

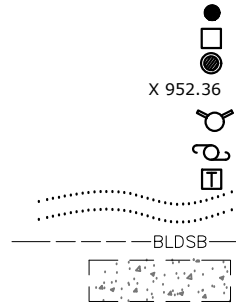
# LOT SURVEY

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

Lot 6, Block 1, Winkler Crossing Second  
 Addition, Carver County, Minnesota.

## BUILDING SETBACKS

ZONED PUD PER CITY OF  
 COLOGNE ZONING MAP  
 FRONT = 30 FEET  
 FRONT SIDE = 30 FEET  
 SIDE = 10 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 PEDESTAL  
 DENOTES EXISTING CONTOURS  
 DENOTES BUILDING SETBACK LINE  
 DENOTES CONCRETE SURFACE

NORTH

GRAPHIC SCALE



SCALE IN FEET

## EXISTING 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  
 EXIST. SHED..... 150 SQFT  
 TOTAL IMPERVIOUS SURFACE..... 3,780 SQFT  
 PERCENT IMPERVIOUS..... 18.6%

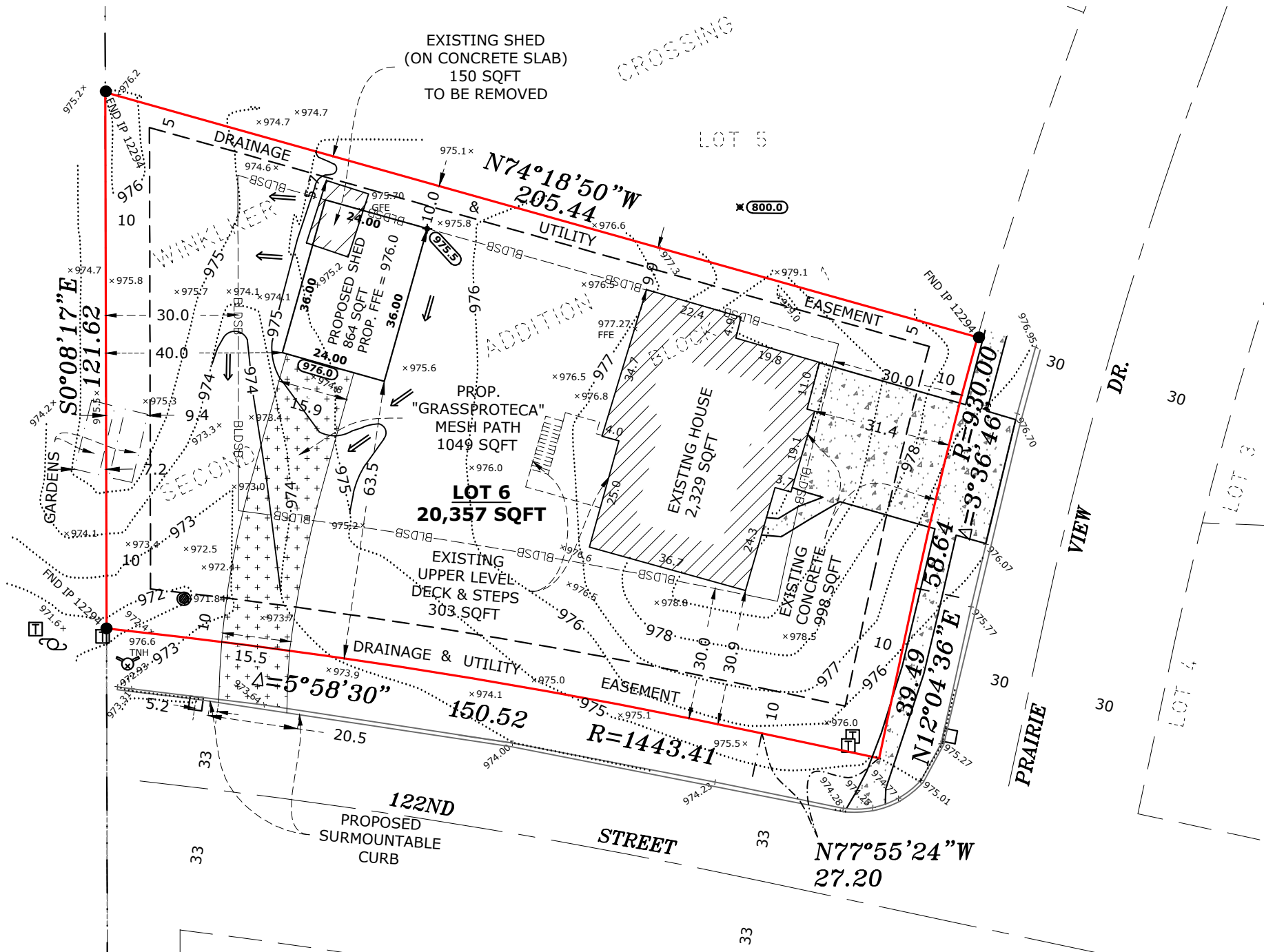
## PROPOSED IMPERVIOUS SURFACE CALCULATIONS

