



Le Sueur County, MN

Thursday, March 17, 2016

Regular Session

Item 1

Le Sueur County Parks-Gelder Sawmill Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT: Le Sueur County Parks Department-Geldner Saw Mill

OWNER: Le Sueur County

911 ADDRESS: 46542 Beaver Dam Rd **EXTENSION**

VARIANCE REQUEST: To allow the applicant to construct an addition to a non-conforming structure 58 feet from the road Right-Of-Way (ROW) 141 feet from the Ordinary High Water Level (OHWL).

VARIANCE NUMBER: 15020

PARCEL NUMBER: 04.999.0030

SITE INFORMATION

LOCATION: Part of Government Lot 2, Section 5, Elysian Township

ZONING & PURPOSE: Special Protection

The intent of the **Special Protection (SP) District** is to guide the wise development and utilization of shorelands of public waters for the preservation of water quality, natural characteristics, economic values and the general health, safety and welfare of all public waters in the unincorporated areas of the County. Further, the purpose of this district is to manage areas unsuitable for development due to wet soils, steep slopes or large areas of exposed bedrock; and to manage areas of unique natural and biological characteristics in accordance with compatible uses.

GENERAL SITE DESCRIPTION: Shoreland , recreational

ACCESS: Existing off County Road 13, Beaver Dam Road

LAKE: Lake Jefferson, Recreational Development 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: 1022.86 Lowest floor must meet RFPE.

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, SWCD email

STAFF FINDINGS

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

1. Variance:	Request:	Required:	Ordinance:	Page:
a. Structure to road ROW:	58 feet	60 feet	Section 13, Subdiv. 5.A.1.	13-30
b. Structure to OHWL:	141 feet	150 feet	Section 13, Subdiv. 5. E. 1.	13-31
2. Refer to DNR Guidance Letters:				
a. The Role of the Variances in Shoreland Management Ordinances				pg. 9

Page 1 of 2

3. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
4. A Variance may be granted **only** where the strict enforcement of the official controls will result in a **practical difficulty**.
5. It is the responsibility of the **applicant** and/or landowner to prove evidence that a practical difficulty exists.
6. A determination that a **practical difficulty exists** upon the consideration of the **findings of fact**.

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. The granting of the application will not 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.
 - c. Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.

CONDITIONS

1. 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.
2. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.
3. *If approved*, construction must be completed **prior to the Variance expiration**, Section 22; Subdivision 7.
4. *If approved*, a **zoning permit** must be purchased prior to starting construction, Section 26.
5. **Extension** must be requested 30 days prior to Variance expiration, Section 22; Subdivision 7.

VARIANCE

LE SUEUR COUNTY PLANNING AND ZONING
BOARD OF ADJUSTMENT
88 SOUTH PARK AVENUE
LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION DATE:	2/17/2015	PERMIT NUMBER	15020	FEE:	\$646.00
60 DAY RULING DATE:	4/17/2015				
APPLICANT:	LE SUEUR COUNTY	PROPERTY OWNER:	LE SUEUR COUNTY		
ADDRESS:	88 SOUTH PARK AVE	ADDRESS:	88 SOUTH PARK AVE		
CITY:	LE CENTER	CITY:	LE CENTER		
STATE:	MN	STATE:	MN	ZIP:	56017
PHONE:	507-357-2251	PHONE:	507-357-2251		
PARCEL NO:	04.999.0030	TOWNSHIP:	ELYSIAN	911:	46542 BEAVER DAM RD
SEC:	5	SUBDIV:	NA		
TWP:	109	LOT:	NA	ZONE:	SP //
RANGE:	24	BLOCK:	NA	FEMA PANEL #:	27079C0300D
Q/Q:		ROAD:	CNTY	FLOOD ZONE:	X OUTSIDE

I (We), the undersigned, owner(s) and/or applicant 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 Requested Variance:

To allow the applicant to construct an addn on a non-conforming structure 58 ft from the ROW and 141 ft from the OHWL.

2.) Reasons for Approval or Denial of Request as Listed in Findings.

3.) Special Conditions of Variance:

RECORDED LEGAL DESCRIPTION OF PROPERTY MUST BE SUBMITTED PRIOR TO
ISSUANCE OF ZONING PERMITS. ADDITIONAL CONDITIONS AS STATED IN
RECORD:

Don Peak, Parks
APPLICANT/PROPERTY OWNER

2/17/15
DATE

Le Sueur County Planning and Zoning Authority
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

2/17/15
DATE

** FEES ARE NON-REFUNDABLE**

ON-SITE TOUR DATE:		
PUBLIC HEARING DATE:	3/19/2015	ACTION: <u>Approved</u>
<input checked="" type="checkbox"/> AS WRITTEN		<input type="checkbox"/> WITH CONDITIONS

James Doherty
BOARD OF ADJUSTMENT CHAIRMAN

3-19-15
DATE

BUILDING SITE MUST BE STAKED OUT THE MONDAY PRIOR TO THE MEETING
OR THE APPLICATION WILL BE TABLED.

