



Le Sueur County, MN

Thursday, December 15, 2016

Regular Session

Item 1

Mohr Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Martin & Sandra Mohr

911 ADDRESS: 46866 Maple Drive, Madison Lake, MN

VARIANCE REQUEST: To allow the applicant to construct a main-floor dwelling addition, a second-story dwelling addition, and attached garage to a legal non-conforming structure 63 feet from the Ordinary High Water Level (OHWL), and 13 feet from the road Right-Of-Way (ROW) and a total impervious surface of 25.6%.

VARIANCE NUMBER: 16305

PARCEL NUMBER: 13.800.0140

SITE INFORMATION

LOCATION: Lot 14, Wildwood Subdivision, Section 3, Washington Township

ZONING & PURPOSE: Recreational Residential

The intent of the **Recreational Residential (RR) District** is to preserve areas which have natural characteristics suitable for both passive and active recreational usage. Also, it is the intent of this district to manage areas suitable for residential development of varying types, including permanent and seasonal housing. Some non-residential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

GOALS AND POLICIES: The current Land Use Plan as adopted in 2009 makes reference to preservation of natural resources and 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 resources areas.

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

Action 1: Continue utilizing the minimum state shoreland regulations to determine housing densities and development design.

Action 2: Adopt water quality protections standards to protect lake water quality.

GOAL #3: Improve water quality in Le Sueur County.

Objective 1: The County will undertake actions to help protect groundwater as well as surface water features.

Action 1: The County will adopt and implement the goals, objectives, and actions of the County's Local Water Management Plan.

Action 5: The County will draft educational materials for distribution to shoreland property owners encouraging residential property owners in shoreland areas of the County to observe the Urban Best Management practices.

Action 6: In addition to traditional stormwater designs, the use of new technologies in dealing with on-site stormwater should be reviewed and considered for use.

GENERAL SITE DESCRIPTION: Shoreland, residential

ACCESS: Existing off Maple Drive

LAKE: Lake Jefferson, Recreational Development

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 be at or above RFPE.

ATTACHMENTS

Application, Written Detail of Request, Revised Survey, Surveyor Certification, Aerial photo, Findings of Fact, Letter from Environmental Resource Specialist Joshua Mankowski

STAFF FINDINGS

Staff findings per Le Sueur County 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. Attached garage to road ROW:	13 feet	65 feet Exemption	Section 13.2, Subdiv. 5.B.3. Section 13.2, Subdiv. 5.A.	13-43 13-43
b. Dwelling to OHWL:	63 feet	100 feet Exemption	Section 13.2, Subdiv. 5.E.1. Section 13.2, Subdiv. 5.A.	13-45 13-43
c. Enlarging a non-conf. structure:			Section 24. Subdiv. 3. A. 1.	24-1
d. Impervious surface:	27.1%	25%	Section 13. Subdiv. 5.A.10.	13-15
2. Refer to DNR Guidance Letters:				
a. The Role of the Variances in Shoreland Management Ordinances				pg. 9
b. Limiting Impervious Surface				pg. 15
c. Non-conforming Lots of Record in Shoreland Areas				pg. 19
d. Structure Setback Requirements				pg. 21
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 <u>only</u> where the strict enforcement of the official controls will result in a practical difficulty .				
5. It is the responsibility of the <u>applicant</u> and/or landowner to prove evidence that a practical difficulty exists.				
6. A determination that a <u>practical difficulty exists</u> upon the consideration of the findings of fact .				

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.
 - 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.
 - Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.

2. **Additional Considerations:**

- a. ***Road ROW Setback:** The request is to attach the existing detached garage to the existing dwelling and to add on an additional 6 feet onto the garage toward the road. Because the detached garage will be attached to the dwelling, the garage will need to meet the dwelling setbacks. Typical setback to road Right-Of-Way (ROW) is 65 feet. However a non-conforming Lot of Record is allowed to go closer to the road ROW as long as the addition is no closer than the existing structure and at least half the setback (32.5feet), whichever is greater.
- b. ***OHWL Setback:** The request is to remove the existing 8 x 16 porch and replace it with a 10 x 24 dwelling addition. The typical OHWL setback is 100 feet in the RR District on an RD lake. However a non-conforming Lot of Record is allowed to go closer to the OHWL as long as the addition is no closer than the existing structure and at least half the setback (50 feet) whichever is greater. The variance request to the OHWL is due the proposed addition going closer than the existing structure, which is greater than half the setback (50 feet).
- c. **Impervious Surface:** Current impervious surface coverage of the lot is 35.5%. Proposal is to remove decking around the structure and install pervious pavers to eliminate impervious surface bringing down the total impervious surface to 27.1%, which is above the allowed 25%.
- d. **Revised request.** Application was tabled at the October 21, 2016 meeting.
 1. Applicant revised request from 7 feet to the road ROW to 13 feet;
 2. Decreased the total height of the structure by 1 foot.

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.

LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1600

Phone (507) 357-8540 (direct line)

Fax (507) 357-8541

Date: 11/23/2016

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Joshua Mankowski, Environmental Resources Specialist

Applicant:

Martin & Sandra Mohr

Property owner:

Martin & Sandra Mohr

Property:

13.800.0140

Description:

Variance request to allow the applicant to construct an addition; 2nd story addition; and attached garage to a legal NC structure 63 ft. to the OHWL and 13 ft. to the Road Right of Way (ROW) and Impervious Surface of 27.1 %.

Recommendation:

It would be my recommendation to approve the Request for Variance for the setback from OHWL and for Impervious Surface above 25% with the condition(s) listed below. Completion of this project will result in an increase OHWL setback from 60.7 ft. to 63.4 ft. and will reduce the impervious surface on the lot from 35.5% to 27.1%. The Request for Variance for the ROW setback is unchanged between the current structure and the proposed work and shouldn't result in any increase impact to the lake.

Condition(s):

Work with the Environmental Resources Specialist to implement the conservation practices that are listed in the application to reduce the impact caused by the amount of impervious surface over the allowable percentage for the lot. This includes, but is not limited to, rain barrel(s) and planting native vegetation.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

VARIANCE FINDINGS OF FACT

Name of Applicant: MARTIN & SANDRA MOHR

Variance # 16305

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT AN ADDN; 2ND STORY ADDN; AND ATTACHED GARAGE TO A LEGAL NC STRUCTURE 63 FT TO THE OHWL AND 7 FT TO THE ROAD RIGHT OF WAY. I.S OF 27.1%.

13

- 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.

Jim John James Colin Fritz

Y N 1. Does the property owner propose to use the property in reasonable manner?
 Explain _____

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

Y N 2. Is the alleged practical difficulty unique to the property?
 Explain _____

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

Y N 5. Does the alleged practical difficulty involve more than economic considerations?
 Explain _____

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

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

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

RECEIVED
SEP 16 2016

Variance Application

I. Applicant:

Name Martin + Sandra Mohr
 Mailing Address 1025 Southridge Road
 City New Ulm State MN Zip 56073
 Phone # 507-380-9454 Phone # 507-359-1272

II. Landowner:

Name Martin + Sandra Mohr
 Property Address 46886 Maple Drive
 City Madison Lake State MN Zip 56063
 Phone # 507-380-9454 Phone # 507-359-1272

III. Parcel Information:

Parcel Number 13-800-0140 Parcel Acreage Part of Gov. Lot 6
 Township 109 Section 3
 Subdivision Wildwood Lot 14 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).

