



Le Sueur County, MN

Thursday, March 15, 2018

Regular Session

Item 1

Gore Packet

Staff Contact: Joshua Mankowski or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Matt & Jill Gore

911 ADDRESS: 28252 Ridge Rd, Cleveland, MN

VARIANCE REQUEST: To construct a detached garage 3 feet from the road Right-Of-Way (ROW), 3 feet from the north property line, 71 feet from the Ordinary High Water Level (OHWL), 29 feet from the bluff and within the bluff impact zone.

VARIANCE NUMBER: 18009

PARCEL NUMBER: 13.651.0020

SITE INFORMATION

LOCATION: Lot 2, Tomahawk Point First Addition, and part of Government Lot 2, Section 4, Washington Township.

ZONING & PURPOSE: Recreational Residential "RR"

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 does make reference to shoreland development and bluff preservation

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 premature development of natural resources.

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' minimum setback from the top of a bluff.

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

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

GENERAL SITE DESCRIPTION: Residential, shoreland

ACCESS: Existing off Ridge Road

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: 1028.86. Lowest floor must be at or above RFPE.

ATTACHMENTS

STAFF FINDINGS

Staff findings per Le Sueur County Ordinance, the following findings have been developed for this request:

- | 1. Variance: | <u>Request:</u> | <u>Required:</u> | <u>Ordinance:</u> | <u>Page:</u> |
|------------------------------------|-----------------|------------------|-----------------------------------|--------------|
| a. Detached garage to road ROW: | 3 feet | 25 feet | Section 13.2, Subdiv. 5. B. 9. | 13-44 |
| b. Structure to property line: | 3 feet | 10 feet | Section 13.2, Subdiv. 5. C. 2. | 13-44 |
| c. Structure to OHWL: | 71 feet | 100 feet | Section 13.2, Subdiv. 5. E. 1. | 13-44 |
| d. Structure to bluff: | 29 feet | 30 feet | Section 13.2, Subdiv. 5. F. 1. C. | 13-46 |
| e. Structure in Bluff Impact Zone: | within | outside | Section 13.2, Subdiv. 5. F. 4. | 13-46 |
2. **Refer to DNR Guidance Letters:**
- | | |
|---|--------|
| a. Administration, Compliance, and Enforcement | pg. 1 |
| b. The Role of the Variances in Shoreland Management Ordinances | pg. 9 |
| c. Bluffs and Steep Slopes | pg. 11 |
| d. Non-conforming Lots of Record in Shoreland Areas | pg. 19 |
| e. Structure Setback Requirements | pg. 21 |
3. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
4. A Variance may be granted only where the strict enforcement of the official controls will result in a **practical difficulty**.
5. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
6. A determination that a practical difficulty exists upon the consideration of the **findings of fact**.

CONSIDERATIONS

1. The following shall be considered at the hearing:
- There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - 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.
 - 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:**
- Proposal is to replace an existing detached garage that was destroyed by fire.
 - No living space is allowed in detached garage.
 - Landowner has petitioned to be part of West Jeff to connect to the City of Cleveland.

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.
7. Compliance inspection of the existing septic system is required by June 1, 2018.

**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: 03/07/2018

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Joshua Mankowski,

Applicant:

Matt and Jill Gore

Property owner:

Matt and Jill Gore

Property:

13.651.0020

Description:

Variance request to construct a detached garage 3 feet from the road Right-Of-Way (ROW), 3 feet from the north property line, 71 feet from the Ordinary High Water Level (OHWL), 29 feet from the bluff and within the bluff impact zone.

Recommendation:

It is my recommendation that you approve this application with the condition listed below. This project plans to reused an existing slab left after the previously constructed garage burned down. By reusing the old slab, there should not be any additional material movement on the lot.

Condition(s):

- 1) Plant deep rooted vegetation between proposed garage and bluff to provide additional bluff stability.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

VARIANCE FINDINGS OF FACT

Name of Applicant: JILL GORE

Variance # 18009

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A DETACHED GARAGE 3 FT FROM THE ROAD ROW, 3 FT FROM THE N PROPERTY LINE, 71 FT FROM THE OWHL, 29 FT FROM THE BLUFF & WITHIN THE BLUFF IMPACT ZONE

- A. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.
- B. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.
- C. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- D. It is the responsibility of the applicant / landowner to prove evidence that a practical difficulty exists.
- E. A determination that a practical difficulty exists upon the consideration of the following criteria.

