



Le Sueur County, MN

Thursday, October 19, 2017

Regular Session

Item 1

Murilla & Jahr Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Joseph Murilla & Angela Jahr

911 ADDRESS: 46881 Maple Drive, Madison Lake, MN

VARIANCE REQUEST: To construct a single-family dwelling 13 feet from the road Right-Of-Way (ROW) and 25 feet from the bluff.

VARIANCE NUMBER: 17298

PARCEL NUMBER: 13.800.0210

SITE INFORMATION

LOCATION: Lots 21 & 22, Wildwood Subdivision, Section 3, Washington 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 bluff setbacks.

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 resources areas.

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

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

GENERAL SITE DESCRIPTION:

Shoreland, residential

ACCESS:

Existing off Maple Drive

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:

Regulatory Flood Protection Elevation: 1022.86 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:

1. <u>Variance:</u>	<u>Request:</u>	<u>Required:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. Structure to road ROW: ** <i>Exemption-See #3 below</i>	7 feet	65 feet 46 feet	Section 13.2 Subdiv. 5. B. 3. Section 13.2. Subdiv. 5. B. 10.	13-42 13-44
b. Structure to bluff:	25 feet	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. Non-conforming Lots of Record in Shoreland Areas pg. 19
- c. Structure Setback Requirements pg. 21

- 3. **Exemption** allows the new structure to be closer to the road ROW than 65 feet as long as it is no closer than the dwellings on the adjacent lots and at least ½ the setback (32.5 feet), whichever is greater. 46 feet is the setback for one of the dwellings on the adjacent lot and is greater than 32.5 feet. Exemption would allow the new structure to be 46 feet from the road ROW.
- 4. 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.
- 5. A Variance may be granted **only** where the strict enforcement of the official controls will result in a **practical difficulty**.
- 6. It is the responsibility of the **applicant** and/or landowner to prove evidence that a practical difficulty exists.
- 7. 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 has a compliant holding tank and has petitioned to be connected to the West Jefferson pipe.

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: 10/06/2017

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Joshua Mankowski, Environmental Resources Specialist

Applicant:

Joseph Murilla & Angela Jahr

Property owner:

Joseph Murilla

Property:

13.800.0210

Description:

Request a variance to construct a single-family dwelling 13 feet from the road Right-of-Way and 25 feet from the bluff.

Recommendation:

It would be my recommendation to approve the variance as described in the application with the condition(s) listed below. The applicants have worked through a few different site plans to try to address different concerns with meeting setback requirements. One of the plans did meet the bluff setback, but increased the possibility of drainage issues between the proposed structure and the East property line. This plan also required a large amount of fill to be brought onto the lot.

Condition(s):

Work with the Environmental Resources Specialist to stabilize the bluff area with Minnesota native, deep-rooted vegetation. This will provide for a more natural appearance and help stabilize the bluff.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

VARIANCE FINDINGS OF FACT

Name of Applicant: JOSEPH MURILLA & ANGELA JAHR

Variance # 17298

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A SINGLE-FAMILY DWELLING 24 FT FROM MAPLE LANE ROAD ROW AND 33 FEET FROM MAPLE DRIVE 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain _____

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

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

Explain _____

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

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

Explain _____

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

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

Explain _____

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

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain _____

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

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 Joseph Murilla & Angela Jahr
 Mailing Address 21588 598th Ave
 City Eagle Lake State MN Zip 56024
 Phone # 507-469-0791 Phone # 507-341-5100

II. **Landowner:**
 Name Joseph Murilla
 Property Address 46881 Maple Dr
 City Madison Lake State MN Zip 56063
 Phone # 507-469-0791 Phone # _____

III. **Parcel Information:**
 Parcel Number 13.800.0210 Parcel Acreage _____
 Township Washington Section _____
 Subdivision Wildwood Lot 21&22 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).
 We are requesting a variance for the northwest corner of the property, with a 25' setback from the bluff, the northeast corner of the property, with a 26' setback from the bluff, and the southwest corner of the structure with a 13.2' setback from Maple Drive, All other setbacks are met, and we are within the 25% for impervious service (23.8%)

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.)

