



# **Le Sueur County, MN**

**Thursday, September 21, 2017**

**Regular Session**

## **Item 4**

**Bruss Packet**

Staff Contact: Kathy Brockway or Michelle Mettler

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

**APPLICANT/OWNER:** Stan & Kathryn Bruss  
**911 ADDRESS:** 21894 Woodduck Ln  
**VARIANCE REQUEST:** To allow the applicant to construct a single-family dwelling 25 feet from the road Right-Of-Way (ROW).  
**VARIANCE NUMBER:** 17295  
**PARCEL NUMBER:** 04.490.0150

## SITE INFORMATION

**LOCATION:** Lot 18, Block 1, Clark's Beach Subdivision, Section  
**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 shoreland development.

**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 natural environment, and prevent the premature development of natural resource areas.**

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

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

**GENERAL SITE DESCRIPTION:** Shoreland, residential  
**ACCESS:** Existing off Woodduck Ln  
**LAKE:** Lake Frances, 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: 1024.7 Lowest floor must be at or above RFPE.

## 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>Variance:</u>	<u>Request:</u>	<u>Required:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. Structure to road ROW:	25 feet	49.8 feet*	Section 13.2, Subdiv. 5.B.10.	13-44

**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. Structure setback to a private road ROW is 65 feet.
  - b. \*Exemption allows the new dwelling to be closer to the road ROW than 65 feet. The dwelling can be no closer to the road ROW than the existing dwellings on adjacent lots or at least ½ the setback (32.5'), whichever is greater.
  - c. The structure to the West is 49.8\* feet from the road ROW.

**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: STAN BRUSS

Variance # 17295

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A SINGLE-FAMILY DWELLING 25 FEET FROM THE PRIVATE ROAD ROW.

- 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 Stan Bruss  
 Mailing Address 123 Red Oak Drive  
 City Mankato State MN Zip 56001  
 Phone # 507-385-1070 Phone # 507-525-0419 - cell

**II. Landowner:**  
 Name Kathryn S. Bruss (spouse)  
 Property Address 21894 Woodduck Lane  
 City Elysian State MN Zip 56028  
 Phone # 507-385-1070 Phone # 507-525-3704 - cell

**III. Parcel Information:**  
 Parcel Number 04.490.0150 Parcel Acreage ?  
 Township Elysian Section 34  
 Subdivision Clarks Beach Lot 18 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).  
To remove or demolish existing Bathhouse, shed, and cabin and replace with a new cabin. South wall of cabin to be 25 feet from Woodduck lane as per Bolton & Menk survey

**V. Description of Request:**

a. A full written description of the proposed variance request with detailed information must be attached. ✓

**VI. Township Notification:**

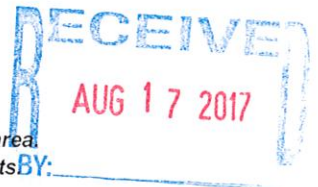
**Township must be notified prior to application.** *(County Commissioners are not the Township Board.)*

Elysian Township notified on July 17, 2017  
*(Township Name) (Date)*

Board Member Kathy Reints 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.

The new structure will be compliant on 3 sides only the back will be closer to the road. The ordinance does not allow us to include the 60'x65' lot on the south side of Woodduck Lane

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

The current cabin is very small and in order to accommodate the storage lost by tearing down the other buildings; the new cabin will have a larger footprint.

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

The existing structures are too old and too close to the property lines to improve

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

The new structure will be centered on the lot and use the same lake side set back as the current cabin and will actually be 2 feet further back due to trees

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

No Our goal is to become more compliant with Le Sueur Counties land use goals

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

The project as proposed will remove 3 out of compliance structures and replace them with one that will be in compliance with one variance

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

The project will remove the <sup>gravel</sup> parking area (impermeable) <sup>considered</sup> on the North side of the road and replace it with a gravel parking on the south side. Removal of boathouse on water's edge will be a positive impact on Lake Francis. (Shore impact)

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

Property is now part of Ivan's Cluster #1 Community Mound System - certificate on file

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

We would like to make the best use of this lot and maximize its potential and still remain within the 25% impermeable rule and the 50' shore impact zone and 10' side setbacks

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AUG 17 2017

**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

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

**X. Quantities and Submittal Formats:**

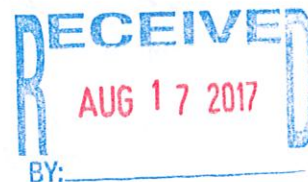
- a. One (1) reproducible copy of the request and all other supporting documents.
- b. **Ten (10)** copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Additional copies may be requested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

8/9/17  
Michelle

- 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.

*Sean Bruss*  
Applicant signature

8/17/17  
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.

