



PO Box 120, 1211 Village Parkway
Cologne, MN 55322
(952) 466-2064
www.colognemn.com

Planning and Zoning Application Form

GENERAL REQUIREMENTS – Please read before completing the application.

The City will not begin processing an application that is incomplete. You will be notified within fifteen business days if your application is not complete. Applications deemed complete will be submitted to the City Planner for review. The City Planner will notify the applicant if additional information or modifications are necessary. The applicant is responsible for all information necessary to describe the land use/development request and may be required to submit additional information to fully explain the aspects unique to the request that may not appear on this application. Applicants are encouraged to review the applicable City Code (available at City Hall) related to their request.

Fees and escrow are due at the time an application is submitted (or the application will be considered incomplete). Fees and escrow are listed on the attached sheet. Please note that the applicant is responsible for all planning, legal, engineering, publication, notification, and other expenses related to the application.

Certain applications, such as variances and sign permits, require Planning Commission consideration. Please check with the City Clerk to determine if your application requires Planning Commission consideration. If so, your completed application must be submitted four weeks prior to a regularly scheduled planning commission meeting. Completed applications that are submitted within four weeks of a regularly scheduled planning commission meeting may be considered at the next regularly scheduled meeting if time constraints allow, otherwise they will be considered at the following regularly scheduled meeting.

APPLICANT INFORMATION

Applicant(s) Bernie & Karen Shambour

Property Owner(s) – (if different from applicant) Karen M. Shambour Trust

Property Street Address 209 Playhouse Street East
Cologne, MN 55322

Applicant Mailing Address (if different from property address)

Applicant Telephone (952) 221 - 9727 (day) (952 -) 221 - 9727 (eve)

Applicant Fax No. () - E-mail bshamb@embarqmail.com

Applicant is: ☒ Owner ☐ Contractor ☐ Other

Type of Request(s):

- ☒ Site Plan Approval (Bldg permit may also be needed) (Include Site Plan Review Requirements document) ☐ Zoning Ordinance Amendment (Include Zoning Amendment Information document)
☒ Variance (Include Variance Addendum document) ☐ Sign Permit (Include Sign Permit Addendum document)
☐ Building Alterations/Additions (Bldg permit needed) ☐ Interim Use Permit (Include Interim Use Permit Information document)
☐ Other _____
☐ Preliminary Plat ☐ Final Plat ☐ Lot Division/Combination

****Please attach a site plan showing existing and proposed features, including setbacks.****

Brief description of request Seeking to add on to an existing building at 209 Playhouse Street.

The intent is to use the small addition (deep-packed) foundation to anchor the rest of the building.

Has a similar request on the subject site or any part thereof been previously sought? _____

If yes, when? No.

Access to property _____

Project description and background (attach additional sheet(s) if necessary) _____

Please see attached 2D floor plan and elevation views.

I agree that all fees incurred by the City resulting from the review of this request are my responsibility and I will pay them in a timely manner.

Signature of applicant(s) Beverly Shambaugh (RUSH) ^{8/21/2023} Date 5/26/2023 (Revised 8/21/2023)

If Property Fee Owner is not the applicant, the Applicant must provide written authorization by Property Fee Owner in order to make application.

Signature of owner Beverly Shambaugh (RUSH) ^{8/21/2023} Date 5/26/2023 (Revised 8/21/2023)

*****FOR CITY USE ONLY*****

Appl. Fee & Escrow \$ _____ Amount Paid \$ _____ Date _____ Ck # _____

Completed Application Received on _____ by _____

Current Zoning ____ Existing Land Use ____ Proposed Land Use ____ PID 40- _____

Legal Description _____

Variance Addendum

VARIANCE REQUEST INFORMATION – Complete this section only if you are requesting a variance.
Attach additional sheets or documentation if necessary.

Description of Variance Requested – Please describe your variance request:

- Stabilize the building at 209 Playhouse Street while preserving its 1930's street-view architectural lines. This building is incrementally failing and will eventually collapse if we do not intervene with foundation replacement on three sides; including a u-shaped/poured foundation buttress on the south side using Rebar® and Redi-Rod® to secure new-to-original cement as a means to stabilize the entire structure.

Variance History – Use this area to include any past variances on the property as well as any neighboring properties.

None Known

7.01 Variances

A. Board of Appeals and Adjustments

The Planning Commission shall act as the Board of Appeals and Adjustments and shall have the power to hear and decide requests for the following:

1. **Interpretation:** Hearing appeals where it is alleged that there is an error in a decision or judgment made by an administrative officer in the interpretation or enforcement of this Ordinance or in the interpretation of zoning district boundaries.
2. **Variances:** Grant variances from literal ordinance requirements in instances where strict enforcement would cause undue hardship because of circumstances unique to the individual property under construction.

B. Variance Procedures

1. Applications provided by the City must be completed in writing prior to any consideration of variance petitions. Fees for variances are established by resolution of the City Council.
2. The Board of Appeals and Adjustments may require the applicant to provide ten (10) copies of plans, maps, surveys, etc., as deemed necessary, to ensure proper review and consideration of variance petitions.
3. After filing an application, the City Clerk shall set a date for a public hearing. Notice of the hearing shall be posted and published at least ten (10) days prior to the date of the hearing, and notice shall be mailed to each property owner within three hundred fifty (350) feet of the property to which the variance relates. Defects in the notice or failure to notify individual property owners shall not validate the proceedings, provided a good faith effort was made to comply with these provisions.
4. Upon the hearing request, the Board of Appeals and Adjustments shall either approve or deny the variance and shall state the reasons for said action. Conditions for approval may be attached to any variance granted.

Variance Addendum.docx

Page 1 of 2

5. Findings:

The Board of Appeals and Adjustments must find as follows in the granting of a variance from this Ordinance: (please respond to each of the findings below, you may attach additional sheets if needed).

- a. Granting a variance will not adversely affect the public health, welfare and safety and will not be detrimental or injurious to the property or improvements in the neighborhood.

Applicant's response "A variance will not significantly alter the essential character of the locality. A maintained structure would be more attractive than one that has deferred maintenance. The existing building does not have apparent historic value that would be recommended to preserve. Nearby properties are in the older portion of the city and consist of a mix of homes, commercial structures, utility structures and park land"

– Cindy Nash 7-14-2023

b. Strict interpretation or enforcement would result in a practical difficulty or unnecessary hardship that is not self created, that is inconsistent with the intent of this ordinance Ordinance and the Comprehensive Plan.

Applicant's response The properties to the immediate east, north, and west of 209 Playhouse Street have a higher elevation. Hence stormwater freely flows on either side of the building and even under the north-facing garage doors during heavy rains! (i.e. – the north driveway slab rises 1.5" to 2" every winter due to the accumulation of water under it). We are seeking approval of a building permit to enable us to stabilize the original structure on 3 sides by replacing the foundation -and- on the south side to replace and pack a significantly more solid base 60 inches deep to create a new foundation that is firmly anchored via generous installation of Rebar® and Redi-Rod® into the existing/new floor cement and new foundation in the original building.

- **Please Note:** This building is incrementally failing and will collapse if we do not intervene. In 2020 when new garage doors were installed; we were forced to dig 50" deep and replace the original 24" deep footings supporting the vertical 2" x 6" framing around each garage door. We too, cut out and replaced a section of the cement floor inside of the building due to it being so broken up by decades of thermal thaw and freeze cycles.

Objective: "Stabilize the building and preserve its 1930's street view architectural lines".

- Keep all existing exterior walls and roof intact.
- Lift the entire building enough during renovation to enable replacing the entire exterior foundation.
- Excavate the ground on the south side of the building to pack and add stability to the porous soil base (and the building).
- The existing building is approximately 28.2 feet by 40.2 feet for a total of approximately 1,133 square feet.
- Add 18 ft to the rear of the existing building.
- Increase the height of the building by approximately 3 feet (to more closely match the height of the building directly to the west).
- Requesting approval for a site plan with an impervious surface coverage of 64% of the parcel (currently at 50% impervious). **Note:** This percentage is less than-equal to the other properties on the City Block.

c. There are exceptional or extraordinary circumstances or conditions applicable to the property, use or facilities that do not apply generally to other properties in the same district.

Applicant's response This parcel is 1,002 feet from Benton Lake (it is on the far outer perimeter of the Shoreland Overlay District). The Carver County website GIS Topographical Map shows that ALL of the water from every street and impervious surface winds up flowing (eventually) into Benton Lake or into City holding ponds

that by design are slightly deeper than Benton Lake's elevation of 939.1 feet.

- The properties to the north and west in the vicinity of 209 Playhouse Street are at 960 feet.
- The 209 Playhouse Street parcel is at 950 feet.
- The VFW Park is 940 feet through its east-west centerline; falling off approximately another foot to the new holding pond.
- The perimeter of the new holding pond in the VFW Park is residing at about 939 feet with a depth of about 4 to 5 feet at its deepest point (934 to 935 feet). The bulk of the stormwater flowing off Playhouse Street East (and my parcel in particular) is buffered and allowed to slowly permeate into the VFW Park holding pond and in area soils. The photos at the end of this application form illustrate a significant amount of permeable square footage (55,904 sq ft or about 1.3 acres) to the east, south, and west of the 209 Playhouse Street parcel *that will never be developed*; rendering the 64 percent impervious surface coverage number to be a somewhat moot point.
- The City has allowed others to develop nearby parcels with hardcover in excess of the ordinance limit. Based on this precedence; this variance request is ultimately a political question. This variance request is based on the premise of seeking approval based on fairness and consistency. To be sure, this is not a legal argument. The Planning Commission, City Council (ie- City) has the discretion and legal basis to deny this application. However, exercising this discretion to deny this application when it has allowed

other similar projects to go forward simply is not fair; plain and simple. Given the current and expanded charitable use of this 1930's building that we are seeking to save and utilize for the greater good; approving this variance request is the right thing to do.

d. Strict or literal interpretation would deprive the applicant of the use and enjoyment of his property in a manner similar to others in the same district.

Applicant's response Under the auspices and support of the Shambour Charitable Giving Program, a workshop will be added to the south side of the original 1930's building to facilitate the various volunteer and charitable activities performed annually by this charitable trust:

- K&B Property Services - Volunteer lawn cutting, herbicide application, seasonal power vacuuming, tree trimming, brush removal, snow thrower/loader volunteer services. Light preventive maintenance work such as mower deck blade sharpening, greasing, air-oil filter changing, etc (no motor repairs).
- Christmas Light and Seasonal Decoration Volunteer Testing and Repairs - Cologne Lions, Benton Gardens, and Shambour Park.
- CAP Agency- Carver, Scott, Dakota Counties transfer seasonal items using an aged SUV and pickup truck.
- Volunteer Senior auto detailing and moving assistance.
- Red Cross Bloodmobile Drive – Volunteer Coordinator Services (since 1988).

e. Granting a of the variance will not allow a use which if otherwise not a permitted use within the zoning district.