Washington Township notified on April 13, 2017
 (Township Name) (Date)

Board Member Bob Kaveney regarding the proposed request.
 (Name)

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

- | | | | |
|---------------------|------------|---|-------------|
| • North point | • Lakes | • Well | • Access |
| • Setbacks | • Rivers | • Septic System | • Easements |
| • Property lines | • Wetlands | • Proposed Structures | |
| • Road Right-Of-Way | • Streams | • Existing structures - <i>Within and adjacent to project area.</i> | |
| • Lot Dimensions | • Ponds | • Location of trees to be removed - <i>Shoreland Districts.</i> | |

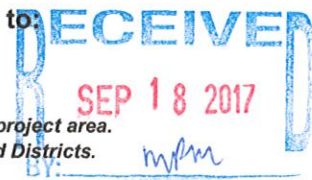
• Impervious Surface

- 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 variance request is consistent to with neighboring properties, and will bring improvement to the lot, in preparation for the hook up to the septic being brought into our area. Neighboring properties have successfully received similar variances.

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

The lot is a non-conforming lot, and with the modification to the ordinances, up to and including 2013 revisions, the setbacks have shrunk the buildable area of the lot, excluding area where much of the existing structure has existed since the early 1980's. The current setbacks, and the topography the lot presents difficulty to

enhance, change, or modify the property.

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

Existing home was placed on site in the 1980's, and since the time ordinances have changed. Age and wear of the existing structure require updating due to poor upkeep by previous owners. It is beyond the state of repair or renovation

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

The construction of a year round home will be bring additional esthetic appeal to this particular property, replacing an outdated and worn mobile home, but with improve the appeal of the Wildwood neighborhood and our lake community in general.

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

The size and topography of the lot makes it a challenge to comply with all setbacks.

Advice from various experts, including environmental services staff, have resulted in feedback and modifications to home design to improve the property while protecting the natural lake environment

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

Yes . As previously mentioned, advice was sought by experts that influenced the design, in an effort support the spirit of the ordinance.

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

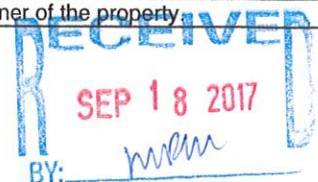
Replacing the existing mobile home with a year round permanent home with promote development and provide more purposeful control of water. We met with Josh from Environmental Services and are moving ahead with his recommendations to add additional native deep rooted prairie grass and flowers to the bluff line and bluff area.

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

The property currently has a 2000gal storage tank that with be replaced by the upcoming septic hook-up. The timeline for the new septic system coming in, has motivated our need to accelerate our building plan, design, and variance request. This with help in the proper location of grinder placement.

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

Discussed in greater detail on our description, based on feedback from Environmental Services, we have revised the initial proposed structure in several ways to protect the bluff setback, and adhere to most required setbacks with exception of the road back on the southwest corner of the property.



IX. Attachments shall include but not limited to:

- | | |
|---|---|
| <input checked="" type="checkbox"/> a. Site Plan- survey | <input checked="" type="checkbox"/> e. Floor plans and/or blue prints (<i>For structures</i>) |
| <input checked="" type="checkbox"/> b. Surveyor Certification | <input checked="" 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:

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

- Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary.**
- 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.**
- All required information must be correct and submitted **at the time of application,** or the application will not be accepted.
- Fees **will not** be accepted by mail and must be paid at the time of application.
- 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.
- Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.



- g. The Board of Adjustment may conduct an onsite visit to the affected property prior to the scheduled meeting. Any conversation with the Board of Adjustment during the onsite visit is prohibited.
- h. The Board of Adjustment shall hold a public hearing on the proposed Variance at a scheduled Board of Adjustment meeting.
- i. The applicant or representative must appear before the Board of Adjustment in order to answer questions concerning the request, or the application will be tabled.
- j. The Board of Adjustment has the authority to request additional information or designate conditions.
- k. The Board of Adjustment has the authority to determine Variance approval or denial. No Variance may be granted that allow any use that is prohibited in the Zoning District in which the property is located.
- l. The Department shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.
- m. The Department will file a certified copy of any order or decision issued by the Board of Adjustment with the County Recorder.
- n. A zoning permit is required prior to starting construction however zoning permits will not be available the day of the Board of Adjustment meeting. Zoning permit application must be approved prior to obtaining a zoning permit.

XIII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

[Signature]
Applicant signature

9-14-17
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.