*Harvey S. Bruss*  
Landowner signature

8-17-2017  
Date

**OFFICE USE ONLY**

Date received <u>8-17-17</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' <input type="radio"/> 1000' <input type="radio"/> <u>N</u>
Meeting date <u>9-21-17</u>	Lake Classification <u>RD</u>	Erosion Control Plan <input checked="" type="radio"/> Y <input type="radio"/> N
60 Day <u>10-16-17</u>	Lake <u>Francis</u>	Water courses <input type="radio"/> Y <input checked="" type="radio"/> N
RFPE <u>1024.7</u>	FEMA Panel # <u>27079C 0425D</u>	Bluff <input type="radio"/> Y <input checked="" type="radio"/> N
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>X-outside</u>	Other _____
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic _____
<input checked="" type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	_____
<input checked="" type="checkbox"/> Description of Request	<input checked="" type="checkbox"/> Blue Prints	<input type="checkbox"/> Fee \$ _____
<input checked="" type="checkbox"/> Application complete	<u>Michelle R. Mittler</u>	ATF / SPEC MTG _____
	Planning & Zoning Department Signature	Date <u>8-17-17</u> Permit # <u>17295</u>

AUG 17 2017

01-15-16

**RECEIVED**  
AUG 18 2017  
BY: mpm

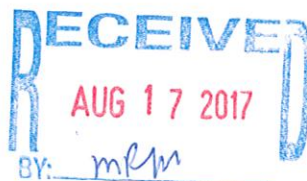


Bruss Variance Application V. Description of Request:

Our plan is to remove or tear down the current cabin, shed and boathouse and rebuild a new cabin on this lot. To preserve the integrity of the mature trees on the lot it would be set 5 feet further back from the water than the existing cabin and have the 10 foot setbacks on either side as per county guidelines. This would also move it out the shore impact area since it would be more than 50 feet from that line. The variance would be needed to allow us to build closer to Wood Duck Lane than the current cabin structure and move it beyond the shore impact zone. Since we are eliminating all of the storage that existed in the shed and boathouse we would like to incorporate some storage within the cabin structure but still remain under the 25% guideline for impermeable surface. All of the current structures are out of compliance with current set back guidelines, especially the boathouse and shed. Parts of all of them are also within the shore impact zone. Removing them will improve the character of the neighborhood by improving the symmetry and balance on the lot. The new structure would be closer to the road and would also include a back porch entrance 6 feet further back. In its new location it will still be further from the road than many cabins and structures on Woodduck Lane.

Since it is an older development there is a variety of setbacks with all of the cabins on Wood Duck Lane on both the lakeside and the back side. The structures being removed date back to the 1940's and have served their purpose and are not worth remodeling or improving. In a verbal agreement with our neighbor, (Fenske) if we remove our boat house from the beach they will remove their storage shed from the beach area which would greatly improve the sightlines for both of us and be a great improvement for Lake Francis and its shore impact area.

Also we would like to complete a 30 by 20 foot designated gravel parking area on our property on the south side of the road and eliminate parking on the north side. Two trees will be removed in the process and replaced on our lot across the road which has none. The two small pine trees will be moved as well.



Bruss Variance – Wood Duck Lane – Trees to be removed/replaced

As noted on the existing conditions survey map, 2 smaller maple trees will be removed to accommodate the new structure. They will be replaced with 2 new trees as required upon completion of the construction. The 2 small pine trees will be re-located on the lot with a tree spade. Since the lot already contains 5 very large and mature oak and maple trees the replacement trees may be located on the Bruss lot (60' by 65') across Wood Duck Lane which currently has no trees.

