

LOT SURVEY

-for- CHAD VOS
 -of- 401 PRAIRIE VIEW DRIVE, COLOGNE,
 MINNESOTA, 55332

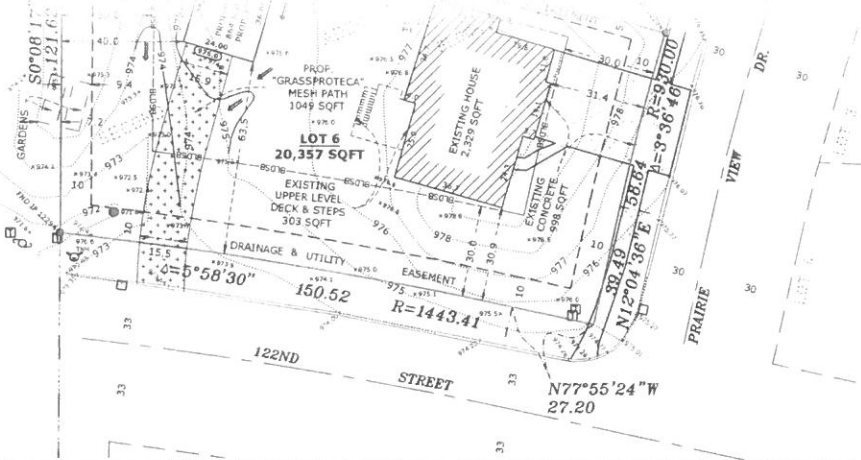
Lot 6, Block 1, Winkler Crossing Second
 122ND STREET, COLOGNE, MN 55332

BUILDING SETBACKS

ZONED PUD PER CITY OF
 COLOGNE ZONING MAP
 FRONT = 30 FEET
 FRONT, SIDE = 30 FEET
 SIDE = 30 FEET
 REAR = 30 FEET

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES CATCH BASIN BEEHIVE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES POWER POLE
- DENOTES TELEPHONE POLE/STAY
- DENOTES EXISTING FENCE/POST



PROPOSED IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA	20,357 SQFT
EXIST. HOUSE	2,329 SQFT
EXIST. CONCRETE DRIVEWAY/WALKWAY	998 SQFT
EXIST. DECK/STEPS	303 SQFT
PROPOSED SHED	864 SQFT
TOTAL IMPERVIOUS SURFACE	4,494 SQFT
PERCENT IMPERVIOUS	22.1%

NOTES

- Field survey was completed by E. G. Rud and Sons, Inc. on 12/16/25
- Bearings shown are on an assumed datum.
- Parcel ID Number: 408010060.
- Zoned PUD per City of Cologne Zoning Map. For additional information and confirmation contact the Planning and Zoning Department at the City of Cologne.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

* BUILDER TO VERIFY HOUSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH.
 * DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.
 * FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF BLOCK EXCEPT AT DRIVEWAY AND PATIO.

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.

By: *[Signature]*
 Minnesota License No. 45356
 Dated 6th day of June, 2026.

BEARING DATUM: Assumed

SCALE: 1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/14/24	UPDATE GRADING & NOTES	CRS
2	06/06/26	REMOVE SEMI-MOUNTABLE CURB	EDM
3			

JOB NO. 250714LS

DATE: 05-06-26

DRAWN BY: EMS

CREW: JWM/LAD

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 990 5th Ave SE, Suite 2
 Hutchinson, MN 55350
 Tel. (220) 587-2025
 www.egrud.com

Project address:
401 Prairie View Dr.
Cologne, Mn 55322

Owners:
Chad and Cassandra Vos

Scope:
New construction of 10' x 10' x 8' accessory structure for personal storage.



Vos
CONSTRUCTION
18063 371st AVENUE
GREEN ISLE, MN 55322
TEL: 952.274.4444 FAX: 952.274.2601
WWW.VOSCONSTRUCTION.COM

Notes:
Existing accessory structure (and play set) to be removed prior to new construction.

New construction to comply with all applicable building codes and permits.

Structure to be used for personal storage.

New structure to be constructed with materials similar to our home to ensure it matches.

