



Le Sueur County, MN

Thursday, August 17, 2017

Regular Session

Item 5

Bartlett Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT: ISG Inc, Brian Welch
OWNER: Marvin Bartlett
911 ADDRESS: 1408 Shoreway Drive, Kasota, MN
VARIANCE REQUEST: To allow the applicant to construct a structure within a bluff.
VARIANCE NUMBER: 17238
PARCEL NUMBER: 05.540.0050 & 05.452.1420

SITE INFORMATION

LOCATION: Lot 4, LaHanns Subdivision & Units 1410 & 1410 CIC #54, Squirrels Nest Point, Section 7, Kasota 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 makes reference to development design of natural resource areas that protects the resource and preservation of significant bluff areas.

Goal #2: Le Sueur County should adopt and enforce land use goals and policies that conserve and restore its natural resources, bring protections to the ecological systems of the natural environment, and prevent the premature development of natural resource needs.

Objective 1: The County should continue its preservation of significant bluff areas and river valley through its use of a Conservancy Zone.

Action 3: Amend the County's Zoning controls to require all structures to meet 30' minimum setback from the top of a bluff.

GENERAL SITE DESCRIPTION: Shoreland, residential
ACCESS: Existing off Shoreway Drive
LAKE: Lake Washington, Recreational Development lake

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

RFPE: Regulatory Flood Protection Elevation: 985.8 Lowest floor must be at or above RFPE.

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:

- | <u>Variance:</u> | <u>Request:</u> | <u>Required:</u> | <u>Ordinance:</u> | <u>Page:</u> |
|---------------------------------|-----------------|------------------|--|--------------|
| a. Structure to a bluff: | <u>Within</u> | 30 feet | Section 13.2, Subdiv. 5. F. 1. c. | 13-46 |
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. 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 **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. Proposal requires a Conditional Use Permit for grading, excavating, and filling within the bluff.

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: 08/08/2017

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Joshua Mankowski, Environmental Resources Specialist

Applicant:

ISG Inc Brian Welch

Property owner:

Marvin Bartlett

Property:

05.540.0050

Description:

Application for a Variance to allow the applicant to construct a structure within a Bluff.

Recommendation:

According to the application, the current Water Orientated Structure is in poor condition. The current application will allow for the replacement of the current structure in the same location with a new, larger structure. The replacement structure would still be smaller than the maximum allowed. It would be my recommendation to approve the application with the condition(s) listed below.

Condition(s):

1. Final design for the Water Orientated Structure shall deal with drainage issues to ensure longevity of the structure and decreased chances of future erosion issues.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

VARIANCE FINDINGS OF FACT

Name of Applicant: ISG INC BRIAN WELCH

Variance # 17238

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A STRUCTURE WITHIN A BLUFF.

- 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 ISG, Inc. - Brian Welch
 Mailing Address 1415 Town Square Lane,
 City Faribault State MN Zip 55021
 Phone # 507.331.1500 Phone # _____

II. Landowner:
 Name Marvin Bartlett
 Property Address 1408 Shoreway Drive
 City Kasota State MN Zip 56050
 Phone # 612.756.3650 Phone # _____

III. Parcel Information: +05,452.1420
 Parcel Number 05.540.0050 Parcel Acreage .78
 Township Kasota Township Section SW1/4 of SEC 7 T109 R25
 Subdivision Lahanns Lot 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: List requested alternative to development standard(s).
 Request for approval to rebuild a WOAS with a similar footprint in the same location as the existing, located within the bluff.

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.)*

Kasota Township notified on 7/11/2017
(Township Name) (Date)

Board Member Dean Barfknecht 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.

There is an existing WOAS on the property that is located within the bluff.
The requested variance is proposed to rebuild the WOAS in the same location with a similar footprint.

as the existing boathouse.

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

There is an existing WOAS on the property that is located within the bluff, and a deck that exceeds the footprint footprint of the WOAS. The WOAS and deck were initially constructed in this manner due to steep slopes on the north and south sides of the WOAS.