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AUG 17 2017  
BY: mbu

**EXISTING CONDITIONS**

PID 04.490.0150

**OWNER ADDRESS**  
 KATHRYN S BRUSS  
 123 RED OAK DR  
 MANKATO, MN 56001

**SITE ADDRESS**  
 21894 WOOD DUCK LANE  
 ELYSIAN, MN 56028

**AREA LOT 18**

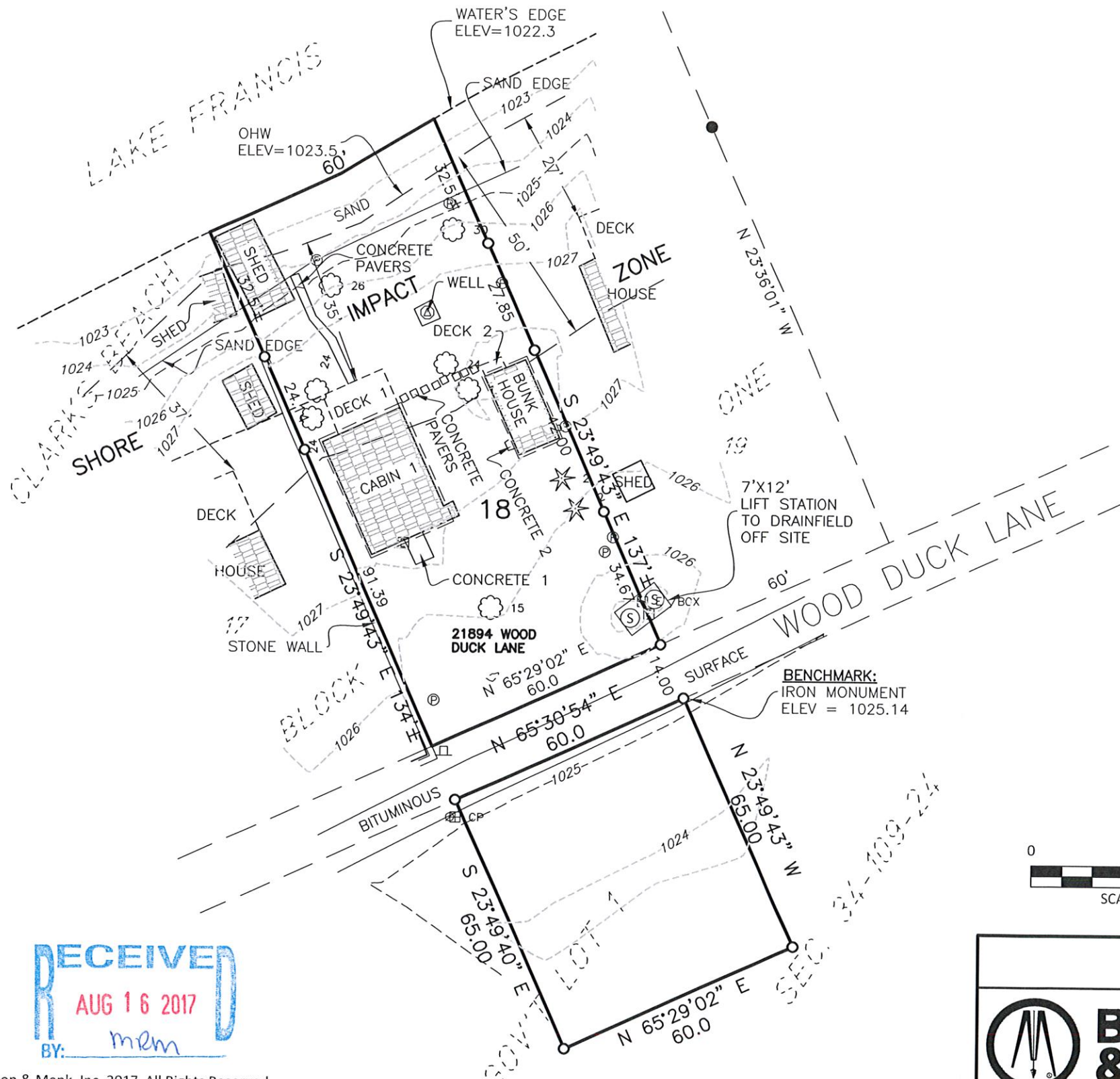
7385 SQ FT

**EXISTING IMPERVIOUS SURFACES**

CABIN 1 W/ OVERHANG	684 SQ FT
BUNK HOUSE W/ OVERHANG	252 SQ FT
DECK 1	145 SQ FT
DECK 2	11 SQ FT
CONCRETE PAVERS	81 SQ FT
CONCRETE 1	27 SQ FT
CONCRETE 2	3 SQ FT
SHED	216 SQ FT
WELL COVER	22 SQ FT
<b>TOTAL</b>	<b>1441 SQ FT (19.5%)</b>

**AREA - PARCEL SOUTH OF ROAD**

3898 SQ FT



**LEGEND**

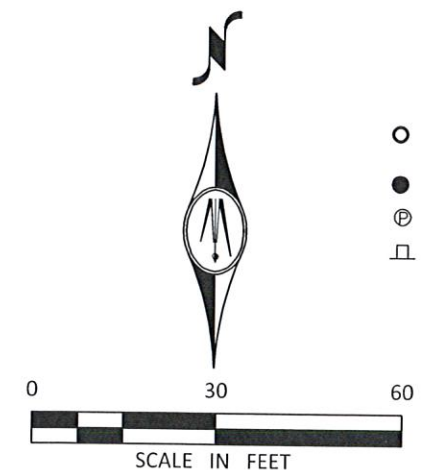
- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 19789
- MONUMENT FOUND
- ⊙ POST
- SIGN

**SURVEYOR'S CERTIFICATION**

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.

*Rory Jensen*  
 Rory Jensen  
 License Number 19789

06/05/2017  
 Date



REVISED ORIGINAL SURVEY: 7-17-17

**RECEIVED**  
 AUG 16 2017  
 BY: mem

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<b>CERTIFICATE OF SURVEY</b> LE SUEUR COUNTY, MINNESOTA		LOT 18, BLOCK 1, CLARKS BEACH, SECTION 34, TOWNSHIP 109 NORTH, RANGE 24 WEST, LE SUEUR COUNTY, MINNESOTA
	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	
FOR: STAN BRUSS		

