



Le Sueur County, MN

Thursday, June 21, 2018

Regular Session

Item 3

Keller Packet

Staff Contact: Joshua Mankowski or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: David & Sarah Keller

911 ADDRESS: 4334 Linder Bay Lane, Madison Lake, MN

VARIANCE REQUEST: To allow total impervious surface lot coverage of 32.5 %, *and enlarging a non-conforming structure.*

VARIANCE NUMBER: 18069

PARCEL NUMBER: 13.410.0020

SITE INFORMATION

LOCATION: Lot 2, Block 1, Auditor's Plat #1, Section 17, Washington Township

ZONING & 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.

GOALS AND POLICIES: The current Land Use Plan as adopted in 2007 makes reference to shoreland development design and stormwater.

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 2: Utilize shorelands on Recreational Development Lakes (RD) 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.

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

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

Action 6: In addition to traditional stormwater designs, the use of new technologies in dealing with on-site stormwater should be reviewed and considered for use, such as:

- a. Use of individual on-site rain gardens.
- b. Permeable pavers for use in traditionally large impermeable surface areas;
- c. Other new technologies, as identified.

GENERAL SITE DESCRIPTION: Shoreland, residential

ACCESS: Existing access off Linder Bay Lane

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

RFPE: Regulatory Flood Protection Elevation: 985.8 Lowest floor must be at or above RFPE.

BACKGROUND INFORMATION

Parcel is a non-conforming lot with an existing impervious surface lot coverage of 39.2%. The area across the road cannot be counted toward the total lot coverage for calculating impervious surface. Proposal is to detach the existing gazebo. Once unattached, the structure is considered to be a water-oriented accessory structure (WOAS) and will be conforming as WOAS are allowed in the shore impact zone. The existing dwelling is a non-conforming structure as it is located within the Shore Impact Zone (SIZ). Enlarging a non-conforming structure requires a Variance. The proposed dwelling addition and attached garage addition is not located within the SIZ. Proposed detached garage, dwelling addition and attached garage meets all setbacks.

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, Holly Kallbus letter, Erosion Control Plan, detached garage plans, dwelling addition & attached garage plans

STAFF FINDINGS

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

1. <u>Variance:</u>	<u>Request:</u>	<u>Required:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. Impervious surface:	32.5 %	25 %	Section 13.2. Subdiv. 5. J. 3.	13-48
2. <u>Refer to DNR Guidance Letters:</u>				
a. Administration, Compliance, and Enforcement				pg. 1
b. The Role of the Variances in Shoreland Management Ordinances				pg. 9
c. Limiting Impervious Surface				pg. 15
d. Non-conforming Lots of Record in Shoreland Areas				pg. 19
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 <u>only</u> where the strict enforcement of the official controls will result in a practical difficulty .				
5. It is the responsibility of the <u>applicant</u> and/or landowner to prove evidence that a practical difficulty exists.				
6. A determination that a <u>practical difficulty exists</u> upon the consideration of the findings of fact .				

CONSIDERATIONS

1. The following shall be considered at the hearing:
 - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - b. The granting of the application will not be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
 - c. Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.
2. Additional Considerations:
 - a. Property is located within the Lake Washington Sewer District.
 - b. Impervious surface additions are located outside the SIZ.
 - c. Reducing more impervious surface.
 - d. Reducing the detached garage size.

CONDITIONS

1. In granting any Variance, the Board of Adjustment may designate such conditions in connection that will secure substantially the objectives of the Ordinance, regulation or provision to which the application is granted.
2. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.
3. *If approved*, construction must be completed **prior to the Variance expiration**, Section 22; Subdivision 7.
4. *If approved*, a **zoning permit** must be purchased prior to starting construction, Section 26.
5. **Extension** must be requested 30 days prior to Variance expiration, Section 22; Subdivision 7.

LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1600

Phone (507) 357-8540 (direct line)

Fax (507) 357-8541

Date: 6/11/2018

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Holly Kalbus, Environmental Resources Specialist

Applicant:

David & Sarah Keller

Property owner:

David & Sarah Keller

Property:

13.410.0020

Description:

Variance request to allow total impervious surface of 32.5% in a Recreational Residential "RR" District, on a Recreation Development "RD" lake, Lake Washington.

Recommendation:

It is my recommendation that you approve this application with the conditions listed below. This project plans to reduce the total amount of impervious surfaces from 39.2% to 32.5%.

Condition(s):

- 1) Plant vegetation that is native to Minnesota within the designated landscaping areas (shrubs, grasses, and/or forbs).
- 2) Replace any trees that have been or will be cut down due to disease, construction, etc.
- 3) Point downspouts away from Washington Lake to reduce stormwater flow.

Sincerely,



Holly Kalbus
Le Sueur County
Environmental Resources Specialist

VARIANCE FINDINGS OF FACT

Name of Applicant: DAVID & SARAH KELLER

Variance # 18069

Variance Request: TO ALLOW THE APPLICANT A TOTAL OF 32,500 IMPERVIOUS SURFACE ON A PARCEL.

