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# **Le Sueur County, MN**

**Thursday, April 19, 2018**

**Regular Session**

## **Item 2**

### **Stinar Packet**

Staff Contact: Joshua Mankowski or Michelle Mettler

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

**APPLICANT/OWNER:** Dale Stinar

**911 ADDRESS:** 16200 Pepin Lane, Montgomery, MN

**VARIANCE REQUEST:** To allow the applicant to replace an existing 30 x 30 shed destroyed by fire 204 feet from the Ordinary High Water Level (OHWL).

**VARIANCE NUMBER:** 18019

**PARCEL NUMBER:** 07.450.0130 & 07.450.0140

## SITE INFORMATION

**LOCATION:** Lots 13 & 14, Benson's Subdivision, Section 28, Lanesburgh Township

**ZONING & PURPOSE:** Recreational Residential

The intent of the **Recreational Residential (RR) District** is to preserve areas which have natural characteristics suitable for both passive and active recreational usage. Also, it is the intent of this district to manage areas suitable for residential development of varying types, including permanent and seasonal housing. Some non-residential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

**GOALS AND POLICIES:** The current Land Use Plan as adopted in 2007 makes reference to Residential lots on Natural Environment Lakes.

**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 resource areas.

**Objective 3:** Preserve shorelands on Natural Environment Lakes (NE) and Tributary Rivers as open space or wildlife areas.

**Action 2:** On Natural Environment Lakes where land is zoned residential, continue using the larger lot sizes and water setback standards that were set in the 1996 amendments.

**GENERAL SITE DESCRIPTION:** Shoreland, residential

**ACCESS:** Existing off Pepin Lane

**LAKE:** Lake Pepin, Natural Environment

**Natural Environment Lake** - Lakes that usually have less than one hundred fifty (150) total acres, less than sixty (60) acres per mile of shoreline, and less than three (3) dwellings per mile of shoreline. They may have some winter kill of fish; may have shallow, swampy shoreline; and are less than fifteen (15) feet deep.

**RFPE:** Regulatory Flood Protection Elevation: 1028.6 Lowest floor must be at or above RFPE.

## BACKGROUND INFORMATION

Structure was destroyed by fire in 2017. The property is located on a Natural Environment Lake, Lake Pepin, and is located within a Recreational Residential District. The proposed shed location does not meet the required 250-foot setback from a Natural Environment Lake.

## ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, Holly Kalbus letter

## STAFF FINDINGS

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

- | 1. <b><u>Variance:</u></b> | <b><u>Request:</u></b> | <b><u>Required:</u></b> | <b><u>Ordinance:</u></b>      | <b><u>Page:</u></b> |
|----------------------------|------------------------|-------------------------|-------------------------------|---------------------|
| a. Structure to OHWL:      | 204 feet               | 250 feet                | Section 13.2 Subdiv. 5. E. 1. | 13-45               |
- 
- |   |  |  |  |        |
|---|--|--|--|--------|
| 2. <b>Refer to DNR Guidance Letters:</b>                        |  |  |  |        |
| a. Administration, Compliance, and Enforcement                  |  |  |  | pg. 1  |
| b. The Role of the Variances in Shoreland Management Ordinances |  |  |  | pg. 9  |
| c. Non-conforming Lots of Record in Shoreland Areas             |  |  |  | pg. 19 |
| d. Structure Setback Requirements                               |  |  |  | pg. 21 |
- 
3. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
  4. A Variance may be granted **only** where the strict enforcement of the official controls will result in a **practical difficulty**.
  5. It is the responsibility of the **applicant** and/or landowner to prove evidence that a practical difficulty exists.
  6. A determination that a **practical difficulty exists** upon the consideration of the **findings of fact**.

## CONSIDERATIONS

1. The following shall be considered at the hearing:
  - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
  - b. The granting of the application will not be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
  - c. Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.
2. **Additional Considerations:**
  - a. A compliance inspection will be required to be submitted by June 1, 2018.

## 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.

Page 2 of 2

# VARIANCE FINDINGS OF FACT

Name of Applicant: DALE STINAR

Variance # 18019

Variance Request: TO ALLOW THE APPLICANT REPLACE AN EXISTING 30 X 30 SHED DESTROYED BY FIRE 204 FEET FROM THE OHWL.

- 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?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain \_\_\_\_\_

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain \_\_\_\_\_

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain \_\_\_\_\_

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
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Explain \_\_\_\_\_

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain \_\_\_\_\_

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?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain \_\_\_\_\_

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain \_\_\_\_\_

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

ACTION: ( ) APPROVE ( ) DENY

CONDITIONS: \_\_\_\_\_

Applicant response to conditions: Agree ( ) Disagree ( )

Reasons: \_\_\_\_\_

Board of Adjustment Chairman

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 Board of Adjustment

From: Holly Kalbus, Environmental Resources Specialist

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**Applicant:**

Dale Stinar

**Property owner:**

Dale Stinar

**Property:**

07.450.0140

**Description:**

Variance request to replace an existing 30 x 30 shed that was destroyed by a fire 204 feet from the Ordinary High Water Level (OHWL) in a Recreational Residential "RR" District on a Natural Environment "NE" Lake, Lake Pepin.

**Recommendation:**

It is my recommendation that you approve this application with the condition listed below. This project plans to rebuild the shed in the same location where the previous shed had burned down. By utilizing the same location, there should not be any additional material movement on the lot.

