



Le Sueur County, MN

Thursday, September 13, 2018

Regular session

Item 1

Williams Packet

Staff Contact: Joshua Mankowski or Michelle R. Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: James & Jane Williams

911 ADDRESS: 7022 Da Mar Estates, St Peter, MN

PROJECT DESCRIPTION: To allow grading, excavating, and filling of 1008.5 cubic yards of material for the repair of an existing boat house, stairs and retaining wall located within the bluff and shore impact zone.

PARCEL NUMBER: 13.470.0230

CUP NUMBER: 18179

SITE INFORMATION

LOCATION: Lot 22, Block 1, Da Mar Estates, Section 6, Washington 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 Da Mar Estates

EXISTING LAND USE WITHIN ¼ MILE:

North: Residential Development and Ag land
East: Residential Development and Ag land

South: Lake Washington
West: Lake Washington

BACKGROUND INFORMATION

The property is located in a platted subdivision on Lake Washington. The applicant recently purchased the property. There is an existing boat house on the property that is located within the bluff and is in disrepair. Digging in the bluff will be necessary in order to make the repairs to the structure as well as grading to avoid future damage.

TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Bob Kaveney from Washington Township was contacted on June 19, 2018 by applicant.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.

LAKE: Lake Washington, Recreational Development lake

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

WETLANDS: According to the National Wetlands Inventory, no wetlands located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

Application, description of request, site plan, aerial photo, Findings of Fact sheet, Holly Kalbus letter, photograph

STAFF FINDINGS

ZONING ORDINANCE SECTIONS: Section 13 Shoreland; Section 18, Environmental Performance Standards; Section 21, Conditional Use Permits

GOALS & POLICIES: The current Land Use Plan as adopted in 2007 does make reference to bluffs 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 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 30' minimum 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.

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

BLUFF:

BLUFF - A topographic feature such as a hill, cliff, or embankment in which the slope rises at least fifteen (15) feet from the toe of the bluff to the top of the bluff and the grade of the slope from the toe of the bluff to the top of the bluff averages 18 percent or greater. The percent of the slope is defined as the change in elevation (rise) over a distance (run).

BLUFF, TOE - The toe of the bluff shall be determined to be the lower end of the lowest ten (10) foot segment that exceeds eighteen (18) percent slope.

BLUFF, TOP - The top of the bluff shall be determined to be the upper end of the highest ten (10) foot segment that exceeds eighteen (18) percent.

BLUFF IMPACT ZONE - Land located within 30 feet from the top or toe of a bluff.

GRADING, EXCAVATING, OR FILLING:

Filling and cutting activity in any bluff or bluff impact zone shall be considered a conditional use. In no case shall cutting or filling be allowed for the purpose of establishing a site for the erection of a structure.

The proposed grading, excavating or filling activities shall occur within one (1) year of permit issuance.

EROSION CONTROL:

Erosion control measures shall be required. Erosion and siltation of the surrounding area shall be prohibited.

Erosion control measures must be implemented prior to commencing construction.

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. Structure is existing.

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.

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.
3. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate this watercraft.

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 ENVIRONMENTAL SERVICES
PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE
LE CENTER MN 56057

Date: 9/4/18

To: Le Sueur County Planning and Zoning Commission

From: Holly Kalbus, Environmental Resources Specialist

Applicant:

James & Jane Williams

Property owner:

James & Jane Williams

Property:

13.470.0230

Description:

Application for a Conditional Use Permit to allow Grading, Excavating, and Filling of 1008.5 cubic yards of material for the repair of an existing boat house, stairs and retaining wall located within the bluff and shore impact zone in a Recreational Residential "RR" district on a Recreational Development "RD" lake, Lake Washington.

Recommendation:

It would be my recommendation to approve the application with the condition(s) listed below. The existing boathouse is in need of repair due to it being unstable. Fixing the boathouse should prevent it from collapsing into the lake. The existing retaining walls are failing, and do not fulfill the intent of preventing and reducing erosion, and thus need to be replaced. Lastly the stairway down to the lake is in poor condition and poses a safety hazard if not replaced.

Condition(s):

1. The stairway that is to be replaced and the proposed 8 additional steps should be constructed with wood in order to reduce the amount of disturbance to the bluff and shore impact zone.
2. If trees are removed due to construction, replacement trees at least 2 inches in diameter and 4.5 feet tall should be planted.