MRN

- 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	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

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 _____

Variance Application

I. Applicant:

Name DAVID & JARAH KELLER
 Mailing Address 12053 581ST AVE
 City MAPLETON State MN Zip 56065
 Phone # 507-524-3612 Phone # CELL 507-327-9900

II. Landowner:

Name -SAME-
 Property Address 4334 LINDER BAY LANE
 City MADISON LAKE State MN Zip 56063
 Phone # _____ Phone # 507-327-9900

III. Parcel Information:

Parcel Number 13.410.0020 Parcel Acreage 1.62 ACRES
 Township WASHINGTON Section 17-109-25
 Subdivision AUDITOR'S PLAT #1 Lot _____ Block 1
LOT: LOT 2 & PART OF LOT 3

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).

32.5 % Impervious surface

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 5/20/18
 (Township Name) (Date)

Board Member ROBERT KAVENEY 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

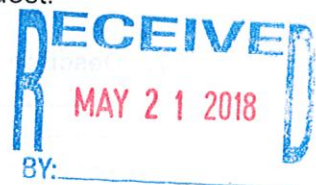
• Impervious Surface

- 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.

WE FEEL VARIANCE REQUEST IS REASONABLE, ALTHOUGH WE ARE ADDING IMPERVIOUS SURFACE WE ARE GUMMING UP MUCH MORE.

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

PREVIOUS OWNER MAY ORIGINAL GARAGE SMALLER, THUS MAKING GAR. TOO SMALL TO PARK IN. ALSO WITH NO BASEMENT, NO STORAGE IS THERE.

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

PREVIOUS OWNER REDUCED SIZE OF EXISTING GARAGE.

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

NEW ADDITION & SHED WILL LOOK GOOD W/ NEIGHBORS & WE ARE REDUCING IMPERVIOUS SURFACE COVER.

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

DAVID HAS HEALTH ISSUES THAT DOWN THE LINE COULD CREATE DIFFICULTIES BY NOT HAVING A LARGE ENOUGH GARAGE FOR PARKING IN.

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

THE OBJECTIVES OF IMPERVIOUS SURFACE, ALTHOUGH WE WILL BE STILL ON WE HAVE MADE STRIVES TO CUT IT BACK & DID, BUT STILL ALLOW US TO GET THINGS NEEDED.

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

AGAIN, REDUCING THE IMPERVIOUS SURFACE.

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

CITY SEWER

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

WE FEEL TO GET THE STORAGE & GARAGE PARKING WE NEEDED IT WAS THE MINIMUM AMOUNT. ALTHOUGH DRIVEWAY COULD BE SOMEWHAT SMALLER, THAT BY MAKING SMALLER WE WOULD STILL NEED TO DRIVE ON THE CURBS.

IX. Attachments shall include but not limited to:

- ☒ a. Site Plan-**survey**
- ☒ b. Surveyor Certification
- ☐ c. Access approval
- ☒ d. Full legal description
- ☒ e. Floor plans and/or blue prints (*For structures*)
- ☐ f. Septic System Compliance Inspection
- ☒ g. Erosion control plan
- ☒ h. Description of request

The Department may request additional information regarding the application.

X. Quantities and Submittal Formats:

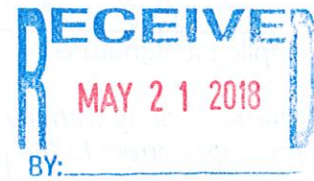
- a. One (1) reproducible copy of the request and all other supporting documents.
- b. **Ten (10)** copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Additional copies may be requested 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:	<u>Doubled</u> + 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.

Applicant signature

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.

Landowner signature

Date

OFFICE USE ONLY

Date received <u>5-21-18</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' 1000' <u>(N)</u>
Meeting date <u>6-21-18</u>	Lake Classification <u>RD</u>	Erosion Control Plan <u>(Y)</u> N
60 Day <u>6-20-18</u>	Lake <u>LWA</u>	Water courses Y <u>(N)</u>
RFPE <u>985.8</u>	FEMA Panel # <u>270740 380</u>	Bluff Y <u>(N)</u>
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>X-outside</u>	Other <u>LX LWA Sewer Dis +</u>
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic <u>COC</u>
<input checked="" type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	<u>NONC/Waiver</u>
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	<u>Design</u>
<input checked="" type="checkbox"/> Application complete	Planning & Zoning Department Signature <u>Michelle R. Mott</u>	<input checked="" type="checkbox"/> Fee \$ <u>640</u> ATF / SPEC MTG
		Date <u>5-22-18</u> Permit # <u>18069</u>

01-15-16

5/21/18

Le Sueur County Variance Request Description

For: David and Sarah Keller
Property: 4334 Linder Bay Lane
Madison Lake, Mn
Located on Lake Washington

Description:

The request involves changes involving the amount of impervious surface. Previous owner or owner had increased the present impervious surface to 39.2% and although we would like to add some additional square footage, we will be doing many changes to reduce the amount of square footage as well. We will, in the near future, be moving to this property full time and need to make a couple of changes to make this doable. A previous owner had build on to the house and removed much of the garage and turned the existing garage more into a storage area for toys and lake stuff, lawnmowers snow removal, etc. The garage is presently too small to fit our vehicles into it. David has some serious health issues that someday would make it nice to have the room to be able to park inside. Also, as a seasonable house, not parking inside is not the issue, but it is in the winter. Another reason is there is no basement in this house, so we don't have any storage area. So, although we would like to add to the front of the existing garage a 24' x12' addition (to allow us parking in the garage) and adding a 26' x32' nonattached garage (for storage), we would still be decreasing square footage of impervious surface area. After our talks with Michelle Mettler and Holly Kalbus, we have adjusted and revamped our ideas to fit within the set backs of the lot and land and feel we have accomplished that. Although we are still over that amount we feel we are making changes in the right direction.