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: KSM  
 Minnesota License No. 45356

Dated 4th day of February 2026.

BEARING DATUM: Assumed

SCALE: 1" = 30'

### REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06MAY26	UPDATE GRADING & NOTES	CBS
2			
3			

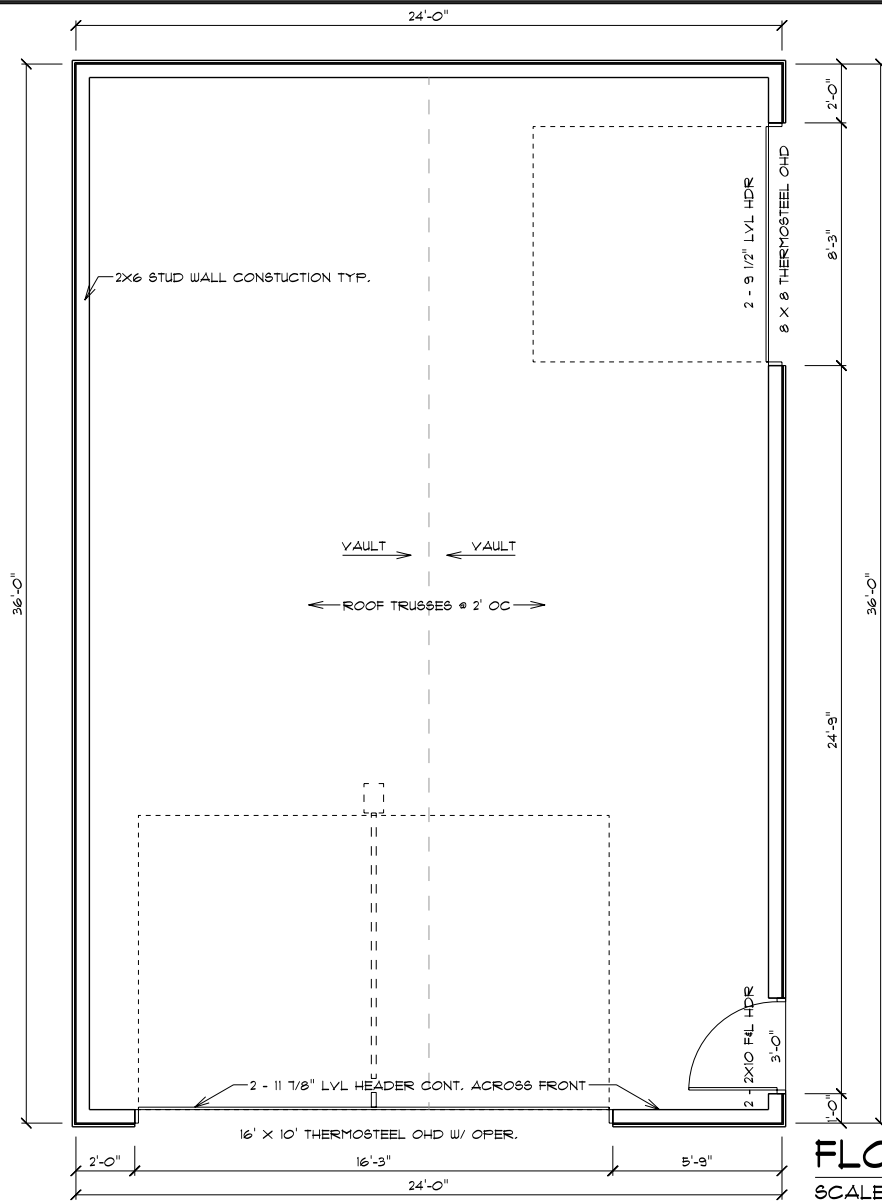
