

VARIANCE STAFF REPORT

GENERAL INFORMATION

MEETING DATE: January 8,2025

APPLICANT: Sean McCaslin

OWNERS: McCaslin Properties LLC

911 ADDRESS: 14972 Sakatah Lake Road, Waterville, MN 56096

VARIANCE REQUEST: Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to expand a nonconforming structure to accommodate a 24' x 32' attached garage and a 15 'x 20' attached office in a Recreational Commercial "RC" Shoreland District of Lake Sakatah, a Recreational Development "RD" Lake.

VARIANCE NUMBER: BOA-001042-2025

PARCEL NUMBER: 14.023.8000

SITE INFORMATION

LOCATION: The subject property is located in Government Lot 4, Section 23, Waterville Township.

ZONING & PURPOSE: Recreational Commercial "RC" Shoreland District

A District, adjacent to Recreational Development (RD) lakes, Natural Environment (NE) lakes, agricultural and transitional rivers and tributary streams, to provide suitable locations for, and to encourage the development of, water orientated commercial recreation facilities in those areas of Le Sueur County which benefit the recreational needs of both residents and tourists, to avoid land use conflicts with residential areas and restrict incompatible commercial and industrial uses.

GOALS AND POLICIES: The current Land Use Plan, adopted in 2007, makes reference to the protection of natural resources and improvement of water quality.

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 #2: Utilize shorelands on Recreational Development Lakes (RD) for housing, but with a focus on development design that protects the resource.

GENERAL SITE DESCRIPTION: Recreational Campground of Lake Sakatah

ACCESS: Existing access from Sakatah Lake Road

LAKE: Lake Sakatah, a Recreational Development (RD) Lake

Recreational Development Lake - Lakes that usually have between sixty (60) and two hundred twenty-five (225) acres of water per mile of shoreline, between three (3) and twenty-five (25) dwellings per mile of shoreline and are more than fifteen (15) feet deep.

RFPE: Regulatory Flood Protection Elevation: 1005.2 Lowest floor must be at or above RFPE.

BACKGROUND INFORMATION

The subject parcel is a campground that began in approximately 1966. When the existing dwelling was constructed, the road setback was less restrictive. The dwelling does not meet the current road setback of 100 feet, therefore the dwelling is considered a nonconforming structure. The residential lot is considered a conforming parcel because it meets the required Lot Area and Lot Width requirements of the applicable Zoning District. The existing dwelling, detached garage, and detached office were damaged in a fire in September of 2025. The applicant is proposing to repair the dwelling and attach the office and garage. The applicant has stated the proposal will increase the parking area between the garage and pool as there is often parking space issues in between the structures.

ATTACHMENTS

Application, Scaled Site Plan, 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:

<u>1. Variance:</u>	<u>Request:</u>	<u>Required:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. Expand Nonconforming Structure			Section 24, Subdiv. 6. B. 1.	24-2
2. The applicant is requesting the variance to construct an attached garage and office.				
3. The subject parcel is a conforming Lot.				
4. The applicant is rebuilding structures that were either damaged or destroyed by fire in September of 2025.				

CONSIDERATIONS

1. The following shall be considered at the hearing:
 - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - b. 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.
2. **Additional Considerations:**
 - a. The proposed dwelling additions are not going closer to the road than the existing dwelling. The proposed additions were measured and verified by County staff as meeting the required 100 foot road Right-of-Way setback.

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.

1. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control.
2. Variances shall only be permitted when the request is consistent with the comprehensive plan.
3. 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:
 - a. The property owner proposes to use the property in a reasonable manner not permitted by an official control.
 - b. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - c. The variance, if granted, will not alter the essential character of the locality.
 - d. Economic considerations alone do not constitute practical difficulties.

ADDITIONAL REVIEW COMMENTS

1. This request was submitted to the County's Environmental Health Specialist, Andrew Nicolin, for review. Mr. Nicolin stated the following: After speaking to Sean and reviewing the information provided, we don't see any issues on setbacks. The proposed structure will resolve a violation with the well being too close to the old garage.
2. This request was submitted to the County's Senior Planner, Jon Hammel, for review. Mr. Hammel stated the following: The property does not have a valid Septic Compliance Inspection (CI) on file. The last CI on file is from 2011. There are 4 systems on the property. The new CI will be required to include all 4 systems on the property. Soil observations cannot be done at this time due to frozen ground conditions. A CI shall be submitted in the spring, no later than June 1st.