VARIANCE FINDINGS OF FACT

Name of Applicant: LE SUEUR COUNTY

Variance # 15020

Variance Request: To allow the applicant to construct an addn on a non-conforming structure 58 ft from the ROW and 141 ft from the OHWL.

- A. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.
- B. 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.
- C. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- D. It is the responsibility of the applicant / landowner to prove evidence that a practical difficulty exists.
- E. A determination that a practical difficulty exists upon the consideration of the following criteria.

☒ Y ☐ N 1. Does the property owner propose to use the property in reasonable manner?

Explain _____

JM	JW	JD	CH	FC
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Y ☐ N 2. Is the alleged practical difficulty unique to the property?

Explain _____

JM	JW	JD	CH	FC
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Y ☐ N 3. Were the circumstances causing the practical difficulty created by someone other than the applicant / landowner?

Explain _____

JM	JW	JD	CH	FC
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Y ☐ N 4. Will the issuance of the Variance maintain the essential character of the locality?

Explain _____

JM	JW	JD	CH	FC
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Y ☐ N 5. Does the alleged practical difficulty involve more than economic considerations?

Explain _____

JM	JW	JD	CH	FC
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

F. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls.

☒ Y ☐ N 6. Is the Variance consistent with and supported by the statement of purposes, policies, goal and objectives in the Ordinance?

Explain _____

JM	JW	JD	CH	FC
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

☐ Y ☐ N 7. Is the Variance consistent with the Comprehensive Plan?

Explain _____

JM	JW	JD	CH	FC
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

G. IF ALL THE ANSWERS ARE "YES", THE CRITERIA FOR GRANTING THE VARIANCE HAVE BEEN MET.

☒ APPROVED

☐ DENIED

CONDITIONS: _____

Applicant response to conditions:

Agree ()

Disagree ()

Reasons: _____


Board of Adjustment Chairman

3-19-15
Date

Le Sueur County

Variance Application

I. Applicant:

Name LE SUEUR COUNTY
Mailing Address 88 SOUTH PARK AVE
City LE CENTER State MN Zip 56057
Phone # 507-357-8201 Phone # _____

II. Land Owner (s), if different from above:

Name SAM
Property Address _____
City _____ State _____ Zip _____
Phone # _____ Phone # _____

III. Parcel Information:

Parcel Number 04-999-0030 Parcel Acreage 4.44
Legal Description-Full legal description must be attached (not from tax statement)
Attached

IV. Variance Request:

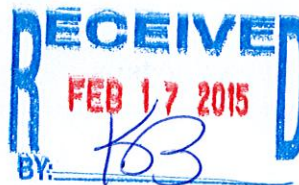
THE COUNTY WOULD LIKE TO ADD ON AN ADDITION TO THE SOUTH END OF THE EXISTING BOILER ROOM. THIS NEW ADDITION WOULD HOUSE THE NEW BOILER. THE OLD BOILER WOULD STAY RIGHT WHERE IT IS, WOULD NOT BE USED

V. Township Notification: Township must be notified of proposed request prior to application.

ELYSIAN Township notified on OCTOBER 16, 2014
(Township Name) (Date) TOWNSHIP IS OK
Board Member DOUG SWEDBERG regarding the proposed request. WITH VARIANCE
(Name)

VI. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Ten (10) copies must be submitted, if in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents if available.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person by the applicant and/or landowner no later than 12 P.M. on the date of application deadline. **Appointment is necessary.**
- All required information must be correct and submitted at the time of application, or the application will not be accepted.
- Applications will not be accepted by mail.



VII. Site Plan-must be a survey and shall include but not limited to the following:

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Easements
- Access
- Impervious Surface -- Itemized current & proposed with total percentages (If in Shoreland)
- Location of significant trees to be removed (If in Shoreland) NONE
- Note how disturbed areas will be restored (If in Shoreland)
- Landscape, screening and buffering (If applicable)
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Existing structures (within and adjacent to project area)
- Proposed Structures
- Lot Dimensions
- Septic System NONE
- Well NONE

Building site shall be physically staked by the surveyor or the application will be tabled.