Y N 1. Does the property owner propose to use the property in reasonable manner?

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

F. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls.

Y N 6. Is the Variance consistent with and supported by the statement of purposes, policies, goal and objectives in the Ordinance?

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

G. IF ALL THE ANSWERS ARE "YES", THE CRITERIA FOR GRANTING THE VARIANCE HAVE BEEN MET.

() APPROVED

() DENIED

CONDITIONS: _____

Applicant response to conditions:

Agree ()

Disagree ()

Reasons: _____

Board of Adjustment Chairman

Date

Variance Application

I. **Applicant:**
 Name Jill Gore
 Mailing Address 28252 Ridge Rd
 City Cleveland State MN Zip 56017
 Phone # 507-381-2957 Phone # 507 327 0467

II. **Landowner:**
 Name Jill Gore
 Property Address 28252 Ridge Rd
 City Cleveland State MN Zip 56017
 Phone # 507 381 2957 Phone # 507 327 0467

III. **Parcel Information:**
 Parcel Number 13.651.0020 Parcel Acreage _____
 Township 109 North Section 4
 Subdivision Tomanawc 1st Addn Lot 2 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).
22'x24' detached garage, 3' from Right of Way, 3' to Property line(N)
29' from the bluff, 71' from the Lake OHL,
within the bluff impact zone

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 Feb 1, 2018
 (Township Name) (Date)

Board Member Gregory Davis 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 - *Within and adjacent to project area.*
- Lot Dimensions
- Ponds
- Location of trees to be removed - *Shoreland Districts.*
- Impervious Surface
 - Required for *Shoreland, Business, & Industrial Districts.*
 - Itemized current & proposed impervious surfaces to include total percentages.
 - Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.*

*Site shall be physically staked, then surveyed.

*Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.

*Stakes must remain in place until construction commences.

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.

See attached

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

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

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

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

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

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

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

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

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 type="checkbox"/> c. Access approval | <input 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:

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

XI. Fees:

Variance: \$ 600
Filing Fee: \$ 46

Variance for Clusters: \$ 600 + \$200 per household
Filing Fee: \$ 46

Additional Fees:

Special Meeting: \$1,200
After-The-Fact meeting fee: Doubled + After-The-Fact Penalty.
After-The-Fact Penalty: \$1,500 OR 10% of the improvement, whichever is greater.

Fees must be paid at the time of application, cannot be accepted by mail, and are non-refundable. Cash or check. Credit cards will not be accepted.

XII. Procedure: See Section 22 of the Zoning Ordinance for full details.

- a. Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary.**
- b. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. **Appointment is necessary.**
- c. All required information must be correct and submitted **at the time of application,** or the application will not be accepted.
- d. Fees **will not** be accepted by mail and must be paid at the time of application.
- e. Notification will be sent to all landowners within 500 feet of the affected property, (minimum of 10 landowners) as well as the affected Town Board, any municipality within 2 miles, and other applicable agencies.
- f. Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.

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

XIII. Signatures:

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

Matthew D. Lane
Applicant signature

2/9/18
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.

Matthew D. Lane
Landowner signature

2/9/18
Date

OFFICE USE ONLY

Date received 2-9-18 Present Zoning Classification RR Feedlot within 500' 1000' (N)

Meeting date 3-15-18 Lake Classification RD Erosion Control Plan (Y) (N)

60 Day 4-10-18 Lake Jefferson Water courses (Y) (N)

RFPE 1022.86 FEMA Panel # 27079C02450 Bluff (Y) (N)