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SDB113682H

JOB NUMBER: M33.113682

FIELD BOOK: MISC 1018 PG 9

DRAWN BY: JLA

4.0 S34-T109N-R24W

**PROPOSED** CONDITIONS

PID 04.490.0150

**OWNER ADDRESS**  
 KATHRYN S BRUSS  
 123 RED OAK DR  
 MANKATO, MN 56001

**SITE ADDRESS**  
 21894 WOOD DUCK LANE  
 ELYSIAN, MN 56028

**AREA LOT 18**  
 7385 SQ FT

**PROPOSED IMPERVIOUS SURFACES**

HOUSE W/ 1' OVERHANG	1764 SQ FT
PORCH	50 SQ FT
WELL COVER	22 SQ FT
<b>TOTAL</b>	<b>1836 SQ FT (24.8%)</b>

**AREA - PARCEL SOUTH OF ROAD**  
 3898 SQ FT

RFPE = 1024.7  
 BFE = 1023.7

**LEGEND**

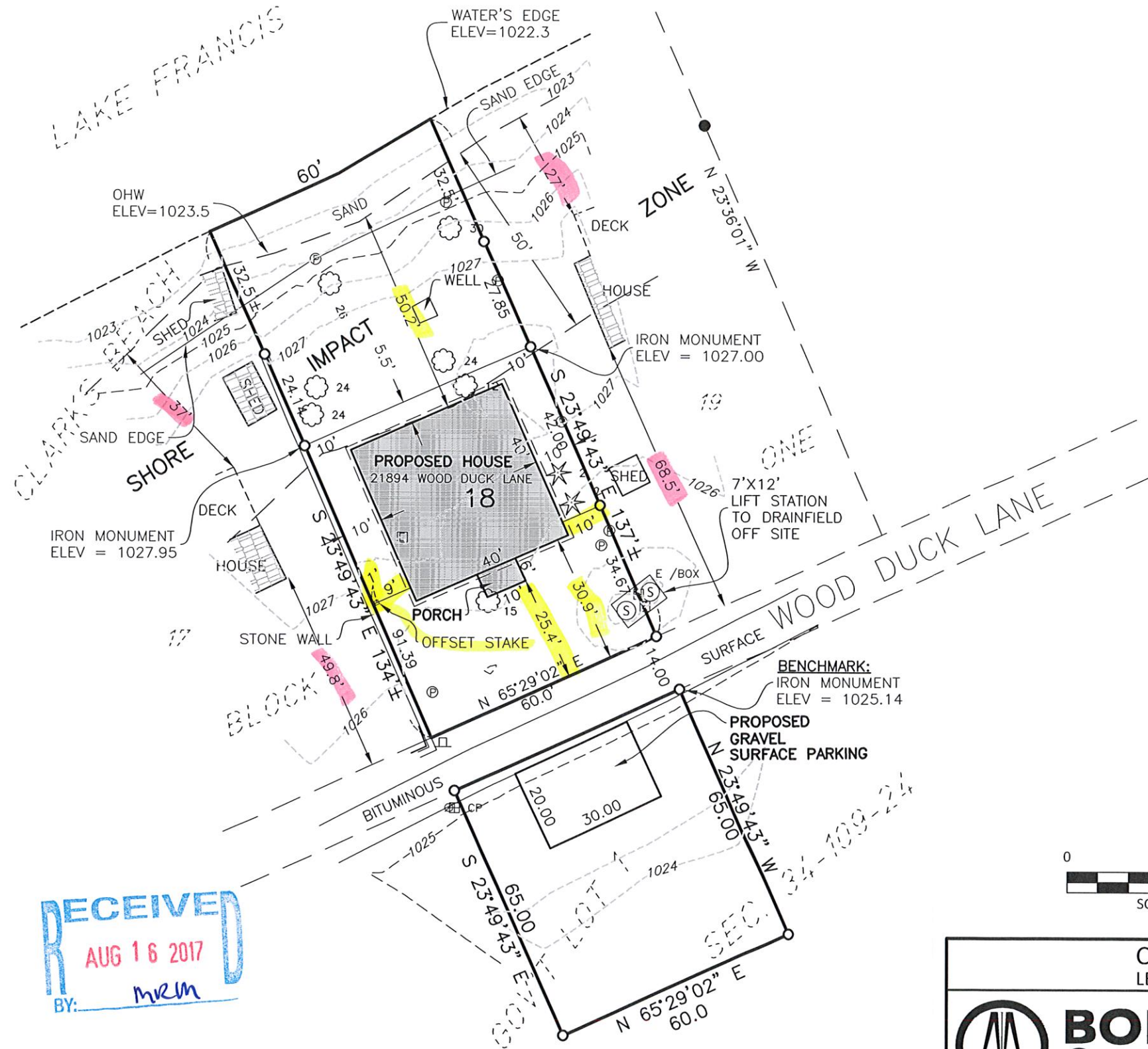
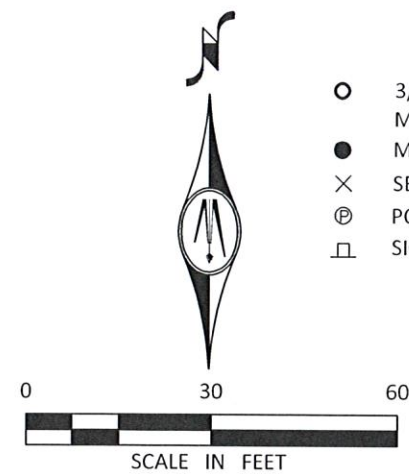
- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 19789
- MONUMENT FOUND
- × SET LATHE
- ⊙ POST
- SIGN

**SURVEYOR'S CERTIFICATION**

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.

*Rory Jensen*  
 Rory Jensen  
 License Number 19789  
 06/05/2017  
 Date

REVISED ORIGINAL SURVEY: 7-17-17  
 7-28-17  
 8-14-17  
 8-16-17



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 AUG 16 2017  
 BY: *MRM*

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SDB113682H

JOB NUMBER: M33.113682

FIELD BOOK: MISC 1018 PG 9

DRAWN BY: JLA

4.0 S34-T109N-R24W

<b>CERTIFICATE OF SURVEY</b> LE SUEUR COUNTY, MINNESOTA		LOT 18, BLOCK 1, CLARKS BEACH, SECTION 34, 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: STAN BRUSS

# Surveyor Certification

I. **Applicant:**  
 Name STAN BRUSS

II. **Landowner:**  
 Name KATHRYN BRUSS  
 Property Address 21894 WOOD DUCK LANE  
 City ELYSIAN State MN Zip 56028

III. **Parcel Information:**  
 Parcel Number 04-490.0150

IV. **Site Plan - Shall be a Certificate of Survey to include, but not limited to:**

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Lot Dimensions
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Well
- Septic System
- Proposed Structures
- Existing structures - *Within and adjacent to project area.*
- Location of trees to be removed - *Shoreland Districts*
- Access
- Easements
- Impervious Surface
  - Required for *Shoreland, Business, & Industrial Districts.*
  - Itemized current & proposed impervious surfaces to include total percentages.
  - Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.*

- \*Site shall be physically staked, then surveyed.
- \*Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.
- \*Stakes must remain in place until construction commences.