Sincerely,



Holly Kalbus
Le Sueur County
Environmental Resources Specialist

CONDITIONAL USE PERMIT

LE SUEUR COUNTY PLANNING AND ZONING

88 SOUTH PARK AVENUE

LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION DATE: 8/3/2018	PERMIT NUMBER: 18179	FEE: \$796.00
60 DAY RULING DATE: 10/2/2018		<i>*FEES NON-REFUNDABLE</i>
APPLICANT: JAMES & JANE WILLIAMS	LAND OWNER: JAMES & JANE WILLIAMS	
ADDRESS: 7022 DA MAR ESTATES	ADDRESS: 2022 DA MAR ESTATES	
CITY: ST PETER	CITY: ST PETER	
STATE: MN	STATE: MN	ZIP: 56082
PHONE: 612-978-0578	PHONE: 612-978-0578	
911: 7022 DA MAR ESTATES		

PARCEL #: 13.470.0230	TOWNSHIP: WASHINGTON	
SEC: 6	SUBDIV: DA MAR ESTATES	
TWP: 109	LOT: 22	DISTRICT: RR
RANGE: 25	BLOCK: 1	FEMA PANEL # 27079C0245D
QTR/QTR:	ROAD: TWP	FLOOD ZONE: X OUTSIDE

I (We), the undersigned, owner(s) and or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Conditional Use Permit, as hereinafter designated, and in support thereof, the following facts are presented:



1.) Reason for Requested Conditional Use Permit.

TO ALLOW GRADING, EXCAVATING AND FILLING OF APPROXIMATELY 1008.5 CUBIC YARDS OF MATERIAL FOR THE REPAIR OF A BOATHOUSE, STAIRS AND RETAINING WALL IN THE BLUFF AND SHORE IMPACT ZONE.

2.) Reason for Approval or Denial of Request as Listed in Findings.

3.) Special Conditions of Conditional Use Permit.

RECORDED LEGAL DESCRIPTION OF PROPERTY MUST BE SUBMITTED PRIOR TO ISSUANCE OF ZONING PERMITS. ADDITIONAL CONDITIONS AS STATED IN RECORD.

 _____ APPLICANT/PROPERTY OWNER	8/3/18 _____ DATE
 _____ LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY	8-3-18 _____ DATE

PUBLIC HEARING DATE: 9/13/2018	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS
COUNTY BOARD DATE: 9/25/2018	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS

_____ CHAIRMAN, LE SUEUR COUNTY PLANNING AND ZONING COMMISSION	_____ DATE
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_____ CHAIRMAN, LE SUEUR COUNTY BOARD OF COMMISSIONERS	_____ DATE
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LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 18179

Applicant: JAMES & JANE WILLIAMS

Land Owner: JAMES & JANE WILLIAMS

Conditional Use Permit Request: TO ALLOW GRADING, EXCAVATING AND FILLING OF APPROXIMATELY 1008.5 CUBIC YARDS OF MATERIAL FOR THE REPAIR OF A BOATHOUSE, STAIRS AND RETAINING WALL IN THE BLUFF AND SHORE IMPACT ZONE.

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	Al	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	Al	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	Al	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	Al	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	Al	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	Al	TOTAL

Explain _____

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

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	Al	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 _____

Step 2
Aug. 14th

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 James and Jane Williams
Mailing Address 7022 Da Mar Estates
City Saint Peter State MN Zip 56082
Phone # 612-978-0578 Phone # 612-978-0581

II. Landowner:

Name James and Jane Williams
Mailing Address 7022 Da Mar Estates
City Saint Peter State MN Zip 56082
Property Address 7022 Da Mar Estates
City Saint Peter State MN Zip 56082
Phone # 612-978-0578 Phone # 612-978-0581

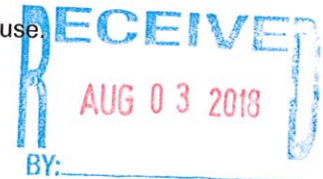
III. Parcel Information:

Parcel Number 13.470.0230 Parcel Acreage _____
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Washington Section 7
Subdivision Da Mar Estates Lot 521422 Block _____

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

Washington Township notified on 6-19-18
(Township Name) (Date)

Board Member Robert Kaveney regarding the proposed use.
(Name)



V. Quantities and Submittal Formats:

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. Twenty Three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- c. Electronic version of any supporting documents *if available*.
- c. Additional copies may be requested as deemed necessary by the Department.
- d. **Application must be made in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- e. **Appointment is necessary.**
- f. **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: 1008.5
 Within Bluff Impact Zone Cubic yards of material movement: _____
 Within Bluff Cubic yards of material movement: 1008.5
TOTAL cubic yards of material movement: 1008.5

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

VIII. Description of Request:

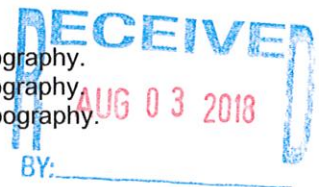
a. A full description of request with detailed information including what operations are to occur and what general types of equipment may be used in the operation must be attached.