Outside storage of personal property is not desirable for multiple reasons including:
~Wear/tear on items being stored
~Security concerns
~Property aesthetics and upkeep



PROJECT:
401 Prairie View Dr.
Cologne, MN 55322
Accessory Structure

DRAWING:
Map and Title Page

DRAWN BY:
Chad Vos
DATE:
5/1/2026

NOTE: THESE DRAWINGS ARE THE PROPERTY OF VOS CONSTRUCTION, INC. THEY MAY NOT BE USED, COPIED, OR DUPLICATED WITHOUT WRITTEN CONSENT.

LOT SURVEY

-for- CHAD VOS
 -of- 401 PRAIRIE VIEW DRIVE, COLOGNE,
 MINNESOTA, 55332

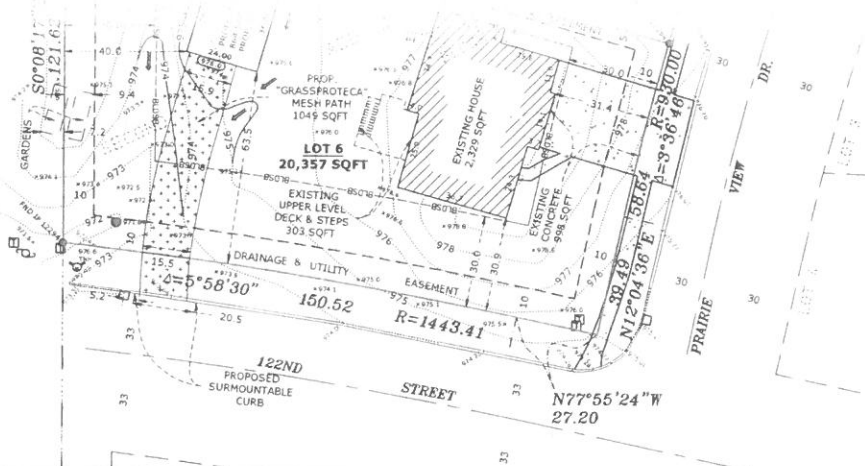
Lot 6, Block 1, Winkler Crossing Second

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 COLOGNE ZONING MAP
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 FRONT SIDE = 30 FEET
 SIDE = 30 FEET
 REAR = 30 FEET

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- DENOTES HYDRANT
- DENOTES TOWER POLE
- DENOTES TELEPHONE PEG/STAKE
- DENOTES ELECTRICAL METER



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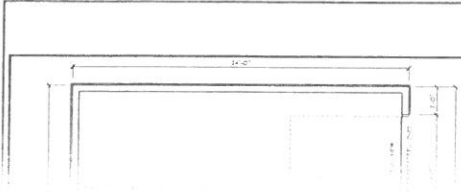
I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 By *JWM*
 Minnesota License No. 45356
 Dated 4th day of February, 2026.

BEARING DATUM: Assumed	SCALE: 1" = 30'		
REVISIONS			
1	05/04/26	UPDATE GRADING & NOTES	CBS
2			
3			
NO.	DATE	DESCRIPTION	BY

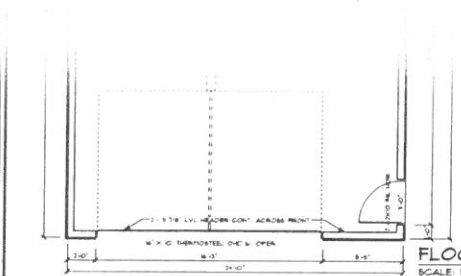
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Vos
CONSTRUCTION
 18083 37th AVE
 GREEN ISLE, MN 55320

1561 27th AVE. PH: 952.526.9651
 1561 18th AVE. SW. FAX: 952.526.9651
 www.vosconstruction.com

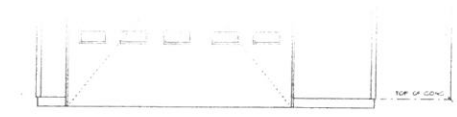


SEE PLAN FOR APPROX. DIMENSIONS
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

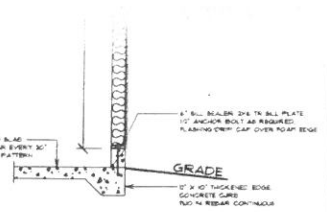


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

FLOOR PLAN
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



WALLS SECTION
 SCALE: 1/2" = 1'-0"

PROJECT
 401 Praine View Dr
 Cologne, MN 55322
 Accessory Structure

DRAWING
 Proposed Elevations

DRAWN BY
 Chad Vos
 DATE
 5/20/2025

NOTE: THESE DRAWINGS ARE THE PROPERTY OF
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 USED, COPIED OR DUPLICATED WITHOUT PRIOR
 WRITTEN CONSENT.