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

There is an existing WOAS on the property with a deck that exceeds the footprint of the WOAS. The requested variance will allow the property owner to rebuild the WOAS in the same location with a similar footprint.

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

Rebuilding the WOAS with a similar footprint in the same location will maintain the essential character character of the locality.

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

Yes. The existing WOAS is in poor condition which can lead to slope failure. Rebuilding the WOAS using a similar footprint in the same location will alleviate any potential for slope failure while maintaining consistency with the Ordinance and Comprehensive Land Use Plan.

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

Yes. Rebuilding the WOAS with a similar footprint in the same location as the existing WOAS ensures consistency with the Ordinance.

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

Because the request is based on using a similar footprint and same location as the existing WOAS, consistency with the Comprehensive Land Use Plan will be maintained.

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

A septic system is used for onsite sewage treatment and an onsite well provides water capabilities.

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

This request is the minimum variance amount to afford relief. There is an existing WOAS on the property within the bluff, and the request is based on rebuilding the WOAS with a similar footprint in the same location.

IX. Attachments shall include but not limited to:

- | | |
|---|---|
| <input checked="" type="checkbox"/> a. Site Plan- <i>survey</i> | <input checked="" type="checkbox"/> e. Floor plans and/or blue prints (<i>For structures</i>) |
| <input checked="" type="checkbox"/> b. Surveyor Certification | <input type="checkbox"/> f. Septic System Compliance Inspection |
| <input checked="" type="checkbox"/> c. Access approval | <input checked="" 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.

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:	<u>Doubled</u> + 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.

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.

Brian M. Webb 07/10/2017
 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.

M. Santelli 7-11-17
 Landowner signature Date

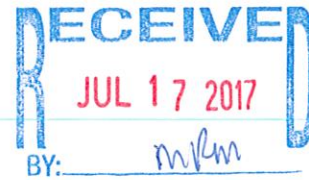
OFFICE USE ONLY

Date received <u>7-17-17</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' <u>1000'</u> <u>N</u>	
Meeting date <u>8-17-17</u>	Lake Classification <u>RD</u>	Erosion Control Plan <u>Y</u> <u>N</u>	
60 Day <u>9-15-17</u>	Lake <u>Washington</u>	Water courses <u>Y</u> <u>N</u>	
RFPE <u>1000 085.8</u>	FEMA Panel # <u>27079C02405D</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 type="checkbox"/> Septic _____	COC NONC/Waiver Design
<input type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval		
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	<input checked="" type="checkbox"/> Fee \$ <u>1640</u>	ATF / SPEC MTG
<input checked="" type="checkbox"/> Application complete	<u>Michelle R. Matthe</u> Planning & Zoning Department Signature	<u>7-17-17</u> Date	<u>27238</u> Permit #

01-15-16

July 14, 2017

Michelle Mettler
 Planning and Zoning
 Le Sueur County Courthouse
 88 South Park Avenue
 Le Center, MN 56057



**RE: Project Description and Application Narrative for Marvin Bartlett Property
 1408 Shoreway Drive, Kasota, Minnesota**

Michelle,

Please consider the following project description and application narrative during the review process for the attached Variance application. All supplemental information required by the application has also been attached to provide a comprehensive review.

The Bartlett property is located at 1408 Shoreway Drive in Le Sueur County, Kasota, Minnesota. The property is described as Lot 4 of Lahanns Subdivision and is currently zoned as RR – Recreational Residential. The proposed use would remain RR – Recreational Residential which is consistent with the County's Comprehensive Land Use Plan.

The attached application and supplemental information are being submitted as part of a request to rebuild the existing water oriented accessory structure (WOAS). The existing WOAS is located within the bluff, however the property owner is proposing to rebuild in the same location using a similar footprint.

The existing WOAS is 85 square feet (8.5' W x 10' L) and has upper and lower decks. The upper deck on the north side is approximately 13' x 13' and currently exceeds beyond the footprint of the structure. The lower deck on the south side is approximately 3' x 13'. To ensure the upper portion of the deck does not exceed beyond the footprint of the new structure per the Le Sueur County Ordinance, the size of the WOAS is proposed to increase to 140 square feet (approximately 10' x 14').

