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# **Le Sueur County, MN**

**Thursday, July 20, 2017**

**Regular Session**

## **Item 1**

**Kuebler, Schwichtenberg, Joseph Packet**

Staff Contact: Kathy Brockway or Michelle Mettler

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

APPLICANT/OWNER: Brad & Traci Kuebler, Relou Schwichtenberg, Robert & Linda Joseph  
911 ADDRESS: 46874, 46884, & 46890 Glens Beach Road, Elysian, MN  
VARIANCE REQUEST: To allow the applicant to install a pump tank 0 feet from the side property line, construct a cluster drainfield serving three dwellings 0 feet from two side yard property lines and 11 feet from an existing garage.  
VARIANCE NUMBER: 17186  
PARCEL NUMBER: 04.004.5007, 04.004.5008, 04.004.5009

## SITE INFORMATION

LOCATION: Lots 14, 15, 16, Glens Beach Subdivision, and part of Section 4, Elysian 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 2007 does make reference to 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 2, Strategy #2.

- a. Septic replacement program in areas with space to accommodate this type of improvement program.
- b. Cluster systems and community collection for areas in which space and property soils characteristics are available for large drainfields.

GENERAL SITE DESCRIPTION: Shoreland, residential  
ACCESS: N/A  
LAKE: German Lake, 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: N/A

## ATTACHMENTS

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

## 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. Septic drainfield to structure:	11 feet	20 feet	Section 17, Subdiv. 4. D. 1. a.	17-9
b. Septic tank to property line:	0 feet	10 feet	Section 17, Subdiv. 4. D. 2.	17-9
c. Septic drainfield to property line:	0 feet	10 feet	Section 17, Subdiv. 4. D. 2.	17-9

Page 1 of 2

2. **Refer to DNR Guidance Letters:**

- a. The Role of the Variances in Shoreland Management Ordinances pg. 9
  - b. Non-conforming Lots of Record in Shoreland Areas pg. 19
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.
2. **Additional Considerations:**
- a. Property is located within the German/Jefferson Sewer District. Installation deadline 12-31-17.
  - b. Variance request is for two “interior” property lines for the three lots.

**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 FINDINGS OF FACT

Name of Applicant: BRAD & TRACI KUEBLER

Variance # 17186

**Variance Request:** TO ALLOW THE APPLICANT TO INSTALL A PUMP TANK 0' FROM SIDE PROPERTY LINE, CONSTRUCT A CLUSTER SERVING THREE DWELLINGS 0' FROM TWO SIDE PROPERTY LINES AND 11 FEET FROM AN EXISTING GARAGE. (ALSO RC#17187)

- 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

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

Explain \_\_\_\_\_ JM JW JD CH FC

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

Explain \_\_\_\_\_ JM JW JD CH FC

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

Explain \_\_\_\_\_ JM JW JD CH FC

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

Explain \_\_\_\_\_ JM JW JD CH FC

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

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

Explain \_\_\_\_\_ JM JW JD CH FC

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

**Variance Application**

**I. Applicant:**  
 Name Brad + Traci Kuebler  
 Mailing Address 17573 Hyacinth Way  
 City Lakeville State MN Zip 55044  
 Phone # 952.891.2802(H) Phone # 952.210.8635 (Brad Cell)

**II. Landowner:**  
 Name Brad + Traci Kuebler  
 Property Address 46884 Glens Beach Road  
 City Elysian State MN Zip 56096  
 Phone # 952.891.2802 (H) Phone # 952.210.8635 (Brad Cell)

**III. Parcel Information:** 04:004.5008  
 Parcel Number ~~04:004.5008~~ Parcel Acreage \_\_\_\_\_  
 Township 109 Section 4 (Four)  
 Subdivision \_\_\_\_\_ Lot (15)(3)(4) 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:** I ist requested alternative to development standard(s).

*- mem*  
11 feet zero (0) feet side property line and  
to an existing garage. Septic tank  
& pump tank zero feet to side property line.

**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.)

Elysian Township notified on 6.5.17  
 (Township Name) (Date)

Board Member Kathy Rients regarding the proposed request.  
 (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.