① Setback from lake less than 100 feet
 ② Setback from private road less than 32.5 feet
 ③ Impervious Surface greater than 25%

*** mem
Revised 11-11-16
63'
113'
27.1%

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.)*

Washington Township notified on 9/15/16
 (Township Name) (Date)

Board Member Steven Bueh 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.

VIII. Practical Difficulty:

- a. 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.
- b. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- c. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
- d. 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.

Current ordinance allows replacement of current deck and porch in disrepair.

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

lot is abnormally shaped and small in size which results in reaching 42.5% impervious surface requirements quickly. Direction of roof line needs to be changed to prevent future roofline damage due to water + snow.

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

Previous owner built undersize garage and portion of cabin with flat roof. In addition, ~~he~~ did not maintain shingles, eave troughs or down spouts causing water damage to cabin.

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

Cabin is in disrepair. Adding 2nd story and garage additions, new windows, siding + shingles maintains small cabin charm and improves aesthetics of property. The house is year around & other cabins are seasonal. Tall trees will shelter the 2nd

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

Small lot size makes it hard to comply to set back + % impervious surface requirements. Story to prevent obvious height change.

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

Yes. Impervious surface % will be greatly reduced.

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

Addition of eave troughs, down spouts, rain barrels and native grasses on property will prevent future structural home damage due to water and minimize water runoff.

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

Septic in compliance. See Compliance Inspection Report well water compliant. See Water Test report.

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

We are working with existing footprint versus tearing the house down and building new on the lot.



IX. Attachments shall include but not limited to:

- | | |
|---|---|
| <input checked="" type="checkbox"/> a. Site Plan- survey | <input checked="" type="checkbox"/> e. Floor plans and/or blue prints (<i>For structures</i>) |
| <input checked="" type="checkbox"/> b. Surveyor Certification | <input checked="" type="checkbox"/> f. Septic System Compliance Inspection |
| <input type="checkbox"/> c. Access approval | <input type="checkbox"/> g. Erosion control plan |
| <input checked="" type="checkbox"/> d. Full legal description | <input checked="" type="checkbox"/> h. Description of request |



The Department may request additional information regarding the application. BY: _____

X. Quantities and Submittal Formats:

- a. One (1) reproducible copy of the request and all other supporting documents.
- b. **Ten (10)** copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Additional copies may be requested as deemed necessary by the Department.

XI. Fees:

Variance: \$ 600
Filing Fee: \$ 46

Variance for Clusters: \$ 600 + \$200 per household
Filing Fee: \$ 46

Additional Fees:

Special Meeting: \$1,200
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 must be paid at the time of application, cannot be accepted by mail, and are non-refundable. Cash or check. Credit cards will not be accepted.

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

- a. Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary.**
- b. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. **Appointment is necessary.**
- c. All required information must be correct and submitted **at the time of application,** or the application will not be accepted.
- d. Fees **will not** be accepted by mail and must be paid at the time of application.
- e. 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.
- f. Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.

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

XIII. 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.

Martin Mohr 9/15/16
Applicant signature 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.

Martin Mohr 9/15/16
Landowner signature Date



OFFICE USE ONLY

Date received <u>9/16/16</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' <u>1000'</u> <u>N</u>
Meeting date <u>10/20/16</u>	Lake Classification <u>RD</u>	Erosion Control Plan <u>Y</u> <u>N</u>
60 Day <u>11/14/16</u>	Lake <u>Jefferson</u>	Water courses <u>Y</u> <u>N</u>
RFPE <u>1022.SU</u>	FEMA Panel # <u>270990200D</u>	Bluff <u>Y</u> <u>N</u>
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>X outside</u>	Other _____
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic <u>9/15/16</u> <u>COC</u>
<input type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval <u>Ext.</u>	<u>NONC/Waiver Design</u>
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	<input checked="" type="checkbox"/> Fee \$ <u>446.00</u> <u>ATF / SPEC MTG</u>
<input checked="" type="checkbox"/> Application complete	<u>K Broadway</u> Planning & Zoning Department Signature	<u>9/16/16</u> <u>16305</u> Date Permit #

Extension added 60 days 1-13-17

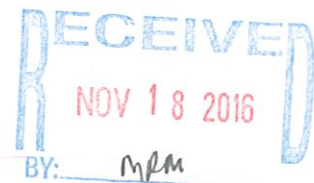
01-15-16

11-11-16 - Rec'd updated plans. 4 11-18-16

Description of Request LeSueur County Variance

The following is a lists of requests for approval of variance request due to practical difficulty at the property of Martin and Sandy Mohr @ 46886 Maple Drive, Madison Lake, MN 56063

1. Garage:
 - a. Attach North West side of garage to house.
 - i. 6'long x18' wide addition as noted on proposed survey.
 - ii. Impervious surface % does not change since the garage addition is in the location of the wood planking on property between house and garage which is currently classified as impervious surface.
 - iii. Practical Difficulty:
 1. Unable to have direct access from garage into house without attaching garage to house.
 2. Small garage (21 feet long) prohibits parking of full size vehicle or boat with trailer inside garage.
2. House
 - a. Remove water damaged existing pitched roof and flat roof porch roof.
 - b. Remove existing water damaged wood deck.
 - c. Construct 10' x 24' porch with permanent foundation at location of the previous flat roof porch and deck.
 - d. Add second story to house and change rooflines to enable added space to existing footprint and to manage collection of water run-off.
 - i. Sidewall height of second story designed at a minimum height of 7 feet to follow code of minimum stairway height at top of stairs.
 - ii. Stairway needs to be constructed at proposed location on blueprint to enable access of both upstairs and basement for maximum space efficiency.
 - e. Addition of eve troughs and down spouts to house/garage to manage water run-of.
 - f. Add rain barrels to minimize and prevent water run-off and erosion.
 - g. Add native grasses on side hill between house and lake to prevent water run-off and erosion.
 - h. Practical Difficulty:
 - i. Replacing roofline and structure is required to repair water damaged cabin and porch.
 - ii. House is within the setback area from lake.
 - iii. Height of cabin dictated by existing stairway in house and minimum ceiling height required at top of staircase.
 - iv. Working with existing footprint.
3. Wood Planking
 - a. Remove from property to decrease impervious surface area.



Benefits of approving the variance request:

1. House is currently in disrepair. The proposed changes to the property will improve the property aesthetics in the lake district.
2. The % impervious surface on the property will be greatly reduced from 35.5% to 27.1%.
3. Water run-off will be reduced by reducing the properties % impervious surface area with the addition of eve troughs, down spouts and rain barrels, and addition native grasses.
4. By removing the deck, the set back of the house from the lake is lengthened.