VOS NEW GARAGE	
DATE	5/20/2025
DRAWN BY	CHAD VOS
CHECKED BY	
APPROVED BY	

Access to accessory structure:

Access to the structure is proposed from Benton St. West.

The setback from the road is appx. 75'

A path not exceeding appx 1050SF of permanent ground protection is proposed.

Appx. 20' of existing curb on Benton St. West to be removed and replaced with surmountable curb section per spec from Prairie View Dr.

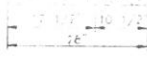
This material is specifically designed to last for vehicle access over grass and snow while retaining the appearance of a lawn and curb.



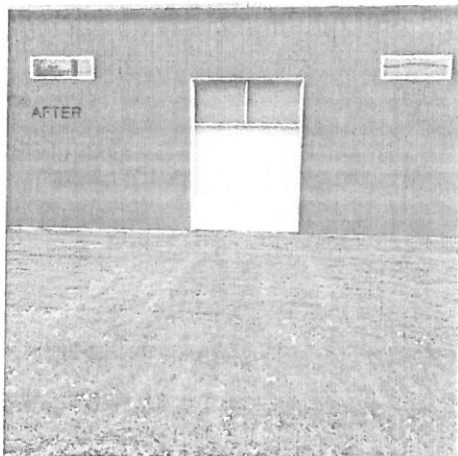
Vos
CONSTRUCTION
15059 57th AVENUE
GREEN BELL, MN 55322
763.278.4326 763.278.9621
763.278.4326 763.278.9621

Surmountable curb and gutter materials to assist traction.

Surmountable curb and gutter materials to assist traction directly onto existing grass or an area to be seeded.



