APPLICATION FOR VARIANCE

Stillwater Township
13636 90th Street North
Stillwater, Minnesota 55082
PHONE: 651/439-4120

ESCROW: $1,000.00
FEE: $100.00

Receipt No.

Make checks payable to Stillwater Township.

Parcel Identification Number
PIN: 1803020130002
Legal Description (required for recording at Washington County):

9575 Mandel Rd, Stillwater, Mn 55082
Project Address

Steve/Mary-Jo Mcman 9575 Mandel Rd. Stillwater Mn 55082 Steve #651-248-8780
Owner Address City State Zip Phone

e-mail: sjmcman@centurylink.net
Applicant (if different than Owner) Address City State Zip Phone
Mark Willis 807 2nd St. So. Stillwater Mn 55082 651-303-8290

e-mail: mark.willis1@comcast.net
Description of Request and Rationale for the Variance (describe the physical characteristics or other unique situation that requires a variance from the requirements of the Zoning Ordinance):

Attach another page if needed.

In connection with your request for a Variance, your signature constitutes permission for a representative of Stillwater Township, its employee, or designee, to enter upon your property, during normal business hours, for the purpose of evaluating your request. If you wish to be present during such inspection, please contact this office.

I hereby apply for consideration of the above described request and declare that the information and materials submitted with this application are complete and accurate. I understand that no application shall be considered complete unless accompanied by fees and escrows as required by Township ordinance. Applications for projects requiring more than one type of review shall include the cumulative total of all application fees specified for each type of review.

I hereby certify that I have read this application and state that the above information is correct and that I am the owner or the duly authorized agent of the owner. I agree that all work will comply with all ordinances and codes of the Township of Stillwater, the State of Minnesota, and rulings of the Zoning and Building Departments.

I understand that applicants are required to reimburse the Township for a processing fee (escrow) to cover all out-of-pocket costs incurred for reviewing and administering the application. Those costs shall include, but are not limited to, parcel searches, publication and mailing of notices, review by the Township's engineering, legal, and planning consultants, other legal costs, and recording fees. An escrow deposit to cover the processing fees will be collected by the Township at the time of application. This amount is an estimate of the typical processing fee required for most applications for this use. The Township may require applicants to increase the amount of the required escrow deposit at any time if the Township's costs are reasonably expected to exceed the minimum amount due to the specific costs related to processing this application. Any balance remaining after the application review is complete will be refunded to the applicant. No interest is paid on escrow deposits.

I understand that the Township's Planner, Engineer and Attorney do not represent the applicant. The Township's staff may provide a limited amount of general information (up to one hour) to help applicants to understand permit forms, required submittals, and the permit process. An applicant should not rely upon the Township's staff to help to design the desired project or prepare the necessary submittals. An applicant may need to retain their own professional planner, engineer, architect, or attorney to complete the required submittals or assist the applicant during the Township's review process.

I agree to make reimbursement within thirty (30) days of the date of the Township's invoice and notice of costs. In the event I do not reimburse the Township in a prompt manner, the Township may certify the uncollected charges to the County Auditor pursuant to Minn. Stat. 366.012.

Please note: If the fee owner is not the applicant, the applicant must provide written authorization by the fee owner in order for this application to be considered complete.

Signature Steve J. McCue	Date 12-14-2022
Signature of Applicant (if different than Owner)	Date 12.12.22

For Town Use Only:

Date Filed: _____

Fee and Escrow Amounts Paid in Full: ☐ Yes OR ☐ No

Total Amount (See Above): _____

Accepted as Complete on: _____

Received By: _____

Approved ☐ Denied ☐ by the Planning Commission on _____

Approved ☐ Denied ☐ by the Town Board on _____

Variance request for 9575 Mendel Rd. Stillwater mn.

Steve and Mary Jo McMan, the owners of 9575 Mendel Rd. would like to construct a 3 stall, 1200 square foot horse barn with hay storage above the stalls. We have placed the barn in an area that best protects North Twin Lake, the small pond, and is as far as possible from the property lines.