☒ Site Plan -survey Flood Zone X-outside Other _____

☒ Surveyor Certificate ☒ Full legal description ☐ Septic _____

☒ Floor plans/blue prints ☐ Access approval _____

☒ Description of Request ☒ Blue Prints ☒ Fee \$ 6460

☒ Application complete micah Q. Mott Date 2-9-18

Planning & Zoning Department Signature

COC
NONC/Waiver
Design

West Side
ATF / SPEC-MTG

18009
Permit #

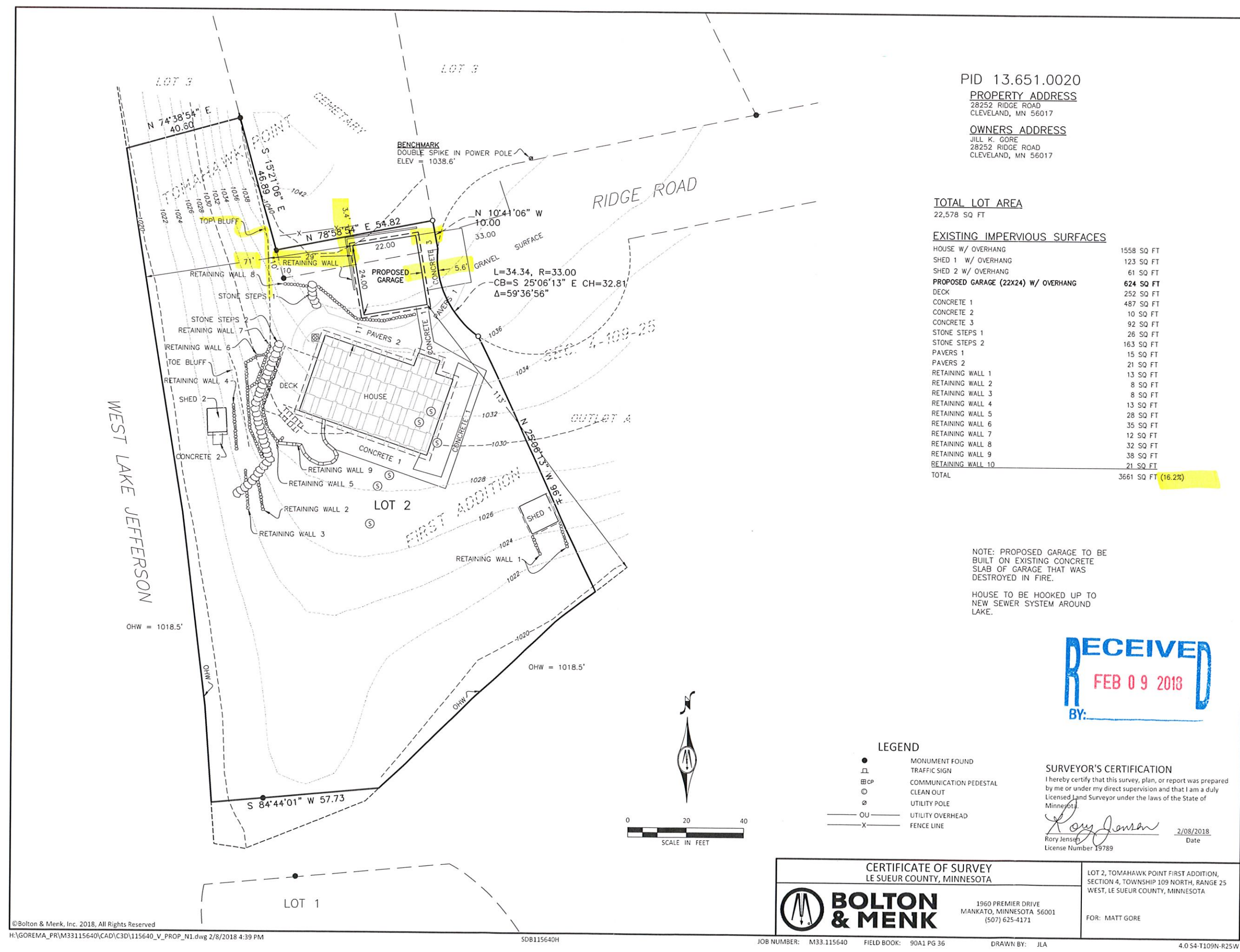
01-15-16

On January 4, 2018, our garage was destroyed by fire. This garage had stood in this location 40 plus years pinched within the bluff, house, neighboring property, and the culdesac. The configuration of the property does not allow for the garage to be located in any other area of the lot due to the pond southeast of the house and the lake to the south west and west of the house. The concrete pad remains in essentially the only location a garage would work, taking into consideration the neighbors, the road and the lake/bluff preservation. There will be zero disturbance of the soil during the process of replacing the destroyed structure. We propose that the new garage would match the house and become an aesthetically pleasing addition to the neighborhood.



