

VARIANCE STAFF REPORT

GENERAL INFORMATION

MEETING DATE: January 8, 2026

APPLICANT: Steve and Paula Haugdahl

OWNERS: Paula C Haugdahl Trust

911 ADDRESS: TBD Golf Course Road, St. Peter, MN 56082

VARIANCE REQUEST: Requests the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback to a side yard lot line (Southerly) from 50 feet to 33 feet to accommodate a Single-Family Dwelling, and reduce the required setback to a side yard lot line (Easterly) from 50 feet to 20 feet to accommodate a 30' x 50' shed in a Conservancy "C" District.

VARIANCE NUMBER: BOA-001028-2025

PARCEL NUMBER: 05.023.9300

SITE INFORMATION

LOCATION: The subject property is in the NW 1/4 of the SW 1/4, Section 23, Kasota Township.

ZONING & PURPOSE: Conservancy "C" District

The Conservancy (C) District is established for areas that typically contain significant water courses and associated features such as bluffs, woods and flood plain that are best left mostly in existing natural ground cover. Dwellings, livestock production, and other intense land uses should be kept to a minimum.

GOALS AND POLICIES: The current Land Use Plan, adopted in 2007, makes reference to the preservation of significant bluff areas through its use of a Conservancy Zone.

GOAL #2: Le Sueur County should adopt and enforce land use goals and policies that conserve and restore its natural resources, bring protections to the ecological systems of the natural environment, and prevent the premature development of natural resource areas.

Objective #1: The County should continue its preservation of significant bluff areas and river valleys through its use of a Conservancy Zone.

GENERAL SITE DESCRIPTION: Undeveloped lot, forested, bluff on northern portion of parcel

ACCESS: Proposed access from Golf Course Road (Easement from neighbors driveway)

BACKGROUND INFORMATION

The subject parcel was created in 1985. County records indicate the subject parcel was never developed. The lot is conforming by current Ordinance standards. The applicants intend to develop the subject parcel by constructing a single-family dwelling with an attached garage and a detached shed. The property has a significant amount of bluff. In order to meet the bluff setbacks, the dwelling and shed needed to go closer to the lot line. If approved, the variance would allow the new structures to be built with reduced setbacks to the side yard lot line (Easterly and Southerly).

ATTACHMENTS

Application, Description of Request, Survey (Proposed Conditions), Building Plans, LIDAR Map, Aerial Image, & Findings of Fact Form

FINDINGS

Staff findings per Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

- | 1. <u>Variance:</u> | <u>Request:</u> | <u>Required:</u> | <u>Ordinance:</u> | <u>Page:</u> |
|--|------------------------|-------------------------|--------------------------|---------------------|
| a. Reduce Side Yard Setback:
(Dwelling) | 33 feet | 50 feet | Section 7, Subdiv. 7. B. | 7-6 |
| b. Reduce Side Yard Setback:
(Shed) | 20 feet | 50 feet | Section 7, Subdiv. 7. B. | 7-6 |
- The applicant is requesting the variance to build a new single-family dwelling and shed.
 - The subject parcel is conforming for lot size.

CONSIDERATIONS

- The following shall be considered at the hearing:
 - There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - Whether the granting of the application would be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
- Additional Considerations:**
 - The request is to accommodate the initial development of the subject parcel.
 - All proposed structures meet the required bluff setback of 50 feet, and the proposed septic system meets the required bluff setback of 30 feet.

PRACTICAL DIFFICULTY

The Board of Adjustment shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on non-conformities.

- Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control.
- Variances shall only be permitted when the request is consistent with the comprehensive plan.
- Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the official control. Practical difficulties as used in connection with a variance means the following:
 - The property owner proposes to use the property in a reasonable manner not permitted by an official control.
 - The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - The variance, if granted, will not alter the essential character of the locality.
 - Economic considerations alone do not constitute practical difficulties.

ADDITIONAL REVIEW COMMENTS

1. This request was submitted to the County's Senior Planner, Jon Hammel, for review. Mr. Hammel stated the landowner has an approved 3-bedroom septic system design on file waiting to be issued concurrently with the dwelling permit.

PROPOSED FINDINGS

1. The official controls in the request are the required setback to a side yard lot line.
 - a. The setback from the side yard lot line is to prevent infringement of structures onto neighboring properties. For both the shed and dwelling, the neighboring properties are either vacant or have sufficient open space between them and the proposed structures. It is unlikely that the proposed structures will cause an impact to neighboring properties.
2. The Le Sueur County Comprehensive Plan (adopted in 2007) lists the protection of bluff areas in the Conservancy district in Goal #2, Objective 1. The applicant has revised their proposal so all structures and septic system meet the required bluff setback. This request appears to be consistent with the Comprehensive Plan.
3. This parcel has never been developed. The bluff represents a sensitive characteristic that would require additional consideration during development. The applicant has revised their site plan from an earlier plan and moved both of their proposed structures to meet the bluff setbacks and instead is requesting a side yard setback. This is less impactful compared to potential impacts to the sensitive feature of the bluff. This request appears to be a reasonable request not permitted by official controls.
4. This request is a result of significant bluff areas on a majority of the subject parcel. Through discussions with County staff, the request was revised to meet bluff setbacks and instead request a Variance to the side yard. Due to the amount of bluff on the property, this request appears to be unique circumstances to the property not created by the landowner.
5. The subject property has been an undeveloped lot for over sixty years. The essential character of the locality is rural, with scattered dwellings and Shoreland Country Club to the south. Approving the variance would not alter the essential character of the locality.
6. This request is related to improved personal use on an existing lot. The applicant is proposing to develop this property and build a single-family dwelling for personal use. The basis for this request does not appear to be exclusively economic in nature.