JOB NO. 250714LS

DATE: 05-06-26

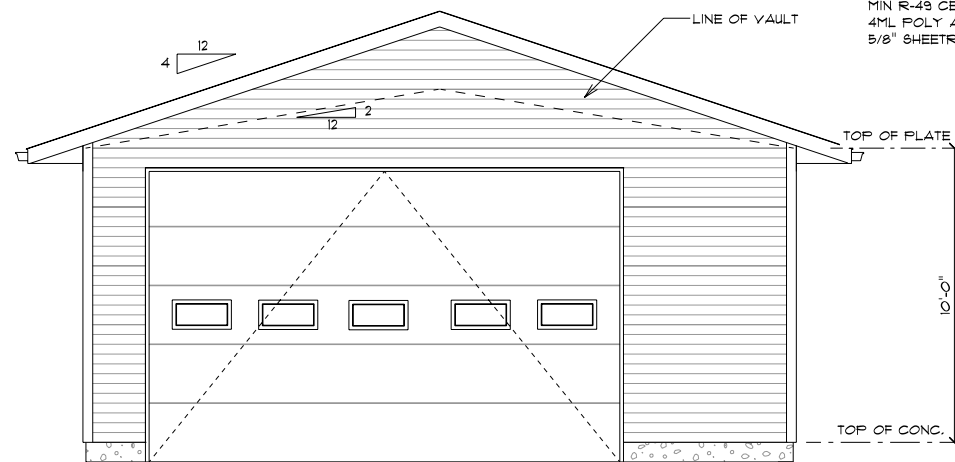
DRAWN BY: EMS

CREW: JWM/LAD

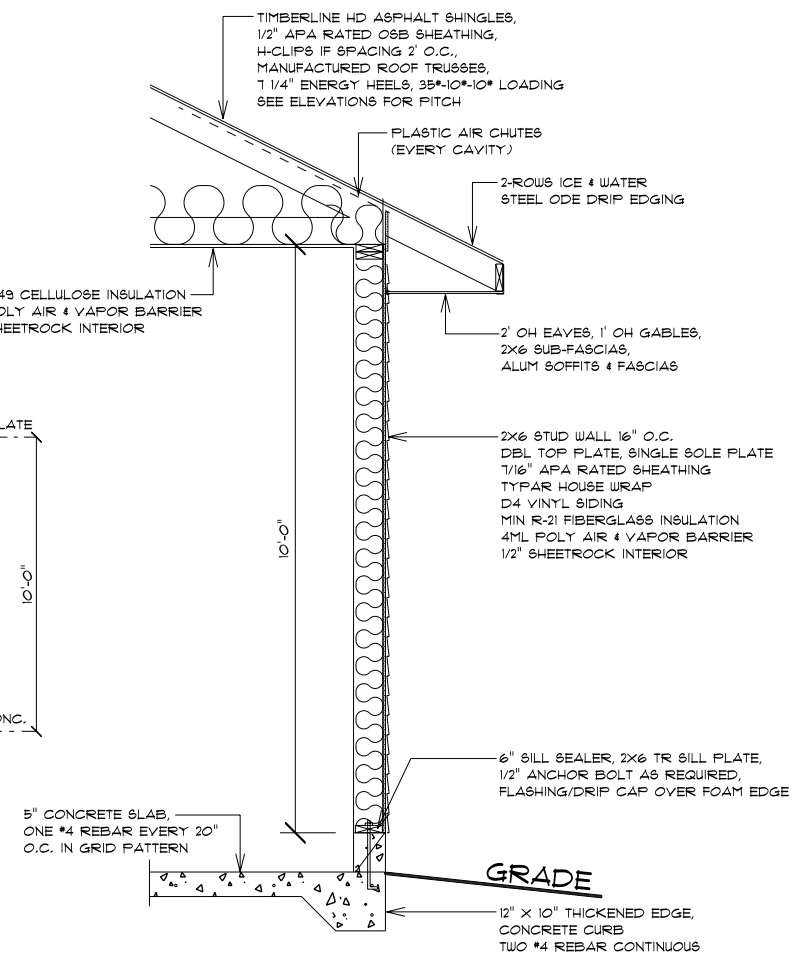
**E.G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 990 5th Ave SE, Suite 2  
 Hutchinson, MN 55350  
 Tel. (320) 587-2025  
 www.egrud.com