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

1. ENVIRONMENTAL IMPACT: see attached site plan
2. ADVERSE IMPACT ON SURROUNDING AREAS: _____
3. STORMWATER RUNOFF: _____
4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: _____
5. WETLAND IMPACT: _____
6. SLOPE STABILITY: _____
7. CERTIFICATE OF INSURANCE: _____
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
- Setbacks
- Property Lines
- Road Right-Of-Way
- Landscape, screening and buffering
- Lake
- River
- Wetland
- Stream
- Existing Structures
- Proposed Structures
- Lot Dimensions
- Ponds
- Septic system
- Well
- Access (size & location)
- Easements
- Drainage

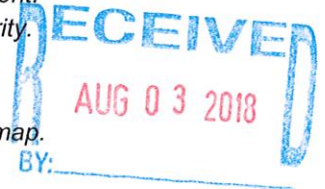
Site plan & As-Built must be completed by a surveyor or professional engineer.

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 Districts)*
 - 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** NA
- 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.

Jane Williams
Applicant signature

7/29/18
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.

Jane Williams
Property Owner signature
James F. Williams

7/29/18
Date

OFFICE USE ONLY

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: 1008.5
 Cubic yards of material movement: _____
 Cubic yards of material movement: 1008.5

TOTAL cubic yards of material movement: 1008.5

Pre-App Date 8-3-18 Lake Classification / Feedlot 500' 1000' N
 Meeting Date 9-13-18 Lake / Wetland Type 1-2 3-8 N
 60 Day 10-2-18 FEMA Panel # 27079C0 245 D Water courses Y N
 Zoning District RL Flood Zone X-outside Bluff Y N

- | | | | |
|---|--|---|--------------------|
| <input checked="" type="checkbox"/> Request Description | <input type="checkbox"/> Access Approval | <input type="checkbox"/> Septic | Comp Insp / Design |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Erosion Control Plan | <input checked="" type="checkbox"/> Meeting | Reg / ATF / Spec |
| <input checked="" type="checkbox"/> Full Legal | <input type="checkbox"/> | <input checked="" type="checkbox"/> Fee | \$ <u>796.00</u> |
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Penalty | \$ <u>-</u> |

Application Complete Michelle R Mittler 8-3-18 18179
 Planning & Zoning Department Signature Date Permit #



Conditional Use Application
Due Date: August 14, 2018
Description of Request



This request is to repair the accessory structure on our property commonly referred to as "the boathouse." The boathouse is constructed of cement blocks and the 18' X 9' back wall is bowing inward and is near complete failure according to contractors who have inspected it. Additionally, we request consideration of the replacement of our current driveway which is crumbling.

We purchased the home in December 2016 from two college professors (husband and wife) who did not put a dock out, mow the lower lawn, or have anything in the boathouse except the badly damaged pulley and rudder system from the original owner/builder of the home twenty plus years earlier. As a result of ignoring the boathouse for decades, the water runoff caused the steps and landings to lean heavily into the cement block wall nearest the house. The pulley system attached to the same interior wall has also pulled the wall into the structure causing bowing and cracking of the block in a pyramid fashion. The block wall is now near possible collapse. The cement cap roof is cracked with water intrusion as well. To verify this situation we have included comments from an inspection done by Prokore Property Resources On December 7, 2016 who noted three major issues with the boathouse.

In their summary report under structure, foundations, condition: lateral movement, they note:

First-"A large amount of lateral movement and inward bowing was observed in the center of the front foundation wall for the boat house at the rear exterior of the home (lot). Large amounts of lateral movement and bowing can cause an increased chance for further movement and a weakened wall structure. As such the foundation wall should be further evaluated and repaired or replaced as necessary by a qualified foundation specialist or structural engineer."

Second-The masonry stairway leading to and around the boat house labeled, condition: "Unsafe."
"The masonry stairway at the lower rear exterior of the home near the boat house contained a large amount of settling and masonry deterioration and cracking. Stairs which have experienced large amounts of movement and deterioration can cause an increased chance for tripping and falling hazards and as such the affected stairs should be repaired or replaced."

Third-The roof of the boat house, condition: cracking and leaking.
"A good amount of cracking and water intrusion was identified in the roof for the boat house at the rear of the home. Cracking and continued leakage can cause an increased chance for accelerated degradation of the roof and water damage to surrounding and underlying building materials. As such the roof should be further evaluated and repaired or replaced as necessary by a qualified concrete contractor."

Another 18 months have passed and we are witnessing the accelerated degradation of the boathouse structure as forecasted by Prokore. It is now an obvious safety concern for anyone near the structure and an eye sore from the lake's view.

Our intended use of the boathouse is primarily storage of items used down by the water and yard maintenance equipment. It has electricity but no sewage waste system or running water.

