

Application # _____	Date Application Rec'd ____/____/____ (for office use only)	Fee Collected \$ _____
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**CORINNA TOWNSHIP
VARIANCE APPLICATION**

Name of Applicant: Arthur + Kathleen Quiggle

Property Address: 10815 Hollister Ave NW Maple Lake MN 55358

Mailing Address (if different): 328 5th St NE MPLS MN 55413

City: MPLS State: MN Zip: 55413

Phone (home/work): 612-379-4992 Phone (cell/other): 612-810-5574

E-mail (optional): Arthur.Quiggle@gmail.com

Applicant is: **Title Holder of Property (if other than applicant)**

Legal Owner Name: _____

Contract Buyer Address: _____

Option Holder City, State, Zip: _____

Agent

Other Please specify: _____

Property ID #: 206-000-111101 Lake Name (if applicable) Sugar Lake

Legal Description: See Attached

Signature of Legal Owner, authorizing application (required): Arthur B. Quiggle
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

- What type of variance are you requesting (check as many as apply)?
- 1 per 40 Division
 - Lot Line Adjustment
 - Undersized Lot
 - Appeal of Staff Interpretation
 - Road Setback
 - Lake or River Setback
 - Side or Rear Line Setback
 - Bluff Setback
 - Building/Impervious Coverage
 - Height of Structure
 - Septic System Setback - county
 - Other _____

1. Our plans are to do a complete teardown of existing 32' x 24' cabin. Rebuild our new home, set at the original lake setback line, but increasing the size of the structure to 40' x 28'. Our plans include attaching a decorative front porch. Also, plans include installing a new septic system and well to fit.

2. This new home proposal would be consistent with the current dwellings built or remodeled along this section of the Sugar Lake shoreline. Although smaller than many of the other structures, our home would be consistent with the value, amenities and design of the other homes.

3. Researching the Comprehensive Plan, we saw some comments by someone from the State of MN with valid concerns of protecting the undeveloped Sugar Lake shoreline. Our particular shoreline was developed decades ago and the shoreline will not be impacted by the construction of our new home. Also, this building will be a one story walkout rambler with a slightly higher pitched roof (8/12) purely for aesthetics. This home will not impact the views of our neighbors' homes and will fit nicely in the neighborhood.

4. This property has been a lakefront cabin for years. Our new home will just continue and enhance the usage.

5. The shape of the lot and the size of the lot both dictate the placement of the home coupled with the new septic system placement. The current footprint could be used to build a new small cabin but it would be considerably smaller (768 sq. ft.) than the other homes in the area making this option inconsistent with the neighbors' homes.

6. This entire area is in transition from small cabins to new larger homesteads. One immediate neighbor is the same distance back from the shoreline but far enough away that it won't impact them. The other neighbor's home is a new 2 story with views over our home. Only when they look to the far left will they see our home which is the same view as with our current cabin. Our new home's roof will be a couple feet higher than the current cabin due to the 8/12 pitch roof.

7. This lot was platted way before the current guidelines were in place and the existing cabin is non-conforming unless the new home is built on the old footprint. We've tried to design a small but aesthetically pleasing new home. In doing so, we had to balance many competing considerations such as septic system placement, well placement, setbacks, etc.

8. This has been used as a cabin for decades. So, there will be no additional environmental impact. In fact, currently the cabin is serviced by an old holding tank and 2" well. Our new home will have a completely code compliant septic system and well.

9.

10. This cabin has been in my family for years. My sister lives next door on the old home site. My wife, Kathy and I would like to rebuild here for our retirement.

Please read the variance application in its entirety before submitting the application. See the attached schedule of public hearings for relevant application deadlines. The full land use ordinance is available at the Town Hall and online at www.hometownplanning.com/corinna-township.html.

NOTE: Incomplete applications, as determined by the Zoning Administrator, will not be accepted or scheduled for a hearing. It is recommended that you work with the Zoning Administrator well before the application deadline to ensure that you have all required information so as to avoid delays in the hearing of your application.

Please complete all of the following questions:

1. What are you proposing for the property? State nature of request in detail:

Questions 1-20 see attached

2. Describe why you believe the granting of the variance request would be in harmony with the general purposes and intent of the Corinna Township Land Use and/or Subdivision Ordinance (available at www.hometownplanning.com/corinna-township.html).