V. **Quantities and Submittal Formats:**

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

VI. **Signatures:**

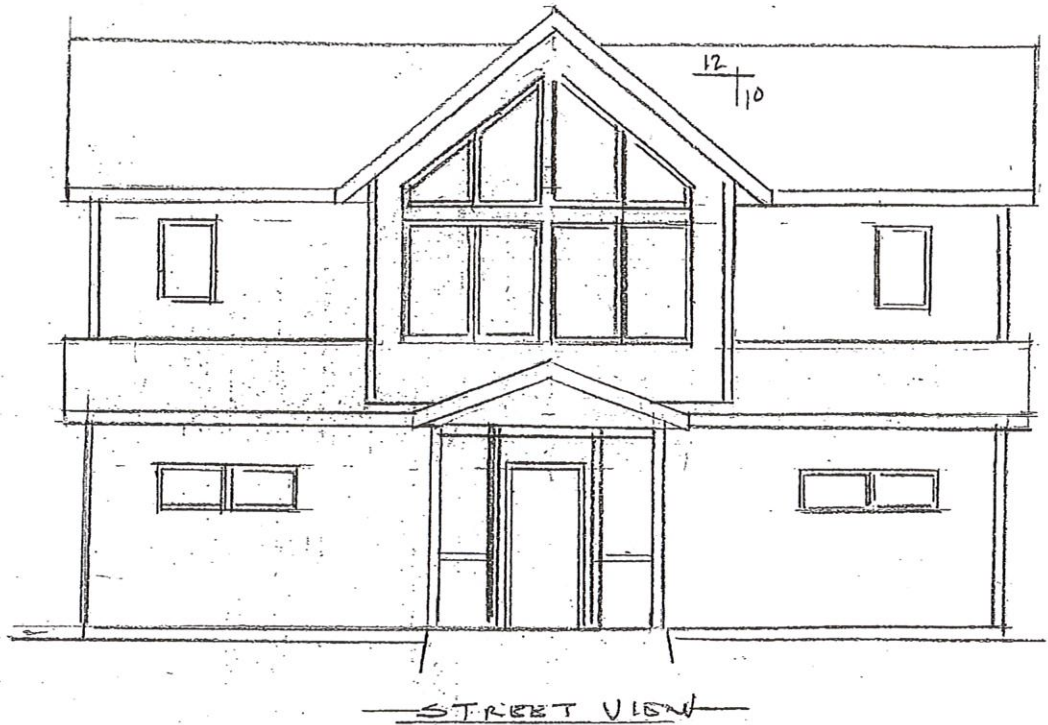
The proposed improvements have been physically staked onsite **then** surveyed on MAY 4, 2017, to reflect an accurate account of current and proposed conditions of the property identified above.

*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.*

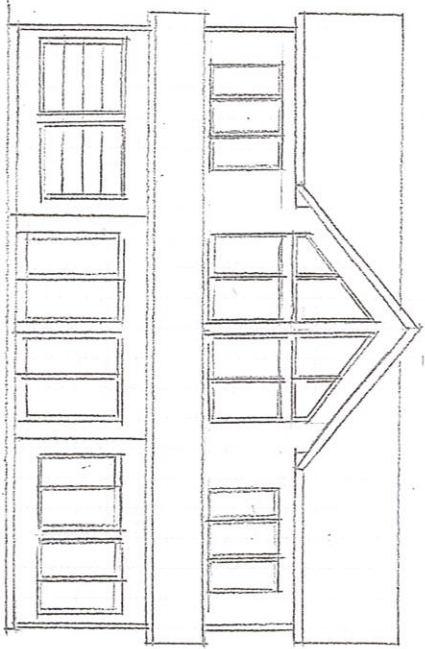
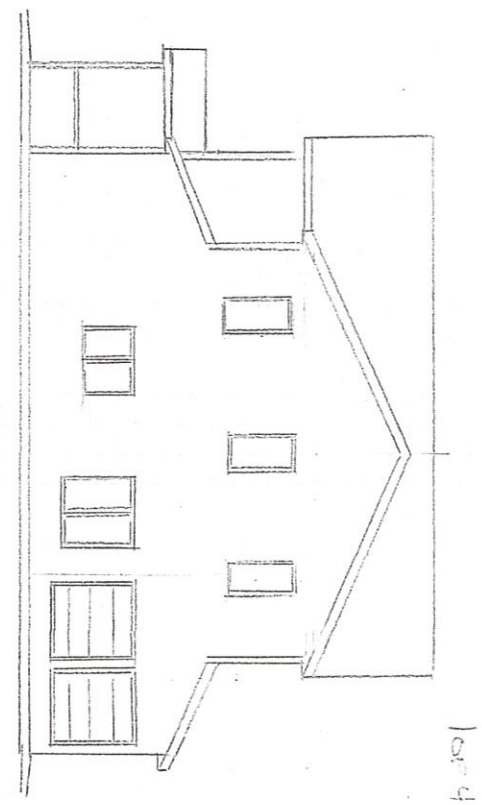
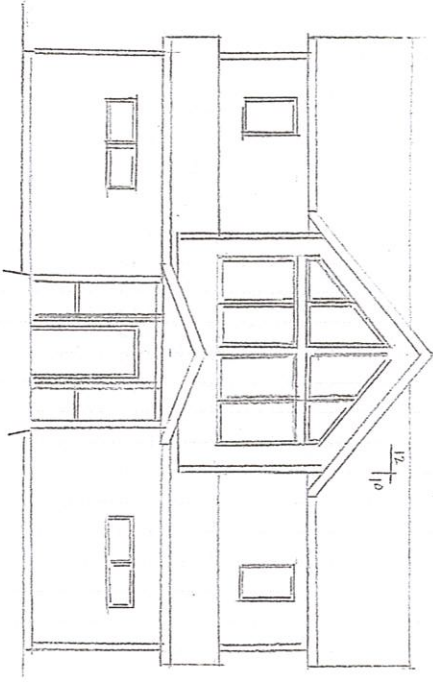
Surveyor Signature *Kory Jensen* Date June 5, 2017 Lic # 19789