VIII. Attachments shall include but not limited to:

- ☒ a. Site Plan-survey
- ☒ b. Full legal description
- ☒ c. Access approval SAME. NO CHANGE
- ☒ d. Floor plans and/or blue prints (For structures)
- ☒ e. Septic System Compliance Inspection NONE
- ☒ f. Erosion control plan
- ☒ g. Surveyor Certification
- ☒ h. Written Detail of Variance

THERE IS
NO SEPTIC
SYSTEM AT
SDW MILL

IX. Fee: Must be paid at the time of application.

Variance: \$ 600
Filing Fee: \$ 46
After-The-Fact meeting fees are doubled.

Additional Fees:

Special Meeting: \$1,200
After-The-Fact Penalty: \$1,500 OR 10% of the improvement, whichever is greater.

X. Procedure:

The Board of Adjustment shall hold a public hearing on the proposed Variance at a regularly scheduled Board of Adjustment meeting.

The Board of Adjustment has the authority to determine Variance approval or denial.

The Planning & Zoning Administrator shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.

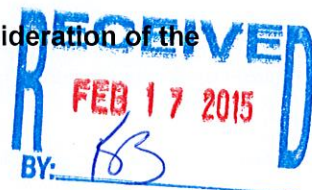
A zoning permit is required prior to starting construction; however zoning permits will not be available the day of the Board of Adjustment meeting.

XI. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.

A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.

It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.

A determination that a practical difficulty exists upon the consideration of the following criteria:



1. Describe how the Variance request is reasonable compared to the ordinance requirements being varied from.

THE VARIANCE IS THE MINIMUM NECESSARY TO MEET OUR GOAL.
AT THIS POINT THERE IS NO OTHER WAY WE CAN DO THIS, EXCEPT TO
ADD A NEW BOILER ROOM.

2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?

THE STATE BOILER INSPECTORS WILL NOT ALLOW LESUEUR COUNTY TO
PUT THE NEW BOILER MAKE AT THE ORIGINAL PLACE IT IS AT NOW.
NEW RULES PREVENT THE COUNTY TO PUT IT BACK THE WAY IT IS NOW.
NOT ENOUGH ROOM UNDER THE NEW LAWS.

3. Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.

NEW LAWS THAT REGULATES THE BOILER INDUSTRY THAT
PREVENTS LESUEUR COUNTY FROM USING THE ORIGINAL ROOM.
THE ORIGINAL BOILER ROOM IS TOO SMALL TO PUT NEW BOILER IN.
(SAME SIZE BOILER)

4. How will the request maintain the essential character of the locality?

THE GELDER SAW MILL IS A HISTORICAL BUILDING AND IS
MONITORED BY THE STATE HISTORICAL SOCIETY. THEY WILL HAVE TO
APPROVE THE NEW ADDITION. WE WILL BE BUILDING IT TO LOOK MUCH
LIKE THE OLD PART OF THE SAW MILL.

5. Does the alleged practical difficulty involve more than economic considerations?

YES, UNDER NEW LAWS, PREVENTS THE COUNTY FROM PUTTING
BOILER BACK THE WAY IT IS NOW. IT WILL ACTUALLY COST
MORE TO ADD THIS ADDITIONS.

6. Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?

I WOULD HAVE TO SAY YES TO THIS QUESTION. WE ARE NOT TAKING
ANY AGRICULTURAL LAND OUT OF PRODUCTION. ANY FEED LOTS IN THE AREA WILL
NOT MATTER TO THIS PROJECT. WE ARE NOT IN A BLUFF AREA. WATER QUALITY IS
NOT A ISSUE. WE DO NOT HAVE A SEPTIC SYSTEM. ORDINANCE TALKS ABOUT PUBLIC
PARKS & OPEN SPACES FOR PEOPLE TO USE, AND THAT IS WHAT WE HAVE HERE.

7. Describe how the request is consistent with the Comprehensive Land Use Plan.

IN THE LESUEUR COUNTY LAND USE PLAN ON PAGE 26, GOAL #7 SAYS
PARKS AND OTHER COUNTY OWN OPEN SPACES ARE VALUABLE RESOURCES THAT NEED
TO BE IMPROVED AND DEVELOPED TO SERVE COUNTY RESIDENTS. THE GELDER SAW MILL
PROJECT DOES NEED IMPROVING TO SERVE COUNTY RESIDENTS. HISTORY OF OUR COUNTY

8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.