**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.**

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

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

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

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

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

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

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

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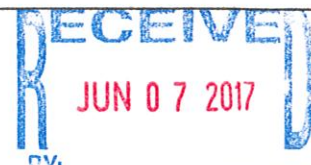
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**9. Explain why this request is the minimum variance amount to afford relief.**

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**IX. Attachments shall include but not limited to:**

- a. Site Plan-*survey*
- b. Surveyor Certification
- c. Access approval
- d. Full legal description
- e. Floor plans and/or blue prints (*For structures*)
- f. Septic System Compliance Inspection *+Design*
- g. Erosion control plan
- h. Description of request

*The Department may request additional information regarding the application.*

**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

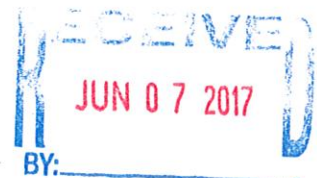
**Additional Fees:**

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.

Bradley G. Paul  
Applicant signature

June 7, 2017  
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.

Bradley G. Paul  
Landowner signature

June 7, 2017  
Date

**OFFICE USE ONLY**

Date received <u>6-20-17</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' 1000' <u>N</u>
Meeting date <u>7-20-17</u>	Lake Classification <u>RD</u>	Erosion Control Plan <u>Y</u> <u>N</u>
60 Day <u>8-19-17</u>	Lake <u>German</u>	Water courses <u>Y</u> <u>N</u>
RFPE <u>/</u>	FEMA Panel # <u>2707900300D</u>	Bluff <u>Y</u> <u>N</u>
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>outside</u>	Other _____
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description <u>Joseph Legal</u>	<input checked="" type="checkbox"/> Septic _____
<input type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	COC NONC/Waiver Design
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	<input checked="" type="checkbox"/> Fee \$ <u>646</u> ATF / SPEC MTG <u>1246</u>
<input type="checkbox"/> Application complete	<u>Michelle R. Mutt</u> Planning & Zoning Department Signature	+ 200 per lot x 3 = 600 <u>6-20-17</u> Date Permit # <u>17180</u>

01-15-16

14 6-7-17  
SPDC 6-27-17

4

**RECEIVED**  
JUN 07 2017  
BY: \_\_\_\_\_



**Variance Application**

I. **Applicant:**  
 Name Reid A. Schwichtenberg  
 Mailing Address 46874 Colens Beach Road  
 City Waterville State MN. Zip 56096  
 Phone # 507-362-4264 Phone # \_\_\_\_\_

II. **Landowner:**  
 Name Reid A. Schwichtenberg  
 Property Address 46874 Colens Beach Road  
 City Waterville State MN. Zip 56096  
 Phone # 507-362-4264 Phone # \_\_\_\_\_

III. **Parcel Information:**  
 Parcel Number 04,004.5009 Parcel Acreage \_\_\_\_\_  
 Township Phyllis Section \_\_\_\_\_  
 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).  
 \_\_\_\_\_  
 \_\_\_\_\_

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.)

Phyllis Township notified on 6/15/17  
 (Township Name) (Date)

Board Member Kathy Rients 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.



- 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.
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- 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.*

*Debra A. Schmittberg*  
Applicant signature

6-14 2017  
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.*

*Debra A. Schmittberg*  
Landowner signature

6-14 2017  
Date

**OFFICE USE ONLY**

Date received _____	Present Zoning Classification _____	Feedlot within 500' 1000' N
Meeting date _____	Lake Classification _____	Erosion Control Plan Y N
60 Day _____	Lake _____	Water courses Y N
RFPE _____	FEMA Panel # _____	Bluff Y N
<input type="checkbox"/> Site Plan -survey	Flood Zone _____	Other _____
<input type="checkbox"/> Surveyor Certificate	<input type="checkbox"/> Full legal description	<input type="checkbox"/> Septic _____ COC
<input type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	_____ NONC/Waiver
<input type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	_____ Design
<input type="checkbox"/> Application complete	<input type="checkbox"/> Fee \$ _____	ATF / SPEC MTG
_____ Planning & Zoning Department Signature		_____ Date
		_____ Permit #

01-15-16



Variance Application

I. **Applicant:**  
 Name Bob Joseph  
 Mailing Address 46890 Glen Beach RD  
 City Waterville State MN Zip 56096  
 Phone # 507-362-8005 Phone # \_\_\_\_\_