**RECEIVED**  
 AUG 17 2017  
 Date Received                      **OFFICE USE ONLY**  
*MJEM*  
 Planning & Zoning Department Signature

01-15-16 BY:



04.490.0150



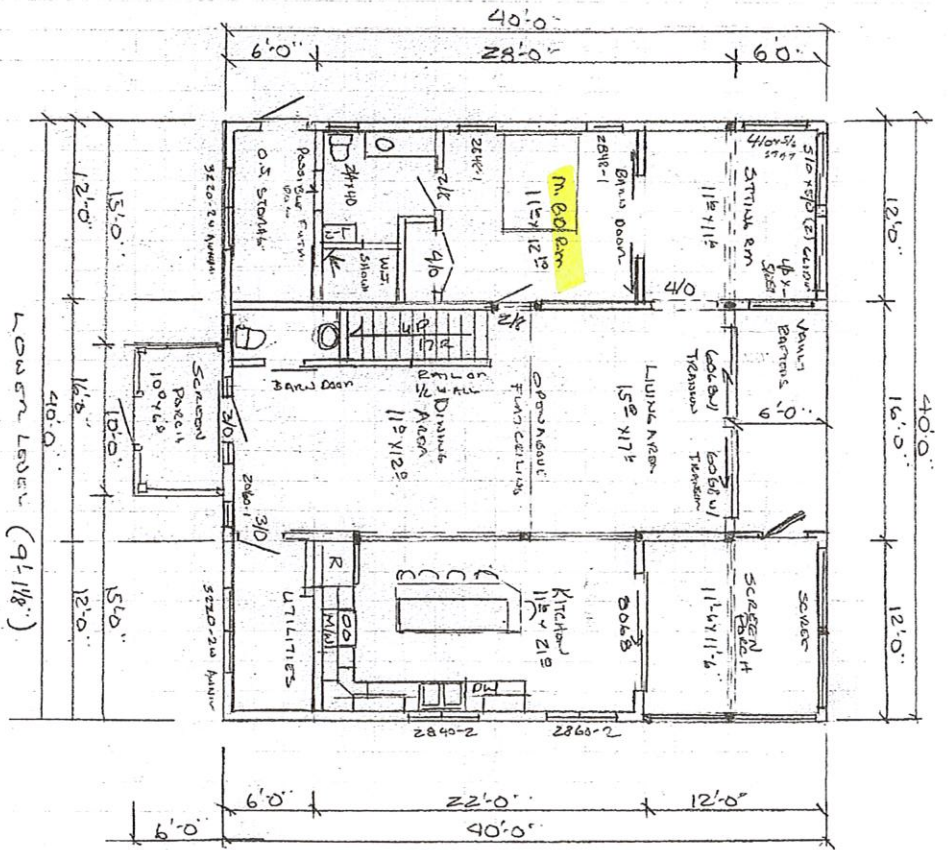
ROOMS: 10 1/2 x 5 1/2  
 2 00. 104. 60. 6  
 MAIN FLOOR: 11' x 11' 5"  
 24'-0" x 14'  
 FLOOR: 18" Floor Joist R4.08  
 2nd Floor: 8" x 14"  
 Foundation: 2' x 14" x 14"  
 7/31/17 PLO/JM  
 SCALE: 1/8" = 1'-0"  
 HOUSE PROGRAM  
 H17-025-02  
 ENTRY & KITCHEN BRIDGE  
 2-STOREY HOUSE (NO GARAGE)  
 SCALE ON EXTERIOR BY ARCHITECT

04400.0150

BRUSS



UPPER LEVEL (8'-11/16")



LOWER LEVEL (9'-11/16")

7/31/17 FLC/DM  
Scale 1/8" = 1'-0"  
House No. 055-02  
H17-055-02

37th & RAINY BLVD  
2-STOREY HOUSE (NO SCREENED)  
STAIRS ON GRAB W/ FLOOR FTR

04.190.0150

20F4



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

Erosion and Sediment Control Plan

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

Property Owner: Kathryn S. Bruss PID: 04.490.0150  
Mailing Address: 123 Red Oak Drive - Mankato, MN 56001  
Property Address: 21894 Woodduck Lane - Elysian, MN 56028  
Phone: (507) 385-1070 Mobile/Cell: (507) 525-3704

Responsible party for Implementation/Inspection: Stan Bruss  
Address: 123 Red Oak Drive Mankato, MN 56001  
Phone: (507) 385-1070 Mobile/Cell: (507) 525-0419

Erosion & Sediment Control Measures

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

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

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

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

13. Apply fertilizer according to soil test recommendations.

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

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

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

Inspection and Maintenance

16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).

