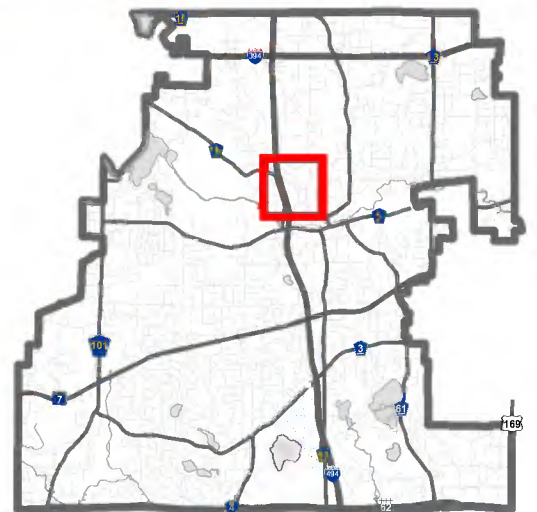
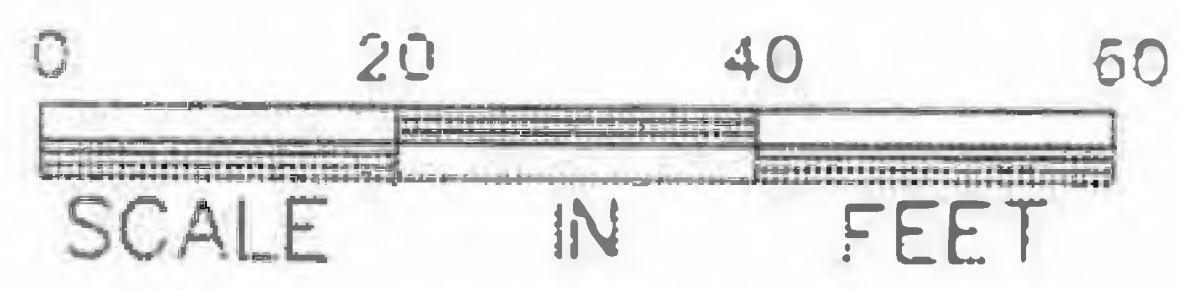
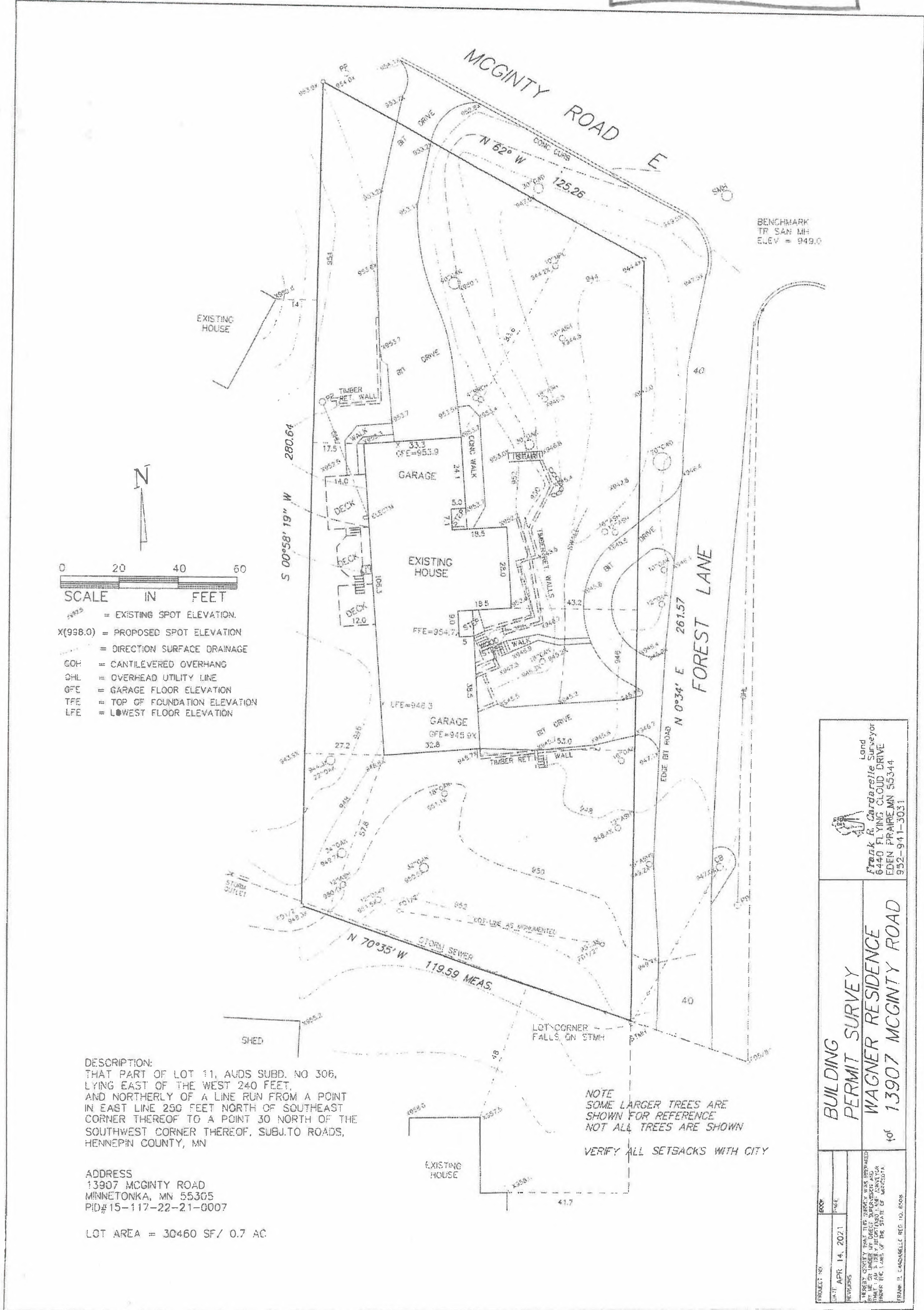