II. **Landowner:**  
 Name Bob Joseph  
 Property Address 46890 Glen Beach RD  
 City Waterville State MN Zip 56096  
 Phone # 507-362-8005 Phone # \_\_\_\_\_

III. **Parcel Information:**  
 Parcel Number 04.004.5007 Parcel Acreage \_\_\_\_\_  
 Township Elysian Section 4  
 Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

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**Township must be notified prior to application.** (County Commissioners are not the Township Board.)  
Elysian Township notified on 6/5/17  
 (Township Name) (Date)  
 Board Member Kathy Ruents regarding the proposed request.  
 (Name)

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- Well
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- Proposed Structures
- Existing structures - *Within and adjacent to project area*
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- Easements

- Impervious Surface
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**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.*

Bob Joseph  
Applicant signature

6-20-17  
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.*

Bob Joseph  
Landowner signature

6-20-17  
Date

**OFFICE USE ONLY**

Date received _____	Present Zoning Classification _____	Feedlot within 500' 1000' N
Meeting date _____	Lake Classification _____	Erosion Control Plan Y N
60 Day _____	Lake _____	Water courses Y N
RFPE _____	FEMA Panel # _____	Bluff Y N
<input type="checkbox"/> Site Plan -survey	Flood Zone _____	Other _____
<input type="checkbox"/> Surveyor Certificate	<input type="checkbox"/> Full legal description	<input type="checkbox"/> Septic _____
<input type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	COC NONC/Waiver Design
<input type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	<input type="checkbox"/> Fee \$ _____
<input type="checkbox"/> Application complete		ATF / SPEC MTG
	_____ Planning & Zoning Department Signature	_____ Date
		_____ Permit #

01-15-16



Brad and Traci Kuebler Practical Difficulty Questionnaire

June 8, 2017

1. We believe installing a multi-home septic drain field is a more efficient use of land and therefore better for the environment and housing development. Both working towards accomplishing goals 2 and 4 of the County's Policy.
2. To accomplish the goal of installing the most ecologically friendly and efficient system, we must install a drain field that utilizes a portion of land from all three parcels involved in the new system.
3. Goal number 2 of the County's Policy is to improve water quality in the county, as such, we must install a new system to work towards this very important goal.
4. We have worked diligently with our surveyor, contractor and county to determine the best location of the multi-home system to limit changes to the character of the three parcels as well as any negative effects on the environment.
5. Yes, we believe it does. We believe the installation of three separate systems will use more energy. Although installing a multi-home system requires a variance, we believe it will be better for the environment.
6. Yes we believe the installation of a multi-home system (with a variance) works towards accomplishing goals 2, 3, 4, 5, 6 and 8 of the Le Sueur County Land Use Goals and Policies.
7. We believe the installation of a multi-home system (with a variance) works towards accomplishing goals 2, 3, 4, 5, 6 and 8 of the Le Sueur County Land Use Plan Document.
8. Each of the three parcels contain a well and septic system. We have worked diligently with our surveyor, contractor and county to design a new, more environmentally friendly, collection discharge and drainage system.
9. We have worked diligently with our surveyor, contractor and county to determine the most efficient system to service three homes, while limiting the consumption of land from the three applicable parcels. We believe the proposed design accomplishes this goal.