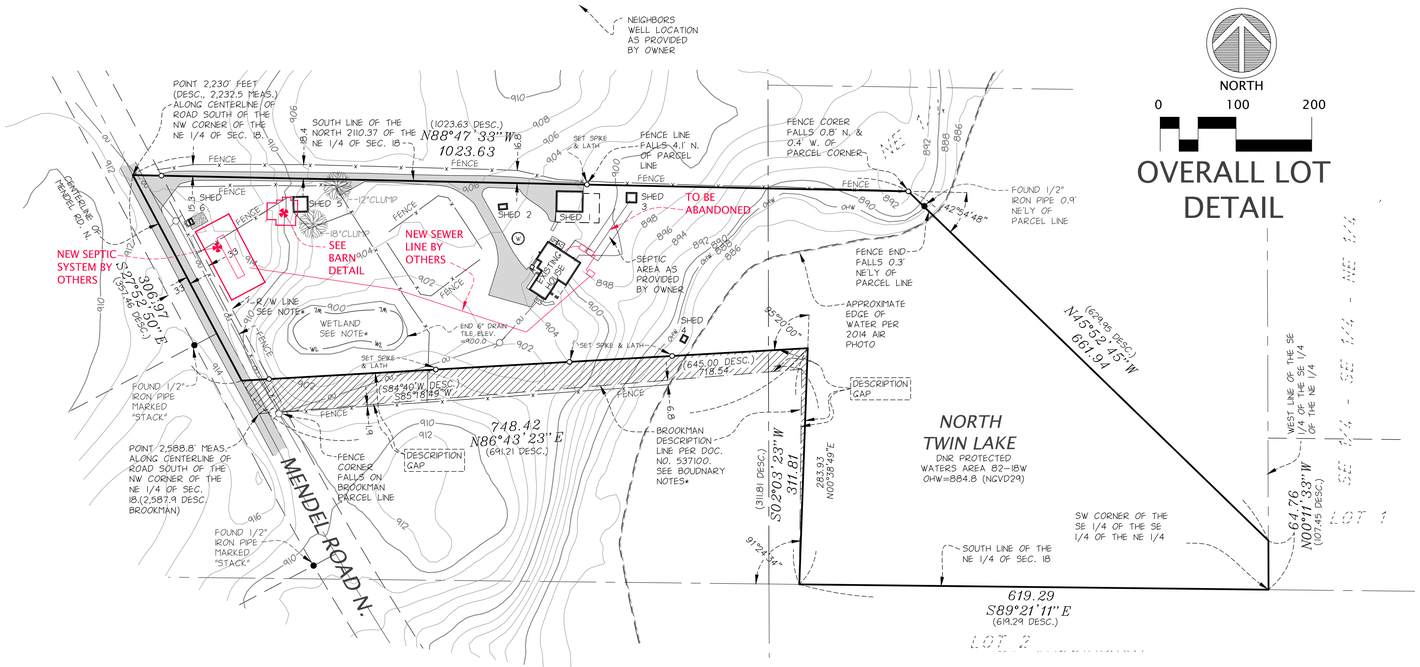
We are requesting variances for a few things:

1) Placing the barn between the house and the road.
2) The barn is 25 feet from the north property line,100 feet required.
3) The barn is 116 feet from the pond, 200 feet required.
4) We are not requesting a variance for the other sheds on the property. We will work with to township to determine which existing sheds need to be removed.

The site plan/survey shows a proposed rain garden and grading changes to keep the surface run off water from the barn area from reaching the pond or North Twin Lake.

We feel this usage of the property is in keeping with many properties in the neighborhood as similar horse barns are common along Mendel Rd.

Respectfully submitted
Mark Willis
Mark Willis Construction Associates



OVERALL LOT DETAIL

LEGAL DESCRIPTION:

THE FOLLOWING LEGAL DESCRIPTION WAS PROVIDED BY STEVEN MCMAN VIA E-MAIL. NO OTHER DOCUMENT WERE PROVIDED)

That part of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Township Thirty (30) North, Range Twenty (20) West, Stillwater Township, Washington County, Minnesota, described as follows: Commencing at the Northwest corner of said Northeast Quarter (NE1/4); thence southerly arid southeasterly along the center line of Mendel Road North (old County Road No. 5) for Twenty-two hundred thirty (2230) feet to the actual point of beginning; thence East parallel with and Twenty-one hundred ten and thirty-seven hundredths (2110,37) feet South of the North line of said Northeast Quarter (NE 1 /4) for Ten hundred twenty-three and sixty-three hundredths (1023.63) feet; thence deflecting right 42° 54' 48" for Six hundred twenty-nine and ninety-five hundredths (629.95) feet to the West line of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter (SE1 /4 of SB1 /4 of NE1/4); thence South along the West line of said Southeast Quarter (SE1/4) for One hundred seven and forty-five hundredths (107.45) feet to the Southwest corner of said Southeast Quarter (SE1 /4); thence West along the South line of said Northeast Quarter (NE1/4) for Six hundred nineteen and twenty-nine hundredths (619,29) feet; thence deflecting right 91 ° 24' 34" for Three hundred eleven and eighty-one hundredths (311.81) feet; thence deflecting left 95° 20' for Six hundred ninety-one and twenty-one hundredths (691.21) feet to the center line of Mendel Road North; thence northwesterly along said center line for Three hundred fifty-seven and forty-six hundredths (357.46) feet to the point of beginning. Containing 10.68 acres and subject to the right of way of Mendel Road North.

TITLE NOTES:

NO TITLE COMMITMENT OR TITLE OPINION WAS PROVIDED THAT WOULD LIST EASEMENTS AND OR ENCUMBRANCES EFFECTING THE PROPERTY SURVEYED. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

MATTERS SHOWN ON SURVEY –

1. BITUMINOUS DRIVEWAY CROSSES ADJOINING PARCEL TO THE NORTH. AN EASEMENT AGREEMENT SHOULD BE OBTAINED FROM THE ADJOINING OWNER.
2. FENCES AS SHOWN ON SURVEY.
3. EXISTING WETLANDS SHOWN NOT DELINEATED.
4. 33' RIGHT OF WAY FOR MENDEL AVENUE SHOWN FOR REFERENCE PURPOSES ONLY. ACTUAL WIDTH OF RIGHT OF WAY MAY DEPEND ON USE.

BOUNDARY NOTE:

THERE IS A SIGNIFICANT DIFFERENCE BETWEEN THE DISTANCES RECITED IN THE DEED AND THE ACTUAL DISTANCES AS SURVEYED.

THE MEASURED DISTANCE FROM THE NW CORNER OF THE NE 1/4 OF SECTION 18 IS RELATIVELY CLOSE TO THE SURVEYED DISTANCE WHICH LEADS US TO BELIEVE THE PROPERTY IS LOCATED IN THE CORRECT LOCATION.