PROPOSED FINDINGS

1. The official controls in the request are the expansion of a Nonconforming structure.
 - a. The subject property is a conforming lot, and the existing dwelling was built closer to the road Right-of-Way (ROW) than what is allowed under the current standards. Whenever nonconforming structures are expanded, a variance is required and steps should be taken to bring the lot into compliance with current regulations. In this request, the applicant is proposing to rebuild a previously detached garage and office as attached onto the existing dwelling. The garage and office were completely destroyed and the house damaged by a fire in September of 2025. No part of the project is getting closer to the road ROW than what is currently existing. The proposed addition meets required setbacks. It appears that the proposed additions would be in harmony with the general purposes and intent of the official controls.
2. The Le Sueur County Comprehensive Plan (adopted in 2007) lists the protection of natural resources and improving water quality as two of its goals. The proposed dwelling additions will not be getting any closer to the sensitive feature of the lake, and would not add any additional hard-surface and cause runoff issues. This request appears to be consistent with the comprehensive plan.
3. This area was originally developed in the 1960's. In that time, there have been no reported issues with the existing dwelling on the campground. Attaching the garage and office to the dwelling are will resolve traffic congestion and a parking issue in this area. The proposed additions meet the required 100 foot road ROW setback. This appears to be a reasonable request not permitted by official controls.
4. This request is a result of changing standards in the County's Zoning Ordinance. This area was developed in the 1960's. Since that time, minimum standards have been created or increased for road ROW setbacks. For these reasons the dwelling is considered to be a lawful non-conforming structure. This request appear to be due to circumstances unique to the property not created by the landowner.
5. The subject property has been a campground lot for over sixty years. The essential character of the locality is residential and commercial. The applicant is proposing to rebuild the two structures but attach to the existing dwelling. This appears to maintain the essential character of the locality.
6. This request is related to improved personal use on an existing Lot. The existing structures and dwelling were damaged by fire, and the applicant is looking to rebuild and repair. 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, 2027, 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 scaled site plan (created December 9, 2025, and signed by applicant December 11, 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 dwelling, attached garage, and office.
5. *If approved*, the landowner shall submit a compliance inspection no later than June 1, 2026. The inspection shall be completed by a state licensed septic inspector and must include all septic systems on the property.



VARIANCE

LE SUEUR COUNTY
BOARD OF ADJUSTMENT

88 SOUTH PARK AVENUE
LE CENTER, MN 56057



Application Date: <u>December 9, 2025</u>	Permit Number: <u>BOA-001042-2025</u>	Fee: <u>\$846.00</u>
60-Day Ruling Date: <u>February 6, 2026</u>	911-Address: <u>14972 Sakatah Lake Road, Waterville, MN 56096</u>	
Applicant(s): <u>Sean McCaslin</u>	Landowner(s): <u>McCaslin Properties LLC</u>	
Mailing Address: <u>PO Box 164</u>	Mailing Address: <u>14972 Sakatah Lake Rd</u>	
City: <u>Waterville</u>	City: <u>Waterville</u>	
State: <u>MN</u> Zip: <u>56096</u>	State: <u>MN</u> Zip: <u>56096</u>	
Phone: <u>507-421-5175</u>	Phone: <u>507-421-5175</u>	
Email: _____	Email: _____	

Township: <u>Waterville</u>	Parcel No.: <u>14.023.8000</u>
Section: <u>23</u>	Subdivision: _____
TWP #: <u>109</u> Lot #: _____	Zoning District: <u>RC</u>
Range#: <u>23</u> Block#: _____	FEMA Panel #: <u>27079C0 427E</u>
1/4 - 1/4: <u>SW/SW</u> Road Type: <u>CTY</u>	Flood Zone: <u>X Outside</u>

I (We), the undersigned, owner(s) and/or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Variance, as hereinafter designated, and in support thereof, the following facts are presented:

1.) Reason for the Requested Variance:

Request the County grant a Variance from the Le Sueur County Zoning Ordinance to expand a nonconforming structure to accommodate a 24' x 32' attached garage and a 15' x 20' attached office in a Recreational Commercial "RC" Shoreland District of Lake Sakatah, a Recreational Development "RD" Lake.

2.) Reasons for approval or denial of the request are listed in the Findings of Fact.

3.) Special Conditions of the Variance:

Please see the Final Decision Notice for all Conditions related to this request.

 APPLICANT/PROPERTY OWNER


 LE SUEUR COUNTY PLANNING & ZONING AUTHORITY

 DATE
 December 29, 2025

 DATE

**** ALL FEES ARE NON-REFUNDABLE****

ON-SITE TOUR DATE: <u>January 8, 2026</u>	ACTION: _____
PUBLIC HEARING DATE: <u>January 8, 2026</u>	_____
_____	_____
_____	_____
AS WRITTEN	WITH CONDITIONS

BOARD OF ADJUSTMENT CHAIR

DATE

VARIANCE FINDINGS OF FACT

Name of Applicant(s) or Landowner(s): Sean McCaslin

Variance #: BOA-001042-2025

Variance Request: Request the County grant a Variance from the Le Sueur County Zoning Ordinance to expand a nonconforming structure to accommodate a 24' x 32' attached garage and a 15' x 20' attached office in a Recreational Commercial "RC" Shoreland District of Lake Sakatah, a Recreational Development "RD" Lake.

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 SEAN McCASLIN
 Mailing Address PO BOX 164
 City Waterville State MN Zip 56096
 Phone # 507421 5175 Phone # _____

II. Landowner:

Name McCasin Properties LLC
 Property Address 14972 Sakatah Lake RD
 City Waterville State MN Zip 56096
 Phone # 507421 5175 Phone # _____

III. Parcel Information:

Parcel Number 14.023.8000 Parcel Acreage 12.0
 Township Waterville Section 23-109-023
 Subdivision _____ 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).