17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.

18. Clean out sediment basins on a regular basis to maintain capacity.

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

Katherine S. Bruss  
(Property Owner)

8-17-17  
(Date)

Stan Bruss  
(Person Responsible for Implementation)

8/17/17  
(Date)

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



EXISTING CONDITIONS

PID 04.490.0150

OWNER ADDRESS

KATHRYN S BRUSS  
123 RED OAK DR  
MANKATO, MN 56001

SITE ADDRESS

21894 WOOD DUCK LANE  
ELYSIAN, MN 56028

AREA LOT 18

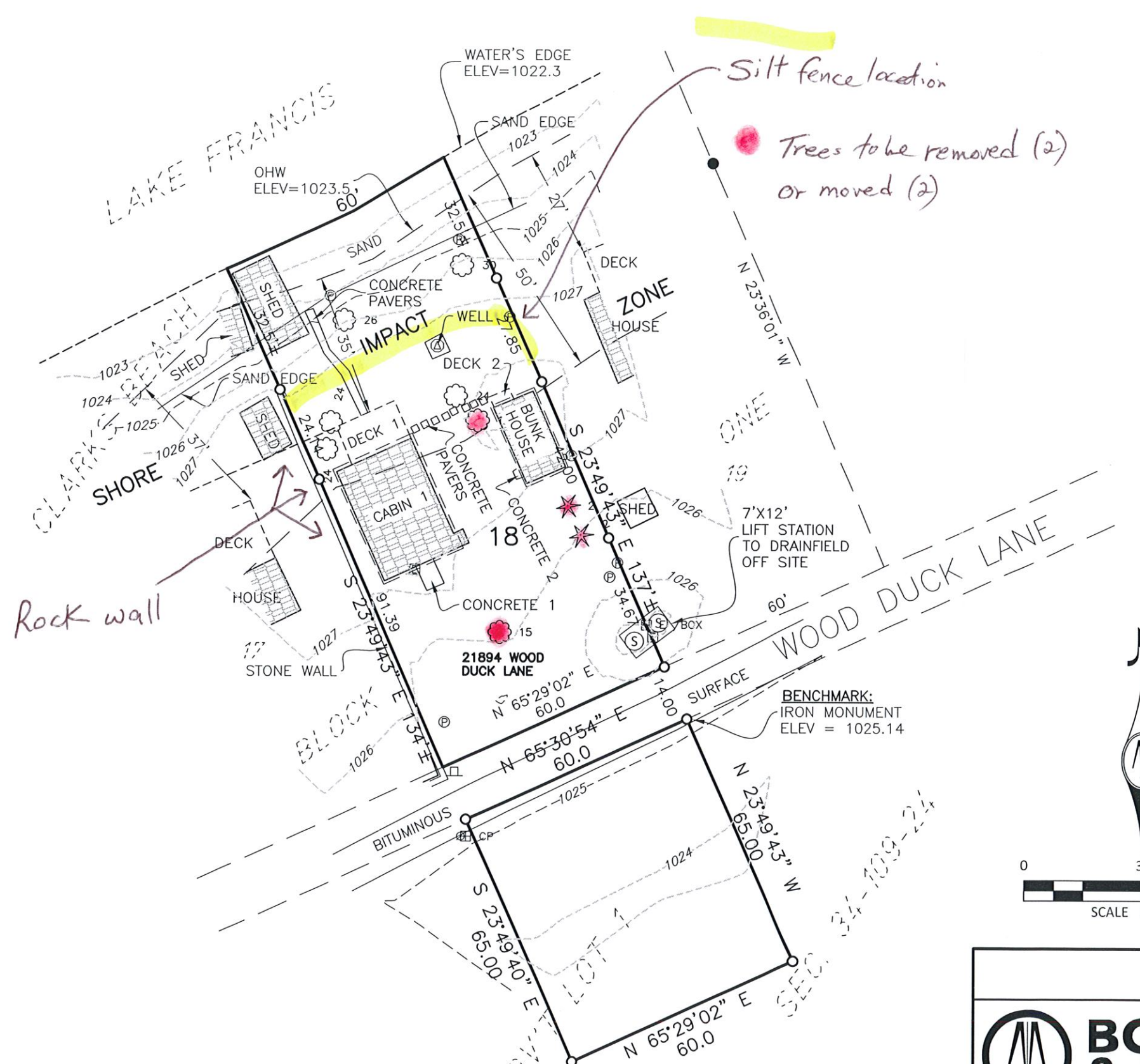
7385 SQ FT

EXISTING IMPERVIOUS SURFACES

CABIN 1 W/ OVERHANG	684 SQ FT
BUNK HOUSE W/ OVERHANG	252 SQ FT
DECK 1	145 SQ FT
DECK 2	11 SQ FT
CONCRETE PAVERS	81 SQ FT
CONCRETE 1	27 SQ FT
CONCRETE 2	3 SQ FT
SHED	216 SQ FT
WELL COVER	22 SQ FT
<b>TOTAL</b>	<b>1441 SQ FT (19.5%)</b>

AREA - PARCEL SOUTH OF ROAD

3898 SQ FT



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 19789
- MONUMENT FOUND
- ⊕ POST
- SIGN

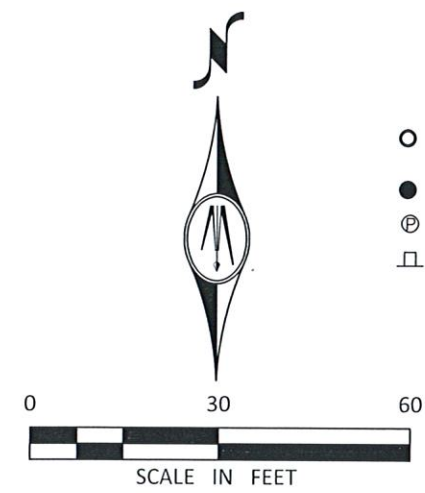
SURVEYOR'S CERTIFICATION

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.