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



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



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



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

REVISIONS DATE

PROJECT

401 Prairie 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  
 VOS CONSTRUCTION, INC. THEY MAY NOT BE  
 USED, COPIED OR DUPLICATED WITHOUT PRIOR  
 WRITTEN CONSENT.



Property of Haggemiller Lumber Inc. For Estimation And Quotation Only	SCALE: 1/4" = 1'	APPROVED:	DRAWN BY: ADP
Disclaimer: this drawing is being provided by Haggemiller Lumber Inc. for its internal use only. It is not to be used or copied in whole or in part for any other project. This drawing is not professionally engineered and Haggemiller Lumber Inc. cannot be held liable for any errors, omissions, or defects in this plan.	DATE: Friday, May 1, 2025	REVISIONS:	DRAWING NUMBER:
	<b>VOS NEW GARAGE</b>		
	2880 401 AV. ARLINGTON MN, 55801	PHONE: 807-944-2265 FAX: 807-944-2265	

**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 install for vehicle access over green spaces while retaining the preferred look of a well maintained lawn.

Due to the infrequent use of the main access for larger items, a permanent, yet less obtrusive material is preferred. A granular or solid surface access would detract from the aesthetics of the back yard.

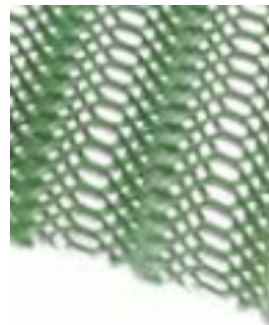
**Pros:**

Cleaner and more concealed look after install is complete

Removable

100% recycled material

Doesn't create undesired impervious surface



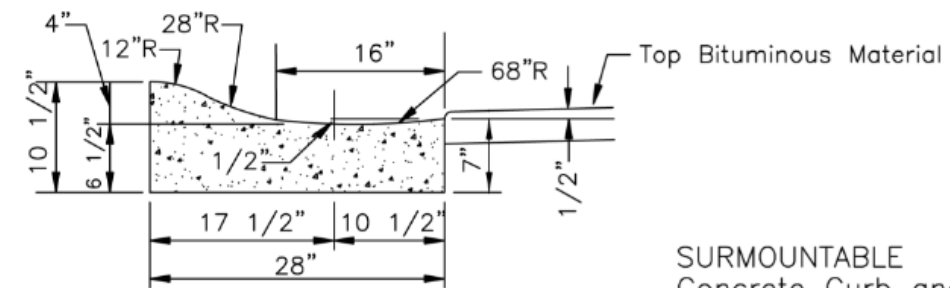
**GRASSPROTECTA Mesh**

.43" thick  
(Standard grade)\*  
Oscillated mesh filaments to aid traction

Permanent, grassed overflow car lots, wheelchair access routes, golf cart paths and heavily pedestrianized grass paths on firm, well-drained ground. Mesh is installed directly onto existing grass or an area to be seeded.