Expanding a non conforming structure

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.)*

Waterville Township notified on 12-9-2025
(Township Name) (Date)

Board Member Traci Murphy regarding the proposed request. 507
(Name)

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

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Lot Dimensions
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Well
- Septic System
- Proposed Structures
- Existing structures - *Within and adjacent to project area.*
- Location of trees to be removed - *Shoreland Districts.*
- Access
- Easements
- 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?

Looking to move the garage so its attached to the house, will not be building any close to road or set back,

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?

House is Existing from 1950's not looking to go any closer to set back, will not be any closer to the lake setback, would not impact the sensitive feature of the lake

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?

How is Existing from 1950's and we are not going any closer to set back

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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?

3

Due to fire the garage was destroyed & looking to attach garage to existing structure

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?

Structure is in the campground and all siding & structures will match existing buildings

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?

Due to fire we would be rebuilding structure. House is gutted and garage would be attaching to house, along with office space

IX. Attachments shall include but not limited to:

- | | |
|--|---|
| <input type="radio"/> Description of Request | <input type="radio"/> Septic Compliance (if applicable) <i>June</i> |
| <input type="radio"/> Site Plan(s) – Survey showing Existing & Proposed Conditions | <input type="radio"/> Floor Plans or Building Plans (if applicable) |
| <input type="radio"/> Surveyor Certification <i>X</i> | <input type="radio"/> Erosion Control Form |
| <input type="radio"/> Township Notification – See Part VI | <input type="radio"/> Erosion Control Plan |
| <input type="radio"/> Access Approval – Attached approval from the applicable road authority | |
| <input type="radio"/> Full Legal Description – Not abbreviated description from tax statement <i>Records</i> | |

The Department may request additional information regarding the application.

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. Acknowledgement:

I understand that Le Sueur County will never request payment from applicants via wire transfer, gift cards, cryptocurrency, or any other unconventional or insecure method. Any such request should be considered fraudulent and treated as a scam.

If I receive a suspicious communication claiming to be from Le Sueur County and asking for payment, I will not respond or send any money. Instead, I will immediately report the incident to Le Sueur Environmental Services Department and to the appropriate authorities, such as the Federal Trade Commission (FTC) or local law enforcement.

By signing below, I acknowledge this policy and agree to remain vigilant against potential scams.

XIV. 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

12-9-2025
Date


Property Owner signature

12-9-2025
Date

Variance request

On September 9th 2025 the resort had a major fire. It appears that the fire started in the garage and destroyed the garage, office building and part of the house. In the rebuilding process I am trying to consolidate everything into one structure. This would alleviate parking restraints and a “pinch point’ getting campers in and out of the resort.

The plan is to attach the garage and office to the house as shown in the plans. This would move the garage back approx. 12-15ft from where it currently was. Attached are the pictures to show the tightness in the area.



