



Le Sueur County, MN

Thursday, July 20, 2017

Regular Session

Item 2

Brown Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Jerome & Carrie Brown
911 ADDRESS: 49206 Riverside Ln, Waterville
VARIANCE REQUEST: Total of 41.6 % impervious surface.
VARIANCE NUMBER: 17189
PARCEL NUMBER: 14.662.0060

SITE INFORMATION

LOCATION: Lot 6, Rearrangement Raedeke #2, Section 20, Waterville
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 1: The County will adopt and implement the goals, objectives, and actions of the County's Local Water Management Plan.

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 such as:

- a. Use of individual on-site rain gardens.
- b. Permeable pavers for use in traditionally large impermeable surface areas.
- c. Other new technologies as identified.

GENERAL SITE DESCRIPTION: Shoreland, residential
ACCESS: Existing off Riverside LN
LAKE: Lake Tetonka, 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: N/A

ATTACHMENTS

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

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. Impervious Surface:	41.6%	25 %	Section 13, Subdiv.5.A.10.a.	13-15

Page 1 of 2

2. **Refer to DNR Guidance Letters:**
 - a. The Role of the Variances in Shoreland Management Ordinances pg. 9
 - b. Bluffs and Steep Slopes pg. 11
 - c. Limiting Impervious Surface pg. 15
 - d. 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. Majority of impervious surface is located outside the shore impact zone.
 - b. Removing existing deck within the shore impact zone, 50 square feet impervious surface.
 - c. Removing existing stairs and walkway (155 sq ft) and replacing with new stairs (93 sq ft), reducing 62 sq ft, majority within the shore impact zone.
 - d. Proposal reduces impervious surface from 41.9% to 41.6%. Consider removing additional impervious surface or changing to pervious.
 - e. Consider a plan for addressing stormwater runoff.

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: 07/11/2017

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Joshua Mankowski, Environmental Resources Specialist

Applicant:

Jerome Brown

Property owner:

Jerome Brown

Property:

14.662.0060

Description:

Request for a Variance to allow the applicant a total of 41.6% Impervious Surface.

Recommendation:

By completion of the planned project, the applicant will reduce the total impervious surface on the lot by 0.3%. This will be done by removing a small deck on a shed in the Shore Impact Zone and by replacing a continuous sidewalk from the house to the lake with sections of steps within the retaining walls. This is not a significant reduction in impervious surface and there is no plan to address stormwater runoff. It would be my recommendation to table the application until significant reductions can be made.

Condition(s) if approved:

1. Work with Environmental Resources Specialist to implement stormwater practices on property such as an infiltration basin. Must receive approval as part of the Conditional Use Permit.

Alternative Reductions:

1. Reduce size of concrete driveway.
2. Reduce size of concrete walkway from driveway to house
3. Remove Shed 1 (65 square feet, approximately .6%)
4. Remove Shed 2 (49 square feet, approximately .5%)
5. Replace the deck 1 with permeable surface (216 square feet, approximately 2.1%)

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

VARIANCE FINDINGS OF FACT

Name of Applicant: JEROME BROWN

Variance # 17189

Variance Request: TO ALLOW THE APPLICANT A TOTAL OF 41.6 % IMPERVIOUS SURFACE. *mem*

41.6%

- 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?

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

Explain _____

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

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

Explain _____

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

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

Explain _____

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

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

Explain _____

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

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

Explain _____

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?

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

Explain _____

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

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

Explain _____

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 Jerome Brown
 Mailing Address 49206 Riverside Lane
 City Waterville State MN Zip 56096
 Phone # _____ Phone # 507-351-5969

II. **Landowner:**
 Name Jerome Brown
 Property Address 49206 Riverside Lane
 City Waterville State MN Zip 56096
 Phone # _____ Phone # 507-351-5969

III. **Parcel Information:**
 Parcel Number 14.662.0060 Parcel Acreage Square Feet 12,800
 Township Waterville Section _____
 Subdivision Raedeke #2 Lot 6 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).
41.6 % IS

V. **Description of Request:**
 a. A full written description of the proposed variance request with detailed information must be attached.

VI. **Township Notification:**
Township must be notified prior to application. (County Commissioners are not the Township Board.)
Waterville Township notified on April 29, 2017
 (Township Name) (Date)
 Board Member Francis Cummins 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:

All relating to impervious

- 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.

