



Le Sueur County, MN

Thursday, June 21, 2018

Regular Session

Item 4

Baker Packet

Staff Contact: Joshua Mankowski or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Kevin & Shannon Baker

911 ADDRESS: 47261 271st Ave, Madison Lake, MN

VARIANCE REQUEST: To allow the applicant to create a new property line 15 feet from an existing shed.

VARIANCE NUMBER: 18073

PARCEL NUMBER: 13.011.0200

SITE INFORMATION

LOCATION: NW quarter, Section 11, Washington Township

ZONING & PURPOSE: Special Protection

The intent of the **Special Protection (SP) District** is to guide the wise development and utilization of shorelands of public waters for the preservation of water quality, natural characteristics, economic values and the general health, safety and welfare of all public waters in the unincorporated areas of the County. Further, the purpose of this district is to manage areas unsuitable for development due to wet soils, steep slopes or large areas of exposed bedrock; and to manage areas of unique natural and biological characteristics in accordance with compatible uses.

GOALS AND POLICIES: The current Land Use Plan as adopted in 2007 makes reference to development 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 1: Use the agricultural zone density controls for housing development standards in Natural Environment Lake special protection areas and tributary rivers.

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: Rural scattered development, shoreland, agriculture

ACCESS: Existing access off 271st Ave, County Road 15

LAKE: Unnamed Natural Environment Lake

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: 1033 Lowest floor must be at or above RFPE.

BACKGROUND INFORMATION

Parcel is a 30-acre parcel with an existing building site established. The landowner is proposing to split off the existing dwelling and create a new parcel. In order to have building eligibility, a Conditional Use Permit will need to be applied for. If approved this would transfer a building eligibility from an adjoining quarter/quarter to the new parcel. The request is to place the new property line 15 feet from the existing shed in order to keep the shed on the same lot as the proposed new building eligibility. The setback for structures to the property line is 50 feet.

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, house plans, access approval for shared driveway, erosion control plan

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. Structure to property line: | 15 feet | 50 feet | Section 13.1. Subdiv. 5. C. 1. | 13-31 |
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. 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:**
- Proposed building site will require a Conditional Use Permit to transfer the development right from an adjoining quarter/quarter to this quarter/quarter in order for a building eligibility.
 - Proposal meets all other setbacks.

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.

Page 2 of 3

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.

VARIANCE FINDINGS OF FACT

Name of Applicant: KEVIN & SHANNON BAKER

Variance # 18073

Variance Request: TO ALLOW THE APPLICANT TO PLACE NEW PROPERTY LINE 15 FEET FROM AN EXISTING SHED.

- 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	<input type="checkbox"/>	John W	<input type="checkbox"/>	Jeanne D	<input type="checkbox"/>	Colin H	<input type="checkbox"/>	Fritz C	<input type="checkbox"/>	Majority	<input type="checkbox"/>
-------	--------------------------	--------	--------------------------	----------	--------------------------	---------	--------------------------	---------	--------------------------	----------	--------------------------

Explain _____

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

Jim M	<input type="checkbox"/>	John W	<input type="checkbox"/>	Jeanne D	<input type="checkbox"/>	Colin H	<input type="checkbox"/>	Fritz C	<input type="checkbox"/>	Majority	<input type="checkbox"/>
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Explain _____

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

Jim M	<input type="checkbox"/>	John W	<input type="checkbox"/>	Jeanne D	<input type="checkbox"/>	Colin H	<input type="checkbox"/>	Fritz C	<input type="checkbox"/>	Majority	<input type="checkbox"/>
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Explain _____

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

Jim M	<input type="checkbox"/>	John W	<input type="checkbox"/>	Jeanne D	<input type="checkbox"/>	Colin H	<input type="checkbox"/>	Fritz C	<input type="checkbox"/>	Majority	<input type="checkbox"/>
-------	--------------------------	--------	--------------------------	----------	--------------------------	---------	--------------------------	---------	--------------------------	----------	--------------------------

Explain _____

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

Jim M	<input type="checkbox"/>	John W	<input type="checkbox"/>	Jeanne D	<input type="checkbox"/>	Colin H	<input type="checkbox"/>	Fritz C	<input type="checkbox"/>	Majority	<input type="checkbox"/>
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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	<input type="checkbox"/>	John W	<input type="checkbox"/>	Jeanne D	<input type="checkbox"/>	Colin H	<input type="checkbox"/>	Fritz C	<input type="checkbox"/>	Majority	<input type="checkbox"/>
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Explain _____

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

Jim M	<input type="checkbox"/>	John W	<input type="checkbox"/>	Jeanne D	<input type="checkbox"/>	Colin H	<input type="checkbox"/>	Fritz C	<input type="checkbox"/>	Majority	<input type="checkbox"/>
-------	--------------------------	--------	--------------------------	----------	--------------------------	---------	--------------------------	---------	--------------------------	----------	--------------------------

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 Kevin and Shannon Baker
 Mailing Address 47261 271 Avenue A
 City Madison Lake State MN Zip 56063
 Phone # 507-381-4174 Phone # 507-381-6375

II. Landowner:
 Name Kevin and Shannon Baker
 Property Address 47261 271 Avenue
 City Madison Lake State MN Zip 56063
 Phone # 507-381-4174 Phone # 507-381-6375

III. Parcel Information:
 Parcel Number 13.011.0200 Parcel Acreage _____
 Township Washington Section 11
 Subdivision _____ Lot _____ 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).
See Attachment.
Request New Property line within 15 feet of existing shed.

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 5/10/2018
 (Township Name) (Date)

Board Member Robert Kaveny 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.

SEE ATTACHMENT

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?

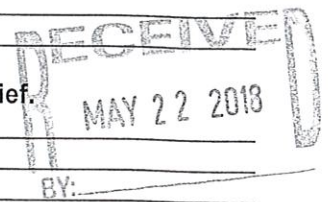
5. Does the alleged practical difficulty involve more than economic considerations?

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:

- ☒ a. Site Plan-*survey Rory* ☒ e. Floor plans and/or blue prints (For structures) *Me*
☒ b. Surveyor Certification *Rory* ☒ f. Septic System ~~Compliance Inspection~~ *Design St. P. well*
☒ c. Access approval *Don't need Tug* ☒ g. Erosion control plan *Kev*
☒ d. Full legal description *Rory* ☒ h. Description of request *Me*

The Department may request additional information regarding the application.

X. Quantities and Submittal Formats:

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

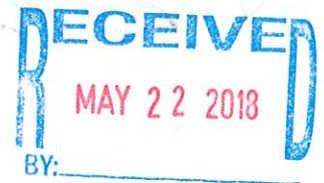
XI. Fees:

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.

- Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary.**
- 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.**
- All required information must be correct and submitted **at the time of application,** or the application will not be accepted.
- Fees **will not** be accepted by mail and must be paid at the time of application.
- 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.
- 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.

X [Signature] Applicant signature 5/16/2018 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.

X [Signature] Landowner signature 5/16/2018 Date

OFFICE USE ONLY

Date received 5-22-18 Present Zoning Classification SP Feedlot within 500' 1000' (N)

Meeting date 6-21-18 Lake Classification NE Erosion Control Plan (Y) N

60 Day 7-20-18 Lake Unnamed Water courses Y (N)

RFPE / FEMA Panel # 27079C02700 Bluff (Y) N

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

☒ Surveyor Certificate ☒ Full legal description ☒ Septic _____ COC

☒ Floor plans/blue prints ☐ Access approval _____ NONC/Waiver

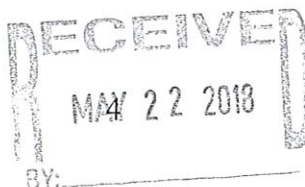
☒ Description of Request ☐ Blue Prints _____ Design

☒ Application complete Michelle R. Mitta ☐ Fee \$ _____ ATF / SPEC MTG

Planning & Zoning Department Signature 5-22-18 18073

Date Permit #

01-15-16



Attn: Le Sueur County Board of Adjustment

Re: Variance Request for Property Line Distance Adjustment

Overview:

We have lived on our farm in Washington township Section 11 for 38+ years. We would like to sell our current farmhouse to our daughter and her family and build a home on the same property, but in an area that will preserve the prime agricultural land. We have a machine shed on the property and would like to retain that as part of our land rather than include with the house to go to our daughter. Including as part of the farmhouse property would value the property above their budget. In addition, adding the shed to the farmhouse property would then require the new house to be 100 feet from the shed, which would place it in a wooded area. We wish also to retain as much of the woodland and natural features as possible.

Proposal:

The proposal is to deviate from the property setback requirements currently in the special protection zone and follow the agricultural zone setback requirements. We would like to place the property line 15 feet from the machine shed and 50 feet from the existing house. This would be acceptable in the agricultural zoning district. Since we are in special protection zoning, the requirements are for a building to be 50 feet from the property line and 100 feet between structures, which puts it out of compliance.

Additional Information:

We have been in contact with Planning and Zoning office and are assured that all other requirements for the requested building site are in compliance; including setbacks, sewage and water capabilities, lot dimensions, etc. Pending variance approval, we will apply for a Conditional Use Permit to transfer the development right from an adjacent agricultural land site. Again, this will retain the ag land and allow us to build on the non-ag land.

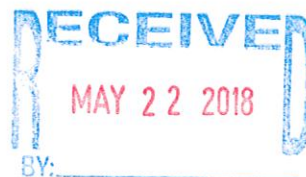
Summary:

Building in the proposed area would preserve prime agricultural farmland as well as woodland and allow us to pass the farmhouse to a family member in an affordable manner. We respectfully request your consideration of this variance.

Thank you,

Kevin Baker

Shannon Baker



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

The Variance request is reasonable as it is following the guidelines for the Agricultural Zoning requirements.

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

The majority of our property consists of agricultural land. There is also wooded acreage. In order to preserve the farmland and as much of the woodland as possible, the area chosen for our house is too close to the proposed property line of the house we wish to sell to our daughter and family.

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

The property has been declared Special Protection (vs Agricultural), which poses more strict setbacks. If it was still zoned agricultural, no special variance would be necessary.

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

Building the new house in the proposed area is the best solution to preserving the agricultural land and will require the least amount of tree and dirt removal versus other sites that would require not special variation.

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

The practical difficulty exists due to the special protection zoning. Were we to apply for a permit on one of the other areas that meet the criteria of setbacks and the many other pre-requisites for building, we would be eliminating significant acreage of prime agricultural land. Also, if we were to declare the machine shed part of the original house property, though it would eliminate the request for Variance, the property line distance requirements would force us to build further into the wooded area of the property.

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

Yes. Goal #1 states the County will protect the best of its agricultural land as a resource for long term agricultural use. This Variance will preserve agricultural land.

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

The request is consistent as stated in #6. The proposed building site meets all other requirements including setbacks from feedlots and shoreland areas, buildable lot area, availability of proper sewage and water resources, density level, etc.

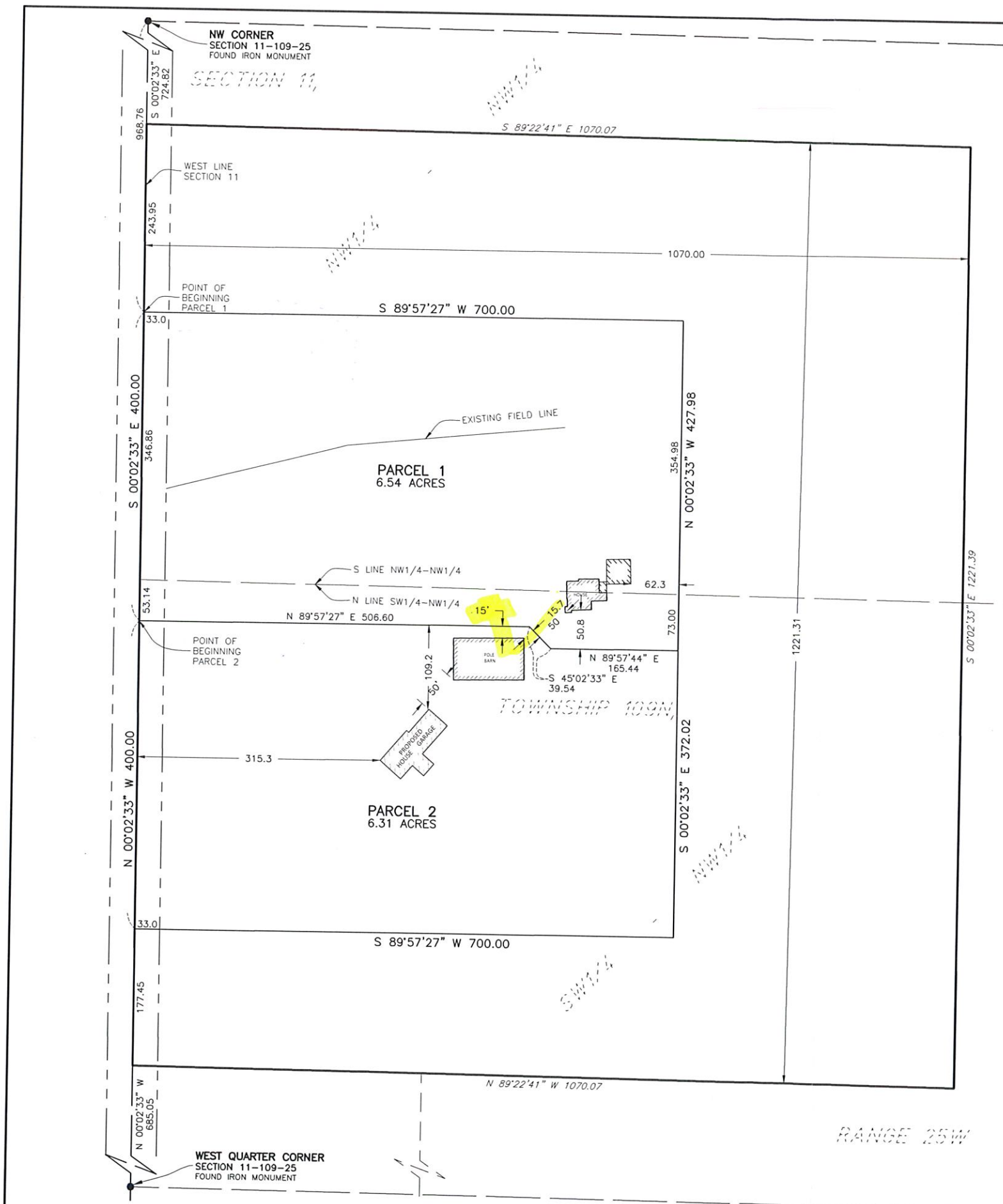
8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.