In addition, a 32 square foot (3' x 10.5') landing is proposed to be construction on the west side of the WOAS to meet stair slope requirements and provide direct access from the WOAS to the existing walkway located on the north side of the structure.

Because construction of the proposed new WOAS will take place within the bluff, ISG, Inc. is requesting approval of a Variance consistent with the attached application.

The initial proposed design was to rebuild the WOAS in the same location with the same footprint as the existing structure with a larger lower landing (approximately 39 square feet). With this design, variances would have been required for constructing within the bluff, the upper deck exceeding beyond the footprint of the structure, and a larger landing.

In an effort to conform as much as possible to the Ordinance, the size of the proposed WOAS has been increased to ensure the upper deck remains within the structure footprint, and the stairs have been moved to the west side of the proposed WOAS to allow for a smaller lower landing (32 square feet). These modifications to the design eliminated the need for multiple variances and allowed for further compliance with the Ordinance.

No negative impacts to adjacent or other nearby properties are expected. Rather the proposed project will allow the property owner to rebuild the WOAS in the same location using a similar footprint and allow direct access from the WOAS to the existing walkway.

1415 Town Square Lane + Faribault, MN 55021

507.331.1500 + www.is-grp.com

ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING

The proposed project will not create any negative impacts to the health, safety, or welfare of neighboring properties or the general public and no pollution or negative impacts to the environment are anticipated within the scope of the proposed project. Should any unforeseen conditions arise, the necessary reasonable measures will be taken to mitigate identified impacts.

No special privileges will result from approval of the requested variance. Rather, granting the request will improve the existing conditions since the upper deck of the proposed new WOAS will meet current Ordinance requirements, and will also allow the owners to rebuild the WOAS in the same location as the existing while allowing suitable access for the intended use.


These considerations along with the supplemental information provided within this submittal support approval the attached application. Please contact me at 507.331.1500 if there is any additional information we can provide in support of this request on behalf of the property owners.

Respectfully Submitted,



Brian M. Welch, PE
Civil Engineer
Civil Engineering Group

BMW/jrc





RECEIVED
 JUL 17 2017
 BY: mem

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT 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.
 DANIEL L. STUEBER
 DATE 7/13/17 LIC. NO. 43110

PROJECT
MARVIN BARTLETT RESIDENCE
 KASOTA MINNESOTA

REVISION SCHEDULE	
NO	DESCRIPTION

PROJECT NO. 18902
 FILE NAME 18902 VARIANCE SITE PLAN
 DRAWN BY EJR
 DESIGNED BY EJR
 REVIEWED BY BMW
 ISSUE DATE
 CLIENT PROJECT NO.