PROPOSED CONDITIONS

In granting any Variance, the Board of Adjustment may designate such conditions in connection that will secure substantially the objectives of the Ordinance, regulation or provision to which the application is granted. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.

1. *If approved*, all necessary permits shall be issued and exterior construction completed **prior to January 8, 2026**, unless an extension is granted by the Board of Adjustment.
2. An extension must be requested in writing and filed with the Department at least 30 days prior to the Variance expiration.
3. *If approved*, the survey (submitted October 24, 2025) shall become a part of the permit. Any deviation from the submitted plans shall first be reviewed by the Department for determination of whether additional variances would be required.
4. *If approved, and prior to the commencement of any construction related activities*, a **Zoning Permit** shall be submitted and issued for the house and shed.

VARIANCE FINDINGS OF FACT

Name of Applicant(s) or Landowner(s): Steve & Paula Haugdahl, Paula C Haugdahl Trust

Variance #: BOA-001028-2025

Variance Request: Requests the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback to a side yard lot line (Southerly) from 50 feet to 33 feet to accommodate a new Single-Family Dwelling, and reduce the required setback to a side yard lot line (Easterly) from 50 feet to 20 feet to accommodate a 30' x 50' shed in a Conservancy "C" District.

A. The Board of Adjustment shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities.

B. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.

C. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.

D. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the variances are consistent with the Comprehensive Plan.

Y N 1.) Is the variance in harmony with the general purpose and intent of the official control(s)?

 Jim M. John W. Colin H. Russell A. Jeanne D.

Finding: _____

Y N 2.) Is the variance request consistent with the Comprehensive Land Use Plan?

 Jim M. John W. Colin H. Russell A. Jeanne D.

Finding: _____

E. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the official control.

Y N 3.) Is the property owner proposing to use the property in a reasonable manner, not permitted by an official control?

 Jim M. John W. Colin H. Russell A. Jeanne D.

Finding: _____

Y N 4.) Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?

 Jim M. John W. Colin H. Russell A. Jeanne D.

Finding: _____

Y N 5.) Will the issuance of the variance maintain the essential character of the locality?

 Jim M. John W. Colin H. Russell A. Jeanne D.

Finding: _____

Y N 6.) Does the alleged Practical Difficulty involve more than economic considerations?

 Jim M. John W. Colin H. Russell A. Jeanne D.

Finding: _____

F. IF THE BOARD OF ADJUSTMENT DETERMINES ALL OF THE ABOVE STANDARDS HAVE BEEN MET BY A SIMPLE MAJORITY, THEN THE STANDARD FOR IDENTIFYING A PRACTICAL DIFFICULTY HAS BEEN ESTABLISHED.

ACTION: APPROVED DENIED

CONDITION(S): _____

APPLICANT'S RESPONSE TO THE CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIR

DATE

ENVIRONMENTAL SERVICES

88 South Park Avenue, Le Center MN 56057
Website: www.lesueurcounty.gov
Phone: 507-357-8538 Email: EnvServices@lesueurcounty.gov



Le Sueur County
ENVIRONMENTAL SERVICES

Application - Variance

I. Applicant:

Name Steve and Paula Haugdahl
Mailing Address 3853 90th St E
City Inver Grove Heights State MN Zip 55076
Phone # 612-290-9211 Phone # 612-919-8321

II. Landowner:

Name Paula C Haugdahl Trust
Property Address same TBD Golf Course Road
City St Peter State MN Zip 56082
Phone # 612-919-8321 Phone # _____

III. Parcel Information:

Parcel Number R05.023.9300 Parcel Acreage 4.00
Township Kasota Section 23
Subdivision n/a Lot _____ Block _____

Full Legal Description must be attached.
(Full legal description can be found on deed, not abbreviated legal description from tax statement).

IV. Variance Request: List requested alternative to development standard(s).

Reduce south and east side yard set back from 50 feet.

V. Description of Request:

a. A full written description of the proposed variance request with detailed information must be attached.

VI. Township Notification:

Township must be notified prior to application. (County Commissioners are not the Township Board.)

Kasota Township notified on 10/3/25
(Township Name) (Date)

Board Member Daren Barfknecht regarding the proposed request.
(Name)

VII. Site Plan - Shall be a Certificate of Survey to include, but not limited to:

- North point
- Lakes
- Well
- Access
- Setbacks
- Rivers
- Septic System
- Easements
- Property lines
- Wetlands
- Proposed Structures
- Road Right-Of-Way
- Streams
- Existing structures - *Within and adjacent to project area.*
- Lot Dimensions
- Ponds
- Location of trees to be removed - *Shoreland Districts.*
- Impervious Surface
 - Required for *Shoreland, Business, & Industrial Districts.*
 - Itemized current & proposed impervious surfaces to include total percentages.
 - Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.*

Site shall be physically staked, then surveyed
Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled
Stakes must remain in place until construction commences

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VIII. Practical Difficulty:

- A. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls in all cases when there are practical difficulties in the way of carrying out the strict letter of the official controls and when the terms of the variance are consistent with the comprehensive plan.
- B. An area variance may be granted only where the strict enforcement of the official controls will result in a practical difficulty.
- C. It is the responsibility of the applicant/landowner to provide evidence to prove a practical difficulty exists.
- D. A variance may be granted only in the event that the following circumstances are found to be true (or are answered in the affirmative, yes):

1. Is the variance in harmony with the general purposes and intent of the official controls?

Consideration: What standard (setback, structure size, etc.) are you asking to be modified? What is the intended purpose of that standard? How does your request meet the intended purpose?