The current property has working well and sewage updated late 2017. The new site will use a shared-well agreement with the original property. There is adequate sewage treatment space on the proposed property.

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

We are only asking Variance from Special Protection Zone rules to Agricultural Zone rules (which the property previously was zoned).





PARENT DESCRIPTION

The West 1070.00 feet of the North 1221.31 feet of the South 1906.31 feet of the West Half of the Northwest Quarter of Section 11, Township 109 North, Range 25 West, Le Sueur County, Minnesota.

PROPOSED DESCRIPTIONS

PARCEL 1

That part of The West 1070.00 feet of the North 1221.31 feet of the South 1906.31 feet of the West Half of the Northwest Quarter of Section 11, Township 109 North, Range 25 West, Le Sueur County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 11; thence South 00 degrees 02 minutes 33 seconds East (Minnesota County Coordinate System, Le Sueur County, NAD83, 1996 adjustment) along the west line of said Section 11, a distance of 968.77 feet to the point of beginning; thence continuing South 00 degrees 02 minutes 33 seconds East along said west line, a distance of 400.00 feet; thence North 89 degrees 57 minutes 27 seconds East, a distance of 506.60 feet; thence South 45 degrees 02 minutes 33 seconds East, a distance of 39.54 feet; thence North 89 degrees 57 minutes 44 seconds East, a distance of 165.44 feet; thence North 00 degrees 02 minutes 33 seconds West parallel with said west line of said Section 11, a distance of 427.98 feet; thence South 89 degrees 57 minutes 27 seconds West, a distance of 700.00 feet to the point of beginning.

Contains 6.54 acres of land.

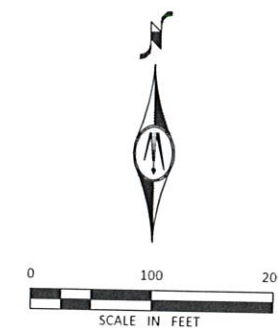
PARCEL 2

That part of The West 1070.00 feet of the North 1221.31 feet of the South 1906.31 feet of the West Half of the Northwest Quarter of Section 11, Township 109 North, Range 25 West, Le Sueur County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 11; thence South 00 degrees 02 minutes 33 seconds East (Minnesota County Coordinate System, Le Sueur County, NAD83, 1996 adjustment) along the west line of said Section 11, a distance of 968.77 feet; thence continuing South 00 degrees 02 minutes 33 seconds East along said west line, a distance of 400.00 feet to the point of beginning; thence North 89 degrees 57 minutes 27 seconds East, a distance of 506.60 feet; thence South 45 degrees 02 minutes 33 seconds East, a distance of 39.54 feet; thence North 89 degrees 57 minutes 44 seconds East, a distance of 165.44 feet; thence South 00 degrees 02 minutes 33 seconds East parallel with said west line, a distance of 372.02 feet; thence South 89 degrees 57 minutes 27 seconds West, a distance of 700.00 feet to said west line of said Section 11; thence North 00 degrees 02 minutes 33 seconds West along said west line, a distance of 400.00 feet to the point of beginning.

Contains 6.31 acres of land.

RECEIVED
MAY 21 2018
BY: _____



PARCEL ID
13.011.0200

ADDRESS
47261 271ST AVE
MADISON LAKE

OWNER
KEVIN M & SHANNON M BAKER

SURVEYOR'S CERTIFICATION

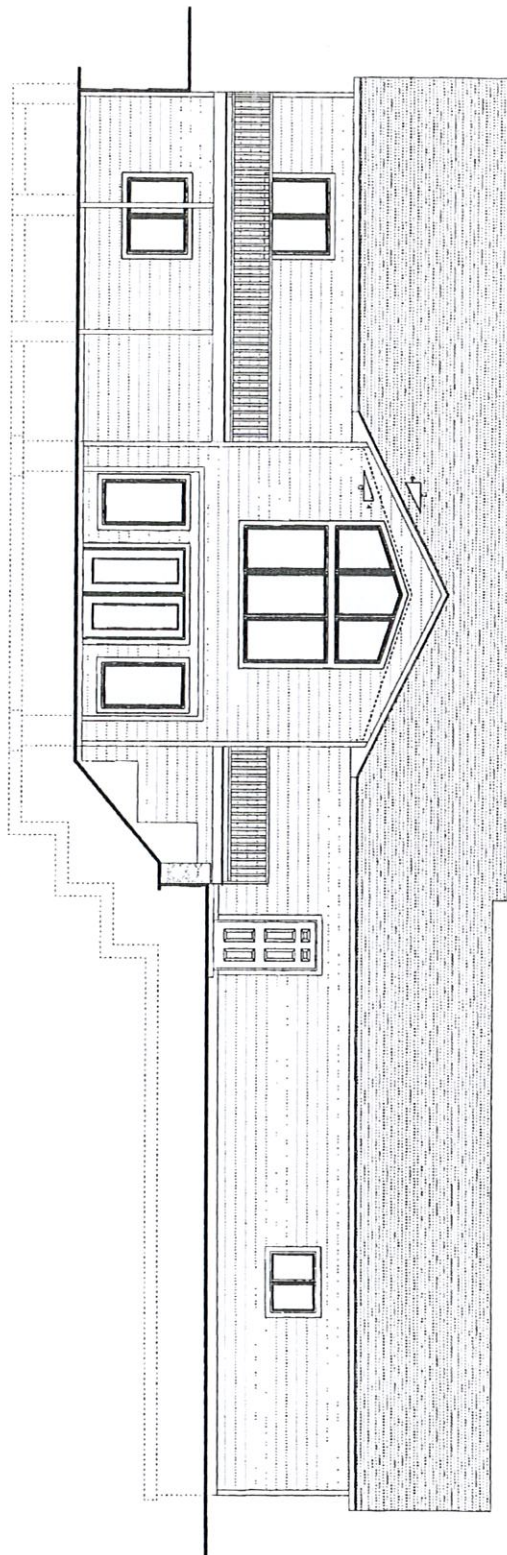
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Rory Jensen
Rory Jensen
License Number 19789
05/21/2018
Date