3. Describe why you believe the granting of the variance would be consistent with the Corinna Township Comprehensive Plan (Plan available at www.hometownplanning.com/corinna-township.html).

4. Describe why you feel that your proposal is a reasonable use of the property.

5. Describe what factors contributing to the need for a variance were not in your control. Address factors such as the lot size or shape, topography, location of existing buildings, sewer systems and wells, and any other factors you feel are relevant.

6. Describe the character of the area and why your project will not substantially change the character of the neighborhood or be a detriment to nearby properties.

7. Describe why it is not feasible for your project to meet the minimum requirements of the ordinance. What options did you explore that would minimize the variance necessary and why did you determine these were not feasible alternatives?

8. Discuss what impacts, if any, the requested variance may have on the environmental quality of the area. For any potential impacts, how do you intend to eliminate or minimize their effect?

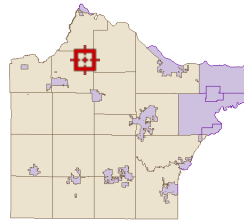
9. **Flood Insurance Notice:** If your variance request involves a request to construct a structure below the base flood level, you are hereby notified that this will result in an increased premium rate for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage. Such construction below the base or regional flood level increases risks to life and property.

****If you are requesting to construct a structure below the base flood level, please initial here that you have read and understand the above notice:***

10. Please include any other comments pertinent to this request.



Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCCL

Highways

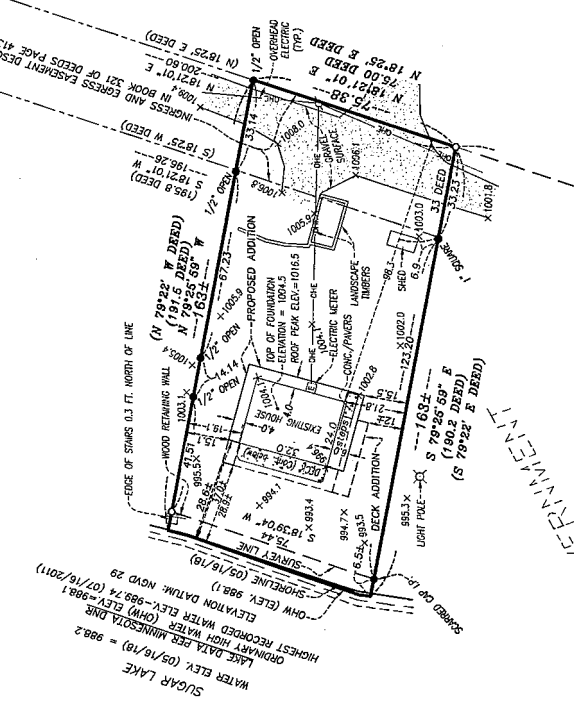
- Interstate
- State Hwy
- US Hwy

City/Township Limits

- c
- t
- Parcels
- Water

2' Contours

- 842; 844; 846; 848;
- 852; 854; 856; 858;
- 862; 864; 866; 868;
- 872; 874; 876; 878;
- 882; 884; 886; 888;
- 892; 894; 896; 898;
- 902; 904; 906; 908;
- 912; 914; 916; 918;
- 922; 924; 926; 928;
- 932; 934; 936; 938;
- 942; 944; 946; 948;
- 952; 954; 956; 958;
- 962; 964; 966; 968;
- 972; 974; 976; 978;
- 982; 984; 986; 988;
- 992; 994; 996; 998;
- 1002; 1004; 1006;
- 1008; 1012; 1014;
- 1016; 1018; 1022;
- 1024; 1026; 1028;
- 1032; 1034; 1036;
- 1038; 1042; 1044;
- 1046; 1048; 1052;
- 1054; 1056; 1058;
- 1062; 1064; 1066;
- 1068; 1072; 1074;
- 1076; 1078; 1082;



EDGE OF STAIRS 0.3 FT. NORTH OF LINE

(N 79°22' W DEED)
(191.5 DEED)
N 79°25' 59" W
163±

(S 1825' W DEED)
196.26
(195.8 DEED)

N 1821' 01" E
200.80
(N 1825' E DEED)