[Signature]
Landowner signature

9-16-17
Date

OFFICE USE ONLY

Date received <u>9-18-17</u>	Present Zoning Classification <u>RP</u>	Feedlot within 500' 1000' <u>(N)</u>
Meeting date <u>10-19-17</u>	Lake Classification <u>RD Williamson</u>	Erosion Control Plan <u>(Y)</u> N
60 Day <u>10-16-17</u>	Lake <u>Jefferson</u>	Water courses Y N
RFPE <u>1022-86</u>	FEMA Panel # <u>2709C0205D</u>	Bluff Y 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 <u>425-16</u>
<input checked="" type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	<u>COC</u> <u>1+1</u> -2016
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	<u>NONC/Waiver</u>
<input checked="" type="checkbox"/> Application complete <u>mem</u>	Planning & Zoning Department Signature _____	<u>Design</u>
		<input checked="" type="checkbox"/> Fee \$ <u>1646</u>
		<u>ATF / SPEC MTG</u>
		<u>9-18-17</u>
		<u>17298</u>
		Date Permit #

01-15-16

4



DESCRIPTION OF REQUEST:

GOAL: To provide significant improvement and aesthetic appeal to the property and neighborhood, while protecting the bluff impact zone and adhering to required setbacks.

BACKGROUND: We are requesting a variance to replace the current 1980's mobile home with a permanent year round home, built slab on grade. As a result of changing setbacks over time, the existing mobile home and deck is almost completely outside the surveyed buildable areas, we consulted with the county.. We began meeting with Environmental Services in November 2016. In April 2017, we met to review our original variance application. Feedback for our original proposal request was to utilize the more of our buildable area, as depicted on the survey. We tried to explain that the topography of the buildable area not being utilized was because it was not suitable for use without interrupting natural flow of current waterways. Despite the difference of opinion, we made the revisions as instructed, and the application was submitted in August 2017 for the September meeting. Once staked by Bolton & Menk, elevations were shot by the contractor to confirm as suspected, were going to be issues. On September 2, 2017 we met with Josh from Le Sueur County and Steve Bruender with Bruender Construction. Elevations were done again with each present. Steve Bruender stated at least 41 truckloads of fill would need to be brought in. With the original proposal no additional fill would be required. Josh, with Environmental Services supported going back to the original proposal. He has written a letter of support for the proposed design and placement.

We have spent the six month revising our plan, continuing to meet with members of Environmental Services, both onsite and reviewing survey and structure placement. We have made slight modifications to our original proposal and submit the following variance request.

REQUEST: The proposed construction is located primarily in the buildable area.. We are requesting a variance for the northwest corner of the structure which is 25 feet from bluff impact zone, the northeast corner of the structure which is 26 feet from the bluff impact zone, and the southwest corner of the property, with a 13.2 foot setback from Maple Drive. It is worthy to note that Maple Drive is a privately maintained road, utilized by only a few properties, so the reduced setback would not pose safety issues. All other setbacks are met, and we are within the 25% for impervious service. The proposed property is in line with or set further back than adjacent properties.

ADDITIONAL IMPROVEMENTS: In addition, we have met with Josh from Environmental Services to improve landscaping of the hillside to prevent erosion. The bluff line and hillside will be seeded with deeper root native grass and flowers. We also intend to provide needed maintenance to the boathouse near the shoreline, but will not be increasing the square footage of the impervious surface for that existing area.

RECEIVED
AUG 15 2017
BY: _____

EXISTING CONDITIONS

PID 13.800.0210

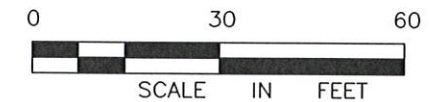
OWNER
JOE MURILLA & ANGIE JAHR
21588 598TH AVE
EAGLE LAKE, MN 56024

SITE ADDRESS
46881 MAPLE LANE
MADISON LAKE, MN 56063

TOTAL LOT AREA
16122 SQ FT

EXISTING IMPERVIOUS SURFACES

MOBILE HOME	676 SQ FT
UPPER DECK	451 SQ FT
BOAT HOUSE	99 SQ FT
LOWER DECK	132 SQ FT
CONCRETE PAD W/SHED	95 SQ FT
CONCRETE PAVERS	208 SQ FT
GRAVEL SURFACE	1727 SQ FT
ROCK WALL 1	134 SQ FT
ROCK WALL 2	190 SQ FT
ROCK WALL 3	116 SQ FT
ROCK WALL 4	16 SQ FT
TIMBER RETAINING WALLS	16 SQ FT
WOOD STEPS	116 SQ FT
WOOD WALK	77 SQ FT
TOTAL	4053 SQ FT (25.1%)



LEGEND

- 3/4" IRON PIPE MONUMENT SET
- MARKED BY LIC. NO. 19789
- MONUMENT FOUND
- ⊕ BENCH MARK
- ⊙ CLEAN OUT
- ⊙ CURB STOP VALVE
- ⊙ WS WATER SPIGOT
- ⊙ UTILITY POLE
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- OU — UTILITY OVERHEAD
- - - - - INTERMEDIATE CONTOURS
- - - - - INDEX CONTOURS