Our lot has 41% impervious surface and the lot is small. We will remove a 48 sq foot deck in the shore impact zone and a 48 sq foot walkway.

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

Small lot and failing retaining walls that need to be replaced.

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

Small lot and many needs for safety of my children

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

We will improve remove wood walk way and deck located in shore impact zone

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

No, we want to remove green treated walk way and deck to improve impervious surface.

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

We want to reduce impervious surface while updating failing walls with natural stone.

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

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

holding tank was installed in October 2012 and is compliant. the property has a well

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

We need a Variance to impervious surface to remove a wood walk way and deck in the shore impact zone. 2

IX. Attachments shall include but not limited to:

- a. Site Plan-*survey*
- b. Surveyor Certification
- c. Access approval
- d. Full legal description
- e. ~~Floor~~ ^{Deck} plans and/or blue prints (For structures)
- f. Septic System Compliance Inspection
- g. Erosion control plan (CWP)
- 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.

[Signature]
Applicant signature

05-20-2017
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.

[Signature]
Landowner signature

05-20-2017
Date

OFFICE USE ONLY

Date received <u>6-20-17</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' <u>1000'</u> <input type="radio"/> N
Meeting date <u>7-20-17</u>	Lake Classification <u>RD</u>	Erosion Control Plan <input checked="" type="radio"/> Y <input type="radio"/> N
60 Day <u>8-19-17</u>	Lake <u>Petronka</u>	Water courses <input type="radio"/> Y <input checked="" type="radio"/> N
RFPE <u>/</u>	FEMA Panel # <u>27079C0430.D</u>	Bluff <input checked="" type="radio"/> Y <input type="radio"/> N
<input type="checkbox"/> Site Plan -survey	Flood Zone <u>AE-100 YR</u>	Other _____
<input checked="" type="checkbox"/> Surveyor Certificate	<input type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic <u>5-23-12</u>
<input type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	<input checked="" type="checkbox"/> COC <u>(157A)</u> <u>10-17</u>
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	NONC/Waiver Design
<input checked="" type="checkbox"/> Application complete	<u>Michelle R. Mitchell</u>	<input checked="" type="checkbox"/> Fee \$ <u>646</u> ATF / SPEC MTG
	Planning & Zoning Department Signature	<u>6-20-17</u> Date
		<u>17189</u> Permit #

01-15-16

Environmental Friendly Landscape Project Variance

Overview:

To reduce the amount of the current amount of our properties impermeable surface to an acceptable ratio of permeable vs impermeable surface area when considering the total amount of property size, needed structures to maintain the structure of the land, and serve the purpose a functional single family home.

Goals:

Use natural environmentally friendly building materials when surface area demands impermeable materials to ensure the safety of existing structures, people, and the environment.

To increase permeable land as much as possible, while achieving the goals of the project.

Ensure our property is safe for our children outdoors.

Specifications:

We are permanently removing the 6 ft by 8ft observation deck on shed # 1, eliminating 48 square feet of impermeable surface.

We will be permanently removing wood stairs and boardwalks and replacing with kasota stone in areas that require steps do to slope of land. All other surface area will be replaced with grass, which will significantly increase the total property permeable surface area.

The existing cement on the property will remain the same, to ensure a safe walkway to enter and exit the home.

We will remove the existing deck and surrounding wood boardwalk. We will replace the deck in the same location, and follow the 10 ft setback rule. Therefore, the

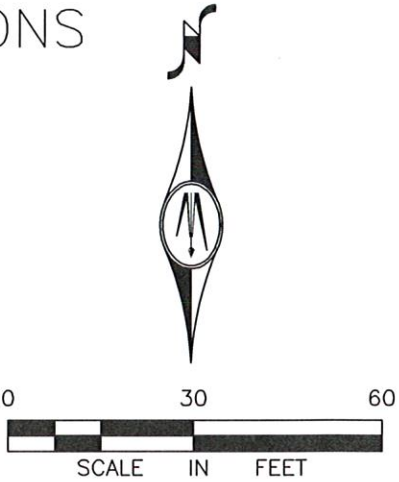
deck will be slightly smaller which will decrease the total impermeable surface area.