To repair the boathouse we will need to excavate around the parts of the boathouse that are in the bluff, remove all current cement stairway/landings on the perimeter of the boathouse and reroute eight steps into the central grassy area away from the boathouse. Also, the existing retaining walls on either side of the boathouse are failing and need replacement.

The operation to repair the wall will require excavating 32 feet by 4 feet wide of dirt averaging 7 feet high or 896 cubic yards of dirt. The dirt removed will be the same dirt used to back fill the excavation site after the new 18' long rear block wall is rebuilt and approximately 33% of the east wall and 20% of the west wall are repaired.

The discarded masonry from the wall, roof and the steps/landings will be hauled up the hill in a trailer pulled by an ATV to a dumpster located on the driveway. The old landscaping timbers from the rotting steps will be removed and disposed of in the dumpster as well. Landscaping stones/pavers or green treated landscape timbers will replace the old steps in the same location except for the last eight steps that need to be constructed to enter the central grassy area of the lower yard. Where the old steps/landings were around the perimeter of the boathouse will be back filled with dirt and excavated/sloped away from the structure. The current steps are 36 inches wide by 15 inches deep by 5 inches tall. Another 112.5 cubic yards of dirt will be affected with the new construction of the additional 8 steps. This extra dirt will be additional back fill for the block wall to correct the grade (less than 2 feet) against the structure for storm water runoff. The existing retaining walls would be replaced with the same kind of structurally sound stone/paver materials to match the steps. All excavated areas would be planted with grass seed. The cement roof cap will be replaced with a new roof cap. A new railing that meets current code requirements will be installed around the perimeter of the new cement roof cap. Two double hung windows will be replaced and a new single stall garage door installed. Lastly, the exterior facing cement block walls will be painted gray to match the house.

The proposed equipment to do the work is a Case cx75 excavator, cat 277 c2 skid loader, and a pump truck. A gravel surface on the northwest side of the lot will be used to access the location. (See site map labeled as such)

For the driveway located in the front of the home property, all asphalt and concrete will be removed (5700 sf). The sidewalks on the west side of garage and the retaining wall will be replaced. The sidewalk to the front door will also be replaced. No non-porous square feet will be added. The grade will be altered for storm water runoff to the northwest of the driveway. The grade will be altered on an area 52' by 50' nearest the garage with a 6" or less slope to the northwest of the driveway. In addition, due to water intrusion in the basement, the grade against a 20' section in the front of the house will be corrected where a cistern is currently located. The cistern will be removed. Only 60 cubic feet of back fill will be needed. Additional shrubbery and plants will be planted throughout; mulch will be added.

1. Environmental impact: Kept to minimum requirements to get the job done. All dirt removed will be backfilled after the block wall(s) are rebuilt and reseeded with grass. One large Ash tree 20" in diameter and 10.5' from the rear boathouse wall may have its roots affected. If this occurs, we will replace the tree as required. (See Environmental Impact Site Map)

2. Adverse Impact on Surrounding Areas: None except current vegetation

3. Storm water Runoff: Will be slightly altered to flow around the boathouse and into the central yard rather than onto the steps and landings and into the boathouse by appropriate grade against a structure.

4. Does any part of the project extend below OHWL: No

5. Wetland Impact: None

6. Slope Stability: Currently unsafe especially if wall collapses. Slope would be more stable after the block wall is rebuilt and the storm water runoff is shifted to move around the building.

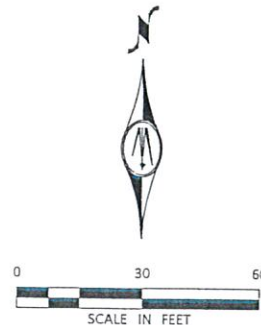
7. Certificate of Insurance: State Farm (Certificate of Liability Insurance attached)

8. Meet all applicable county state and federal regulations: No additional licensing and/or permitting is required.

Thank you for your time and consideration,

James & Jane Williams
7022 Da Mar Estates
Saint Peter, MN 56082
612-978-0578 James' cell
612-978-0581 Jane's cell





Horizontal Datum: HARN 1996
 Le Sueur County Coordinate System
 Vertical Datum: NAVD 1988

PARCEL ID: 13.470.0230
 OWNER ADDRESS: JAMES & JANE WILLIAMS
 1306 ASPEN WAY
 MENDOTA HEIGHTS, MN 55118
 PROPERTY ADDRESS: 7022 DA MAR ESTATES
 SAINT PETER, MN 56082