We are requesting a variance from the standard set back from the front (south) property line from 50' to 33' to accommodate a house. We are additionally asking the same for the side (East) yard from 50' to 20' to accommodate a detached garage. This is to maintain the 50' bluff setback on the north side of the buildable area.

2. Is the request consistent with the comprehensive plan? *Consideration:* The County's Land Use Plan lists several goals (see attached). Does your request violate any of these listed goals? If so, what steps could be taken to off-set the impact(s) your request has on these goals?

To protect the bluff, shifting away to not encroach. Granting the variance to the East and South lot line setback shifts construction to not intrude the bluff. This will accomplish Goal #2, objective 1 of county land use goals and policies.

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the official controls? *Consideration:* Is the request reasonable based on the existing use of the property? Why? What County standard is keeping your request from being approved? How is the proposal reasonable in relation to the requirements of the zoning ordinance?

We are proposing to build a single family dwelling and detached garage. Due to the bluff on the property the buildable area has been limited. Our intention is to maintain the neighbors privacy along with protecting the bluff and existing woods.

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4. **Is the plight of the landowner due to circumstances unique to the property not created by the landowner?** *Consideration:* What unique characteristic does the property have that is making it impossible for your request to meet all County standards? Is the request the result of events outside the control of the landowner and not due to the landowner's previous decisions or actions?

This is a bluff occupying parcel. Due to the setback regulations and the shape of the buildable area we are not able to stay within the 50' setback area.

5. **Would the variance maintain the essential character of the locality?** *Consideration:* How would you describe the character of the neighborhood or surrounding area? If approved, would the end result of your request make your property appear different than those in the surrounding area?

underdeveloped now - The property is a fully wooded 4 acre parcel. There is only one neighboring house. If approved we would still maintain that neighbors privacy.

6. **Does the request involve more than economic considerations alone?** *Consideration:* Why are you seeking the variance? Would the request do more for you than add value to your property? If so, what?

We are seeking the variance to the lot line setbacks to protect the bluff. We are looking to develop the lot for our own personal use to enjoy the land.

IX. Attachments shall include but not limited to:

- Description of Request
- Site Plan(s) – Survey showing Existing & Proposed Conditions
- Surveyor Certification
- Township Notification – See Part VI
- Access Approval – Attached approval from the applicable road authority
- Full Legal Description – Not abbreviated description from tax statement
- Septic Compliance (if applicable)
- Floor Plans or Building Plans (if applicable)
- Erosion Control Form
- Erosion Control Plan

The Department may request additional information regarding the application.

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X. Quantities and Submittal Formats:

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. Electronic version of any supporting documents are preferred, *if available*.
- c. Additional copies may be requested as deemed necessary by the Department.

XI. Fees:

Variance: \$ 800
 Time Extension: \$ 600
 Filing Fee: \$ 46

Variance for Clusters: \$ 800 + \$200 per household
 Filing Fee: \$ 46

Additional Fees:

Special Meeting: \$1,500
 After-The-Fact meeting fee: Doubled + After-The-Fact Penalty.
 After-The-Fact Penalty: \$1,500 OR 10% of the improvement, whichever is greater.

*****Fees are non-refundable, and must be paid at the time of application*****

XII. Procedure: *See Section 22 of the Zoning Ordinance for full details.*

- a. A pre-application meeting is highly recommended. Please note, applications submitted without having a pre-application meeting may need to be delayed if the submitted application cannot be deemed complete prior to the required application deadline. **Please note that scheduling an Appointment for this meeting is required.**
- b. An application must be submitted either in person or electronically by the applicant and/or landowner no later than 2 P.M. on the date of application deadline.
- c. All required information must be submitted at the time of application, or the application may not be deemed complete.
- d. Incomplete applications shall be placed on Hold until such time all required information is submitted.
- e. **All fees shall be paid at the time of application.**
- f. Notification will be sent to all landowners within 500 feet of the affected property, (minimum of 10 landowners) as well as the affected Town Board, any municipality within 2 miles, and other applicable agencies.
- g. Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.
- h. The Board of Adjustment may conduct an onsite visit to the affected property prior to the scheduled meeting. Any conversation with the Board of Adjustment during the onsite visit is prohibited.

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- i. The Board of Adjustment shall hold a public hearing on the proposed Variance at a scheduled Board of Adjustment meeting.
- j. The applicant or a representative shall appear before the Board of Adjustment in order to answer questions concerning the request, or the application will be tabled.
- k. The Board of Adjustment has the authority to request additional information or impose conditions.
- l. The Board of Adjustment has the authority to determine Variance approval or denial. No Variance may be granted that allows any use that is prohibited in the Zoning District in which the property is located, unless that use is deemed a legal nonconforming use as defined by the Zoning Ordinance.
- m. The Department shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.
- n. The Department will file a certified copy of any order or decision issued by the Board of Adjustment with the County Recorder.
- o. A Zoning Permit is required prior to starting construction; however, Zoning Permits will not be available the day of the Board of Adjustment meeting. A Zoning Permit application shall be approved prior to obtaining a Zoning Permit.

XIII. Signatures:

I hereby certify that I am either the owner of the subject property or have been authorized on behalf of the landowner to apply for this permit. I have read this application and swear the submitted information is true and correct. All provisions of the laws and ordinances governing this work will be complied with whether specified herein or not. I fully understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local laws regulating construction or the performance of construction. I understand the information I provided for this application will be utilized to determine suitability under the ordinances of Le Sueur County and any omissions or erroneous information provided may result in the permit not being issued. I also understand that by applying for this permit, I grant Le Sueur County Environmental Services Department staff authority to access the above property for inspections throughout the application and permitting process.