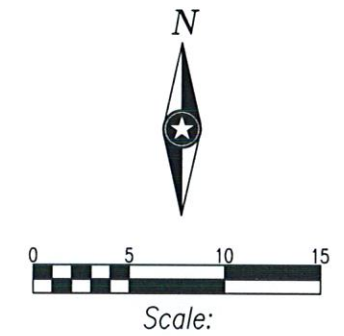
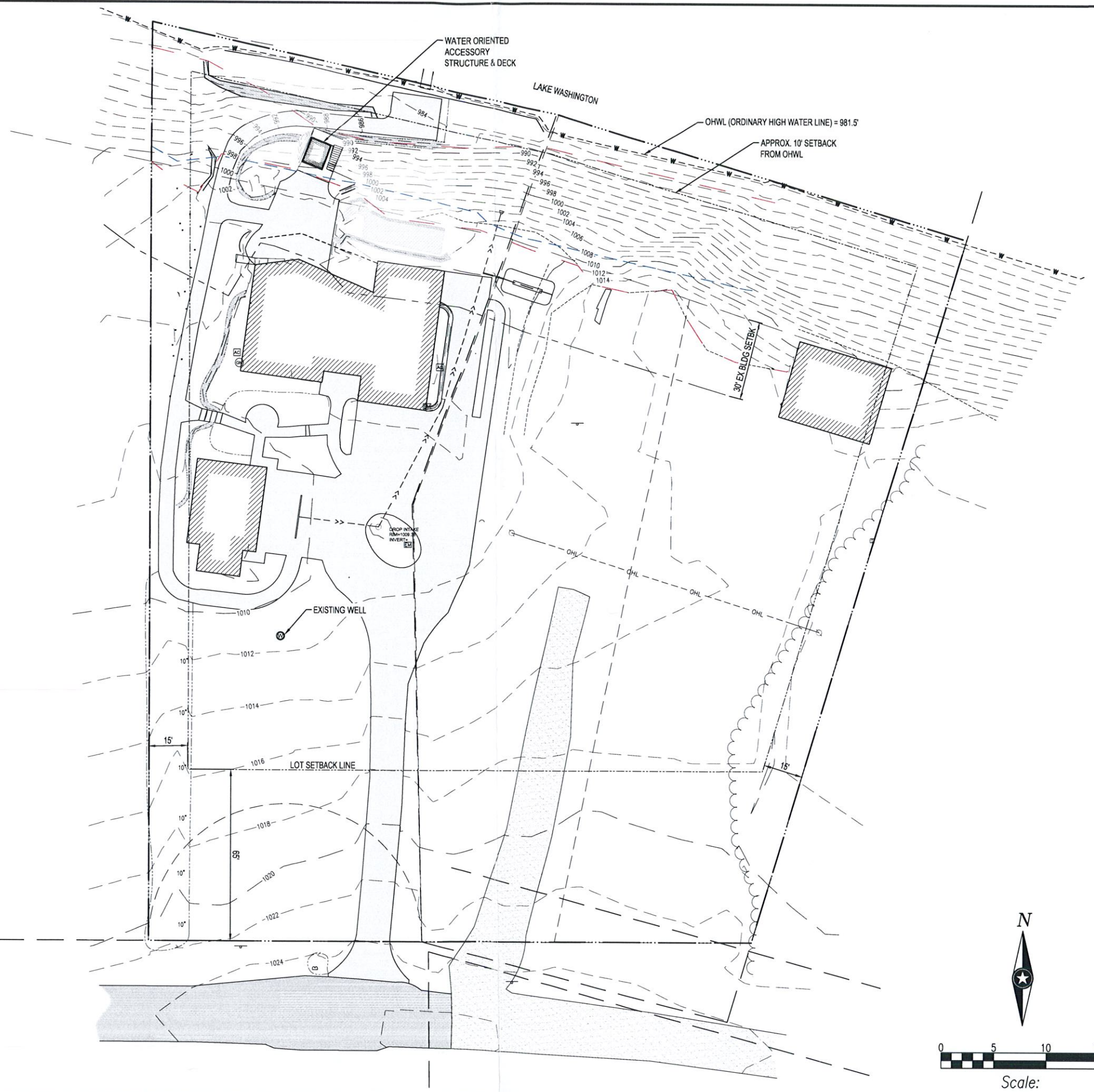
TITLE
EXISTING SITE PLAN

SHEET
2

LEGEND		
EXISTING		PROPOSED
-->>--	STORM DRAIN	-->>--
->-	SANITARY SEWER	->-
- ->	SANITARY SEWER FORCEMAIN	- ->
-I-	WATER	-I-
-UT-	UNDERGROUND TELEPHONE	-UT-
-OE-	OVERHEAD ELECTRIC	-OE-
-UE-	UNDERGROUND ELECTRIC	-UE-
-UTV-	UNDERGROUND TV	-UTV-
-G-	GAS	-G-
-WET-	WETLAND	
-W-	WATER SHORELINE	
-X-X-X-	FENCE LINE	
-1015-	CONTOURS (MAJOR)	-1015-
-1012-	CONTOURS (MINOR)	-1012-
- - - -	PROPERTY LINE	- - - -
*1012.32	SPOT ELEVATION	⊙ 95.25
	TOP OF CURB SPOT ELEVATION	⊙ 95.75

