



PLANNING COMMISSION MEETING AGENDA
TUESDAY JUNE 16, 2026

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. June 2, 2026, Planning Commission Meeting Minutes.
 - b. June 2, 2026, City Council Meeting Minutes (For Information Only).
4. **PUBLIC HEARING:** Tracy Kooman (Applicant/Owner) requests that the City consider the following action for the property located at 2692 Becker Rd., Independence, MN (PID No. 14-118-24-42-0007):
 - a. A conditional use permit (CUP) to allow a detached accessory building that exceeds 5,000 SF. The applicant is proposing to construct a new indoor riding arena and barn on the subject property by adding a new barn to the property which would exceed 5,000 SF. All detached accessory buildings constructed in the City of Independence that are greater than 5,000 SF can only be constructed upon issuance of a conditional use permit.
5. **PUBLIC HEARING:** Tony Des Marais (Applicant/Owner) requests that the City consider the following action for the property located at 4727 Lake Sarah Dr. S. Independence, MN (PID No. 03-118-24-12-0011):
 - a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.
6. Open/Misc.
7. Adjourn.



PLANNING COMMISSION MEETING AGENDA
TUESDAY, JUNE 2, 2025

7:30 PM REGULAR MEETING

1. **Call to Order**

Pursuant to due call and notice thereof, a work session of the Independence Planning Commission was called to order by Chair, Gardner at 7:30 p.m.

2. **Roll Call**

PRESENT: Gardner, Tearse, Dumas, Volkenant, Alternates Story and Usset
ABSENT: Thompson
STAFF: Mayor Spencer, City Administrator Kaltsas, Administrative Services Director
Simon, Councilmember Grotting
VISITORS: See Sign-in Sheet

3. Annual Election of Commission Chair and Vice Chair/Alternate Discussion.

Kaltsas explained that Volkenant, Dumas and Usset are up for reappointment. The planning commission discussed switching Story and Volkenant's positions, but they would like to have a conversation about that among all planning commissioners to mutually accept this change. They did not have enough planning commissioners present tonight.

4. Approval of Minutes:
- April 21, 2026, Planning Commission Meeting Minutes.
 - May 19, 2026, City Council Meeting Minutes (For Information Only).

Motion by Volkenant, seconded by Tearse to approve the minutes. Ayes: Gardner, Tearse, Volkenant, Dumas, Story. Nays: None. Absent: Thompson. Abstain: None. Motion Approved. 5-0

5. **PUBLIC HEARING:** Alex Rykken (Applicant/Owner) requests that the City consider the following action for the property located at 6605 Hillstrom Road, Independence, MN (PID No. 22-118-24-13-0001):

- a. A variance from the requisite structure setback from the OHWL of Pioneer Creek to allow the construction of a deck that is attached to the principal structure on the subject property.

PUBLIC HEARING OPENED

6. **PUBLIC HEARING:** Mark Bjorgum (Applicant/Owner) requests that the City consider the following action for the property located at 230 Hart St., Independence, MN (PID No. 32-118-24-42-0053):
 - a. A variance to allow the construction of a new accessory structure that exceeds the height of the principal structure located on the subject property.

7. **PUBLIC HEARING:** Michael Keenan (Applicant) and Mark Moorhouse (Owner) are requesting the following actions for the property located at 3760 County Road 92 N. (PID No. 09-118-24-13-0001) in the City of Independence, MN.
 - a. A conditional use permit (CUP) to allow three (3) detached accessory buildings that exceed 5,000 SF. The applicant is proposing to develop a new primary residence and three detached accessory buildings (phased over several years) that exceed 5,000 SF. All detached accessory buildings constructed in the City of Independence that are greater than 5,000 SF can only be constructed upon issuance of a conditional use permit.

8. **(PUBLIC HEARING - Continued)** Consideration of the 2026 Gravel Road Project and Approving Plans and Authorizing Staff to Bid the Project.
 - a. **RESOLUTION No. 26-0616-04** - Approving the 2026 Gravel Road Plans and Authorizing Staff to Bid the Project.

9. Open/Misc.

10. Adjourn.

Motion by Tearse, seconded by Volkenant to adjourn the meeting at 9:30pm. Motion Approved. 5-0

Respectfully Submitted,

Amber Simon/Recording Secretary



CITY COUNCIL MEETING MINUTES
TUESDAY JUNE 2, 2026

CITY COUNCIL MEETING TIME: 6:30 PM

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, June 2, 2026, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, Fisher, Grotting, McCoy, Betts (virtual)

ABSENT: None

STAFF: Administrative Services Director Simon, Administrator Kaltsas, Public Works Director Lehman, Planning Commission Chair Gardner

VISITORS: See sign-in sheet

4. ****CONSENT AGENDA****

Mayor Spencer stated that the consent agenda items would be considered routine and acted on by one motion unless someone would like to remove an item for discussion. The consent agenda

- a. Approval of City Council Minutes from the May 19, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 24392-24408).
- c. Gambling Permit – Lyndale Lutheran Church
- d. Non-City Assembly Permit Requests:
 - Wedding Reception: 5675 Kochs Crossing – July 11, 2026
 - Motor Condos Grand Opening – June 12, 2026
 - **Legacy Baptist Church Picnic – June 7, 2026 (Pioneer Creek Park)**
– added to agenda

One correction was made to the Motor Condos Grand Opening changing the date from June 12th to June 17th.

Motion by Fisher, seconded by Grotting to approve the consent agenda. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

5. Reports of Boards and Committees by Council and Staff.

Council member Fisher Attended the following meeting:

- None

Council member McCoy Attended the following meeting:

- Gary Kroell's father's funeral
- West Suburban deputy chief interviews

Council member Grotting Attended the following meeting:

- None

Mayor Spencer Attended the following meeting:

- Kroell's Service
- Lewis Cemetery on Memorial Day
- WBIF meeting

Amber Simon Attended the following meeting:

- None

Mark Kaltsas Attended the following meeting:

- None

6. Consider approval of Resolution Authorizing Maple Plain to Install Entrance Sign in City of Independence (within MnDOT ROW).

a. **RESOLUTION No. 26-0602-01** - Approving the Resolution.

City Administrator Kaltsas provided background on this item, explaining that the City of Maple Plain had previously requested and received approval from the City of Independence to replace their existing entrance monument sign with a new monument sign located within the MnDOT right-of-way — not on city-owned property. When that prior approval was forwarded to MnDOT, the agency indicated that a formal resolution was required. The resolution before the Council therefore reflects and formalizes the approval already granted, authorizing the City of Maple Plain to locate their sign within the City of Independence's jurisdiction, with MnDOT retaining permitting authority.

Motion by McCoy, seconded by Fisher to approve RESOLUTION 26-0602-01 Approving Maple Plain to install their City Sign in Independence. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

7. **(PUBLIC HEARING)** Consideration of the 2026 Gravel Road Project and Approving Plans and Authorizing Staff to Bid the Project.

a. **RESOLUTION No. 26-0602-02** - Approving the 2026 Gravel Road Plans and Authorizing Staff to Bid the Project.

City Administrator Kaltsas introduced this item, noting that while a public hearing is not statutorily required — as no assessments are planned for this project — it is the city's practice to hold one as a matter of good governance. He requested that the Council open the public hearing and continue it to the June 16th City Council meeting, at which time a completed plan set would be presented for approval and authorization to bid.

Kaltsas provided a high-level overview of the 2026 Gravel Road Project, which is part of the city's five-year capital road plan. The project covers approximately two miles and includes work on County Line, Valley, Dean Lane, Turner Road, and Maple Ponds Trail. Estimated costs are just under \$300,000, funded entirely from previously budgeted 2026 road project funds, with no assessments to property owners. Mayor Spencer confirmed with Kaltsas that three years remain in the five-year plan following this project.

Brief discussion was held regarding the performance of a different aggregate (granite) that had been introduced in 2025. Public Works staff noted that while the material contains more rock and grades differently — potentially better suited to dragging than blading — overall performance has been favorable, and dust generation appears to be slightly reduced. Staff indicated that dry conditions this year have contributed to some surface looseness.

The public hearing was opened. No members of the public came forward to speak.

Motion by Betts, seconded by Fisher to continue the public hearing to June 16, 2026 City Council Meeting. Ayes: Spencer, Fisher, Grotting. Nays: None. Absent: McCoy, Betts. Abstain: None. Motion Approved. 5-0

The public hearing on the 2026 Gravel Road Project is continued to June 16, 2026.

8. Open/Misc.

The Mayor opened the floor for miscellaneous discussion. Councilmember Betts inquired about the "Legacy Group" which is referred elsewhere on the agenda. City Administrator Kaltsas

clarified that Legacy Baptist Church is the organization occupying the old church building adjacent to the former city hall. No further items were raised by Council members or members of the public.

9. Adjourn.

Motion by Betts, seconded by Fisher to adjourn the meeting at 6:47PM. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

**CITY OF INDEPENDENCE, MINNESOTA
PLANNING COMMISSION**

**Conditional Use Permit – Detached Accessory Building Exceeding 5,000 SF
Property Located at 2692 Becker Road, Independence, MN**

To:	Planning Commission
From:	City Planner
Meeting Date:	June 16, 2026
Applicant/Owner:	Tracy Adams Kooman
Location:	2692 Becker Road, Independence, MN 55359
PID:	14-118-24-42-0007
Application Type:	Conditional Use Permit (CUP) – Detached Accessory Building Exceeding 5,000 SF

Request:

PUBLIC HEARING – Tracy Adams Kooman (“Applicant/Owner”) requests that the City consider the following action for the property located at 2692 Becker Road, Independence, MN (PID No. 14-118-24-42-0007):