Applicant signature

10/24/2025
Date

Property Owner signature

10/24/25
Date

V. Description of Request

Description of Requested Variance

This request seeks approval for a variance from certain requirements outlined in the local zoning ordinance or regulations. The objective is to accommodate specific challenges and unique circumstances affecting the property, which make full compliance with existing rules impractical or unduly burdensome. Granting this variance will not undermine the intent or purpose of the regulations, nor will it negatively impact neighboring properties and will meet the goals and objectives of the County planning process.

Scope of the Variance

The requested variance concerns the modification of one or more of the following regulatory standards:

- Setback distance from the South property boundary to 33 ft from 50 ft
- Setback distance from the East property boundary to 20 ft from 50 ft

Rationale for Request

The reason for this variance stems from particular features of the property, such as its buildable area shape, 50 ft bluff set back, and other distinguishing conditions. This request does not seek to obtain special advantages, but rather to ensure fair and reasonable use of the property that aligns with County standards and avoids negative effects neighboring sites.

Anticipated Effects and Mitigation

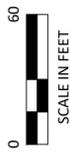
If approved, the requested variance is expected to produce little to no adverse effects on surrounding properties or County objectives. Any possible impacts will be addressed with appropriate design solutions, landscaping, or other mitigation measures as determined by local authorities. The proposed change will maintain public safety, environmental stewardship, and neighborhood character.

DESCRIPTION OF RECORD

That part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 110 North, Range 26 West, Le Sueur County, Minnesota, described as: Commencing at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 23; thence South 00 degrees 00 minutes 00 seconds East (assumed bearing) on the West line of said Northwest Quarter of the Southwest Quarter, 657.51 feet to the Southwest Corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 23; thence South 89 degrees 41 minutes 47 seconds East on the South line of said Northwest Quarter of the Northwest Quarter of the Southwest Quarter, 659.00 feet to the Southeast Corner of said Northwest Quarter of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 02 minutes 06 seconds East on the East line of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section 23, a distance of 658.48 feet to the Southeast Corner of said Southwest Quarter of the Northwest Quarter of the Southwest Quarter; thence South 89 degrees 36 minutes 47 seconds East on the South line of said Northwest Quarter of the Southwest Quarter, 241.98 feet to the point of beginning; thence North 00 degrees 04 minutes 12 seconds West, 417.43 feet; thence South 89 degrees 36 minutes 47 seconds East, 417.43 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 04 minutes 12 seconds East on said East line, 417.43 feet to the Southeast Corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 36 minutes 47 seconds West on the South line of said Northwest Quarter of the Southwest Quarter, 417.43 feet to the point of beginning. Said parcel contains 4.00 acres of land, more or less, and is subject to and together with any and all easements of record.

PROPOSED EASEMENT DESCRIPTION

A 50 foot wide strip of land over and across that part of the Southwest Quarter of the Southwest Quarter and that part of Government Lot 5 of Section 23, Township 110 North, Range 26 West, Le Sueur County, Minnesota, the centerline described as follows: Commencing at the northeast corner of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 06 minutes 15 seconds West (bearings based on Le Sueur County Coordinate System NAD83, 1996 Adjustment) on the north line of said Southwest Quarter of the Southwest Quarter, a distance of 98.00 feet; thence South 00 degrees 32 minutes 25 seconds West, a distance of 25.00 feet to the point of beginning of the centerline easement to be described; thence South 89 degrees 06 minutes 15 seconds East, a distance of 93.00 feet; thence South 00 degrees 32 minutes 25 seconds West, a distance of 492 feet, more or less and there terminating.



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND
- SET LATH

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
 Michael M. Eichers
 License Number 46564
 Date 11/14/2024

- REVISED ORIGINAL SURVEY: 7-28-2025 SHED 30 X 50
- : 8-14-2025 18% BLUFF
- : 8-21-2025 50' BLUFF SETBACK
- : 8-29-2025 50' BLUFF SETBACK AREA
- : 9-30-2025 MOVED HOUSE AND SHED
- : 10-02-2025 MOVED HOUSE AND SHED

