



Le Sueur County, MN

Thursday, April 12, 2018

Regular session

Item 1

Margenthaler-Fazio Packet

Staff Contact: Joshua Mankowski or Michelle R. Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT:/OWNER: Matt Morganthaler & Dawn Fazio

911 ADDRESS: 22694 Lake Francis Lane, Elysian, MN

PROJECT DESCRIPTION: To allow grading, excavating, and filling of approximately 20.4 cubic yards of material in the shore impact zone to include approximately **9.06** cubic yards in the bluff for removal of an After-The-Fact retaining wall and construction of stairs and riprap shoreland restoration project.

PARCEL NUMBER: 04.670.0120

CUP NUMBER: 18016

SITE INFORMATION

LOCATION: Lot 12, Muellerleile Subdivision, Section 33, Elysian Township

ZONING DISTRICT: Recreational Residential

ZONING DISTRICT PURPOSE: 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.

GENERAL SITE DESCRIPTION: Shoreland, residential

ACCESS: Existing off Lake Francis Lane

EXISTING LAND USE WITHIN ¼ MILE:

North: Lake Francis	South: Residences
East: Residences	West: Residences

BACKGROUND INFORMATION

The previous landowner replaced/repairs existing retaining wall without a Conditional Use Permit(CUP). The application is an after-the-fact CUP to remove the retaining wall and construct stairs in the bluff, construct 99 lineal feet of rip rap in the shore impact zone and bluff. Majority of the rip rap project is below the Ordinary High Water Level (OHWL) and is within the DNR jurisdiction. Only the portion of the project that extends landward from the OHWL is part of the CUP.

TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Linus Hebl from Elysian Township was contacted on January 9, 2018 by applicant, per application.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.

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.

1

WETLANDS: According to the National Wetlands Inventory, Type 1 wetland is located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

Application, description of request, site plan, aerial photo, Holly Kalbus letter, photographs

STAFF FINDINGS

ZONING ORDINANCE SECTIONS: Section 13, Section 18, Section 19, & Section 21

STRUCTURE REQUIREMENTS: Detached deck will need to either apply for a Variance to be 8 feet from the property line, reduce the size of the deck to meet setback (10') to property line, or remove deck.

GOALS & POLICIES: The current Land Use Plan as adopted in 2007 does reference to shoreland development design.

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 a Conservancy Zone.

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

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

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

Action 2: Adopt the water quality protections and standards specified under goal #3, actions #1 and #2 to protect lake water quality.

GOAL #3: Improve water quality in Le Sueur County.

Objective 1: The County will undertake actions to help protect groundwater as well as surface water features.

Action 1: The County will adopt and implement the goals, objectives, and actions of the County's Local Water Management Plan.

DNR GUIDANCE LETTERS

1. Administration, Compliance, and Enforcement pg. 1
2. Grading & Filling within Shoreland Areas pg. 3
3. Natural Shorelines pg. 5
4. Bluffs and Steep Slopes pg. 11
5. Non-conforming Lots of Record in Shoreland Areas pg. 19

ENVIRONMENTAL PERFORMANCE STANDARDS-SECTION 18

WETLAND:	Type 1 wetland located to the south of the property.
BLUFF:	Project is located within the bluff.
GRADING, EXCAVATING, OR FILLING:	Grading, excavating, and filling greater than 10 cubic yards within the shore impact zone and within the bluff.
EROSION CONTROL:	In place prior to starting any part of the project.

PERFORMANCE STANDARDS-SECTION 13 & 18

LANDSCAPING & SCREEENING:	Condition recommended in Environmental Resource Specialist, Holly Kalbus letter for vegetative planting.
SPECIFIC LAND USE:	Shoreland Alterations: Section 13, Subdivision 5. B. (page 13-16) Bluff Standards: Section 18, Subdivision 2. (page 18-2) Grading, Excavating, and filling: Section 18, Subdivision 3. (page 18-3)

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance.
10. Other factors impacting the public health, safety and welfare.
11. **Additional considerations:**
 - a. The site is adequate for water supply and on-site sewage treatment.
 - b. Resolving unpermitted retaining wall violation.

PLANNING AND ZONING COMMISSION CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.
9. See staff recommended condition (Holly Kalbus letter).