The existing gutters and downspouts effectively transfer water to permeable surfaces and will remain the same

PROPOSED CONDITIONS

LEGEND

- 3/4" IRON PIPE MONUMENT SET
MARKED BY REG. NO. 19789
- MONUMENT FOUND
- + 1017.64 EXISTING SPOT ELEVATION



Horizontal Datum: Le Sueur County Coordinate System
NAD83, 1996 Adjustment

PID 14.662.0060

OWNER ADDRESS
JEROME S & CARRIE L BROWN
49206 RIVERSIDE LANE
WATERVILLE, MN 56096

SITE ADDRESS
49206 RIVERSIDE LANE
WATERVILLE, MN 56096



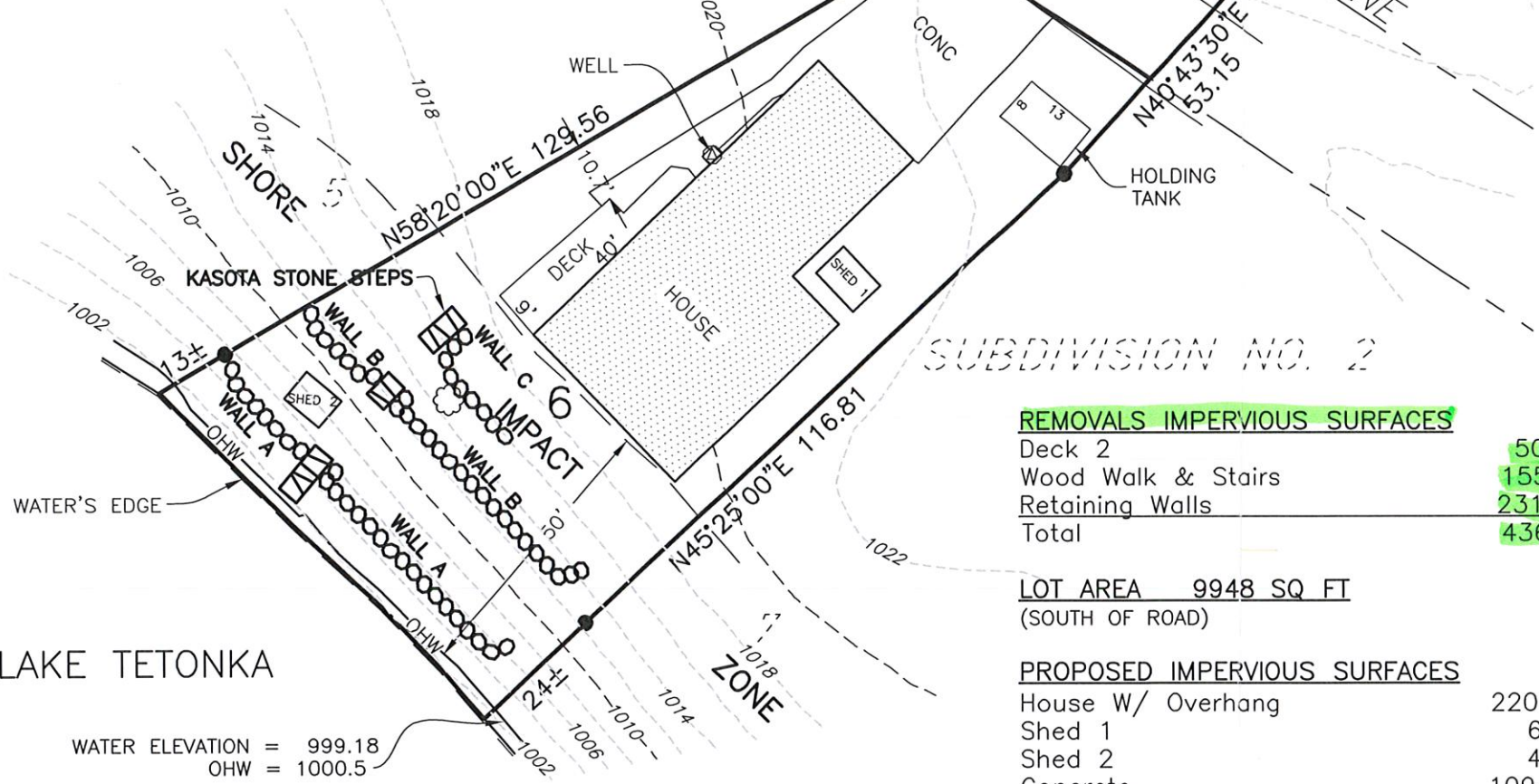
DESCRIPTION OF RECORD
LOT 6, REARRANGEMENT RAEDEKE'S
LAKE TETONKA SUBDIVISION NO. 2