Full Legal Description of Property for LeSueur County Variance Request

Address: 46886 Maple Drive, Madison Lake, MN 56063

Parcel 13-800-0140

Lot 14, Wildwood, Part of Government Lot 6, Section 3, Township 109, Range 25, LeSueur County, Minnesota

EXISTING CONDITIONS

PID 13.800.0140

OWNER ADDRESS

MARTIN MOHR
1025 SOUTHRIDGE ROAD
NEW ULM, MN 56073

SITE ADDRESS

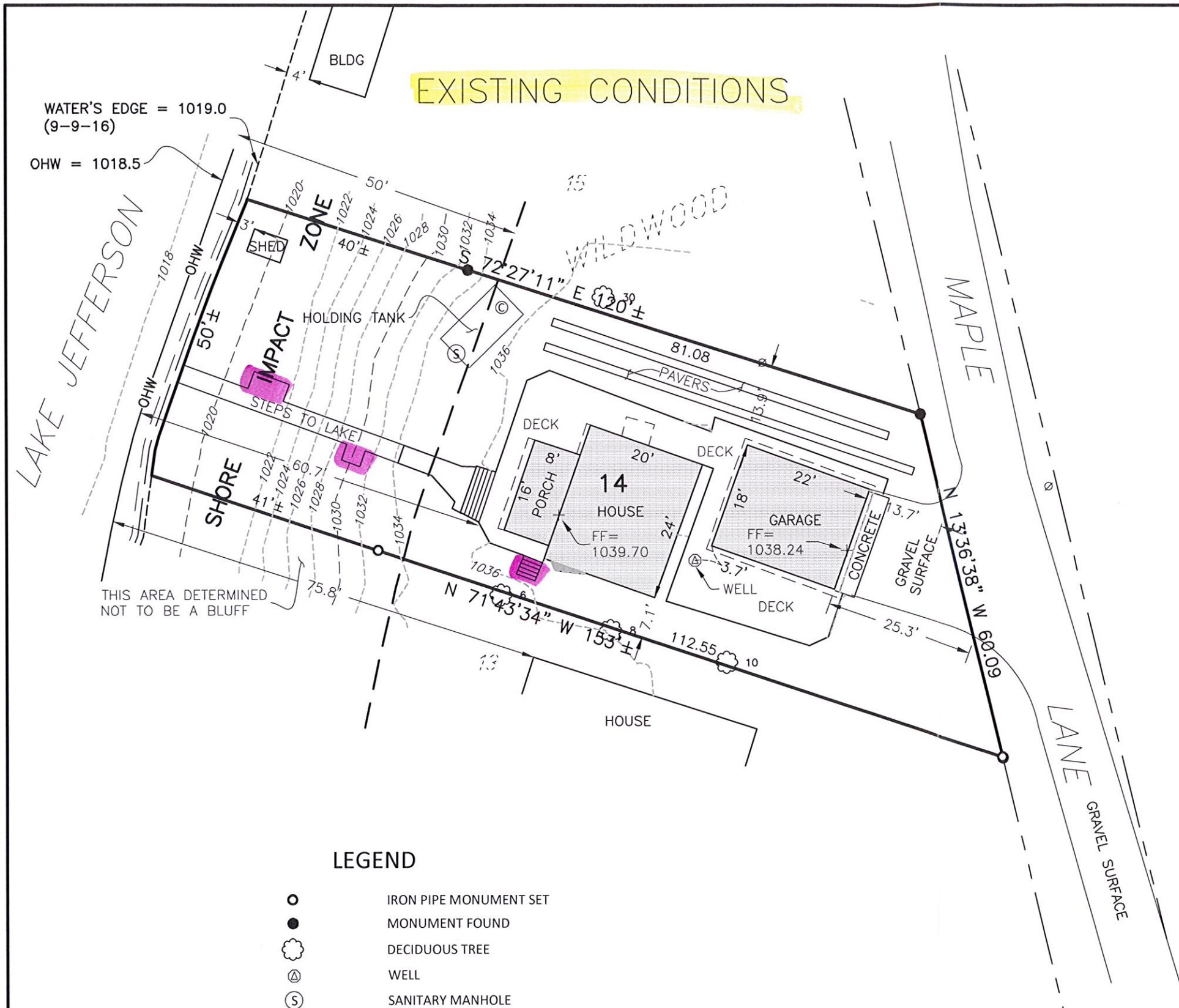
46886 MAPLE DRIVE
MADISON LAKE, MN 56063

TOTAL LOT AREA

7497 SQ FT

EXISTING IMPERVIOUS SURFACES

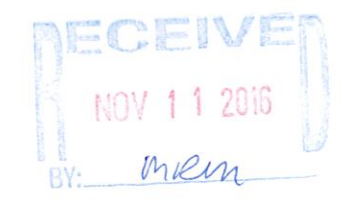
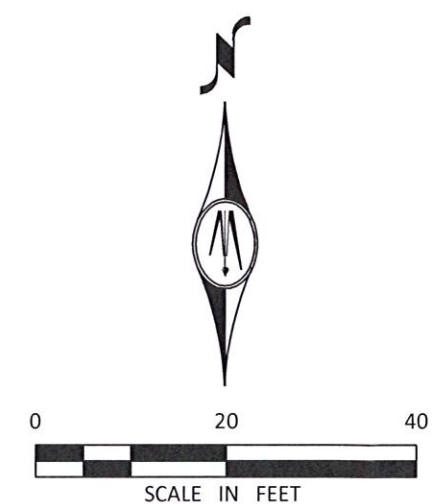
HOUSE & PORCH W/ OVERHANG	658 SQ FT
GARAGE W/ OVERHANG	474 SQ FT
GRAVEL SURFACE	284 SQ FT
DECKING W/ STEPS	761 SQ FT
CONCRETE	50 SQ FT
PAVERS	170 SQ FT
SHED	24 SQ FT
STEPS TO LAKE	241 SQ FT
TOTAL	2662 SQ FT (35.5%)



THIS AREA DETERMINED NOT TO BE A BLUFF

LEGEND

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- ☁ DECIDUOUS TREE
- ⊕ WELL
- ⊙ SANITARY MANHOLE
- ⊙ CLEAN OUT
- ⊙ UTILITY POLE



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

9-16-16
Date

<p>CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA</p>		<p>LOT 14, WILDWOOD, PART OF GOV'T LOT 6, SECTION 3, TOWNSHIP 109 NORTH, RANGE 26 WEST, LE SUEUR COUNTY, MINNESOTA</p>
<p>BOLTON & MENK, INC. Consulting Engineers & Surveyors 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171</p>		
		<p>FOR: MARTIN MOHR</p>