Light vehicle and heavy pedestrian usage

**Surmountable Curb Section**



SURMOUNTABLE  
Concrete Curb and Gutter



19063 371st. AVE. PH: 507.326.7901  
GREEN ISLE, MN 55338 FAX: 507.326.3551  
WWW.VOSCONSTRUCTION.COM

REVISIONS DATE

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

DRAWING  
Proposed Access

DRAWN BY:  
Chad Vos  
DATE:  
5/20/2025

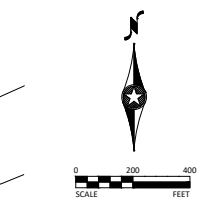
NOTE: THESE DRAWINGS ARE THE PROPERTY OF VOS CONSTRUCTION, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

# CITY OF COLOGNE ZONING MAP

APRIL 2015

## STREET LEGEND

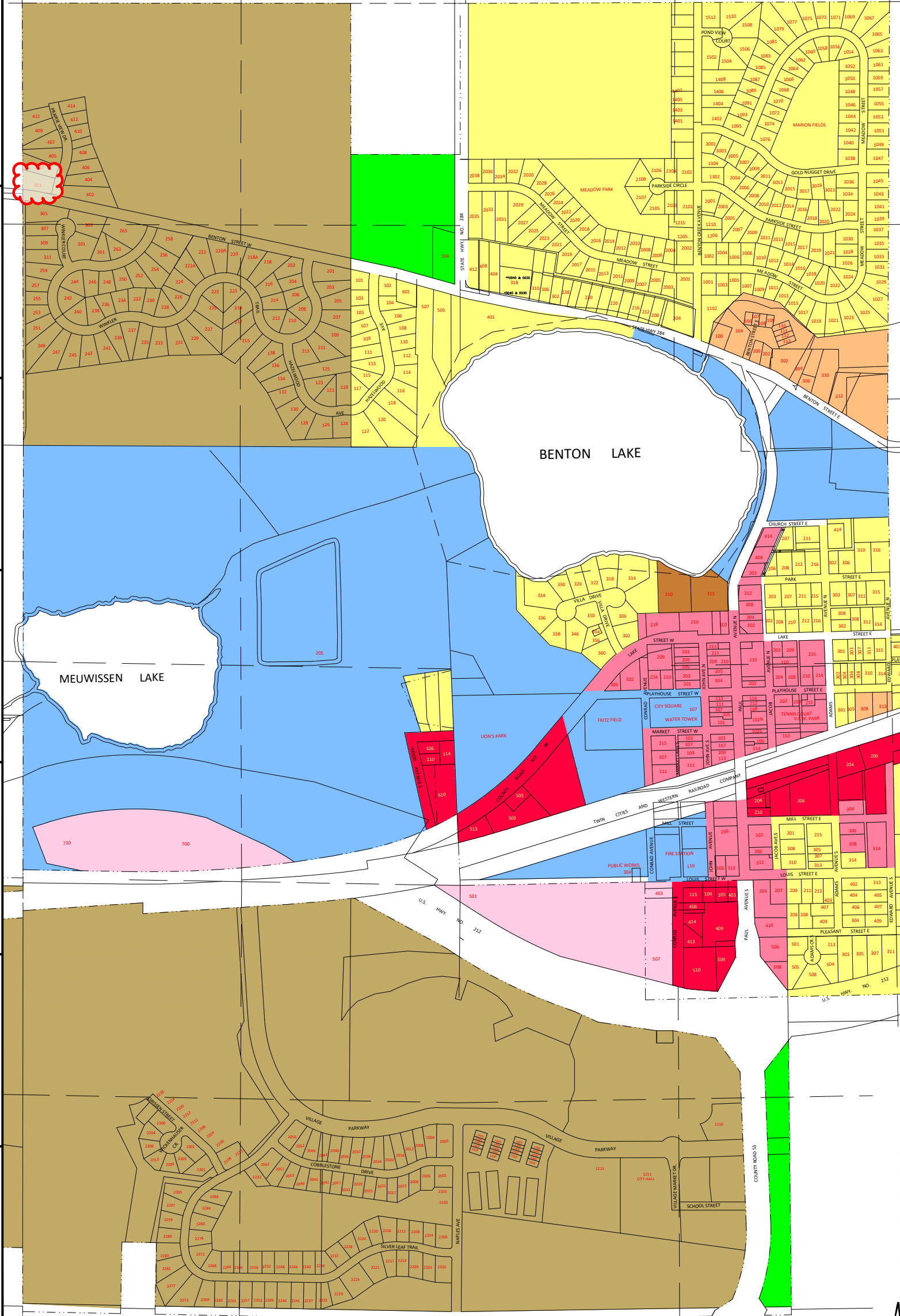
ADAMS AVE	F4 F5
ADAMS CIR S	F6
BENTON STREET	A2 B2 C2 D3 E3 F3
BENTON CREEK AVE	E1 E2
CHURCH ST E	E3 F3
CO RD 36	D5
COBBLESTONE DRIVE	6B 6C 7B 7C
CONRAD AVE S	E5 E6
EDWARD AVE	F4 F5
HAZELWOOD AVE	B3 C3
HENRY AVE S	C5
JACOB AVE	E4 E5
JOHN AVE	E4 E5
JORISSEN STREET	B6
LAKE ST	D4 E4 F4
LOUIS ST	D5 E5 F5
MARKET ST W	E4
MARKET LANE S	E4 E5
MEADOW ST	D2 E2 F2
MILL ST E	E5 F5
NAPLES AVE	6C 7C
PRAIRIE VIEW DR	A1
PARK ST E	E4 F4
PARKSIDE CIR	E2
PARKSIDE ST	E2 F2
PAUL AVE	E4 E5
PLAYHOUSE ST	D4 E4 F4
POND VIEW CT	E1
PLEASANT ST E	F5
SCHOOL STREET	7D 7E
SILVER LEAF TRAIL	7A 7B 7C 6B
STATE HWY 284	C2
US HWY 212	A5 F6
VILLA DR	D4
VILLAGE MARKET DR	6E 7E
VILLAGE PARKWAY	6A 6B 6C 6D 6E
WICKENHAUSER CR	B6
WINKLER CT	A2
WINKLER TR	A2 B2 C2