Location Map

Project: Baldwin Residence
 Address: 13907 McGinty Road East






- = EXISTING SPOT ELEVATION.
- X(998.0) = PROPOSED SPOT ELEVATION
- = DIRECTION SURFACE DRAINAGE
- COH = CANTILEVERED OVERHANG
- OHL = OVERHEAD UTILITY LINE
- GFE = GARAGE FLOOR ELEVATION
- TFE = TOP OF FOUNDATION ELEVATION
- LFE = LOWEST FLOOR ELEVATION

DESCRIPTION:
 THAT PART OF LOT 11, AUCS SUBD. NO 306,
 LYING EAST OF THE WEST 240 FEET,
 AND NORTHERLY OF A LINE RUN FROM A POINT
 IN EAST LINE 250 FEET NORTH OF SOUTHEAST
 CORNER THEREOF TO A POINT 30 NORTH OF THE
 SOUTHWEST CORNER THEREOF. SUBJ. TO ROADS,
 HENNEPIN COUNTY, MN

ADDRESS
 13907 MCGINTY ROAD
 MINNETONKA, MN 55305
 PID# 15-117-22-21-0007

LOT AREA = 30460 SF/ 0.7 AC

NOTE
 SOME LARGER TREES ARE
 SHOWN FOR REFERENCE
 NOT ALL TREES ARE SHOWN
 VERIFY ALL SETBACKS WITH CITY

 <p>Land Frank R. Cardarelli Surveyor 6440 FLYING CLOUD DRIVE EDEN PRAIRIE MN 55344 952-941-3031</p>	
BUILDING PERMIT SURVEY WAGNER RESIDENCE 13907 MCGINTY ROAD	
PROJECT NO. SHEET DATE REVISIONS	BOOK PAGE APR 14, 2021 1
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR OF THE STATE OF MINNESOTA	
FRANK R. CARDARELLI REG. NO. 8308	

13907 McGinty Road East
Minnetonka, MN 55305

August 24, 2021

Ms. Ashley Cauley, Senior Planner, and
Mr. Kevin McDermott, Building Inspector
City of Minnetonka
14600 Minnetonka Blvd.
Minnetonka, MN 55345

Re: Conditional Use Permit for 13907 McGinty Road East, Application # 255181

Dear Ms. Cauley and Mr. McDermott:

We are writing this letter to provide additional information for the Conditional Use Permit we are currently applying for through the City of Minnetonka. This is to build a workshop for my son-in-law's woodworking hobby and to store a vehicle, boat and assorted belongings. In Ms. Cauley's Email of Monday, August 9, 2021, she pointed out several issues that needed to be addressed in the permit application process.

The following information responds to the Condition Use Permit bullets. Specifically:

- **The side and rear setbacks** are 16.2 feet and 28 feet (south and west respectively) from the nearest property lines. For height, the building per the building height definition used by the City, will be 12 feet (see Page 5) On the east, the proposed building would be 32.8 feet from Forest Lane and approximately 15.3 feet from the existing home to the north. We understand this all to be within the City's acceptable distances. Please see the new Survey Document, Page 4, dated 8/24/2021 submitted with this application process for more details.
- There are **no additional curb cuts** needed or required for the workshop proposed.
- We understand this building **cannot be used for commercial purposes** and will not do so. This was never part of the purpose of building the workshop; it's just for personal use and enjoyment.
- **We don't think the structure will be highly visible from adjoining properties.** Roger Walker has talked to all neighbors on Forest Lane and the neighbor whose backyard faces the front of the house and proposed structure. They have not indicated any concerns to us about the structure or landscaping. **If you all determine it is or if a neighbor does express concerns, we are more than willing to add landscaping to buffer views for neighbors and pledge to work with the City to ensure appropriateness.**
- We understand the site and building plan will be **subject to review per City Ordinance 300.27** and believe we would be in compliance with such for the Conditional Use Permit process.

Survey: Our resubmitted information includes a copy of the survey with the proposed building structure on it to allow staff to ensure proper set backs are met. See the first bullet above for more information and the referenced new attachment, Page 4.

Building Height: Thank-you for answering our questions on building height by the email and through the phone call yesterday, Monday, August 23, 2021. We understand the height limits/requirements and believe we are in compliance with those planning for 12 feet. See page 5.

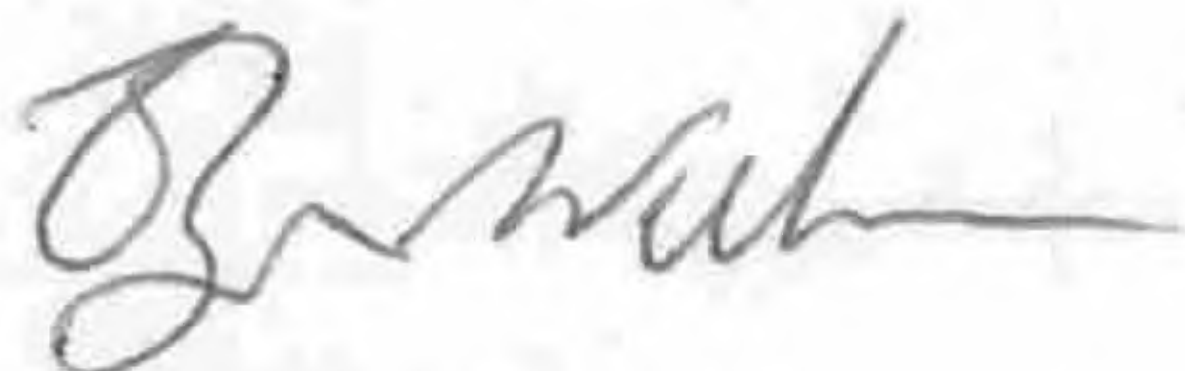
Plan: We believe the application package additions – page 4: Proposed building location on surveyed site; and page 5, building height indication inclusion – respond to your notes there.