PROPOSED CONDITIONS

PID 13.800.0140

OWNER ADDRESS
 MARTIN MOHR
 1025 SOUTHRIDGE ROAD
 NEW ULM, MN 56073

SITE ADDRESS
 46886 MAPLE DRIVE
 MADISON LAKE, MN 56063

TOTAL LOT AREA
 7497 SQ FT

PROPOSED IMPERVIOUS SURFACES

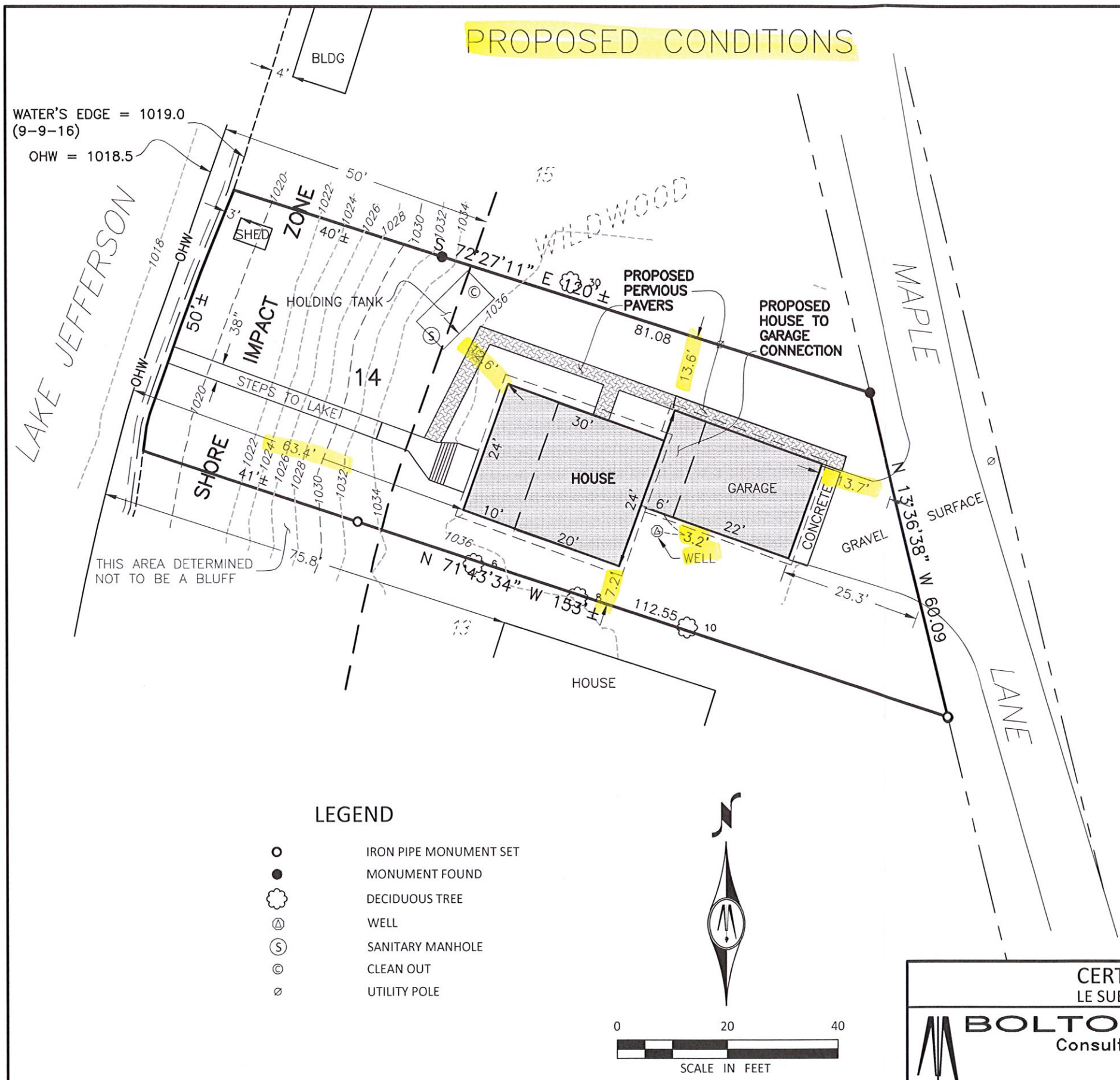
HOUSE W/ OVERHANG	864 SQ FT
BIGGER GARAGE W/ OVERHANG	585 SQ FT
SHED	24 SQ FT
STEPS TO LAKE	229 SQ FT
GRAVEL SURFACE	284 SQ FT
CONCRETE SURFACE	50 SQ FT
TOTAL	2036 SQ FT (27.1%)

RECEIVED
 NOV 18 2016
 BY: *mem*

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 9-16-16
 Rory Jensen Date
 License Number 19789

REVISED ORIGINAL SURVEY: 11-16-16



- LEGEND**
- IRON PIPE MONUMENT SET
 - MONUMENT FOUND
 - ☼ DECIDUOUS TREE
 - ⊕ WELL
 - ⊙ SANITARY MANHOLE
 - ⊙ CLEAN OUT
 - ⊙ UTILITY POLE

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA		LOT 14, WILDWOOD, PART OF GOV'T LOT 6, SECTION 3, TOWNSHIP 109 NORTH, RANGE 26 WEST, LE SUEUR COUNTY, MINNESOTA
BOLTON & MENK, INC. Consulting Engineers & Surveyors 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171		
FOR: MARTIN MOHR		

*** PREVIOUS PROPOSAL**

PROPOSED CONDITIONS

PID 13.800.0140

RECEIVED
SEP 16 2016
 BY: *KB*

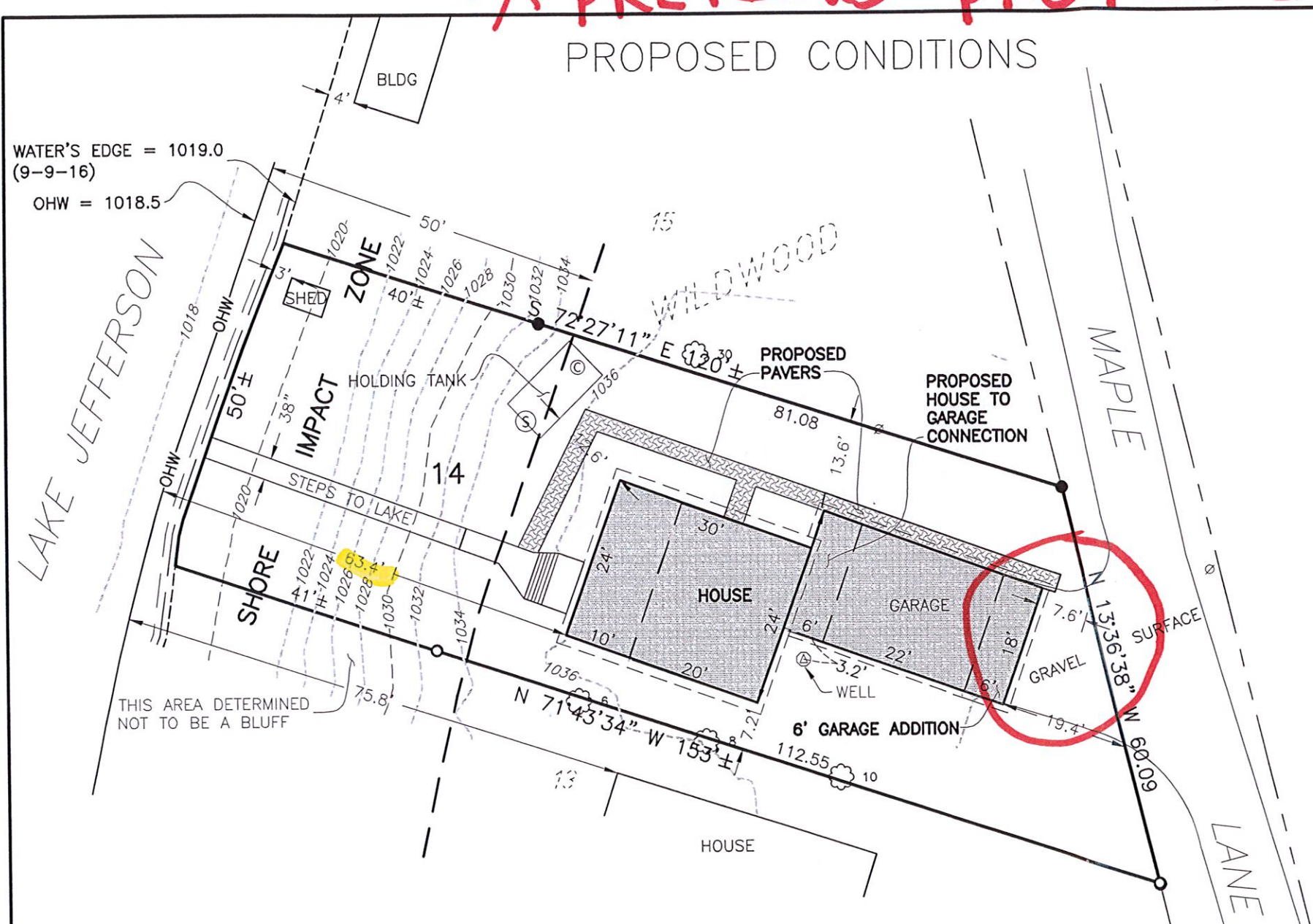
OWNER ADDRESS
 MARTIN MOHR
 1025 SOUTHRIDGE ROAD
 NEW ULM, MN 56073