THERE IS A SIGNIFICANT DESCRIPTION GAP WITH THE ADJOINING PARCEL TO THE SOUTH. (BROOKMAN PARCEL)

THERE IS A FENCE LINE THAT IS LOCATED ON THE NORTH LINE OF THE BROOKMAN PARCEL THAT MAY BE THE INTENDED LOCATION OF THE PARCEL LINE BETWEEN THE 2 PARCELS.

THERE IS A AREA MARKED WITH WOOD LATH THAT SAY "ROCK BED" LOCATED ON THE DESCRIPTION GAP PARCEL. WE DO NOT KNOW WHICH PARCEL THIS "ROCK BED" SEPTIC AREA IS ATTACHED TO.

A QUITE TITLE ACTION OR TITLE REGISTRATION IS RECOMMENDED TO CLAIM THE AREA OF THE DESCRIPTION GAP. CONSULT A ATTORNEY TO RECTIFY THE MATTER.

AREA:

TOTAL AREA AS SHOWN = 407,706 SQ.FT. / 9.36 ACRES INCLUDING 10,076 SQ.FT. OF POTENTIAL 33' ROADWAY EASEMENT.
TOTAL AREA TO OHWL LESS 33' ROAD EASEMENT = 163,834 SQ.FT. / 3.76 ACRES

AREA OF DESCRIPTION GAP WITH ADJOINING PARCEL TO THE SOUTH (BROOKMAN) = 27,563 SQ. FT. INCLUDING 1,612 SQ.FT. OF POTENTIAL 33' ROAD EASEMENT.

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983. BEARING ARE DIFFERENT THAN SHOWN ON THE RECORDED PLAT. ALL INTERIOR ANGLES MATCH THE RECORDED PLAT ANGLES .
2. UNDERGROUND UTILITIES NOT SHOWN.
3. CONTOURS SHOWN PER LIDAR DATA OBTAINED FROM THE DNR MNTOPO WEBSITE. NOT FIELD VERIFIED. SPOT ELEVATIONS PER FIELD TOPOGRAPHY DONE ON 12-20-21.
4. SEPTIC AREA SHOWN PER SKETCH PROVIDED BY MARK WILLIS, CONTRACTOR.

MCMAN RESIDENCE

CONTACT:

Steve McMan
651-248-8780
sjmcman@centurylink.net

COUNTY/CITY:

WASHINGTON COUNTY

STILLWATER TOWNSHIP

REVISIONS:

DATE	REVISION
12-27-21	ISSUED
3-7-22	REVISIONS
8-10-22	BARN, SEPTIC

EXISTING IMPROVEMENT AREAS:

(IN SQUARE FEET)

HOUSE = 999
DEC/PORCH = 413
DRIVEWAY (ON PARCEL) = 9,042
CONCRETE =401
SHED 1 = 999 (1,316 OVERHANG NOT INCLUDED)
SHED 2 = 96
SHED 3 = 197
SHED 4 = 80
SHED 5 = 422
SHED 6 = 52
SHED 6 CONCRETE = 300
SHED 6 TANK = 24

TOTAL EXISTING IMPROVEMENTS =13,024 SQ.FT.
= 8.0% (% OF OHW AREA)

PROPOSED IMPROVEMENT AREAS:

(IN SQUARE FEET)

TOTAL EXISTING IMPROVEMENTS ABOVE =13,024 SQ.FT.
REMOVE SHED 5 = -422

PROPOSED BARN = 1,207
PROPOSED BARN DRIVEWAYS = 1,720
WALLS = 79
TOTAL ADDITONAL PROPOSED = 3,006

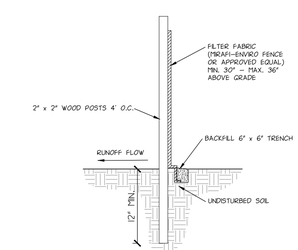
TOTAL EXISTING/PROPOSED IMPROVEMENTS = 15,988 SQ.FT
= 9.8% (% OF OHW AREA LESS ROAD EASEMENT)

LEGEND

- FOUND CAST IRON MONUMENT
- FOUND MONUMENT (AS NOTED)
- SET IRON PIPE MARKED WITH MN LICENSE NO. 25718
- CABLE TV PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- GUY WIRE
- POWER POLE
- GAS METER
- TELEPHONE PEDESTAL
- SANITARY CLEANOUT
- WATER WELL
- MAIL BOX
- BUILDING LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- UNDERGROUND GAS
- FENCE
- TREES

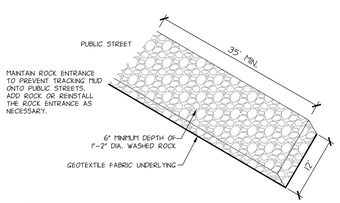
PROPOSED SYMBOLS:

- SET OFFSET HUB
- PROPOSED ELEVATION
- PROPOSED CONTOUR
- PROPOSED DRAINAGE
- DENOTES EXISTING ELEV.
- DENOTES SILT FENCE
- EXISTING CONTOURS