Table of Contents for the Application Package included in Project Docx:

1. **Page 1 and 2:** Original two page Residential Building Permit Application with notes on updates submitted 8/6/2021 and now 8/24/2021
2. **Page 3:** Original survey submitted without proposed building
3. **Page 4: New submission,** original survey with proposed building located on it. Indicates set backs and other dimensions.
4. **Page 5:** Basic structure of Workshop Building not drawn to scale but including dimensions for the new proposed structure. Specifically note **NEW** 12 foot high building height, see A on the attachment. Overall building dimensions, windows, transit windows and entry passage doors dimensions are listed as well as garage door opening with directional views.
5. **Page 6:** No new updates on this view. Showing walls, siding, engineered trusses and flooring summary plans with relevant dimensions.
6. **Page 7:** Foundation plan. No new updates. Shows freeze wall and footings cross section dimensions as well as noting rebar, anchor bolts and spacing plans.

Thank-you again for all your help and from that of other staff members at the City. We hope third try on the submission will meet the needs. However, if there are additional questions please let us know. We understand time is of the essence to fit into earliest available fall committee meeting.

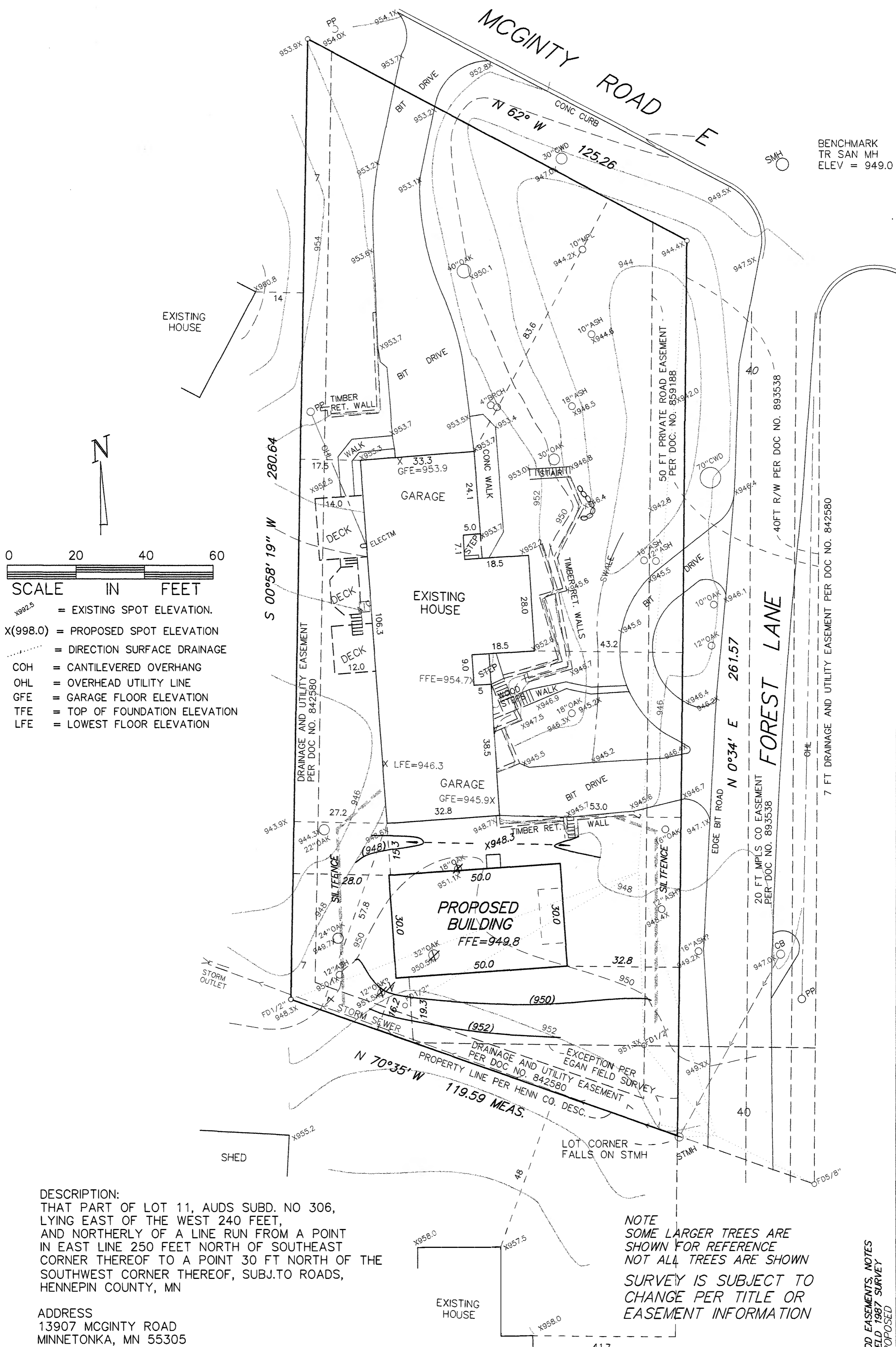
Yours truly,



Roger Walker



Marlo Baldwin



0 20 40 60
SCALE IN FEET

X(992.5) = EXISTING SPOT ELEVATION.
X(998.0) = PROPOSED SPOT ELEVATION
--- = DIRECTION SURFACE DRAINAGE
COH = CANTILEVERED OVERHANG
OHL = OVERHEAD UTILITY LINE
GFE = GARAGE FLOOR ELEVATION
TFE = TOP OF FOUNDATION ELEVATION
LFE = LOWEST FLOOR ELEVATION