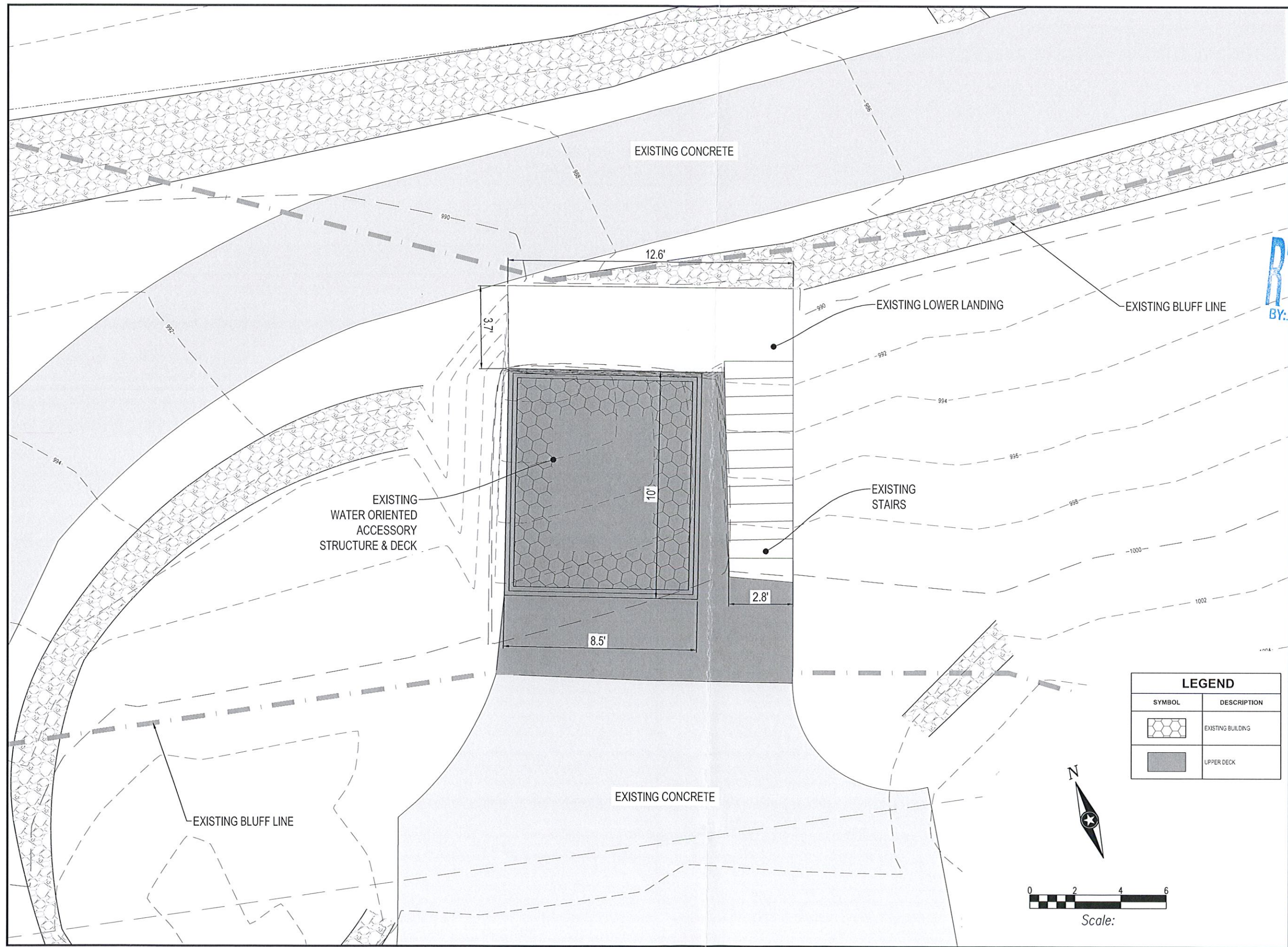
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