-Things we will be doing to reduce our impervious surface area:

- removing all plastic from under the shrubs and landscaping
- removing all of the concrete driveway, some of the front door sidewalk and some of the bituminous surface\
- a small existing shed
- much of the deck on the west side
- disconnecting the gazebo from the house deck (removing about 6 ft of decking between gazebo and deck). This would change the gazebo from being a nonconforming structure.

-Proposed gain to the impervious surface

- 24x12 addition to existing garage (this doesn't include overhangs) (numbers on survey plan do include the square footage)
- adding a 26' x32' nonattached storage shed (again this doesn't include the overhang and are included on the survey plan).
- we will be adding a small 12' x8' deck back into an area that we are removing for grilling
- adding onto the master bath a small area to add a shower
- we will add a small amount of concrete to extend existing sidewalk
- we will be adding back a smaller driveway (to make the shed work for a driveway, we need it to be about 24 foot wide all the way to enter the shed from the side and have a garage apron for the house garage.



These changes will drop our impervious surface coverage from 39.2% to 32.5% — mkm

All changes fit into the setbacks required and also changed the Gazebo from being a nonconforming structure.

We worked at reducing impervious surface down, but still giving us things we needed.

David & Sarah Keller



EXISTING CONDITIONS

RECEIVED
MAY 24 2018
BY:

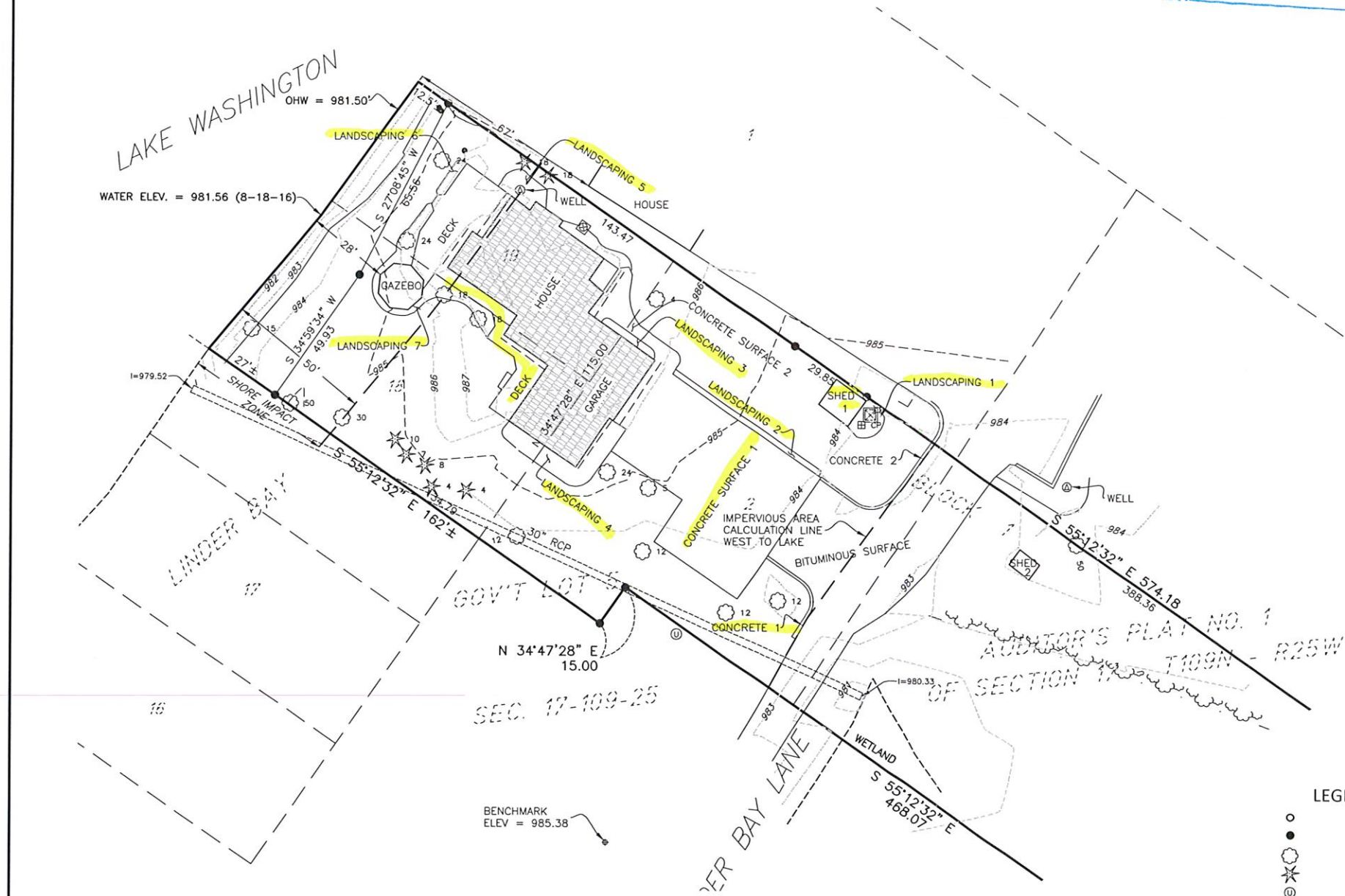
OWNER
DAVID & SARAH KELLER
12053 581ST AVENUE
MAPLETON, MN 56065