**Condition(s):**

Since the location of the shed is on a Natural Environment Lake, the area should look as "natural" as possible. In order to help conceal the sight of the shed, plant numerous Minnesota native shrubs and/or trees.

Sincerely,



Holly Kalbus  
Le Sueur County  
Environmental Resources Specialist

## Variance Application

I. **Applicant:**  
 Name DALE STINAR  
 Mailing Address 16200 PEPIN LANE  
 City MONTGOMERY State MN Zip 56069  
 Phone # 952-758-2776 Phone # 612-599-2647

II. **Landowner:**  
 Name DALE STINAR  
 Property Address 16200 PEPIN LANE  
 City MONTGOMERY State MN Zip 56069  
 Phone # 952-758-2776 Phone # 612-599-2647

III. **Parcel Information:**  
 Parcel Number 07.450.0130 07.450.0140 Parcel Acreage 1.55  
 Township LANESBURGH Section \_\_\_\_\_  
 Subdivision Benson's Lot 13 & 14 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) # From #  
allow rebuild of detached garage 204'  
ordinary High water level

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.)

Lanesburgh Township notified on 3/20/18  
 (Township Name) (Date)

Board Member MARK VERHOEVEN regarding the proposed request.  
 (Name)

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

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

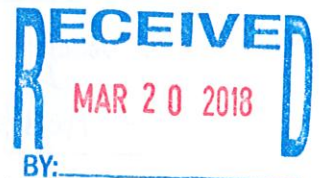
• Impervious Surface

- Required for *Shoreland, Business, & Industrial Districts.*
- Itemized current & proposed impervious surfaces to include total percentages.
- Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.*

\*Site shall be physically staked, then surveyed.

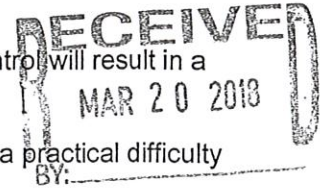
\*Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.

\*Stakes must remain in place until construction commences.



## VIII. Practical Difficulty:

- a. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
- b. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- c. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
- d. A determination that a practical difficulty exists upon the consideration of the following criteria:



1. Describe how the Variance request is reasonable compared to the ordinance requirements being varied from.

The garage being built is a replacement to a garage that was in place prior to setback changes

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

The property in its entirety is within new setbacks

The build location is the only level site plus other locations would be within road setback

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

The lot is not large enough to meet the new building setbacks. It was platted before said setbacks

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

One we are only replacing what was already there  
second, there are other sheds/outbuildings on properties within the area

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

No, its farthest away from the lake without intruding the Road Setback

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

yes, we did not find anything that the build would contradict

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

The build does not interfere with the Lake or conservation of nearby soil & vegetation.

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

currently have a septic tank and mound system that will be inspected for compliance by June 1st.

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

any further from the lake and we will not meet setback from the road right of way

**IX. Attachments shall include but not limited to:**

- |  |  |
|--|--|
| <input type="checkbox"/> a. Site Plan- <b>survey</b>   | <input type="checkbox"/> e. Floor plans and/or blue prints ( <i>For structures</i> ) |
| <input type="checkbox"/> b. Surveyor Certification     | <input type="checkbox"/> f. Septic System Compliance Inspection                      |
| <input checked="" type="checkbox"/> c. Access approval | <input checked="" type="checkbox"/> g. Erosion control plan                          |
| <input type="checkbox"/> d. Full legal description     | <input 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.

Dale Stinner  
Applicant signature

3/20/18  
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.

Dale Stinner  
Landowner signature

3/20/18  
Date

#### OFFICE USE ONLY

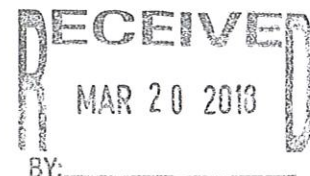
Date received <u>3-20-18</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' 1000' <u>(N)</u>
Meeting date <u>4-19-18</u>	Lake Classification <u>NE</u>	Erosion Control Plan <u>(Y)</u> <u>(N)</u>
60 Day <u>5-14-18</u>	Lake <u>Peppin</u>	Water courses <u>Y</u> <u>(N)</u>
RFPE <u>1028.00</u>	FEMA Panel # <u>27079C0200D</u>	Bluff <u>Y</u> <u>(N)</u>
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>X outside</u>	Other <u>X</u>
<input type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic _____
<input checked="" type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints <u>04102 1025</u>	<input type="checkbox"/> Fee \$ <u>646-</u>
<input checked="" type="checkbox"/> Application complete	<u>Michelle R. Matthews</u> Planning & Zoning Department Signature	<u>3-20-18</u> Date
		<u>18-019</u> Permit #

Will need CI by 6-1-18. IF NOC/HT updates.

ATF / SPEC MTG

01-15-16

4



We are replacing a detached garage lost to fire on August 6<sup>th</sup>, 2017. The garage and all of its contents were destroyed. We used the detached garage for storage of landscaping equipment, gardening supplies, a third vehicle, and various storage items.