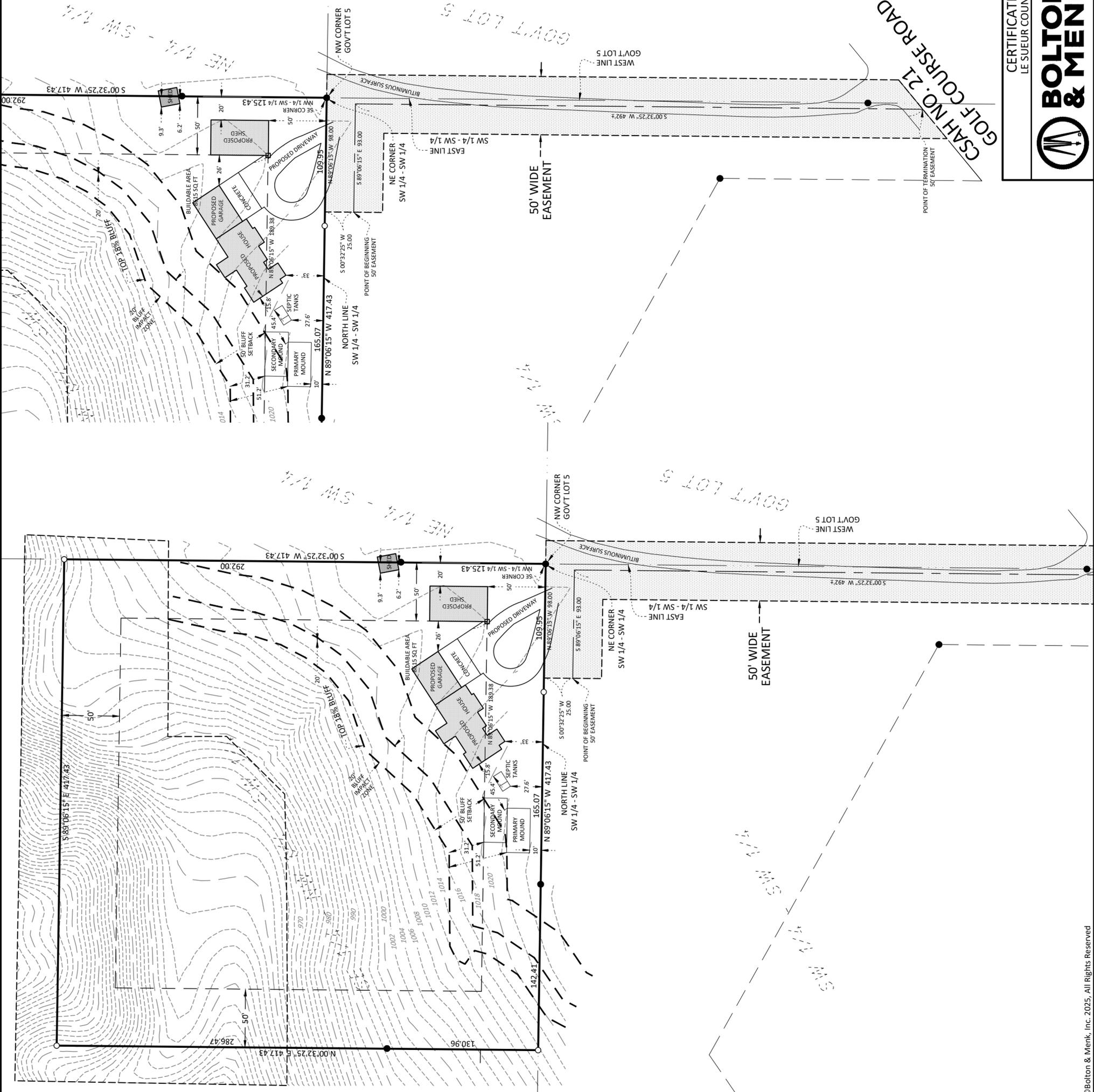
CERTIFICATE OF SURVEY
 LE SUEUR COUNTY, MINNESOTA