1. The variance request is reasonable in that we are replacing a structure destroyed by fire on January 4, 2018. Our goal is to replace the destroyed structure utilizing the current concrete pad thus replicating the exact same footprint.
2. Space is limited and the geography of the location lends itself to the garage being placed in the exact same location. Since the garage has been in this location for 40 plus years, the neighborhood has evolved with this structure in place.
3. The previous landowner erected the garage in this location based on the lot and how this lot was platted in 1965.
4. Building a new garage would maintain the character of the neighborhood based on the character of the neighborhood prior to the structure being destroyed. When viewing comparable properties, the garage would seem to maintain the essential character of not only the neighborhood, but the lake shore properties on Lake Jefferson.
5. The garage is where it needs to be based on bluff/lake shore, neighbors property, and the culdesac. The destroyed structure was pinched within the bluff, neighbors and culdesac as well as our house with no real options available for any alternative options.
6. After reviewing the ordinance, we are consistent with the goal of preserving the bluff/lake shore as we are building on the existing location utilizing the existing concrete pad with no plans to expand on the footprint.
7. Since we are building on the current concrete pad, we are consistent with the preservation of the bluff and lake shore. There will be zero disturbance to soil at or near the bluff and/or lake shore. There will be no soil disturbed in any manner during the construction of this structure as we are utilizing the existing concrete pad.
8. We are currently enrolled in the Septic Pipe Project to Cleveland with anticipated completion 2018.
9. We propose a garage to be built on the concrete pad that the original garage stood. Since this lot is such that a garage could not be erected in any other area of the lot. We do recognize the location of the garage is pinched into a small area thus we are restricted in any plans to erect a larger structure than was previously there.





PID 13.651.0020
PROPERTY ADDRESS
28252 RIDGE ROAD
CLEVELAND, MN 56017
OWNERS ADDRESS
JILL K. GORE
28252 RIDGE ROAD
CLEVELAND, MN 56017

TOTAL LOT AREA
22,578 SQ FT

EXISTING IMPERVIOUS SURFACES	
HOUSE W/ OVERHANG	1558 SQ FT
SHED 1 W/ OVERHANG	123 SQ FT
SHED 2 W/ OVERHANG	61 SQ FT
PROPOSED GARAGE (22X24) W/ OVERHANG	624 SQ FT
DECK	252 SQ FT
CONCRETE 1	487 SQ FT
CONCRETE 2	10 SQ FT
CONCRETE 3	92 SQ FT
STONE STEPS 1	26 SQ FT
STONE STEPS 2	163 SQ FT
PAVERS 1	15 SQ FT
PAVERS 2	21 SQ FT
RETAINING WALL 1	13 SQ FT
RETAINING WALL 2	8 SQ FT
RETAINING WALL 3	8 SQ FT
RETAINING WALL 4	13 SQ FT
RETAINING WALL 5	28 SQ FT
RETAINING WALL 6	35 SQ FT
RETAINING WALL 7	12 SQ FT
RETAINING WALL 8	32 SQ FT
RETAINING WALL 9	38 SQ FT
RETAINING WALL 10	21 SQ FT
TOTAL	3661 SQ FT (16.2%)