SUGAR LAKE
WATER ELEV. (05/16/18) = 988.2
ORDINARY HIGH WATER ELEV. - 989.74 (07/16/2011)
OHW (ELEV. 988.1)
SHORELINE (05/16/18)

PROPOSED ADDITION

EXISTING HOUSE

DECK ADDITION

TOP OF FOUNDATION
ELEVATION = 1004.5

ROOF PEAK ELEV. = 1016.5

CONC./PAVERS

LANDSCAPE TIMBERS

ELECTRIC METER

SHED

GRAVEL SURFACE

OPEN

OPEN

OPEN

OVERHEAD ELECTRIC

SCARED CAP IP

LIGHT POLE

33 DEED

33 DEED

33 DEED

S 79°26' 59" E
(190.2 DEED)

(S 79°22' E DEED)

163±

1002.8

123.20

1000.0

1000.0

1003.9

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1000.0

1000.0

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CERTIFICATE OF SURVEY FOR ARTHUR QUIGGLE III

WESTERLY RIGHT-OF-WAY OF HART AVENUE AS DESCRIBED
IN DOC. NO. 883816 (CORINNA TOWN ROAD MAP)

HART AVENUE

EAST LINE OF GOVERNMENT LOT 1 OF SECTION 11

SUGAR
LAKE
HEIGHTS
LOT 16

S 88°47'59" E
411 DEED

E 33 FOOT WIDE INGRESS AND EGRESS EASEMENT (S 88°44' E DEED)
DESCRIBED IN BOOK 321 OF DEEDS PAGE 413

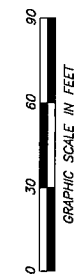
SOUTHEAST CORNER OF
LOT 16, SUGAR LAKE
HEIGHTS

WATER ELEV. (05/16/18) = 988.2
LAKES DATA PER MINNESOTA DNR
ORDINARY HIGH WATER (OHW) ELEV. = 988.1
ELEVATION DATUM: NAVD 83
(07/16/2011)

PROPERTY DESCRIPTION (Book 321 of Deeds, Page 413 — Doc. No. 438918)
A Parcel of land in Government Lot 16, Section 11, Township 121 N., Range 27, Wright County, Minnesota, described as follows: Beginning at a point, which point is 152.3 feet, North 18°25' East from a point which is 23.7 feet South 89°19' East of the Northeast corner of Outlet C, Shelmir Beach, Wright County, Minn., according to plat of record, thence North 18°25' East 75 feet, thence North 79°22' West 191.5 feet to shore line; thence Southerly 75 feet along said shore line, thence South 79°22' East 190.2 feet to point of beginning reserving to grantor her heirs and assigns forever an easement of access to roadway and to public road across Easterly 33 feet of above premises for benefit of all remaining lands of grantor in said Government lot. The grantees, their heirs and assigns, shall also enjoy forever the right of ingress and egress for road purposes over and across the following described land; Beginning at a point, which point is 152.3 feet North 18°25' East of the Northeast corner of Outlet C, Shelmir Beach, thence North 18°25' East 200.6 feet, thence North 88°44' West 33.5 feet, thence South 18°25' West, 195.8 feet, thence South 79°22' East 33 feet to point of beginning, also a right of ingress and egress for road purposes over and across the land and easement in width, the center line of which is described as follows: said center line beginning at a point 17.1 feet South 18°25' West of the South east corner of Lot 16, Sugar Lake Heights, Wright County, Minn., thence South 88°44' East 411 feet, terminating at the point of intersection of West right of way of East section line road of said Section 11.

- SURVEYOR'S NOTES:**
- Matters of record are shown according cursory review of records at the County Recorder's office. No title documentation was provided by the client. Easements or encumbrances may exist which are not shown hereon.
 - Gross Land Area: 12,170 Sq. Ft. +/-
 - Project Benchmark (from Minnesota DNR Lake Finder): Upstream top (south) end of 36" round concrete culvert under C.R. #7 at outlet (north end) of Sugar Lake, near public access parking area. Elevation=980.12 (NGVD 29)