BENCHMARK
TR SAN MH
ELEV = 949.0


DESCRIPTION:
THAT PART OF LOT 11, AUDS SUBD. NO 306,
LYING EAST OF THE WEST 240 FEET,
AND NORTHERLY OF A LINE RUN FROM A POINT
IN EAST LINE 250 FEET NORTH OF SOUTHEAST
CORNER THEREOF TO A POINT 30 FT NORTH OF THE
SOUTHWEST CORNER THEREOF, SUBJ. TO ROADS,
HENNEPIN COUNTY, MN

ADDRESS
13907 MCGINTY ROAD
MINNETONKA, MN 55305
PID# 15-117-22-21-0007

LOT AREA = 30460 SF/ 0.7 AC

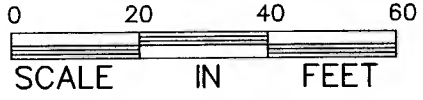
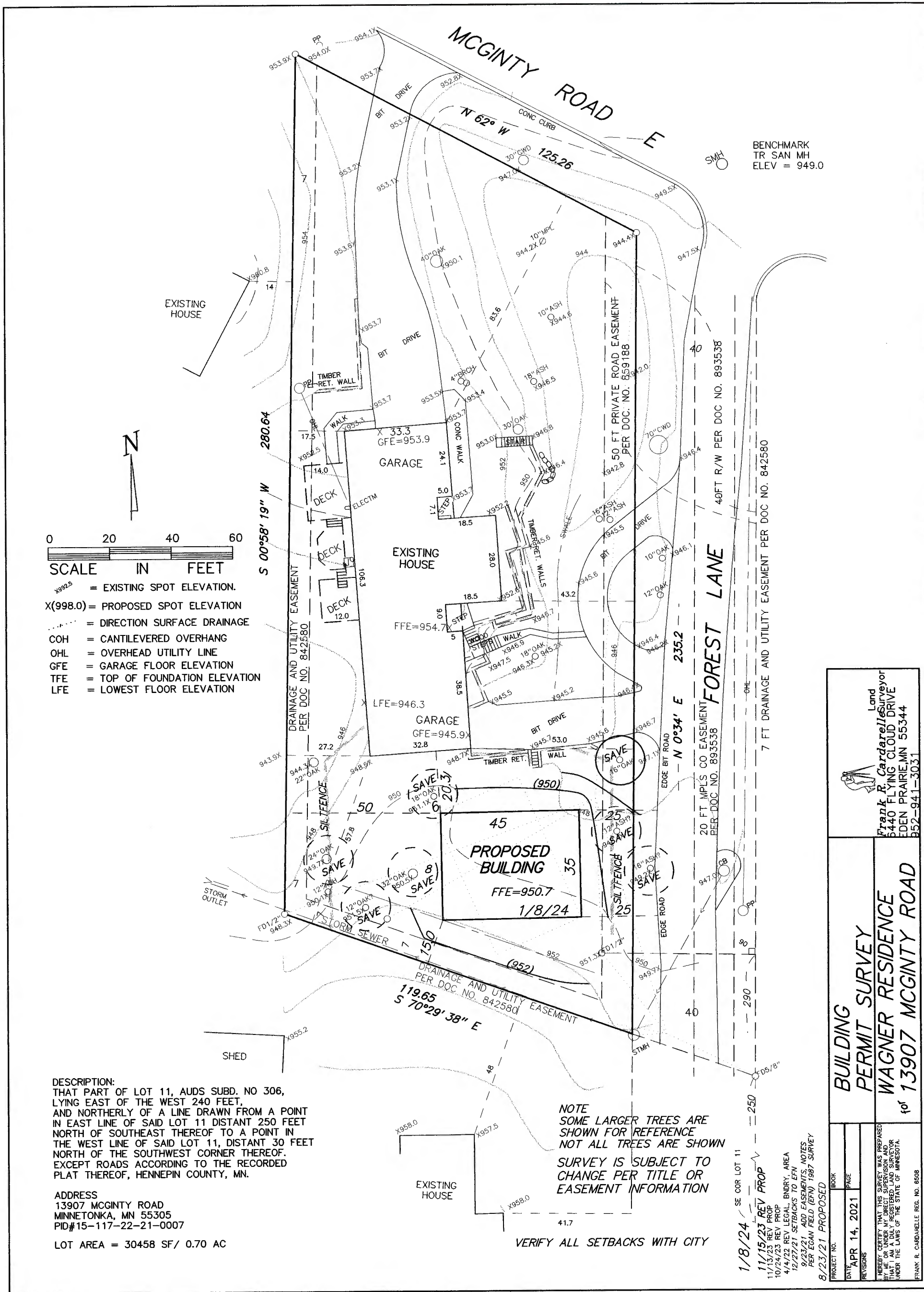
NOTE
SOME LARGER TREES ARE
SHOWN FOR REFERENCE
NOT ALL TREES ARE SHOWN
SURVEY IS SUBJECT TO
CHANGE PER TITLE OR
EASEMENT INFORMATION

VERIFY ALL SETBACKS WITH CITY

 Land Frank R. Cardarelle Surveyor 6440 FLYING CLOUD DRIVE EDEN PRAIRIE, MN 55344 952-941-3031	
BUILDING PERMIT SURVEY WAGNER RESIDENCE 13907 MCGINTY ROAD	
PROJECT NO.	BOOK
DATE APR 14, 2021	PAGE
REVISIONS 9/23/21 ADD EASEMENTS, NOTES PER EGAN FIELD 1987 SURVEY 8/23/21 PROPOSED	
I HEREBY CERTIFY THAT THIS SURVEY 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.	
FRANK R. CARDARELLE (REG. NO. 6508)	