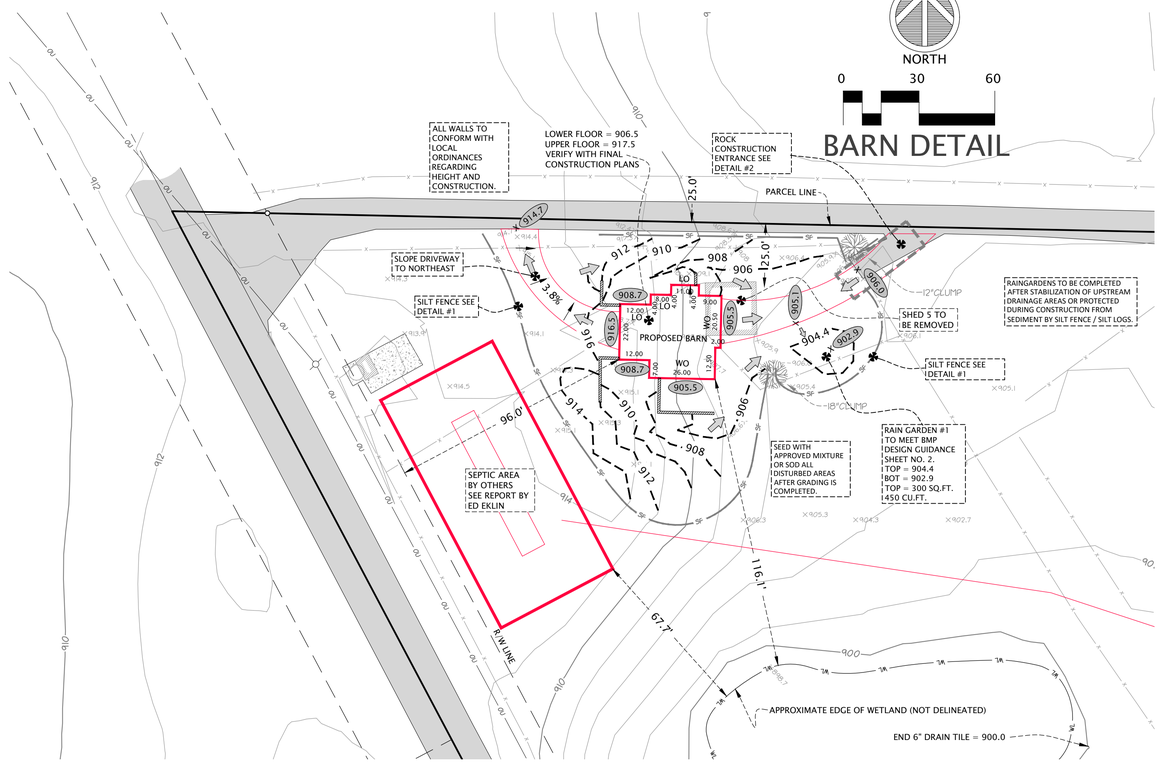


1. DIG A 6"X6" TRENCH ALONG THE INTENDED FENCE LINE.
2. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
4. SPACE WOOD POSTS UP TO 4' APART TO SUPPORT THE FABRIC.
5. REMOVE SILT FENCE AFTER TURF IS ESTABLISHED.

2 SILT FENCE — NO SCALE



1 ROCK CONSTRUCTION ENTRANCE — NO SCALE



BARN DETAIL

CERTIFICATION:

I hereby certify that this plan 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.

Daniel L. Thurmes Registration Number: 25718

Date: 12-27-21

PROJECT LOCATION:

9575
MENDEL RD. N.
PID#1803020130002

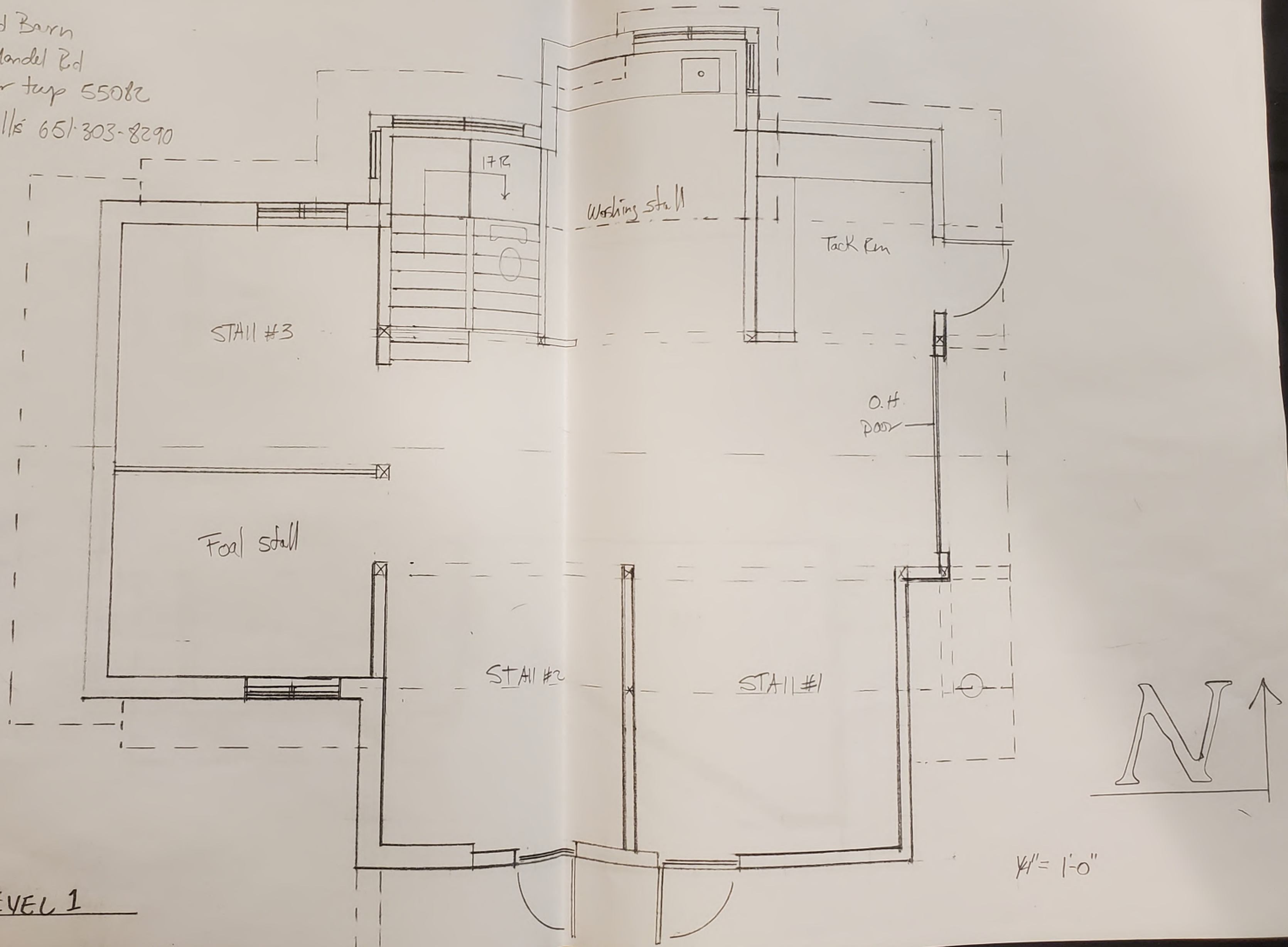
Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey
.net

