



# **Le Sueur County, MN**

**Thursday, September 21, 2017**

**Regular Session**

## **Item 1**

**Theleman / Smith Packet**

Staff Contact: Kathy Brockway or Michelle Mettler

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

**APPLICANT/OWNER:** Helen Thelemann; Sue Smith

**911 ADDRESS:** 23933 Scotch Lake Rd, Cleveland, MN

**VARIANCE REQUEST:** To allow the applicants to install a pump tank 0 feet from the shared property line; install a septic tank 5 feet from the property line, and 5 feet from the detached garage; install a Cluster septic system drainfield 5 feet from the detached garage, 7 feet from the road Right-Of-Way, and 0 feet from the shared property line.

**VARIANCE NUMBER:** 17245

**PARCEL NUMBER:** 04.440.0100 & 04.440.0090

## SITE INFORMATION

**LOCATION:** Lots 6-8, Beaver Dam Plat, Section 4, Elysian Township

**ZONING & PURPOSE:** Recreational Residential & Flood Fringe, Flood Plain

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.

**Floodplain Overlay District.** It is the purpose of this Section to designate an overlay district that will maintain the County's eligibility in the National Flood Insurance Program and to minimize potential loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare of the County.

**Flood Fringe (FF) District:** The Flood Fringe District shall include those areas designated as floodway fringe, which shall include the areas shown on the Flood Insurance Rate Map, adopted in this Section as being within Zone AE but being located outside of the floodway. For lakes, wetlands and other basins (that do not have a floodway designated), the Flood Fringe District shall include those areas designated as Zone A and Zone AE on the Flood Insurance Rate Map panels adopted in this Section that are below the one percent (1%) annual chance flood elevation (100-year flood elevation) but above the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14, as amended from time to time.

**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:** The County will take leadership in initiating a wastewater or septic replacement program.

**Strategy #2:**

- Septic replacement program in areas with space to accommodate this type of improvement program.
- Cluster and community collection for areas in which space and proper soils characteristics are available for large drainfield.

**GENERAL SITE DESCRIPTION:** Shoreland, residential

**ACCESS:** na

**LAKE:** Lake Jefferson, Recreational Development Lake

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

RFPE: na

**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:

<u>1. Variance:</u>	<u>Request:</u>	<u>Required:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. Pump tank to prop line:	0 feet	10 feet	Section 17, Subdiv. 4. D. 2.	17-9
b. Septic tank to prop line:	5 feet	10 feet	Section 17, Subdiv. 4. D. 2.	17-9
c. Septic tank to structure:	5 feet	10 feet	Section 17, Subdiv. 4. D. 1. b.	17-9
d. Septic drainfield to prop line:	0 feet	10 feet	Section 17, Subdiv. 4. D.2.	17-9
e. Septic drainfield to structure:	5 feet	20 feet	Section 17, Subdiv. 4. D.1. a.	17-9
f. Septic drainfield to road ROW:	7 feet	10 feet	Section 17, Subdiv. 4. D. 4.	17-9

**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
- 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. Property is located within the German/Jefferson Sewer District. Installation deadline 12-31-17.
  - b. **Considerations For the Flood Plain Overlay District:** No Variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than the regulatory flood protection elevation for the particular area, or permit standards lower than those required by state law. The following additional variance criteria of FEMA must be satisfied:

- d. Variances shall not be issued by the County within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
- e. Variances shall only be issued by the County upon the following:
  - 1. A showing of good and sufficient cause.
  - 2. A determination that failure to grant the variance would result in exceptional hardship to the applicant.
  - 3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- f. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

<b>CONDITIONS</b>
-------------------

- 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: HELEN K THELEMANN/SUE SMITH

Variance # 17245

**Variance Request:** TO ALLOW THE APPLICANTS TO INSTALL A SEPTIC TANK 0 FT TO THE PROPERTY LINE, 5 FT TO THE PROPERTY LINE, AND 5 FT TO A STRUCTURE, INSTALL A SEPTIC DRAINFIELD 5 FT TO THE STRUCTURE, 7 FT TO THE ROAD RIGHT OF WAY AND 0 FT. TO THE PROPERTY LINE.