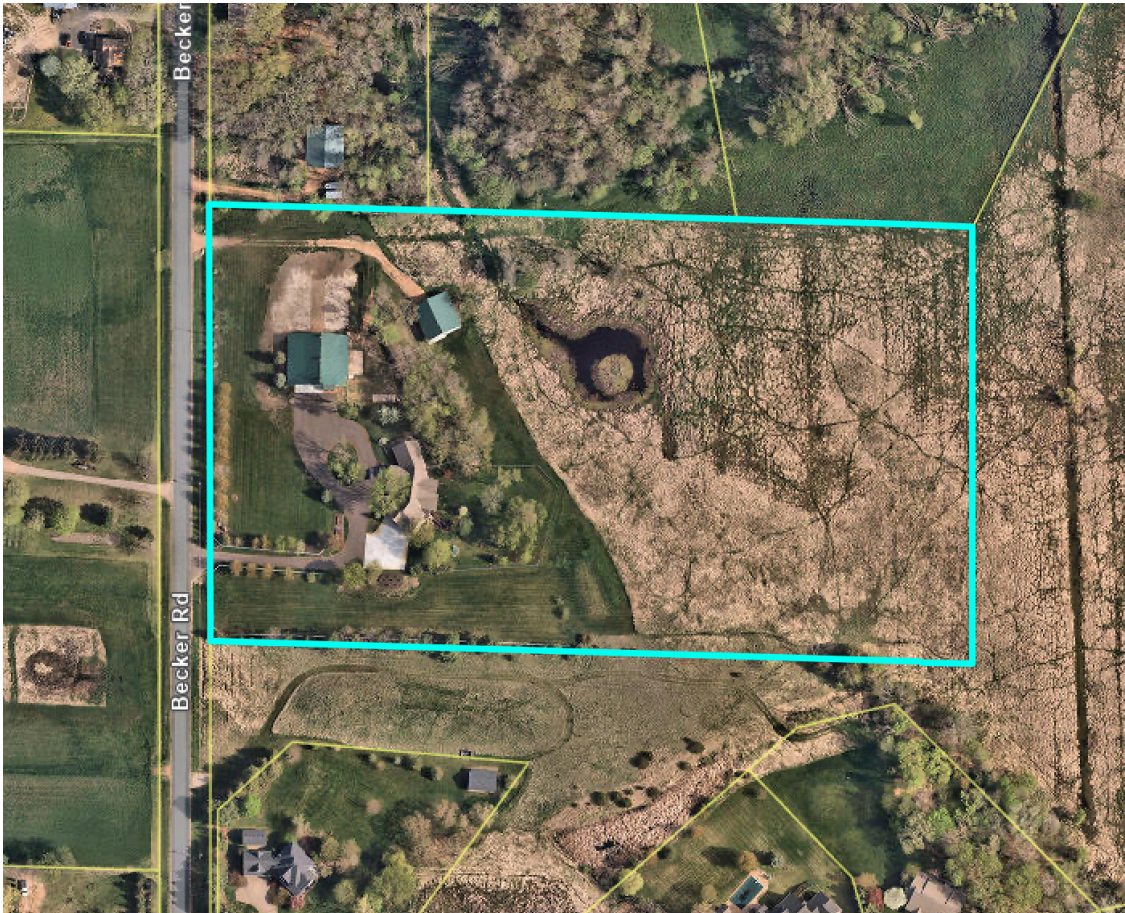
- A conditional use permit (CUP) to allow a detached accessory building exceeding 5,000 square feet on the subject property. The applicant is proposing to construct a new indoor riding arena attached to the existing barn on the property. The proposed indoor riding arena will exceed the 5,000 SF threshold that requires a conditional use permit. All detached accessory buildings constructed in the City of Independence that exceed 5,000 SF in area require approval of a conditional use permit.

Property / Site Information:

The subject property is located at 2692 Becker Road in the City of Independence, Minnesota. The property is a rural residential parcel accessed from Becker Road. The property includes an existing principal residence and an existing barn structure (approximately 65’ x 65’; 4,225 SF). The applicant is requesting approval to construct a new indoor riding arena to be attached to the existing barn.

Property Address:	2692 Becker Road, Independence, MN 55359
PID:	14-118-24-42-0007
Zoning:	RR – Rural Residential
Comprehensive Plan:	Rural Residential
Watershed District:	Pioneer Sarah Creek
Front Setback (Req./Proposed):	85 feet from the centerline of Becker Road/122 feet proposed
Side Setback (Req./Proposed):	15 feet/76 feet proposed
Rear Setback (Req./Proposed):	40 feet from rear property line/ n/a – far exceeds required

2692 Becker Road



Proposed Building:

The applicant is proposing to construct one (1) indoor riding arena attached to the existing barn on the subject property. The proposed structure will exceed the 5,000 SF threshold requiring a conditional use permit. The following table summarizes the existing barn and the proposed addition:

Building	Dimensions	Approx. SF	Description
Existing Barn	65' x 65'	4,225 SF	Existing barn on the subject property
Proposed Indoor Riding Arena (New Addition)	72' x 135'	9,720 SF	Proposed indoor riding arena to be attached to the existing barn; 16' sidewalls; approximately 25' mean height; post-frame construction
Total Combined Structure	N/A	13,945 SF	Combined area of existing barn and proposed addition

Discussion

Tracy Adams Kooman (“Applicant/Owner”) is requesting approval of a conditional use permit to allow the construction of a new indoor riding arena to be attached to the existing barn on the property located at 2692 Becker Road (PID No. 14-118-24-42-0007). The proposed indoor riding arena would be 72 feet by 135 feet (9,720 SF). The proposed addition will be attached to the existing 65' x 65' barn (4,225 SF) by means of a firewall separating the two structures, resulting in a total combined structure of approximately 13,945 SF. The proposed arena will have 16-foot sidewalls and an approximate mean height of 25 feet.

The proposed indoor riding arena will be used exclusively for the private use of the property owner. No commercial use of the arena is proposed, including no riding lessons for compensation, no horse boarding for compensation, and no rental of horses or similar commercial equestrian activity. The use of the proposed indoor riding arena will be strictly limited to the private use of the property owner.

The proposed indoor riding arena is visible from Becker Road, but is largely screened from surrounding properties to the north, east, and south by the existing topography and vegetation. The applicant has existing evergreen trees planted along Becker Road that provide some mitigation of the visibility of the proposed structure from the public roadway.

All detached accessory buildings that exceed 5,000 SF in the City of Independence require approval of a conditional use permit. Note that the property exceeds 10-acres which provides for no restrictions on the total square footage of detached accessory buildings. The City has criteria stipulated in the Zoning Ordinance for consideration of granting a conditional use permit (Section 520.11, subd. 1, a–i). The criteria and staff analysis are presented below.

Conditional Use Permit Criteria Analysis

The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows. Staff analysis of each criterion is provided in italics below.

a. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.

The proposed indoor riding arena is intended for the private use of the property owner only. No commercial use is proposed. The structure will be set back from all property lines in conformance with the applicable setback requirements of the RR Zoning District. The proposed use is consistent with the rural residential character of the surrounding area. The City will need to find that the proposed conditional use does not adversely impact the health, safety, or general welfare of surrounding property owners.

b. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The subject property and surrounding area are zoned and guided for rural residential use. Private equestrian facilities, including indoor riding arenas, are consistent with the rural residential character of the City of Independence. The proposed structure will be largely screened from surrounding properties to the north, east, and south by existing topography and vegetation. The existing evergreen plantings along Becker Road provide visual mitigation from the public roadway. The proposed use is not anticipated to have a detrimental effect on surrounding properties.

c. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.

The property is accessed from Becker Road, a local roadway in the City of Independence. The proposed private indoor riding arena is not anticipated to generate any meaningful increase in traffic beyond what is typical for a rural residential property with horses. No commercial activities are proposed.

d. Sufficient off-street parking and loading space will be provided to serve the proposed use.

The subject property is a rural residential parcel with ample open area to provide adequate off-street parking and loading space. No formal parking lot is required for a private riding arena of this nature.

e. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city from pollution hazards.

No new utility connections are anticipated as part of the proposed riding arena addition. The existing on-site septic and well systems serve the principal residence. No new sanitary connections are proposed for the riding arena. The applicant will be required to obtain all applicable permits prior to construction.

f. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.

The applicant will be required to obtain all applicable grading and building permits. A grading and drainage plan or site survey demonstrating compliance with applicable stormwater requirements should be submitted prior to issuance of a building permit. The City should confirm that no wetlands or other regulated natural features are present within the proposed construction footprint.

g. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.

The proposed use is for a private indoor riding arena. The enclosed nature of the structure will help contain any associated dust and noise within the building. No significant odor, fume, noise, or vibration impacts are anticipated beyond those typically associated with a rural residential property with horses.

h. The proposed conditional use is consistent with the comprehensive plan of the City of Independence.

The subject property is guided for Rural Residential use in the City's Comprehensive Plan. Private equestrian facilities are consistent with the rural residential land use designation and are a common accessory use on rural residential properties in the City of Independence.

i. The proposed use will not stimulate growth incompatible with prevailing density standards.

The proposed private riding arena will not stimulate incompatible growth. The use is consistent with the rural residential character of the area.

Additional Considerations

The City will need to carefully consider the following items in its review of the proposed conditional use permit:

1. Setbacks and Site Plan:

The applicant has submitted a survey showing the location of the proposed addition on the subject property, including all setback distances from property lines. The proposed addition meets all applicable setback requirements for the RR Zoning District. The applicant has noted that the building may be oriented in multiple directions and is seeking direction from the City if there is a different or preferred orientation of the structure to best comply with City requirements.

2. Building Height:

The proposed indoor riding arena has 16-foot sidewalls and an approximate mean height of 25 feet. The applicant will need to verify that the proposed height complies with the principal structure height requirements.

3. Restriction on Commercial Use:

The City should ensure that any CUP approval clearly prohibits all commercial use of the proposed indoor riding arena and the subject property. The conditional use permit should expressly prohibit riding lessons for compensation, horse boarding for compensation, rental of horses, and any commercial equestrian business activity of any kind.

4. Architecture:

The proposed building will match the color materials of the existing barn (green/white color scheme).

5. Visibility and Screening:

The proposed indoor riding arena will be visible from Becker Road. The applicant has existing evergreen trees along Becker Road that provide some screening. The Planning Commission may wish to discuss whether additional screening or landscaping should be required as a condition of the CUP to supplement the existing vegetation.

5. Maximum Accessory Building Size:

For properties greater than 10 acres, the City does not limit the amount of accessory building square footage.

Neighbor Comments

No written neighbor comments have been received by the City at the time of preparation of this staff report. The city has discussed the plan with several property owners that were noticed regarding the public hearing and provided copies of the plans. Any written comments received prior to or at the public hearing will be forwarded to the Planning Commission for consideration.

Recommendation

Staff is seeking a recommendation from the Planning Commission for the requested conditional use permit. Should the Planning Commission recommend approval of the requested conditional use permit, the following findings and conditions should be included:

- The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
- The proposed indoor riding arena is consistent with the Rural Residential zoning designation of the subject property and the City's Comprehensive Plan.
- The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions of approval.
- No commercial use of the proposed building or site shall be permitted. The conditional use permit expressly prohibits riding lessons for compensation, horse boarding for compensation, rental of horses, and any commercial equestrian or business activity of any kind. Any change in use from private residential/equestrian use to a commercial use shall require an amendment to the conditional use permit subject to full review and approval by the City.
- Prior to issuance of a building permit, the applicant shall submit a survey or site plan showing the proposed location of the building on the subject property, including all setback distances from property lines, for review and approval by the City. The proposed building shall meet all applicable setback requirements of the RR Zoning District.
- The proposed indoor riding arena shall be constructed in substantial conformance with the approved building plans.