Horizontal Datum: 1996 Le Sueur County Coordinate System

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

4-12-2017
Date

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA



**BOLTON
& MENK**

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

LOT 21 & LOT 22, WILDWOOD
IN GOV'T LOT 6, SECTION 3-109-25
WASHINGTON TOWNSHIP

FOR: JOE MURILLA AND ANGIE JAHR

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

H:\MURILLJO_PR\M33113620\CAD\113620BD1.dwg 4/12/2017 4:09 PM

JOB NUMBER: M33.113620

FIELD BOOK: 90H, P. 67

DRAWN BY: LB

4.0 S3-T109-R25-30

PROPOSED CONDITIONS

PID 13.800.0210

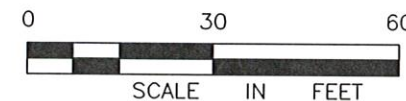
OWNER
JOE MURILLA & ANGIE JAHR
21588 598TH AVE
EAGLE LAKE, MN 56024

SITE ADDRESS
46881 MAPLE LANE
MADISON LAKE, MN 56063

TOTAL LOT AREA
16122 SQ FT

PROPOSED IMPERVIOUS SURFACES

BUILDING W/OVERHANG	3043 SQ FT
BOAT HOUSE	99 SQ FT
DECK	132 SQ FT
ROCK WALL 1	134 SQ FT
ROCK WALL 2	190 SQ FT
ROCK WALL 3	116 SQ FT
TIMBER RETAINING WALLS	16 SQ FT
WOOD STEPS	116 SQ FT
TOTAL	3846 SQ FT (23.8%)



LEGEND

- 3/4" IRON PIPE MONUMENT SET
- MARKED BY LIC. NO. 19789
- ⊕ MONUMENT FOUND
- ⊕ BENCH MARK
- CLEAN OUT
- ⊕ CURB STOP VALVE
- ⊕ WS WATER SPIGOT
- UTILITY POLE
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- OU — UTILITY OVERHEAD
- INTERMEDIATE CONTOURS
- INDEX CONTOURS

Horizontal Datum: 1996 Le Sueur County Coordinate System

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

4-13-2017
Date

REVISED ORIGINAL SURVEY: 9-14-17

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA



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

LOT 21 & LOT 22, WILDWOOD
IN GOV'T LOT 6, SECTION 3-109-25
WASHINGTON TOWNSHIP

FOR: JOE MURILLA AND ANGIE JAHR

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

H:\MURILLJO_PR\M33113620\CAD\113620BD3.dwg 9/14/2017 3:50 PM

JOB NUMBER: M33.113620

FIELD BOOK: 90H, P. 67

DRAWN BY: LB

4.0 S3-T109-R25-30

Surveyor Certification

I. **Applicant:**
 Name Joe MURILLA & ANGIE JAHR

II. **Landowner:**
 Name Joe MURILLA & ANGIE JAHR
 Property Address 46881 MAPLE LANE
 City MADISON LAKE State MIN Zip 56063

III. **Parcel Information:**
 Parcel Number 13.800.0210

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, aeriels or photographs.
- c. Electronic version of any supporting documents if available.
- d. Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary.**
- e. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. **Appointment is necessary.**
- f. All required information must be correct and submitted **at the time of application**, or the application will not be accepted.

VI. **Signatures:**

The proposed improvements have been physically staked onsite **then** surveyed on 9/26/17, 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 Joma
 Surveyor Signature

9/15/17
 Date

19789
 Lic #

OFFICE USE ONLY

9-18-17
 Date Received

man
 Planning & Zoning Department Signature

Lloyd Lumber Co.

1880 Commerce Drive North Mankato, MN 56003
Phone: (507) 625-4000 Fax: (507) 625-4004
"Quality Building Products and Service"