SURMOUNTABLE Concrete Curb and Gutter



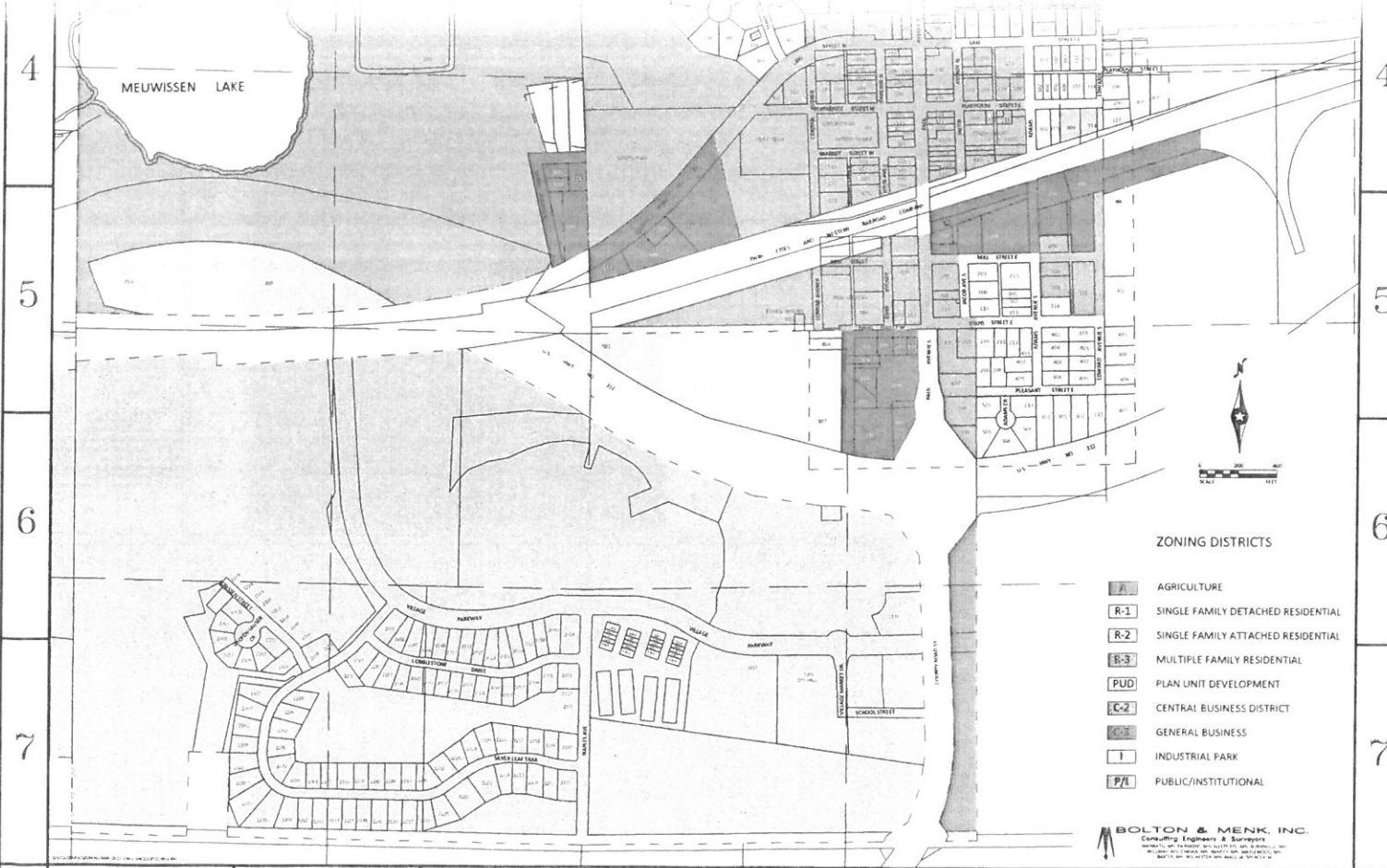
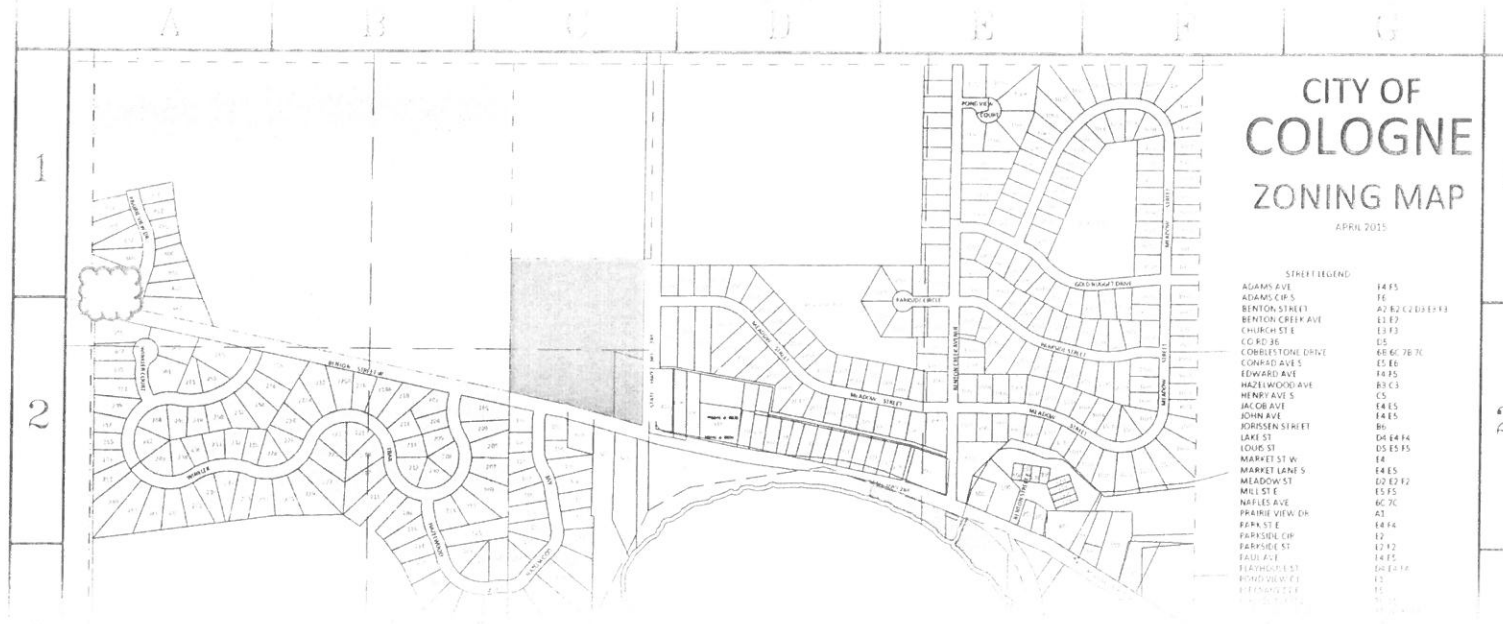
PROJECT	401 Prairie View Dr. Cologne, MN 55322 Accessory Structure
DRAWING	Proposed Access
DRAWN BY	Chad Vos
DATE	5/20/2025
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CITY OF COLOGNE ZONING MAP