- The proposed accessory structure shall not be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.
- All building construction shall comply with applicable Building Code requirements. The applicant shall apply for and receive all applicable building permits prior to commencing construction.
- All site lighting shall comply with the City's applicable lighting standards. The applicant shall provide details of all proposed site and building lighting for City review prior to issuance of any building permit.
- The applicant shall pay for all costs associated with the City's review of the requested conditional use permit and any related applications.

Attachments: Application

Building Plans

Property Survey



**CITY OF
INDEPENDENCE
MINNESOTA**

PLANNING APPLICATION

Case No. _____

Type of application

- Standard
 Staff Approval
 Plan Revision
 Amended
 Reapplication
 Rezoning
 Conditional Use Permit
 Variance
 Ordinance Amendment
 Subdivision
 Preliminary Development Plan
 IUP
 Accessory Height
 Comprehensive Plan Amendment
 Final Development Plan
 Final Site & Building Plan
 Other _____

Site Location— Additional addresses on back and legal description attached

Property address 2692 Becker Road Independence PID _____

Proposal - Full documentation must accompany application

Build a 72x135 Riding Arena, connected to my existing barn that is approx 65x65. An excavator, Jason Freyberg, has staked out the area on my property for this new building. I would have a firewall between them.

Applicant

Name <u>Tracy Adams Kooman</u>	Email <u>tracyadams@frontiernet.net</u>
Address <u>2692 Becker Road Independence, MN 55359</u>	
Phone <u>612-382-8635</u>	Additional phone/contact _____
Printed Name <u>TRACY ADAMS KOOMAN</u>	Signature <u>[Signature]</u>

Owner Information (if different from applicant)

Name _____	Email _____
Address _____	
Phone _____	Additional phone/contact _____
Printed Name _____	Signature _____

Office Use Only	Date <u>5-6-26</u>	Application Amount <u>2,000.00</u>	Check # <u>7935</u>	Accepted By <u>[Signature]</u>
	Escrow Paid _____	Check # _____	Date Accepted by Planner _____	

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others— all applications are reviewed on a case-by-case basis.

Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/ or if additional information is needed to adequately review the subject request. **To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/ Administrator at least one week prior to submittal.** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

*my property would allow This Bldg to move a bit North, South, East or West... so would love direction to best comply, to be approved.
Thank You*

Application for Planning Consideration Fee Statement

The City of Independence approves a fee schedule annually per City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are noted on the current fee schedule. By signing this form, the applicant recognizes that he/ she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

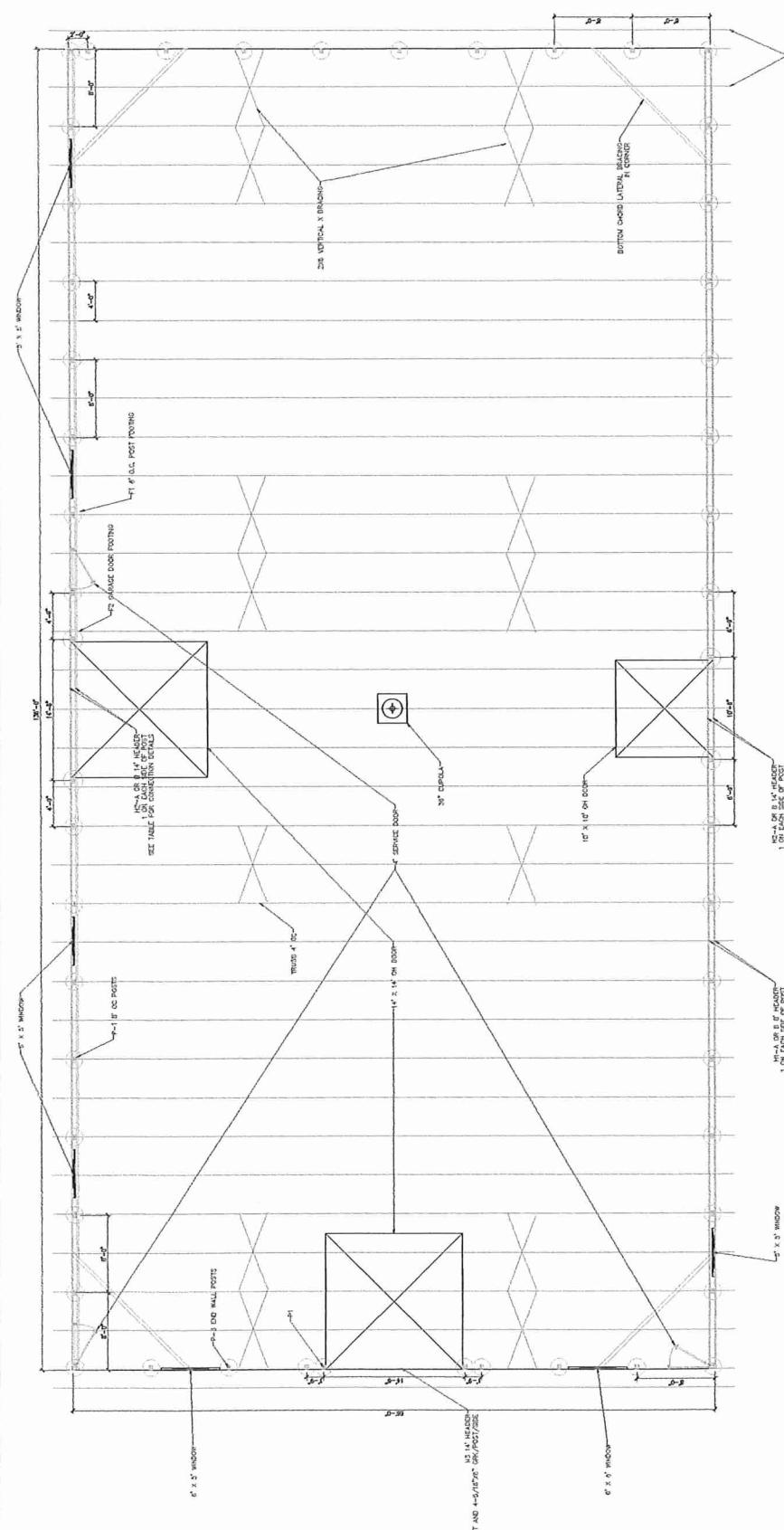
I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

Applicant Signature: *[Signature]*

Date: *May 6 '20*

Owner Signature (if different): _____

Date: _____



1 POST & HEADER PLAN
 3/16" = 1'-0" ON 24 X 36 PAPER

- WOOD SPECIFICATIONS**
- A. ALL 2x4 AND 2x6
 - B. ALL 2x8 AND 2x10
 - C. ALL 4x4 AND 4x6
 - D. ALL 4x8 AND 4x10
 - E. ALL 6x6 AND 6x8
 - F. ALL 8x8 AND 8x10
 - G. ALL 12x12 AND 12x14
 - H. ALL 12x16 AND 12x18
 - I. ALL 12x20
 - J. ALL 12x24
 - K. ALL 12x30
 - L. ALL 12x36

Header Schedule	Size	Fb	E	Wood Species	Connections
(H1-A) 8' Header Side Wall	2 Ply 1.75x5.5	2800 psi	2000 ksi	Balck Cascade	9.5/16" x 5" GRN/Post/Side
(H1-B) 8' Header Side Wall	2 Ply 1.5x11.875	2800 psi	2000 ksi	Balck Cascade	9.5/16" x 5" GRN/Post/Side
(H2-A) 14' Header, Sidelwall	2 Ply 1.75x18	2800 psi	2000 ksi	Balck Cascade	Notch Post and 4.5/16" x 5" GRN/Post/Side
(H2-B) 14' Header, Sidelwall	2 Ply 1.5x20	2800 psi	2000 ksi	Balck Cascade	Notch Post and 4.5/16" x 5" GRN/Post/Side
(H3) 14' Header, End Wall	2 Ply 1.5x9.5	2800 psi	2000 ksi	Balck Cascade	Notch Post and 4.5/16" x 5" GRN/Post/Side

Post Schedule	Posts	Size	Fb	E	Wood Species
(P-1) 8' O.C. Posts	4 Ply 2x6	1800 psi	1700 ksi	1700 ksi	Treated Btm. 6' Laminated SYP
(P-2) 12' O.C. Post, Big Door	4 Ply 2x6	1800 psi	1700 ksi	1700 ksi	Treated Btm. 6' Laminated SYP
(P-3) End Wall Posts	3 Ply 2x6	1800 psi	1700 ksi	1700 ksi	Treated Btm. 6' Laminated SYP

LEGEND

INTERNATIONAL BUILDING CORPORATION
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 PHONE: (303) 733-8800
 FAX: (303) 733-8801
 WWW: www.ibc.com

DESIGN: GERRIT A. RICHARDS, LLC
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 PHONE: (303) 733-8800
 FAX: (303) 733-8801
 WWW: www.garrita.com

DATE: 10/20/2009
 SCALE: AS SHOWN
 DRAWN BY: JMM
 CHECKED BY: JMM

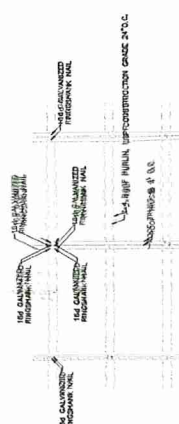
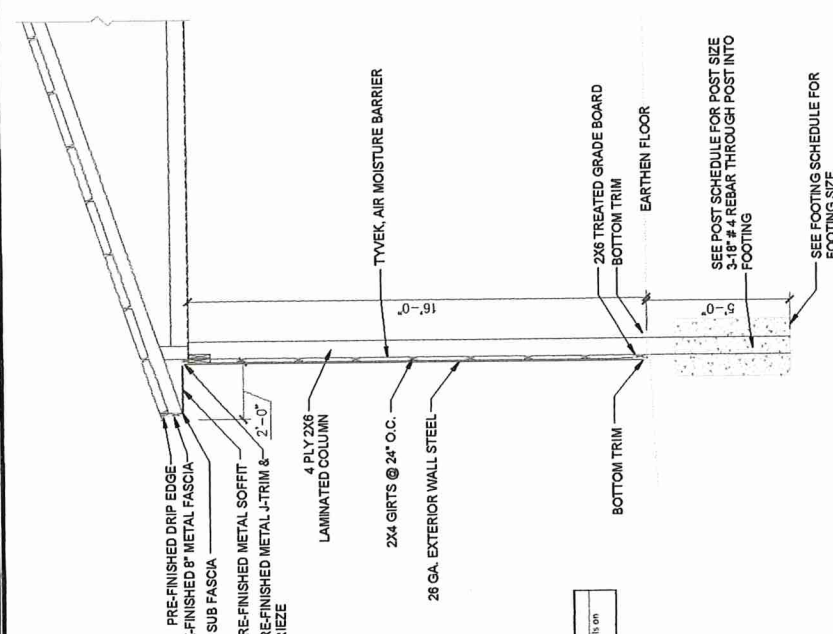
DPGA ENGINEERING