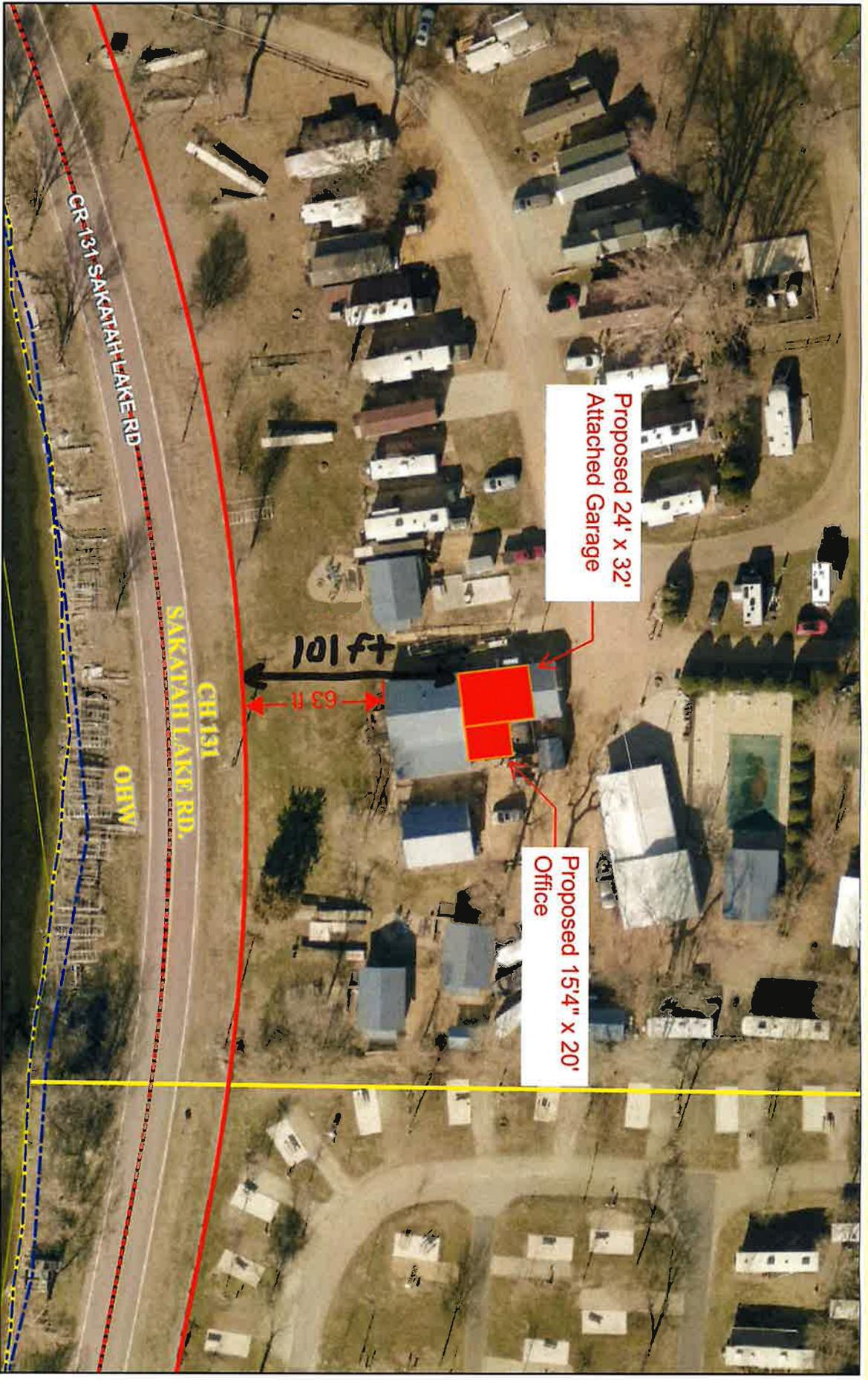
Old
Garage

Typical Saturday

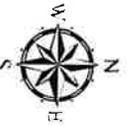


Alternate IDn/a
Class 021 - HMSTD DECODE

LE SUEUR COUNTY ENVIRONMENTAL SERVICES



1 inch equals 64 feet



LE SUEUR COUNTY
ENVIRONMENTAL SERVICES
507-357-8538

Map Disclaimer

Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps.

These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.

*The maps are date specific and are intended for use only at the published scale.

*These maps should not be used for navigational, engineering, legal, or any other site-specific use.

Created By: TSR

Photo dated April/May 2025

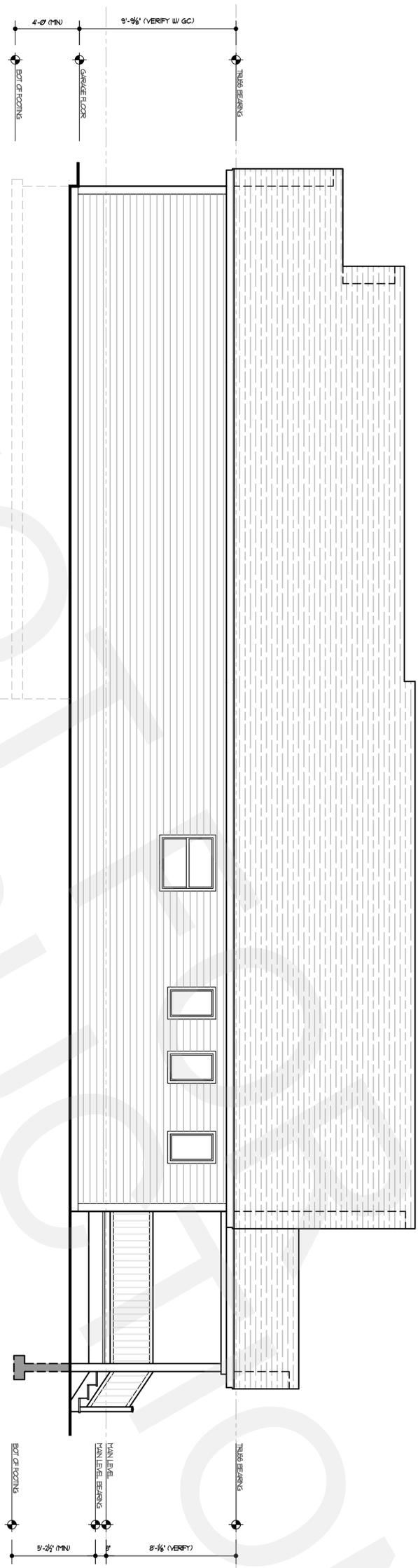
Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet



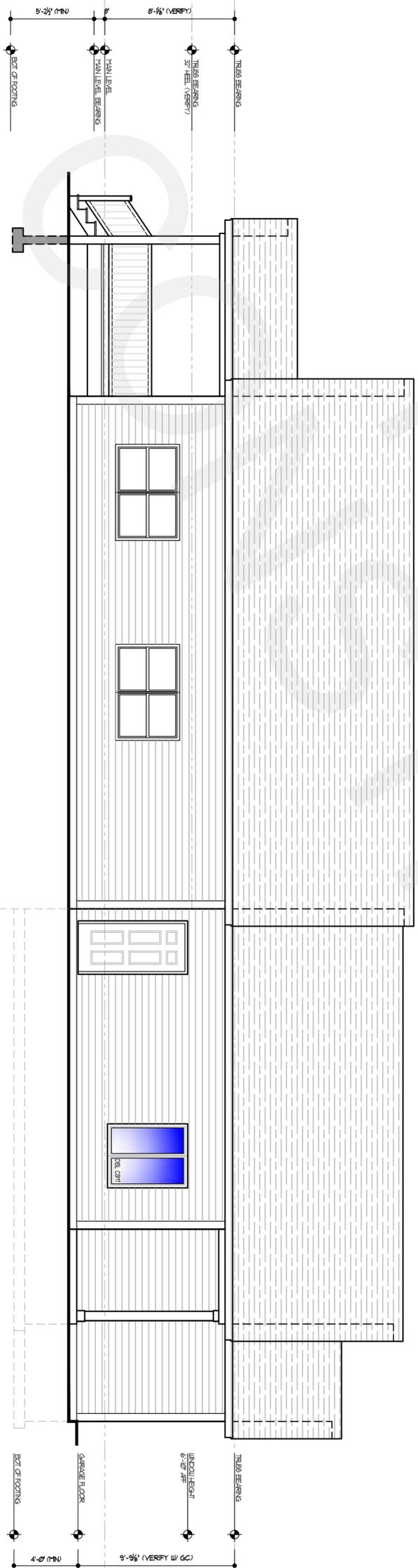
PRINTING INSTRUCTION:
 * DCC PRINTS ARE PREPARED TO BE PLOTTED
 ONTO 24"X36" SHEETS
 * PRINTERS TO ACTUAL SIZE AND/OR 100% SCALE
 IS REQUIRED
 * PRINTING FIT TO PAGE WILL CAUSE PRINTS TO
 BE OUT OF SCALE
 * DCC IS NOT RESPONSIBLE FOR PRINTING NOT TO
 SCALE

MCCASLIN REMODEL

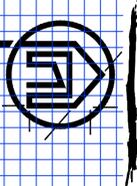
WATERVILLE, MN



2 WEST (REAR) ELEV
 SCALE: 1/4"=1'-0" (22" x 34")
 SCALE: HALF SCALE (11" x 17")



1 EAST (FRONT) ELEV
 SCALE: 1/4"=1'-0" (22" x 34")
 SCALE: HALF SCALE (11" x 17")



the design connection

Residential and Commercial
 Design + Planning
 Serving Minnesota,
 Wisconsin, Iowa, Nebraska,
 North & South Dakota
 1652 Greenview DR. SW
 Rochester, MN 55902
 PHONE: (507) 286-7869
 aaron@thedesignconnection.net
 www.thedesignconnection.net

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UPON SUBMITTAL OF THESE PLANS FOR PERMIT AND USING FOR INTENDED CONSTRUCTION YOU AGREE PLANS INTENDED BY THE DESIGN CONNECTION AS A GUIDE FOR BUILDERS WHO ARE KNOWLEDGEABLE ABOUT NORMAL CONSTRUCTION STANDARD AND LOCAL CODES AND PRACTICES. THE DESIGN CONNECTION WILL REVISE ITS PLANS TO CORRECT ERRORS OR OMISSIONS DISCOVERED AND REPORTED PRIOR TO THE START OF WORK, BUT ASSUMES NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, ALTERATIONS OR IMPROPER CONSTRUCTION THEREAFTER. THE GENERAL CONTRACTOR AND / OR OWNER SHALL ASSUME FULL RESPONSIBILITY FOR DIMENSIONS AND DETAILS, INCLUDING CONSTRUCTION TECHNIQUES, SPECIFICATIONS, STRUCTURAL AND / OR SAFETY REQUIREMENTS AND CONFORMITY TO ALL STATE AND LOCAL CODES AND ORDINANCES. THIS STRUCTURE IS DESIGNED FOR IN-PLACE LOADS. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SHORING, BRACING AND/OR TEMPORARY FRAMING AS REQUIRED UNTIL COMPLETION OF THE PROJECT.