- o Applicant's response a) Subject property is owned by the Karen M Shambour Trust funded in part by the Shambour Charitable Giving Program (Trust). Documents available for review for validation. b) The existing building area is current to conforming use through activities tangent to the Shambour Charitable Giving Program (Trust).

6. A variance granted but not used shall become void one (1) year after its effective date.

7. No application for the same or essentially the same variance shall be made within six (6) months of the date of denial.

C. Variance Appeal Procedures

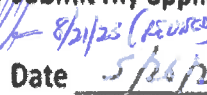
Within thirty (30) days of the action of the Board of Appeals and Adjustments, the applicant or an affected property owner may file an appeal to the City Council to the decision of the Board of Appeals and Adjustments. The City Council shall set a date for a public hearing, within forty-five (45) days of receipt of the appeal, to consider granting or denying the variance request.

I understand the preceding standards for variances and hereby submit my application for variance.

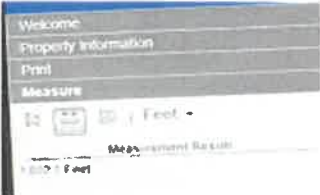
Applicant's Signature



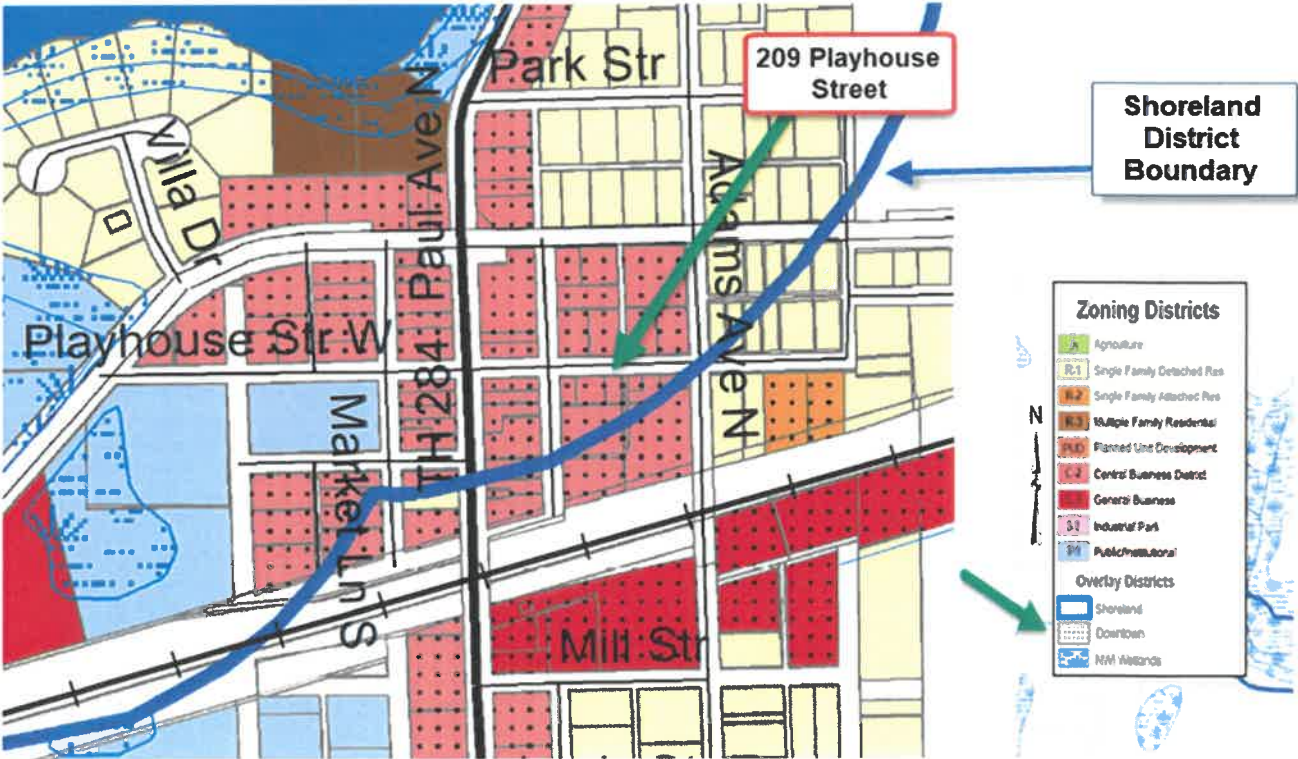
Date

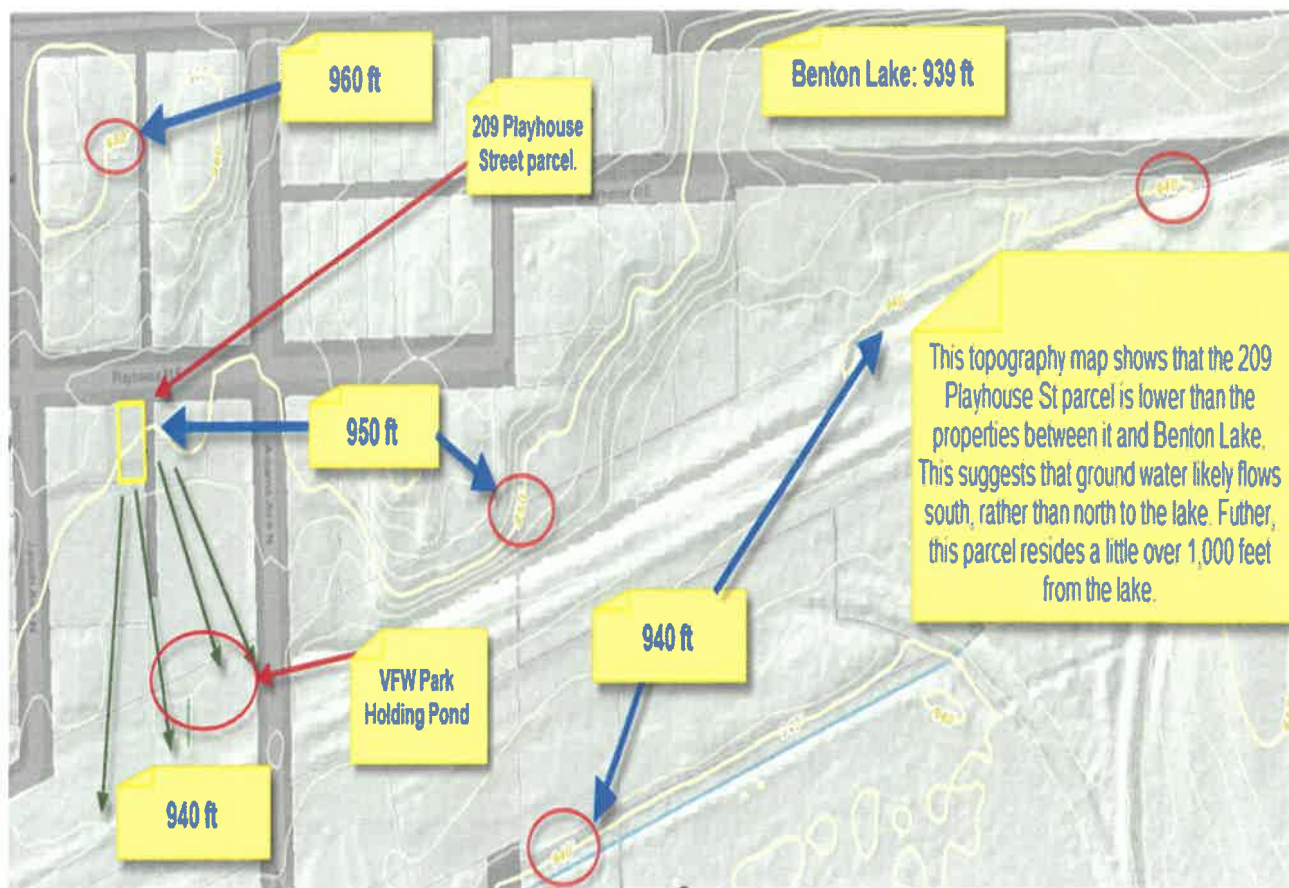
 8/21/23 (REVISED)
5/26/2023

Playhouse Street East: Distance from Benton Lake & Topography



Approximate Distance from Benton Lake: 1,002 feet









2022 04 08 10:20 AM 10:20 AM 10:20 AM 10:20 AM 10:20 AM 10:20 AM

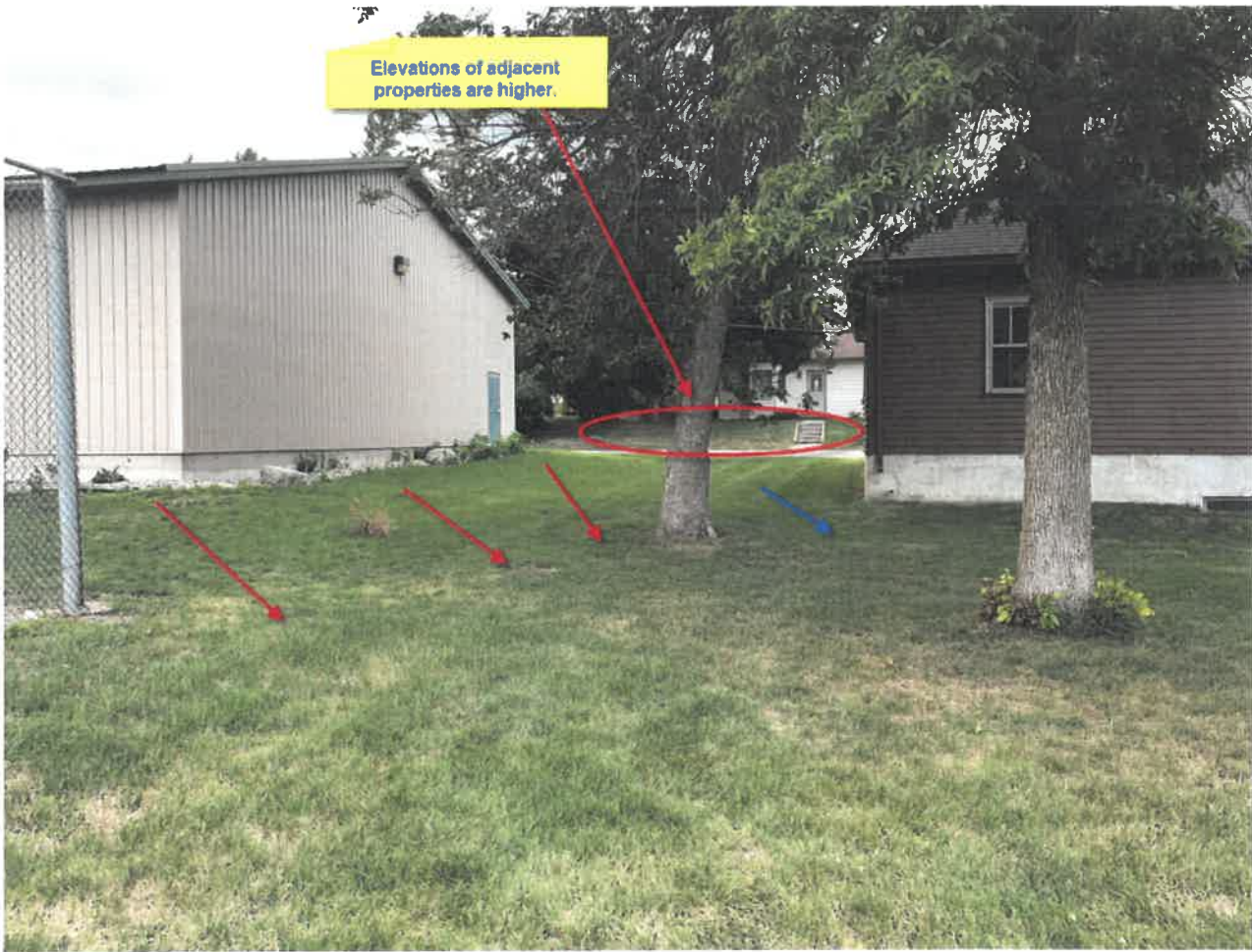


**Holding Pond in
VFW Park.**

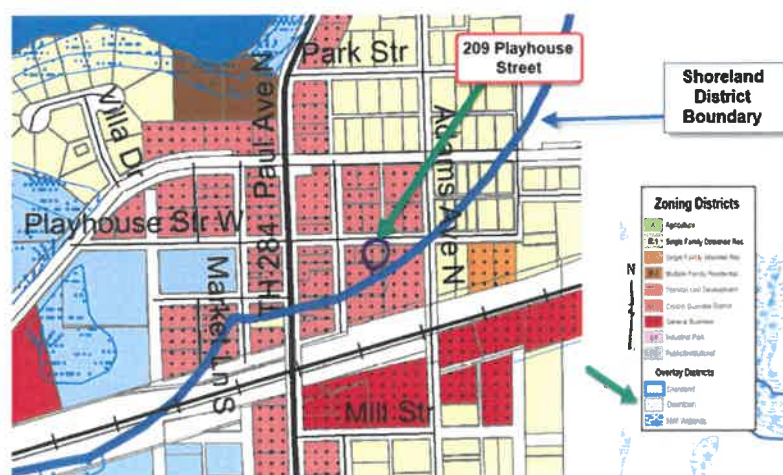
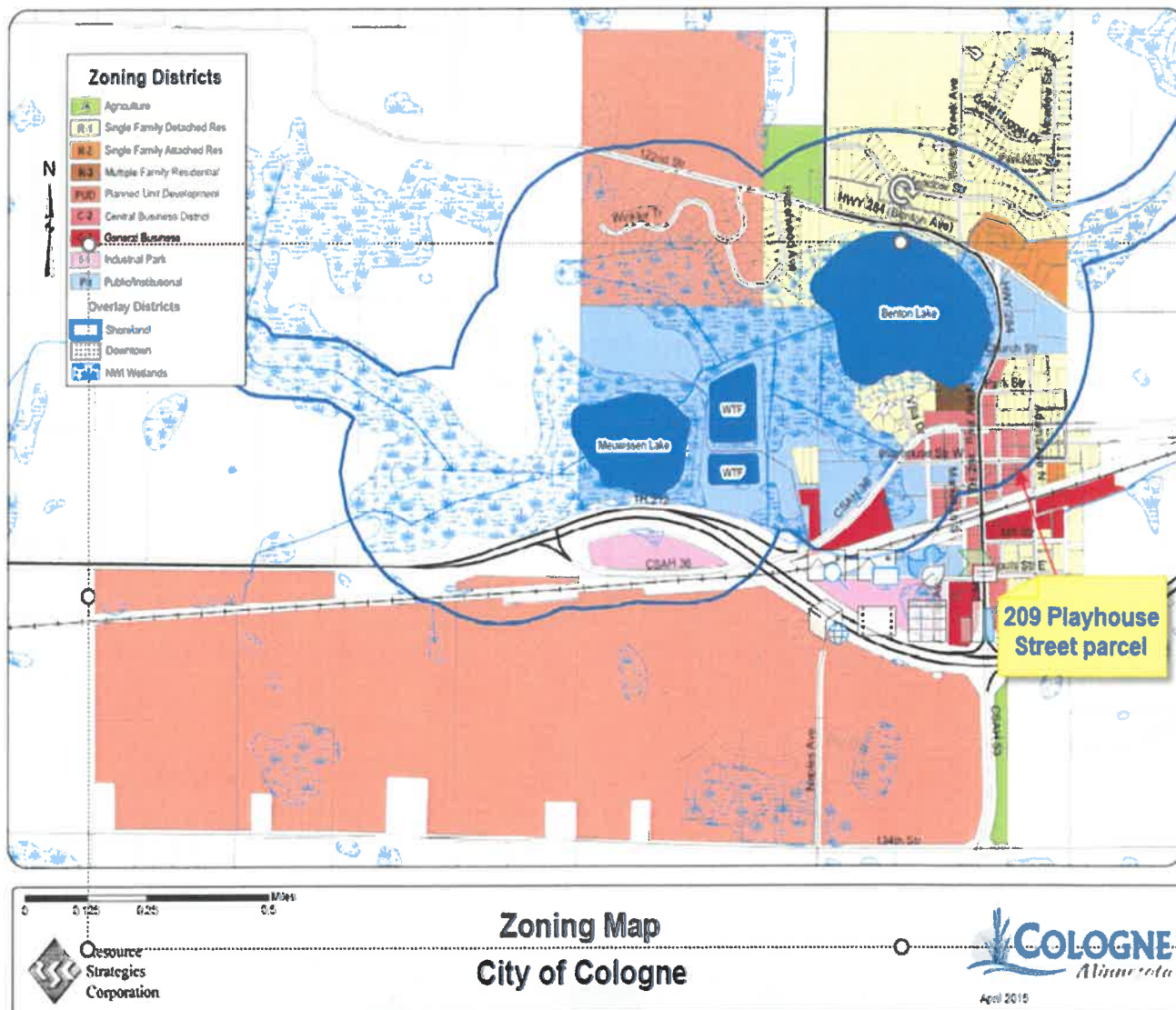
**1.3 acres (55,904 sq ft) 1.3 in the adjacent VFW
Park are at elevations lower than the 209
Playhouse Street parcel.**



Elevations of adjacent properties are higher.







CERTIFICATE OF SURVEY

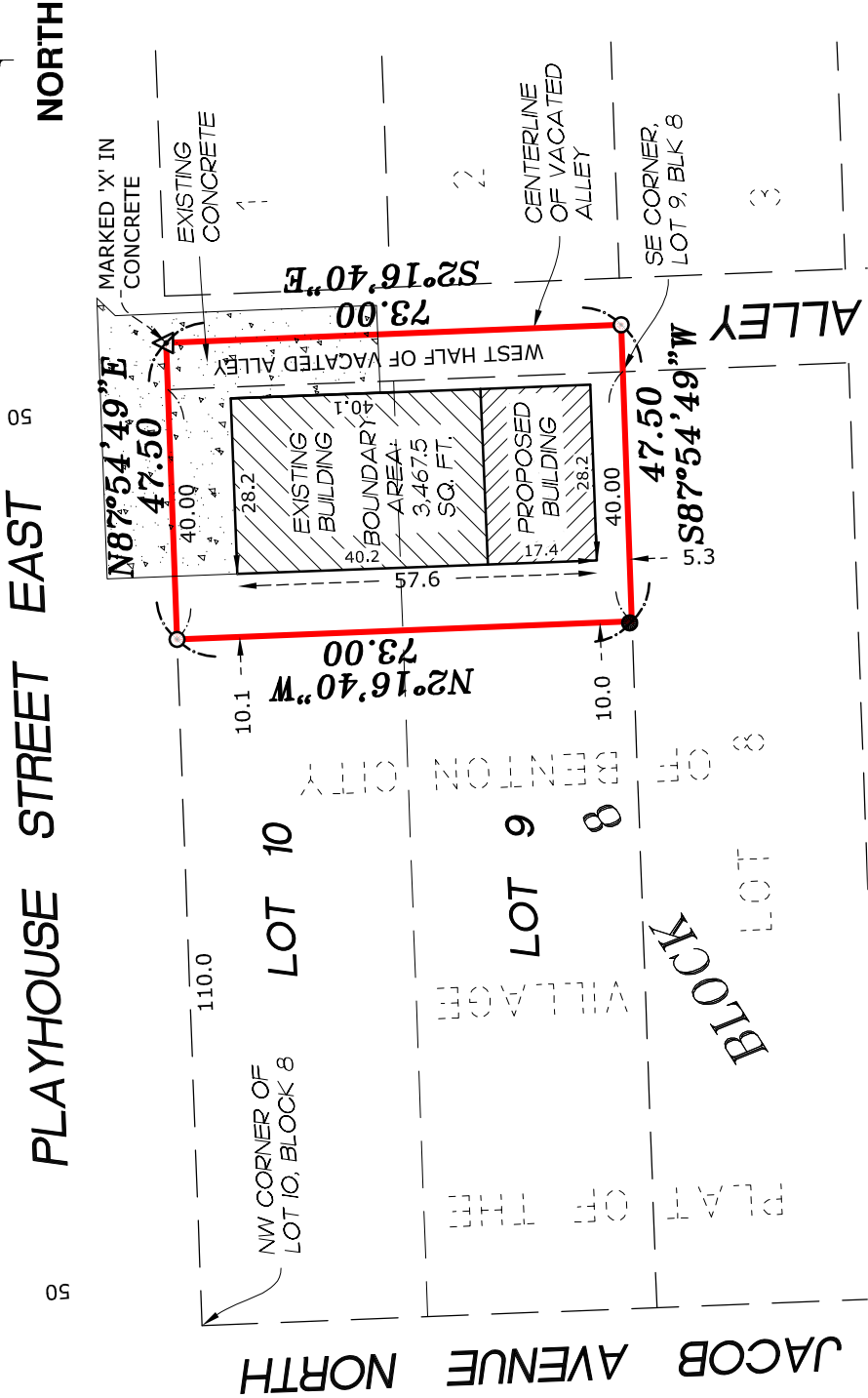
~for~ Karen M. Shambour Trust

~Part of~ Lots 9 & 10, Block 8 & part of the vacated Alley in Block 8, CITY
LOTS OF COLOGNE