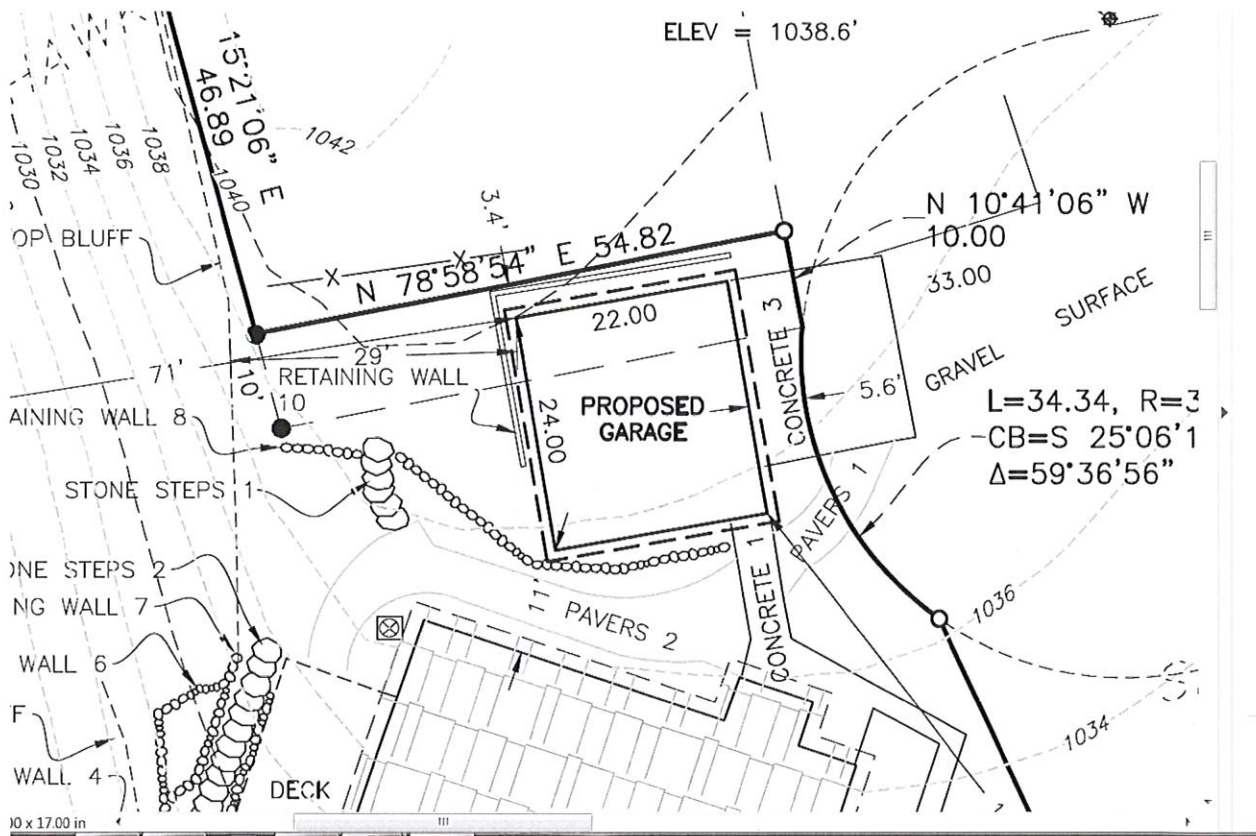
NOTE: PROPOSED GARAGE TO BE BUILT ON EXISTING CONCRETE SLAB OF GARAGE THAT WAS DESTROYED IN FIRE.
HOUSE TO BE HOOKED UP TO NEW SEWER SYSTEM AROUND LAKE.

RECEIVED
FEB 09 2018
BY: _____

- LEGEND**
- MONUMENT FOUND
 - ⬮ TRAFFIC SIGN
 - ⊞ CP COMMUNICATION PEDESTAL
 - CLEAN OUT
 - ⊙ UTILITY POLE
 - OU — UTILITY OVERHEAD
 - X — FENCE LINE

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
2/08/2018
Date

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA		LOT 2, TOMAHAWK POINT FIRST ADDITION, SECTION 4, TOWNSHIP 109 NORTH, RANGE 25 WEST, LE SUEUR COUNTY, MINNESOTA
	BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	
FOR: MATT GORE		



Surveyor Certification

I. Applicant:
Name MATT GORE

II. Landowner:
Name MATT GORE
Property Address 28232 RIDGE ROAD
City CLEVELAND State MINN Zip 56017

III. Parcel Information:
Parcel Number 13.651.0020

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

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

*Site shall be physically staked, then surveyed.

*Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.

*Stakes must remain in place until construction commences.

V. Quantities and Submittal Formats:

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

VI. Signatures: NO STAKES FOR GARAGE, CONCRETE SLAB IS IN PLACE FOR GARAGE
The proposed improvements have been physically staked onsite then surveyed on 1-29-18,
to reflect an accurate account of current and proposed conditions of the property identified above.