IMPERVIOUS CALCULATIONS	
TOTAL LOT SIZE	80691
EXISTING IMPERVIOUS AREA	19258
EXISTING % IMPERVIOUS	24%
PROPOSED IMPERVIOUS	
BUILDINGS	5550
ATTACHED DECK	485
GRAVEL SURFACE	2219
CONCRETE SURFACE	10948
TOTAL IMPERVIOUS	19202
PROPOSED % IMPERVIOUS	24%





RECEIVED
JUL 18 2017
BY: *mlh*



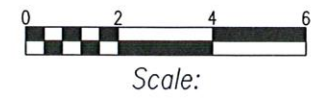
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DANIEL L. STUEBER
DLS
DATE 7/13/17 LIC. NO. 43110

PROJECT
MARVIN BARTLETT RESIDENCE
KASOTA MINNESOTA

REVISION SCHEDULE	
NO	DESCRIPTION

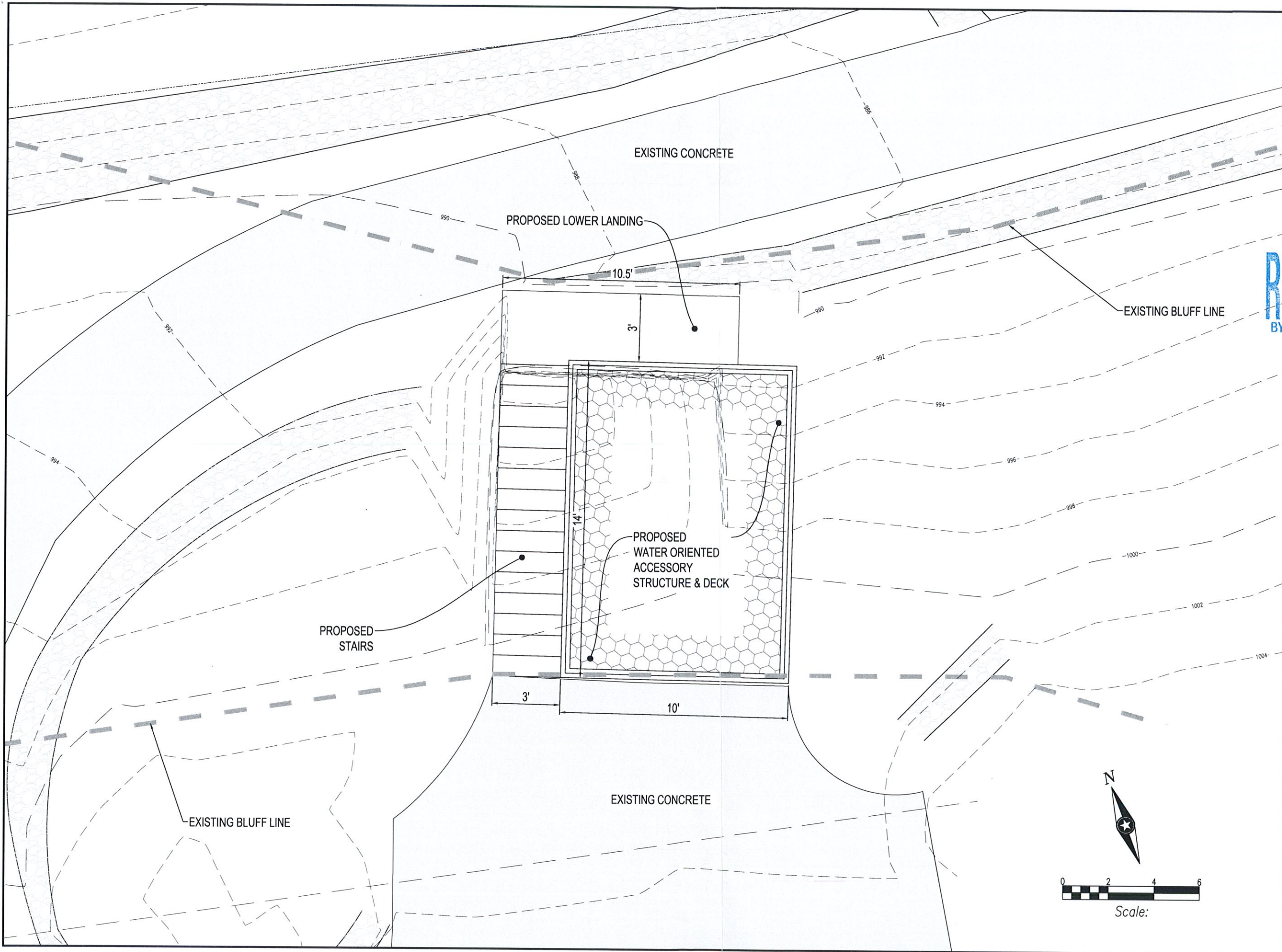
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FILE NAME 16902 VARIANCE SITE PLAN
DRAWN BY EJR
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ISSUE DATE
CLIENT PROJECT NO. -