PROJECT INFO
MURILLA
Lake Jefferson
Home

PROJECT INFO
MURILLA
Lake Jefferson
Home

PROJECT INFO
MURILLA
Lake Jefferson
Home

PROJECT INFO
MURILLA
Lake Jefferson
Home

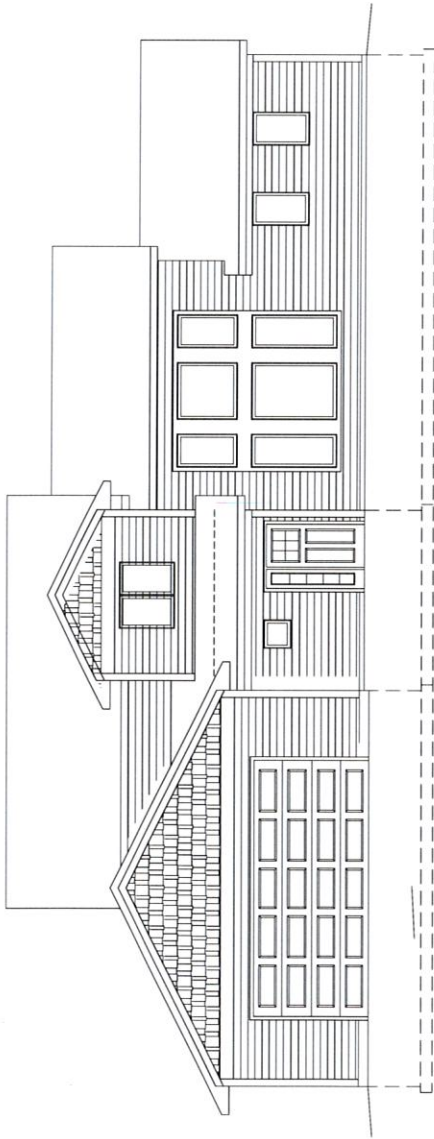
PROJECT INFO
MURILLA
Lake Jefferson
Home

NO.	DATE
1	3-4-17
2	
3	
4	
5	
6	
7	
8	

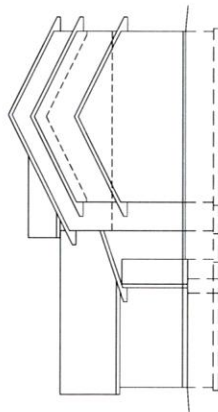
PROJECT INFO
MURILLA
Lake Jefferson
Home

PROJECT INFO
MURILLA
Lake Jefferson
Home

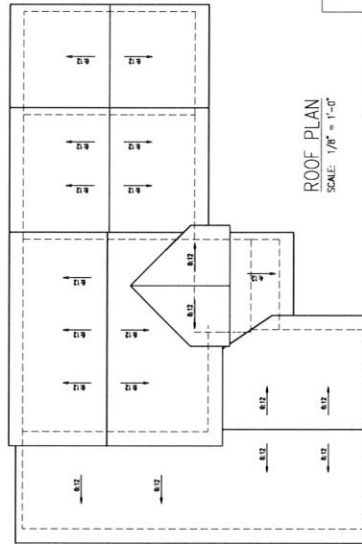
PROJECT INFO
MURILLA
Lake Jefferson
Home



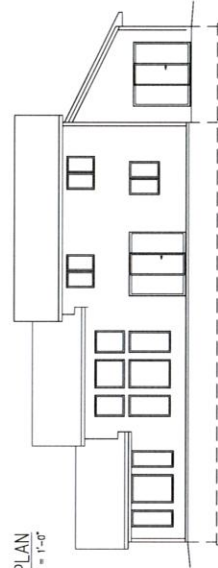
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



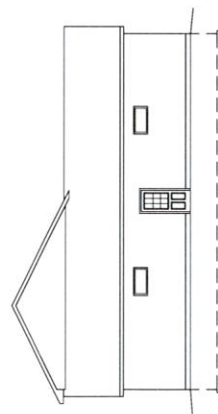
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ESTIMATE ONLY
NOT FOR CONSTRUCTION