209 Playhouse Street East, Cologne, MN

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET



EXISTING IMPERVIOUS SURFACE COVERAGE

LOT AREA	3,467.50 S.F.
EXISTING BUILDING	1,128.56 S.F.
EXISTING CONCRETE	597.10 S.F.
TOTAL IMPERVIOUS	1,725.66 S.F.
50% of LOT	

PROPOSED IMPERVIOUS SURFACE COVERAGE

LOT AREA	3,467.50 S.F.
PROPOSED BUILDING ADD.	493.43 S.F.
EXISTING IMPERVIOUS	1,725.66 S.F.
PROPOSED TOTAL IMPERVIOUS	2,219.09 S.F.
64.0% of LOT	

BOUNDARY DESCRIPTION

Commencing at a point 110 feet east of the northwest corner of Lot Number Ten, (10), Block Number Eight, (8),

thence running east 40 feet;

thence running south 73 feet; thence running west 40 feet;

thence running north 73 feet to place of beginning, being the east forty feet of Lots Nine (9), and Ten (10), Block Eight (8), in the Village of Cologne.

ALSO

The West Half of the vacated alley in Block 8, Plat of the Village of Benton City, according to the record plat thereof, now City or Village of Cologne, lying adjacent to Lots 9 and 10 of said Block 8.

* Alley vacated per City of Cologne Resolution 21-01, Recorded Jan 25, 2021, as Doc. No. A716175

SCALE: 1" = 30' | BEARING DATUM: Assumed

I hereby certify that this plan, survey 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 30th day of June, 2023.

By: *[Signature]*
Minnesota License No. 45356

JOB NO. 20.1163LS
DATE: 4/04/2023

REVISIONS	
#	DATE
1	16FEB21
2	30JUN23
3	17AUG23
4	

DRAWN BY: KDN
CREW: JWM

E. G. RUD & SONS, INC.
PROFESSIONAL LAND SURVEYORS
335 Main Ave., P.O. Box 988
Gaylord, MN 55334
TEL. (507) 237-5212
www.egrud.com

L-B

Collaborative Planning, LLC

Memorandum

To: Honorable Mayor and Council
From: Cindy Nash, AICP, EDFP
Date: October 30, 2023
Subject: Appeal of Variance – 209 Playhouse Street East

The City had received a variance application that was denied by the Board of Adjustment and Appeal at their September 5, 2023 meeting. The applicant then filed an appeal as allowed under City Code, which is scheduled for a public hearing at the City Council on November 6, 2023. The information contained in the packet is the information that was considered by the Board of Adjustment and Appeal at their meeting on September 5, 2023.

Analysis/Options

The City Council has two potential actions that it can make regarding the appeal. Each option and next step are explained below:

1. ***Deny the variance/appeal.*** A resolution has been prepared and is included in the packet for Council consideration that makes the same findings made by the Board of Adjustment and Appeal and denies the variance. This resolution can be adopted at this meeting if the Council makes the same findings as the Board of Adjustment and Appeal.
2. ***Direct staff to prepare a resolution making findings for approval.*** If the Council should desire to make findings supporting the granting of a variance, then the appropriate action would be to direct staff to prepare a resolution for approval that would be brought to the November 20, 2023 Council meeting.



209 PLAYHOUSE STREET VARIANCE APPLICATION



Karen M Shambour Trust
September 5, 2023



Variance – 209 Playhouse Street

Overview of Variance Request

Seeking approval of a building permit to add 504 sq feet to the south facing side of the existing 1938 building structure.

Objective: “Stabilize the building and preserve its 1930’s street view architectural lines”.

- Keep all existing exterior walls and roof intact.
- Lift the entire building enough during renovation to enable replacing the entire exterior foundation.
- Excavate the ground on the south side of the building to pack and add stability to the porous soil base (and the building).
- The existing building is approximately 28.2 feet by 40.2 feet for a total of approximately 1,133 square feet.
- Add 18 ft to the rear of the existing building.
- Increase the height of the building by approximately 3 feet (to more closely match the height of the building directly to the west).
- Requesting approval for a site plan with an impervious surface coverage of 64% of the parcel (currently at 50% impervious). *This percentage is less than / equal to the other properties on the block* (see addendum slides for Parcel A, B, C, D, and E at the end of this slide deck).

Variance – 209 Playhouse Street

- The existing building is approximately 28.2 feet by 40.2 feet for a total of approximately 1,133 square feet. Requesting approval to add 18 feet onto the back side of this building (an increase in size of 29%).
- Requesting approval for a site plan with an impervious surface coverage of 64% of the parcel in the shoreland overlay area. The survey provided depicts this as an increase from the “existing” condition of impervious surface of 50%.

153.007 NONCONFORMING USES AND STRUCTURES.

Any structure or use existing upon the effective date of the adoption of this chapter which does not conform to the provisions of this chapter may be continued subject to the following conditions:

- (A) The nonconforming use is not expanded or enlarged, except in conformity with the provisions of this chapter.
- Subject property is owned by the Karen M Shambour Trust funded in part by the Shambour Charitable Giving Program (Trust). Documents available for review for validation.
 - 50 percent of the existing building area is currently dedicated to conforming use through activities tangent to the Shambour Charitable Giving Program (Trust).
 - The proposed 18-foot addition to the back side of the building would be exclusively dedicated to conforming use.
- (B) If a nonconforming use is discontinued or a nonconforming structure is abandoned for a period of one year, further use of the structure or property must conform to this chapter. **Staff Note: Not applicable.**

Variance – 209 Playhouse Street

153.007 NONCONFORMING USES AND STRUCTURES.

(C) If a nonconforming use is replaced by another use, the new use shall conform to this chapter.

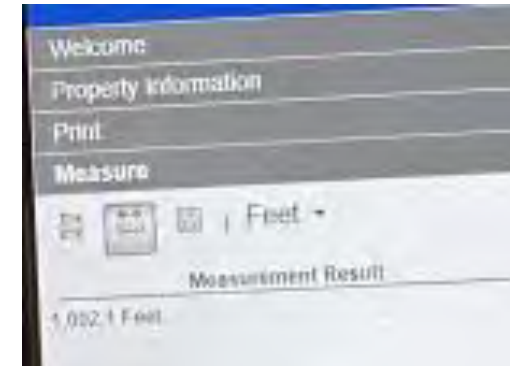
- Under the auspices and support of the Shambour Charitable Giving Program, a workshop will be added to the south side of the original 1930's building to facilitate the various volunteer and charitable activities performed annually by this charitable trust:
 - K&B Property Services - Volunteer lawn cutting, herbicide application, seasonal power vacuuming, tree trimming, brush removal, snow thrower/loader volunteer services (since 2019) .
 - Light preventive maintenance work such as mower deck blade sharpening, greasing, air-oil filter changing, etc (no motor repairs).
 - Christmas Light and Seasonal Decoration Volunteer Testing and Repairs - Cologne Lions, Benton Gardens, and Shambour Park (since 1987).
 - CAP Agency- Carver, Scott, Dakota Counties transfer seasonal items using an aged SUV and pickup truck (since 2019).
 - Volunteer auto detailing and moving assistance (since 2012).
 - Red Cross Bloodmobile Drive – Volunteer Coordinator Services (since 1988).

+++++

The City has allowed others to develop nearby parcels with hardcover in excess of the ordinance limit. Based on this precedence; this variance request is ultimately a political question. This variance request is based on the premise of seeking approval based on fairness and consistency. To be sure, this is not a legal argument. The Planning Commission, City Council (ie- City) has the discretion and legal basis to deny this application. However, exercising this discretion to deny this application when it has allowed other similar projects to go forward simply is not fair; plain and simple. Given the current and expanded charitable use of this 1930's building that we are seeking to save and utilize for the greater good; approving this variance request is the right thing to do.