- 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

BY: Susan M. Smith

I. Applicant:

Name Helen K. Thelemann / Sue Smith
Mailing Address 23937 Scotch Lake Rd. 23927 Scotch Lake Road
City Cleveland State MN Zip 56017
Phone # 507 931-9334 Phone # 507 319-6566

II. Landowner:

Name Helen K. Thelemann Susan M. Smith
Property Address 23933 Scotch Lake Rd 23927 Scotch Lake Rd
City Cleveland State MN Zip 56017
Phone # 507 931-9334 Phone # 507 319-6566

III. Parcel Information:

Parcel Number 04.440.0100 / 04.440.0090 Parcel Acreage .30 and .44
Township Elysian 109N 24W Section 5
Subdivision Beaver Dam Plat Lot 1 Block 3

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).

Because our septic systems were found non-compliant we need to update our system. Because of land restrictions we need to have a variance to accommodate a septic system.

V. Description of Request:

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 July 18, 2017
(Township Name) (voicemail) (Date)

Board Member Kathy Reints regarding the proposed request.
(Name) (507) 267-4554

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:

RECEIVED  
JUL 24 2017  
BY: \_\_\_\_\_

- 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.

We need a new septic system and need to utilize both properties.

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

We are limited in land area and need to help each other by doing the septic together and closer to road.

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

The property was located close to the road and property is too small to accommodate a full septic.

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

There will be a workable / safe septic for our homes.

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

It involves the amount of area we have to work with to install a septic system.

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

Yes, it is consistent with ordinance of installing a septic by Dec. 2017.

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

We need to help each other to be in compliance with the LeSueur Co. plan.

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

We both have a septic system where the drainfield was deemed non-compliant. We also share a well with 4 properties and the well is not affected.

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

If we don't get the variance to help us to install a compliant system. If we are granted the variance we can install a compliant septic system.

**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
- g. Erosion control plan
- h. Description of request

James Bros .



Court House

*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.*

Susan M. Smith  
Applicant signature

July 18, 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.*

Susan M. Smith  
Landowner signature

July 18, 2017  
Date

**OFFICE USE ONLY**

Date received <u>7/24/17</u>	Present Zoning Classification <u>RR</u>	Feedlot within <u>500'</u> <u>1000'</u> <u>N</u>
Meeting date <u>9.21.17</u>	Lake Classification <u>RD</u>	Erosion Control Plan <u>Y</u> <u>N</u>
60 Day <u>9.21.17</u>	Lake <u>Jefferson</u>	Water courses <u>Y</u> <u>N</u>
RFPE _____	FEMA Panel # <u>27079C0300</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	<input checked="" type="checkbox"/> Septic _____
<input type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	<input checked="" type="checkbox"/> COC NONC/Waiver Design
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	<input checked="" type="checkbox"/> Fee \$ <u>644</u>
<input checked="" type="checkbox"/> Application complete	<u>Brockway</u> Planning & Zoning Department Signature	<u>7-24-17</u> Date
		<u>17245</u> Permit #