The replacement garage will be in the same location as the original garage, but does not meet the 250' setback from the Ordinary High Water Level of the lake. The lot is shaped like a piece of pie, wide at one end narrowing to the end like the center of a pie. The lot also inclines from the lake with one flat/level location suitable for building without changing the landscape, including removal of trees and major excavation work. Due to the layout of the lot, there is insufficient space to place the building outside of the 250' setback requirement.

Thank you,

Dale Stinar  
16200 Pepin Lane  
Montgomery, MN 56069  
612-599-2647  
952-758-2776



CERTIFICATE OF SURVEY  
LOTS 13 & 14, BENSON'S SUB-DIVISION  
LE SUEUR COUNTY, MINNESOTA  
for Dale and Angela Stinar

PROPERTY DESCRIPTION

LOTS 13 & 14, BENSON'S SUB-DIVISION, LE SUEUR COUNTY, MINNESOTA

NOTES

1. THE NORTHERLY LINE OF LOT 14, BENSON'S SUB-DIVISION IS ASSUMED TO BEAR SOUTH 43 DEGREES 32 MINUTES, ACCORDING TO THE RECORDED PLAT THEREOF, LE SUEUR COUNTY, MINNESOTA
2. THE FENCE ON THE SOUTHERLY BOUNDARY LINE CROSSES SAID BOUNDARY LINE AS SHOWN.

AREA SUMMARY

HOUSE	1,972 SQ. FT.
GRAVEL DRIVEWAY:	2,511 SQ. FT.
CONC. WALK/STOOP SLABS:	1,175 SQ. FT.
DECKS:	511 SQ. FT.
TOTAL IMPERVIOUS:	6,169 SQ. FT.
TOTAL LOT AREA =	67,322 SQ. FT.
TO OHW	

IMPERVIOUS CALCULATION  
6,169 / 67,322 = 9.2%

PROPOSED GARAGE: 960 SQ. FT.  
LESS EXISTING SLAB: 375 SQ. FT.  
NET NEW IMPERVIOUS: 585 SQ. FT.  
IMPERVIOUS CALCULATION  
6,754 / 67,322 = 10.0%

LEGEND

	= CONCRETE SURFACE
	= GRAVEL SURFACE
	= EXISTING ELEVATION
	= EXISTING CONTOURS
	= ELECTRIC TRANSFORMER
	= WELL HEAD
	= GAS METER
	= PROPOSED ELEVATION
	= FOUND MONUMENT
	= SET MONUMENT

BENCHMARK

GEODETIC STATION 4002 H  
GSID Station # 17372  
ELEVATION = 1032.67 (NGVD 29)



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.

*Scott C. Trosen*  
SCOTT C. TROSEN, MN LS 47465.

DATE: 03/20/2018 REVISED:



TROSEN LAND SURVEYING, LLC  
236 LEWIS STREET SOUTH  
SHAKOPEE, MN 55379  
PH: 612-990-1182  
WWW.TROSENLANDSURVEYING.COM

## Surveyor Certification

I. **Applicant:**  
Name DALE STINAR

II. **Landowner:**  
Name DALE STINAR  
Property Address 16200 Pepin Lane  
City Montgomery State MN Zip 56069

III. **Parcel Information:**  
Parcel Number 07-450-0130 07-450-0140

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

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

\*Site shall be physically staked, then surveyed.

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

\*Stakes must remain in place until construction commences.

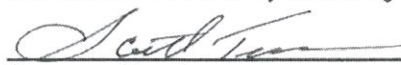
V. **Quantities and Submittal Formats:**

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

VI. **Signatures:**

The proposed improvements have been physically staked onsite **then** surveyed on 3/19/18, 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.*