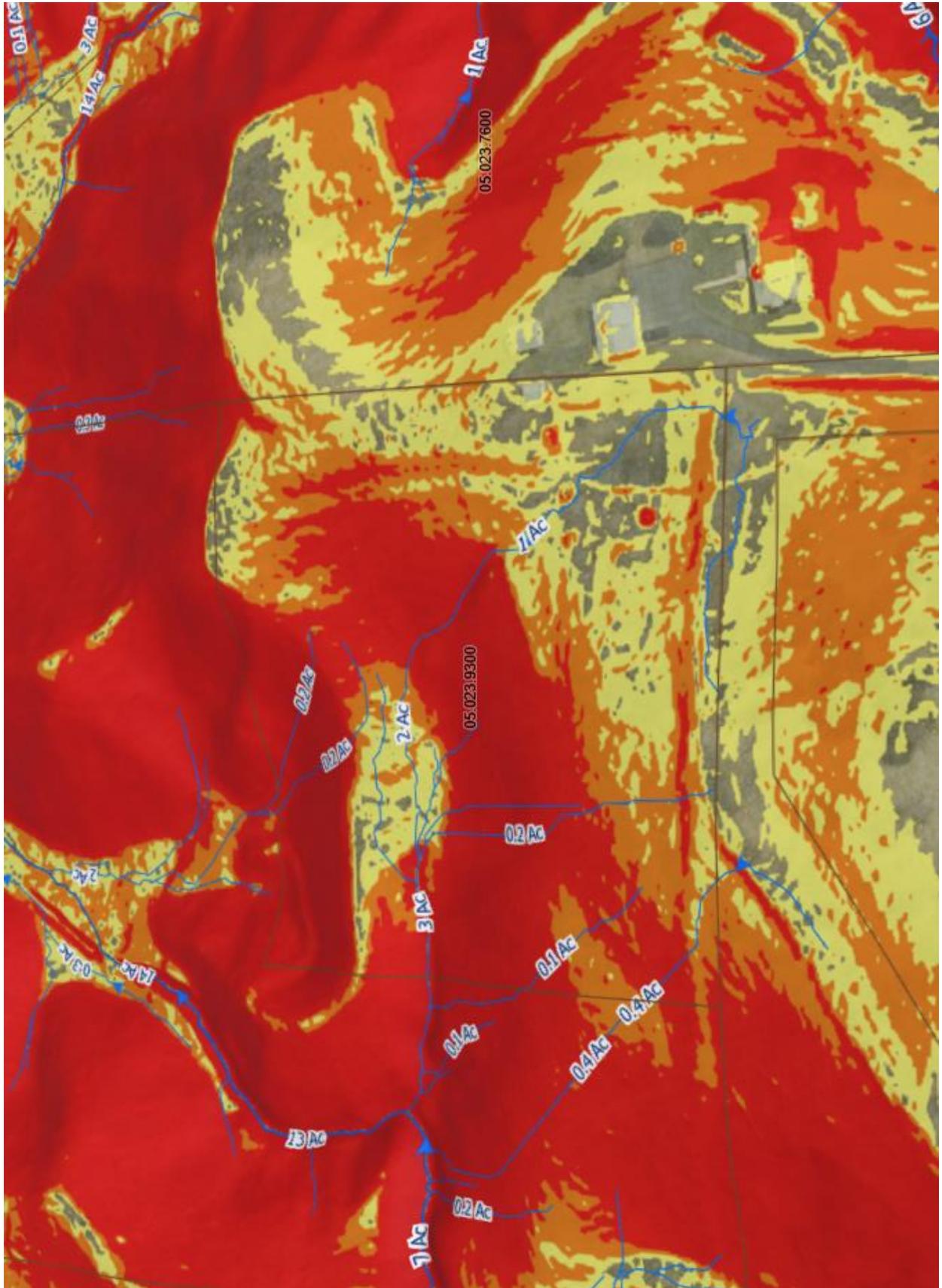


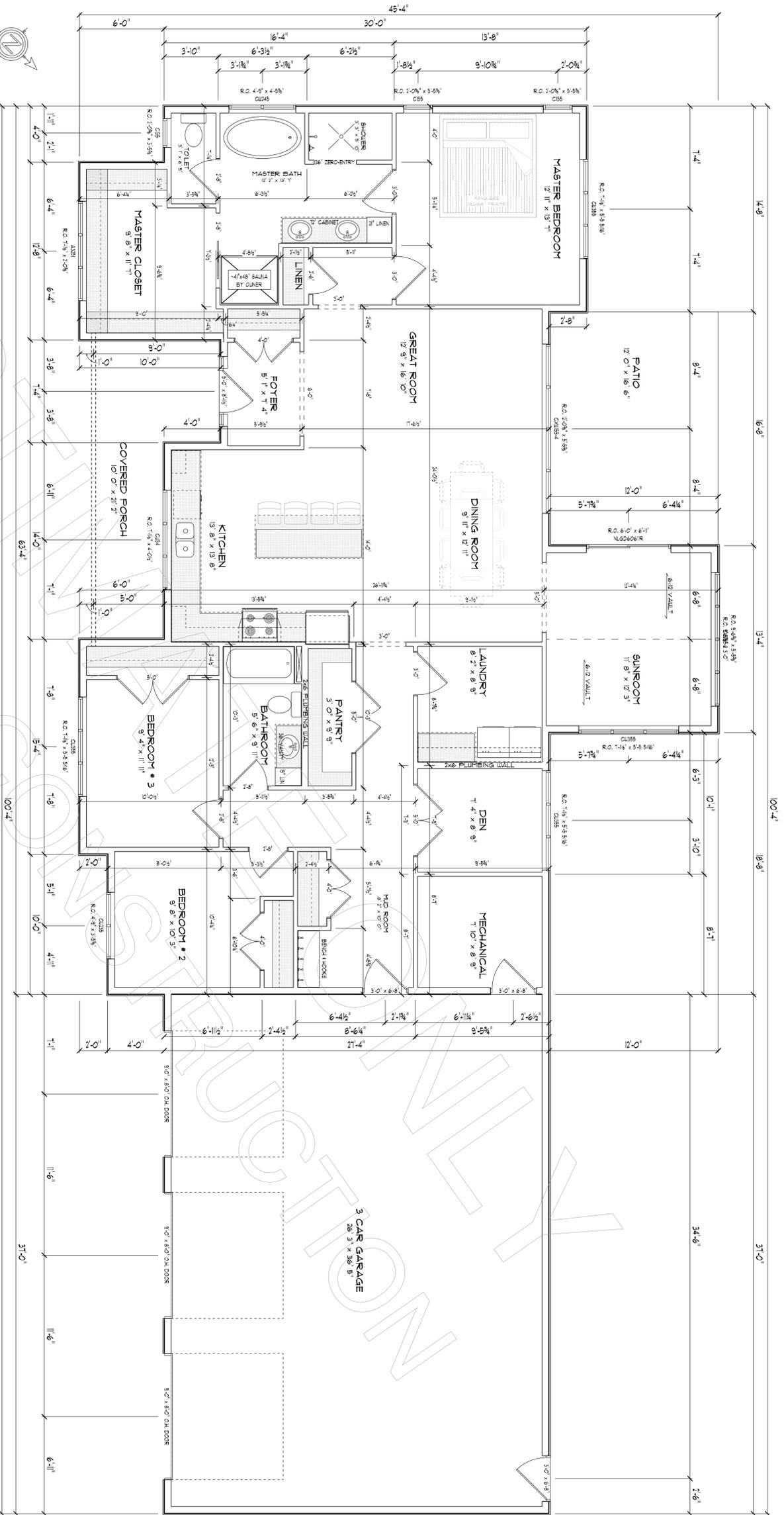
1960 PREMIER DRIVE
 MANKATO, MN 56001
 (507) 625-4171