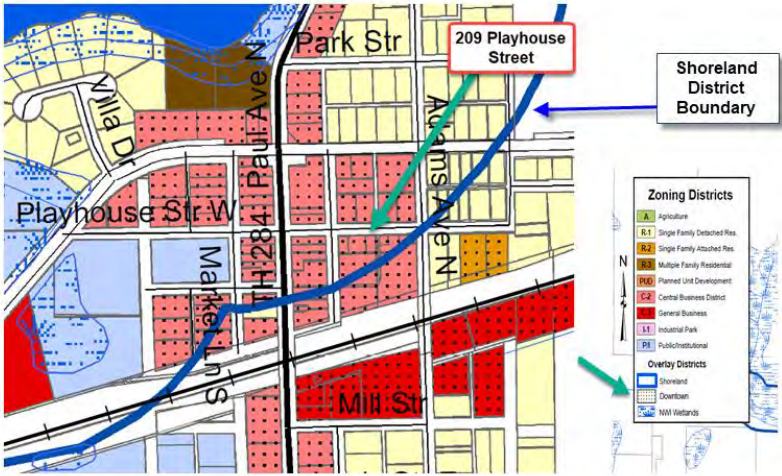
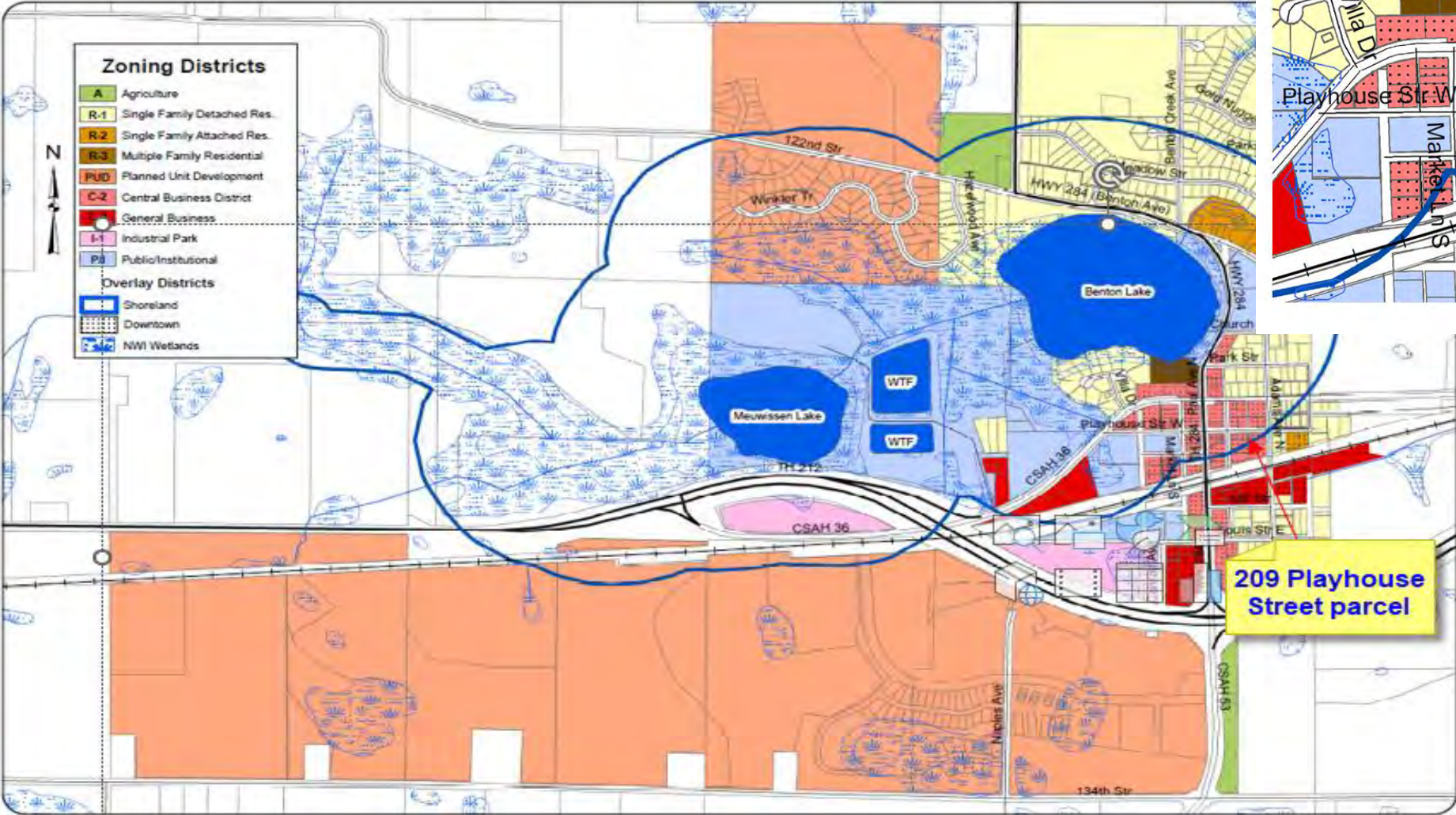
Please review addendum slides for Parcel A, B, C, D and E at the end of this slide deck.

Playhouse Street East: Distance from Benton Lake & Topography



**Approximate Distance from
Benton Lake: 1,002 feet**

Topographic Map of Shoreland Overlay District

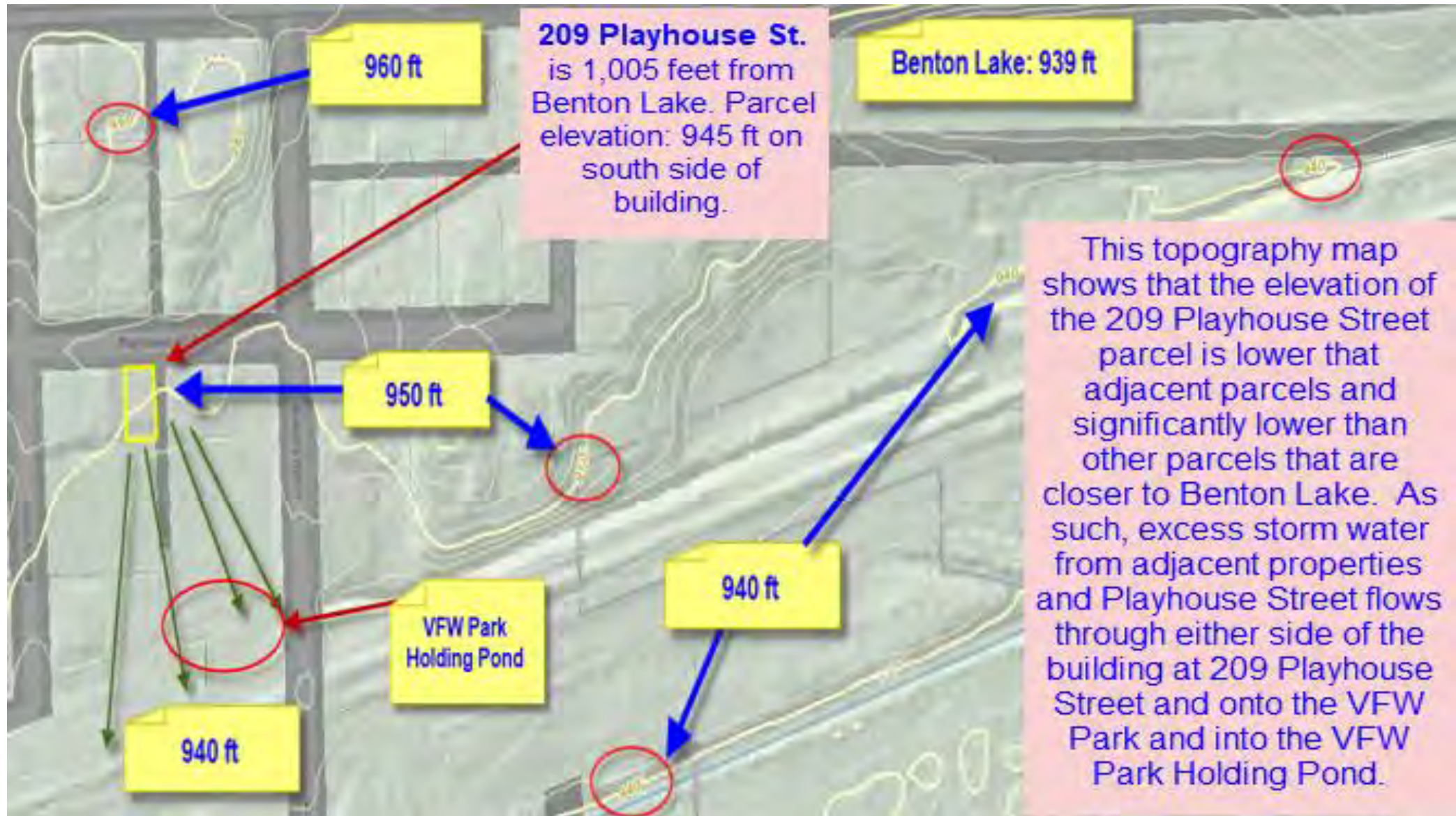


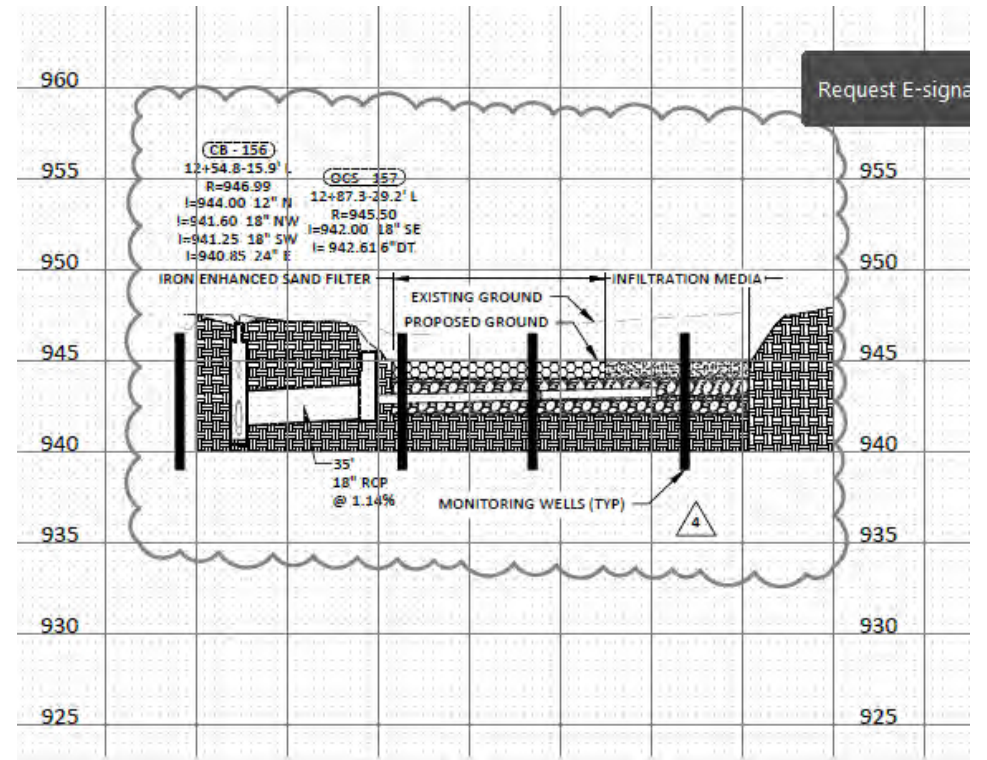
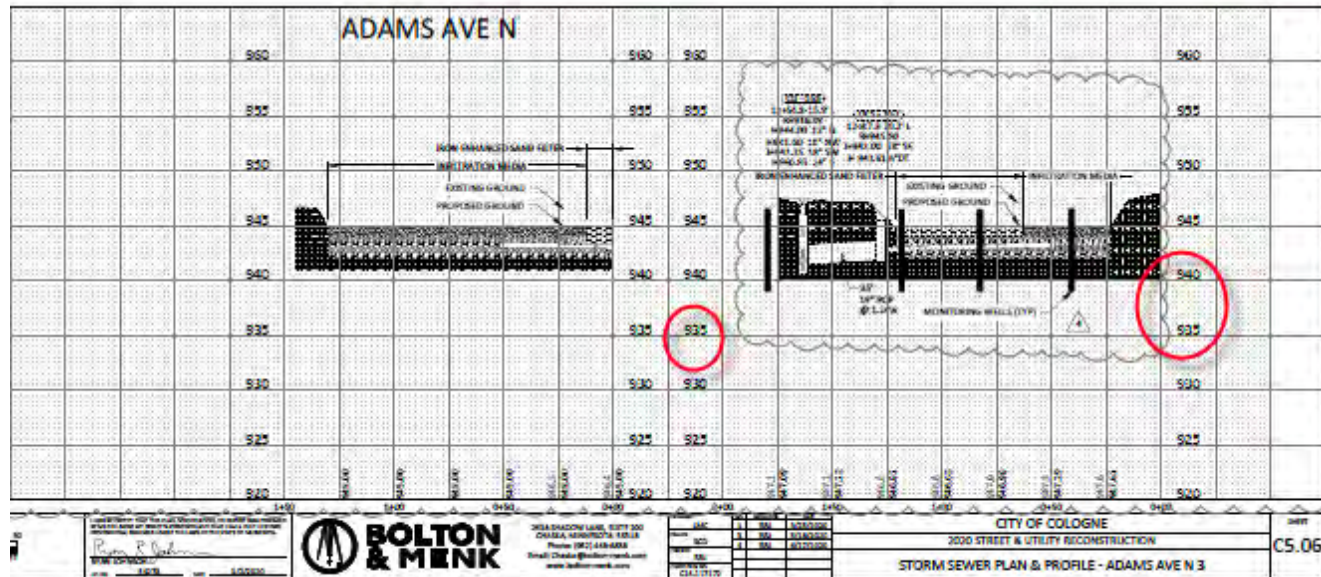
Zoning Map
City of Cologne