LOT AREA
 53,990 SQ FT

EXISTING IMPERVIOUS SURFACES

HOUSE & GARAGE W/ OVERHANG	3377 SQ FT
BOAT HOUSE	456 SQ FT
GRAVEL SURFACE 1	2960 SQ FT
GRAVEL SURFACE 2	1680 SQ FT
CONCRETE SURFACE 1	2138 SQ FT
CONCRETE SURFACE 2	118 SQ FT
CONCRETE SURFACE 3	134 SQ FT
CONCRETE SURFACE 4	83 SQ FT
RAISED STONE PLANTERS	48 SQ FT
DECK 1 W/ STEPS	165 SQ FT
DECK 2 W/ STEPS	169 SQ FT
DECK 3	13 SQ FT
DECK 4	65 SQ FT
DECK 5	27 SQ FT
RETAINING WALL 1	8 SQ FT
RETAINING WALL 2	15 SQ FT
RETAINING WALL 3	15 SQ FT
RETAINING WALL 4	3 SQ FT
37 - 15" DIAMETER PAVERS	44 SQ FT
STEPS	38 SQ FT
WOOD STAIRS	134 SQ FT
CONCRETE STAIRS	99 SQ FT
PLASTIC UNDER LANDSCAPING	66 SQ FT
TOTAL	11,855 SQ FT (21.9%)

REMOVAL IMPERVIOUS SURFACES

CONCRETE STAIRS	131 SQ FT
WOOD STAIRS	40 SQ FT
TOTAL	171 SQ FT (0.3%)

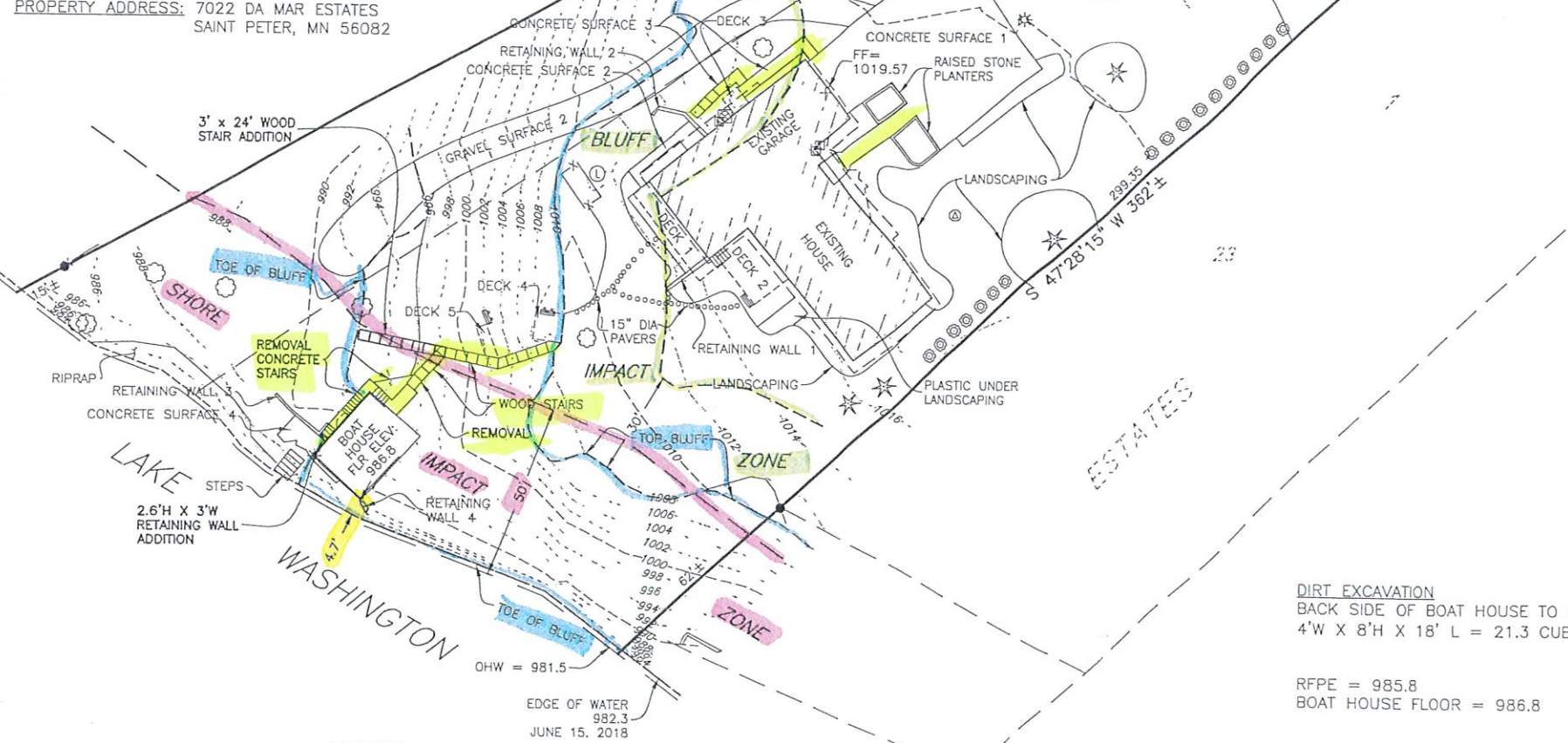
PROPOSED IMPERVIOUS SURFACES

WOOD STAIRS	72 SQ FT
RETAINING WALL ADDITION	8 SQ FT
TOTAL	80 SQ FT (0.1%)