PROJECT INFO
MURILLA
Lake Jefferson
Home

PROJECT INFO
MURILLA
Lake Jefferson
Home

Le Sueur County Regular Session - 10/19/2017 Page 15 / 20



PROJECT INFO
MURILLA
 Lake Jefferson
 Home

NEW CONSTRUCTION

GENERAL PLAN NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISH FLOOR IS 1/2" CONCRETE ON 4" CMU.
 3. ROOF IS 12" ASPHALT/FLY ASH ON 2" GYP. BOARD.
 4. SLOPE ROOF IS 12" ASPHALT/FLY ASH ON 2" GYP. BOARD.
 5. EXTERIOR WALLS ARE 8" CMU WITH 1" MIN. INSULATION.
 6. INTERIOR WALLS ARE 5" GYP. BOARD.
 7. CEILING IS 5" GYP. BOARD.
 8. FLOORS ARE 1/2" CONCRETE ON 4" CMU.
 9. STAIRS ARE 1/2" CONCRETE ON 4" CMU.
 10. DOORS ARE 6'0" X 2'0" WITH 1" MIN. INSULATION.
 11. WINDOWS ARE 6'0" X 4'0" WITH 1" MIN. INSULATION.
 12. ROOF IS 12" ASPHALT/FLY ASH ON 2" GYP. BOARD.
 13. SLOPE ROOF IS 12" ASPHALT/FLY ASH ON 2" GYP. BOARD.
 14. EXTERIOR WALLS ARE 8" CMU WITH 1" MIN. INSULATION.
 15. INTERIOR WALLS ARE 5" GYP. BOARD.
 16. CEILING IS 5" GYP. BOARD.
 17. FLOORS ARE 1/2" CONCRETE ON 4" CMU.
 18. STAIRS ARE 1/2" CONCRETE ON 4" CMU.
 19. DOORS ARE 6'0" X 2'0" WITH 1" MIN. INSULATION.
 20. WINDOWS ARE 6'0" X 4'0" WITH 1" MIN. INSULATION.

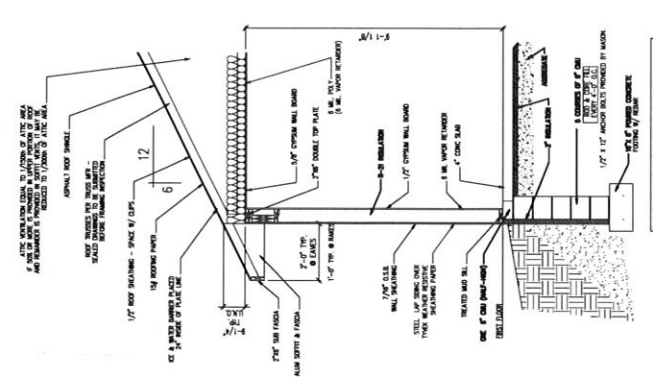
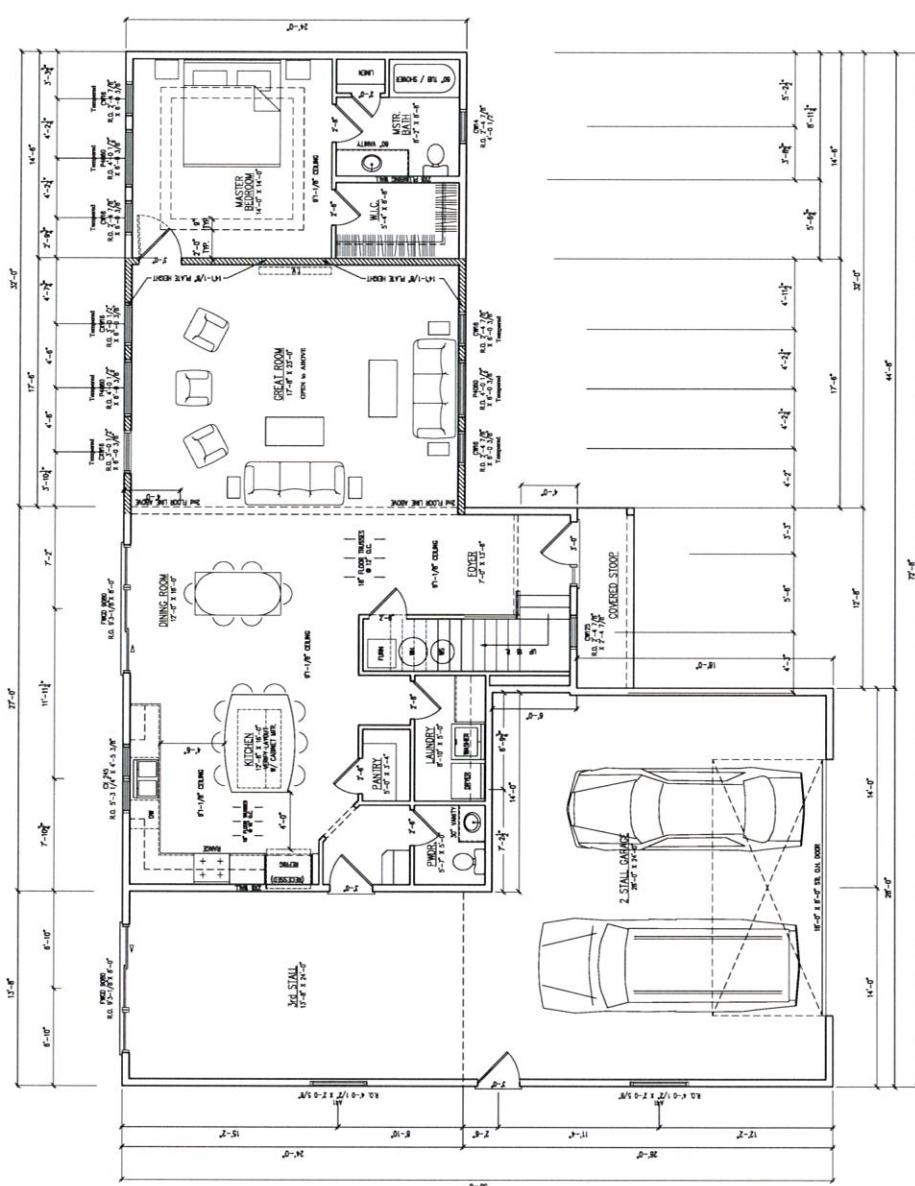
DRAWN BY: NPH
DATE: 9-13-17
FILE NAME: MURILLA