NO SEPTIC SYSTEM, NO WATER, WATER IS
BROUGHT IN THE DAYS THE SAW MILL IS RUNNING.
ON SITE PORT-A-JOHN IN SUMMER

9. Explain why this request is the minimum variance amount to afford relief.

WE ARE ONLY BUILDING THE ADDITION BIG ENOUGH TO FIT THE
BOILER IN IT. THE STATE INSPECTORS NEED THREE (3) FEET ON ALL
SIDES OF THE BOILER TO WALK AROUND IT. AND SEVEN FEET (7) OF
HEAD ROOM.



XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Don Peak
Applicant signature

10/20/14
Date

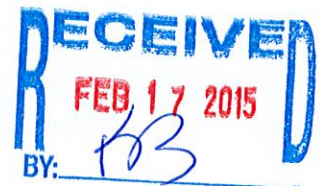
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Don Peak For LE SUEUR COUNTY
Land Owner signature

10/20/14
Date

OFFICE USE ONLY			
Date received <u>2/19/15</u>	Present Zoning Classification <u>SP</u>	Feedlot within 500' <u>1000'</u>	<u>(N)</u>
Meeting date <u>3/19</u>	Lake Classification <u>RD</u>	Erosion Control Plan	Y N
60 Day <u>4/19</u>	Lake <u>Jiff</u>	Water courses	<u>(Y)</u> N
FEMA Panel # <u>270</u>	Flood Zone <u>Koutsider (Addn)</u>	Bluff	Y <u>(N)</u>
<input checked="" type="checkbox"/> Surveyor Certificate	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Septic <u>NA</u>	CI / DESIGN
<input checked="" type="checkbox"/> Site Plan -survey	<input type="checkbox"/> Access approval <u>ent</u>	<input type="checkbox"/> Fee \$ <u>0</u>	ATF / SPEC MTG
<input checked="" type="checkbox"/> Full legal	<input checked="" type="checkbox"/> Blue Prints	<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Application complete	<input checked="" type="checkbox"/> Written Detail of Var		
<u>K Brockway</u>	<u>2/17/15</u>	<u>2 15020</u>	
Planning & Zoning Department Signature	Date	Permit #	

04-15-13



LE SUEUR COUNTY SAWMILL SURVEY

DESCRIPTIONS PROVIDED

PARCEL 1
That part of Government Lot 2, Section 5, Township 109, Range 24, Le Sueur County, Minnesota, described as follows: Commencing at meander corner No. 52; thence on an assumed bearing of East at right angles to the west line of said Section 5, a distance of 726.00 feet; thence South 05 degrees 16 minutes East, a distance of 173.75 feet to the point of beginning of the tract to be described; thence South 75 degrees 33 minutes East, a distance of 368.50 feet to the centerline of County Road No. 13; thence South 09 degrees 26 minutes East along said centerline of County Road No. 13, a distance of 57.80 feet; thence South 58 degrees 22 minutes West, a distance of 290.00 feet; thence North 32 degrees 33 minutes 20 seconds West, a distance of 383.85 feet; thence South 75 degrees 33 minutes East, a distance of 90.00 feet to the point of beginning. This tract contains 1.55 acres of land and is subject to right-of-way in existing County Road.

PARCEL 2
Commencing at Meander Corner Number 52, Section Number 5, Township 109 North, Range Number 24 West, Le Sueur County, Minnesota, thence East (Assumed Bearing) 726.00 feet to place of beginning; thence South 05 degrees 16 minutes East 173.75 feet; thence South 75 degrees 33 minutes East 368.50 feet to the center of County Road Number 13; thence North 09 degrees 40 minutes West on the center of said road, 475.00 feet; thence South 75 degrees 32 minutes West, 314.77 feet; thence South 05 degrees 16 minutes East, 125.17 feet to place of beginning. Contains 2.86 acres, RESERVING however unto parties of the first parties, and the survivor thereof, a life estate in and to the following described property; Commencing at Meander Corner Number 52, Section Number 5, Township Number 109 North, Range Number 24 West, thence East 726.00 feet; thence North 05 degrees 16 minutes West, 125.17 feet; thence North 75 degrees 32 minutes East, 186.32 feet to place of beginning; thence South 09 degrees 40 minutes East, 185.20 feet; thence North 80 degrees 20 minutes East, 128.00 feet to the center of County Road 13, thence North 09 degrees 40 minutes West on the center of said road, 197.00 feet; thence South 75 degrees 32 minutes West, 128.45 feet to place of beginning, containing 0.56 acres.