REVISED 11/07/18 - ADDED PROPOSED HOUSE AND DECK ADDITIONS



- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND



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

Date 05/29/18

Trace C. McCoy
License No. 44531

Revised - Rollins	
LAND SERVICES	
108 1ST AVENUE NE #1 BUFFALO, MN 56313	
PH. 763.662.1731 WWW.METERROLLINS.COM	
DRAWN BY AAN	BOOK 390 PAGE 34
SHEET 1	OF 1
DATE 05/29/18	FILE NO. 18223
REVISIONS 11/07/18	SHEETS 1

ANGLE POINT IN BOUNDARY OF SUGAR LAKE HEIGHTS BEING NORTHEAST CORNER OF LOT 1 BLOCK 1 SHELMIRES

SHELMIRES

SHELMIRES
BEACH

N 89°19' E (SHELMIRES BEACH)
N 89°34' E (SHELMIRES)
(230 SHELMIRES BEACH)
N 92°21' E
N 92°21' E

N 89°13' E (SHELMIRES BEACH)
N 89°13' E (SHELMIRES BEACH)
N 89°13' E (SHELMIRES BEACH)
N 89°13' E (SHELMIRES BEACH)

N 18°25' E DEED
N 18°21' E DEED
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N 18°21' E DEED

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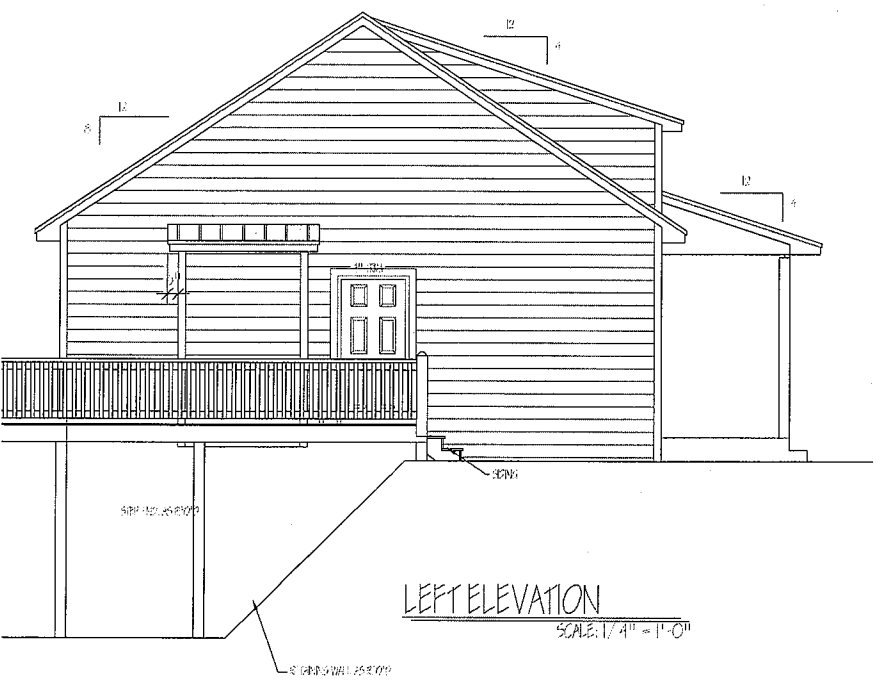
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ROADSIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