SITE ADDRESS
4334 LINDER BAY LANE
MADISON LAKE, MN 56063

TOTAL LOT AREA
23,895 SQ FT WEST OF BITUMINOUS SURFACE

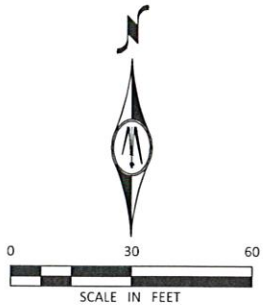
EXISTING IMPERVIOUS SURFACES	
HOUSE W/ OVERHANG	3144 SQ FT
LANDSCAPING 1	101 SQ FT
LANDSCAPING 2	113 SQ FT
LANDSCAPING 3	55 SQ FT
LANDSCAPING 4	321 SQ FT
LANDSCAPING 5	133 SQ FT
LANDSCAPING 6	43 SQ FT
LANDSCAPING 7	327 SQ FT
DECK	941 SQ FT
BITUMINOUS SURFACE	784 SQ FT
SHED 1	132 SQ FT
GAZEBO	183 SQ FT
CONCRETE SURFACE 1	2758 SQ FT
CONCRETE SURFACE 2	251 SQ FT
CONCRETE 1	35 SQ FT
CONCRETE 2	51 SQ FT
TOTAL	9372 SQ FT (39.2%)

REMOVAL IMPERVIOUS SURFACES	
LANDSCAPING 1 (REMOVING PLASTIC)	101 SQ FT
LANDSCAPING 2 (REMOVING PLASTIC)	113 SQ FT
LANDSCAPING 3 (REMOVING PLASTIC)	55 SQ FT
LANDSCAPING 4 (REMOVING PLASTIC)	321 SQ FT
LANDSCAPING 5 (REMOVING PLASTIC)	133 SQ FT
LANDSCAPING 6 (REMOVING PLASTIC)	43 SQ FT
LANDSCAPING 7 (REMOVING PLASTIC)	327 SQ FT
CONCRETE SURFACE 1 & DRIVEWAY BUMP OUT	2758 SQ FT
CONCRETE 1	35 SQ FT
BITUMINOUS SURFACE	192 SQ FT
SHED 1	132 SQ FT
DECK	293 SQ FT
DECK FROM GAZEBO	31 SQ FT
TOTAL	4534 SQ FT (18.9%)



LEGEND

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- DECIDUOUS TREE
- CONIFEROUS TREE
- UTILITY MANHOLE
- WELL
- ELECTRIC TRANSFORMER
- COMMUNICATION PEDESTAL
- LIGHT POLE
- IRRIGATION CONTROL VALVE



SURVEYOR'S CERTIFICATION

I hereby certify that this survey 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
5-17-18
Date

REVISED ORIGINAL SURVEY DATED: 5-22-18

Horizontal Datum: 1996 Le Sueur County Coordinate System

CERTIFICATE OF SURVEY
LE SUEUR COUNTY, MINNESOTA

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

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

LOT 2 & THAT PART OF LOT 3, AUDITOR'S PLAT NO. 1, IN GOVERNMENT LOT 5, IN SECTION 17, TOWNSHIP 109 NORTH, RANGE 25 WEST, LE SUEUR COUNTY, MINNESOTA