TOTAL LOT AREA
160697 SQ FT (3.69 ACRES)

EXISTING IMPERVIOUS SURFACE	
SAWMILL	1924 SQ FT
BUILDING 2 W/ OVERHANG	1157 SQ FT
GRAVEL SURFACE	7789 SQ FT
BITUMINOUS SURFACE	6440 SQ FT
DECK	49 SQ FT
RETAINING WALL	7 SQ FT
TOTAL	17366 SQ FT (10.8%)

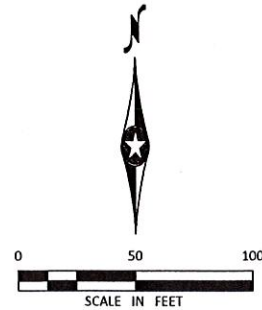
SITE ADDRESS
46542 BEAVER DAM ROAD
CLEVELAND, MN 56017

PID 04.999.0030

OWNER ADDRESS
LE SUEUR COUNTY
88 PARK AVENUE SOUTH
LE CENTER, MN 56057

LEGEND

- MONUMENT FOUND
- * LIGHT POLE
- FLAG POLE
- UTILITY POLE
- POST FOR CHIMNEY
- HYDRANT
- TRAFFIC SIGN
- COMMUNICATION PEDESTAL
- ELECTRIC METER
- OU — UTILITY OVERHEAD
- X — FENCE LINE
- (D) DEED BEARING



SURVEYOR'S CERTIFICATION
I hereby certify that this survey 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.

Rory Jensen
Rory Jensen
License Number 19789
10-28-14
Date

Horizontal Datum: 1996 Le Sueur County Coordinate System
Vertical Datum: NGVD 1929

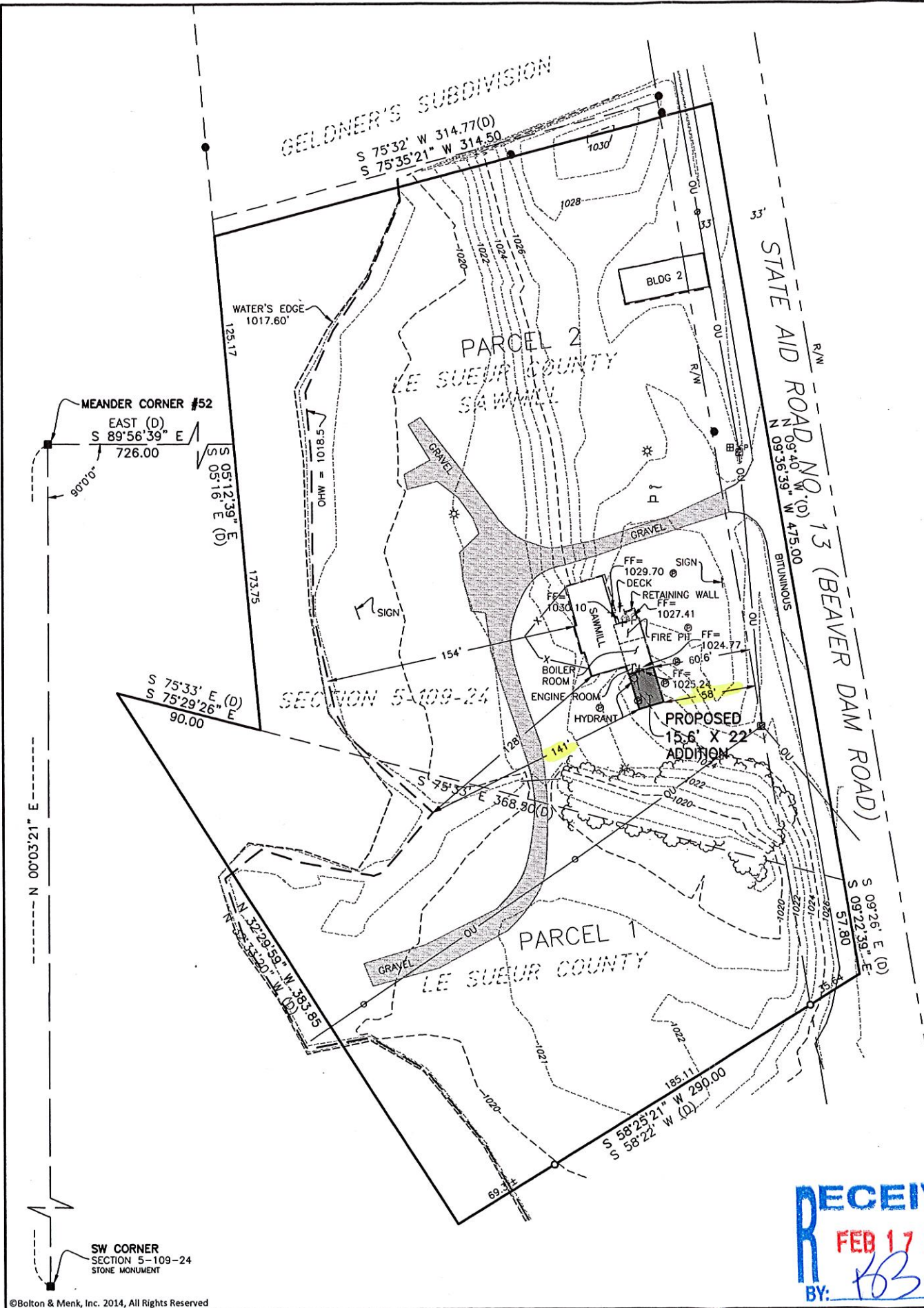
CERTIFICATE OF SURVEY
LE SUEUR COUNTY, MINNESOTA