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
6/20/2017
Date

REARRANGEMENT OF

RAEDEKE'S LAKE TETONKA



REMOVALS IMPERVIOUS SURFACES

Deck 2	50 SQ FT
Wood Walk & Stairs	155 SQ FT
Retaining Walls	231 SQ FT
Total	436 SQ FT

LOT AREA 9948 SQ FT
(SOUTH OF ROAD)

PROPOSED IMPERVIOUS SURFACES

House W/ Overhang	2202 SQ FT
Shed 1	65 SQ FT
Shed 2	49 SQ FT
Concrete	1094 SQ FT
Bituminous	23 SQ FT
Wall A (70L x 4.5H x 2.5W)	175 SQ FT
Wall B (70L x 4.5H x 2.5W)	175 SQ FT
Wall C (25L x 4.5H x 2.0W)	50 SQ FT
Deck	216 SQ FT
Kasota Stone Steps (4' Wide)	93 SQ FT
Total Impervious	4142 SQ FT (41.6%)

MATERIAL MOVEMENT

Wall A =	32 Cubic Yards
Wall B =	66 Cubic Yards
Wall C =	12-14 Cubic Yards

NOTE: NO BLUFF

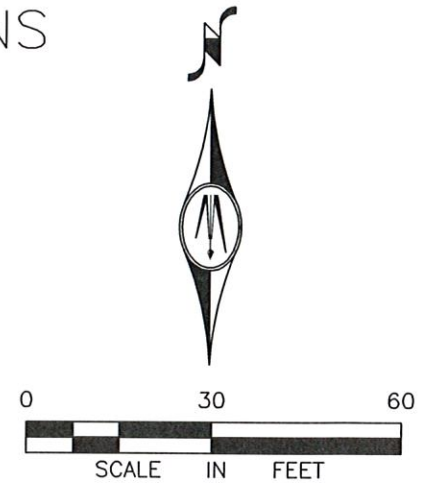
CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA		1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	LOT 6, REARRANGEMENT RAEDEKE'S LAKE TETONKA SUBDIVISION NO. 2
BOLTON & MENK			FOR: JEROME & CARRIE BROWN