9/23/21 ADD EASEMENTS, NOTES PER EGAN FIELD 1987 SURVEY 8/23/21 PROPOSED

Proposal #2 - Jan. 2024



- Y992.5 = EXISTING SPOT ELEVATION.
- X(998.0) = PROPOSED SPOT ELEVATION
- = DIRECTION SURFACE DRAINAGE
- COH = CANTILEVERED OVERHANG
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- GFE = GARAGE FLOOR ELEVATION
- TFE = TOP OF FOUNDATION ELEVATION
- LFE = LOWEST FLOOR ELEVATION

DESCRIPTION:
 THAT PART OF LOT 11, AUDS SUBD. NO 306,
 LYING EAST OF THE WEST 240 FEET,
 AND NORTHERLY OF A LINE DRAWN FROM A POINT
 IN EAST LINE OF SAID LOT 11 DISTANT 250 FEET
 NORTH OF SOUTHEAST THEREOF TO A POINT IN
 THE WEST LINE OF SAID LOT 11, DISTANT 30 FEET
 NORTH OF THE SOUTHWEST CORNER THEREOF.
 EXCEPT ROADS ACCORDING TO THE RECORDED
 PLAT THEREOF, HENNEPIN COUNTY, MN.

ADDRESS
 13907 MCGINTY ROAD
 MINNETONKA, MN 55305
 PID# 15-117-22-21-0007

LOT AREA = 30458 SF/ 0.70 AC

NOTE
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**SURVEY IS SUBJECT TO
 CHANGE PER TITLE OR
 EASEMENT INFORMATION**

VERIFY ALL SETBACKS WITH CITY

BENCHMARK
 TR SAN MH
 ELEV = 949.0

Land Surveyor Frank R. Cardarelli 5440 FLYING CLOUD DRIVE EDEN PRAIRIE, MN 55344 952-941-3031	
BUILDING PERMIT SURVEY WAGNER RESIDENCE 13907 MCGINTY ROAD	
PROJECT NO. _____ DATE: APR 14, 2021 REVISIONS: _____	1/8/24 SE COR LOT 11 11/15/23 REV PROP 11/13/23 REV PROP 10/24/23 REV PROP 4/4/22 REV LEGAL BNDRY AREA 12/27/21 SETBACKS TO EFN 9/23/21 ADD EASEMENTS, NOTES PER EGAN FIELD (EPN) 1987 SURVEY 8/23/21 PROPOSED
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
FRANK R. CARDARELLE REG. NO. 8608	

Date: 2/21/2024 - 3:57 PM
Design Name: Garage Design
Design ID: 328251754628

MENARDS

Design & Buy™ GARAGE

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

How to recall and purchase your design at home:

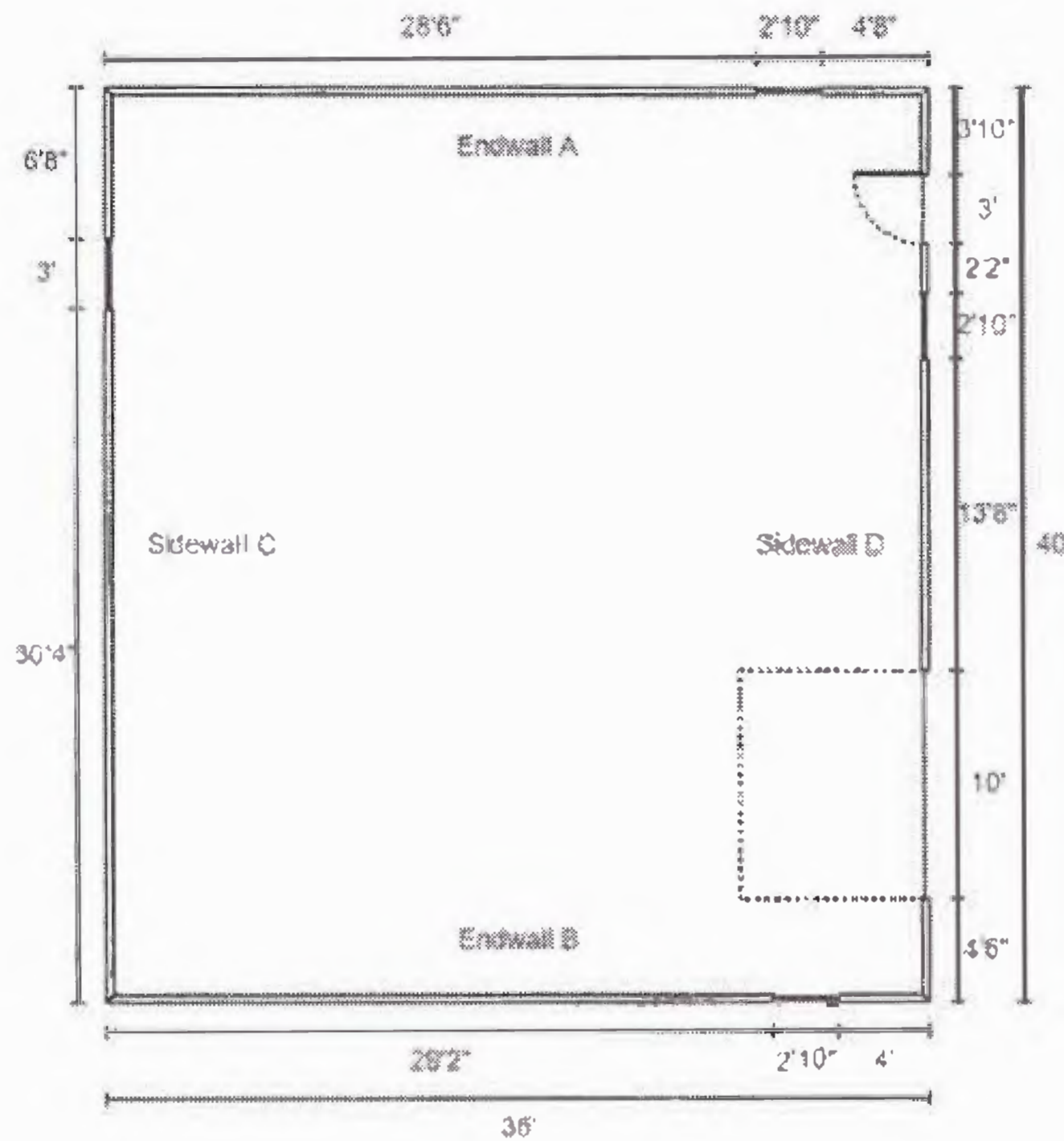


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 328251754628
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 328251754628 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

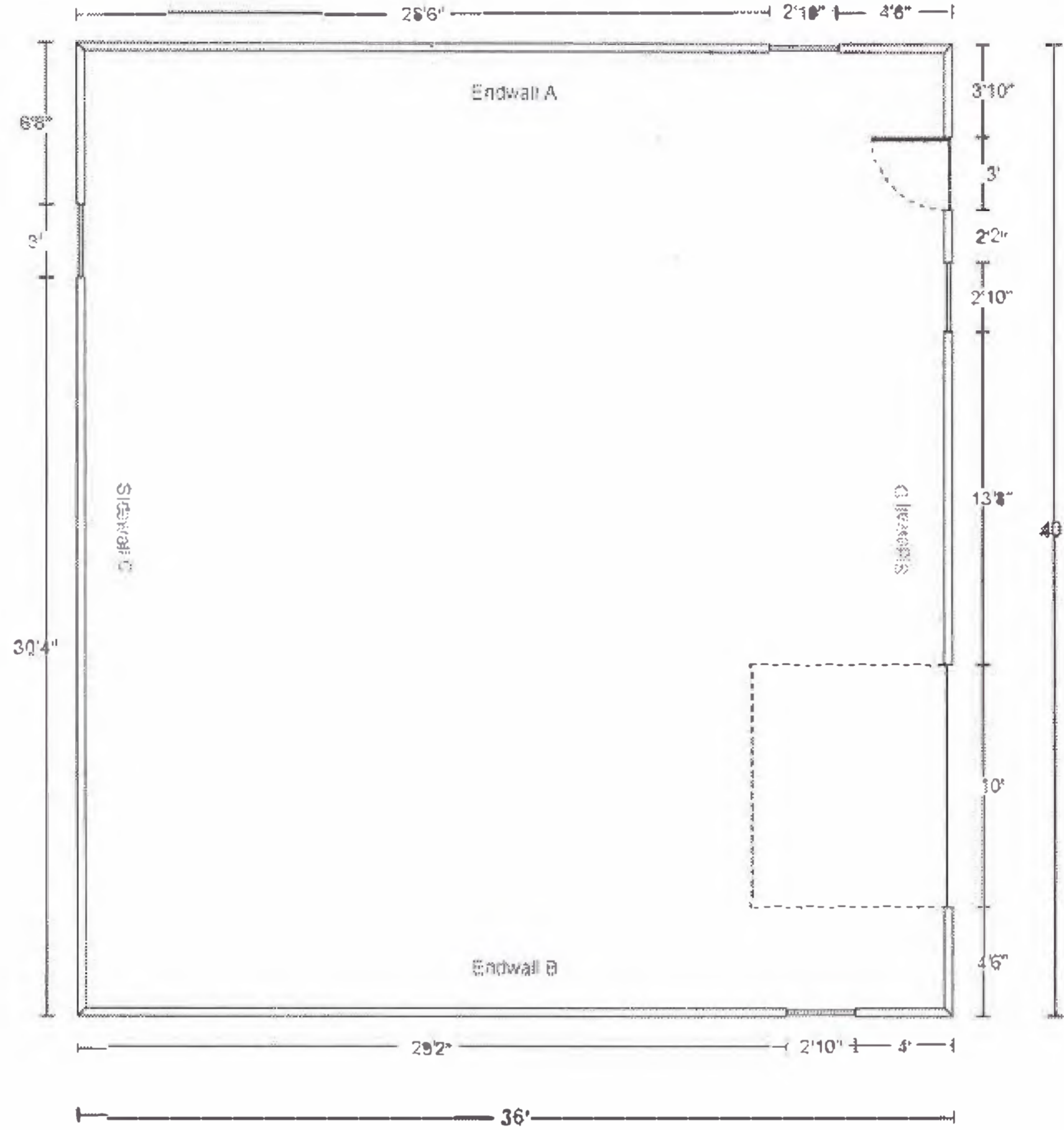
MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