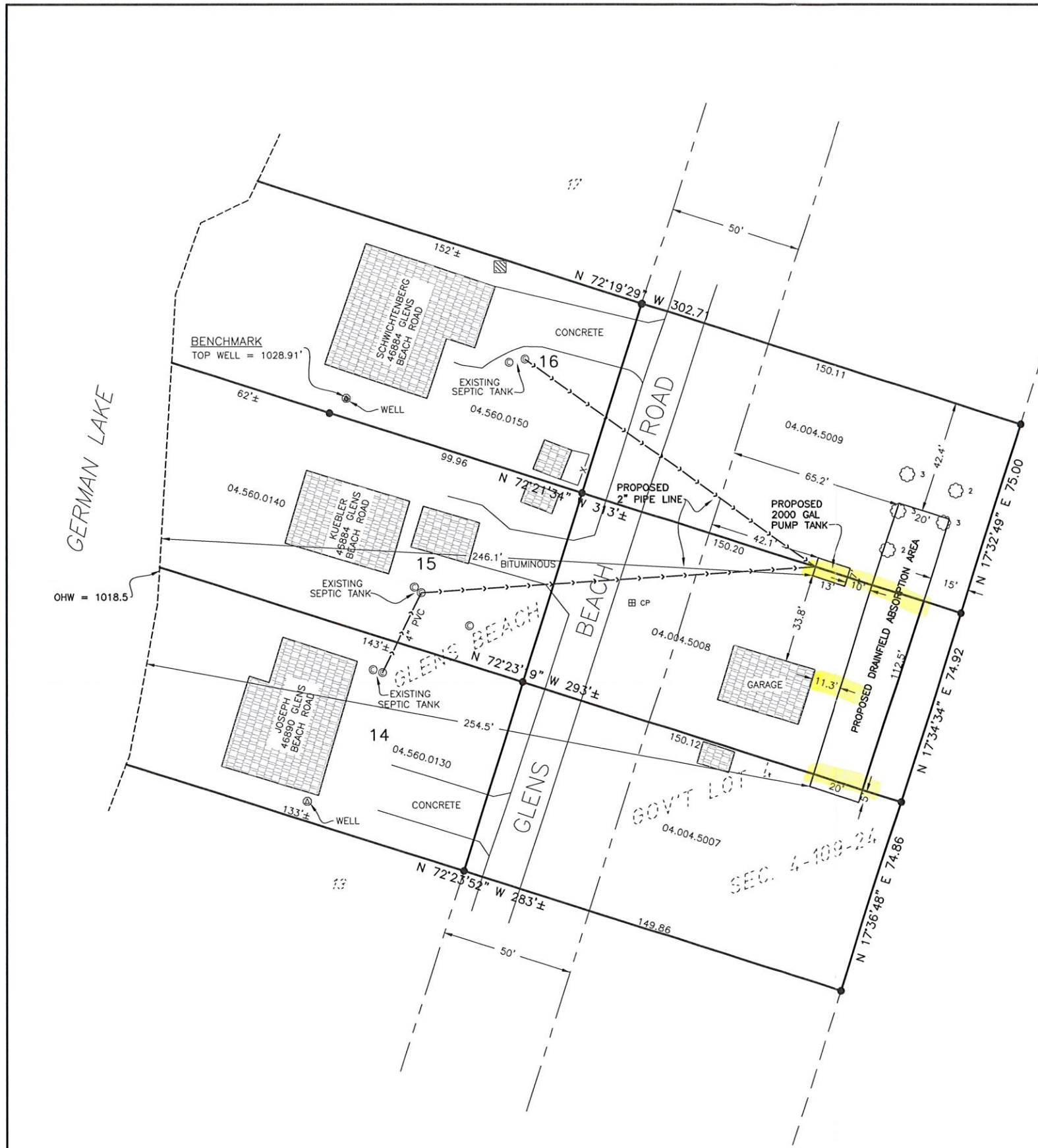
RECEIVED  
JUN 16 2017  
BY: mm

In 2014, the Le Sueur County Board of Commissioners approved an ordinance requiring property owners to bring their septic systems into compliance by the end of the year to assist in the determination of whether soils near the planned systems would be able to properly treat sewage before it mixed with groundwater

In an effort to assure our systems are compliant with county and state guidelines we have worked diligently with our contractor (James Bros Construction), surveyor (Bolton & Menk) and county employees to determine the most economical and eco-friendly system. We believe a multi-home system serving the Kuebler, Joseph and Schwichtenberg households meets these goals.

However, the proposed multi-home system – specifically the absorption field – will need to consume property of all three home owners and span across the applicable property lines. As such, we are respectfully requesting the approval of a variance detailed in the submitted application and survey provided.