TRACT ADAMS KOONEN

WILSON BECKETT INC.
 INDEPENDENCE MI, 48859

PROPOSED BUILDING PLAN

SHEET: S1.1



1 PURLIN DETAIL
1/2" = 1'-0" ON 24 X 36 PAPER

Purlin Schedule	Site	Orientation	Type	Spacing (inch)	Connection
Balanced Snow Load	2x4	On Side	Constructo	24	1-1/2" x 3.5" Ring Shank Nail w/2-1/4" lid nails on Seam

2 BUILDING SECTION
1/2" = 1'-0" ON 24 X 36 PAPER

LEGEND	
PROFESSIONAL ENGINEER State of North Carolina License No. 10000 Date of Issue 01/01/2010 Date of Renewal 01/01/2015 Exp. Date 01/01/2020 Exp. Date 01/01/2025 Exp. Date 01/01/2030 Exp. Date 01/01/2035 Exp. Date 01/01/2040 Exp. Date 01/01/2045 Exp. Date 01/01/2050 Exp. Date 01/01/2055 Exp. Date 01/01/2060 Exp. Date 01/01/2065 Exp. Date 01/01/2070 Exp. Date 01/01/2075 Exp. Date 01/01/2080 Exp. Date 01/01/2085 Exp. Date 01/01/2090 Exp. Date 01/01/2095 Exp. Date 01/01/2100	
Dariusz, Chab & Associates, LLC Certified Professional Engineer, No. 10000	
DCGA ENGINEERING CONSULTANTS ARCHITECTS	
TRACT ADAMB ROOMEN 10000 NORTH CAROLINA PROPOSED BUILDING DETAIL	
DATE	SHEET
01/01/2010	S1.2
SCALE	DATE
1/2" = 1'-0"	01/01/2010
DRAWN BY	CHECKED BY
DCGA	DCGA

Footings Schedule	Size	Position	
(F1) 8' O.C. Posts	21" Dia. X 48" Post	Center Under	5 Depth Below Ground
(F2) Garage Door Footing	24" Dia. X 48" Post	Center Under	5 Depth Below Ground

The posts by the garage doors will be 24" diameter
The other posts will be 21" diameter.

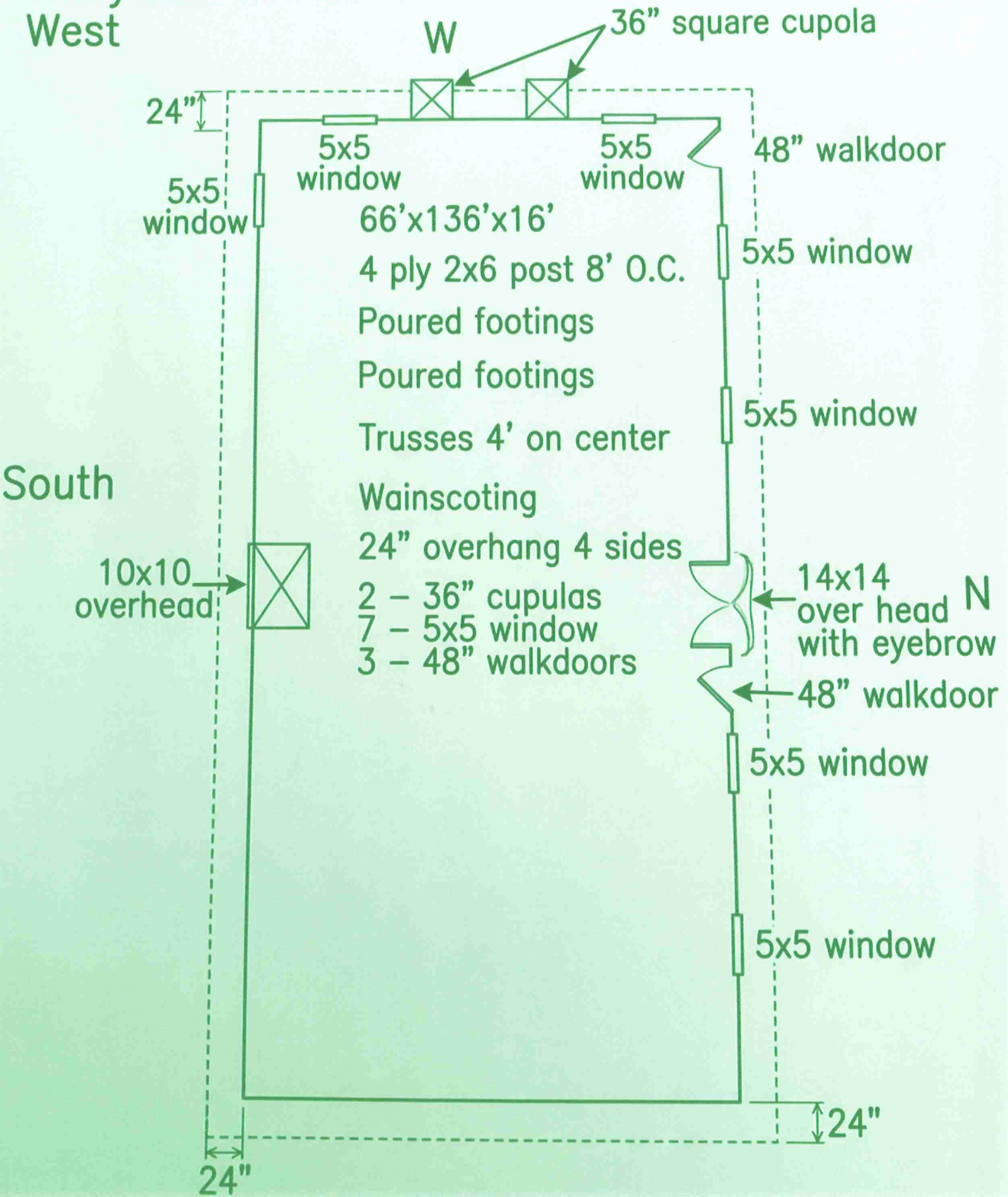
Both will be 48" thick.

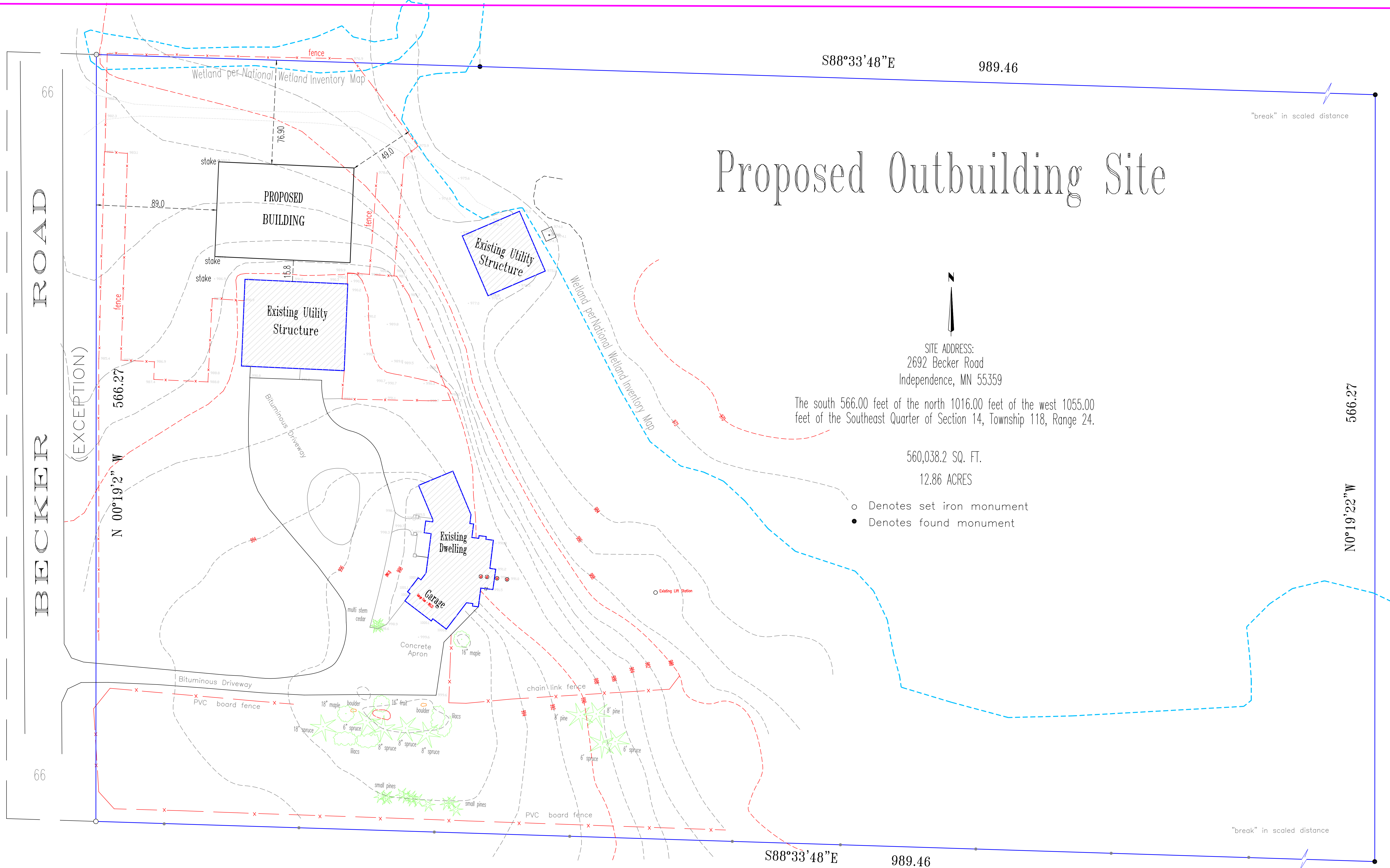
Thanks

Tim Ebnet

DeHaan, Grabs &
Associates

Tracy Adams Koomen West





Proposed Outbuilding Site

SITE ADDRESS:
 2692 Becker Road
 Independence, MN 55359

The south 566.00 feet of the north 1016.00 feet of the west 1055.00 feet of the Southeast Quarter of Section 14, Township 118, Range 24.