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

PART OF GOVT LOT 2 OF SECTION 5, TOWNSHIP 109 NORTH, RANGE 24 WEST, ELYSIAN TOWNSHIP, LE SUEUR COUNTY, MINNESOTA

FOR: LE SUEUR COUNTY PARKS DEPARTMENT

JOB NUMBER: M35.109137 FIELD BOOK: 90G PG 63 DRAWN BY: JLA 4.0 55-T109-R24



©Bolton & Menk, Inc. 2014, All Rights Reserved
H:\PRIV_SURVEY\M35109137\CAD\C3D\109137BD1.DWG 10-28-2014 9:16a.m.

5D8109137H

RECEIVED
FEB 17 2015
BY: *[Signature]*

Le Sueur County

Surveyor Certification

I. Applicant:

Name Le Sueur County Parks

II. Property Owner (s), if different from above:

Name _____

Property Address _____

City _____ State _____ Zip _____

III. Parcel Information:

Parcel Number 04.999.0030

IV. Quantities and Submittal Formats:

- One reproducible 8.5" x 11" copy of the request and all other supporting documents.
- If in color, an aerial, or larger than 8.5" x 11" in size, 10 copies must be submitted.
- Electronic version of any supporting documents, if available.
- Additional copies may be requested as deemed necessary by the Planning & Zoning Department.
- All required information must be correct and submitted at the time of application, or the application will not be accepted.

V. Site Plan-must be a survey:

**BUILDING SITE SHALL BE PHYSICALLY STAKED BY THE SURVEYOR
OR THE APPLICATION WILL BE TABLED.**

Site plan shall include but not limited to:

- North point
- setbacks
- property lines
- road right-of-way
- easements
- current & proposed impervious surface-Itemized with percentages (if in shoreland)
- landscape, screening and buffering (if applicable)
- location of significant trees to be removed (if applicable)
- note how disturbed areas will be restored (if applicable)
- lakes
- rivers
- wetlands, ponds
- streams
- well
- existing structures (within and adjacent to project area)
- proposed structures
- lot dimensions
- septic system
- access

- VI. The proposed improvements have been physically staked onsite then surveyed on 10/28/14, to reflect an accurate account of current and proposed conditions of the property identified above.

VII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Roy Jamar
Surveyor's signature