CORNERSTONE
LAND SURVEYING, INC.

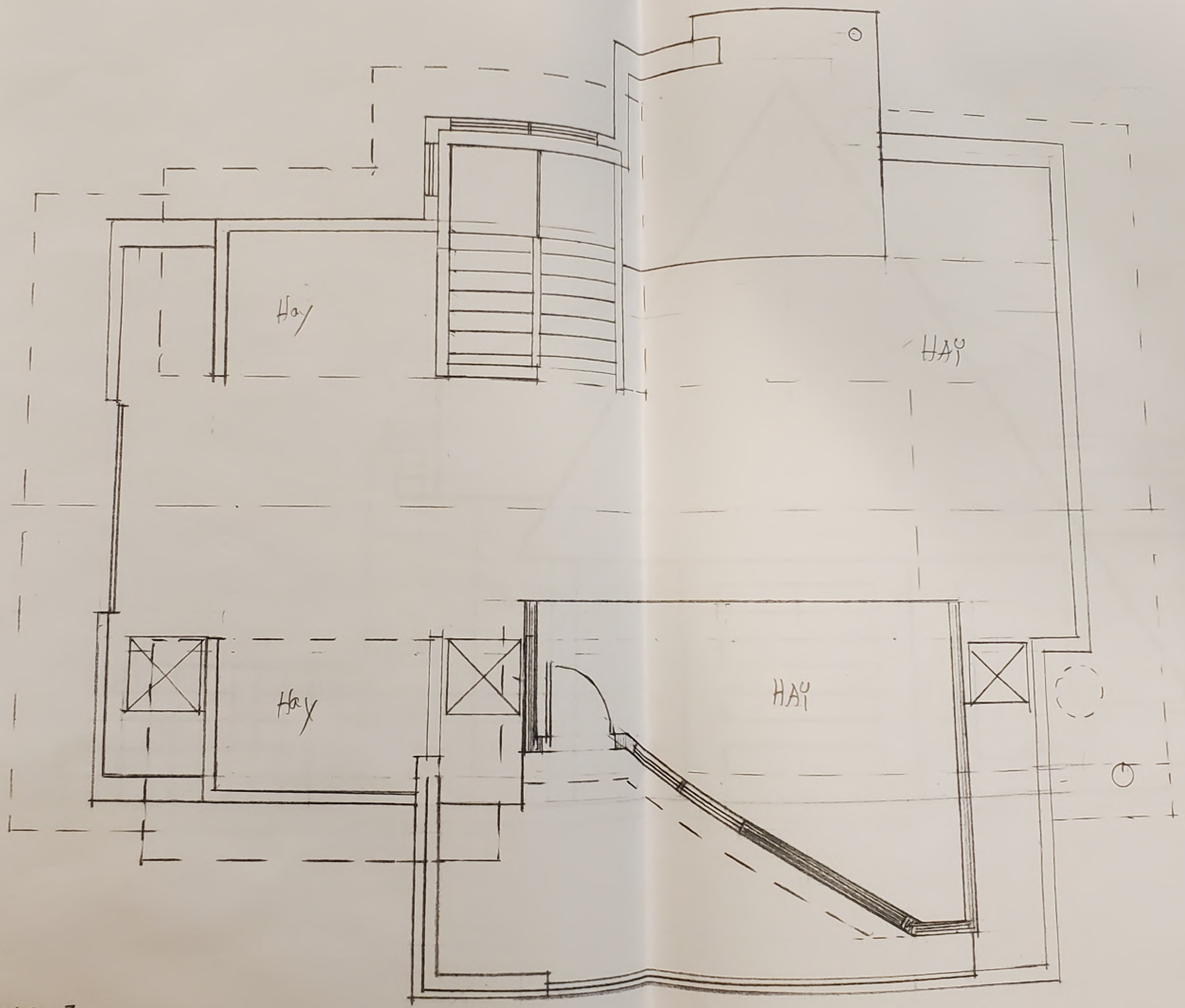
FILE NAME	SURVLC82A
PROJECT NO.	LC20082A