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EXISTING CONDITIONS

LEGEND

- 3/4" IRON PIPE MONUMENT SET
MARKED BY REG. NO. 19789
- MONUMENT FOUND
- + 1017.64 EXISTING SPOT ELEVATION



Horizontal Datum: Le Sueur County Coordinate System
NAD83, 1996 Adjustment

PID 14.662.0060

OWNER ADDRESS
JEROME S & CARRIE L BROWN
49206 RIVERSIDE LANE
WATERVILLE, MN 56096

SITE ADDRESS
49206 RIVERSIDE LANE
WATERVILLE, MN 56096



DESCRIPTION OF RECORD
LOT 6, REARRANGEMENT RAEDEKE'S
LAKE TETONKA SUBDIVISION NO. 2

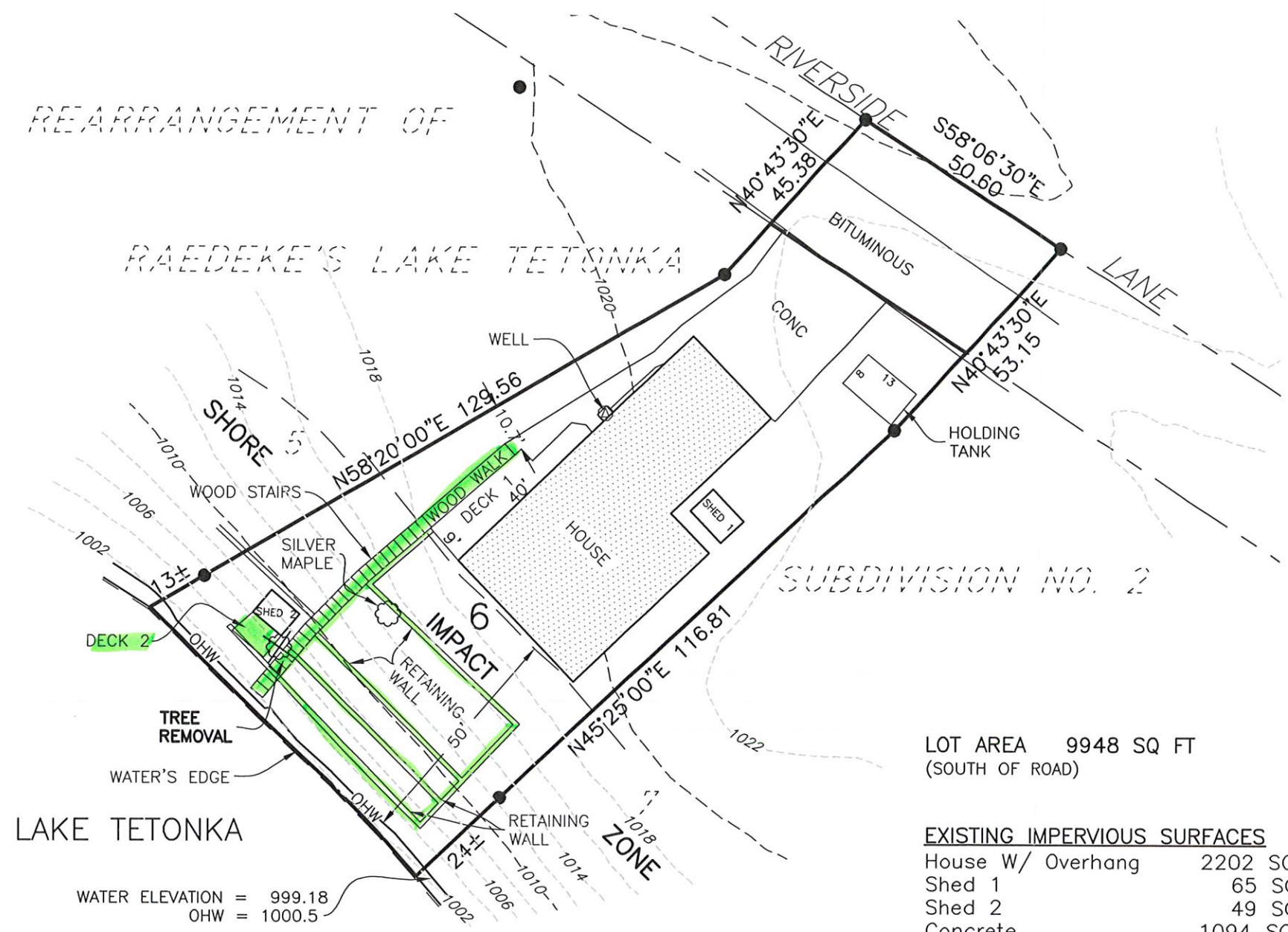
SURVEYOR'S CERTIFICATION

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

6/20/2017
Date



LOT AREA 9948 SQ FT
(SOUTH OF ROAD)

EXISTING IMPERVIOUS SURFACES

House W/ Overhang	2202 SQ FT	
Shed 1	65 SQ FT	
Shed 2	49 SQ FT	
Concrete	1094 SQ FT	
Bituminous	23 SQ FT	
Retaining Wall	231 SQ FT	
Wood Walk & Stairs	248 SQ FT	
Deck 1	216 SQ FT	
Deck 2	50 SQ FT	
Total Impervious	4178 SQ FT	(41.9%)

NOTE: NO BLUFF

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA		LOT 6, REARRANGEMENT RAEDEKE'S LAKE TETONKA SUBDIVISION NO. 2 FOR: JEROME & CARRIE BROWN
BOLTON & MENK	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	

Surveyor Certification

I. Applicant:
Name JEROME BROWN

II. Landowner:
Name JEROME BROWN
Property Address 49206 RIVERSIDE LANE
City WATERVILLE State MN Zip 56096

III. Parcel Information:
Parcel Number 14.662.0060

- IV. 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.

- 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, aeriels 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 29, 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.

Roy Jensen _____ 6/16/17 _____ 19789 _____
 Surveyor Signature Date Lic #

OFFICE USE ONLY

6-19-17 _____ [Signature] _____
 Date Received Planning & Zoning Department Signature

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Carrie & Jerome Brown

PID: 14.662.0060

DATE: 07-06-17

FIRM #: 27079C0430D

F-Zone: X-Outside

RFPE: na

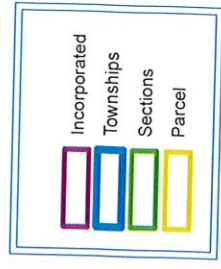
District: Recreational Residential



31	32	33	34	35	36
6	5	4	3	2	1
7	8	9	10	11	12
13	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



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

LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538