10/28/14
Date

19789
Lic #

2/17/15
Date received

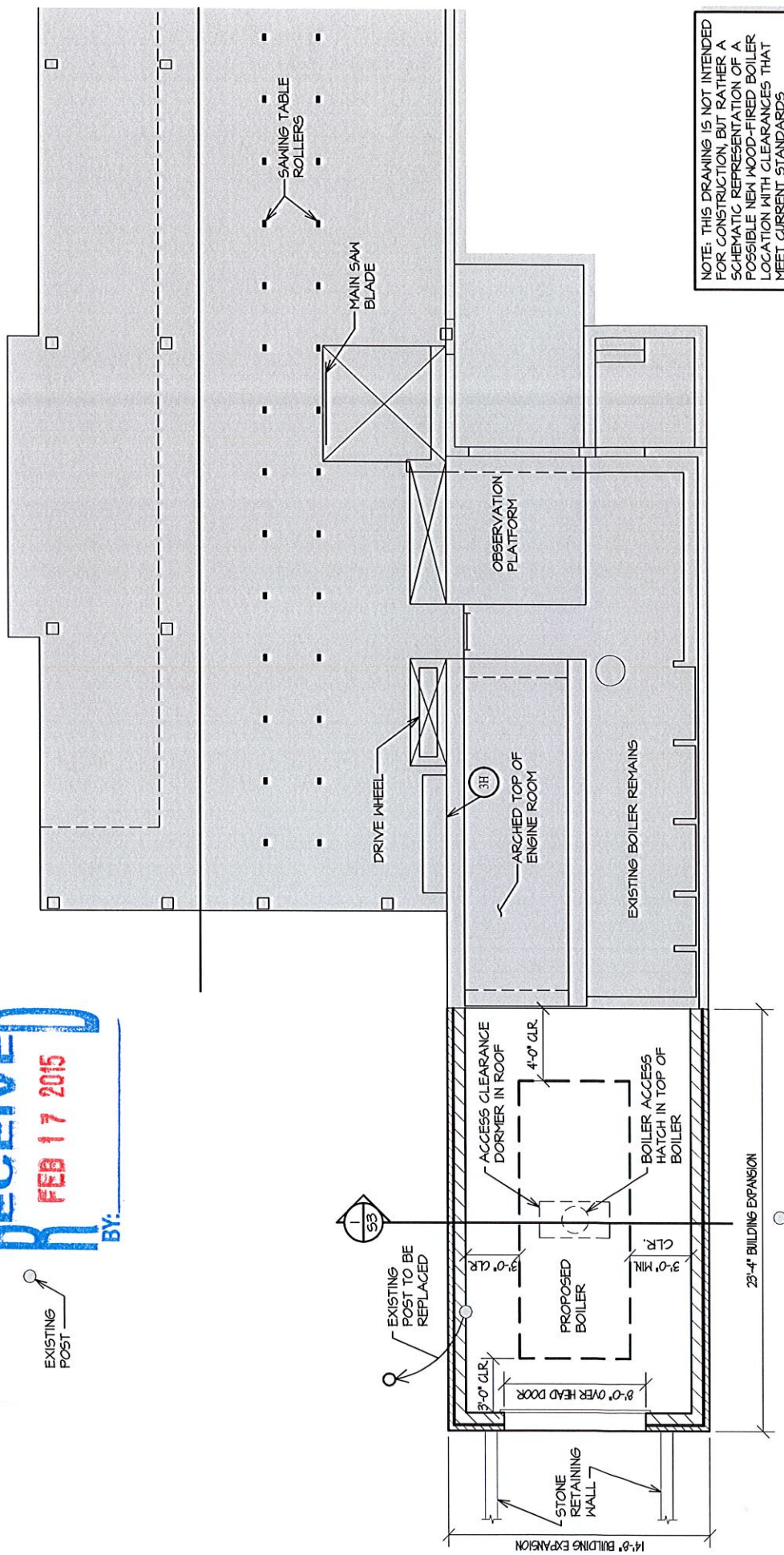
K Brockway
OFFICE USE ONLY
Planning & Zoning Authority signature