SITE ADDRESS
 46886 MAPLE DRIVE
 MADISON LAKE, MN 56063

TOTAL LOT AREA
 7497 SQ FT

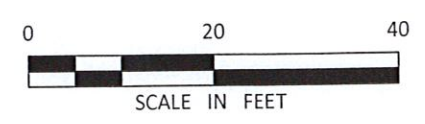
PROPOSED IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	864 SQ FT
BIGGER GARAGE W/ OVERHANG	693 SQ FT
SHED	24 SQ FT
STEPS TO LAKE	229 SQ FT
GRAVEL SURFACE	223 SQ FT
TOTAL	2033 SQ FT (27.1%)



LEGEND

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- ☼ DECIDUOUS TREE
- Ⓐ WELL
- Ⓢ SANITARY MANHOLE
- Ⓢ CLEAN OUT
- ⊘ UTILITY POLE



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

9-16-16
 Date

CERTIFICATE OF SURVEY
 LE SUEUR COUNTY, MINNESOTA

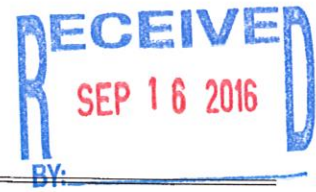
BOLTON & MENK, INC.
 Consulting Engineers & Surveyors

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

LOT 14, WILDWOOD, PART OF GOV'T LOT 6,
 SECTION 3, TOWNSHIP 109 NORTH, RANGE 26
 WEST, LE SUEUR COUNTY, MINNESOTA

FOR: MARTIN MOHR

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Surveyor Certification

- I. **Applicant:**
 Name Martin & Sandy Mohr
- II. **Landowner:**
 Name Martin & Sandy Mohr
 Property Address 46886 Maple Drive
 City Madison Lake State MN Zip 56063
- III. **Parcel Information:**
 Parcel Number 13 - 800 - 0140

IV. **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.

V. **Quantities and Submittal Formats:**

- a. One (1) reproducible copy of the request and all other supporting documents.
- b. Ten (10) copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary.**
- e. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. **Appointment is necessary.**
- f. All required information must be correct and submitted **at the time of application**, or the application will not be accepted.

VI. **Signatures:**

The proposed improvements have been physically staked onsite then surveyed on 9/22/16, to reflect an accurate account of current and proposed conditions of the property identified above.

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 Jensen _____ 9/16/16 _____ 19789 _____
 Surveyor Signature Date Lic #

9/16/16 _____ **OFFICE USE ONLY**
Kathy Brockway _____
 Date Received Planning & Zoning Department Signature



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CONSTRUCTION WARRANTY
 THESE PLANS ARE INTENDED TO BE USED AS A GUIDE FOR CONTRACTORS, CARPENTERS WHO ARE KNOWLEDGEABLE ABOUT NORMAL CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. THE DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL. BECAUSE OF THE VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND WEATHER CONDITIONS, IT IS RECOMMENDED THAT YOU CONSULT A LOCAL BUILDING OFFICIAL PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER WILL CORRECT ANY ERRORS OR OMISSIONS ON THESE PLANS DISCOVERED BY THE BUILDER BEFORE CONSTRUCTION BEGINS, BUT ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, ERRORS OR OMISSIONS IN THE DESIGN OR BLUEPRINTS OR IMPROPER CONSTRUCTION.

DRAFTING JUNCTION
 TANYA HOFFMANN
 Phone: 7300-843-3833
 Email: tanyah@draftingjunction.com

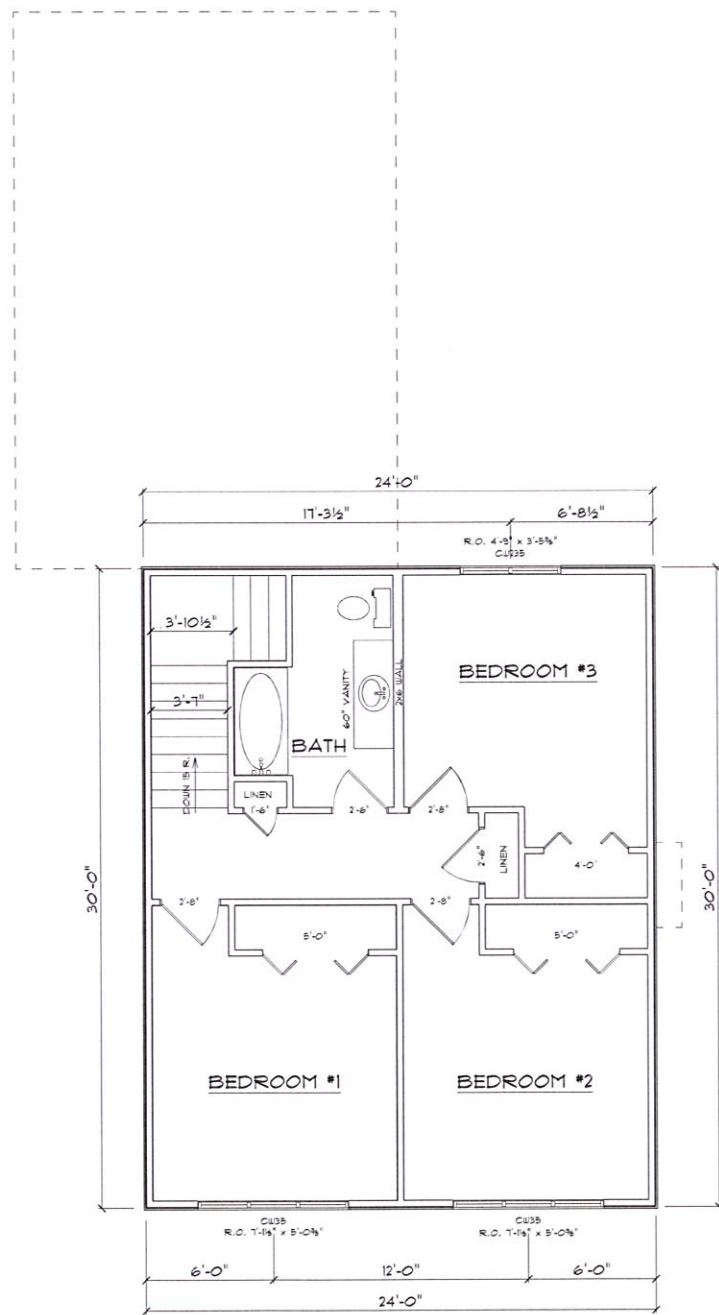
PRELIM DATE
REVISION DATE 13.14
REVISION DATE 2.16.16
REVISION DATE 6.16.16
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PLANS FOR: MARTY MOHR- CABIN
ELEVATIONS