01-15-16

**RECEIVED**  
JUL 24 2017  
BY: \_\_\_\_\_



July 18, 2017

To whom it may concern,

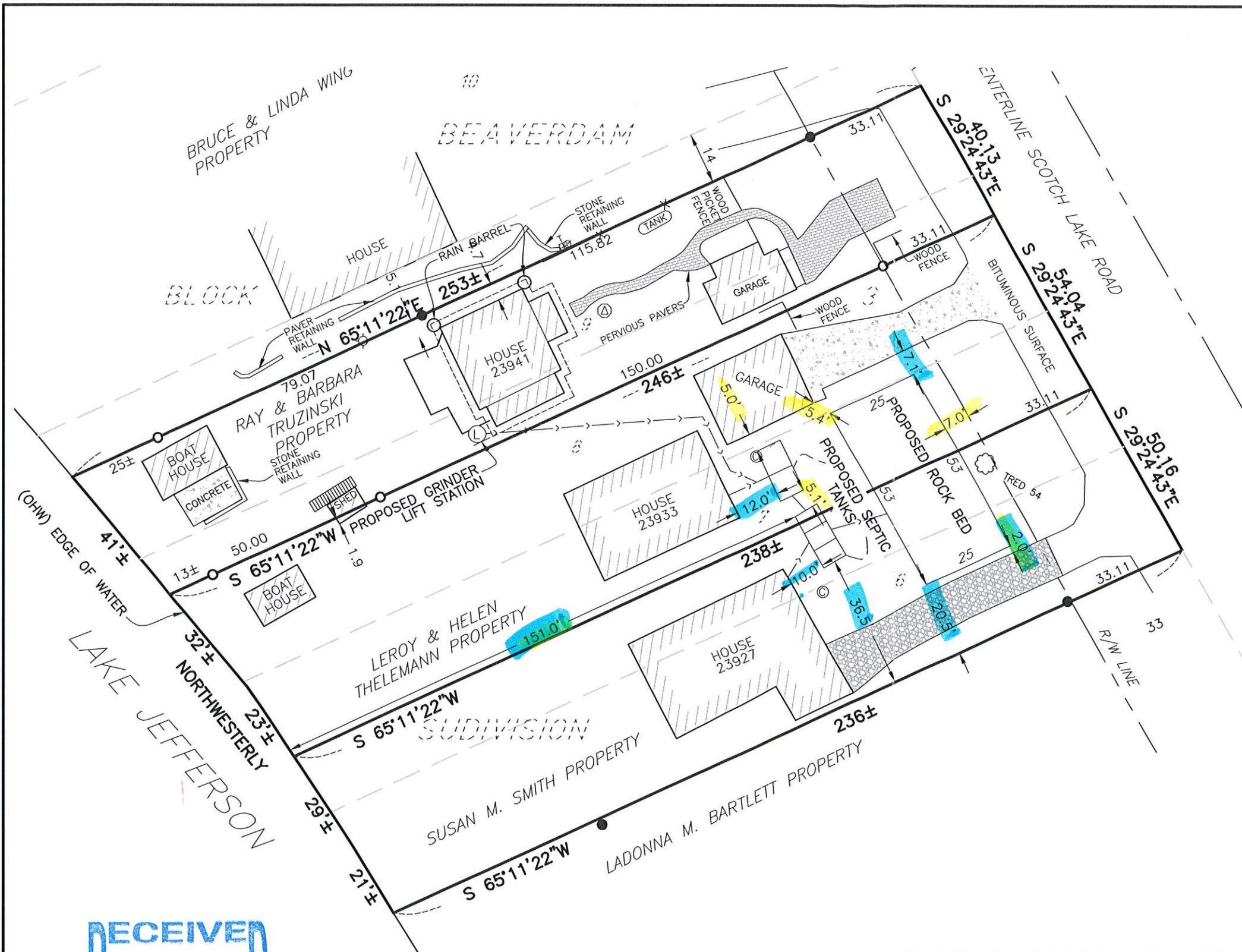
In 1984, I bought the lake property next to the lake property of my parents. It had a working septic at that time and we haven't changed the system until now.

My mother, Helen Thelemann, is a permanent resident and my husband, Rick and I use the property as a seasonal cabin.

Our properties are not large enough to support 2 septic systems, so we need to work together to have a compliant septic system. We need a variance to accomplish this goal.

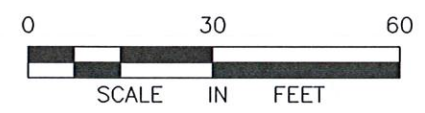
That is why we are asking for the variance to have a septic installed.

Susan M. Smith



**LEGEND**

- 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 19789
- MONUMENT FOUND
- STONE MONUMENT FOUND
- HYDRANT
- ⊕ TELEPHONE PEDESTAL
- ⊙ UTILITY POLE
- ⊙ WELL
- ⊙ SANITARY CLEANOUT
- ⊙ GRINDER LIFT STATION
- >->- PROPOSED SANITARY SERVICE
- x-x- FENCE LINE



**SITE INFORMATION:**

TRUZINSKI, RAY & BARBARA  
04.440.0110  
THE NORTH 12 FEET LOT 8 & THE SOUTH 28 FEET LOT 9, BLOCK 3, BEAVERDAM PLAT, LE SUEUR COUNTY, MINNESOTA.  
23941 SCOTCH LAKE RD  
CLEVELAND, MN 56017

THELEMANN, HELEN K.  
04.440.0100  
THE NORTH 24 FEET LOT 7 & THE SOUTH 30 FEET LOT 8, BLOCK 3, BEAVERDAM PLAT, LE SUEUR COUNTY, MINNESOTA.  
23933 SCOTCH LAKE RD  
CLEVELAND, MN 56017

SMITH, SUSAN M.  
04.440.0090  
LOT 6 LESS THE SOUTH 144 FEET & SOUTH 18 FEET LOT 7, BLOCK 3, BEAVERDAM PLAT, LE SUEUR COUNTY, MINNESOTA.  
23927 SCOTCH LAKE RD  
CLEVELAND, MN 56017