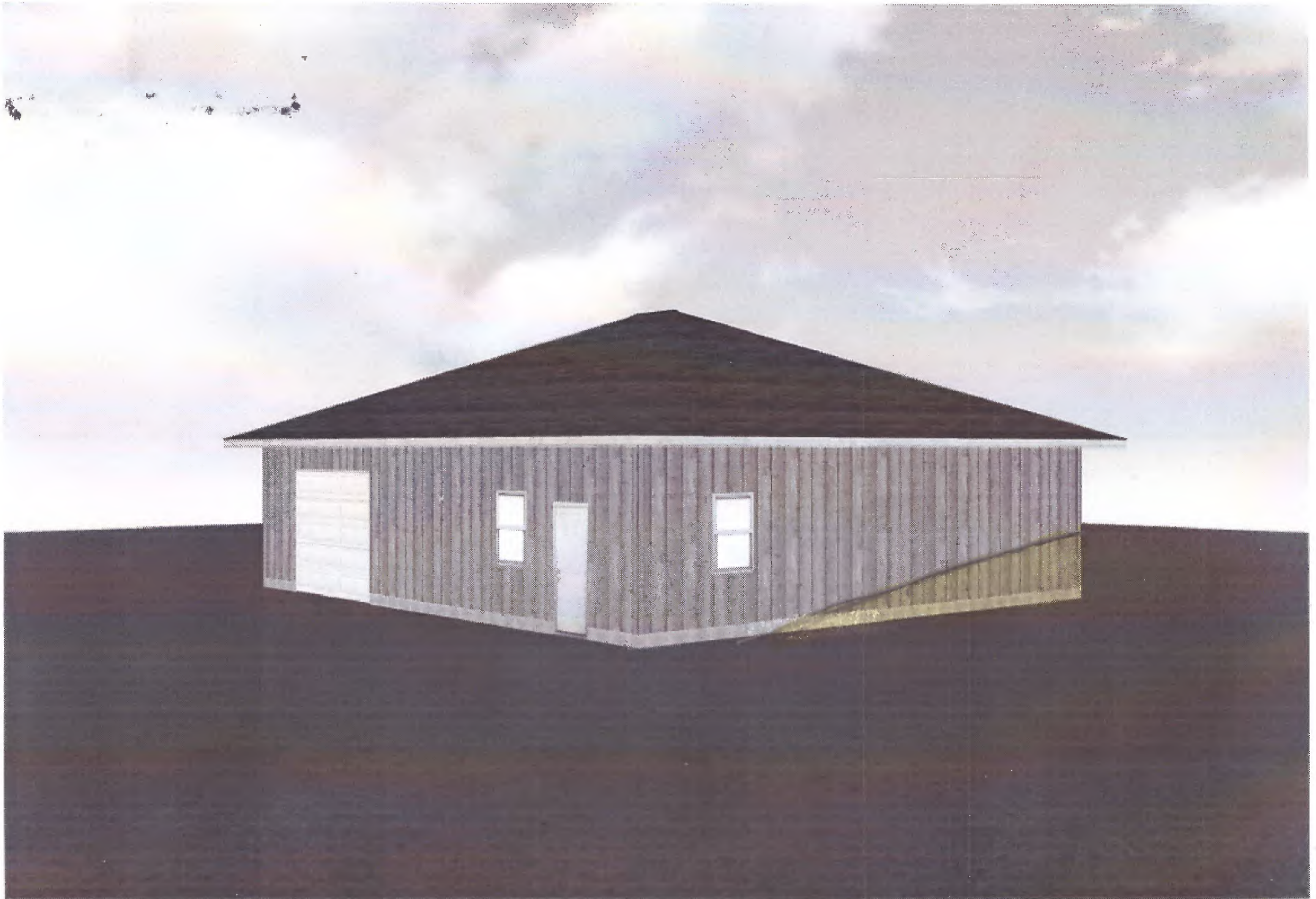
Date: 2/21/2024 - 3:57 PM
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Design ID: 328251754628



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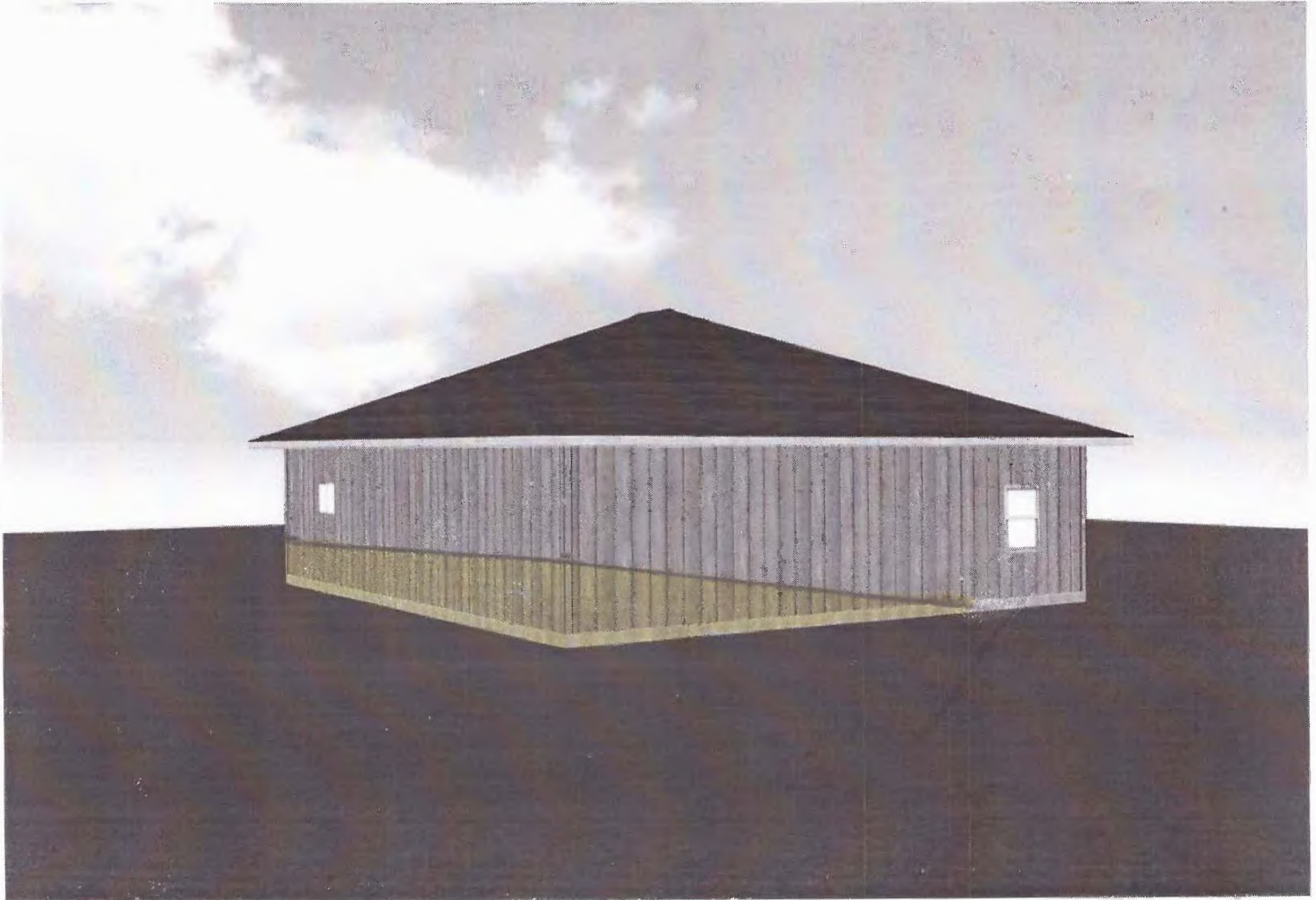
The highlighted areas on the next 3 pages will be below grade
Wall construction to be concrete block 3 feet approx; tapering
to the front of building.