SHORELAND DISTRICT-EVLAUATION CRITERIA

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
2. The visibility of structures and other facilities as viewed from public waters is limited.

SHORELAND DISTRICT CONDITIONS

1. Increased setbacks from the ordinary high water level.
2. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.
3. Special provisions for the location, design, and use of structures, sewage treatment system, watercraft, launching and docking areas, and vehicle parking areas.

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 18016

Applicant: MATT MARGENTHALER & DAWN FAZIO **Land Owner:** MATT MARGENTHALER & DAWN FAZIO

Conditional Use Permit Request: TO ALLOW THE APPLICANT GRADING EXCAVATING AND FILLING OF APPROXIMATELY 20.4 CUBIC YARDS OF MATERIAL WITHIN THE SHORE IMPACT ZONE, INCLUDING ___ CY WITHIN THE BLUFF FOR THE REMOVAL OF AN ATF RETAINING WALL AND CONSTRUCTING RIP RAP.

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

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: 04/02/2018

To: Le Sueur County Planning and Zoning Commission

From: Holly Kalbus, Environmental Resources Specialist

Applicant:

Matt Margenthaler & Dawn Fazio

Property owner:

Matt Margenthaler & Dawn Fazio

Property:

04.676.0120

Description:

Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of approximately 20.4 cubic yards of material in the shore impact zone to include approximately 18 cubic yards in the bluff for removal of an After-The-Fact retaining wall and construction of a riprap shoreland restoration project in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Francis.

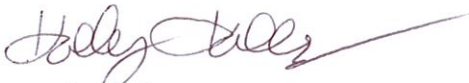
Recommendation:

It would be my recommendation to approve with the following condition(s) listed below. The existing limestone retaining wall is failing, and does not fulfill the intent of preventing and reducing erosion due to poor construction and the use of erosive material. The riprap would be placed in the current location of the retaining wall, thus reducing the amount of material movement.

Condition(s):

1. Plant deep rooted Minnesota native vegetation within the riprap. The vegetation will provide more stability and reduce soil erosion within the shore impact zone and bluff.

Sincerely,



Holly Kalbus
Le Sueur County
Environmental Resources Specialist

Le Sueur County

Conditional Use Application-Grading, Excavating & Filling

Activities that involve topographic alterations in all districts shall conform to the standards in Section 18 of the Le Sueur County Zoning Ordinance. Activities within a shoreland district shall conform to the standards in Section 13 of the Le Sueur County Zoning Ordinance.

In addition any activities in any type wetland shall be evaluated in accordance with the Wetland Conservation Act (WCA) regulations, as administered by the Le Sueur County Soil & Water Conservation District (SWCD).

I. Applicant:

Name MATT MARGENTHALER, DAWN FAZIO
Mailing Address 47 NEWCASTLE COURT
City N MANKATO State MN Zip 56003
Phone # 507/317-2548 Phone # 507/380-6206

II. Landowner:

Name MATT MARGENTHALER, DAWN FAZIO
Mailing Address 22694 LAKE FRANCIS LN
City ELYSIAN State MN Zip _____
Property Address 22694 Lake Francis Lane Elysian
City _____ State MN Zip 56028
Phone # _____ Phone # _____

III. Parcel Information:

Parcel Number 04670 0120 Parcel Acreage _____
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Elysian Section 33
Subdivision Muelleleite Lot 12 Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Elysian Township notified on 1/9/18
(Township Name) (Date)
Board Member Linus Hebel regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty Three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.**
- Applications will not be accepted by mail.**



VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is doubled.
 Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
 After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

VII. Type of Request: Grading, Excavating or Filling.

Non-Shoreland Cubic yards of material movement: _____
 Within Bluff Impact Zone Cubic yards of material movement: _____
 Within Bluff Cubic yards of material movement: _____
TOTAL cubic yards of material movement: _____

Shoreland- Outside Shore Impact Zone Cubic yards of material movement: _____
 Within Shore Impact Zone Cubic yards of material movement: _____
 Within Bluff Impact Zone Cubic yards of material movement: _____
 Within Bluff Cubic yards of material movement: _____
TOTAL cubic yards of material movement: _____

Assurance security shall be required for projects that are >1500 cubic yards.