**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* 7/12/2017  
Rory Jensen Date  
License Number 19789

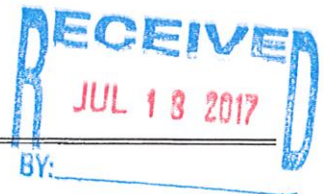
RECEIVED  
JUL 18 2017  
BY: HB

<b>CERTIFICATE OF SURVEY</b> CLEVELAND, MINNESOTA		PART OF LOTS 6-8, BLOCK 3 BEAVERDAM PLAT
<b>BOLTON &amp; MENK</b> 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171		FOR: RAY & BARBARA TRUZINSKI, SUSAN M. SMITH HELEN K. THELEMANN

©Bolton & Menk, Inc. 2017, All Rights Reserved

H:\JAMEB\_PR\M33114185\CAD\C3D\114185\_V\_PROP\_1.dwg 7/12/2017 12:43 PM

JOB NUMBER: M33.114185 FIELD BOOK: BK 90A-1 PG 17 DRAWN BY: ASL 4.0 S5-T109-R24-20



Surveyor Certification

I. Applicant: Name JAMES BROS.

II. Landowner: Name LEROY & HELEN THELEMAN & SUSAN SMITH  
 Property Address 23933 & 23927 SCOTCH LAKE ROAD  
 City CLEVELAND State MN Zip 56017

III. Parcel Information: Parcel Number \_\_\_\_\_

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, 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:

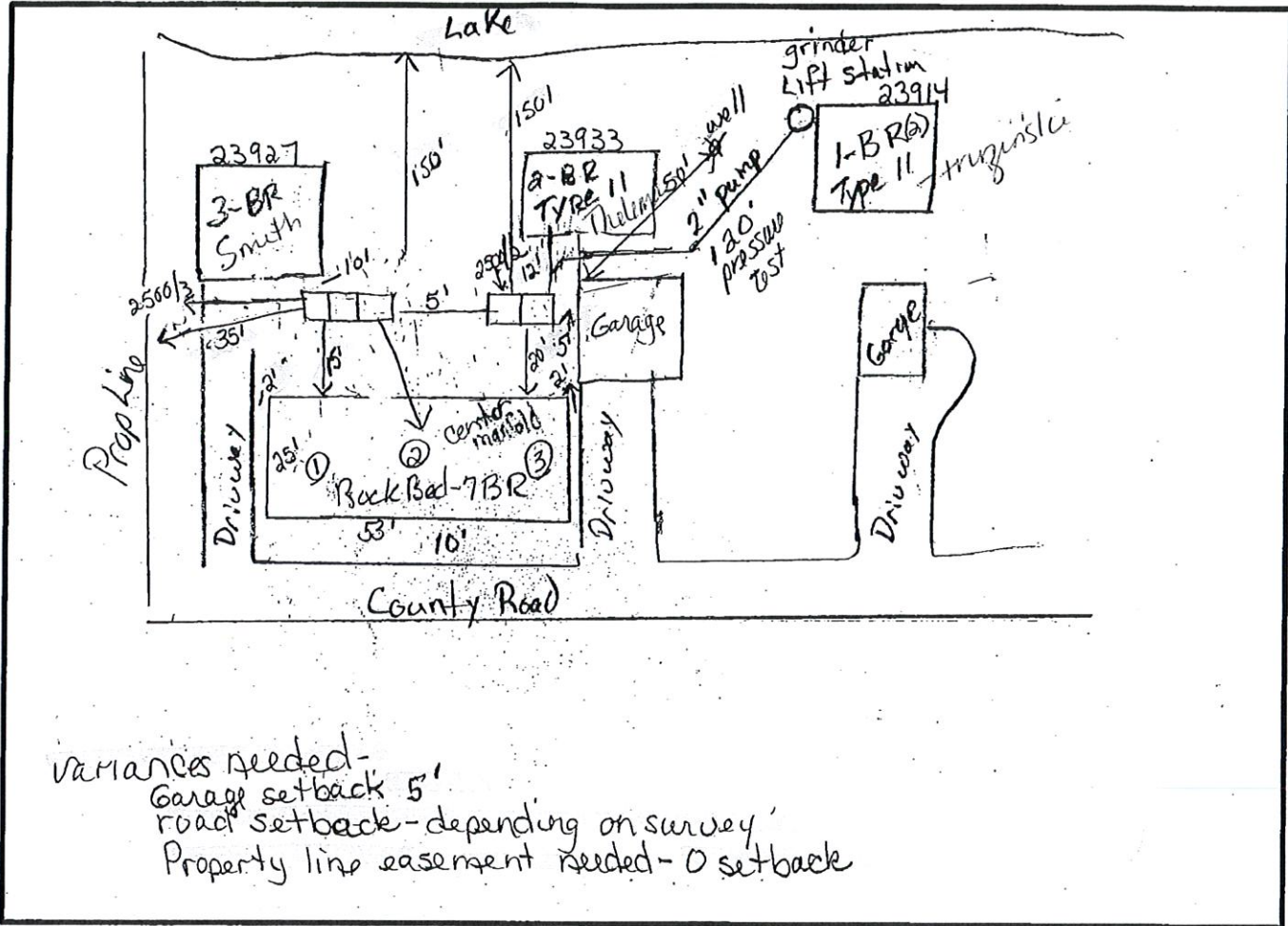
The proposed improvements have been physically staked onsite then surveyed on 7/3/17, to reflect an accurate account of current and proposed conditions of the property identified above.