FOR: DAVID & SARAH KELLER

PROPOSED CONDITIONS



PID 13.410.0020

OWNER
DAVID & SARAH KELLER
12053 581ST AVENUE
MAPLETON, MN 56065

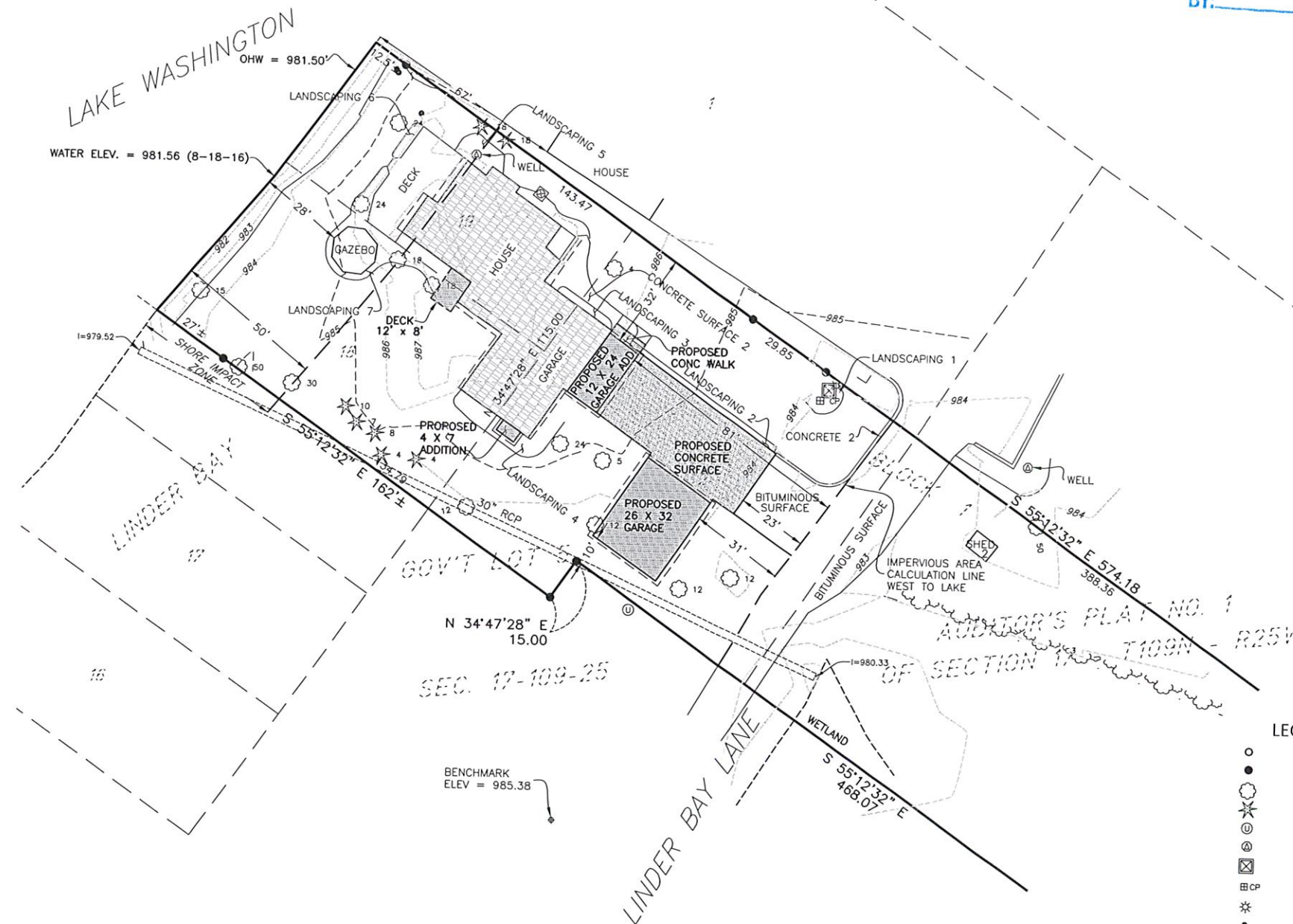
SITE ADDRESS
4334 LINDER BAY LANE
MADISON LAKE, MN 56063

TOTAL LOT AREA
23,895 SQ FT WEST OF BITUMINOUS SURFACE

PROPOSED IMPERVIOUS SURFACES

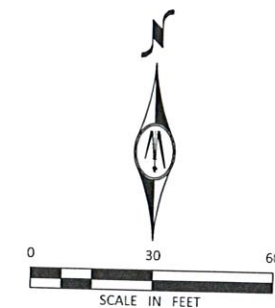
DETACHED GARAGE (26 X 32) W/ OVERHANG	986 SQ FT
GARAGE (12 X 24) W/OVERHANG	351 SQ FT
CONCRETE	36 SQ FT
CONCRETE DRIVEWAY	1416 SQ FT
DECK (12 X 8)	96 SQ FT
HOUSE ADDITION (4 X 7) W/ OVERHANG	45 SQ FT
TOTAL	2930 SQ FT (12.2%)

EXISTING - REMOVAL + PROPOSED = TOTAL
9372 - 4534 + 2930 = 7768 (32.5%)



LEGEND

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- DECIDUOUS TREE
- CONIFEROUS TREE
- UTILITY MANHOLE
- WELL
- ⊠ ELECTRIC TRANSFORMER
- ⊞ COMMUNICATION PEDESTAL
- ⊞ LIGHT POLE
- ⊞ IRRIGATION CONTROL VALVE



SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Rory Jensen
Rory Jensen
License Number 19789
Date 5-17-18

REVISED ORIGINAL SURVEY DATED: 5-22-18

Horizontal Datum: 1996 Le Sueur County Coordinate System

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA	
BOLTON & MENK, INC. Consulting Engineers & Surveyors 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	
LOT 2 & THAT PART OF LOT 3, AUDITOR'S PLAT NO. 1, IN GOVERNMENT LOT 5, IN SECTION 17, TOWNSHIP 109 NORTH, RANGE 25 WEST, LE SUEUR COUNTY, MINNESOTA FOR: DAVID & SARAH KELLER	JOB NUMBER: M33.112284 FIELD BOOK: 83-2 PG 58 DRAWN BY: JLA 4.0 S17-T109N-R25W

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H:\KELLERDA_PR\M33112284\CAD\C3D\112284BD1 PROPOSED CONDS.dwg 8/23/2016 8:02 AM

SOB112284H

Surveyor Certification

I. **Applicant:**
Name John Miller - FREEBORN Lumber Co.

II. **Landowner:**
Name DAVID & SARAH Keller
Property Address 4334 LINDER BAY LANE
City MADISON LAKE State MIN Zip 56063

III. **Parcel Information:**
Parcel Number 13-410-0020

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:**

The proposed improvements have been physically staked onsite then surveyed on _____ to reflect an accurate account of current and proposed conditions of the property identified above.