SKETCH LE SUEUR COUNTY, MN		PART OF THE WEST HALF OF THE NW QUARTER OF SECTION 11, TWP. 109N, RGE. 25W
 BOLTON & MENK	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	
FOR: KEVIN BAKER		

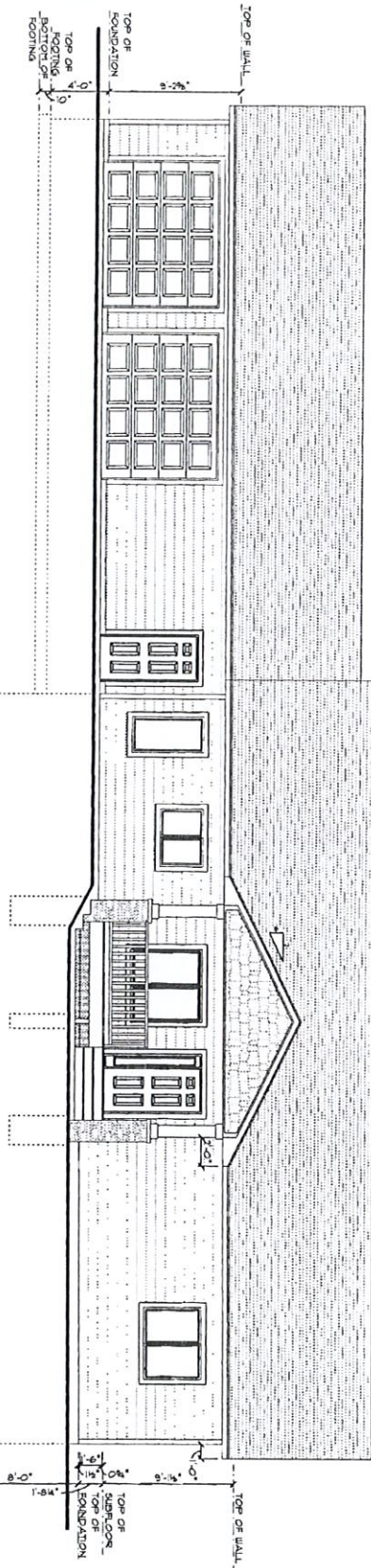
©Bolton & Menk, Inc. 2018, All Rights Reserved
H:\BAKERKEV_PR\M33114756\CAD\C3D\114756_V_PROP_3.dwg 5/21/2018 4:56 PM

JOB NUMBER: M33.114756 FIELD BOOK: DRAWN BY: ASL 4.0 511-109-25-23-24



REAR ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

RECEIVED
MAY 23 2018
BY: [Signature]

PAGE
1 OF

DRAWN BY:
DATE: 2-14-2018
REVISION DATE: 4-4-2018

DESIGNED FOR:
KEYIN & SHANNON BAKER
CONTRACTOR:

ST. PETER LUMBER COMPANY
200 SOUTH FRONT STREET
61, PETER, MN 56003
PHONE: 507-238-3300
FAX: 507-238-3340
WWW.STPETERLUMBER.COM
ESTABLISHED 1948