  
Surveyor Signature

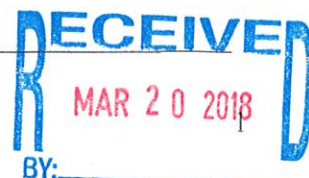
3/20/18  
Date

47465  
Lic #

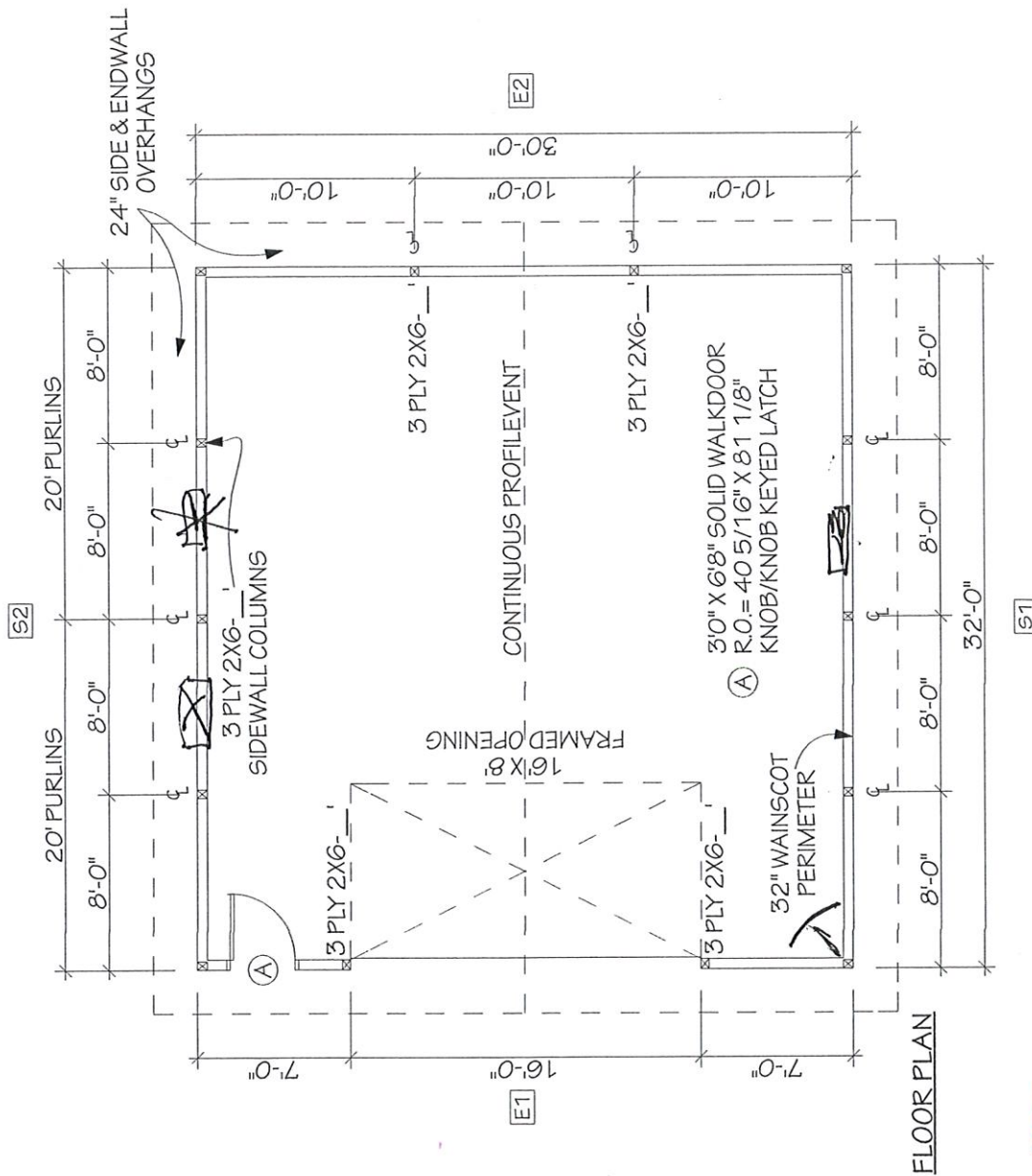
**OFFICE USE ONLY**

3-20-18  
Date Received

  
Planning & Zoning Department Signature



DRAWN BY: JEREMY B. DATE: 1/30/2018 SHEET: 2 OF 2	PROJECT NAME: DALE STINAR PROJECT NUMBER: (18- ) BUILDING DESCRIPTION: 30'-0" X 32'-0" X 10'-0"		592 Industrial Drive P.O. Box 650 Winnetka, Minnesota 55395 320-485-2844 800-710-4726 Fax 320-485-0825 www.rambuildings.com Contractor License Number BC171878
	DESIGN NUMBER: P18021		



**RECEIVED**  
 BY: **MAR 20 2018**

© All drawings and content copyright RAM Buildings Inc.  
 Call RAM Buildings Inc. to obtain copies of this plan.  
 Unauthorized reproduction of these plans is a violation of federal law.

Shiner  
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DALE STINAR

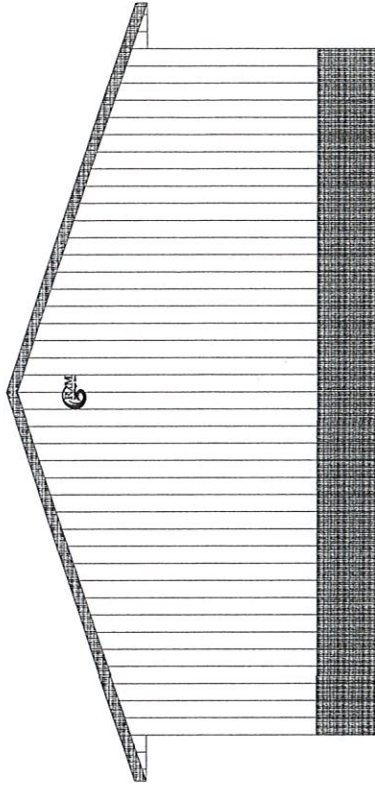
PROJECT NAME: PROJECT NUMBER: (18- ) BUILDING DESCRIPTION: DESIGN NUMBER: P18021

30'-0" X 32'-0" X 10'-0"

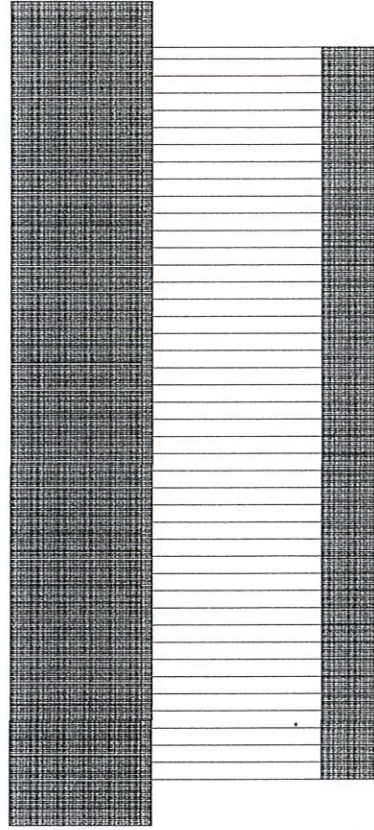
DRAWN BY: JEREMY B. DATE: 1/30/2018 SHEET: 1 OF 2