VIII. Description of Request:

a. A full description of request with detailed information including what operations are to occur and what general types of equipment may be used in the operation must be attached.

b. Complete the following in relationship to the proposed Conditional Use Permit.

1. ENVIRONMENTAL IMPACT: SEE ATTACHED
2. ADVERSE IMPACT ON SURROUNDING AREAS: SEE ATTACHED
3. STORMWATER RUNOFF: SEE ATTACHED
4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: SEE ATTACHED
5. WETLAND IMPACT: SEE ATTACHED
6. SLOPE STABILITY: SEE ATTACHED
7. CERTIFICATE OF INSURANCE: SEE ATTACHED
8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
 (For example additional licensing and/or permitting) _____



IX. Site Plan: Shall include but not limited to the following:

- **Parcels < 5 AC =** 2-foot contours depicting existing and proposed topography.
 - **Parcels 5-20 AC =** 5-foot contours depicting existing and proposed topography.
 - **Parcels >20 AC =** 10-foot contours depicting existing and proposed topography.
 - Location of grading, excavating, and/or filling sites.
 - Location of areas for obtaining fill or disposing of excavated materials.
 - Tree inventory of all trees, indicating trees to be cut or removed.
 (Caliper of 6 inches or greater measured 4.5 feet from ground level).
- | | | | |
|--------------------------------------|-----------|-----------------------|----------------------------|
| ● North point | ● Lake | ● Existing Structures | ● Septic system |
| ● Setbacks | ● River | ● Proposed Structures | ● Well |
| ● Property Lines | ● Wetland | ● Lot Dimensions | ● Access (size & location) |
| ● Road Right-Of-Way | ● Stream | ● Ponds | ● Easements |
| ● Landscape, screening and buffering | | | ● Drainage |
- Site plan & As-Built must be completed by a surveyor or professional engineer.

X. Restoration Plan: Shall include but not limited to the following:

- Areas of restoration shall include the application of a minimum of 4 inches of topsoil or similar material that will support plant growth. *(Must be included in cubic yards calculation of material.)*
- Reseeded areas indicated with type of vegetation. *(Shall meet minimum standards by the SWCD)*
- Tree replacement plan. *(Areas located within the Bluff Impact Zone, Bluff, Shoreland & Conservancy Distircts)*
 - Root zone of existing trees shall be preserved and protected during development.
 - Replace one tree for every tree that is removed.
 - Replacement trees shall have a minimum caliper of 2 inches at 4.5 feet from ground level.

XI. Attachments: Shall include but not limited to:

- a. **Description of Request**-See Part VIII for full details and requirements.
- b. **Site Plan**-See Part IX for full details and requirements.
- c. **Full Legal Description**-Not abbreviated description from tax statement.
- d. **Access approval**-Attach approval in writing from proper road authority.
- e. **Township Notification**-See Part IV for details and requirements.
- f. **Septic System Compliance Inspection**
- g. **Erosion Control Plan**-Attach completed and signed plan including map.
- h. **Restoration Plan**-See Part X for full details and requirements.
- i. **Approved Stormwater Pollution Prevention Plan**
-Must meet NPDES requirements and prepared by a licensed professional engineer.

XII. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and recommendations of the Planning Commission to the County Board for final decision.

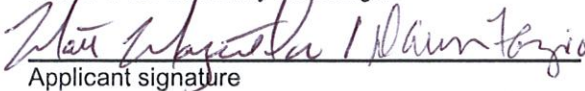
Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

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.


Applicant signature

3/14/18
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.


Property Owner signature

3/14/18
Date



Request: **GRADING, EXCAVATING & FILLING**

- Non-Shoreland**
 - Within Bluff Impact Zone
 - Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

- Shoreland - Outside Shore Impact Zone**
 - Within Shore Impact Zone
 - Within Bluff Impact Zone
 - Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: 20.4
 Cubic yards of material movement: _____
 Cubic yards of material movement: 9.00

TOTAL cubic yards of material movement: 20.4

Pre-App Date 3-14-18 Lake Classification RD Feedlot 500' 1000' N
 Meeting Date 2-12-18 Lake Tranah Wetland Type 1-2 3-8 N
 60 Day 5-13-18 FEMA Panel # 27079C0 425 D Water courses Y N
 Zoning District RR Flood Zone X - outside Bluff Y N