EXISTING - REMOVAL + PROPOSED = TOTAL
 11,855 - 171 + 80 = 11,764 (21.7%)

DIRT EXCAVATION
 BACK SIDE OF BOAT HOUSE TO FIX WALL
 4'W X 8'H X 18' L = 21.3 CUBIC YARDS

RFPE = 985.8
 BOAT HOUSE FLOOR = 986.8



- LEGEND**
- IRON PIPE MONUMENT SET MARKED WITH LS #19789
 - MONUMENT FOUND
 - ⊠ AIR CONDITIONER
 - ⊞ BENCH
 - ⊞ ELECTRIC METER
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ GAS METER
 - ⊞ LIGHT POLE
 - ⊞ MAILBOX
 - ⊞ SEPTIC "GRINDER"
 - ⊞ DECIDUOUS TREE
 - ⊞ CONIFEROUS TREE
 - ⊞ BUSH
 - ⊞ WELL

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
 6/19/2018
 Date

CERTIFICATE OF SURVEY
 WASHINGTON TOWNSHIP, LE SUEUR COUNTY, MINNESOTA

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

LOT 22 & PART OF LOT 21, DAMAR ESTATES, SECTION 7, TOWNSHIP 109 NORTH, RANGE 25 WEST, WASHINGTON TOWNSHIP, LE SUEUR CO. MINNESOTA
 FOR: JAMES & JANE WILLIAMS

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 JUN 19 2018
 BY: _____

to be removed

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S08116708

JOB NUMBER: M35.116708 FIELD BOOK: SEE FILE

DRAWN BY: ASL/JLA

4.0 57-T109N-R25W

McCabe Masonry, LLC

Cell: 507-317-7791

P.o. Box 11 Cleveland MN, 56017

To:

James Williams

7022 Da Mar Estates

St. Peter, MN 56082

Dat

Est

Project: **Removal and replacement of block on boathous**

Qty:

Removal and replacement of block (32Ft.x12 Courses) 300

Tear out and haul away block

Corefill: 32ftx 12 Courses of grout and 1/2" rebar in every core

Pump truck: for placment of concrete

This is only a estimate prices are subject to change, winter fees apply

Projcet total:

[

Excludes the following: utility locations, all earthwork, vapor barrier, cold weather provisions, any materials n sealers, caulk, anchor bolts, unforeseen conditions, grouting, winter conditions, wet cure, imbeds, testing.

No extra work will be preformed unless approved in writing.

Approval: _____

Thank you fc

Please note that concrete cracks and pops on the surface. It will also spall on the surface from salt and de-icer

McCabe Masonry, LLC

Cell: 507-317-7791

P.o. Box 11 Cleveland MN, 56017

To:

James Williams

7022 Da Mar Estates

St. Peter, MN 56082

Project: **Removal & Replacement of Concrete**

concrete cap-- 18'8"x24'6"x2"1/4" 457sqft.

pump truck rental for concrete placment

3/8" rebar 2' on center

removal of concrete and labor

install of banister

This is only a estimate prices are subject to change, winter prices a

Projcet total:

Excludes the following: utility locations, all earthwork, vapor barrier, cold weather provisions, any material sealers, caulk, anchor bolts, unforeseen conditions, grouting, winter conditions, wet cure, imbeds, testing.

No extra work will be preformed unless approved in writing.

Approval: _____

Thank you

Please note that concrete cracks and pops on the surface. It will also spall on the suface from salt and de-ic



Veith Construction, LLC

23342 589th ave
Mankato, MN
(507)351-2195

PROPOSAL

Date: 6/18/18

James Williams 7022 DaMar

Excavation for repairing boat house wall

4x20x9 = 27 cubic yards

Excavation and replacement = 1500.00

All work to be completed will be done in a workmanlike manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will over and above the estimate. Payment shall be made within 30 days of invoice date. Interest will be charged on all overdue accounts at the legal rate.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete the work as specified. Payments will be made as outlined above.