APRIL 2015

STREET LEGEND

ADAMS AVE	14 R5
ADAMS CIP S	16
BENTON STREET	A7 R2 (201519)
BENTON CREEK AVE	E1 F2
CHURCH ST E	L3 R3
CO RD 36	U5
COBBLESTONE DRIVE	66-67-76 R2
CORNER AVE S	E6 R6
EDWARD AVE	14 R5
HAZELWOOD AVE	R3 C3
HENRY AVE S	U5
JACOB AVE	14 E5
JOHN AVE	14 E5
KIRKENS STREET	R6
LAKE ST	D4 E4 F4
LOUIS ST	D5 E5 F5
MARKET ST W	14
MARKET LANE S	14 E5
MELDOW ST	D2 E2 F2
MILL ST E	E5 E5
NAFLES AVE	6C 7C
PAINE VIEW DR	A3
PERK ST E	14 R4
PARKSIDE CIP	12
PARKSIDE ST	D2 F2
PAUL AVE	14 E5
PEACHBLOSSOM ST	D4 E4 F4
ROAD 200 W F1	13
STENNING ST E	15



ZONING DISTRICTS

	AGRICULTURE
	SINGLE FAMILY DETACHED RESIDENTIAL
	SINGLE FAMILY ATTACHED RESIDENTIAL
	MULTIPLE FAMILY RESIDENTIAL
	PLAN UNIT DEVELOPMENT
	CENTRAL BUSINESS DISTRICT
	GENERAL BUSINESS
	INDUSTRIAL PARK
	PUBLIC/INSTITUTIONAL

BOLTON & MENK, INC.
Consulting Engineers & Surveyors



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.

and escrow are listed on the attached sheet. Please note that the applicant is responsible for all planning, legal, and escrow costs 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) Chad and Cassandra Vos

Property Owner(s) – (if different from applicant) Chad and Cassandra Vos

Property Street Address 401 Prairie View Dr.
Cologne, MN 55322

Applicant Mailing Address (if different from property address)

Applicant Telephone (612) 791 - 0361 (day) () - (eve)

Applicant Fax No. () - E-mail chad@vosconstruction.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)
- Variance
(Include Variance Addendum document)
- Building Alterations/Additions
(Bldg permit needed)
- Other _____
- Preliminary Plat Final Plat Lot Division/Combination
- Zoning Ordinance Amendment
(Include Zoning Amendment Information document)
- Sign Permit
(Include Sign Permit Addendum document)
- Interim Use Permit
(Include Interim Use Permit Information document)

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

Brief description of request _____

New detached accessory structure exceeding the standard 200SF allowance

Has a similar request on the subject site or any part thereof been previously sought? No

If yes, when? _____

~~Access to property: Prairie View Dr / Benton St. W~~

~~Project description and background (attach additional sheets) if necessary~~

Detached accessory structure per attached documents

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) Coolidge Yodandia Vas Date 5/1/2026

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 Coolidge Yodandia Vas Date 5/1/2026

*****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:

New detached accessory structure exceeding the standard 200SF allowance. New structure to be a 864SF, single level, storage shed for personal items. Proposed access off of Benton St. W.

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

N/A

7.01 Variances

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.

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 property or improvements in the neighborhood.

Applicant's response See attached responses

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 and the Comprehensive Plan.

Applicant's response _____

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 _____

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 _____

e. Granting of the variance will not allow a use which is otherwise not a permitted use in the zoning district in question.

Applicant's response _____

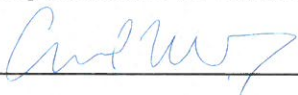
6. A variance granted but not used shall become void one (1) year after its effective date.

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 5/1/2026

Responses:

5.a. Correct. The accessory structure will only improve all aspects of the property

5.b. Not applicable

5.c. Correct. Many factors applicable to the lot in question are different from others in the area.