560,038.2 SQ. FT.
 12.86 ACRES

- Denotes set iron monument
- Denotes found monument

DEMARS-GABRIEL
 LAND SURVEYORS, INC.
 2317 W. 93rd St.
 Bloomington, MN 55431
 763-559-0908 office
 612-751-6785 cell
 dec@qwestoffice.net

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

DEC 5/30/26

David E. Crook Minnesota License No. 22414

File No.
 15343 D

Book-Page

Scale
 1"=30'

Prepared For:

Tracy & Peter Kooman

■ CITY OF INDEPENDENCE, MINNESOTA
PLANNING COMMISSION

**Request for an Accessory Dwelling Unit (ADU) on the
Property Located at 4727 Lake Sarah Dr. S., Independence, MN**

To:	Planning Commission
From:	City Planner
Meeting Date:	June 16, 2026
Applicant/Owner:	Tony Des Marais
Location:	4727 Lake Sarah Dr. S., Independence, MN
PID:	03-118-24-12-0011
Application Type:	Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU)

Request:

PUBLIC HEARING – Tony Des Marais (Applicant/Owner) requests that the City consider the following action for the property located at 4727 Lake Sarah Dr. S., Independence, MN (PID No. 03-118-24-12-0011):

1. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.

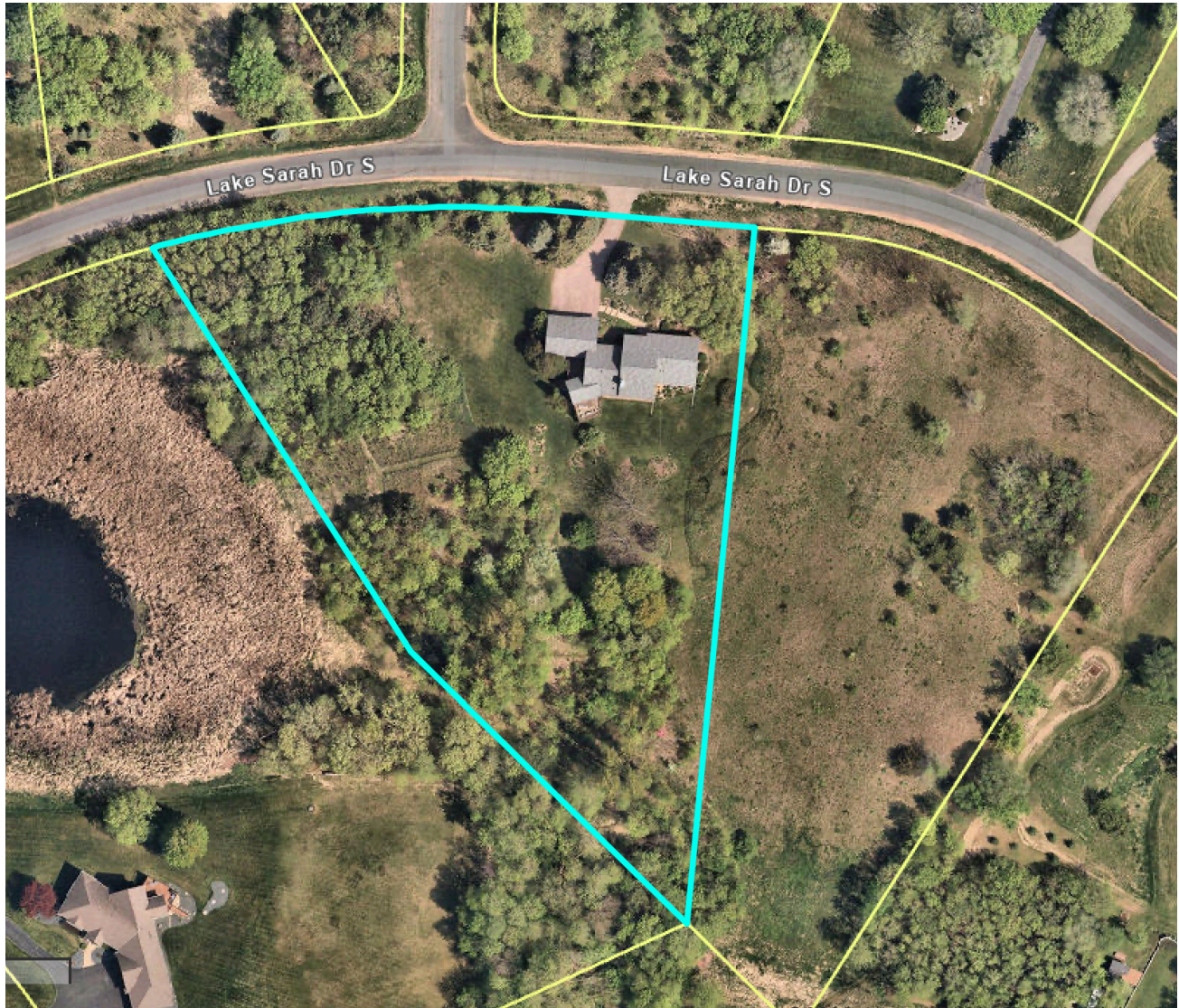
Property / Site Information:

The subject property is located at 4727 Lake Sarah Dr. S. in the City of Independence, Minnesota. The applicant, Tony Des Marais, is requesting approval to construct a new detached accessory building on the property that will include a detached Accessory Dwelling Unit (ADU). The property is located adjacent to Lake Sarah Drive South and is characterized by a sloping topography that descends from the street to the south, as well as wetland areas to the west and south of the proposed building location.

Property Address:	4727 Lake Sarah Dr. S., Independence, MN
PID:	03-118-24-12-0011
Zoning:	Rural Residential
Comprehensive Plan:	Rural Residential
Upland Property Area:	2.55 acres (upland)
Principal Structure (SF):	2,690 SF existing single-family dwelling (above ground)
Proposed Accessory Building (SF):	2,176 SF proposed detached accessory building

Proposed ADU (SF):	768 SF detached accessory dwelling unit (within accessory building)
Max. Permitted ADU (SF):	888 SF (33% of 2,690 SF above-ground principal structure)
Max. Accessory Structure (SF):	2,221 SF (based on 2.55 acres upland property area)

4727 Lake Sarah Dr. S.



Discussion

Tony Des Marais (Applicant/Owner) is requesting approval to construct a new detached accessory building on the property located at 4727 Lake Sarah Dr. S. (PID No. 03-118-24-12-0011). The proposed detached accessory building is 2,176 square feet in total area. Within the proposed detached accessory building, the applicant is proposing to construct a 768 SF Accessory Dwelling Unit (ADU). The proposed ADU has one bedroom, a bathroom, a kitchen, a living area, storage and mechanical rooms, and an outdoor porch.

The proposed detached accessory building and ADU are proposed to be located to the north of the existing home. The proposed building would be setback a minimum of 85 feet from the centerline of Lake Sarah Drive South, approximately 60 feet from the existing home, and more than 100 feet from the west/side property line. All required setbacks appear to be met based on the information provided by the applicant; however, the applicant will be required to submit a survey for City review and approval prior to final City Council approval of the conditional use permit.

The proposed detached accessory building of 2,176 SF is within the maximum accessory structure size of 2,221 SF permitted on the property based on 2% of the upland property area of 2.55 acres. The proposed structure complies with the applicable maximum accessory structure square footage.

Accessory dwelling units are subject to the applicable requirements of the City of Independence Zoning Ordinance. The applicant must demonstrate that the proposed ADU meets all applicable criteria. The City has specific criteria relating to accessory dwelling units, as well as criteria for any required conditional use permit or other approval depending on the applicable zoning district.

ADU Criteria Analysis

An accessory dwelling unit must meet the following criteria under the City's Zoning Ordinance. Staff analysis of each criterion is provided in italics below.

1. Physically attached to or within a single-family dwelling unit, or within a detached accessory building that has a principal structure on the parcel.

The applicant is proposing a new detached ADU within a new detached accessory building on the same parcel as the existing single-family principal dwelling. The parcel contains an existing principal structure.

2. Subordinate in size to the single-family dwelling unit.

The proposed ADU is 768 SF. The above-ground square footage of the principal dwelling is 2,690 SF. The proposed ADU is subordinate in size to the principal structure.

3. Fully separated from the single-family dwelling unit by means of a wall or floor, with or without a door.

As a proposed detached structure, the ADU will be fully separated from the principal single-family dwelling.

4. Architecturally compatible with the principal structure (using materials, finishes, style, and colors similar to the principal structure).

The applicant will be required to demonstrate architectural compatibility with the existing principal structure through the building permit process. Staff recommends this be made a condition of approval and any recommendations provided by the Planning Commission.

5. The lesser of 33% of the above-ground living area of the principal structure or 1,200 square feet, and no less than 400 square feet.

The principal structure contains 2,690 SF of above-ground living area. Thirty-three percent (33%) of 2,690 SF equals approximately 888 SF. The proposed ADU is 768 SF, which is less than the permitted maximum of 888 SF and greater than the minimum of 400 SF. The proposed ADU complies with this requirement.

6. Not in excess of the maximum square footage for accessory structures as permitted in this code.

The upland property area is 2.55 acres, which allows a maximum total accessory structure square footage of 2,221 SF. The proposed detached accessory building is 2,176 SF, which is within the permitted maximum. The proposed structure complies with the maximum accessory structure square footage standard applicable to the subject zoning district.

7. Has permanent provisions for cooking, living, and sanitation.

The applicant is proposing to include permanent provisions for cooking, living, and sanitation in the ADU. The proposed ADU has one bedroom, one bathroom, a kitchen, a living area, and storage and mechanical rooms along with an outdoor porch.

8. Has no more than 2 bedrooms.

The proposed ADU has one (1) bedroom (see attached floor plan).

9. Limited to relatives of the homesteaded owner-occupants or the homesteaded owners of the principal structure. The total number of individuals residing in both the principal dwelling unit and ADU may not exceed the number allowed by the building code.

The City will require confirmation that occupancy of the ADU will comply with applicable zoning ordinance requirements regarding permitted occupants. This shall be made a condition of approval.