St. Peter Lumber Company
ESTABLISHED 1948

RECEIVED
MAY 23 2018
BY: _____

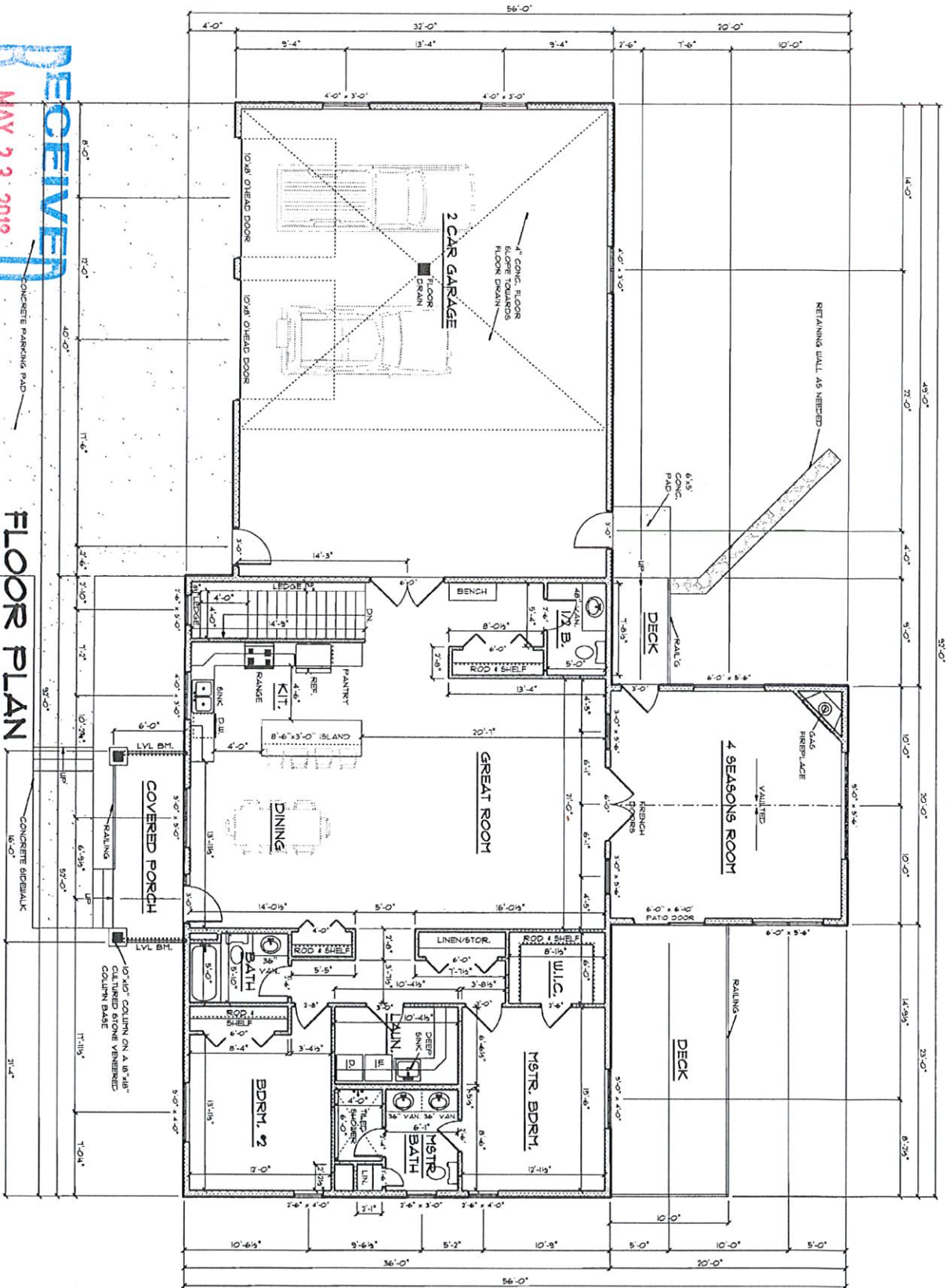
FLOOR PLAN

3/16" = 1'-0"

HOUSE

1872 SQ. FT.
4 SEASONS RM.
400 SQ. FT.
GARAGE
1280 SQ. FT.

NOTE:
EXTERIOR DIMENSIONS ARE
FROM OUTSIDE OF WALL SHTG.



DRAWN BY:

DATE: 2-14-2018

REVISION DATE: 4-4-2018

DESIGNED FOR:

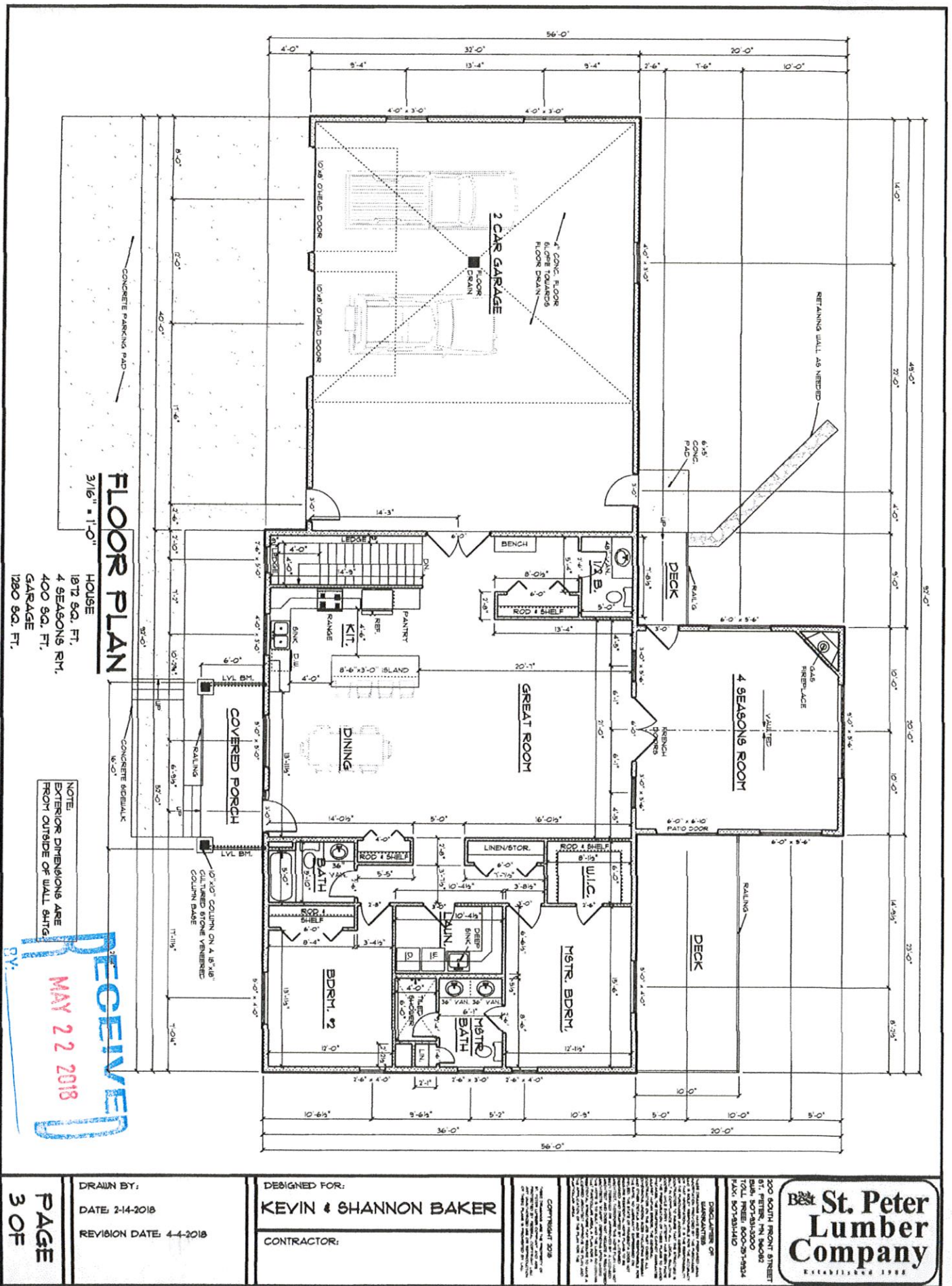
KEVIN & SHANNON BAKER

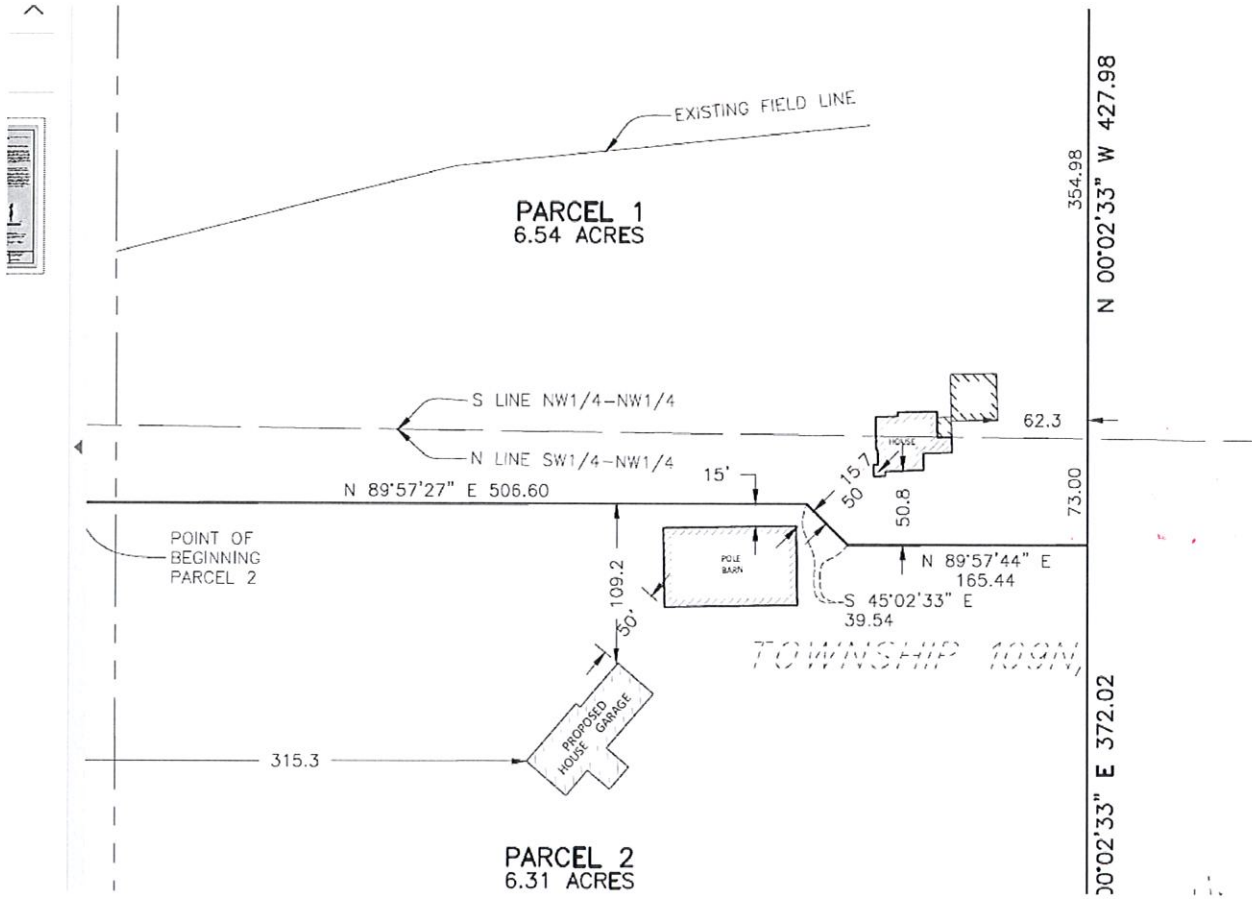
CONTRACTOR:

DISCLAIMER OF LIABILITY
ST. PETER LUMBER COMPANY
200 SOUTH FRONT STREET
ST. PETER, MN 56082
PHONE: 507-343-2000
FAX: 507-343-1400

St. Peter Lumber Company
ESTABLISHED 1988

PAGE
3 OF





Blaschko, Mindy

From: St. Peter Well Drilling <spwell2@gmail.com>
Sent: Friday, May 25, 2018 11:54 AM
To: Environmental Services
Subject: Statement for property PID 13.011.0200 for Michelle

Hello:

The property at
PID 13.011.0200
27261 271st Ave Madison Lake

The site sketch for Kevin Baker

Shows that there is ample Room for a primary and secondary type 1 septic system for a 4 bedroom house.

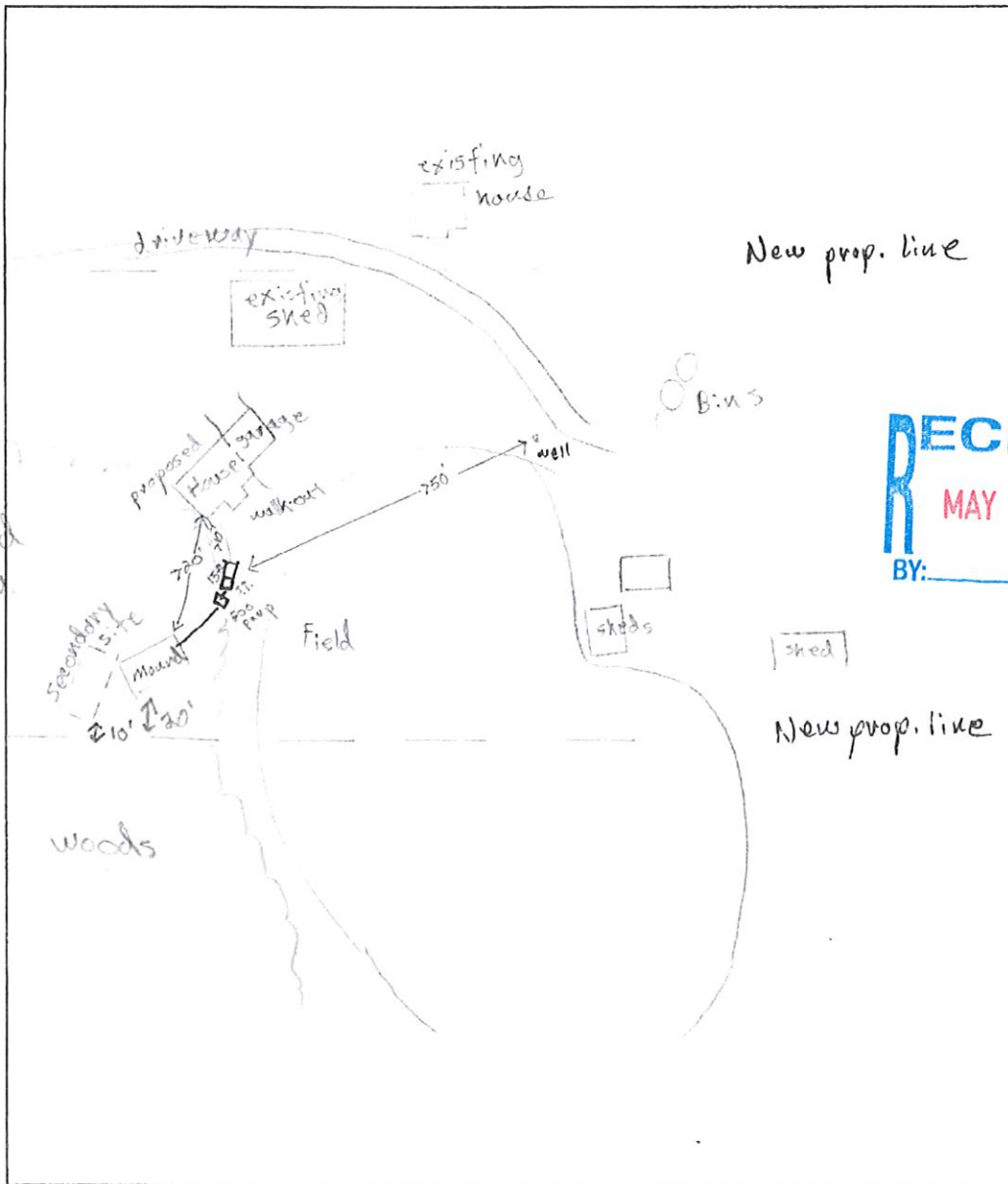
Please include this statement with the design.