- Request Description
- Site Plan
- Full Legal
- Ordinance
- Access Approval
- Erosion Control Plan
- Other _____
- Septic Comp Insp / Design ccc
- Meeting Reg / ATF / Spec
- Fee \$ 3,046-
- Penalty \$ 15,000.00

Application Complete Michelle R Mitts 3-14-18 18016
 Planning & Zoning Department Signature Date Permit #



Mettler, Michelle

From: Bryan Suemnick <bryansuemnick@yahoo.com>
Sent: Monday, March 19, 2018 2:19 PM
To: Mettler, Michelle
Subject: matt margenthaler

Suemnick's Final Cut Tree Service L.L.C

105 1st street south p.o box 182 Elysian,Mn 56028

507-317-4323

1. property issue:

I have been contacted by matt margenthaler to address some violations on his shoreline that were done by the previous owner on the property he purchased in late 2017

the violations include the patio wooden deck by the water front and a limestone retaining wall that was constructed on the shore line.

we are requesting a permit be granted to the property owner to remove and place the wooden deck in the approved spot as shown on the site plan drawn up by bolten and menk

as well as removing the limestone retaining wall that's been built on the shoreline and is also a violation. to fix the issue with the limestone retaining wall we will be removing the 88ft long is equal to 10 cubic yards the area back to as close to natural slope as we can get.

equipment used will be skidloader mini excavator dump truck for hauling out debris from limestone retaining wall 10 cubic yards will be removed .

we will replace the area were the wall is at with (rip rap) field stone rock 6"-18" in size with no more than a 3 to 1 slope placing fabric down than the rip-rap rock over the top 88ft in total length. 20.4 cubic yards total

2.total material movement in zones will be as follows:

a.shore impact zone will be 20.4 total cubic yards of movement.

b.outside bluff zone there will be 2.6 cubic yards moved. I found this number by taking 1.5ft wide multiplied by 20ft long multiplied by 2.4 ft thick=72 divided by 27 gives you cubic yards of 2.6

c. bluff zone there will be 9.067 cubic yards moved. I found this number by taking 1.5ft wide multiplied by 68 long multiplied by 2.4 ft thick =244.8 divided by 27 gives you your cubic yards of 9.067

d. bluff zone there will be 6 yards of limestone retaining wall removed

e. outside the bluff zone there will be 2.733 cubic yards of lime stone retaining wall removed

f. $2.6+9.067+6.2.733=20.4$ cubic yards of movement

PROPOSED CONDITIONS

PID 04.670.0120

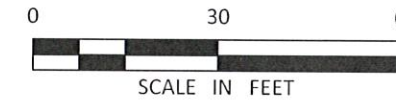
OWNER ADDRESS

Matt Margenthal & Dawn Fazio

SITE ADDRESS

22694 WEST FRANCIS LANE
ELYSIAN, MN 56028

RECEIVED
APR 04 2018
BY: _____



TOTAL LOT AREA

20,301 SQ FT

PROPOSED IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	2383 SQ FT
SHED	106 SQ FT
CONCRETE 1	266 SQ FT
CONCRETE 2	508 SQ FT
CONCRETE 3	100 SQ FT
BITUMINOUS SURFACE	401 SQ FT
DECK 1	145 SQ FT
DECK 2	365 SQ FT
DECK 3	115 SQ FT
BLOCK STEPS	107 SQ FT
NEW STEPS	24 SQ FT
STEP	3 SQ FT
PAVERS	7 SQ FT
RETAINING WALL 2	10 SQ FT
RETAINING WALL 3	5 SQ FT
LANDSCAPING 2	116 SQ FT
TOTAL	4661 SQ FT (22.9%)