10. Uses the existing on-site septic system or an approved holding tank.

The applicant will be required to reconstruct the existing on-site septic system to an alternate location in order to accommodate the footprint of the proposed detached accessory structure. The applicant has submitted a new septic design which confirms that they can relocate the septic system to a new location behind the proposed ADU. The City will need to confirm that an adequate alternate location is available on the property and that the reconstructed system will be designed and installed in compliance with all applicable requirements. All required septic system permits must be obtained prior to issuance of any building permit.

11. Respectful of the future subdivision of the property and the primary and secondary septic sites.

The property cannot be further subdivided based on the current and guided land use. The reconstructed septic system location must be identified and protected from encroachment as part of the building permit process.

12. In compliance with the adopted building code relating to all aspects of the dwelling unit.

The proposed ADU will be required to meet all applicable building codes. The applicant will be required to apply for and receive all applicable building permits prior to construction.

Additional Considerations

There are several challenges to this site that place limitations on where a detached accessory building and or ADU can be located. There are wetlands located to the west and south of the proposed building location, which constrains the available area for placement of the structure. The property also slopes downward from Lake Sarah Drive South to the south which makes placement of a new building more difficult. The applicant will need to demonstrate compliance with all applicable stormwater, grading, and wetland setback requirements.

A further site challenge is that the applicant will be required to reconstruct the existing on-site septic system to an alternate location in order to accommodate the footprint of the proposed detached accessory structure.

The proposed ADU has a mean height of ~16'. The existing house has a mean roof height of ~18 feet. The proposed ADU would comply with applicable height requirements.

The proposed ADU, as described, appears to comply with the applicable size and dimensional criteria established in the Zoning Ordinance, subject to the submission and approval of a survey confirming all required setbacks are met. The applicant must submit a survey for City review prior to final City Council approval of the conditional use permit.

In addition to the requirements for allowing an accessory dwelling unit, the City has additional criteria which need to be considered for granting a conditional use permit. The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

1. *The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.*
2. *The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.*
4. *Sufficient off-street parking and loading space will be provided to serve the proposed use.*
5. *The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city from pollution hazards.*
6. *The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.*
7. *The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.*
8. *The proposed conditional use is consistent with the comprehensive plan of the City of Independence.*
9. *The proposed use will not stimulate growth incompatible with prevailing density standards.*

Consideration for the proposed conditional use permit should weigh the impact of having an accessory dwelling unit located on this property. The location of the proposed accessory dwelling unit and its compliance with all applicable setbacks will help to mitigate potential impacts resulting from the construction of the accessory dwelling unit. The City will need to confirm setback compliance via the required survey submission. The City will also need to consider the site-specific challenges related to wetland proximity, site slope, and the required septic system reconstruction as it evaluates the conditional use permit. The city should also confirm that the proposed ADU is architecturally compatible to the principal structure given its proposed placement which is "in-line" with the house and visible from the public right of way.

Should the CUP to allow an accessory dwelling unit be considered by the City, it is suggested that the following conditions be noted by the City:

- The conditional use permit will be subject to the applicant successfully obtaining and completing a building permit for all applicable improvements to the proposed detached accessory building and ADU.
- The proposed accessory structure cannot be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.

Neighbor Comments

No neighbor comments have been received at the time of preparation of this staff report. Any written comments received prior to or at the public hearing will be forwarded to the Planning Commission for consideration.

Recommendation

Should the Planning Commission recommend approval of the requested conditional use permit to allow an accessory dwelling unit, the following findings and conditions should be included:

1. The proposed Conditional Use Permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit is to allow an accessory dwelling unit to be located within the proposed detached accessory structure on the property. The criteria for permitting an accessory dwelling unit shall be perpetually satisfied by the owner of the property. Any change in the use of the accessory dwelling unit not in compliance with the applicable criteria will cause the conditional use permit to be revoked by the City.
3. The conditional use permit will be issued subject to the following items being completed:
 - a. Prior to final City Council approval of the conditional use permit, the applicant shall submit a survey for City review demonstrating that the proposed detached accessory building meets all applicable setback requirements of the RR Zoning District.
 - b. The applicant shall reconstruct the on-site septic system to an alternate location acceptable to the City prior to or concurrent with the construction of the proposed detached accessory structure. All required permits for the septic system reconstruction shall be obtained from the applicable regulatory agencies prior to issuance of any building permit for the proposed structure. The reconstructed septic system shall be designed and installed to adequately serve both the principal dwelling and the proposed ADU.
 - c. The applicant shall submit full building plans to the City at the time of building permit application, which shall verify that the proposed ADU is architecturally compatible with the principal structure, using similar materials, finishes, style, and colors.
4. The occupancy of the ADU shall be limited to relatives of the homesteaded owner-occupants of the principal structure, consistent with the requirements of the City's Zoning Ordinance. The applicant shall provide written confirmation of the intended occupant(s) prior to issuance of a certificate of occupancy for the ADU.
5. The applicant shall provide grading and drainage information to the City as part of the building permit process demonstrating compliance with all applicable stormwater management requirements, given the sloping topography and proximity to wetland areas on the subject property.
6. The proposed accessory structure shall not be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.
7. The applicant shall pay for all costs associated with the City's review of the requested conditional use permit and any related applications.



**CITY OF
INDEPENDENCE
MINNESOTA**

PLANNING APPLICATION

Case No. _____

Type of application

- Standard
 Staff Approval
 Plan Revision
 Amended
 Reapplication
 Rezoning
 Conditional Use Permit
 Variance
 Ordinance Amendment
 Subdivision
 Preliminary Development Plan
 IUP
 Accessory Height
 Comprehensive Plan Amendment
 Final Development Plan
 Final Site & Building Plan
 Other _____

Site Location— Additional addresses on back and legal description attached

Property address 4727 S. LAKE SARAH DRIVE PID 03-118-24-12-0011

Proposal -Full documentation must accompany application

Applicant

Name <u>Tony Des Marais</u>		Email <u>DESM0042@GMAIL.COM</u>	
Address <u>4727 S. LAKE SARAH DRIVE, INDEPENDENCE MN 55359</u>			
Phone <u>763-257-3271</u>		Additional phone/contact _____	
Printed Name <u>Tony Des Marais</u>		Signature <u>Tony Des Marais</u>	

Owner Information (if different from applicant)

Name _____		Email _____	
Address _____			
Phone _____		Additional phone/contact _____	
Printed Name _____		Signature _____	

Office Use Only

Date 5-14-2026
 Application Amount 2,000.00
 Check # 1610
 Accepted By Kurt Russell

Escrow Paid _____ Check # _____ Date Accepted by Planner _____

City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others— all applications are reviewed on a case-by-case basis.

Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/ or if additional information is needed to adequately review the subject request. **To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/ Administrator at least one week prior to submittal.** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Application for Planning Consideration Fee Statement

The City of Independence approves a fee schedule annually per City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are noted on the current fee schedule. By signing this form, the applicant recognizes that he/ she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

Applicant Signature: Tony Dan

Date: 5/14/2020

Owner Signature (if different): _____

Date: _____

City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The grading/wetland application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others—all applications are viewed on a case-by-case basis.

- Grading Permit**
 - ___ Greater than 15,00 sq. ft. disturbed
 - ___ Greater than 100 cubic yards moved
 - ___ Divert runoff - area less than 2 acres
 - ___ Create over 10,000 sq. ft. impervious
 - ___ Modify wetland or drainageway
 - ___ Within 100 feet of surface water

- After the Fact Grading Permit**
- Wetland Alteration Permit**
 - ___ Site within Shoreland Zone, Yes/No
 - ___ Fill less than 400 sq. ft.
 - ___ Fill more than 400 sq. ft. but less than 1,000 sq. ft.
 - ___ Fill more than 1,000 sq. ft. but less than 10,000 sq. ft.
 - ___ Fill more than 10,000 sq. ft.

- After the Fact Wetland Alteration Permit**
- Wetland Banking Plan**
- After the Fact Wetland Banking Plan**
- Certificate of Exemption**
 - ___ Wildlife Pond Excavation
 - ___ De Minimis
 - ___ Agricultural
 - ___ Other

- After the Fact Certificate of Exemption**
- Other**

*Please check all that apply

Request: _____

1) Move mound to new location + install new septic system (Designed + installed by others)

2) Barndominium (Designed + installed by others)
See attached drawings + location on application

Site Address or Property Identification Number(s):

03-118-24-12-0011

NOTE: Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request. Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Office Use Only

Initial Application Fee

Received By (Staff Initials)

Additional Fees

Date Application Received

Amount Paid

Date Application Determined Complete

Check Number

Checklist: Please review the appropriate grading and/or wetland checklist that goes with the request(s), as all materials in the applicable checklist are required unless waived by the City. The grading and wetland checklists are included in their respective procedure document.

Minimum Fee Schedule for Grading and Wetland Reviews
(As of May 1, 2014)

The following fee schedule is based on expected expenses for administering grading and wetland permits. Please review closely the notes following this table.

Permit Type	Criteria	Fee
After the fact fees	Work started before permit was pulled	\$1000
Grading Permit Application	Over 100 cu. Yds.	\$300+700 deposit

1. Fee is non-refundable. Unless otherwise stated, the fee is in addition to the initial application fee.
2. Applicant is responsible for any and all involvement by City water resource staff, which will be billed directly to applicant.
3. After the Fact Exemptions and Permits may require additional fees and escrow to cover City expenses associated with project costs. These extraordinary fees/escrows will be determined on a case-by-case basis.

The applicant requests processing of the this application and agrees to pay the City within 15 days of receipt of an invoice, the actual costs incurred by the City for engineering, planning, water resource, legal and inspection expenses reasonably and necessarily require by the City for processing this application. Such costs shall be in addition to the application fee. Withdrawal of the application will not relieve the applicant of the obligation to pay costs incurred prior to withdrawal.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS GRADING/WETLAND APPLICATION.