Thanks.

Glen Schilling
St. Peter Well Drilling
45823 State Highway 22
Kasota, MN 56050
507-931-1340
Spwell2@gmail.com

bs

SSTS Site Drawing



Prepared By: Glen Schilling

Date 5-22-18

Notes:

site sketch for Kevin Baker

* there is ample room
for a primary and secondary
septic system for a 4 bed room house

EROSION CONTROL PLAN for HOUSE CONSTRUCTION

Kevin and Shannon Baker 2018

- Existing trees will be preserved as much as possible. Minimum number of trees to accommodate house and construction will be removed. Many of trees needing to removed will be replanted adjacent to construction area.
- Phases of construction will commence as follows:
 - Installation of septic and drain field
 - Installation of water line from existing on-site well
 - Excavation of building site
- A berm consisting of wood chips will be constructed adjacent to the downslope on the east side of building site. This berm will be inspected and maintained throughout entire construction project.
- Stockpiled topsoil will be covered with plastic.
- Any disturbed areas with slopes 4:1 or steeper will be mulched according to criteria set forth by Le Sueur County Environmental Services.
- Disturbed areas will be seeded per Le Sueur County requirements. Specific seeding times will be dependent upon timing of construction commencement and finish.
- Fertilizers will be applied per soil test recommendations.
- Current driveway will serve as access road to construction site.



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

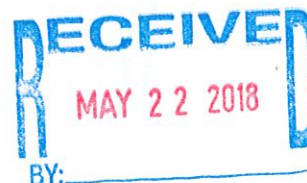
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Kevin & Shannon Baker PID: _____
Mailing Address: 47261 271 Avenue Madison Lake, MN 56063
Property Address: 47261 271 Avenue Madison Lake, MN 56063
Phone: (____) _____ Mobile/Cell: (507) 381-4174

Responsible party for Implementation/Inspection: KEVIN BAKER
Address: 47261 271 Ave Madison Lake, MN 56063
Phone: (____) _____ Mobile/Cell: (507) 381-4174

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.

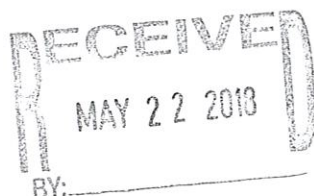
X *Ken. Bahr*
(Property Owner)

X *Ken. Bahr*
(Person Responsible for Implementation)

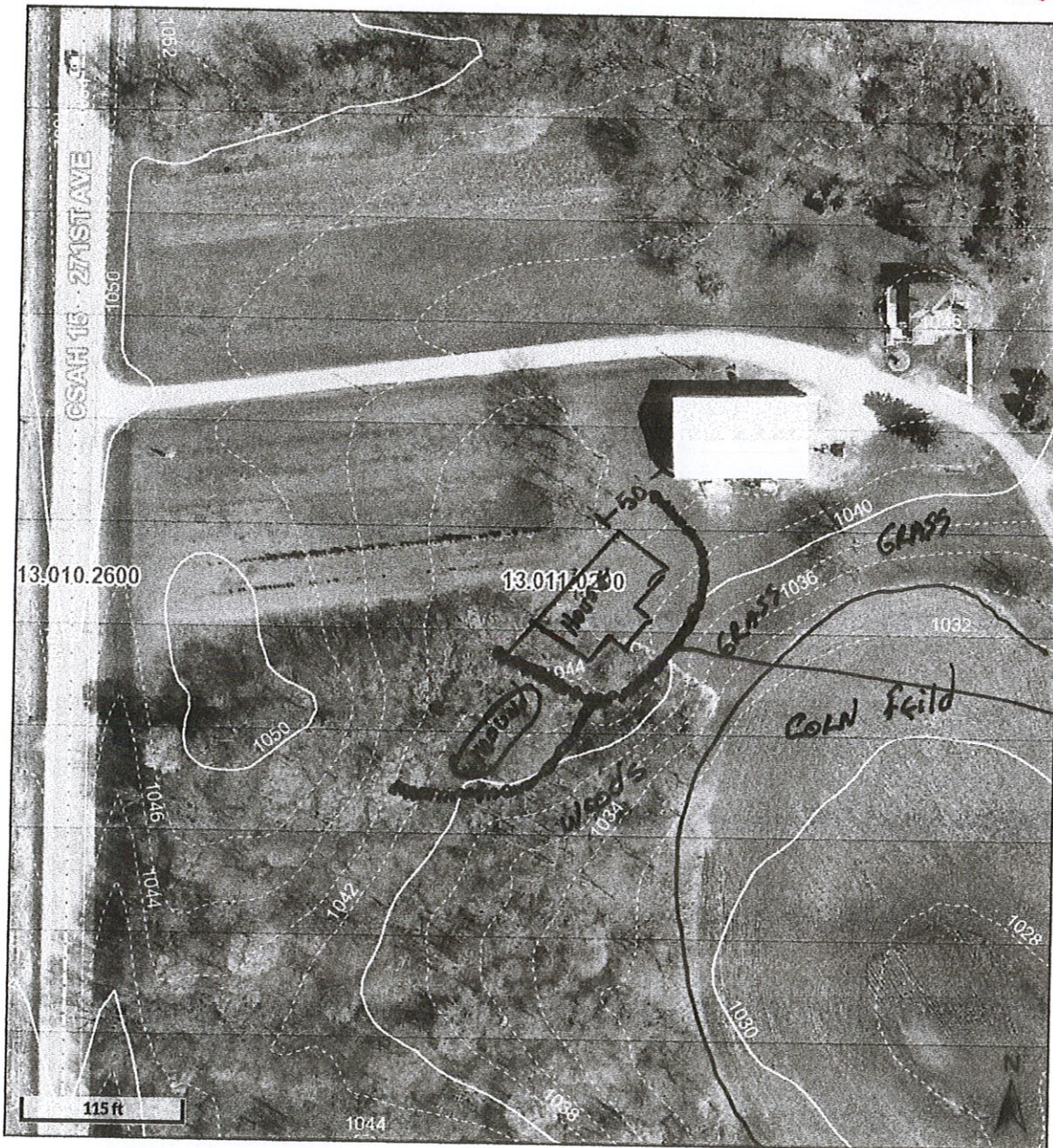
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(Date)