592 Industrial Drive  
P.O. Box 600  
Winnetka, Minnesota 55395  
320-495-2844 800-710-4726  
Fax: 320-495-0825  
www.rambuildings.com  
Contractor License Number BC171976

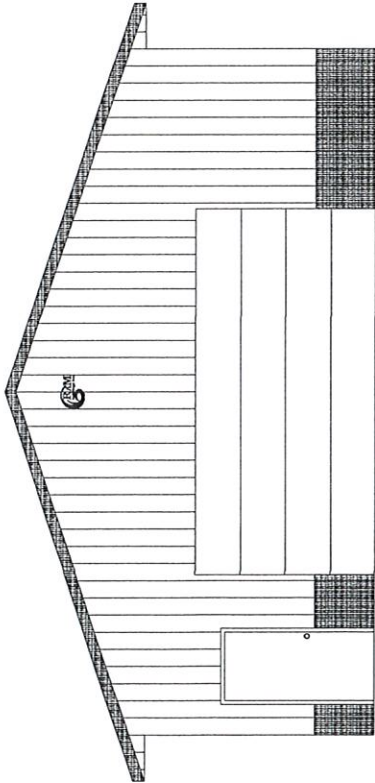
RAM Buildings Inc.



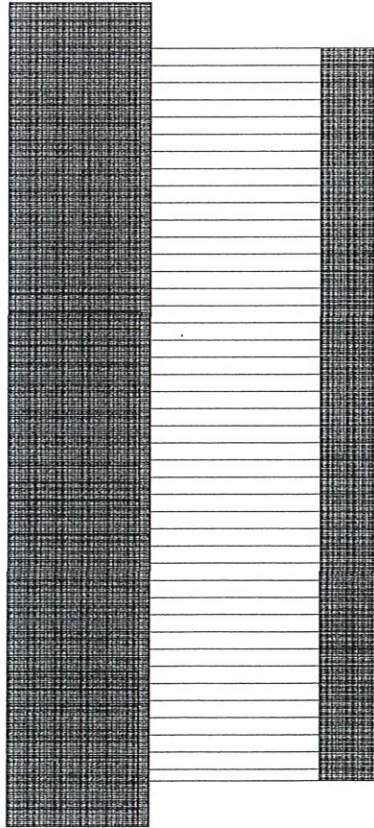
ENDWALL 2



SIDEWALL 2



ENDWALL 1



SIDEWALL 1

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Stinar  
07.450.0130 + 0140

#4

**'BENSON'S SUB-DIVISION'**  
PART OF GOVERNMENT LOT NO.1, SECTION 27 &  
PART OF GOVERNMENT LOT NO.1, SECTION 28 &  
PART OF GOVERNMENT LOT NO.2, SECTION 34,  
ALL IN TOWNSHIP NO.112 N., RANGE NO. 23 W.,  
LE SUEUR COUNTY, MINNESOTA.

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that we, George H. Fonje and Willie A. Fonje, husband and wife, and William D. Benson and Elmore B. Benson, husband and wife, owners of the following described property to wit:

Beginning at a point on the South line of Section Number 27, Township Number 112 North, Range Number 23 West, Le Sueur County, Minnesota, and on the West right-of-way line of Minnesota Trunk Highway Number 13, said point being 323.55 feet East of Meander Corner Number 10, said Meander Corner being on the line between Section Numbers 27 and 34, said Township and Range, thence North 08° 05' East along said right-of-way line 398.60 feet, thence North 80° 22' East 334.75 feet, thence North 48° 45' East 764.78 feet, thence North 48° 52' East 78.65 feet, thence North 43° 32' East 260.00 feet more or less to the waters edge of Lake Pepin, thence southeasterly, southerly and southwesterly along the waters edge of said Lake to the West right-of-way line of Minnesota Trunk Highway Number 13, thence North 10° 27' East along said right-of-way line 448.50 feet more or less to place of beginning. Containing 11.45 acres more or less and being part of Government Lot Number 1, Section Number 27; Government Lot Number 1, Section Number 28; and Government Lot Number 2, Section Number 34, all of Township 112 North, Range 23 West.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set as designated on said Plat and that we have named the said platted area 'BENSON'S SUB-DIVISION', and that we dedicate the road to the owners of the property herein platted forever.

Witness:

Signed:

*George H. Fonje*  
*Willie A. Fonje*  
*William D. Benson*  
*Elmore B. Benson*

On this the 24th day of December, 1970, before me, a Notary Public in and for said County, personally appeared the above named George H. Fonje and Willie A. Fonje, husband and wife, known by me to be the persons who did execute the above named instrument and who did acknowledge the same to be their act and deed.

*James F. Gonyea*  
Notary Public, Le Sueur County,  
Minnesota  
My Commission Expires May 18, 1974

On this the 24th day of December, 1970, before me, a Notary Public in and for said County, personally appeared the above named William D. Benson and Elmore B. Benson, husband and wife, known by me to be the persons who did execute the above named instrument and who did acknowledge the same to be their act and deed.