Date: 2/21/2024 - 3:57 PM
Design Name: Garage Design
Design ID: 328251754628

MENARDS

Design & Buy™ GARAGE

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Date: 2/21/2024 - 3:57 PM
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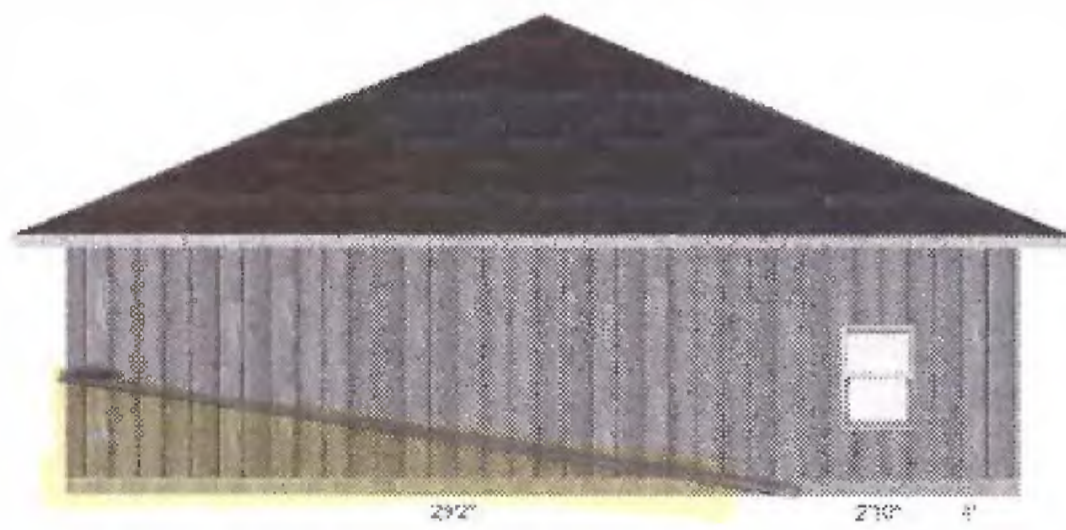
Design & Buy™ GARAGE

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Dimensions

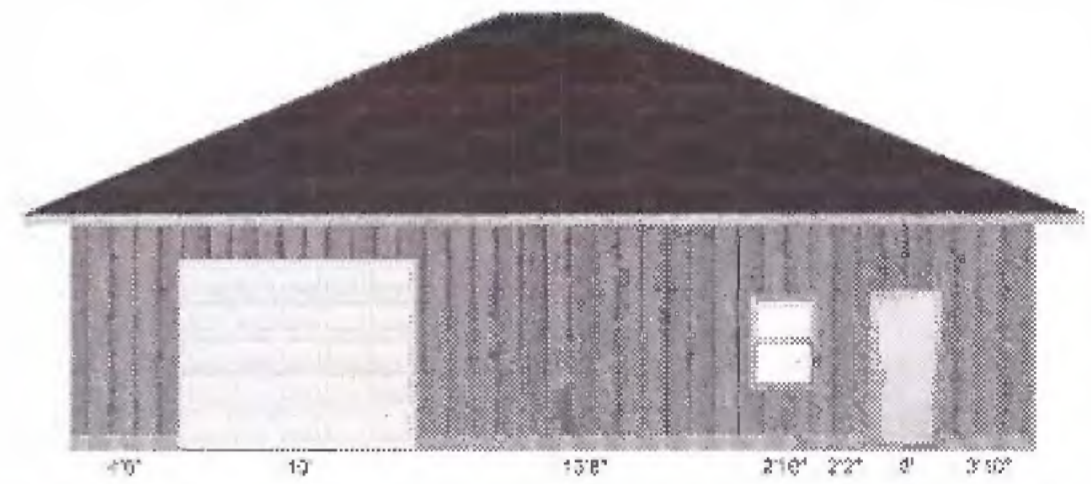
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

34"W x 48"H JELD-WEN® Vinyl Double Hung



SIDEWALL D

Mastercraft® 36W x 80H Primed Steel 6-Panel

10X8 White Raised Panel EZ Set Torsion Spring

34"W x 48"H JELD-WEN® Vinyl Double Hung