FOR BID
ONLY

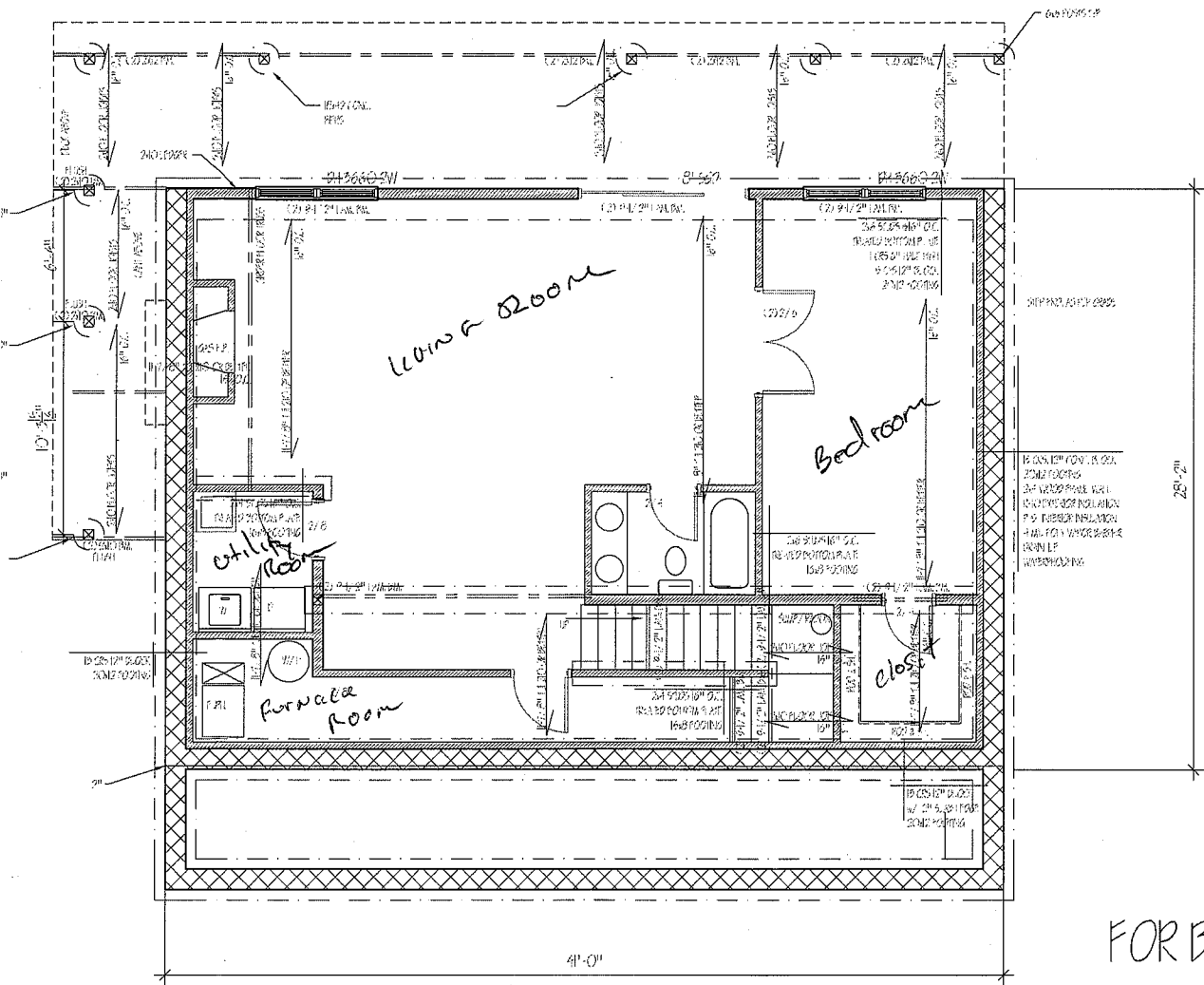
www.demesneplans.com
jrd@demesneplans.com
(612) 964-0373



Demesne Design
& Drafting

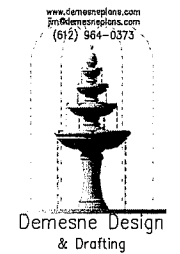
ALL RIGHTS RESERVED
THIS PLAN AND THE DRAWINGS HERETOFORE SAID
SHALL BE THE PROPERTY OF DEMESNE DESIGN
AND DRAFTING. NO PART OF THIS PLAN OR
DRAWING SHALL BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
CONSENT OF DEMESNE DESIGN AND DRAFTING.

JAWOR BUILDERS		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: J.A. JOHNSON
DATE: 11-9-16		ELEVATIONS
QUIGGLE RESIDENCE		
PLAN #180205	PG 10F3	