Accepted By: _____ Date: _____

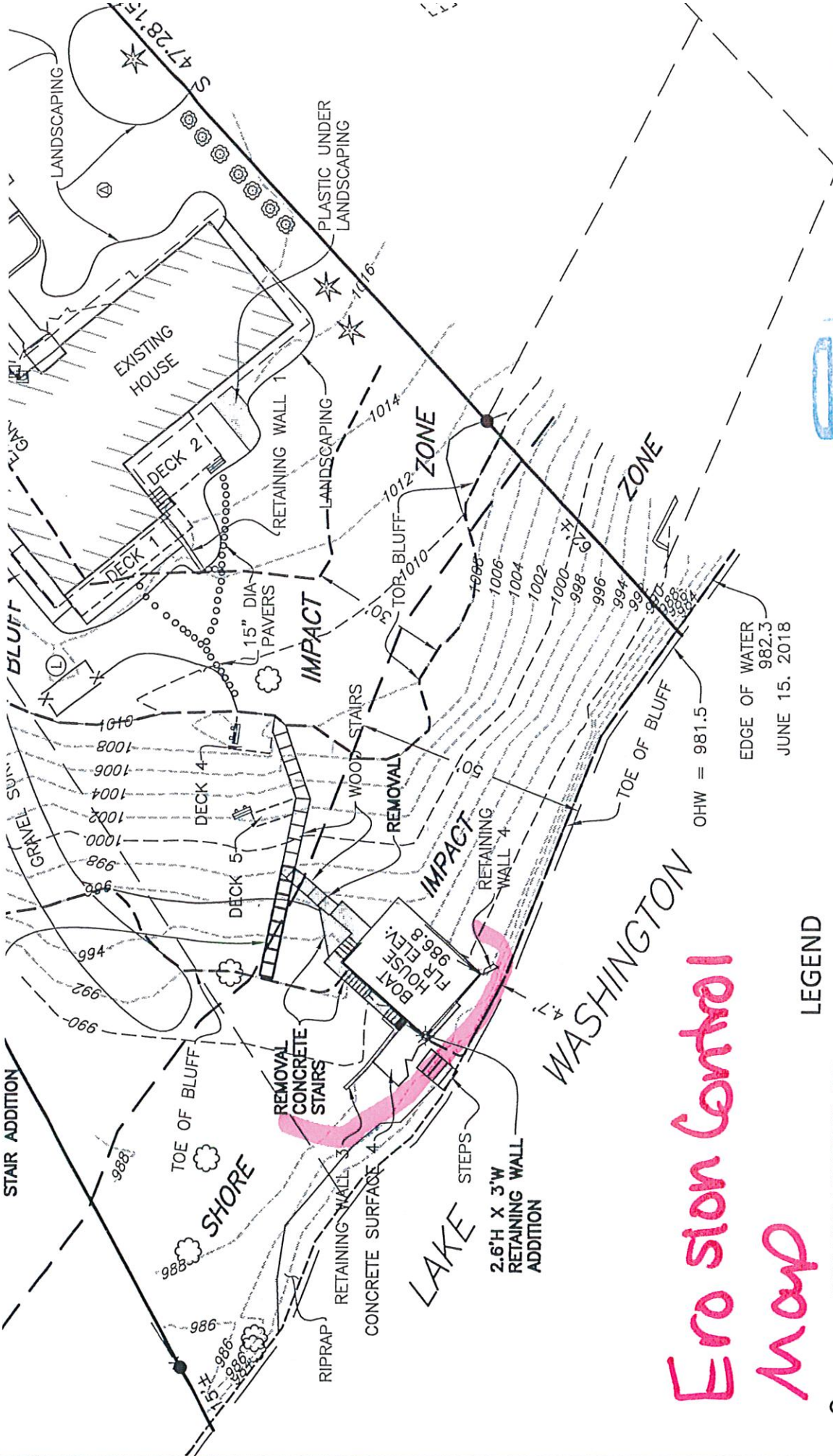
Authorized Signature: _____



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BY:

Erosion Control Plan

1. Minimize disruption of soil around boat house to what is absolutely necessary.
2. Divert storm water away from disrupted soil area
3. Use silt fences to protect lake shore from runoff.
4. Keep weather forecasts in consideration when scheduling the work/digging.
5. Revise the plan as needed.



Erosion Control Map

- IRON PIPE MONUMENT SET MARKED WITH LS #19789
- MONUMENT FOUND
- ⊗ AIR CONDITIONER
- ⊞ BENCH
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ⊞ GAS METER