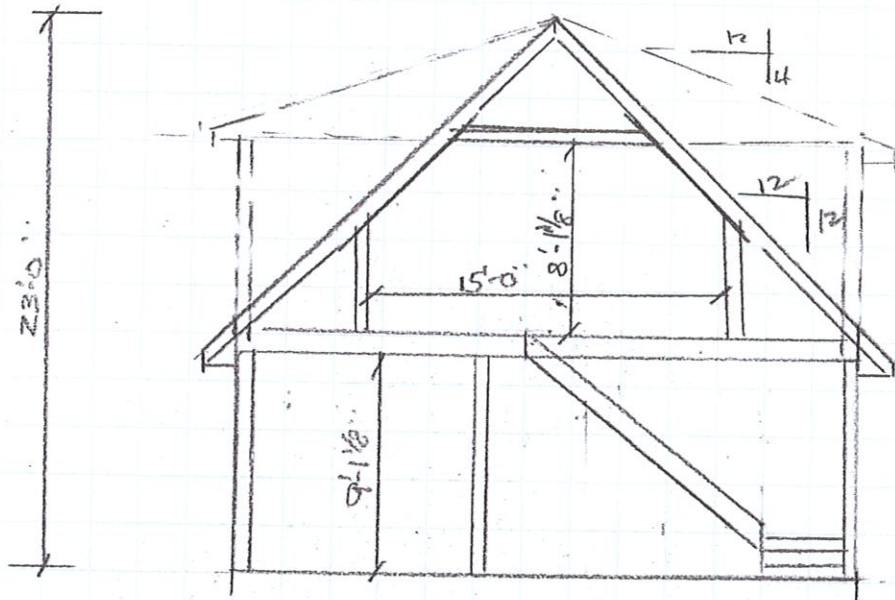
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Roy Jena _____ Date 5/24/18 Lic # 19789
Surveyor Signature

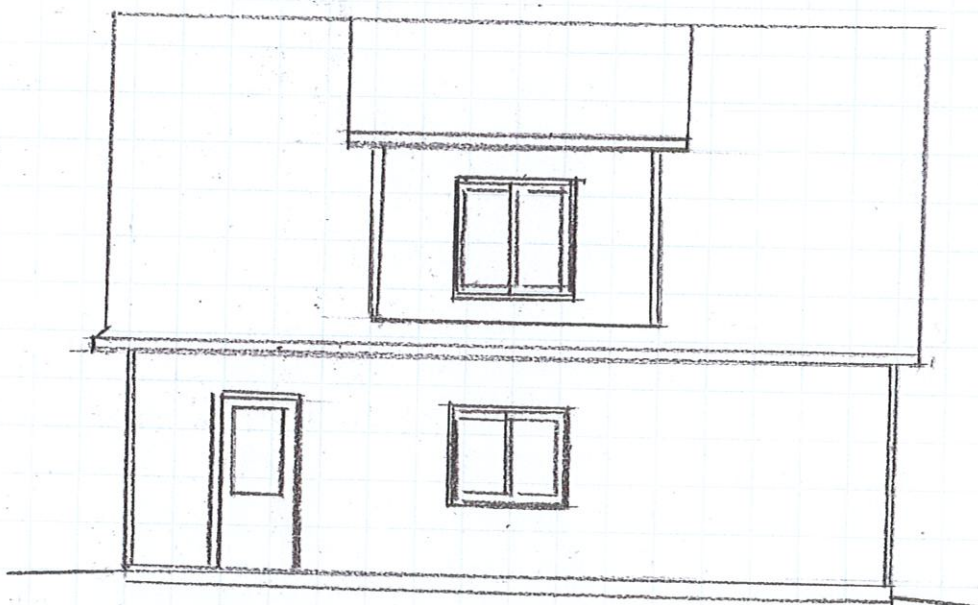
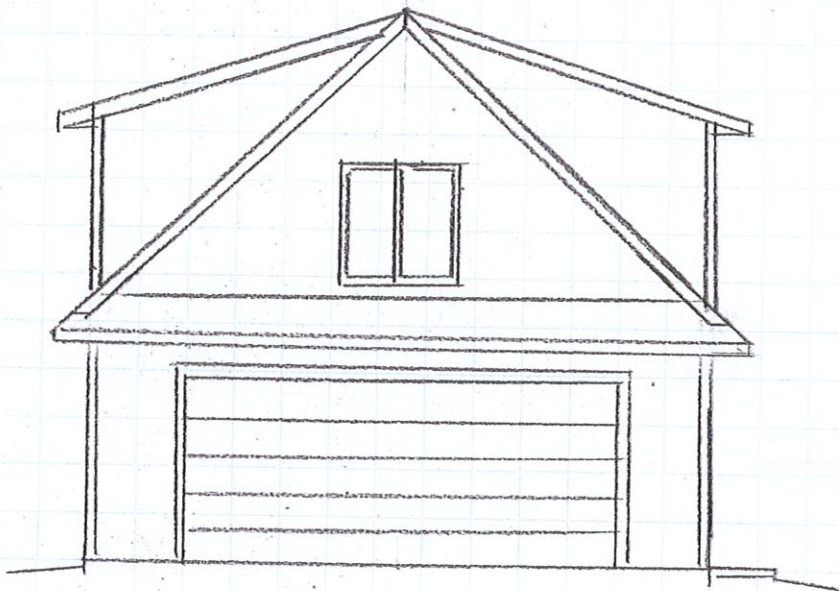
Date Received 5-24-18