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING BUILDING
	UPPER DECK



TITLE
WATER ORIENTED ACCESSORY STRUCTURE & DECK EXISTING SITE PLAN

SHEET
3



RECEIVED
 JUL 17 2017
 BY: *mlm*

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT 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.
 DANIEL L. STUEBER
DLS
 DATE 7/13/17 LIC. NO. 43110
 THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT
MARVIN BARTLETT RESIDENCE

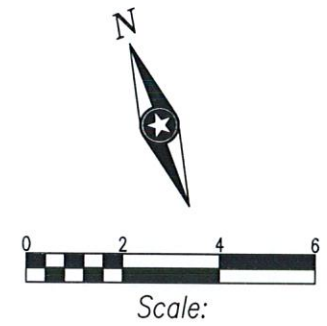
KASOTA MINNESOTA

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO. 18902
 FILE NAME 18902 VARIANCE SITE PLAN
 DRAWN BY EJR
 DESIGNED BY EJR
 REVIEWED BY BMW
 ISSUE DATE
 CLIENT PROJECT NO.

TITLE
WATER ORIENTED ACCESSORY STRUCTURE & DECK PROPOSED SITE PLAN

SHEET
4



Surveyor Certification

I. Applicant:

Name ISG, Inc. - Brain Welch

II. Landowner:

Name Marvin Bartlett

Property Address 1408 Shoreway Drive

City Kasota

State MN

Zip 56050

III. Parcel Information:

Parcel Number 05.540.0050

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
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- Rivers
- Wetlands
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- Location of trees to be removed - *Shoreland Districts*
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 - Required for *Shoreland, Business, & Industrial Districts.*
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- *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 July 15, 2016, 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.



Surveyor Signature

08-15-16

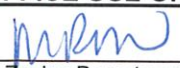
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43110