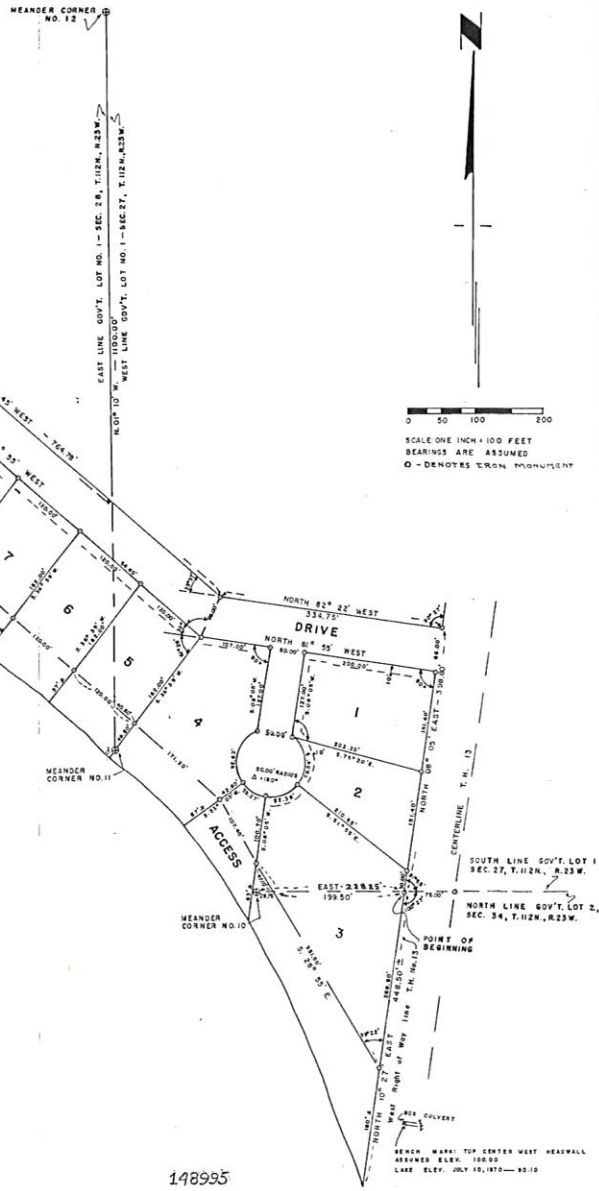
*James F. Gonyea*  
Notary Public, Le Sueur County,  
Minnesota  
My Commission Expires May 18, 1974

I do hereby certify that this survey and plat was made by me at the request of the owners thereof and that all measurements and angles are correct as shown thereon, that monuments for the guidance of future surveys have been set as shown, that the boundaries are correctly designated, that said Plat is true and correct representation of said survey, and that there are no wetlands or public highways except as shown thereon under the provisions of Section 505.02 of Minnesota Statutes Annotated.

*R. L. Bradshaw*  
R. L. Bradshaw, County Surveyor  
Le Sueur County, Minnesota

Subscribed and sworn to before me, a Notary Public, on this the 2nd day of October, 1970.

*James F. Gonyea*  
Notary Public, Le Sueur County,  
Minnesota  
My Commission Expires



148995

I hereby certify that the within plat was filed in this Office for record on this the 31st day of December, 1970, at 1 o'clock P.M., and was recorded in Book B of Plats on Page Number 344.

*McRump*  
Register of Deeds  
Le Sueur County, Minnesota

Taxes paid and transfer extended this the 31st day of DEC., 1970.

*Russell S. Baker*  
County Auditor  
Le Sueur County, Minnesota

I hereby certify that the taxes for the year 1970 on the property described on the within Plat have been paid.

*Robert F. Tuma*  
County Treasurer  
Le Sueur County, Minnesota

Approved by the Le Sueur County Planning Advisory Commission on this the 10th day of SEPTEMBER, 1970.

*R. L. Bradshaw*  
Vice - Chairman  
Le Sueur County Planning Commission

Approved by the County Board of Commissioners of Le Sueur County on this the 29th day of December, 1970.

*Shirley Sullivan*  
Chairman of County Board of Commissioners  
Le Sueur County, Minnesota

See EXHIBIT 'B' filed herewith for Restrictions.

Rec. 7<sup>th</sup> Bd.  
ORIGINAL

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

**Erosion and Sediment Control Plan**

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

Property Owner: DAVE STINAR PID: 07.450.0130 +0140  
Mailing Address: 16200 Pepin Lane, Montgomery, MN 56069  
Property Address: Same  
Phone: (952) 758-2776 Mobile/Cell: (612) 599-2647

Responsible party for Implementation/Inspection: - Self  
Address: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Mobile/Cell: (\_\_\_\_) \_\_\_\_\_

**Erosion & Sediment Control Measures**

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



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

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

12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1<sup>st</sup>. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.
13. Apply fertilizer according to soil test recommendations.
14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.
15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

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

#### Inspection and Maintenance

16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out sediment basins on a regular basis to maintain capacity.

