A new chapter.
A clear presence.

A focused independent dealership concept on Highway 65. Reuse the existing building. Let the inventory and a clear identity do the work.



Conceptual rendering · Plan controls dimensions · Rumline Motor Co. is illustrative

Conceptual rendering — not to scale/approved. Site plan controls dimensions and stall layout.

HIGHWAY RECOGNITION.

GARFIELD ARRIVAL.

Traffic-facing pylon. Open display sightlines. A matching entrance sign and building fascia.

2.00	~3,650	18	~13,300
ACRES	**SF BUILDING**	**DISPLAY CARS**	**VEHICLES / DAY**
Parcel A only	Reuse; no addition	Layout A concept	Hwy 65 · 2025 modeled AADT

Rumline Motor Co. is fictional and illustrative—not an operating dealership, proposed tenant or trademark clearance.

820 GARFIELD

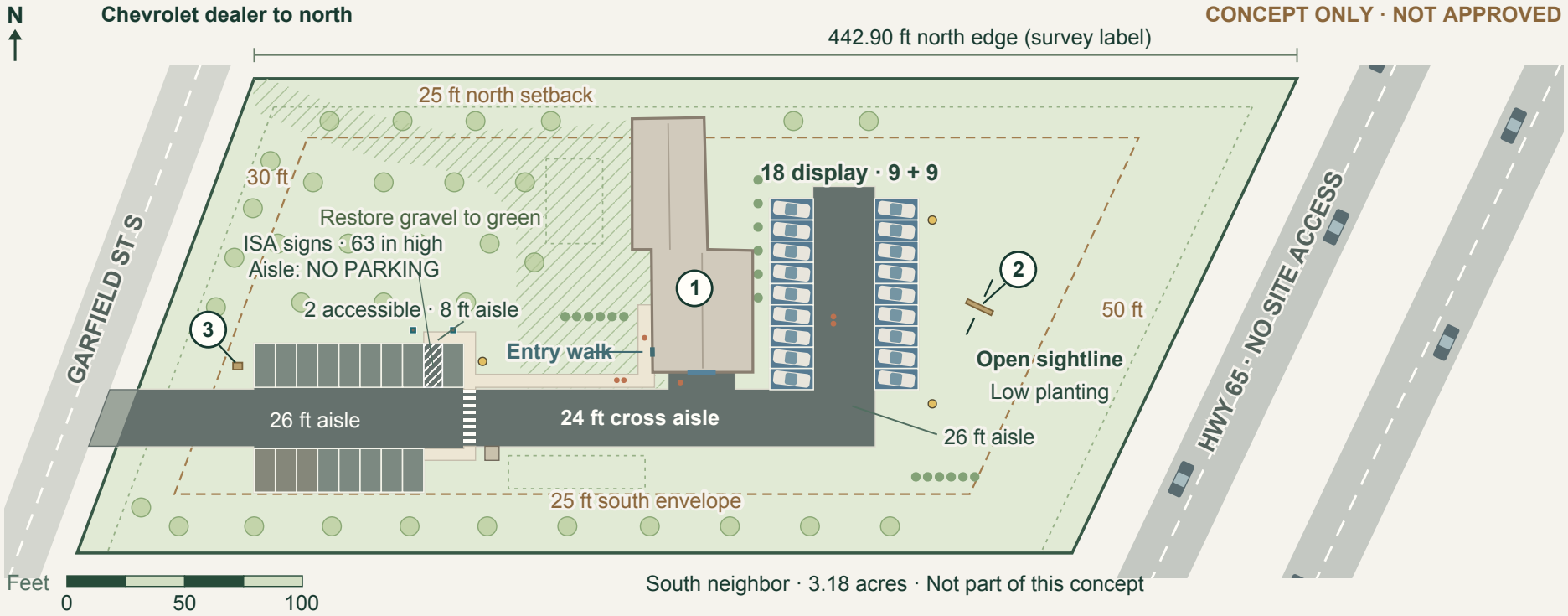
Rumline Motor Co. · Fictional dealership concept

Reuse concept · No addition · Site and outdoor-display approvals still required

LAYOUT A

2.00 acres · 87,120 SF

18	14 + 3	21,645 SF	21,720 SF	21,780 SF
DISPLAY CARS	CUSTOMER + STAFF	PLAN IMPERVIOUS	INCL. 75 SF RESERVE	25% IMPERVIOUS CAP



1 Existing building
~3,650 SF · Reuse, no addition
Customer entry on west side

2 Highway pylon
18 ft · 60 SF per face
Two traffic-facing sign faces

3 Garfield entry sign
3 ft · 4 SF per face
Second sign needs frontage approval

Walks + striped crossing · 28 ft prep apron · Snow on marked turf · Full notes in PDF

820 GARFIELD / A-01

A working lot. A clear arrival.



Conceptual rendering · Plan controls dimensions · Rumline Motor Co. is illustrative

Garfield customer arrival. Conceptual rendering — not to scale/approved. Walk and marked crossing lead to the west entry.