OFFICE USE ONLY
mm
Planning & Zoning Department Signature



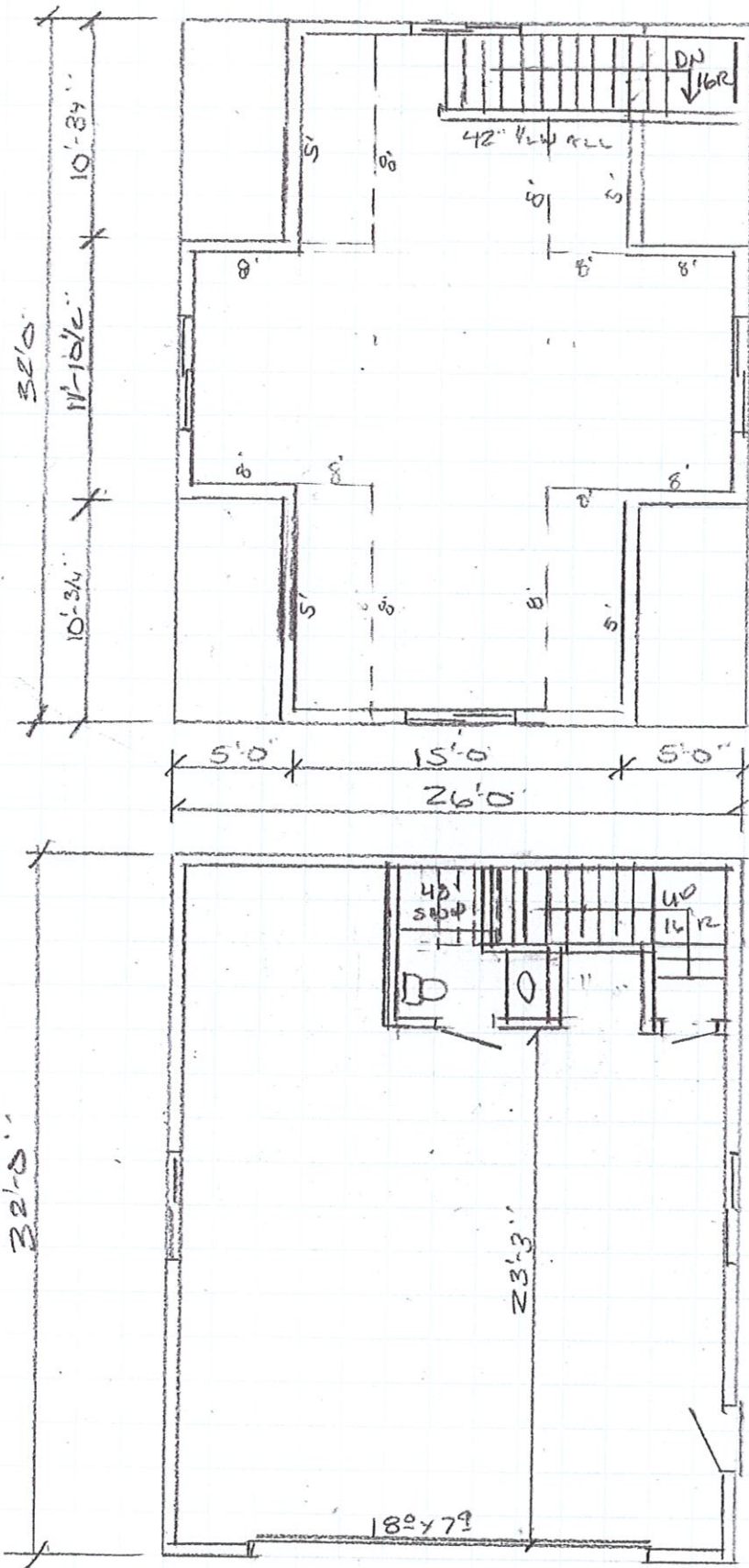


FLC/JM
4/18/18
SCALE 1/8" = 1'-0"
GARAGE PROPOSAL
DAVE & SARAH
KELLER



RECEIVED
MAY 21 2018
BY: _____

FLOORM
 4/18/18
 SCALE 1/8" = 1'-0"
 GARAGE PROPOSAL
 DAVESSARAH
 KELLON



RECEIVED
 MAY 21 2018
 BY: _____

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: DAVID & SARAH KELKER PID: 13.410.0020
Mailing Address: 12053 581ST AVE, MAPLETON, MN
Property Address: 4334 LINDER BAY LN, MADISON LAKE, MN
Phone: (607) 524-3612 Mobile/Cell: (507) 327-9900

Responsible party for Implementation/Inspection: DAVID KELKER
Address: -same-
Phone: () -same- Mobile/Cell: () -same-

Erosion & Sediment Control Measures

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

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

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

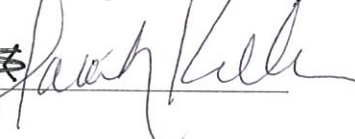
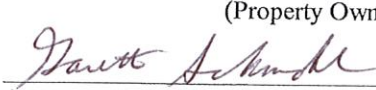
12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the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

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

Inspection and Maintenance

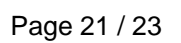
16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out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

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

~~DAVID S. SNAPE~~ 
(Property Owner)

(Person Responsible for Implementation)

5-20-18
(Date)
5-18-18
(Date)