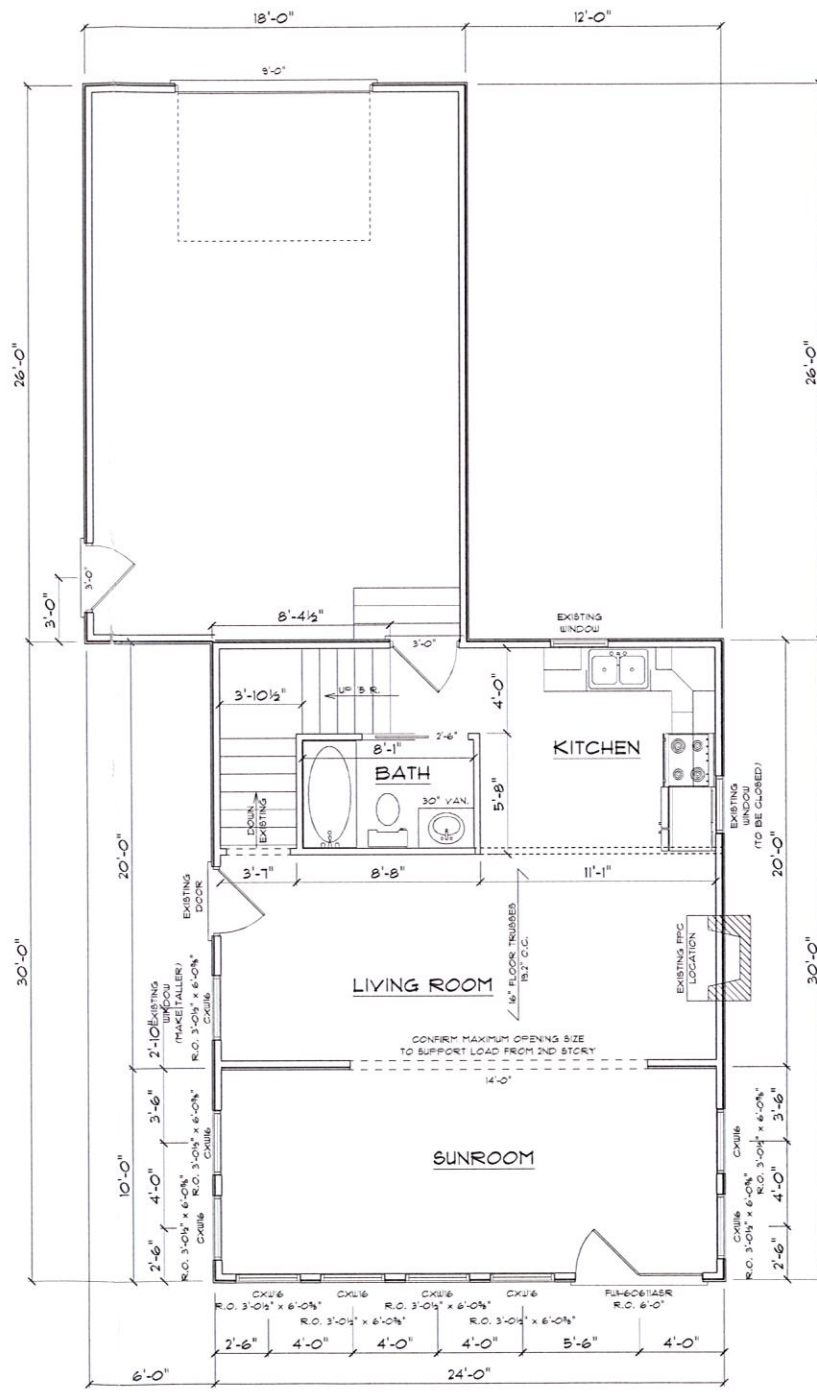
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 BY: mem

13.800.0140



SECOND FLOOR PLAN
7' WALL HEIGHT



MAIN FLOOR PLAN
8' WALL HEIGHT

PROPER VENTILATION
 * LOCATION OF SMOKE &
 CARBON MONOXIDE DETECTORS
 AS REQ'D BY CODE
 RADON MITIGATION AS REQ'D
 ALL LINCOLN AND DOORS:
 2- 2x10 HOR.
 2- JACK STUDS

CONSTRUCTION WARRANTY

THESE PLANS ARE INTENDED TO BE USED AS A GUIDE FOR CONTRACTORS. CONTRACTORS WHO ARE KNOWLEDGEABLE ABOUT NORMAL CONSTRUCTION PRACTICES AND WHO HAVE BEEN ADVISED BY THE ARCHITECT OF THE NECESSARY CONSTRUCTION DETAILS AND MATERIALS FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL BECAUSE OF THE VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND WEATHER CONDITIONS. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL BUILDING OFFICIAL PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER WILL CONSIDER ANY ERRORS OR OMISSIONS ON THESE PLANS DISCOVERED DUE TO ANY DEFICIENCIES, ERRORS OR OMISSIONS IN THE DESIGN OR BLUEPRINTS OR IMPROPER CONSTRUCTION. STRUCTURAL FAILURE

DRAFTING
 JUNCTION
 TANYA HOFFMANN
 Phone: (507) 543-3023
 Email: tanya@draftingjunction.com

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PLANS FOR: HARTY MOHR- CABIN
 LAYOUTS

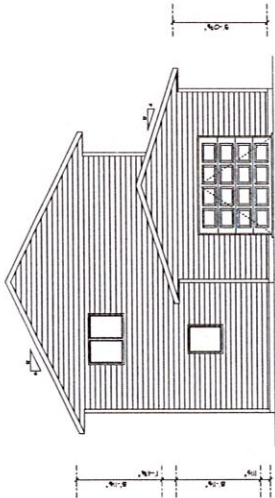
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 BY: *mjm*

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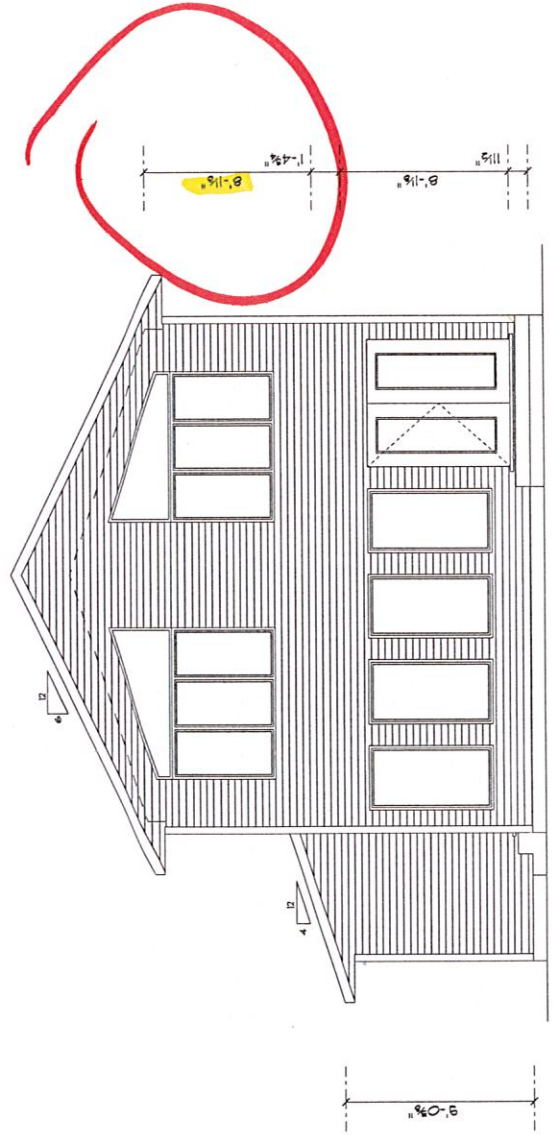
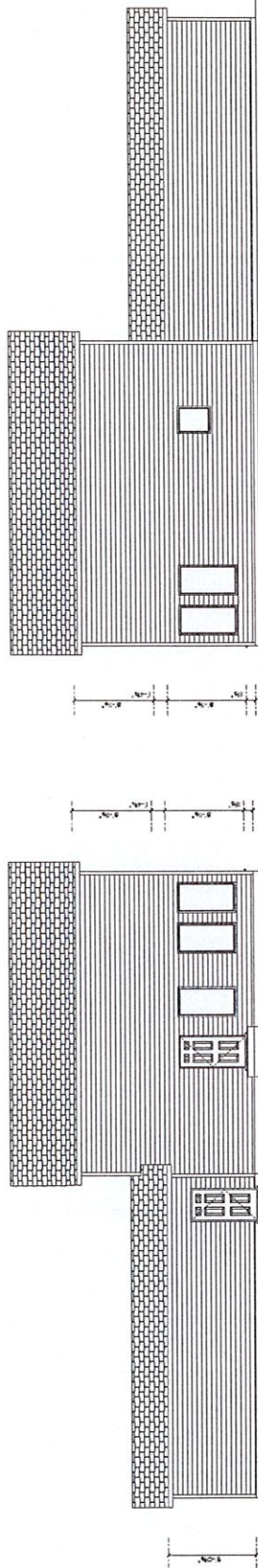
SCALE: 1/4" = 1'-0"