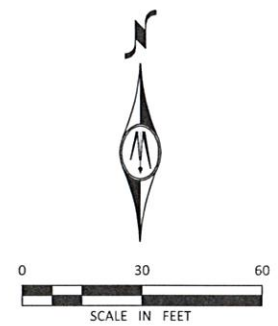


PID 04.004.5007	PID 04.004.5008	PID 04.004.5009
PID 04.560.0130	PID 04.560.0140	PID 04.560.0150

<b>OWNER ADDRESS</b> ROBERT JR. & LINDA JOSEPH 46890 GLENS BEACH ROAD WATERVILLE, MN 56096	<b>OWNER ADDRESS</b> BRADLEY & TRACI KUEBLER 17573 HYACINTH WAY LAKEVILLE, MN 55044	<b>OWNER ADDRESS</b> RELOU SCHWICHTENBERG 46874 GLENS BEACH ROAD WATERVILLE, MN 56096
<b>SITE ADDRESS</b> 46890 GLENS BEACH ROAD WATERVILLE, MN 56096	<b>SITE ADDRESS</b> 46884 GLENS BEACH ROAD WATERVILLE, MN 56096	<b>SITE ADDRESS</b> 46874 GLENS BEACH ROAD WATERVILLE, MN 56096

**RECEIVED**  
JUN 16 2017  
BY: *mkm*

- LEGEND**
- IRON PIPE MONUMENT SET
  - MONUMENT FOUND
  - ⊗ DECIDUOUS TREE
  - ⊙ CONIFEROUS TREE
  - ⊕ WELL
  - ⊞ CP COMMUNICATION PEDESTAL
  - CLEAN OUT
  - BENCHMARK
  - ⊞ CATCH BASIN



**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* 1-13-17  
Rory Jensen Date  
License Number 19789

Horizontal Datum: 1996 Le Sueur County Coordinate System

ORIGINAL SURVEY REVISED: 2-17-17  
6-15-17

<b>CERTIFICATE OF SURVEY</b> LE SUEUR COUNTY, MINNESOTA		LOTS 14, 15, & 16, GLENS BEACH & PART OF GOV'T LOT 4, SECTION 4, TOWNSHIP 109 NORTH, RANGE 24 WEST, LE SUEUR COUNTY, MINNESOTA
<b>BOLTON &amp; MENK</b> 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171		
FOR: KUEBLER, JOSEPH & SCHWICHTENBERG		

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H:\KUEBLER\_PR\M33112752\CAD\C3D\112752BD1.dwg 1/13/2017 4:18 PM

SDB112752H

JOB NUMBER: M33.112752 FIELD BOOK: 90J PG 64 DRAWN BY: JLA

4.0 S4-T109N-R24W

Surveyor Certification

I. Applicant: Name WAYNE JAMES

II. Landowner: Name KUEBLER, JOSEPH & SCHWICTENBERG
Property Address 46874, 46884, 46890 GLENS BEACH ROAD
City WATERVILLE State MN Zip 56086

III. Parcel Information: Parcel Number 04.560.0130 (House), 04.560.0140 (House), 04.560.0150 (House)

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



- \*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 JUNE 15, 2017, 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.

Wayne James
Surveyor Signature June 16, 2017 Date 19789 Lic #

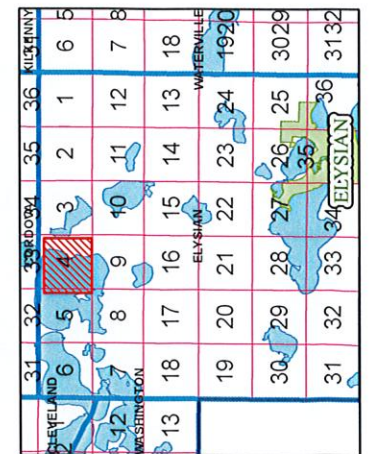
OFFICE USE ONLY

6-16-17 Date Received MRM Planning & Zoning Department Signature

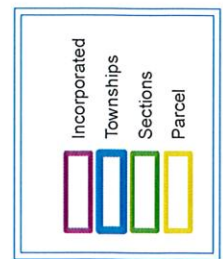


# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

**NAME:** Kuebler, Joseph,  
 Schwichtenberg  
**PID:** 04.004.5007, 5008, 5009  
**DATE:** 07-06-17  
**FIRM #:** 27079C0300D  
**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.



LE SUEUR COUNTY  
 ENVIRONMENTAL SERVICES  
 507-357-8538

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