COLOGNE
Minnesota

April 2015

Immediate Area Topography





209 Playhouse Street Topography



209 Playhouse Street Topography



209 Playhouse Street Topography



209 Playhouse Street Topography



Addendum Slides

110 Jacob Ave, City Tennis Court, and 203 Playhouse St parcels.



Addendum – Parcel A on same block.

Property Information

Click for Report Card

View Available Plot

View Land Records

Email Property

Parcel ID: 400500451

Parcel Definition

Taxpayer: BRADLEY J WOLF

Taxpayer #: MICHELLE M WOLF

Taxpayer Address: 2014 MEADOW ST

City/Township: COLOGNE MN 55322-9988

Property Address: 110 JACOB AVE N

City/Township: COLOGNE MN 55322

Size: 1

Area: 0.29

Last Sale Date: 6/18/2014

Last Sale Price: \$242,500

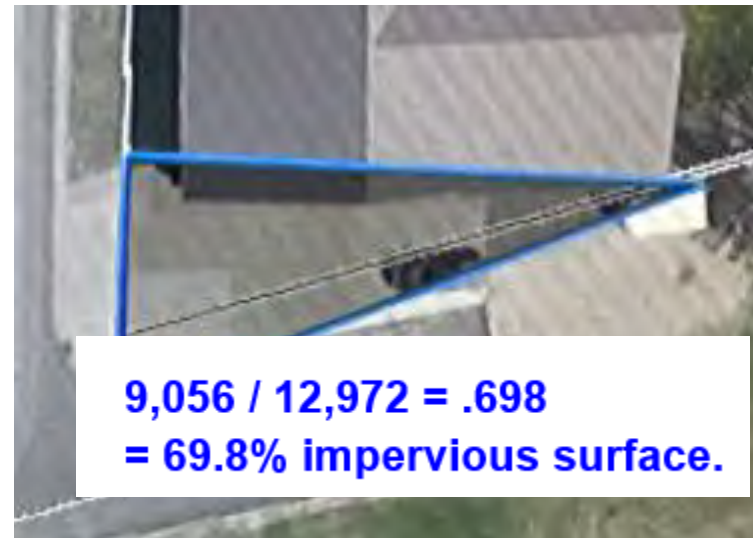
Last Sale: M

Counted Unimproved: M

SA: 1.1

Per 11.5 Per 0.00

SEC 1.3



Commercial
 City of COLOGNE
 RECEIVED
 OCT 19 2020
 City Hall Inspections
 (952) 466-2064
 (763) 479-1720
 (763) 479-3090

40-0500451
 BUILDING PERMIT APPLICATION

Permit No. 20-88
 Date Issued: 4-2-2021

CONTRACTOR'S LICENSE NO. DATE

SITE ADDRESS 110 Jacob Ave N ZIP CODE

LEGAL DESCRIPTION

LOT BLOCK

ADDITION PARCEL NUMBER Brad-452-913-2793

Owner: Bradley J Michelle Wolf 2014 Meadow St (Tel. No.)
 ARCHITECT (Name) (Address) (Tel. No.)

BUILDER Schleiter Const. (Name) (Address) (Tel. No.) 952-356-4966

TYPE OF WORK: ☐ New Construction ☐ Fireplaces ☐ Septic ☐ Heating ☐ Plumbing ☐ Reroofing ☐ Alterations ☐ Addition ☒ Finish Basement ☐ Deck ☐ Porch ☐ Garage ☐ Chimney ☐ Misc.

NO. OF STORES ESTIMATED VALUE 84,874.00

COMPLETION DATE PROPERTY DIMENSION Width Depth NO. OF FAMILIES (if applicable)

PROPOSED ELEVATION IN RELATION TO CURB OR WATERWAY ELEV. PROPERTY AREA OR ACRES CULVERT SIZE

FRONT YARD set back from road property Ft. REAR YARD set back Ft. Side YARD set back Right Side Left Side

MISCELLANEOUS See attached plans

FEES: PERMIT 973.80, PLAN CHECK 652.45, INVESTIGATION, SITE, FIREPLACE, MECHANICAL, GAS FITTING, PLUMBING, TRAIL, TRANSPORTATION, EROSION CONTROL, WATER/SEWER PERMIT, WATER METER, WATER HOOKUP, SEWER HOOKUP, WATER TRUNK, SOWER TRUNK, OTHERS, CONTRACTOR'S LICENSE, SURCHARGE, TOTAL FEES: 1468.75, ERT #, WATER METER #

CODE ANALYSIS: TYPE OF CONSTRUCTION VB, USE OF BLDG STORAGE, OCCUPANCY GROUP S-1, OCCUPANCY LOAD, ZONING DISTRICT OK JD, VARIANCE GRANTED, DATE, MATERIAL FILED WIAPPLICATION

SPECIAL APPROVALS: ZONING, FIRE DEPT, HEALTH DEPT, PUBLIC WORKS, COUNTY, OTHER

CERTIFICATE OF OCCUPANCY ISSUED: DATE BY

Signature of Applicant: Michelle Wolf, Approved by Building Inspector: [Signature]

White - City, Yellow - Inspector, Pink - Applicant, Gold - Assessor

The building permit for this parcel was issued to a city resident. A Snap-on, Inc franchisee operates a franchised mobile store (ie-cargo van) out of this storage building.

agree that all fees and expenses incurred by the City in processing this application, including professional service costs, are the responsibility of the permit applicant and property owner and must be paid immediately upon receipt of permit, or the City may approve a special assessment to be 100% paid in the year assessed. The property owner hereby waives any and all appeals provided by MN Statutes 429.081 as amended. All fees and expenses are due whether the permit application is approved or denied.

Signature of Applicant: Michelle Wolf, Approved by Building Inspector: [Signature]

SPECIAL APPROVALS

ZONING: _____

FIRE DEPT: _____

HEALTH DEPT: _____

PUBLIC WORKS: _____

COUNTY: _____

OTHER: _____

CERTIFICATE OF OCCUPANCY ISSUED: DATE BY

Brad + Michelle Wolf 110 JACOB AVE Cologne mn 55322 952-913-2793

INSPECTOR COPY
CITY OF Cologne
Date 5-11-20
REVIEWED DJ
For Code Compliance
GID STABAGE

60' 16 feet 20 feet 11'6" 60'

Power Panel Wall mount Water Heater Water Softener Toilet Sink 19" Unit Lift Sink Bath Room Door Exit Service Door Garage Door

16

Addendum – Parcel A on same block.



Brad Wolf ·  Snap-on Tools
Franchise Owner at Snap-on Tools



**Approximate Distance from
Benton Lake: 1,057 feet.**

The building permit for this parcel was issued to a city resident. A Snap-on, Inc franchisee operates a franchised mobile store (ie-cargo van) out of this storage building.

Addendum – Parcel B on same block.

General

[Click for Report Card](#)

[View Available Plat](#)

[View Land Records](#)

[Email Property](#)

Parcel ID: 400500430

[Field Definitions](#)

Taxpayer: DEAN SCOTT PROPERTIES LLC

Taxpayer 2:

Taxpayer Address: 12515 SALEM AVE
NORWOOD YOUNG AMERICA, MN 55397-

Property Address: 203 PLAYHOUSE ST E
COLOGNE, MN 55322

City/Township: COLOGNE

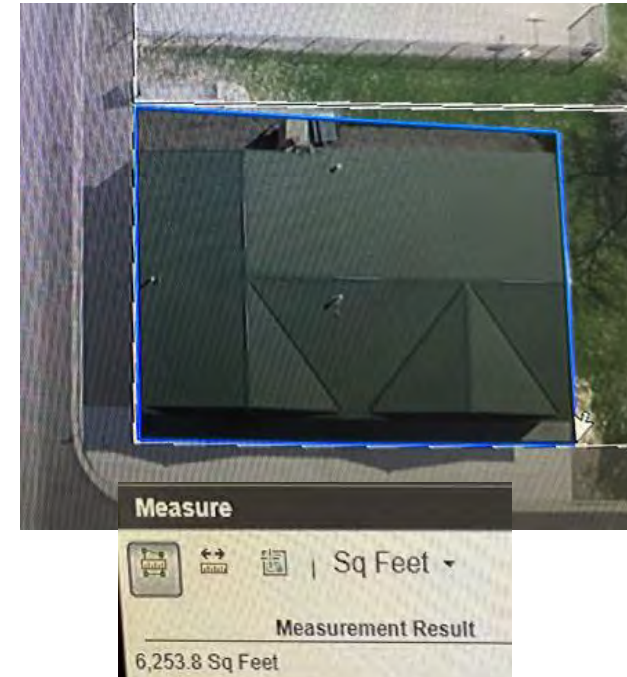
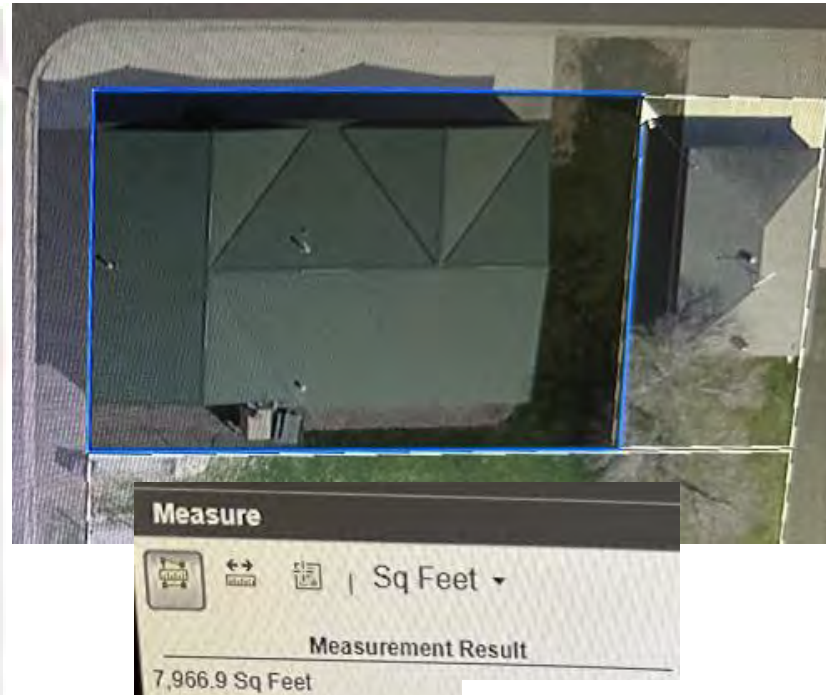
Use 1: Industrial

Acres: 0.18

Last Sale Date: 11/30/2022

Last Sale Price: \$380,000

Last Sale Qualified/Unqualified: Q

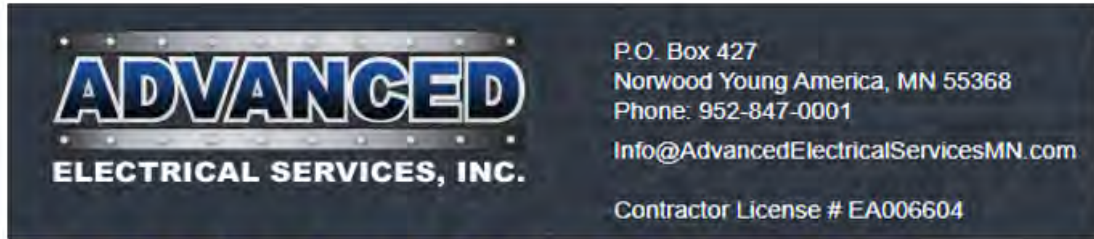


$$6,253.8 / 7,966.9 = .7849$$

= 78.5% impervious surface.

This parcel is owned by an LLC entity that appears to be leasing the building to an electrical contractor. The building is used exclusively as a supply and contractor van storage building.

Addendum – Parcel B on same block.



The official business address of lessee of the 203 Playhouse St parcel is in Norwood-Young America. This site is dedicated for electrical supply and business van storage. Employees park on the street each morning, stock the vans with supplies and then drive to work sites.



The 209 Playhouse St parcel is significantly lower in elevation than the parcel directly west.

Addendum – Parcel C

Click for Report Card
View Available Plat
View Land Records
Email Property

Parcel ID: 400500410

Field Definitions

Taxpayer	COLOGNE CITY
Taxpayer 2	C/O CITY CLERK
Taxpayer Address	PO BOX 120 COLOGNE, MN 55322-0120
City/Township	COLOGNE
Use 1	Muni Srvs Other
Acres	0.46
PLSS	TWP 115, RNG 025, SEC 13
Plat Name	CITY LOTS OF COLOGNE
Lot	006
Block	008
Title Source	Abstract
Tax Description	

NOTE: For tax purposes & LOTS 7 & 8 & P/O



$12.663.1 / 20,083.7 = .6305$
 $= 63.1 \% \text{ impervious surface.}$

Tennis Court owned by the City of Cologne.

Addendum – Parcel D

Parcel ID: 400500100

Field Definitions

Taxpayer	CHRIS DANA LLC
Taxpayer 2	
Taxpayer Address	619 CARVER BLUFFS PKWY CARVER, MN 55315-
Property Address	202 PAUL AVE N COLOGNE, MN 55322
City/Township	COLOGNE
Use 1	Commercial
Use 2	Res 2-3 units
Acres	0.2
Last Sale Date	1/15/2021
Last Sale Price	\$170,000
Last Sale	



SHEPS CREAMERY is a Minnesota Assumed Name filed on February 19, 2021. The company's filing status is listed as Active and its File Number is [1218972800029](#). The company's principal address is 202 Paul Ave N, Cologne, MN 55322.



Trees cut down in Spring 2023

Sq Feet
Measurement Result
9,047.0 Sq Feet



Spring 2023

Playhouse St E

Addendum – Parcel D



202 Paul Avenue
Summer 2023



Addendum – Parcel D



9,047 sq ft parcel – (1,150 sq ft east side + 700 sq ft north side pervious sq ft) = 7,197 sq ft impervious. $7,197 / 9,047 = .7955 = 79.6\%$ impervious surface.

The property owner was not required by the City of Cologne to apply for a variance before cutting down 2 mature trees, removing the stumps and routing a water line and electrical service to an AIRSTREAM® trailer where ice cream is served as a walk-up retail seasonal business. As a result, approximately 625 sq ft of pervious surface was made impervious within the Benton Lake Shoreland Overlay District.

Addendum – Parcel E

Property Information

General

[Click for Report Card](#)

[View Available Plat](#)

[View Land Records](#)

[Email Property](#)

Parcel ID: 400750020

Field Definitions

Taxpayer JENSEN
DECORATIVE
CONCRETE INC.

Taxpayer 2

Taxpayer Address 218 LAKE ST W
COLOGNE, MN
55322-

Property Address 218 LAKE ST W
COLOGNE, MN
55322

City/Township COLOGNE

Use 1 Commercial

Acres 0.75

Last Sale Date 5/15/2023

Last Sale Price \$150,000

Last Sale
Qualified/Unqualified U

PL 55 TWP 44S R10W 22E

PROPOSED IMPERVIOUS COVERAGE:

EXISTING BUILDING:	1,198 S.F.
GRAVEL SURFACE: (ALL TO BE REMOVED)	NA
EXISTING CONCRETE: (NORTH OF R/W LINE)	2,192 S.F.
PROPOSED CONCRETE DR (NORTH OF R/W LINE)	3,693 S.F.
PROPOSED TRUCK GARAGE:	4,800 S.F.
PROPOSED OUTSIDE STORAGE:	3,174 S.F.
IMPERVIOUS TOTAL:	15,057 S.F.
PROPERTY AREA:	35,703 S.F.
IMPERVIOUS COVERAGE:	42.2 %

DESCRIPTION OF PROPERTY AS PROVIDED BY OWNER:

Commencing at a point 100 feet West of the Southeast corner of Outlot No. 2, Village of Cologne, according to the plat thereof on file and of record in the Office of the County Recorder of Carver County, Minnesota, on the South line thereof; thence running Westerly along the North line of U. S. Highway No. 212 and following contour of said highway to a point of intersection on the West line of Conrad Street in the Village of Cologne; thence running Northerly along said West line of said Conrad Street also known as the Westerly line of said Outlot No. 2, to a point 140 feet distance and at right angles from the North line of said highway; thence Easterly parallel to the North line of said highway a distance of 140 feet therefrom to a point 100 feet West of the Easterly line of said Outlot No. 2; thence Southerly 140 feet to the place of beginning situated in Outlot No. 2, Village of Cologne.

EXCEPTING THEREFROM that portion thereof lying within the following described property:

Commencing at a point 100 feet West of the Southeast corner of Outlot No. 2, Village of Cologne according to the plat thereof on file and of record in the office of the County Recorder of Carver County, Minnesota, on the South line thereof; thence running Westerly along the North line of U. S. Highway #212, a distance of 200 feet; thence running North 140 feet; thence running Easterly parallel to the North line of U. S. Highway #212 a distance of 200 feet to a point 100 feet West of the East line of said Outlot No. 2; thence South 140 feet to the place of beginning.

Subject to County State Aid Highway No. 36 and easements of record.

REVISED: 06/07/21 - PROPOSED TRUCK GARAGE, OUTDOOR STORAGE,
CONCRETE DRIVES, IMPERVIOUS SURFACE.