LEGEND

- ☆ LIGHT POLE
- ⊞ MAILBOX
- ⊞ SEPTIC "GRINDER"
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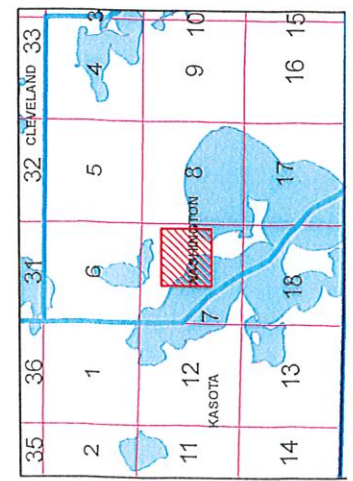
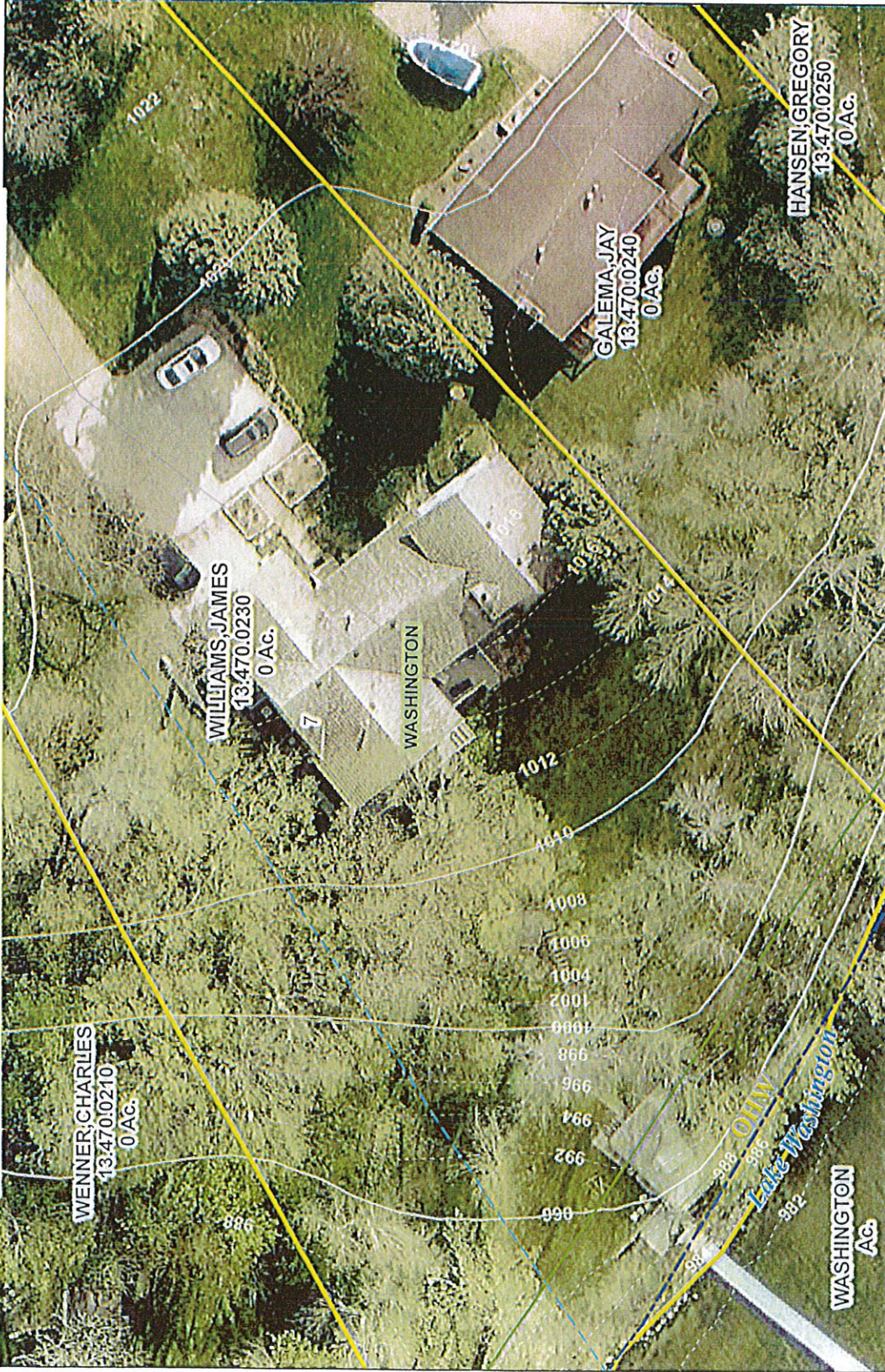
OHW = 981.5
EDGE OF WATER 982.3
JUNE 15, 2018

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JUN 19 2018
BY: _____

SURVEYO
I hereby certifi
by me or unde
Licensed Land
Minnesota.
Rory Jensen
License Numbr

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Williams
PID: 13.470.0230
DATE: 06-27-18
FIRM #: 27079C0245D
F-Zone: A-100_yr flood pl
RFPE: 985.8
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. 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.



LE SUEUR COUNTY
 ENVIRONMENTAL SERVICE
 507-357-8538

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet
 Photo dated April/May 2017
 Created By: MRM