CERTIFICATE OF SURVEY

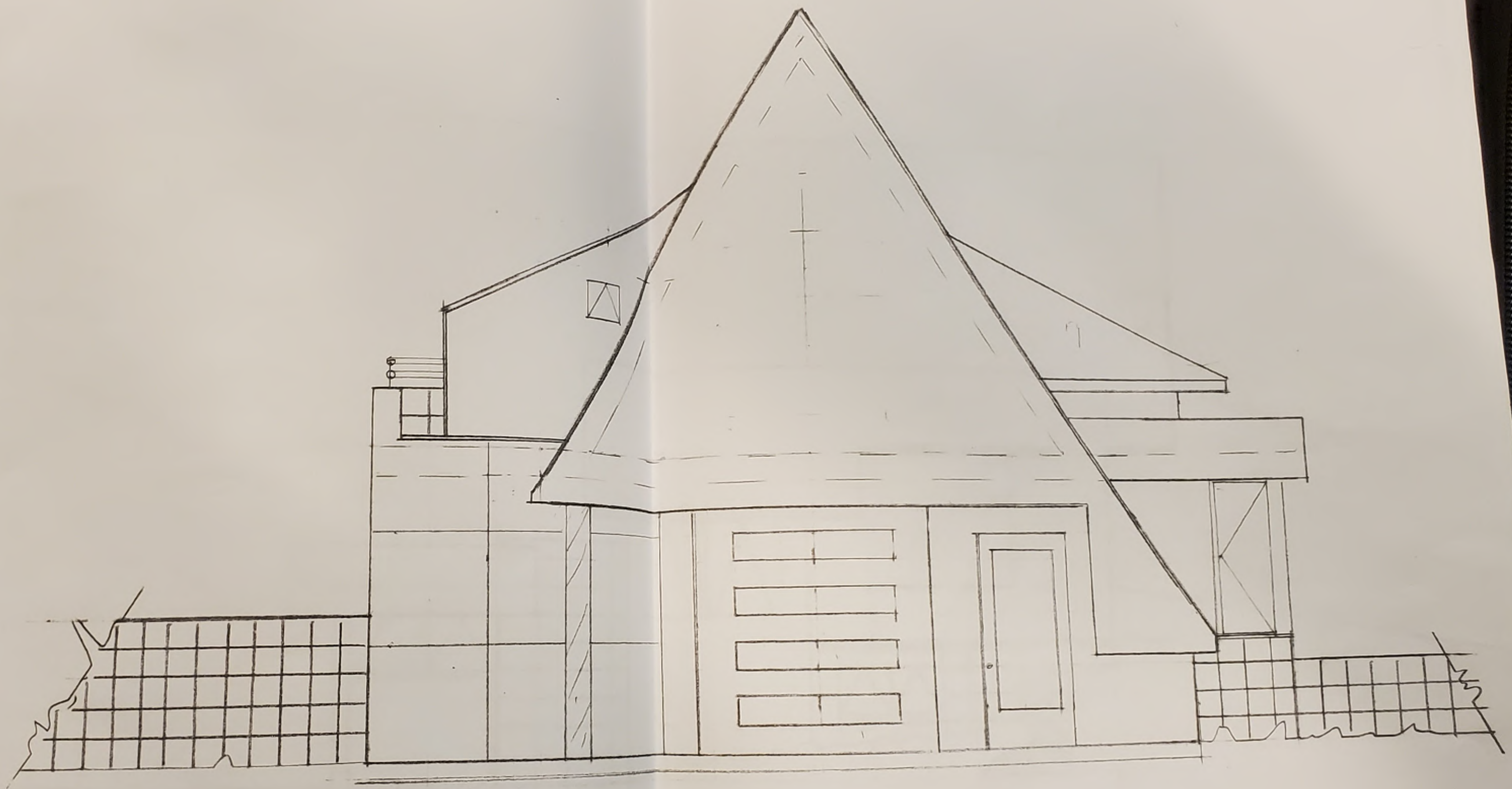
Proposed Barn
9575 Mandel Rd
Stillwater Twp 55082
Mark Willis 651-303-8290