*****Note: All parties with a fee interest in the real estate must sign this application before the City will review for consideration!**

Applicant Information:

Owner Information (if different than applicant)

Name: Tony Des Marais

Name: _____

Address: 4727 S. LAKE SARAH DRIVE

Address: _____

City, State, Zip: INDEPENDENCE, MN 55359

City, State, Zip: _____

Phone: 763-257-3271

Phone: _____

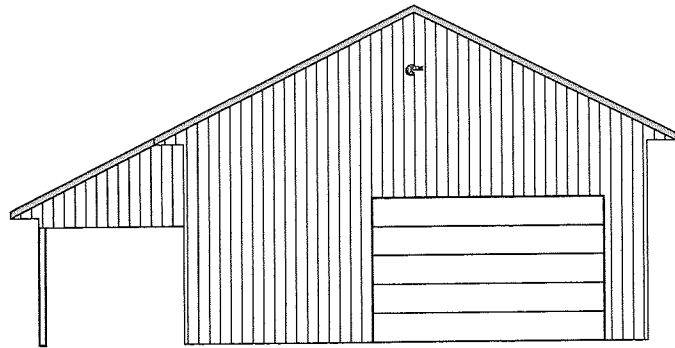
Email: DESMO042@GMAIL.COM

Email: _____

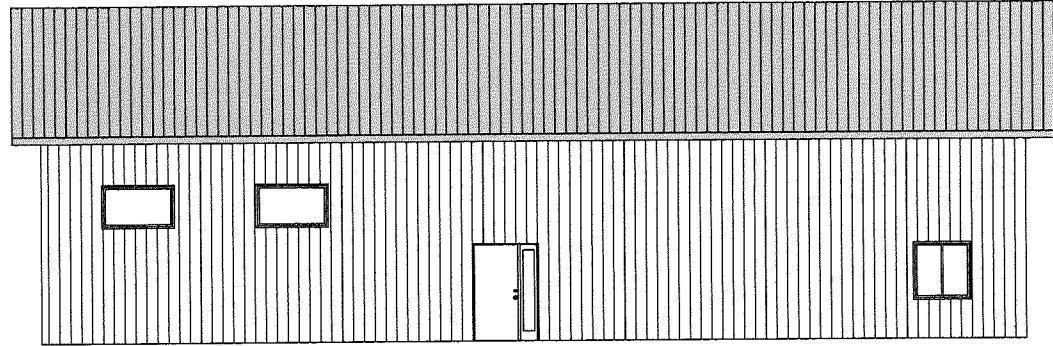
Signature: Tony Des Marais

Signature: _____

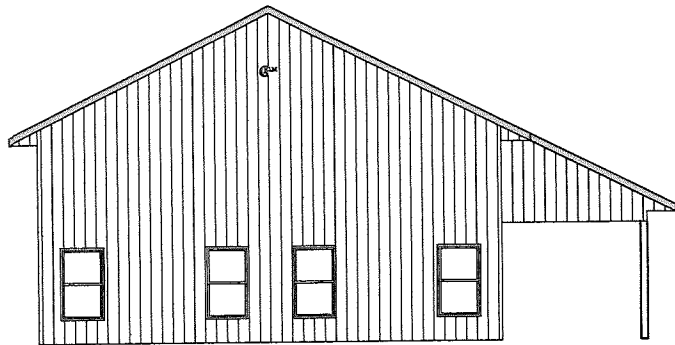
*****Note: This document is an application only. It does not constitute issuance of a permit. After a complete application is received (including items required on the application checklist), the City has 60 days to issue or deny a permit.**



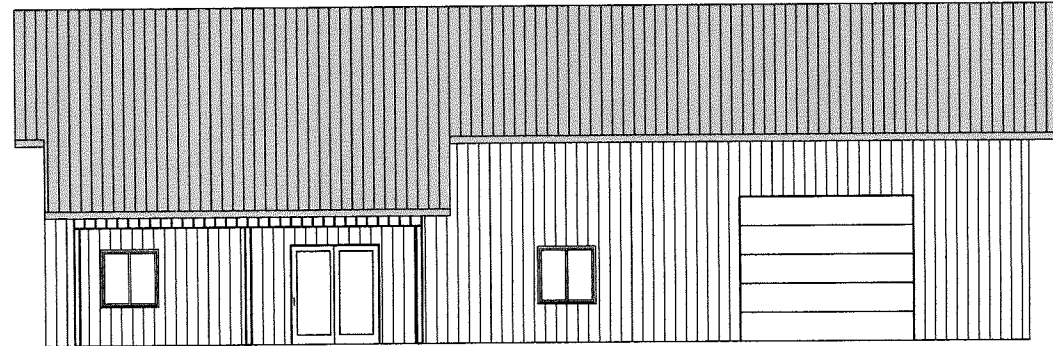
ENDWALL 1



SIDEWALL 1



ENDWALL 2



SIDEWALL 2

X _____

CUSTOMER SIGNATURE

DATE

BY SIGNING THIS DRAWING YOU ARE AGREEING TO THE LAYOUT AND DESIGN OF YOUR NEW RAM BUILDING.

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 Call RAM Buildings Inc. to obtain copies of this plan.
 Unauthorized reproduction of these plans is a violation of federal law.

DRAWN BY: J.P. LUKED.
 TERRITORY:
 PROCESSOR:
 DATE: 5/14/2026
 SHEET 1 OF 2

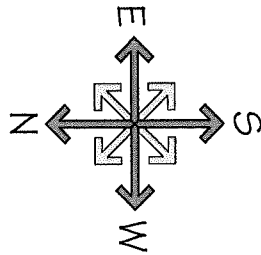
PROJECT NAME: TOM & BRENDA JOHNSON

PROJECT NUMBER: (26-...)
 BUILDING DESCRIPTION:
 DESIGN NUMBER: P26091

32'-0" X 68'-0" X 14'-0"

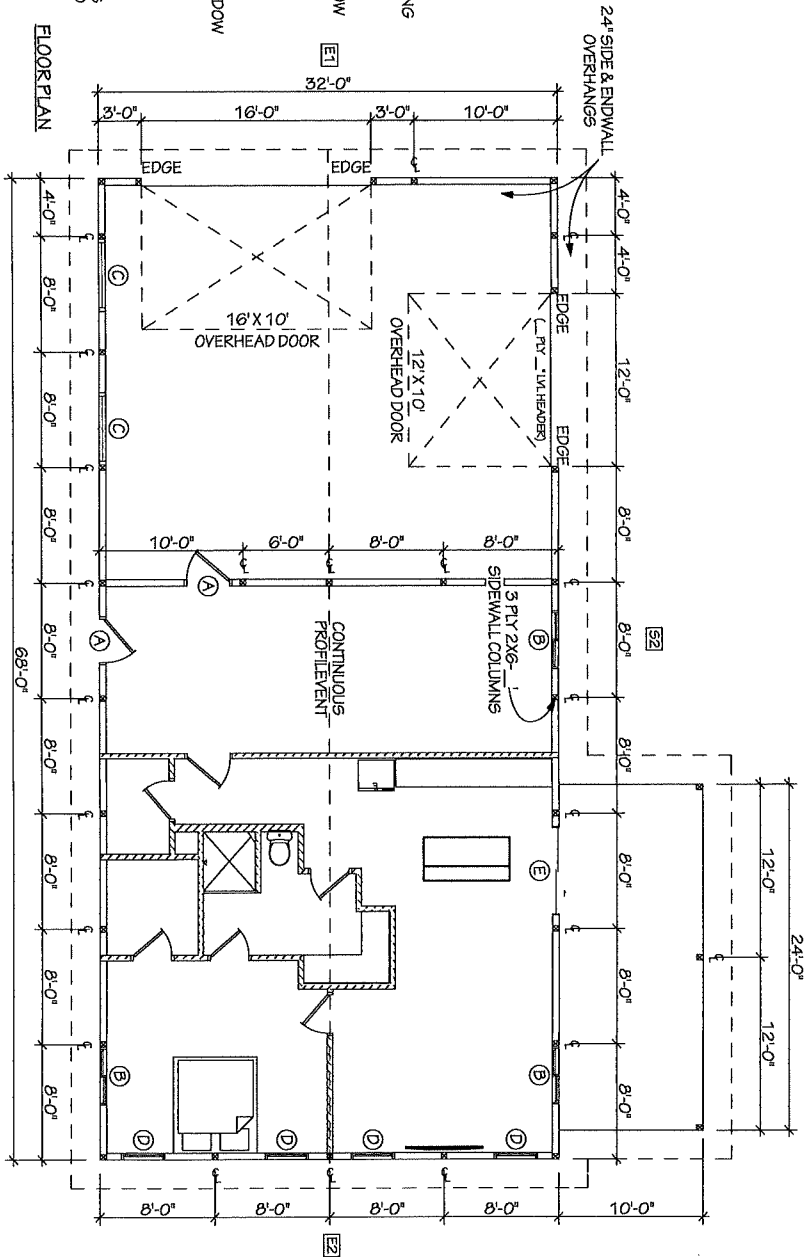
592 Industrial Drive
 Winnet, Minnesota 55395
 320-495-2844 800-710-4726
 Fax 320-495-3625
 www.rambuildings.com
 Contractor License Number 2017976





- Ⓐ WALKDOOR FRAMED OPENING
R.O. = VERIFY
DOORS BY OTHER
- Ⓑ 48-48 VINYL SLIDING WINDOW
R.O. = 48 1/4" X 48 1/4"
- Ⓒ 6036 VINYL FIXED WINDOW
R.O. = 60 1/4" X 36 1/4"
(TOP OF WINDOW AT 1'-0")
- Ⓓ 3660 VINYL SGL. HLING WINDOW
R.O. = 36 1/4" X 60 1/4"
- Ⓔ 60610 VINYL PATIO DOOR
R.O. = 72 1/4" X 60 1/4"

NOTE: TOP OF WINDOWS TO MATCH TOP OF WALKDOORS UNLESS OTHERWISE NOTED



BY SIGNING THIS DRAWING YOU ARE AGREEING TO THE LAYOUT AND DESIGN OF YOUR NEW RAM BUILDING.