DESIGN REVIEW
 NOT FOR
 CONSTRUCTION

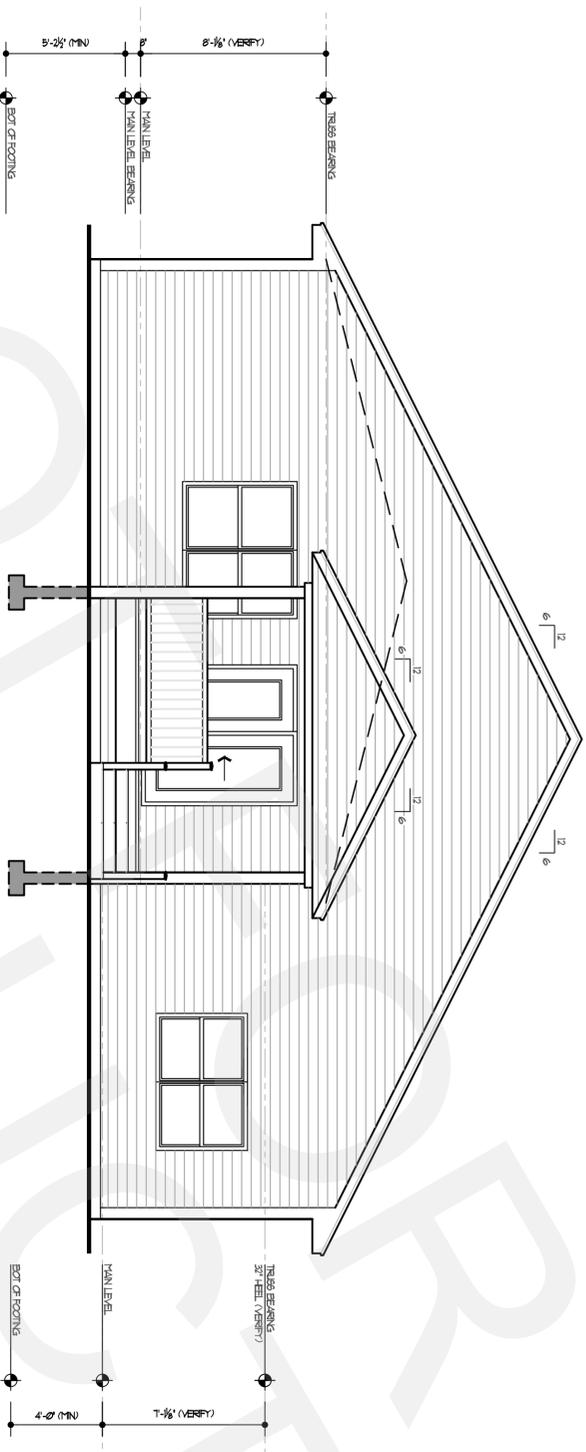
MCCASLIN REMODEL
 SEAN MCCASLIN
 14972 SAKATAH LAKE RD
 WATERVILLE MINNESOTA
 ERICK WARNER

PROJECT #: 25188
 DRAWN BY: ACL
 CHECKED BY: AJT
 PRELIM DATE: SEPTEMBER 2, 2025
 REVISIONS: _____
 FINAL SET DATE: _____
 PRINTED: Sep 30, 2025

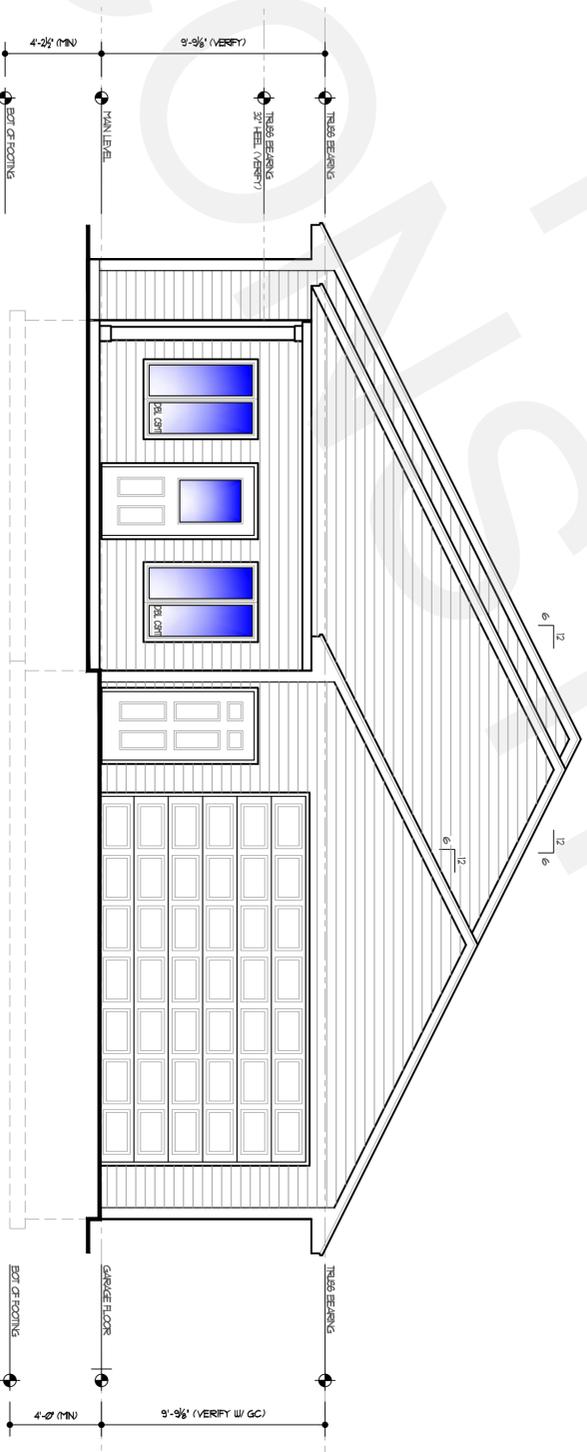
FRONT & REAR
 EXTERIOR ELEVATIONS

A1.1

PRINTING INSTRUCTION:
 * DCC PRINTS ARE PREPARED TO BE PLOTTED
 ONTO 24"X36" SHEETS
 * PRINTERS TO ACTUAL SIZE AND/OR 100% SCALE
 IS REQUIRED
 * PRINTING FIT TO PAGE WILL CAUSE PRINTS TO
 BE OUT OF SCALE
 * DCC IS NOT RESPONSIBLE FOR PRINTING NOT TO
 SCALE