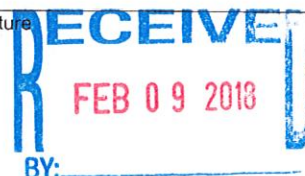
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Roy Jensen 2-8-18 19789
Surveyor Signature Date Lic #

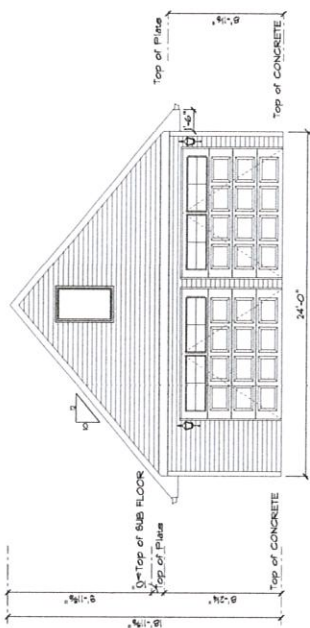
OFFICE USE ONLY

2-9-18 MEM
Date Received Planning & Zoning Department Signature

01-15-16

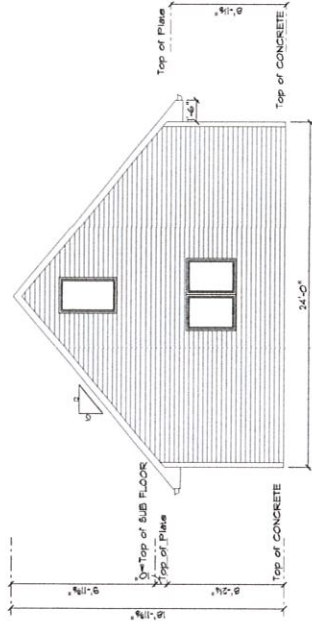


RECEIVED
FEB 05 2018
 BY: *MLM*



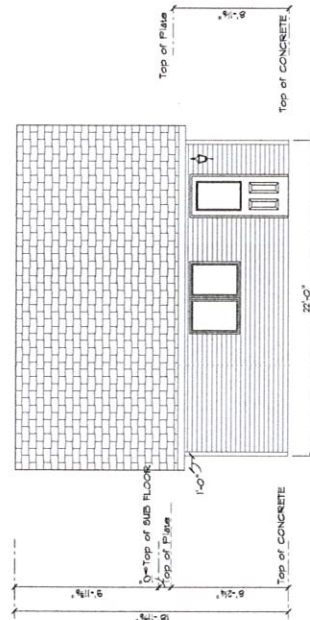
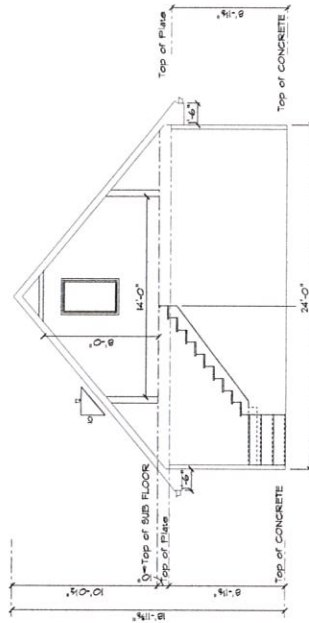
FRONT ELEVATION