REVISED: 09/02/20 - FENCE

REVISED: 08/13/20 - FENCE

REVISED: 08/13/20 - GRAVEL PARKING, FENCE, IMPERVIOUS COVERAGE

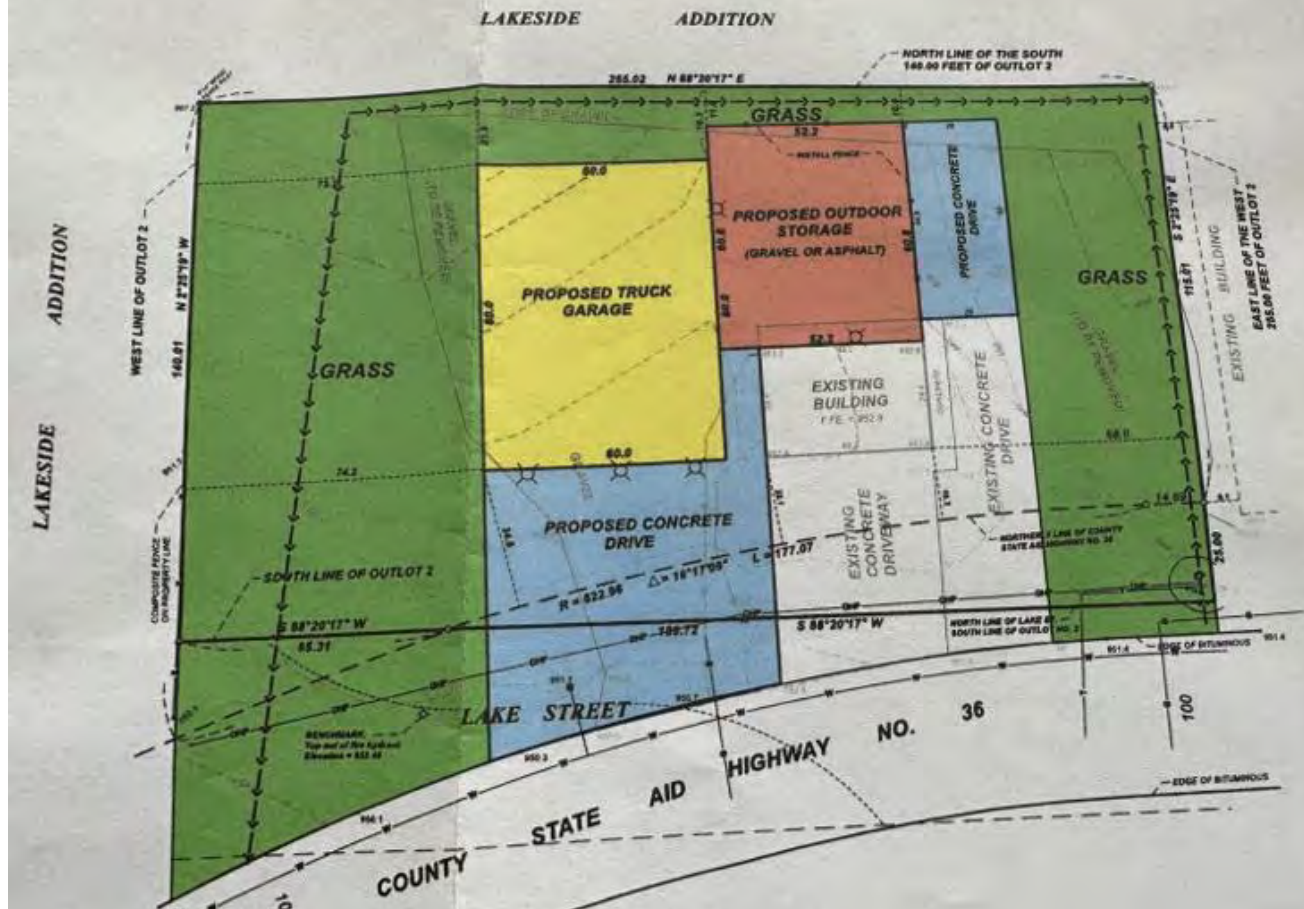
REVISED: 01/08/20 - BOUNDARY, IMPERVIOUS COVERAGE

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.

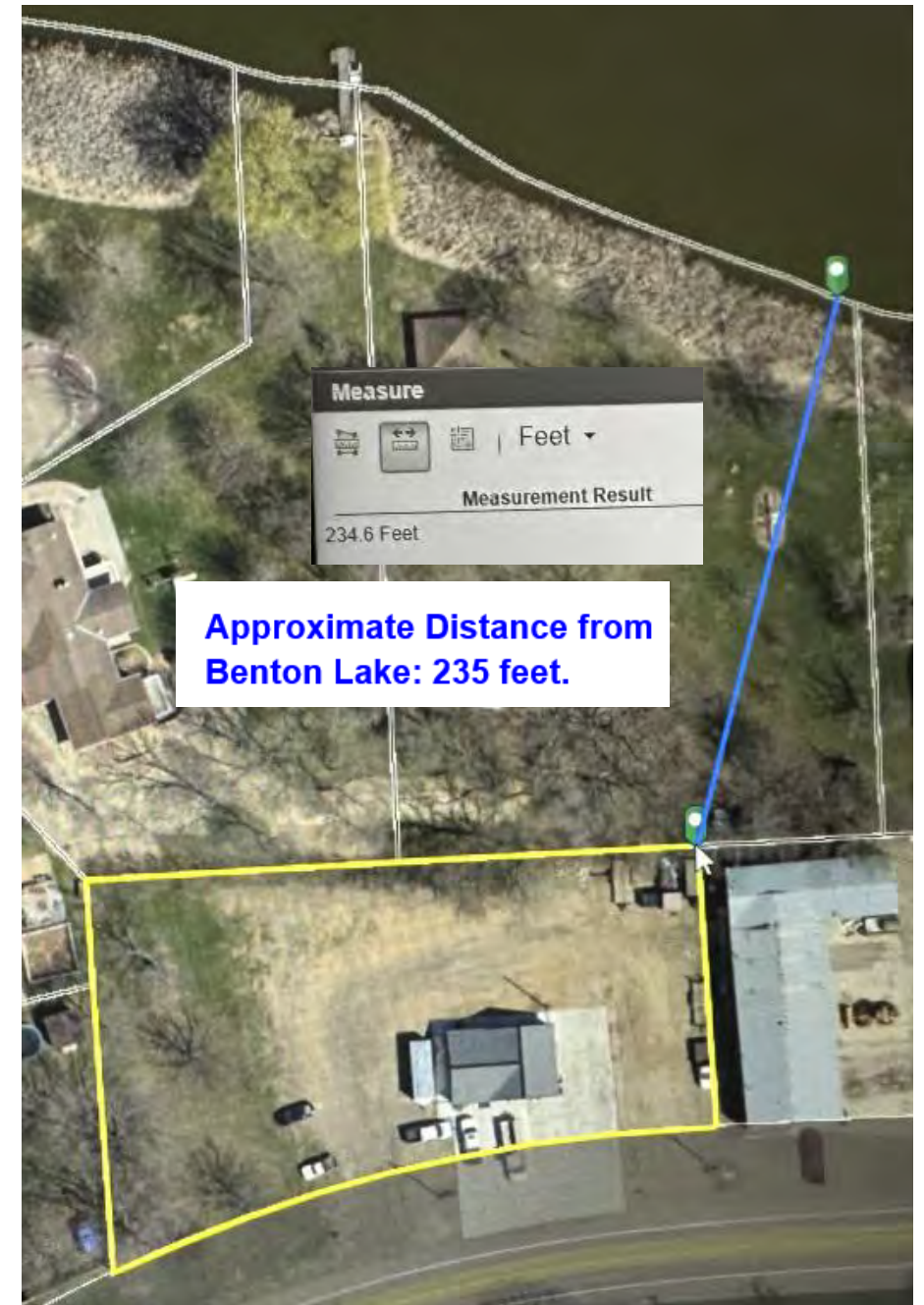
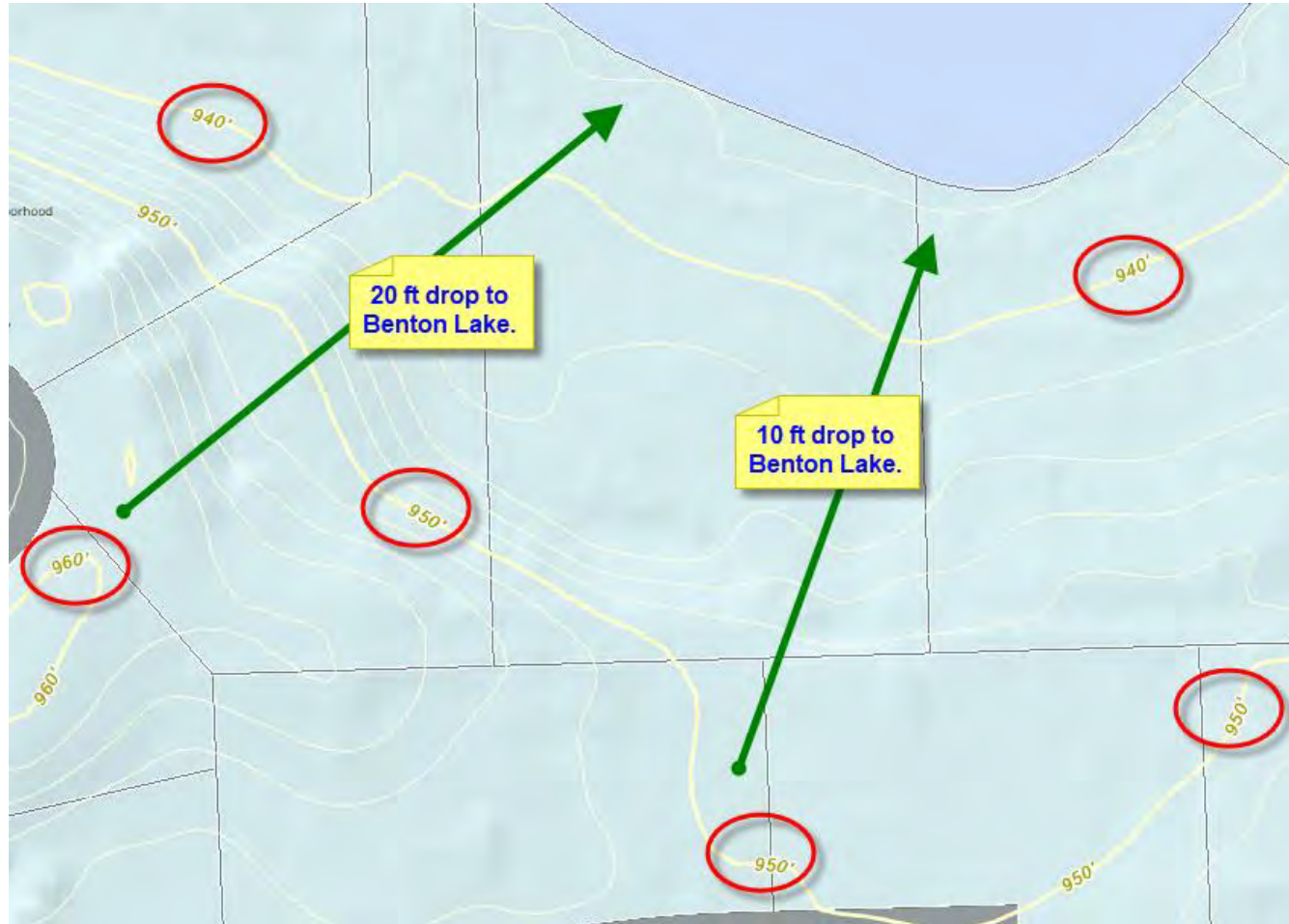
Steven V. Isch
License No. 22703
Date 06/26/20
PROJ #1804-00

Site Plan

- for - Derek Jensen
218 Lake Street W.
Cologne, MN 55322



Addendum – Parcel E



Addendum E – Immediate Area GIS Illustrations of Building Permit Activity