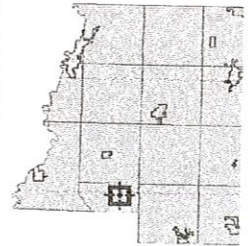
If you have any questions, please contact Environmental Services, at 507-357-8538.



EROSTON CONTROL MAP



Overview



Legend

- Roads
- 2 ft. Contours
 - 10 ft.
 - 2 ft.
- City Limits
- Parcels
- Parcel Labels
- Wetlands
 - Type 1-2
 - Type 3-8

*WOOD/STRAW BLANKET
WITH NET PER REQUIREMENT*

-2ft Contours are LIDAR derived and displayed in North American Vertical Datum of 1988 (NAVD 88). Provided by: Minnesota Legislature and the Minnesota tax payers through the "Clean Water Fund" of the "Clean Water, Land and Legacy Amendment".

-Aerial Photo taken in April 2017

Date created: 5/20/2018

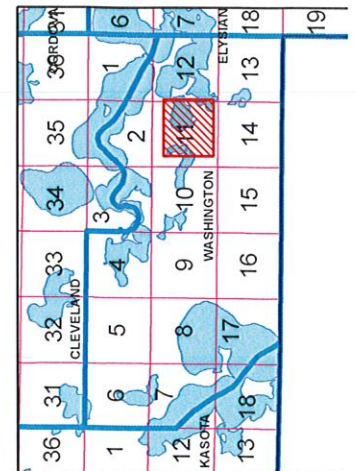
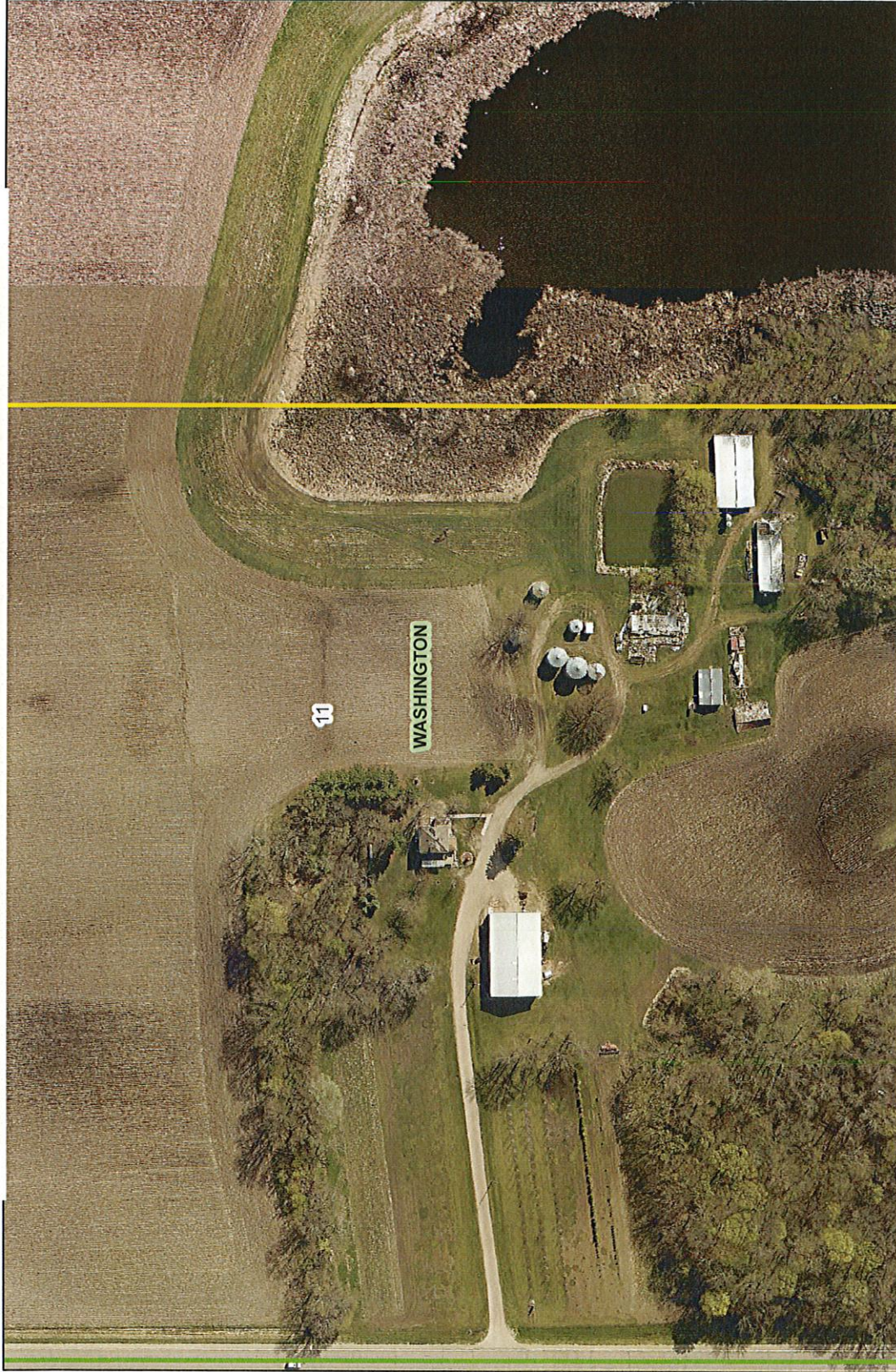
Last Data Uploaded: 5/19/2018 2:48:01 AM

Developed by
The Schneider Corporation



LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Baker
 PID: 13.011.0200
 DATE: 06-12-18
 FIRM #: 27079C0270D
 F-Zone: X-outside
 RFPE: 1033
 District: Special Protection



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 SERVICES
 507-357-8538