CUSTOMER SIGNATURE _____

DATE _____

PLEASE LOCATE: [AA] ATTIC ACCESS

[JS] JACKSHAF OPERATOR

[EP] ELECTRICAL PANEL

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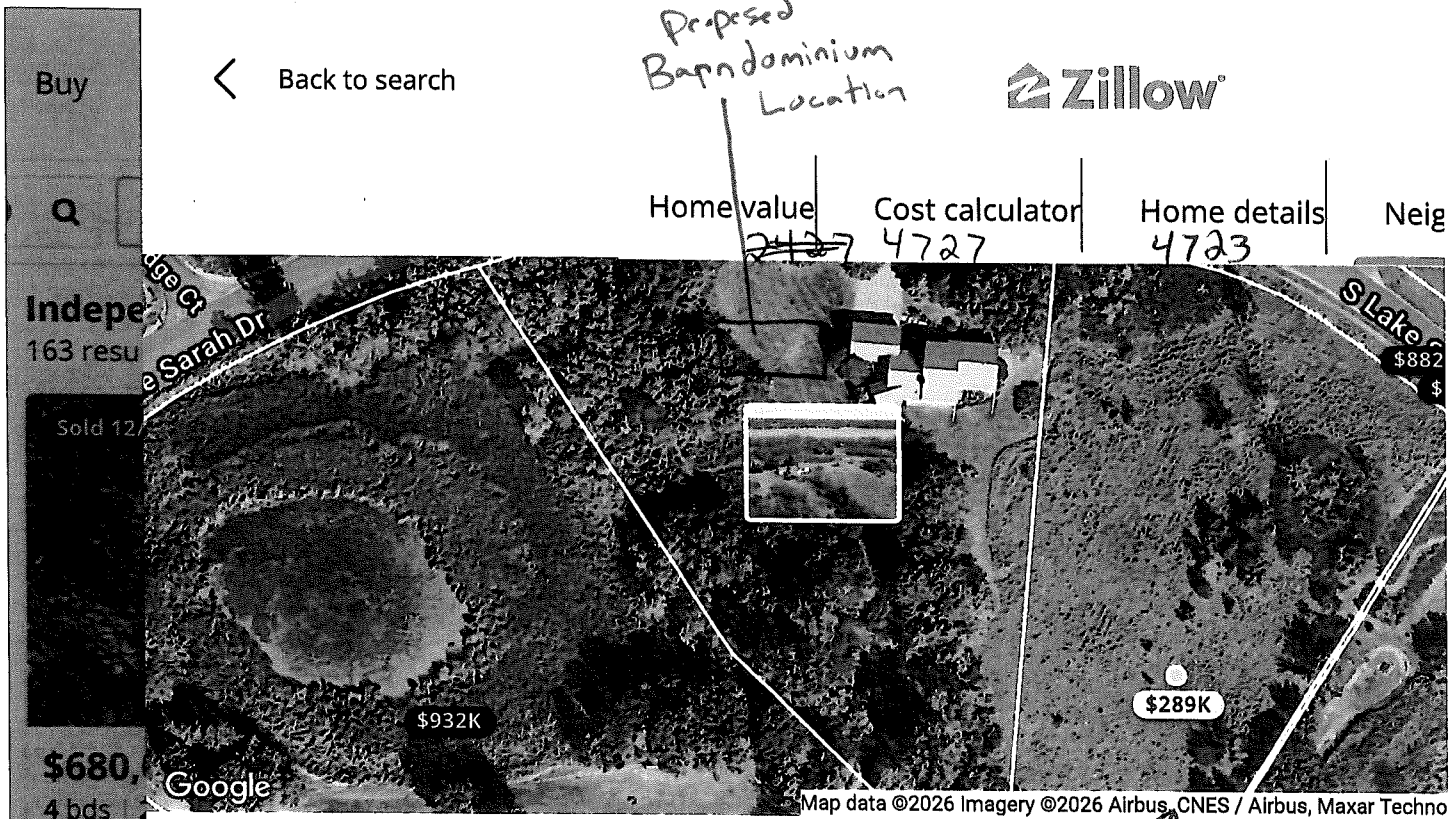


592 Industrial Drive
Winnetka, Minnesota 55385
320-485-2844 800-710-4726
Fax 320-485-3625
www.rambuildings.com
Contractor License Number 20171976

PROJECT NAME: **TOM & BRENDA JOHNSON**
PROJECT NUMBER: (26-___)
BUILDING DESCRIPTION:
DESIGN NUMBER: P26081

32'-0" X 68'-0" X 14'-0"

DRAWN BY: J. B.
TERRITORY: LUKED.
PROCESSOR:
DATE: 5/4/2026
SHEET 2 OF 2



Proposed
Barndominium
Location

Zillow

Home value ~~2427~~ 4727 | Cost calculator 4723 | Home details 4723 | Neig

Indepe
163 resu

Sold 12/

\$680,
4 bds |
2852 Co
REALTY INC

Sold 12/

\$375,

5 bds | 2

5420 Lal
PEMBERTO

Brought to you by Crate&Barrel

4723
They own
this property
also.

Getting around

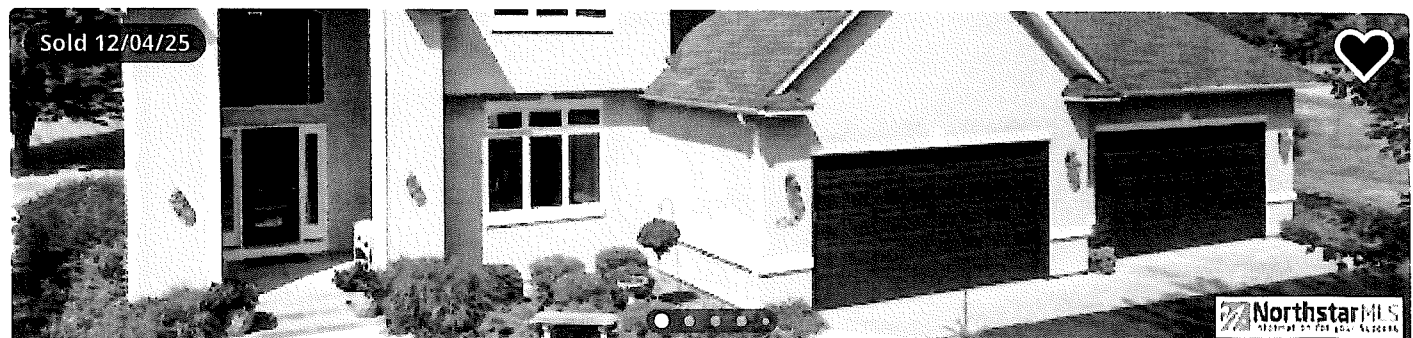


Walk Score®
1 / 100
Car-Dependent



Bike Score®
12 / 100
Somewhat Bikeable

Nearby homes



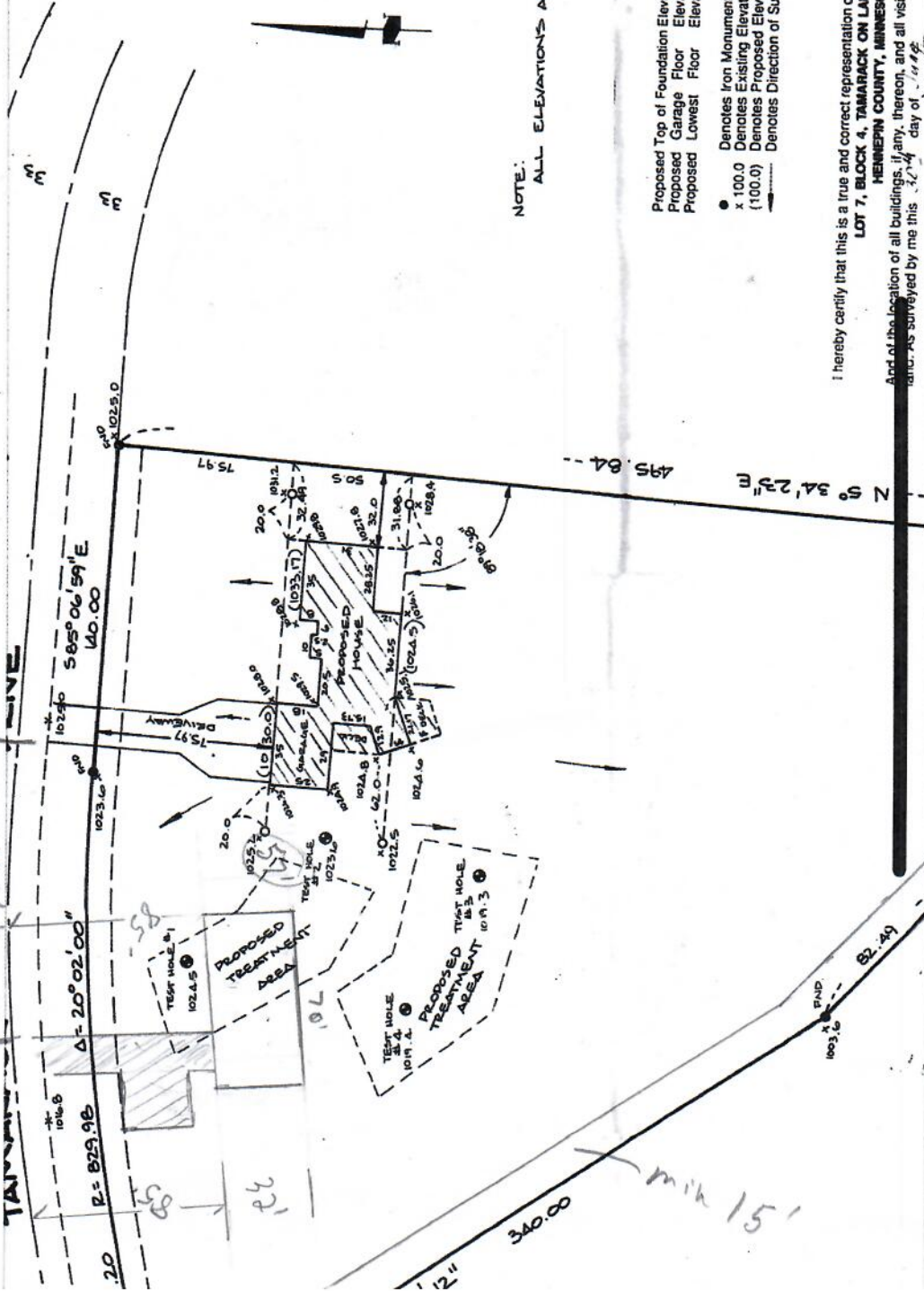
\$922,500

5 bds | 4 ba | 4,627 sqft | Sold

3m INSPECTION FILE_4727 SOUTH LA...

Done

Attention: Bruce Satek
 Satek & C.I., Independence, M.N. US
 4727 South Lake Sarah Dr.
 Tom Picha
 612-597-4284
 could go to
 1st between
 grines



NOTE: ALL ELEVATIONS ARE ASSUMED DATUM.

- Proposed Top of Foundation Elevation = 1033.67
- Proposed Garage Floor Elevation = 1030.5
- Proposed Lowest Floor Elevation = 1025.0
- Denotes Iron Monument
- x 100.0 Denotes Existing Elevation
- (100.0) Denotes Proposed Elevation
- Denotes Direction of Surface Drainage

I hereby certify that this is a true and correct representation of a survey of the boundaries of:
LOT 7, BLOCK 4, TAMARACK ON LAKE SARAH,
 HENNEPIN COUNTY, MINNESOTA
 and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said
 and, as surveyed by me this 27th day of 1925.

150 SOUTH BRIDGE AVENUE, WILMINGTON, MINNESOTA 55391 • (612) 476-6000

SATHRE-BERGQUIST, INC.

REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS

FOR: **HOMES, INC.**

OF SURVEY