## ZONING DISTRICTS

<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">A</span>	AGRICULTURE
<span style="background-color: #FFFACD; border: 1px solid black; padding: 2px;">R-1</span>	SINGLE FAMILY DETACHED RESIDENTIAL
<span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;">R-2</span>	SINGLE FAMILY ATTACHED RESIDENTIAL
<span style="background-color: #FFA07A; border: 1px solid black; padding: 2px;">R-3</span>	MULTIPLE FAMILY RESIDENTIAL
<span style="background-color: #D2B48C; border: 1px solid black; padding: 2px;">PUD</span>	PLAN UNIT DEVELOPMENT
<span style="background-color: #FFC0CB; border: 1px solid black; padding: 2px;">C-2</span>	CENTRAL BUSINESS DISTRICT
<span style="background-color: #FF69B4; border: 1px solid black; padding: 2px;">C-3</span>	GENERAL BUSINESS
<span style="background-color: #FFB6C1; border: 1px solid black; padding: 2px;">I</span>	INDUSTRIAL PARK
<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">P/I</span>	PUBLIC/INSTITUTIONAL

**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors  
MINNETONKA, MN FAIRBANKT, MN SLEEPY EYE, MN BURNING WOOD, MN  
WILLIAMSBURG, MN CHASKA, MN WADESBORO, MN HARBORCREEK, MN  
BAKETER, MN ROCHESTER, MN JAMES, IA SPENCER, IA





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) 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)  Zoning Ordinance Amendment  
(Include Site Plan Review Requirements document) (Include Zoning Amendment Information document)
- Variance  Sign Permit  
(Include Variance Addendum document) (Include Sign Permit Addendum document)
- Building Alterations/Additions  Interim Use Permit  
(Bldg permit needed) (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 \_\_\_\_\_

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 sheet(s) 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) [Signature] 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 [Signature] 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.

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

N/A

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### 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.