FOR: STEVE HAUGDAHL

THAT PART OF THE SE 1/4 - NW 1/4 - SW 1/4 OF SECTION 23, TOWNSHIP 110 NORTH, RANGE 26 WEST, LE SUEUR COUNTY, MINNESOTA

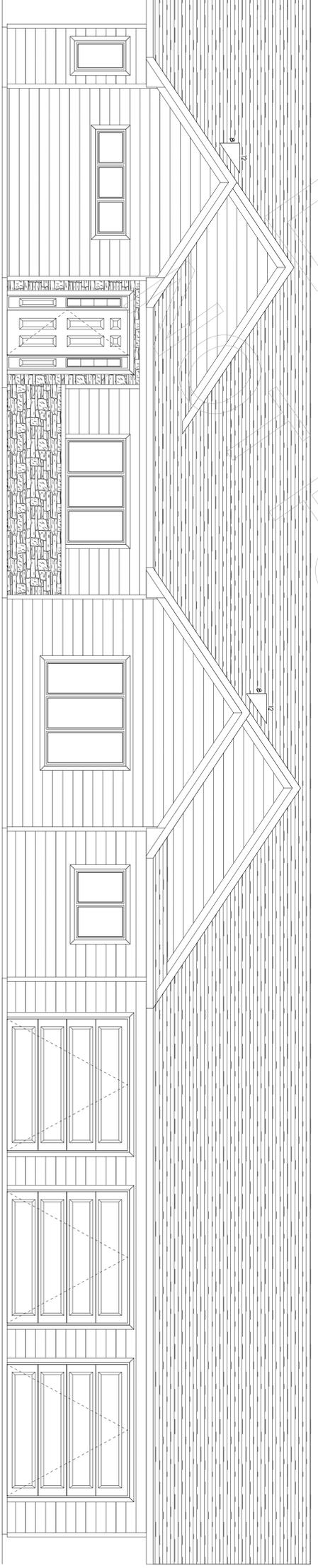






MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
 69 FT. 2126.0 sq. ft.
 PLATE HEIGHT @ HOUSE: 9'-1 1/8"
 PLATE HEIGHT @ GARAGE: 10'-1 1/8"



FRONT ELEVATION

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

DISCLAIMER OF WARRANTIES:
 Drawings and notes are prepared by the drafter and are not to be construed as a contract. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall be responsible for the accuracy of the information provided to the drafter. The drafter shall not be responsible for the accuracy of the information provided to the drafter. The drafter shall not be responsible for the accuracy of the information provided to the drafter.

PROJECT INFO
HAUGDAHL

NEW CONSTRUCTION

GENERAL PLAN NOTES:
 1. EXISTING WALLS ARE INDICATED BY DASHED LINES AND DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
 2. INTERIOR FINISHES ARE PERMANENT UNLESS NOTED OTHERWISE.
 3. "HATCH" OR "IC" IS TO BE USED AT ACTUAL NOT TO SCALE FOR FINISHES UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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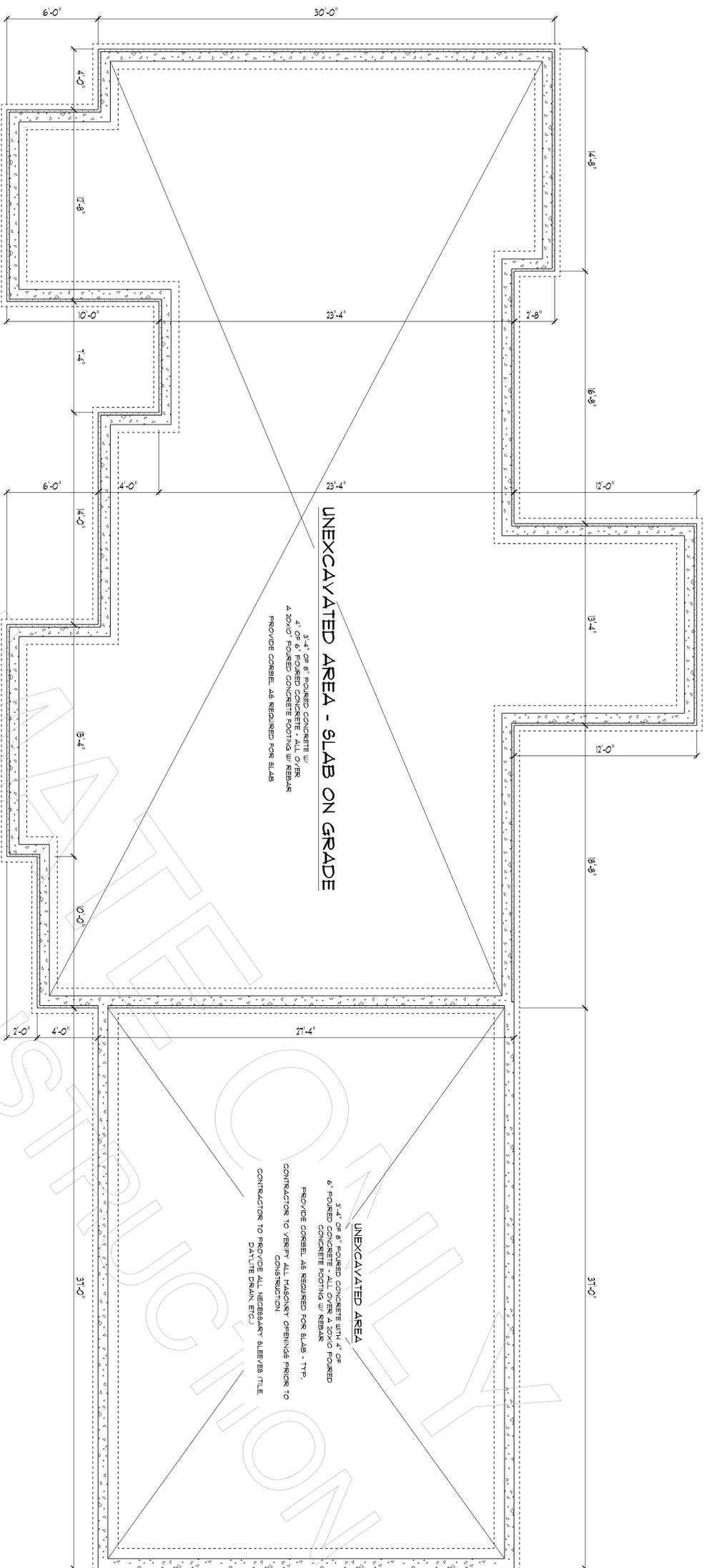
DRAWN BY: ANK
Wednesday November 26, 2025
 C:\Users\ank\Desktop\112525\112525.dwg
 11/25/2025