2 SOUTH (LEFT) ELEV
 SCALE: 1/4"=1'-0" (22" x 34")
 SCALE: HALF SCALE (11" x 17")



1 NORTH (RIGHT) ELEV
 SCALE: 1/4"=1'-0" (22" x 34")
 SCALE: HALF SCALE (11" x 17")

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 Design + Planning
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 North & South Dakota
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 Rochester, MN 55902
 PHONE: (507) 286-7869
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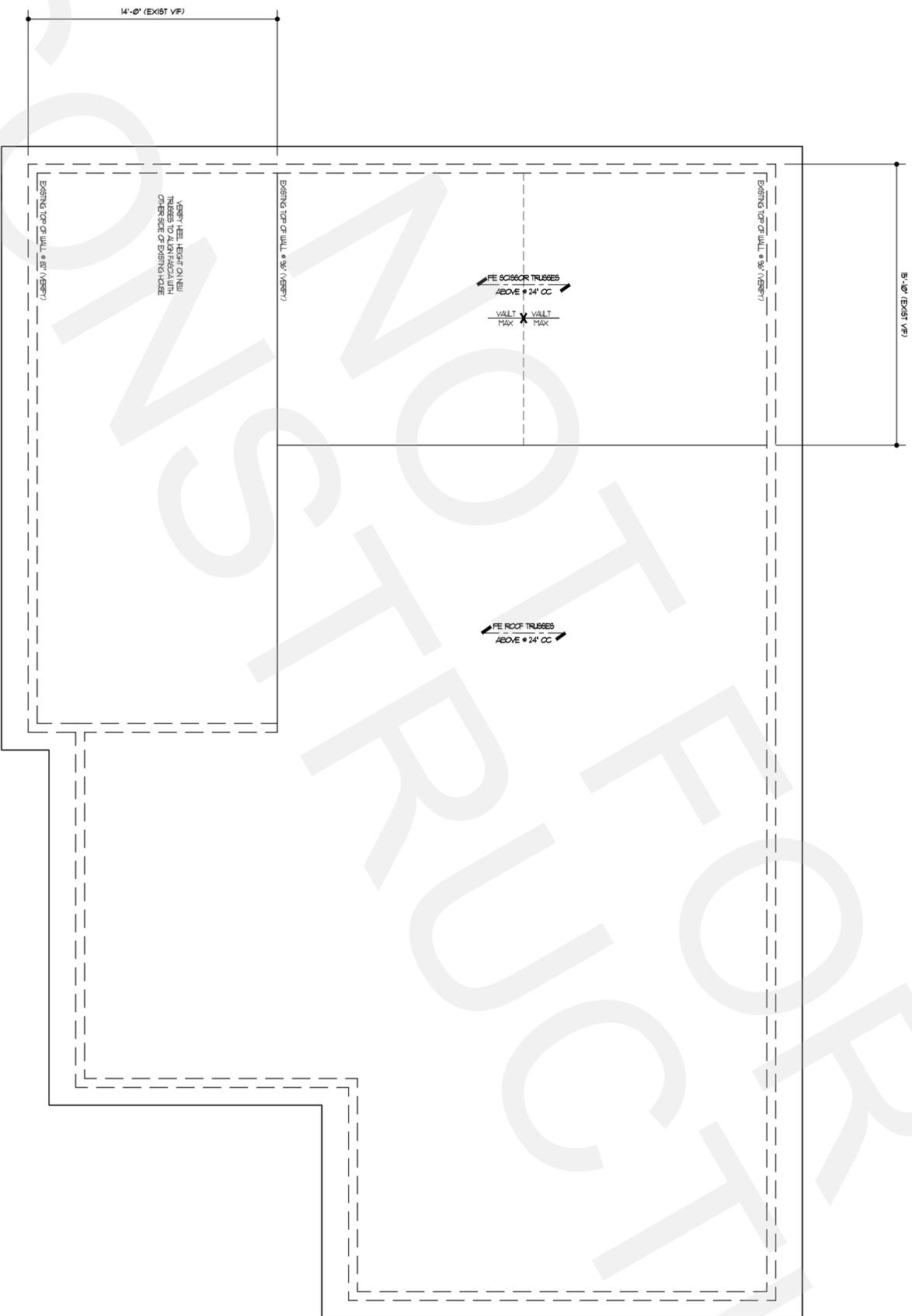
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PROJECT #: 25188
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 CHECKED BY: A.J.T.
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RIGHT & LEFT EXTERIOR ELEVATIONS