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



Mettler, Michelle

From: Lake Washington Sanitary District <lwsd@hickorytech.net>
Sent: Monday, May 21, 2018 10:49 AM
To: Mettler, Michelle
Subject: 4334 Linder Bay

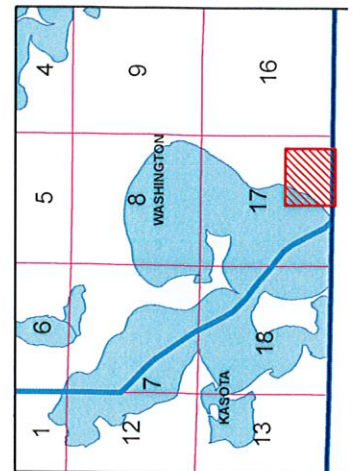
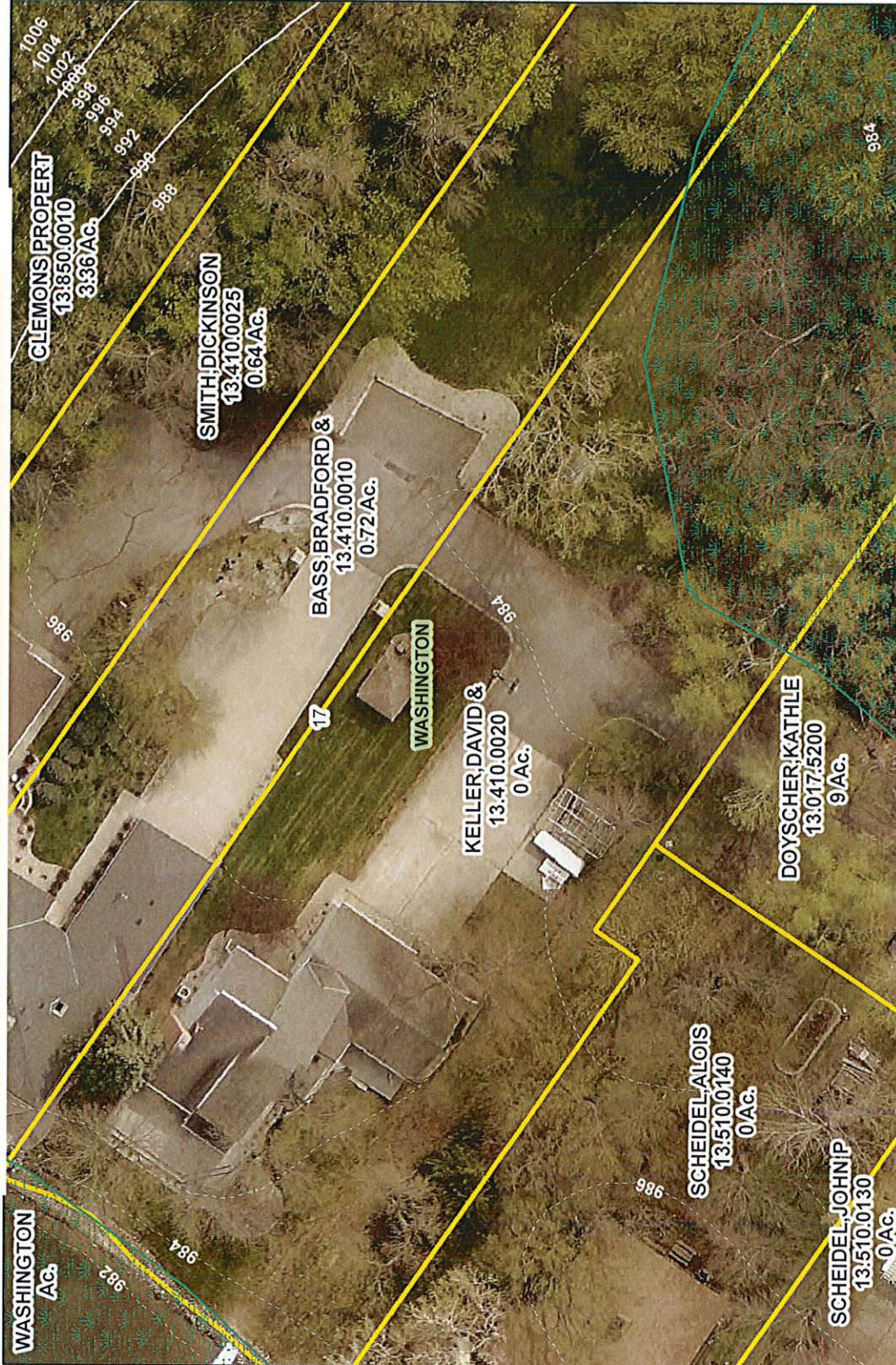
Michelle,

This e-mail is to confirm that the property at 4334 Linder Bay Lane, Madison Lake, MN 56063 is connected to the Lake Washington Sanitary District's collection. If you need any further information, please let me know.

James Deike
Secretary, Lake Washington Sanitary District

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Keller
 PID: 13.410.0020
 DATE: 6-11-18
 FIRM #: 27079C0380D
 F-Zone: X-outside
 RFPE: 985.8
 District: Recreational Residential



0 20 40 80 120 160 Feet

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.

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2017

Created By: MRM



LE SUEUR COUNTY
 ENVIRONMENTAL SERVICE
 507-357-8538