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

Dale L. Hinson  
(Property Owner)

Dale L. Hinson  
(Person Responsible for Implementation)

3/20/18  
(Date)

3/20/18  
(Date)

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



EROSION CONTROL PLAN MAP

CERTIFICATE OF SURVEY  
LOTS 13 & 14, BENSON'S SUB-DIVISION  
LE SUEUR COUNTY, MINNESOTA  
for Dale and Angela Stinar

PROPERTY DESCRIPTION  
LOTS 13 & 14, BENSON'S SUB-DIVISION, LE SUEUR COUNTY, MINNESOTA

NOTES

1. THE NORTHERLY LINE OF LOT 14, BENSON'S SUB-DIVISION IS ASSUMED TO BEAR SOUTH 43 DEGREES 32 MINUTES, ACCORDING TO THE RECORDED PLAT THEREOF, LE SUEUR COUNTY, MINNESOTA
2. THE FENCE ON THE SOUTHERLY BOUNDARY LINE CROSSES SAID BOUNDARY LINE AS SHOWN.

AREA SUMMARY

HOUSE	1,972 SQ. FT.
GRAVEL DRIVEWAY:	2,511 SQ. FT.
CONC. WALK/STOOP SLABS:	1,175 SQ. FT.
DECKS:	511 SQ. FT.
TOTAL IMPERVIOUS:	6,169 SQ. FT.
TOTAL LOT AREA =	67,322 SQ. FT.
TO OHW	

IMPERVIOUS CALCULATION

6,169 / 67,322 = 9.2%  
PROPOSED GARAGE: 960 SQ. FT.  
LESS EXISTING SLAB: 375 SQ. FT.  
NET NEW IMPERVIOUS: 585 SQ. FT.  
IMPERVIOUS CALCULATION  
6,754 / 67,322 = 10.0%

LEGEND

[Symbol]	= CONCRETE SURFACE
[Symbol]	= GRAVEL SURFACE
[Symbol]	= EXISTING ELEVATION
[Symbol]	= EXISTING CONTOURS
[Symbol]	= ELECTRIC TRANSFORMER
[Symbol]	= WELL HEAD
[Symbol]	= GAS METER
[Symbol]	= PROPOSED ELEVATION
[Symbol]	= FOUND MONUMENT
[Symbol]	= SET MONUMENT

TROSEN

TROSEN LAND SURVEYING, LLC  
236 LEWIS STREET SOUTH  
SHAKOPEE, MN 55379  
PH: 612-990-1182  
WWW.TROSENLANDSURVEYING.COM

LAND SURVEYING

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.

SCOTT C. TROSEN, MN LS 47465.

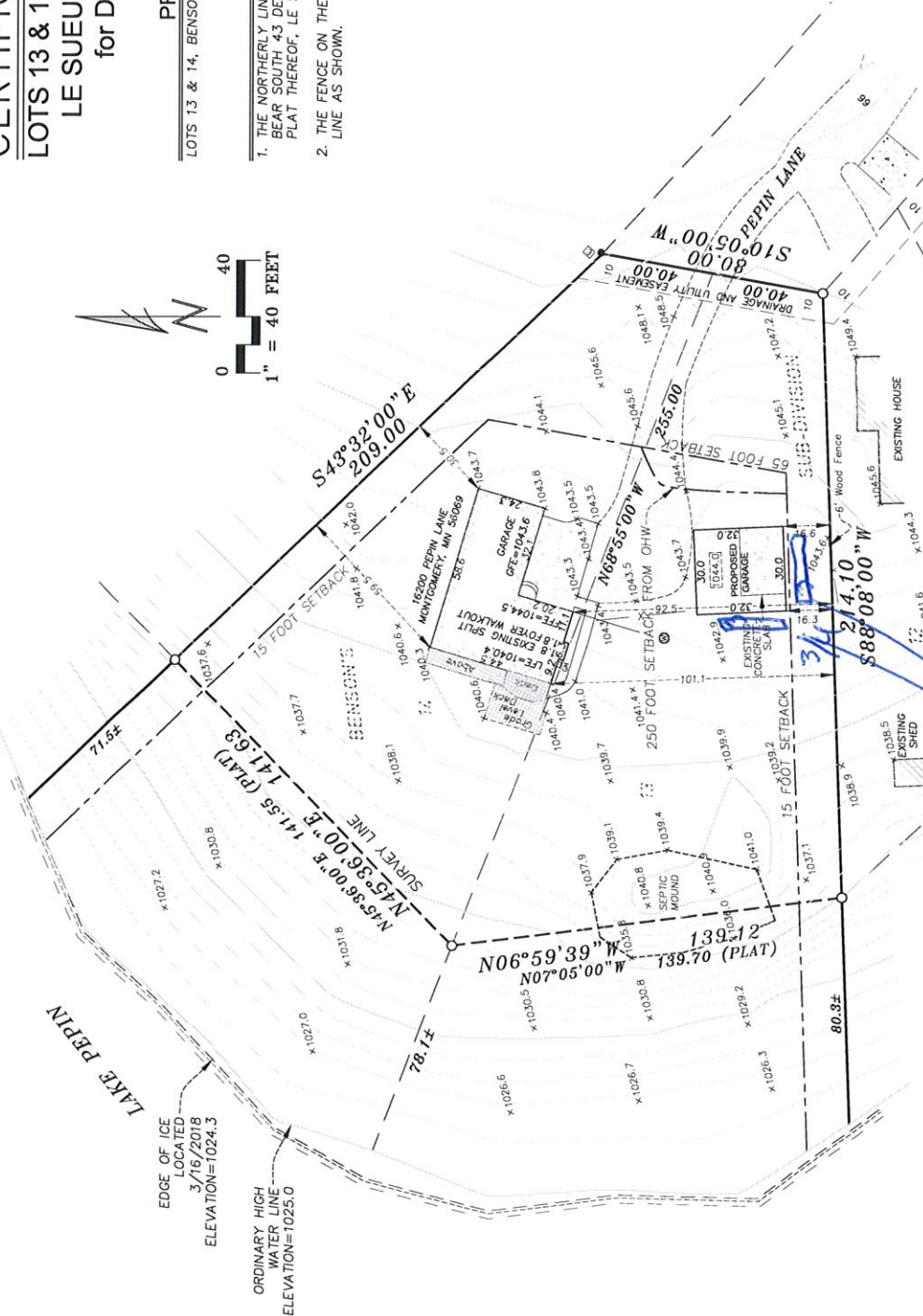
DATE: 03/20/2018 REVISED:

BENCHMARK

GEODETIC STATION 4002 H  
GSID Station # 17372  
ELEVATION = 1032.67 (NGVD 29)

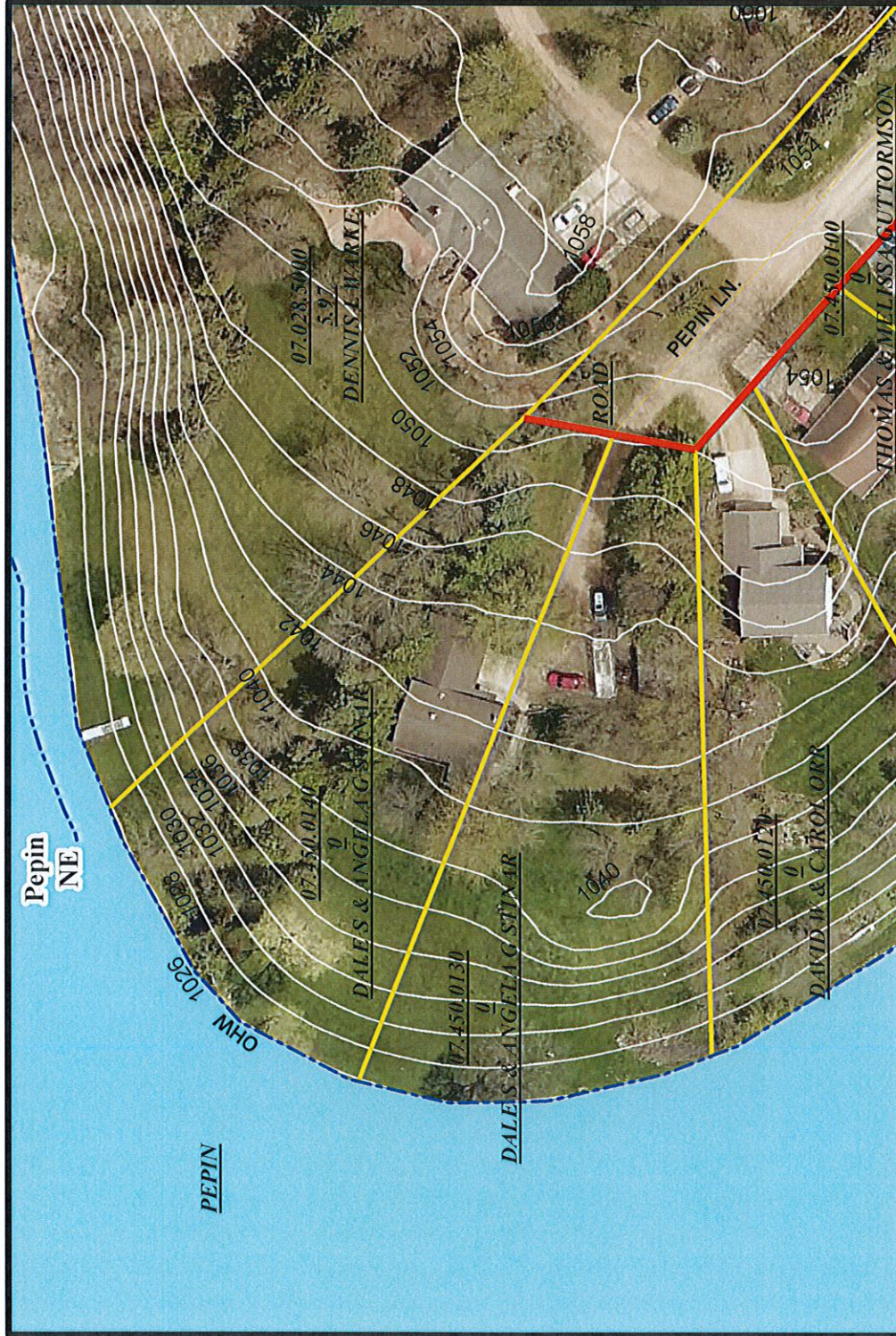
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3. Place Hay Bales/Straw to prevent runoff in the event of rain during construction of garage
4. Restore Grasses disturbed by construction



# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Stinar  
 PID: 07 450.0130 & 0140  
 DATE: 03-20-18  
 FIRM #: 27079C0200D  
 F-Zone: X-outside  
 RFPE: na  
 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