NO.	DATE	BY	REVISION
1	9-13-17	NPH	ISSUED FOR PERMIT

SHEET NO. 1

MURILLA
 LAKE JEFFERSON LOT
 BUILT BY: JAW MURILLA CONSTRUCTION

ESTIMATE ONLY
NOT FOR CONSTRUCTION



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: Joe Murilla PID: 13.800.0210
Mailing Address: 21588 598th Ave Eagle Lake MN 56024
Property Address: 46881 Maple Dr Madison Lake MN 56063
Phone: (507) 469-0791 Mobile/Cell: (507) 341-5100

Responsible party for Implementation/Inspection: Murilla Construction
Address: 21588 598th Ave Eagle Lake MN 56024
Phone: (507) 469-0791 Mobile/Cell: (507) 341-5100

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

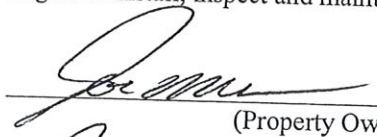
12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the 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.

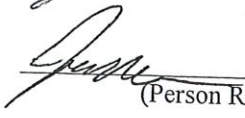
Inspection and Maintenance

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.


(Property Owner)

9-18-17
(Date)


(Person Responsible for Implementation)

9-18-17
(Date)

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

PROPOSED CONDITIONS

PID 13.800.0210

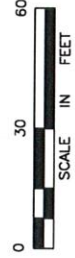
OWNER
JOE MURILLA & ANGIE JAHR
21588 598TH AVE
EAGLE LAKE, MN 56024

SITE ADDRESS
48881 MAPLE LANE
MADISON LAKE, MN 56063



TOTAL LOT AREA
16122 SQ FT

PROPOSED IMPERVIOUS SURFACES	
BUILDING W/OVERHANG	3043 SQ FT
BOAT HOUSE	99 SQ FT
DECK	132 SQ FT
ROCK WALL 1	134 SQ FT
ROCK WALL 2	190 SQ FT
ROCK WALL 3	116 SQ FT
TIMBER RETAINING WALLS	116 SQ FT
WOOD STEPS	116 SQ FT
TOTAL	3846 SQ FT (23.8%)



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 13785
- MONUMENT FOUND
- BENCH MARK
- CLEAN OUT
- CURB STOP VALVE
- WATER SPIGOT
- UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- UTILITY OVERHEAD
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- OU