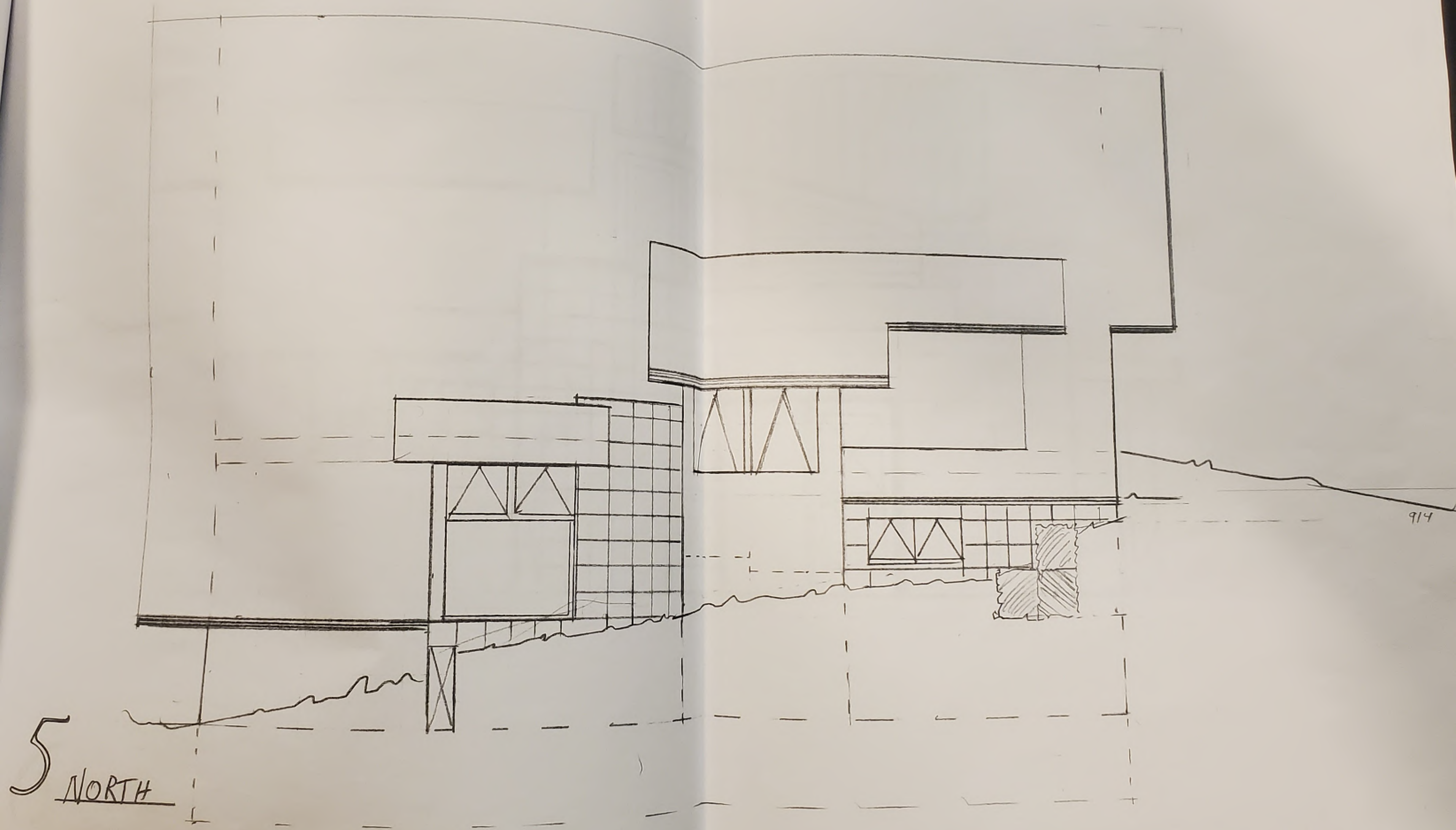
2 LEVEL 1

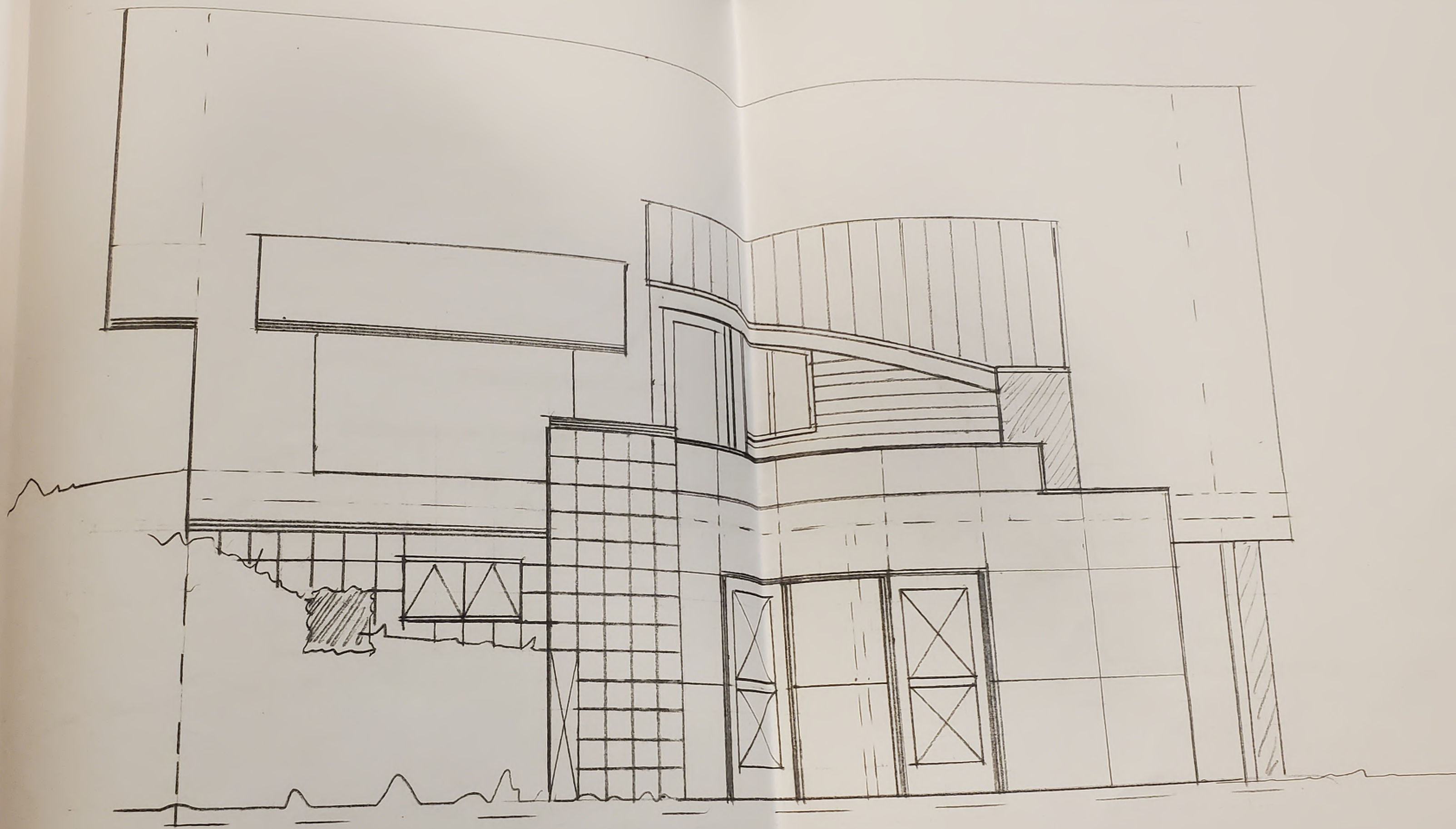


