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# **Le Sueur County, MN**

**Thursday, November 15, 2018**

**Regular Session**

## **Item 2**

### **Grover Packet**

Staff Contact: Joshua Mankowski or Michelle Mettler

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

**APPLICANT:** Neal & Shelli Grover  
**OWNER:** Shelli Grover  
**911 ADDRESS:** 4612 Linder Bay LN, Madison Lake, MN  
**VARIANCE REQUEST:** To allow a total of 38.3 % impervious surface on a lot.  
**VARIANCE NUMBER:** 18285  
**PARCEL NUMBER:** 13.510.0040

## SITE INFORMATION

**LOCATION:** Lots 3 & 29, and part of Lots 4 & 28, Linder Bay Subdivision, Section 17, Washington 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 shoreland development 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 1:** The County will adopt and implement the goals, objectives and actions of the County's Local Water Management Plan.

**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 development  
**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

This parcel is a non-conforming lot with an existing dwelling, porch, deck and detached garage. The proposal is to remove the existing detached garage and replace it with a smaller shed for lawnmowers etc., and construct an attached garage and foyer entrance. Also to replace the existing deck with a slightly larger deck. All setback can be met with the proposal. Lake street was part of the original plat and has since been vacated, adding additional land between the existing property and the Linder Bay Lane.

### ATTACHMENTS

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

### 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 %	38.3 %	25 %	Section 13.2, Subdiv. 5. A. 10.	13-14
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 <b>practical difficulty</b> .				
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 <b>findings of fact</b> .				

### 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. Reducing the size of the driveway to the minimum size requirements to reduce the amount of impervious surface coverage.

<b>CONDITIONS</b>
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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  
PLANNING AND ZONING COMMISSION  
88 SOUTH PARK AVE  
LE CENTER MN 56057

Date: 11/01/2018

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Holly Kalbus, Environmental Resources Specialist

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**Applicant:**

Neal & Shelli Grover

**Property owner:**

Shelli Grover

**Property:**

13.510.0040

**Description:**

Variance request to allow the applicant a total of 38.3% impervious surface on a lot in a Recreational Residential "RR" District on Lake Washington, a Recreational Development "RD" lake.

**Recommendation:**

It would be my recommendation to approve the application with the condition listed below. Most of the impervious surface on the lot is located outside of the shore impact zone. The new impervious surfaces that are being proposed will not occur within the shore impact zone, thus reducing impact from stormwater runoff into Lake Washington.

**Condition(s):**

Reduce the first section of the proposed driveway from 24 feet wide by 36 feet long to 14 feet wide by 36 feet long. This should additionally reduce the total amount of impervious surface by 2%. The lot would then have a total of 36.3% impervious surface.

Sincerely,



Holly Kalbus  
Le Sueur County  
Environmental Resources Specialist

**Mettler, Michelle**

13. 510. 0040 -Grover

**From:** Lake Washington Sanitary District <lwsd@hickorytech.net>  
**Sent:** Monday, October 08, 2018 11:25 AM  
**To:** Mettler, Michelle  
**Cc:** itsHELLi@gmail.com; 'mtech'  
**Subject:** 4312 Linder Bay LN

Michelle,

The proposed addition to the above mentioned property, will not affect the LWSD Sewer Collections System. If you have any questions, or in need of further information, please let me know.

James Deike  
Secretary, Lake Washington Sanitary District

## Mettler, Michelle

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**From:** Bob Kaveney <bob@rohlfings.com>  
**Sent:** Tuesday, October 09, 2018 9:41 AM  
**To:** Mettler, Michelle  
**Subject:** Shelli Grover

Michelle,

Shelly Grover came to our Township meeting, October 8, 2018, and presented her proposed garage plan that requires a variance.

Bob Kaveney  
Washington Township Supervisor



Virus-free. [www.avast.com](http://www.avast.com)

# VARIANCE

LE SUEUR COUNTY PLANNING AND ZONING  
BOARD OF ADJUSTMENT  
88 SOUTH PARK AVENUE  
LE CENTER MN 56057

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

APPLICATION DATE: 10/15/2018 PERMIT NUMBER: 18285 FEE: \$646.00  
60 DAY RULING DATE: 12/14/2018 911: 4612 LINDER BAY LN, MADISON LAK  
APPLICANT: NEAL & SHELLI GROVER LAND OWNER: SHELLI GROVER  
ADDRESS: 11522 550TH AVE ADDRESS: 4612 LINDER BAY LN  
CITY: AMBOY CITY: MADISON LAKE  
STATE: MN ZIP: 56010 STATE: MN ZIP: 56063  
PHONE: 507-381-2454 PHONE: 507-381-2454

TOWNSHIP: WASHINGTON PARCEL NO: 13.510.0040  
SEC: 17 SUBDIV: LINDER BAY  
TWP: 109 LOT: 3+29 P+4+28 ZONE: RR  
RANGE: 25 BLOCK: FEMA PANEL # 27079C0380D  
Q/Q: ROAD: PVT FLOOD ZONE: X OUTSIDE