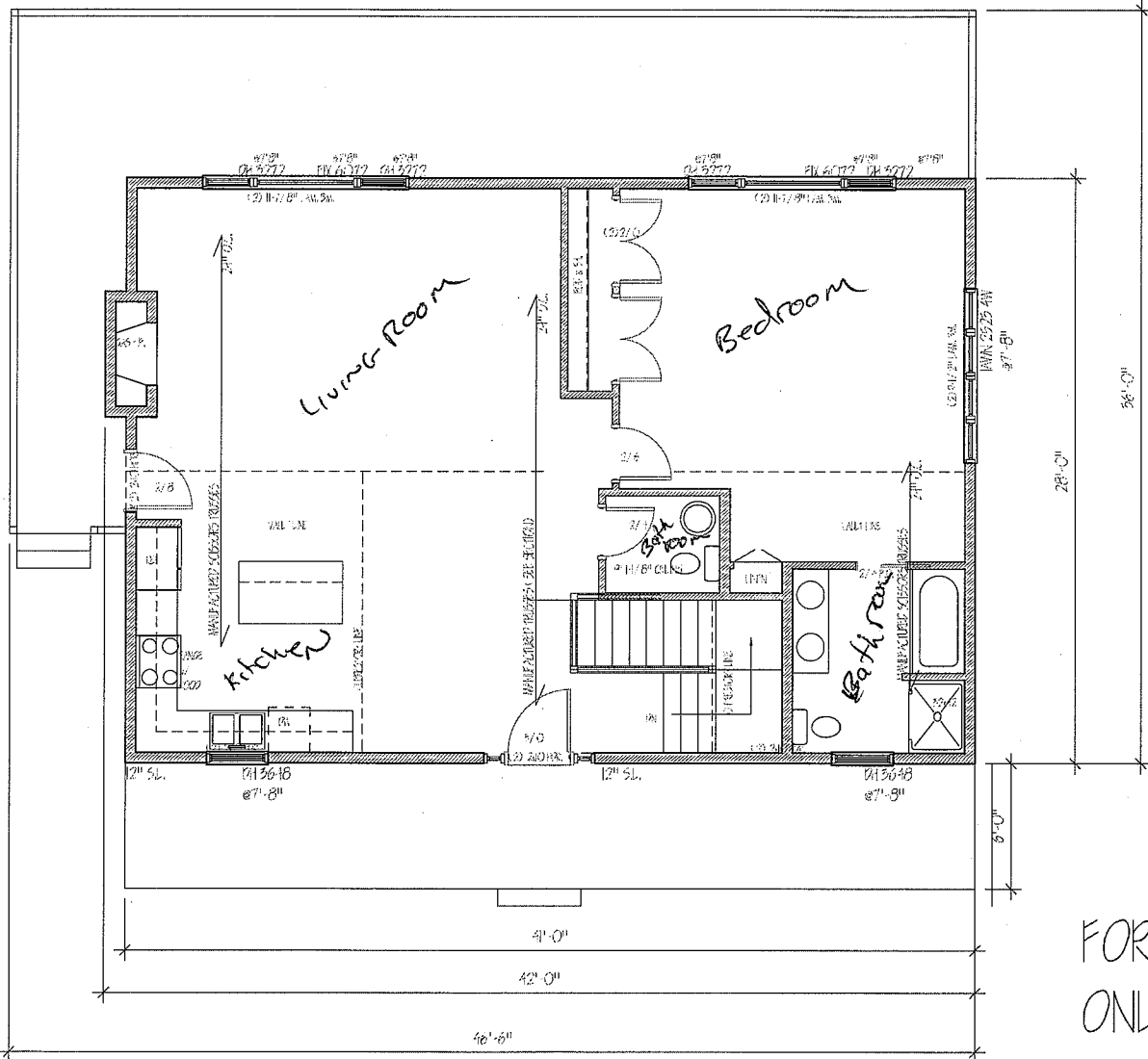
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOR BID
ONLY



* NOT A SCALE DRAWING
DO NOT SCALE DIMENSIONS. VERIFY ALL DIMENSIONS ON THE DRAWING. DIMENSIONS ON THE DRAWING TAKE PRECEDENCE OVER DIMENSIONS ON THE PLAN. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

JAWOR BUILDERS		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: J.A. JOHNSON
DATE: 11-9-18		FOUNDATION PLAN
QUIGGLE RESIDENCE		
PLAN #180205	PG 20F3	



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

FOR BID
ONLY

www.demesneplans.com
jrd@demesneplans.com
(612) 964-0373

Demesne Design
& Drafting

A 100% SCHEDULE GUARANTEE

WE ARE NOT RESPONSIBLE FOR ANY CONSTRUCTION DELAYS OR COSTS INCURRED AS A RESULT OF ANY CHANGES TO THE ORIGINAL PLAN. ALL CHANGES MUST BE APPROVED BY US IN WRITING. WE ARE NOT RESPONSIBLE FOR ANY CONSTRUCTION DELAYS OR COSTS INCURRED AS A RESULT OF ANY CHANGES TO THE ORIGINAL PLAN.