*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 Jovan \_\_\_\_\_ Date 7/17/17 Lic # 19789  
 Surveyor Signature

7/18/17 \_\_\_\_\_  
 Date Received Planning & Zoning Department Signature Kathy Brockway

Property Owner: Smith, Thelemann, Truzinski  
 Property Address: 23927, 23933, 23941, Scotch Lake Road  
 Parcel Number: 04.440.0090, 04.440.0100, 04.440.0110



I hereby certify as a State of Minnesota Licensed Septic Contractor that the subsurface sewage treatment system diagrammed above was designed/installed in accordance with all applicable requirements of MN Rules Chapters 7080 &/or 7081 and the LeSueur County Zoning Ordinance. The drawing is accurate as of the date at the bottom of this form for the site identified at the top of this form. No determination of the future hydraulic performance can be made due to future water usage over the life of the system.

Septic Designer Signature: Wayne Ofner  
 Septic Designer Company: James Brothers Construction, Inc.  
 License Number: **73**      Certification Number: **855**      Date: \_\_\_\_\_

Septic Installer Signature: \_\_\_\_\_  
 Septic Installer Company: James Brothers Construction, Inc.  
 License Number: **73**      Certification Number: \_\_\_\_\_      Date: \_\_\_\_\_

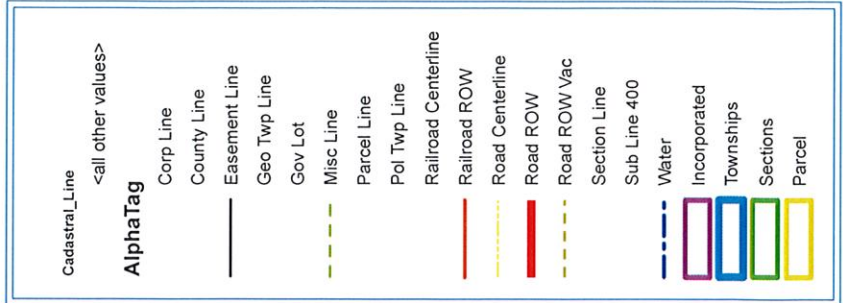
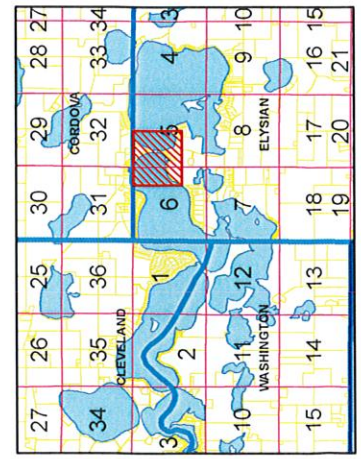
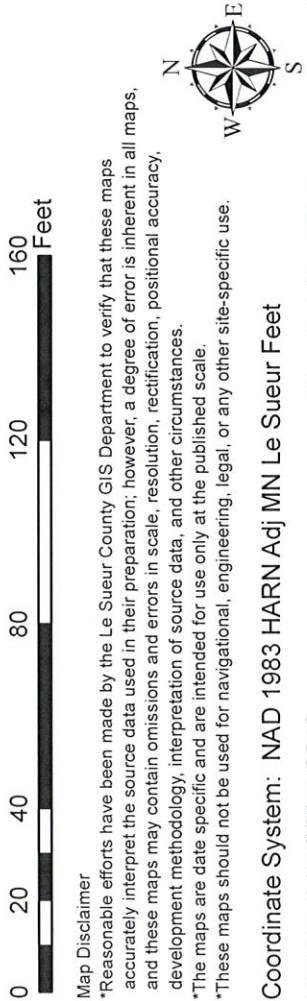
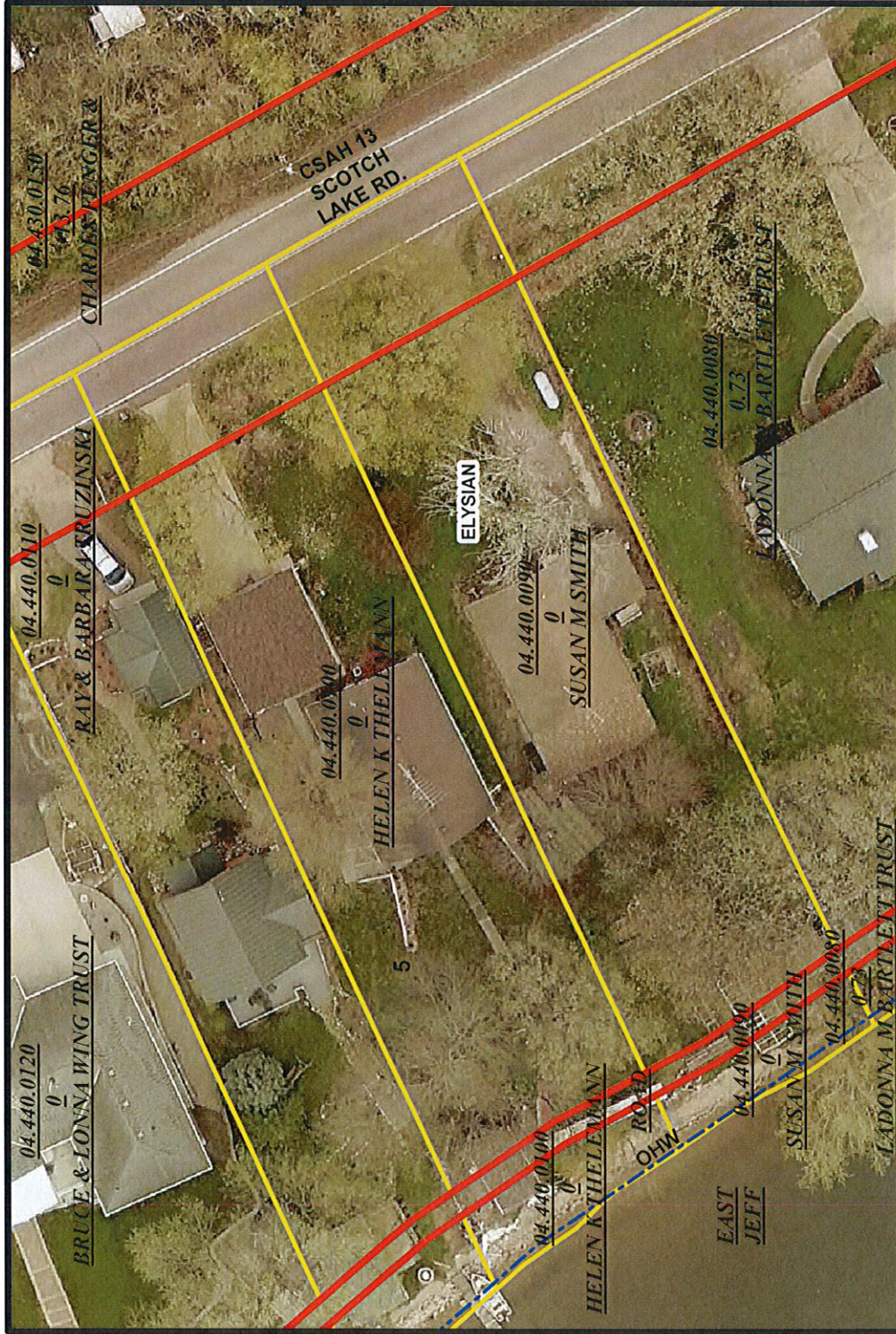
Mailing: 88 South Park Avenue  
LeCenter, MN 56057

Physical: 515 South Maple Avenue  
LeCenter, MN 56057

**RECEIVED**  
 Revised 3/2015  
 06/07/2017

# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

**NAME:** Theleman & Smith  
**PID:** 04.440.0100 & 0090  
**DATE:** 09-07-17  
**FIRM #:** 27079C0300D  
**F-Zone:** X-outside  
**RFPE:** na  
**District:** Recreational  
Residential



LE SUEUR COUNTY  
 ENVIRONMENTAL SERVICES  
 507-357-8538

Created By: MRM