Horizontal Datum: 1996 Le Sueur County Coordinate System

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
Date 4-13-2017

REVISED ORIGINAL SURVEY: 9-14-17

CERTIFICATE OF SURVEY
LE SUEUR COUNTY, MINNESOTA



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

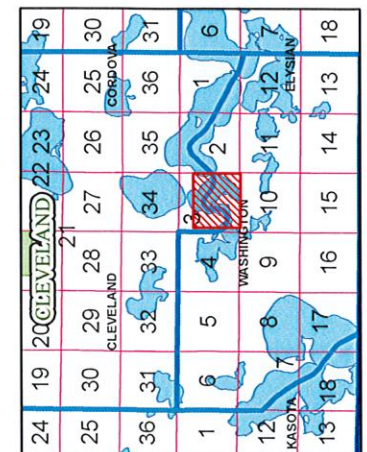
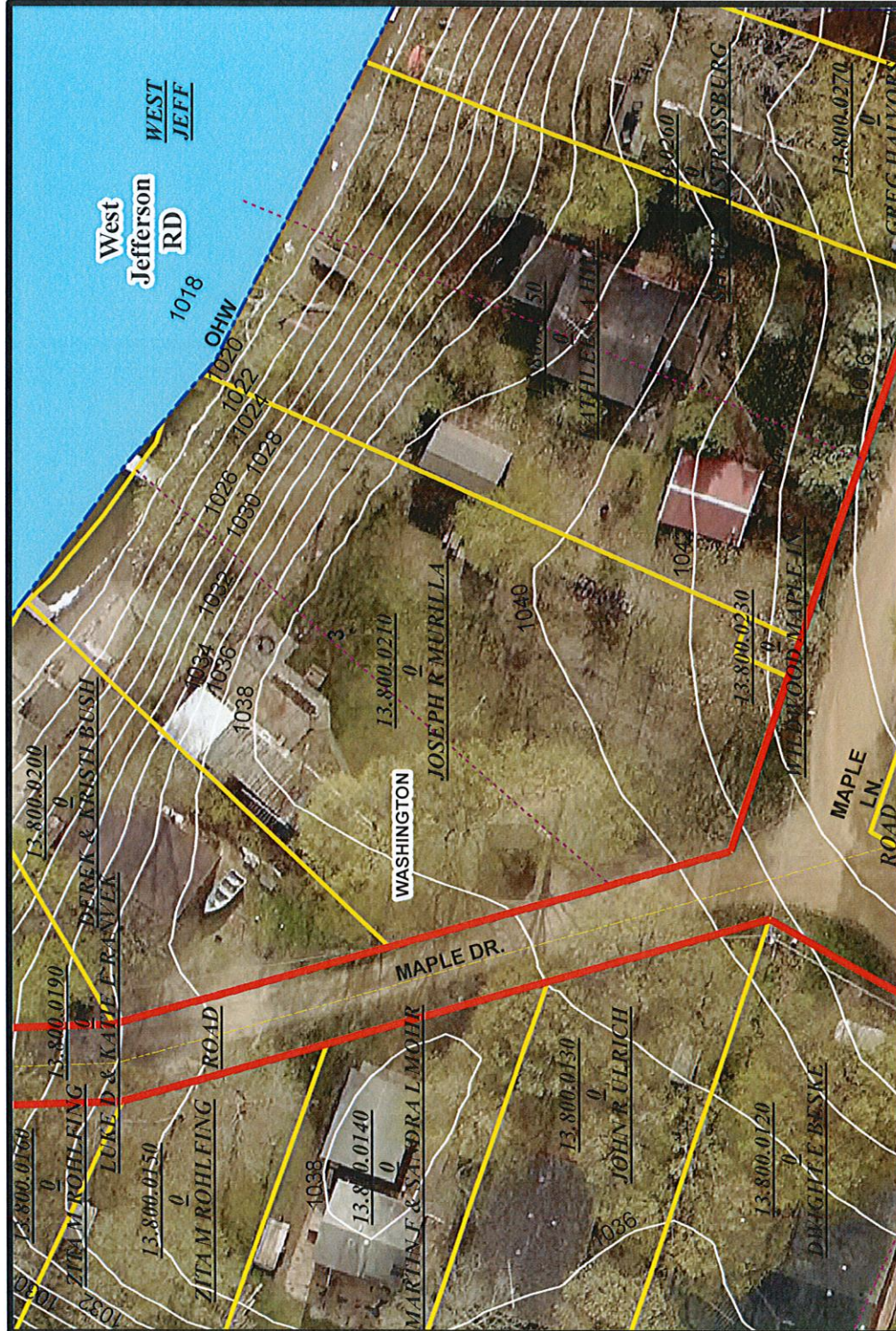
FOR: JOE MURILLA AND ANGIE JAHR

JOB NUMBER: M33.113620 FIELD BOOK: 90H, P. 67 DRAWN BY: LB
©Bolton & Menk, Inc. 2017. All Rights Reserved
H:\MURILLJO_PR\M33113620\CAD\113620BD3.dwg 9/14/2017 3:50 PM

4.0 S3-T109-R25-30

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Murilla / Jahr
 PID: 13.800.0210
 DATE: 10-3-17
 FIRM #: 27079C0265D
 F-Zone: X-Outside
 RFPE: 1022.86
 District: Recreational
 Residential



Map Disclaimer

*Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation; however, a degree of error is inherent in all maps, and these maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.
 *The maps are date specific and are intended for use only at the published scale.
 *These maps should not be used for navigational, engineering, legal, or any other site-specific use.



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

Cadastral_Line	AlphaTag
<all other values>	
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	
Lakes	
Parcel	
Contours 2 ft	