13,800.0140

** Previous Proposal*



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SEP 16 2016
BY: _____



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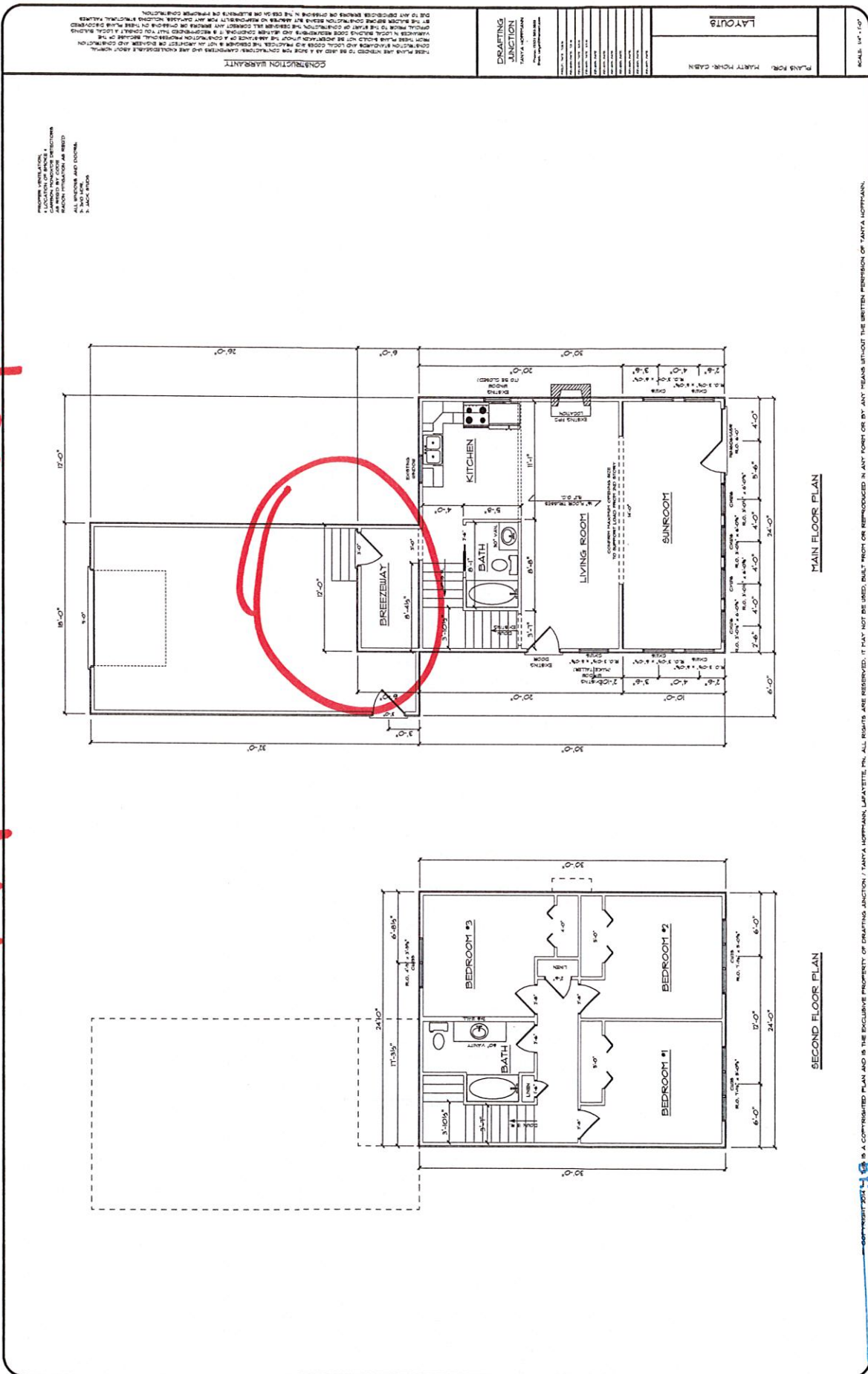
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JUNCTION
TANYA HOFFMANN
Tanya.Hoffmann@junction.com

PLANS FOR: MARTY MOHR- CABIN
ELEVATIONS

SCALE: VARIES

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** Previous Proposal*



Mettler, Michelle

From: Marty Mohr <drmohr@prairie.lakes.com>
Sent: Tuesday, November 15, 2016 4:21 PM
To: Mettler, Michelle
Subject: RE:
Attachments: LAYOUTS 11.9.pdf; ELEV 11.9.16.pdf

Michelle,

The heights are listed on the blueprint but you have to zoom in to read the numbers. The second story height was reduced from 8 feet to approximately 7 feet (minimum for code) thus **reducing the height of the building 1 foot.**

Actual total height is per blueprint as follows:

1. Block = 11 ½"
2. 1st Floor = 8' 1 1/8"
3. Truss = 4 ¾"
4. 2nd Floor = 7' 1 1/8"
5. Peak = 6' (6/12 pitch on a 24' wide building)
6. **Total = 26' 5"**

Yes, the breezy way was eliminated and this area will become part of the garage.



**LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1620
(507) 357-2251
FAX (507) 357-8541**

Erosion and Sediment Control Plan

Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Martin + Sandy Mohn PID: 13.800.0140
 Mailing Address: 1025 Southridge Road New Ulm, MN 56073
 Property Address: 46086 Maple Drive Madison Lake, MN 56063
 Phone: (507) 359-1272 Mobile/Cell: (507) 380-9454

Responsible party for Implementation/Inspection: Dave Moseuden
 Address: New Ulm, MN 56073
 Phone: () _____ Mobile/Cell: (507) 276-7635

Erosion & Sediment Control Measures

1. Maintain existing vegetation whenever possible and minimize the area of disturbance. Retain and protect trees to enhance future landscaping efforts and to reduce raindrop impact. (Vegetation is the best and most cost-effective erosion control practice).
2. Install all erosion and sediment control practices prior to any soil disturbing activities, when applicable.
3. Phase construction activities to minimize the areas disturbed at one time. This will also allow completed areas to be stabilized and re-vegetated before disturbing adjacent sites.
4. Maintain and protect all natural waterways. Retain at least a 20-foot wide strip of natural vegetation along all waterways to filter out sediment and other pollutants.
5. Minimize the use of impermeable surfaces such as roofs, driveways, parking lots and roads. The Environmental Resources staff must approve all storm water runoff plans.
6. Use rock rip-rap at both the outlet and inlet ends of culverts to prevent scour erosion.
7. Limit construction equipment to designated areas to control soil compaction.
8. Install silt fence on the down-slope perimeter of all disturbed areas according to the attached installation instructions. Sensitive areas such as wetlands, drainage swales and shoreland areas should also be protected with silt fence.
9. Install straw bale checks or rock check dams in areas of concentrated flow .
10. Cover any stockpiled topsoil with plastic or other impervious covering. Use stockpiled topsoil as earthen berms to serve as temporary sediment basins.

11. Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

2:1 slopes or steeper	Straw/Coconut Blanket or High Velocity Wood Blanket
3:1 slopes or steeper	Wood or Straw Blanket with net on both sides
4:1 slopes or steeper	Wood or Straw Mulch blanket with net on one side
Flat areas	Straw Mulch w/disc anchoring

12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.

13. Apply fertilizer according to soil test recommendations.

14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.

15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations. *See Survey*

Note: To reduce mud transported onto paved roads, a rock construction entrance may be required. This will require a six-inch layer of 1-2 inch diameter washed rock a minimum of 50 feet in length.

Inspection and Maintenance

16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out sediment basins on a regular basis to maintain capacity.

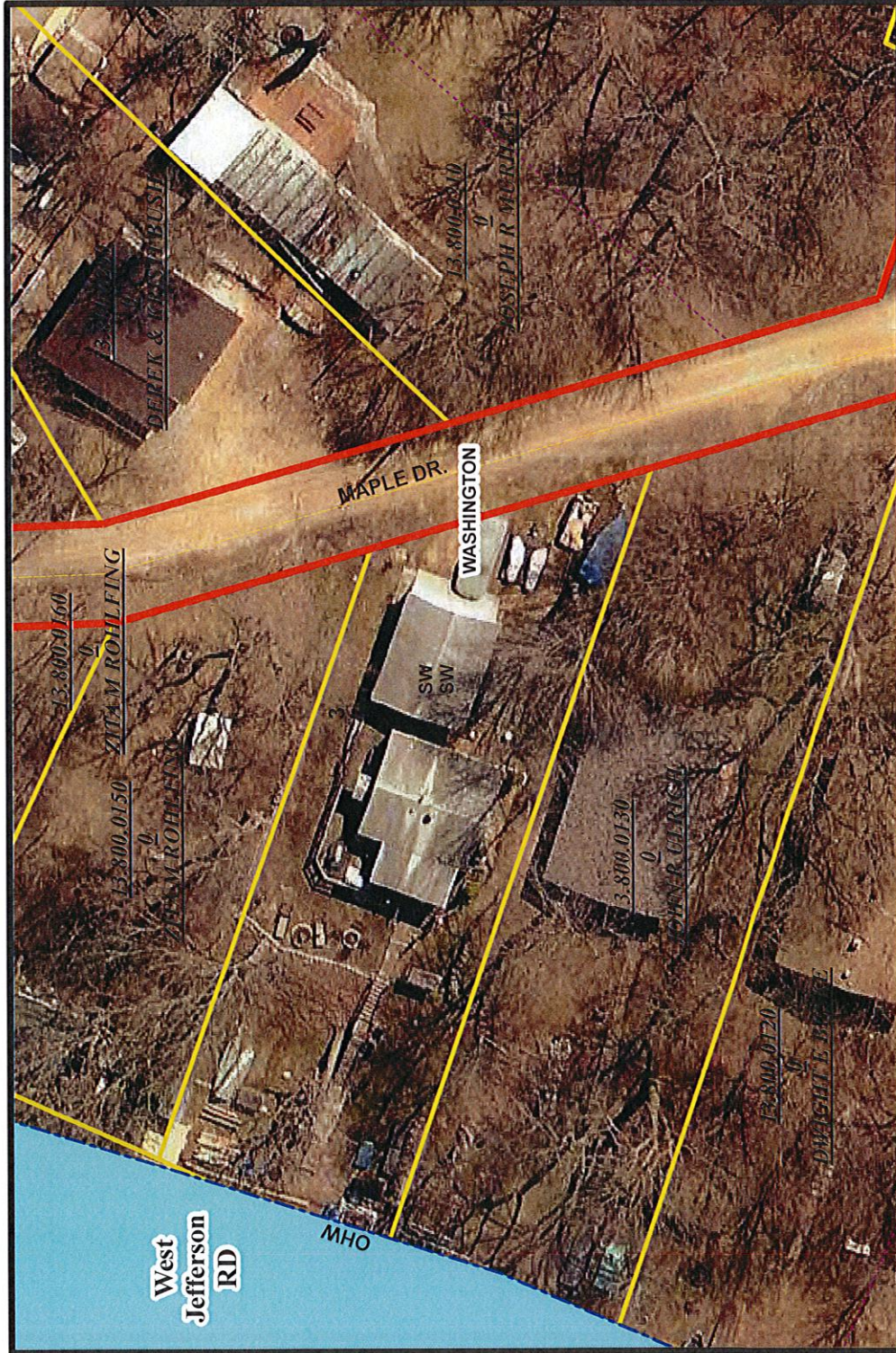
I agree to install, inspect and maintain the above practices to accomplish the goal of preventing erosion.

<u>Martin Mohr</u>	<u>9/15/16</u>
(Property Owner)	(Date)
<u>Martin Mohr</u>	<u>9/15/16</u>
(Person Responsible for Implementation)	(Date)

If you have any questions, please contact Environmental Services, at 507-357-8538.

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

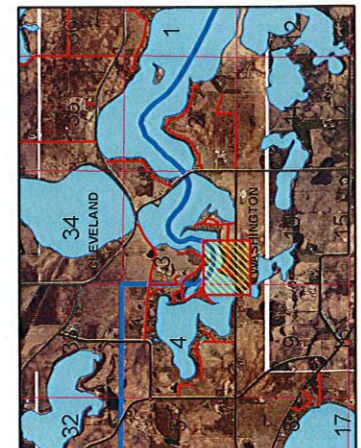
NAME: Mohr
PID: 13.800.0140
DATE: 12-06-16
FIRM #: 27079C0 260D
F-Zone: X-Outside
RFPE: NA
District: Recreational Residential



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, and 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.



Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet
 Photo dated April/May 2013
 Created By: MRM



Cadastral_Line	AlphaTag	<all other values>
—	Corp Line	—
—	County Line	—
—	Easement Line	—
—	Geo Twp Line	—
---	Gov Lot	---
- - -	Misc Line	- - -
- - -	Parcel Line	- - -
- - -	Pol Twp Line	- - -
—	Railroad Centerline	—
—	Railroad ROW	—
—	Road Centerline	—
—	Road ROW	—
—	Road ROW Vac	—
—	Section Line	—
—	Sub Line 400	—
—	Water	—
—	Incorporated	—
—	Townships	—
—	Sections	—
—	Quarter Quarter	—
—	Lakes	—
—	Parcel	—

LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538