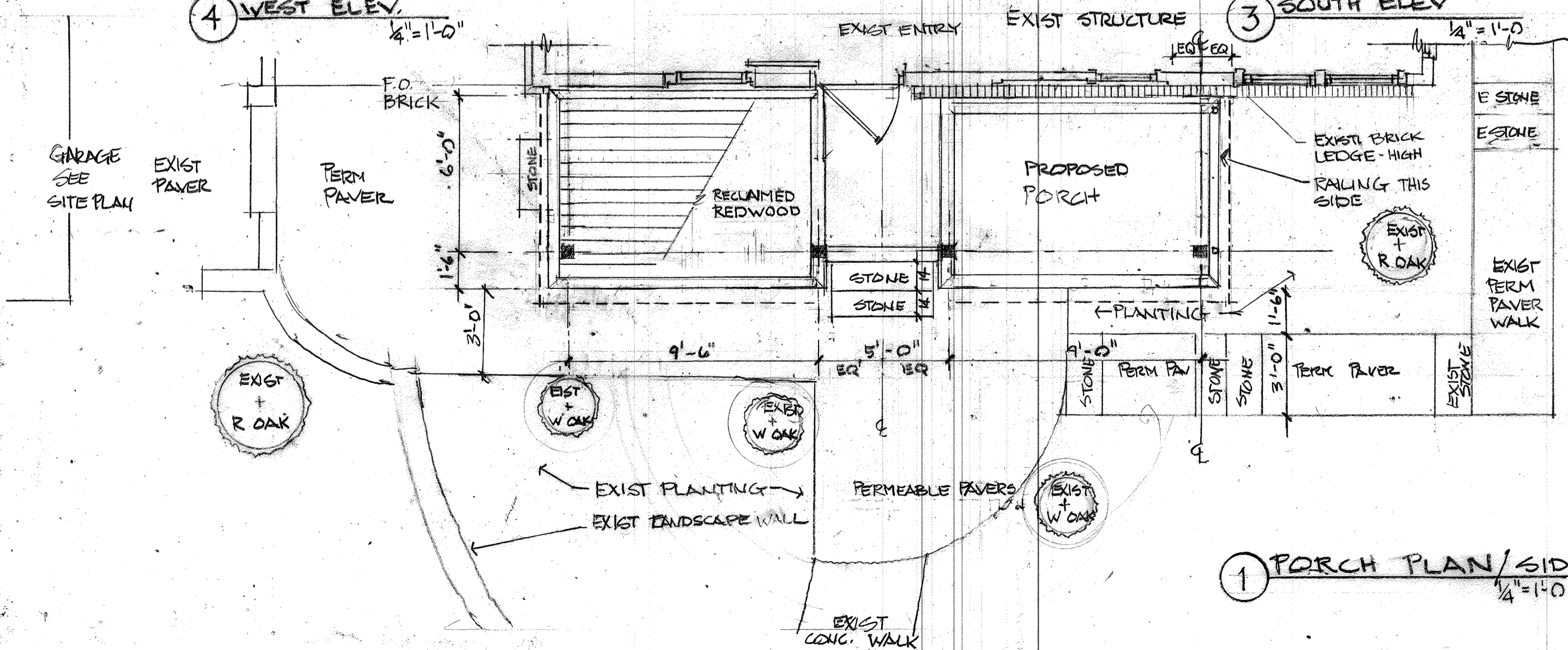
EXHIBIT B



4 PARTIAL WEST ELEV. $\frac{1}{4}'' = 1'-0''$

3 SOUTH ELEV. $\frac{1}{4}'' = 1'-0''$

2 PARTIAL EAST ELEV. $\frac{1}{2}'' = 1'-0''$



1 PORCH PLAN / SIDEWALK PLAN $\frac{1}{4}'' = 1'-0''$

WITIROCK PORCH ADDITION

EXHIBIT 4
2/27/26
P&Z APPLICATION

DATE 2-27-26

SHEET No.

AI



Associated CLFLWD Rules Text

4.2 Applicability.

4.2.1 Rule 4.0 applies to any lot containing land within the buffer zone of any General Development Lake, Recreational Development Lake, Natural Environment Lake, stream or wetland within the watershed; and

(a) that results from subdivision of land into two or more buildable lots on or after February 1, 2009; or

(b) that is subject to land disturbance for the purpose of a new primary use for which (i) a rezoning or (ii) a land use variance for lot hard surface percentage or structure setback from a wetland or surface water resource has been approved on or after February 1, 2009.

A “new primary use” under this paragraph is defined as a change from one use category (single-family residential, multi-family residential, institutional, commercial, industrial or agricultural) to another; or a change of use within the same use category that, due to the new location or intensity of use, is likely in the Board of Managers’ determination to have a measurable adverse impact on downgradient lake, stream or wetland function. Construction of a structure or hard surface on an unimproved lot of record, or on an improved lot of record following removal of all or the essential part of an existing main structure, is a “new primary use” without a Board determination of adverse impact.