Walk safely to the door

Two accessible customer stalls share an 8-ft aisle. A continuous sidewalk reaches the west entrance; a marked crossing serves south parking.

Keep the lot operational

A 28-ft prep apron connects the south overhead door to the drive. A 5-ft north aisle extension gives passenger cars maneuver relief. Inventory stays separate.

Plan for everyday use

Shielded lights, a screened cart enclosure and turf snow-storage areas support the lot. Garfield is the only site entrance; highway signs guide arrival.

A conservative concept—not a sign permit.

Pylon 60 SF + entrance 4 SF + fascia up to 60 SF = 124 SF combined, below the conservative 125-SF allowance. The City must confirm two qualifying street frontages, final sign dimensions, placement and engineered plans.

Selective vegetation work only after shoreland/ROW review. Protected buffers and MnDOT land remain untouched. Use steady, shielded lighting.

Layout A: assumptions to verify.

Survey-derived boundary. Aerial-estimated improvements. These notes describe a design scenario, not an approved site.

01 Parcel and survey

Parcel geometry: survey/CAD feet. North 442.90 ft survey label (442.87 ft CAD); south 422.55 ft; perpendicular depth 201.34 ft. Legal lot area 87,120 SF governs.

02 Existing building

Roof corners are 2023 aerial estimates, not surveyed walls. Coverage charges 4,000 SF roof versus ~3,650 SF marketed floor area. Eaves 14/16 ft plus 4 ft roof rise are assumed.

03 Setback envelope

Setbacks shown: west 30 ft, east 50 ft, north 25 ft and conservative south 25 ft (rear rule 15 ft if confirmed). No new pavement in these strips except the access crossing.

04 Existing reuse rights

Existing north roof offset is ~17 ft, inside the 25 ft envelope. Reuse depends on lawful existing/nonconforming rights. No addition; actual walls, openings and structure need field review.

05 Garfield access

New 24 ft Garfield curb cut crosses street setback and 12 ft utility/drainage strip. Permit, drainage and easement review required. Public-ROW apron/roads are diagrammatic; apron excluded from lot cap. No north shared drive or Hwy 65 access.

06 Parking layout

18 inventory stalls are separate from 14 customer (two accessible) and 3 staff stalls. Standard 9×18.5 ft; accessible 9×18.5 ft plus shared 8 ft aisle. Parking aisles 26 ft; two-way cross drive 24 ft.

07 Parking interpretation

Parking test: (3,650+18×166.5)/500=13.294; city rounding gives 13+3 staff=16 required; 17 provided, one extra. City must confirm display-area GFA/IUP interpretation; ADA scoping, grades and doors need design.

08 Surface accounting

Count roof, paving, walks, curb, sign bases and 48.5 SF service pads including accessible-sign footings. Reserve reduced to 75 SF to fund operational features. Remove unused compacted ground and revegetate; no pervious-paving credit.

09 Vehicle movement

Passenger cars only; 5 ft north aisle relief added. Keep 24/26 ft drives clear. Fire access and swept paths unverified. Full-size car carriers need a legal off-site transfer; no street unloading. Snow on marked turf; haul excess.

10 Indoor prep

New 12 ft south prep door has a 28 ft apron; closed west overheads are not vehicle entries. Continuous west entry walk and marked parking crossing; flush ADA links. Grades, doors, structure and drainage need design. No outdoor wash.

11 Landscape and signs

33 trees/18 shrubs; protected buffers retained pending review. Screened cart enclosure and shielded 14 ft lights proposed. Sign permits: 18 ft pylon, 3 ft entry; second ground sign needs two-frontage confirmation.

12 Concept limits

Future cleared-site scenario only. Not a boundary/improvement survey, engineering plan, approved capacity, entitlement or construction document. No variance or neighboring land assumed.

BEFORE THIS BECOMES A PROJECT

Verify the fit. Then design the details.

TOTAL IMPERVIOUS BUDGET

Roof allowance	4,000 SF
Vehicle paving	16,212 SF
Walks and accessible route	920 SF
Curb allowance	428 SF
Sign bases	36 SF
Service pads	48 SF
Physical plan	**21,645 SF**
Design reserve	75 SF
Budget including reserve	**21,720 SF**
25% cap	21,780 SF
Remaining after reserve	**60 SF**

The total includes roof, paving, walks, curbs, sign bases and service pads. Figures are rounded; full-precision geometry governs. No permeable-paving credit. Restore unused compacted ground to landscape.

ACTUAL SITE CONTEXT



County aerial, spring 2023; not a current survey. Garfield west; Highway 65 east.

Confirm current survey, lawful building reuse, legal access/easements, parking and outdoor-display approvals, shoreland/drainage, accessibility, fire access, delivery movement and sign/lighting permits.

City codes and ordinances

County parcel record

MnDOT traffic record · location 2063

LET'S TALK ABOUT THE FIT.

Matt Anderson, RIC Properties

(763) 689-0349

matt@ricproperty.com