JAWOR BUILDERS	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 11-09-16	DRAWN BY: J.A. JOHNSON
MAIN FLOOR PLAN	
QUIGGLE RESIDENCE	
PLAN #180205	PG 30F3

SP TESTING INC.

Steven B. Schirmers – 951 Katydid Lane NE – St. Michael, MN 55376
Cert. No 627 – State License #394 – Phone 763-497-3566 – Fax 763-497-5011
www.sptestesting.wastewater@comcast.net – schirmerswastewater.com

Revised 11-12-18

August 3, 2018

Arthur Quiggle

10815 Hollister Ave. NW

Corrina Twnsp., Wright Co., MN

This site has an existing on-site sewage system that has been classified as non-compliant by others. The system is a cesspool, seepage pit & small drainfield. The tanks will need to be abandoned, pumped & filled with dirt.

Soil borings indicate fill soil & silty loam layers at 50" to 52" (SB#1), silty loam layers at 36" to 42" (SB#2) & silty loam layers at 34" to 38" (SB#3) with no redox features encountered to 72" & 78" in all 3 borings. The soils will be excavated out to elev. 1001.0 (SB#1) silty loam 2" thick & backfilled with washed sand to elev. 1003.0. & place a pressurized seepage bed with 12" of rock below the distribution pipe.

This onsite sewage treatment system is designed for a Type 1 system, Type 1, 2 bedroom home in accordance with the Minnesota Pollution Control Agency chapter 7080 & local ordinances. A variance will be needed for the seepage bed to be 6' from the East property line.

The soils on this site are a sandy loam. No seasonally saturated soil, mottled soil (redox features) were present at a depth of 72" & 78". A pressurized seepage bed system will be installed. The bottom of the treatment area must be located at least 3' above mottled soil.

A lift pump will be needed in the lower level.

Install a 1500 gallon dual chamber insulated septic tank & a 1000 insulated pumping chamber will need to be installed to lift the effluent to the treatment area. The power supply & switches must be located outside the manhole & pumping chamber in a weather proof enclosure. A warning device must be installed with a light & sound device, this is in case of a pump failure.

The manifold & supply line must have back drainage to the pumping chamber. Be sure the rock & sand fill material are clean. The sod layer below the entire mounded area must be turned over, just break up the sod.

All property lines must be located prior to installation.

If the tanks have less than 2' of cover, the lids, risers & maintenance hole covers must be insulated to a value of R10.

Cleanouts for each lateral with a sleeve must be insulated & be accessible from finished grade in an irrigation box with a ball valve.

The existing well on this property is shallow & will need to be abandoned & a new well installed. All neighboring wells are located greater than 50' away from the proposed treatment area.

Keep all heavy equipment off of the proposed treatment area before and after construction. The treatment area should be marked off before construction. This design is not valid & the system will need to be relocated if failure to protect the sites for new on-site sewage systems.

MANAGEMENT PLAN:

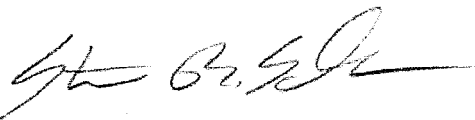
The tanks need to be maintained at a minimum of 1 time every 2 years, check with your pumper to set up a schedule.

System inspected for areas by owner & or Inspector as determined by the local unit of Government.

Any other requirements as determined by the local unit of Government.