Lic #

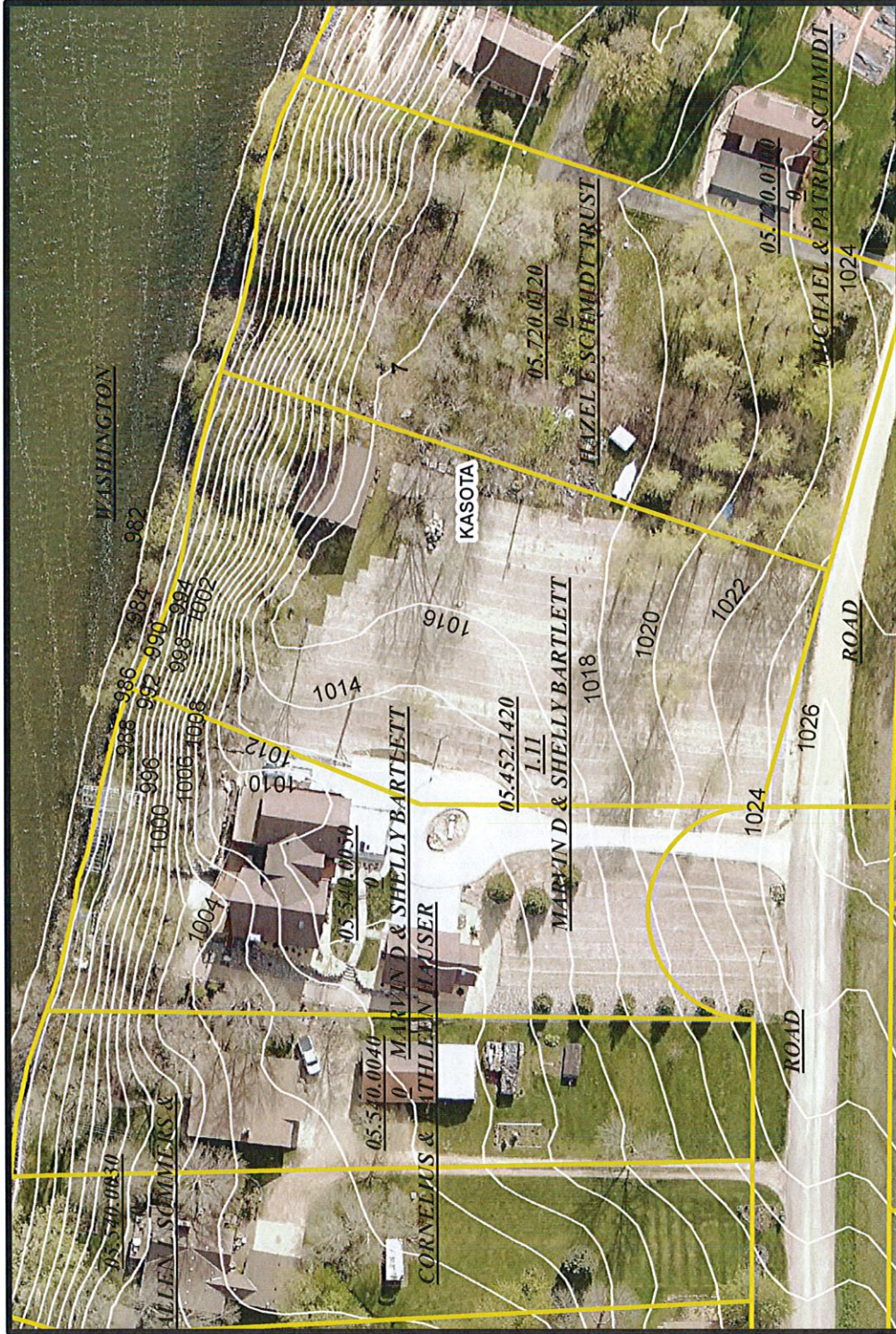
OFFICE USE ONLY

01-15-16
Date Received

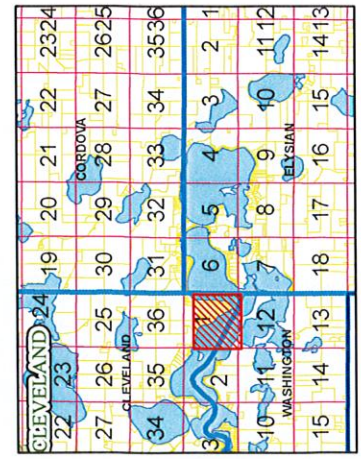
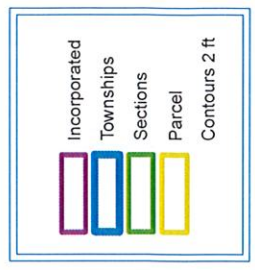

 Planning & Zoning Department Signature

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Marvin Bartlett
PID: 05.540.0050 & 05.452.1420
DATE: 08-04-17
FIRM #: 27079C0270D
F-Zone: X-Outside
RFPE: na
District: Recreational Residential



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 *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