EARTHWORK CALCULATIONS

REMOVALS

10 CUBIC YARDS EXISTING LIMESTONE RETAINING WALL

RIP RAP

INSTALL 88 LINEAR FEET
OF RIP RAP BELOW OHW = 23.5 CUBIC YARDS

INSTALL 88 LINEAR FEET
OF RIP RAP ABOVE OHW = 9.4 CUBIC YARDS

NEW STEPS & DECK

REMOVE AND REPLACE 1 CUBIC YARD OF MATERIAL
FOR DECK POST HOLES AND NEW STEPS

TOTAL MOVEMENT ABOVE OHW = 20.4 CUBIC YARDS

NOTE: LANDSCAPING 1 & 3-7 ARE NOT CALCULATED IN THE IMPERVIOUS AREA. THEY HAVE NO PLASTIC BARRIER TO MAKE THEM IMPERVIOUS

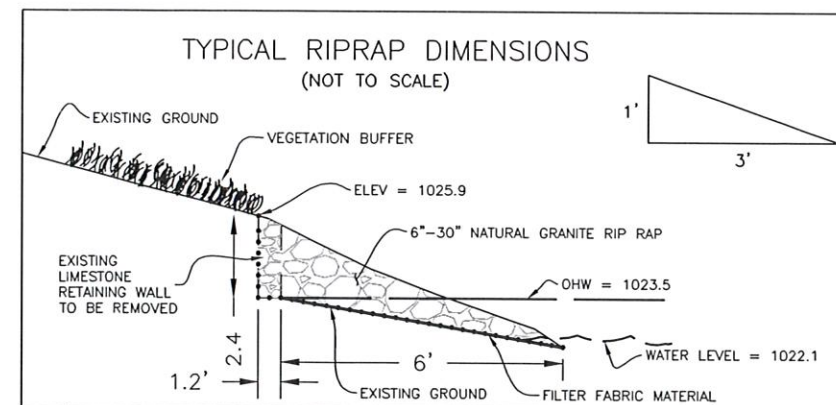
SURVEYOR'S CERTIFICATION

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

3/06/2018
Date

REVISED ORIGINAL SURVEY: 3-13-18
3-14-18



CERTIFICATE OF SURVEY
LE SUEUR COUNTY, MINNESOTA



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

LOT 12, MUELLERLEILE SUBDIVISION, SECTION 33,
TOWNSHIP 109 NORTH, RANGE 24 WEST, LE
SUEUR COUNTY, MINNESOTA

FOR: MATTHEW MARGENTHALER & DAWN FAZIO
FORMER BARBARA GLASS PROPERTY

EXISTING CONDITIONS

PID 04.670.0120

OWNER
MATT MARGENTHALER & DAWN FAZIO

SITE ADDRESS
22694 WEST FRANCIS LANE
ELYSIAN, MN 56028

LEGEND

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- ⊙ WELL
- ⊗ DECIDUOUS TREE

TOTAL LOT AREA
20,301 SQ FT

EXISTING IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	2383 SQ FT
SHED	106 SQ FT
CONCRETE 1	266 SQ FT
CONCRETE 2	508 SQ FT
CONCRETE 3	100 SQ FT
BITUMINOUS SURFACE	401 SQ FT
DECK 1	145 SQ FT
DECK 2	365 SQ FT
DECK 3	115 SQ FT
BLOCK STEPS	107 SQ FT
STEP	3 SQ FT
PAVERS	7 SQ FT
RETAINING WALL 1 (1' W x 89' L x 3' H)	89 SQ FT
RETAINING WALL 2	10 SQ FT
RETAINING WALL 3	5 SQ FT
LANDSCAPING 2	116 SQ FT
TOTAL	4726 SQ FT (23.3%)