MATT & JILL GORE
 28252 RIDGE ROAD
 CLEVELAND MN.56017



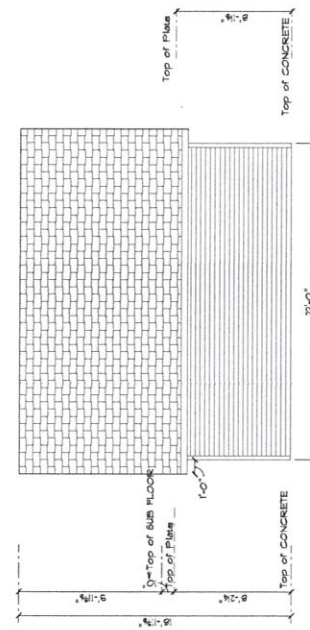
REAR ELEVATION

MATT & JILL GORE
 28252 RIDGE ROAD
 CLEVELAND MN.56017



LEFT ELEVATION

MATT & JILL GORE
 28252 RIDGE ROAD
 CLEVELAND MN.56017

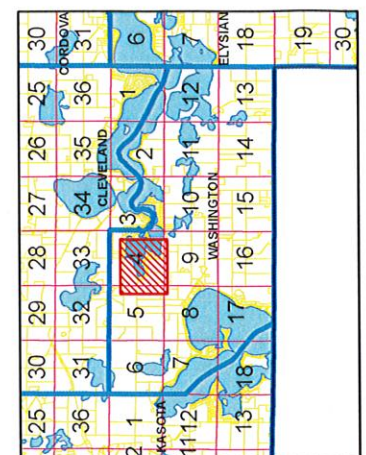
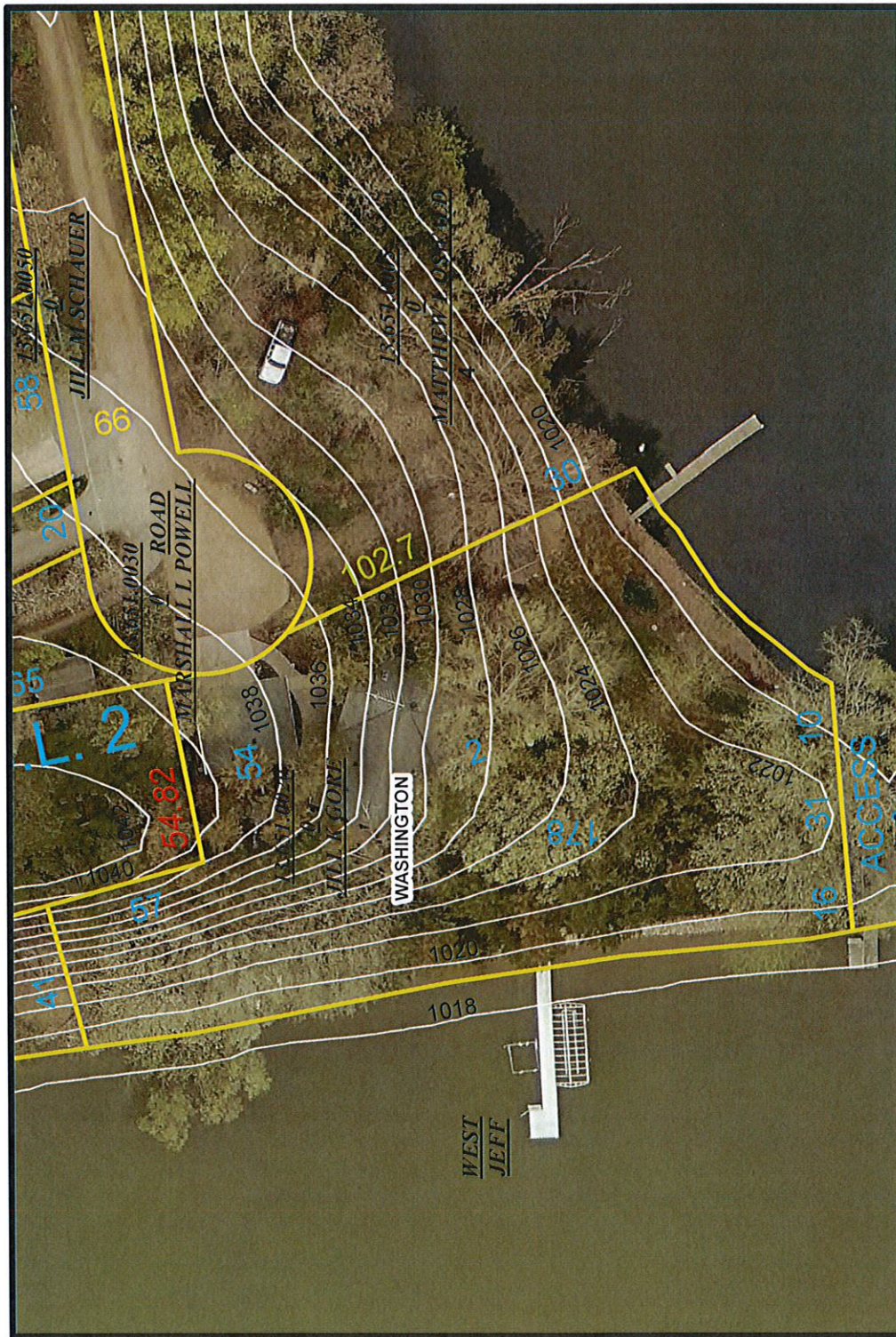


RIGHT ELEVATION

MATT & JILL GORE
 28252 RIDGE ROAD
 CLEVELAND MN.56017

1315.0020

NAME: Matt & Jill Gore
PID: 13 651.0020
DATE: 03-06-18
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