These are:

- Larger than average lot size (nearly 1/2 acre)
- Corner lot
- West property line is city limit
- No direct neighbors on 3 sides
- West tree line conceals property site lines
- Proposed placement is not in direct site line of any neighbor

Our home was especially desirable to us due to location. Having the "living in the country" feel while all the amenities of city life make it a great fit for us. Our past times include recreational use of ATV's, snowmobiles, and boats. The nearby access to local trails has led to the desire for more recreational vehicles of all kinds. To better keep our property in good condition and safe, we feel a larger accessory structure on site is necessary. While larger than the previously allotted size, we feel it is modest in size and will still fit in with the neighborhood based on our location.

5.d. Our preference is to store any items kept on site at our property indoors for the security and betterment of the goods. An accessory structure within the specified criteria will not allow for adequate space on site. Indoor storage ensures our development continues to maintain curb appeal to anyone in the area.

The closest example of a similar accessory structure with access of Benton St. West. is at 601 Benton St. West. This property is just up the road from our project. The appx. 960SF structure similarly sits back about 100' off the roadway. This property successfully navigates personal storage in a well kept and private manor that fits in well in our community.

5.e. Personal storage is permitted. The use of the proposed structure is no different than existing use

CITY OF COLOGNE
FEE AND FINANCIAL SECURITY AGREEMENT

Property Address: 401 Prairie View Dr. **PID:** 408010060
Property Owner Name: Chad and Cassandra Vos **Phone:** 612-791-0361
Property Owner Email: chad@vosconstruction.com
Applicant Name: Chad and Cassandra Vos **Phone:** 612-791-0361
Applicant Email: chad@vosconstruction.com

Prior to review of requests/projects, the City of Cologne requires property owners pay any applicable fees as well as establish a financial security for the expenses associated with individual projects requiring City engineering, legal, planning and/or other direct expenses. These expenses may include, but are not limited to, any time, mileage, possible publishing costs, and consulting fees incurred by your project. The City determines the security amount to be requested, as well as the minimal allowable balance, based upon the scope of the request/project.

The City will process the applicant's applications and administer ancillary matters related to the approvals for the consideration of the developer's deposit of adequate security to pay the City's costs. ~~Notwithstanding to the City's requirements, the City's applications or permit or other approval. Developer's application(s) or request(s) must be approved according to, and in compliance with, all of the City's ordinances and procedures and state, federal and local laws, rules, regulations and procedures that apply to the applications or requests.~~

We, the undersigned property owner(s) and applicant (if other than an owner) (together "Developer") understand and agree that:

1. This is not a zoning application, and this agreement does not place the City under any obligations for action within a certain period of time, with respect to MINN. STAT. § 15.99 or any other statute.
2. We, including ourselves and our heirs, successors, and assigns, if any will be bound by and follow all of the City's ordinance and procedures and other state and local laws, rules, regulations and procedures with respect to the applications or requests and to promptly and will completely respond to all reasonable requests of the City with respect to such matters or our application or request may be denied as incomplete or premature.
3. In addition to the security there are additional nonrefundable application and/or permit fee(s) associated with the Developer's applications or project. Developer acknowledges and agrees that the security required by this agreement is to pay the City's costs of processing Developer's application and that the City's requirement for Developer to pay the costs described in this document are reasonable and authorized by law.
4. The undersigned Developer agrees to provide to the City, by certified check or online payment, for deposit in an escrow fund, the amount of \$ 2,500.00, as financial security for all estimated future City administrative, planning, legal and engineering fees and other costs incurred in processing this request, in accordance with this Agreement. The City will periodically provide a statement of reimbursable expenses owed which shall be reimbursed by the applicant and/or property owner(s) within 10 days of such request. In addition, if the escrow amount is depleted or the scope of the project is changed such that it is determined additional escrow is required, we agree to furnish additional monies as requested by the City within 10 days of such request. We understand and agree that if a balance remains in the escrow account at the conclusion of the request/project, after all related expenses have been billed to the City and have been paid, it will be refunded, without interest, at the next applicable claims date upon written request from the applicant and/or property owner(s) and verification that all consultant invoices related to the request/project have been received by the City and all such invoices have been paid to the City's satisfaction. Claims are paid at the monthly City Council meetings and usually mailed within one

week. We further understand that all fees and expenses are due whether the review/project is ultimately approved or denied.