DATE	BY	DESCRIPTION
04/24/2025	ANK	ORIGINAL
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05/09/2025	ANK	2
05/12/2025	ANK	3
10/09/2025	ANK	4
11/25/2025	ANK	5

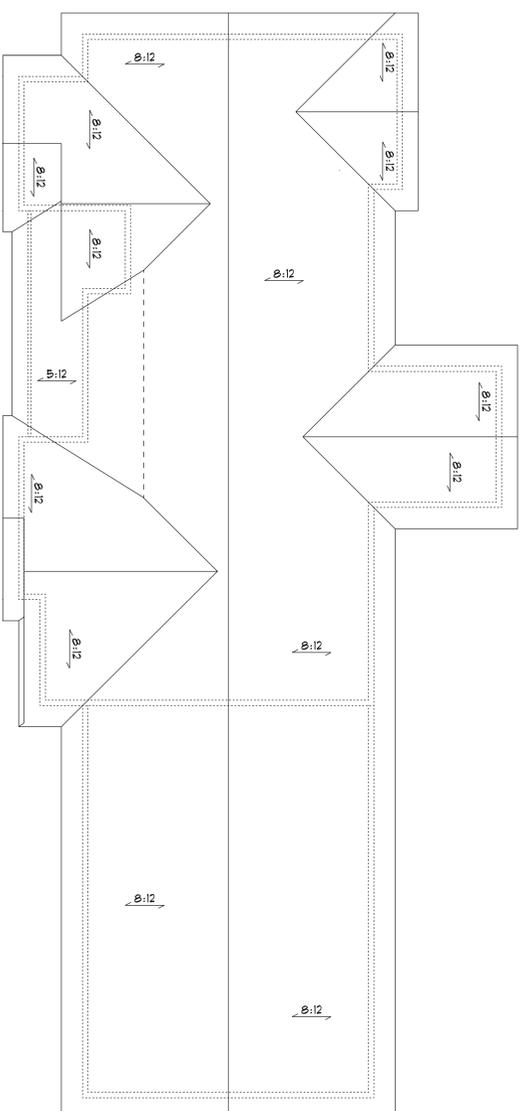
SHEET NO.
1

Paul & Steve Haugdahl
 Timberline Golf Course Rd
 Spring 2026

Lloyd Lumber Co.
 1860 Commerce Drive North Mankato, MN 56003
 Phone: (507) 625-4500 Fax: (507) 625-4504
 "Quality Building Products and Service"



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



ROOF PLAN
SCALE: 1/8" = 1'-0"

Lloyd Lumber Co.



1860 Commerce Drive North Mankato, MN 56003
Phone: (507) 625-4500 Fax: (507) 625-4504

"Quality Building Products and Service"

PROJECT INFO

HAUGDAHL

NEW CONSTRUCTION

GENERAL PLAN NOTES:
EXISTING WALLS ARE PERMANENT AND COMBINED TO OTHERS. FLOOR OR EXISTING WALLS WITH INTERIOR PARTITIONS ARE PERMANENT AT SURF AND OTHERS.
WALLS OR 12" x 16" ARE JOISTING AT ACTUAL NOT OF BLOCK OR ROOF. WALLS NOTED OTHERWISE.
WALLS TO BE BUILT ON BLOCK SLABS ARE AT 4" SINKER ANGLE. UNLESS NOTED OTHERWISE.
CONTRACTOR TO VERIFY ALL BUILDING AND CODE BOOKS.
CONTRACTOR TO VERIFY ALL REGULATIONS AND ELECTRICAL REQUIREMENTS PRIOR TO CONSTRUCTION.
CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SCHEDULES TO PERMANENTLY PRIOR TO CONSTRUCTION.
BORERS REQUIREMENTS. SCHED PERFORM FOR LOCAL CONTRACTOR TO CORNER SIZE BUILDING AND INTERIOR FINISHES.
ALL TRIMMS AND BEAMS TO BE FINISHED BY THIS CONTRACTOR.
ALL CONCRETE BEAMS BY OTHERS. BEAMS AND WALKING CONCRETE BEAMS SHALL BE REMOVED BY THE OWNER OR CONTRACTOR PRIOR TO CONSTRUCTION.
CONTRACTOR TO PROVIDE CORBELS FOR BLOCKSTONE CONSTRUCTION TO VERIFY TROUSERS AND SINKER ANGLE CONDITIONS AND ADAPT FOUNDATION PLANS TO PERFORM OVER FINISHES.
DIMENSIONS GIVEN OVER SCALE.

DRAWN BY: ANK
Wednesday, November 26, 2025
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NO.	DATE	DESCRIPTION
1	04/24/2025	ORIGINAL
2	05/05/2025	
3	05/09/2025	
4	05/12/2025	
5	11/25/2025	

SHEET NO. **3**

Paul & Steve Haugdahl
751 Port Golf Course Rd
Spring 2026