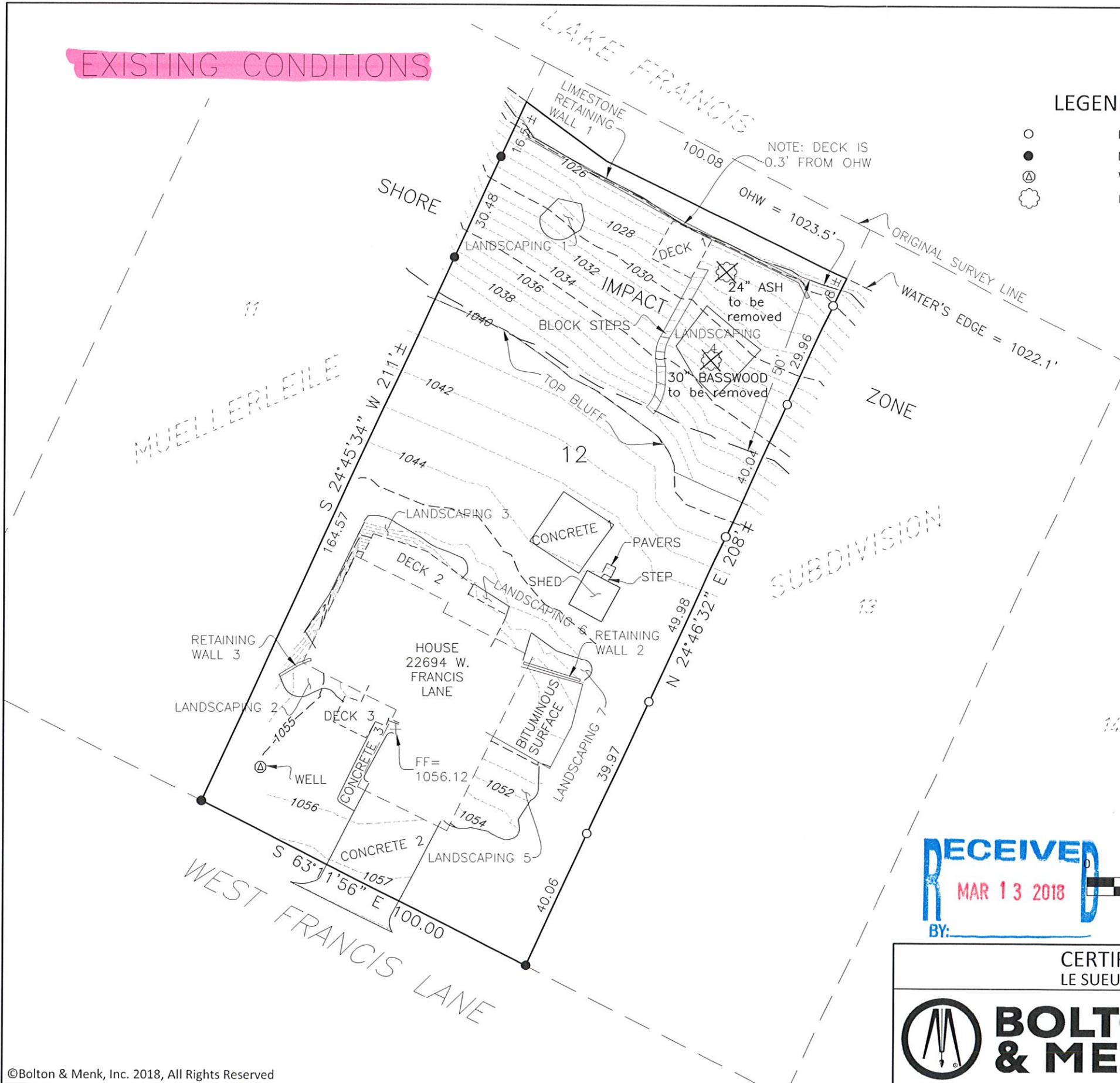
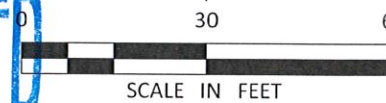
NOTE: LANDSCAPING 1 & 3-7 ARE NOT CALCULATED IN THE IMPERVIOUS AREA. THEY HAVE NO PLASTIC BARRIER TO MAKE THEM IMPERVIOUS

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
11/28/2017
Date

REVISED ORIGINAL SURVEY: 2-22-18



CERTIFICATE OF SURVEY
LE SUEUR COUNTY, MINNESOTA



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

LOT 12, MUELLERLEILE SUBDIVISION, SECTION 33,
TOWNSHIP 109 NORTH, RANGE 24 WEST, LE
SUEUR COUNTY, MINNESOTA

FOR: BARBARA GLASS



RECEIVED
MAR 14 2018
BY: _____



LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Margenthaler/Fazio
PID: 04.670.0120
DATE: 01-15-18
FIRM #: 27079C0325D
F-Zone: X-outside
RFPE: 1024.7
District: Recreational Residential



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



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



	Cadastral Line
	<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
	Townships
	Sections
	Parcel

LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538