3 LEVEL 2

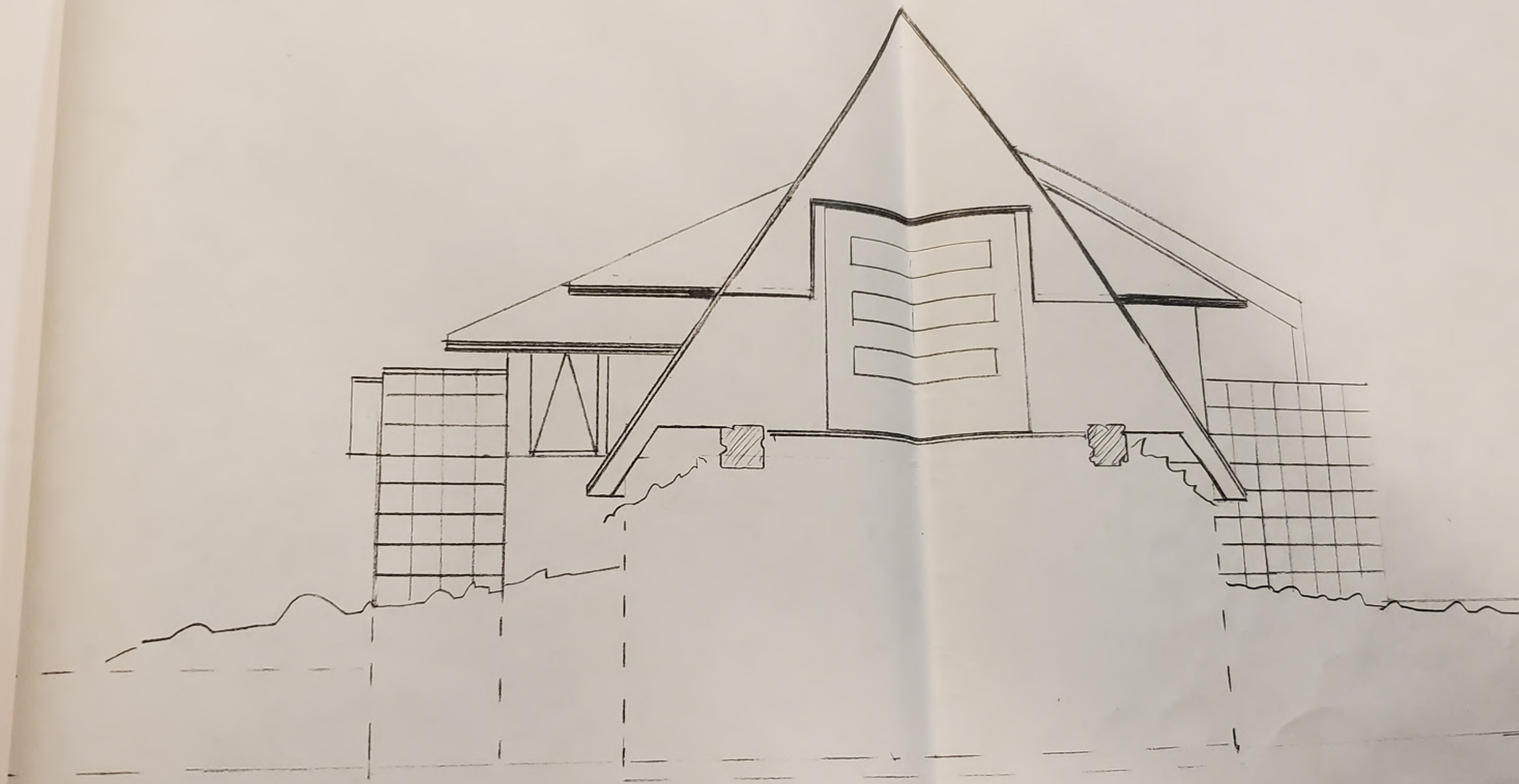


6/f EAST


914
5
NORTH



6 SOUTH



7 WEST