10-01-11



DRAWN:	MLK
DATE:	12-04-14

RECEIVED
FEB 17 2015
 BY: _____



1 S2
UPPER LEVEL PLAN
 NOT TO SCALE

LSE JOB# 13-395

LSE

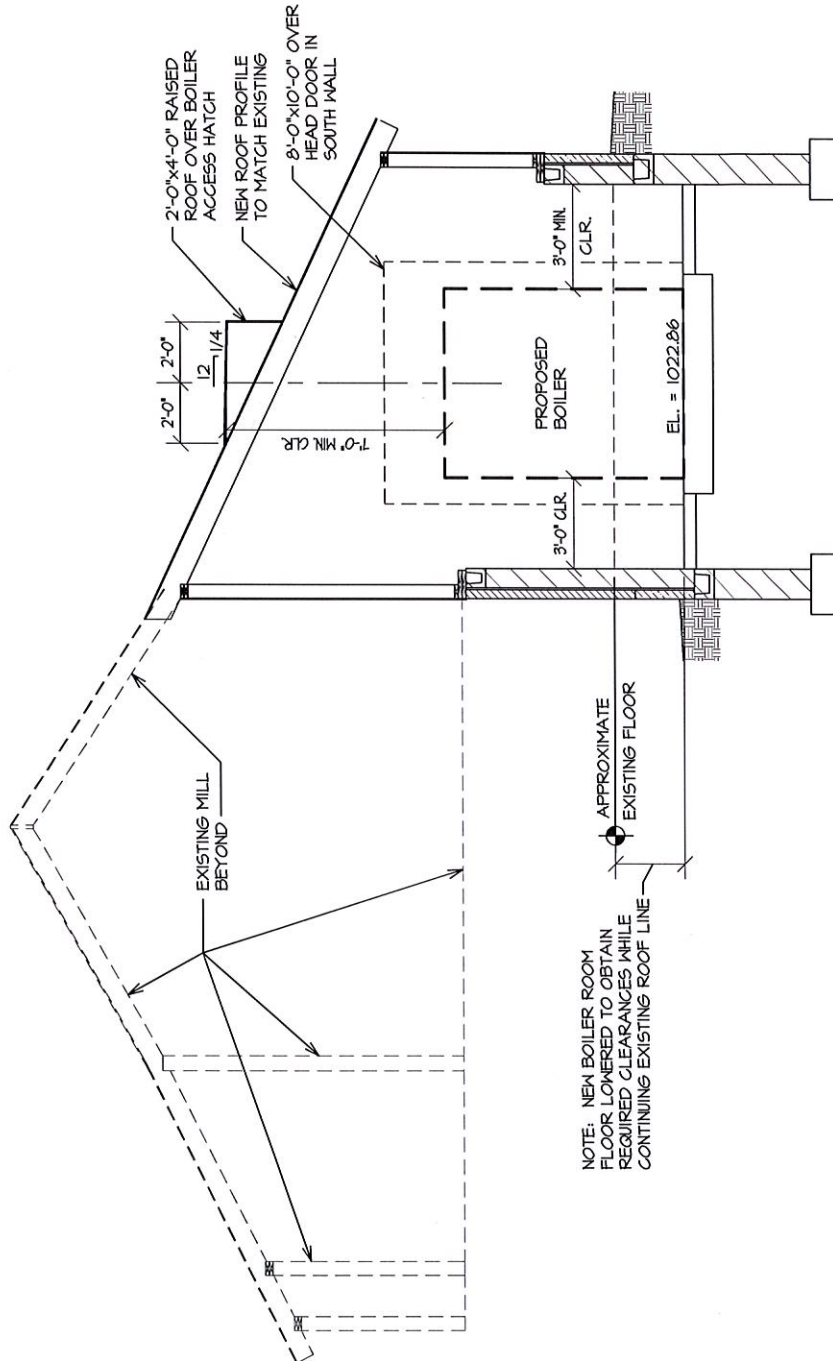
LSEngineers
 234 N. Main St.
 LeSueur, MN 56058
 email: lseng@lsengineers.com
 phone: (507) 665-6255
 fax: (507) 665-6818

GELDNER SAW MILL
BOILER ROOM ADDITION SCHEMATIC
CLEVELAND, MINNESOTA

S2

DRAWN: MLK
 DATE: 12-04-14

RECEIVED
FEB 17 2015
BY: _____



NOTE: THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION, BUT RATHER A SCHEMATIC REPRESENTATION OF A POSSIBLE NEW WOOD-FIRED BOILER LOCATION WITH CLEARANCES THAT MEET CURRENT STANDARDS

SECTION
S3
NOT TO SCALE

LSE
LSE JOB# 13-395

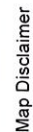
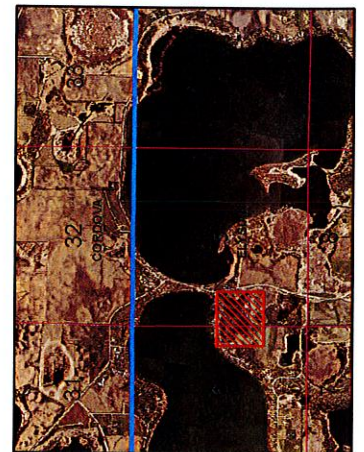
LSEngineers
234 N. Main St.
LeSueur, MN 56058
email: leeng@lseengineers.com
phone: (507) 665-6255
fax: (507) 665-6818

S3

GELDNER SAW MILL
BOILER ROOM ADDITION SCHEMATIC
CLEVELAND, MINNESOTA

DRAWN: MLK
DATE: 12-04-14

NAME: LSC Parks Dept
PID: 04.999.0030
DATE: 3-4-15
FIRM #: 27079C0300D
F-Zone: x-outside
RFPE: 1022.86
District: Special Protection



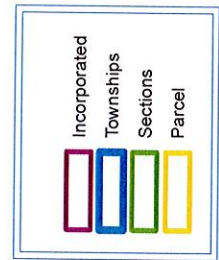
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Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2013

Created By: MRM



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