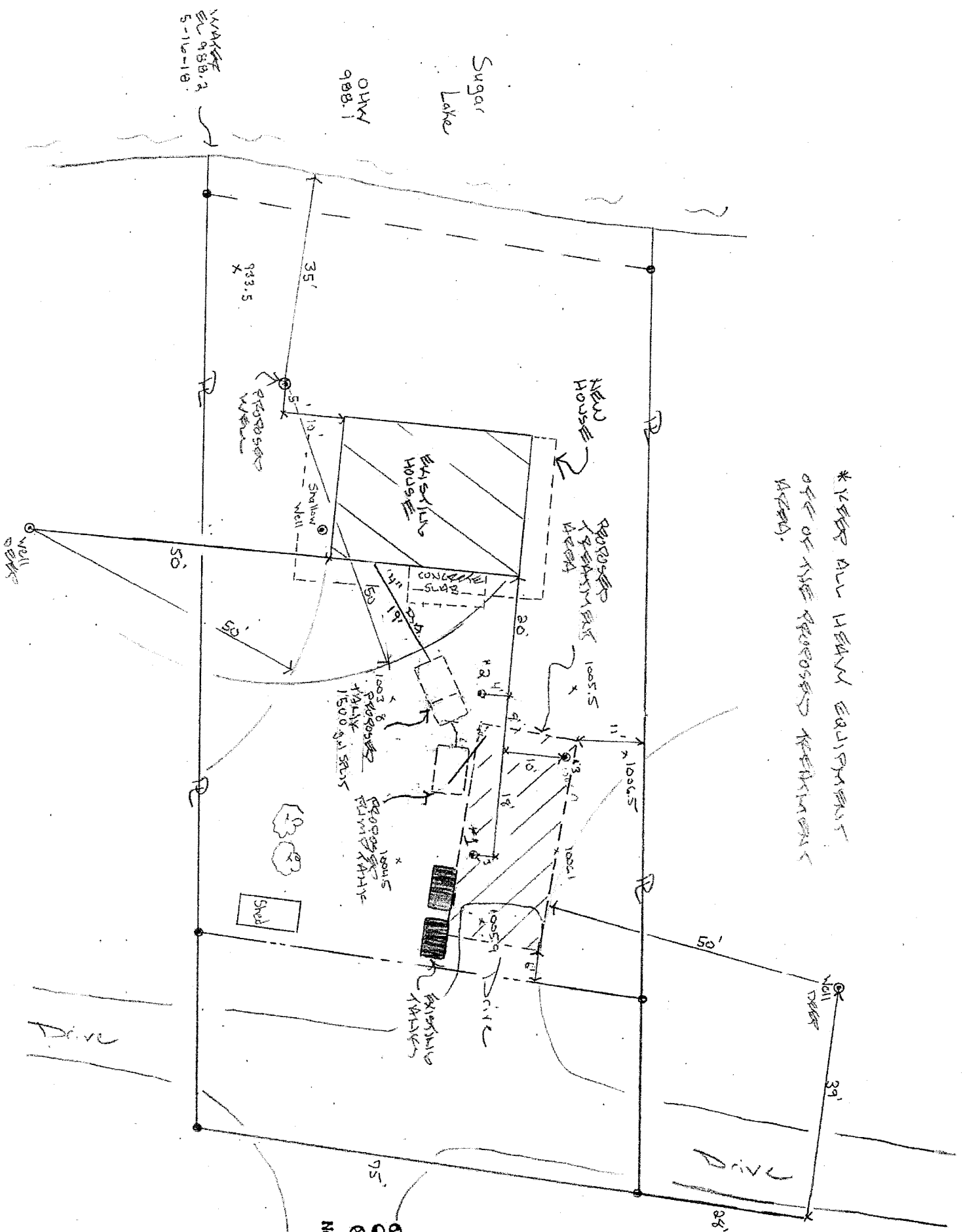
With proper installation & maintenance, this system should have no problem in treating septic effluent effectively.

Nothing other than human waste, toilet tissue, laundry, showers, water softners etc. should be disposed of into the system. Recommend iron filters be diverted out of the system. Garbage disposals are not recommended. Excessive amounts of soaps, antibacterial soaps, cleaning agents, shower cleaners used every shower & chlorine agents may kill the bacteria needed to treat septic effluent. Additives are not recommended. Recommend laundering be limited to 3 to 4 loads per day.

A handwritten signature in black ink, appearing to read 'S. B. Schirmers', with a long horizontal flourish extending to the right.

Steven B. Schirmers

* REFER ALL LEAD EQUIPMENT
OFF OF THE RECOVERED REHABILITATION
AREA.



- ⊙ Percolation
- ⊙ Soil Borings
- ⊙ Band Mark

Note: This sys
the Mone
Chapter

Check a] *PROPER*
PROPER
10 6
LOK

Designed
Date: 2