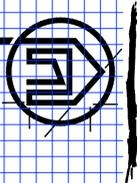
A1.2

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 * DCC IS NOT RESPONSIBLE FOR PRINTING NOT TO
 SCALE



1 ROOF PLAN

SCALE: 1/4"=1'-0" (22" x 34")
 SCALE: HALF SCALE (11" x 17")



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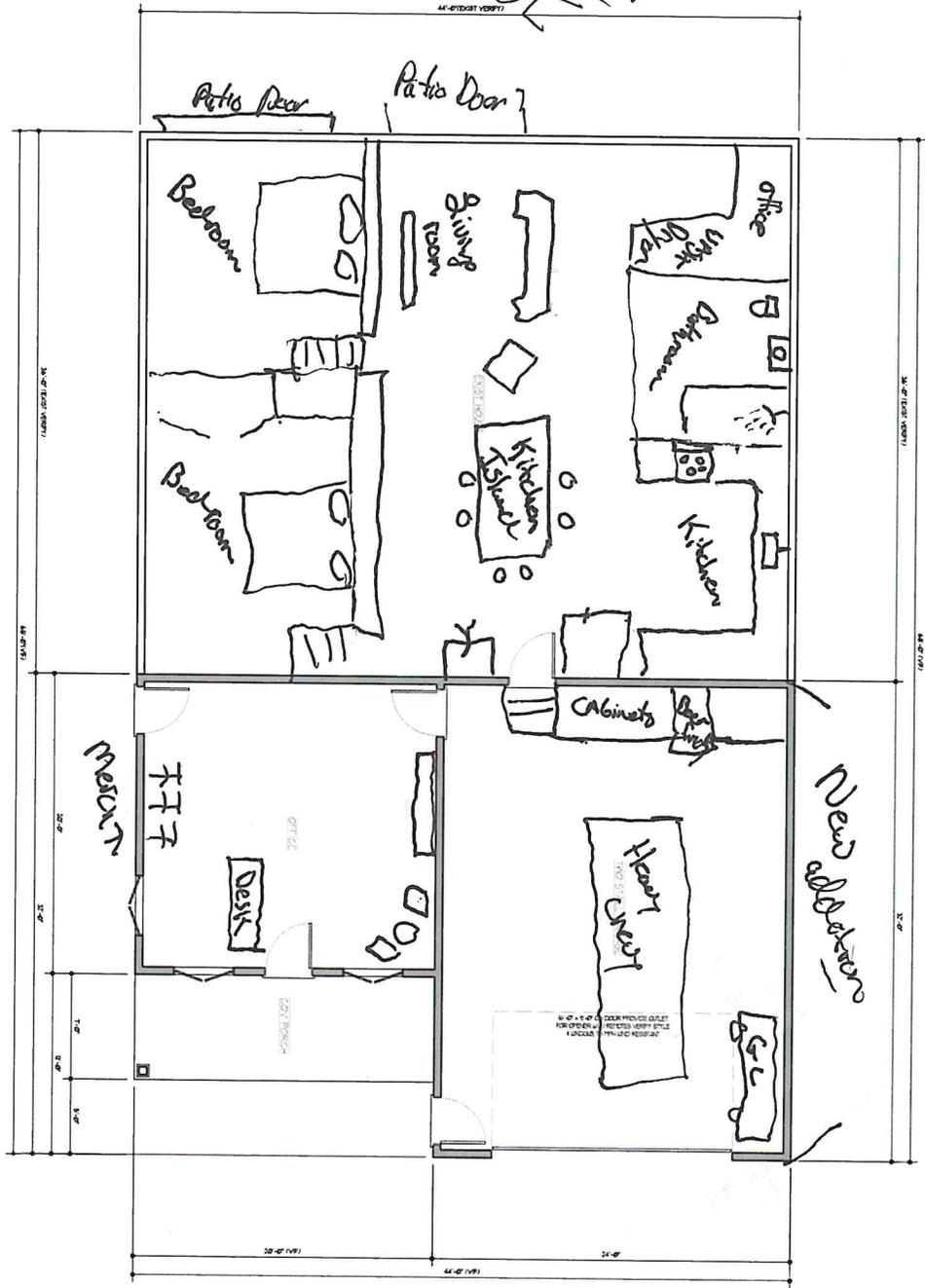
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 FINAL SET DATE: _____

REVISIONS: _____
 PRINTED: Sep 30, 2025
 ROOF PLAN

A3.2

NOTING: ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 IBC AND LOCAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S OMISSIONS OR ERRORS.

South
ST. ALICE
ST. ALICE



East
MAIN LEVEL PLAN
SCALE: 1/8\"/>

West

North

Goals
"Focus"

A3.1
MAIN LEVEL
FLOOR PLAN

PROJECT:	MCCASLIN REMODEL
OWNER:	SEAN MCCASLIN
ADDRESS:	14972 SAKATAH LAKE RD
CITY:	WATERVILLE
STATE:	MINNESOTA
DATE:	SEP 21, 2012
SCALE:	1/8\"/>

MCCASLIN REMODEL
SEAN MCCASLIN
14972 SAKATAH LAKE RD
WATERVILLE
ERICK WARNER
MINNESOTA

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