*Rory Jensen*  
Rory Jensen  
License Number 19789

06/05/2017  
Date

REVISED ORIGINAL SURVEY: 7-17-17



CERTIFICATE OF SURVEY  
LE SUEUR COUNTY, MINNESOTA



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

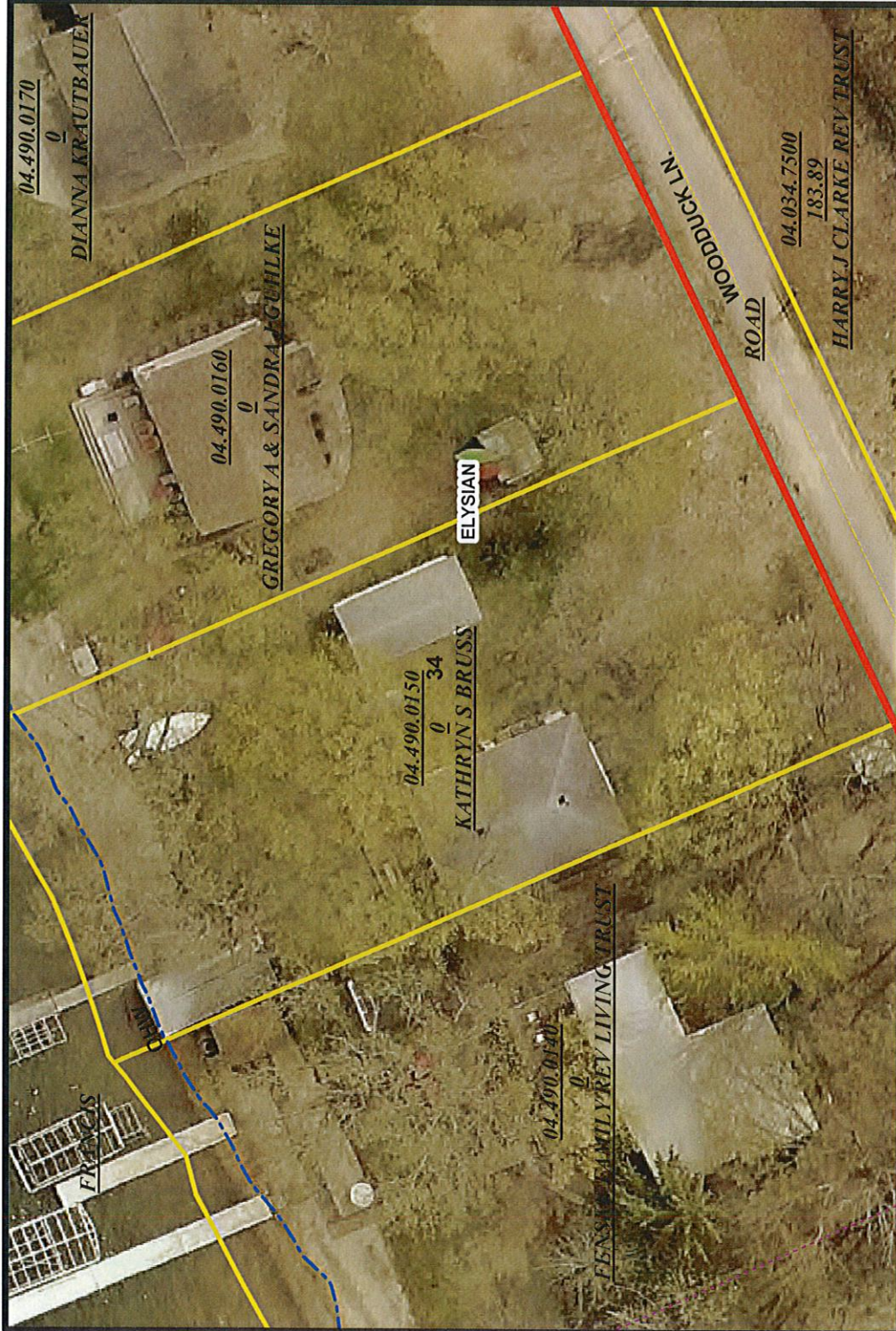
LOT 18, BLOCK 1, CLARKS BEACH, SECTION 34,  
TOWNSHIP 109 NORTH, RANGE 24 WEST, LE  
SUEUR COUNTY, MINNESOTA

FOR: STAN BRUSS

# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Stan & Kathryn Bruss

PID: 04.490.0150  
 DATE: 9-8-17  
 FIRM #: 27079C0425D  
 F-Zone: X-outside  
 RFPE: na  
 District: Recreational  
Residential



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



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

31	32	33	34	35	36	31	32	33
6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33