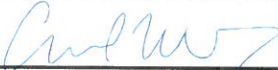

5. All City incurred professional fees and expenses associated with the processing of this request and enforcing the terms of this agreement are our responsibility as the property owner(s) and will be promptly paid by us upon billing by the City. We further understand and agree that as the property owner(s) we must make said payment within 10 days of the date of the invoice. Bills not paid within the 10 days of request for payment by the City shall accrue interest at the rate of 6% per year.
6. If we fail to pay said amounts when due, then the City may, to the fullest extent permitted by law, certify or assess such costs against any property owned by us within the City limits for collection with the real estate taxes and/or take necessary legal action to recover such costs, and we agree that the City shall be entitled to attorneys fees and other costs incurred by the City as a result of such legal action. Nothing in this Agreement limits the City's right to any particular remedy.
7. We knowingly and voluntarily waive all rights to appeal said certification or assessment of such expenses against our property under any applicable Minnesota Statutes, including any claim related to the procedure for the assessment, the reasonableness of the fees, and the benefit to the property. We agree that this agreement constitutes a petition for assessment or certification.
8. No delay or omission by the City to exercise any enforcement right shall impair any such right in the future. The City shall exercise any such right from time to time and as often as may be deemed necessary by the City.

This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota and shall be binding on, and exclusively benefit, the City and the Developer and their respective heirs, successors and assigns.

Checks should be made payable to: City of Cologne, and mailed or delivered to 1211 Village Parkway Po Box 120, Cologne, MN 55322. Return this signed agreement with your check.

PLEASE NOTE THAT THIS AGREEMENT MUST BE SIGNED BY 100% OF THE PROPERTY OWNERS OF THE PROPERTY SUBJECT TO THE AGREEMENT.



Signature(s) of Applicant:

Date: 5/1/2026

Date: 5/1/2026

Signature(s) of All Owner(s):

Date: 5/1/2026

Date: 5/1/2026

Please add additional signature sheets if necessary.

Cindy Nash - Collab Planning

From: Jake Saulsbury <Jake.Saulsbury@bolton-menk.com>
Sent: Friday, May 22, 2026 10:46 AM
To: Cindy Nash - Collab Planning
Cc: Michelle Morrison
Subject: RE: 401 Prairie View - Comments on proposed application that includes driveway access to 122nd Street

Follow Up Flag: Follow up
Flag Status: Flagged

Cindy,

My only concern pertaining to this proposal is that no driveways have been allowed off of 122nd Street for any of the developments. However, there are few driveways near Hwy 284 on the older parcels, and there is also an access for the city park on the north side of the road. With this being a secondary access though and being at the far west end, it won't result in any traffic/safety concern for many years. So I am fine with this as proposed.

Other comments are as follows:

- The pervious driveway is a good solution. Will need to follow manufacturer recommendations for installation which appears to already be included in submittal.
- They are staying out of the rear yard D&U easements. Are there other setback requirements?
- Maintain the existing overland flow which they appear to be doing as well.
- 102nd Street to be restored with 4.5" bituminous (2 lifts) and 14" aggregate base.
- The transition from high back curb to mountable curb needs to occur 3' or more to the east of the catchbasin in the road.
- Inlet protection needed in or around the catchbasins in the southwest corner of the lot and in the north curb line of road.



Jake Saulsbury, PE (MN)
Municipal Senior Project Engineer | Senior Principal
Bolton & Menk, Inc.

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From: Cindy Nash - Collab Planning <cnash@collaborative-planning.com>
Sent: Tuesday, May 19, 2026 7:00 AM
To: Jake Saulsbury <Jake.Saulsbury@bolton-menk.com>
Cc: Michelle Morrison <michellem@cognemn.com>
Subject: 401 Prairie View - Comments on proposed application that includes driveway access to 122nd Street

*** WARNING: This email is from outside the company. Proceed with Caution***

Good Morning Jake –

The City has received an application for a variance from Chad Vos to construct an accessory building in his rear yard that is larger than permitted by ordinance. His lot is a corner lot on 122nd and Prairie View, and the driveway to the attached garage is on Prairie View. He is proposing to obtain access to the accessory structure from 122nd Street, which would include changing the curb in that area to surmountable curb.

Can you please review this and provide any comments that you may have on the access, changes to 122nd, grading, etc? Thanks!

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