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

**1.) Reason for Requested Variance:**

TO ALLOW A TOTAL OF 38.3% IMPERVIOUS SURFACE OF THE LOT

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

**3.) Special Conditions of Variance:**

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



APPLICANT/PROPERTY OWNER

10-15-18  
DATE



LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

10-15-18  
DATE

\*\* FEES ARE NON-REFUNDABLE\*\*

ON-SITE TOUR DATE: 11/15/2018	
PUBLIC HEARING DATE: 11/15/2018	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS

BOARD OF ADJUSTMENT CHAIRMAN

DATE

BUILDING SITE MUST BE STAKED OUT THE MONDAY PRIOR TO THE MEETING  
OR THE APPLICATION WILL BE TABLED.

# VARIANCE FINDINGS OF FACT

Name of Applicant: NEAL & SHELLI GROVER

Variance # 18285

Variance Request: TO ALLOW A TOTAL OF 38.3% IMPERVIOUS SURFACE OF THE LOT

- 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	
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Explain \_\_\_\_\_

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

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

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
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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 Neal & Shelli Grover  
 Mailing Address 11522-550th Ave  
 City Amboy State MN Zip 56010  
 Phone # 5073812454 Phone # \_\_\_\_\_

II. **Landowner:**  
 Name Shelli K Grover  
 Property Address 4312 Linder Bay Ln  
 City Madison Lake State MN Zip 56063  
 Phone # 5073812454 Phone # \_\_\_\_\_

III. **Parcel Information:**  
 Parcel Number 13.510.0040 Parcel Acreage Less than 1  
 Township Washington Section \_\_\_\_\_  
 Subdivision Linder Bay Lot 3129 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).

Impervious Surface Variance 38.3%

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.)

Town of Washington Township notified on Oct 8, 2018  
 (Township Name) (Date)

Board Member Steven Biehn and the entire board 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.

All setback and other requirements are met with the existing structure and lot size a variance for impervious surface seems reasonable especially when we are proposing to improve the percentages.

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

The existing structures and lot size.

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

The existing structures and lot size were in place when we purchased the property in January of 2017.

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

The proposed plan is consistent with the local character and area. It will not alter the essential character of the locality.

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

It is prudent to allow for the movement of a garage which is the basis for this request.

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

Yes, the plan is designed to maintain focus on environmental and resource protection.

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

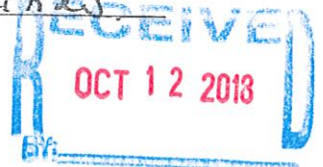
All setback standards are met, septic system compliance has been validated, design maintains focus on resource protection.

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

Part of the Lake Washington Sewer District, compliance validated. No change is needed.

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

Garage and utility shed is simply being moved and replaced. Access to these areas via driveway and sidewalk are necessary.



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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> a. Site Plan- <del>survey</del> | <input checked="" type="checkbox"/> e. Floor plans and/or blue prints (For structures)       |
| <input checked="" type="checkbox"/> b. Surveyor Certification       | <input checked="" type="checkbox"/> f. Septic System Compliance Inspection <i>Lake WA SD</i> |
| <input checked="" type="checkbox"/> c. Access approval              | <input checked="" type="checkbox"/> g. Erosion control plan <i>called Jim Dieke 10/8/18</i>  |
| <input checked="" type="checkbox"/> d. Full legal description       | <input checked="" type="checkbox"/> h. Description of request                                |

*The Department may request additional information regarding the application.*

**X. Quantities and Submittal Formats:**

- 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, aerials 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

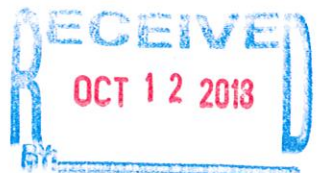
**Additional Fees:**

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.

[Signature]  
Applicant signature

10/12/18  
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.

[Signature]  
Landowner signature

10/12/18  
Date

#### OFFICE USE ONLY

Date received <u>10/12/18</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' 1000' <u>N</u>
Meeting date <u>11/15/18</u>	Lake Classification <u>RD</u>	Erosion Control Plan <u>Y</u> <u>N</u>
60 Day <u>12/14/18</u>	Lake <u>Washington</u>	Water courses <u>Y</u> <u>N</u>
RFPE <u>985.8</u>	FEMA Panel # <u>2707900 380</u>	Bluff <u>Y</u> <u>N</u>
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>X outside</u>	Other _____
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic <u>WASD</u>
<input checked="" type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	<u>COC</u> NONC/Waiver Design
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	<input type="checkbox"/> Fee \$ <u>640</u> ATF / SPEC MTG
<input checked="" type="checkbox"/> Application complete	<u>Michelle R. [Signature]</u> Planning & Zoning Department Signature	Date <u>10-15-18</u> Permit # <u>18285</u>

01-15-16



LeSueur County – Variance Application

Applicant: Neal & Shelli Grover

V. Description of Request: Full Written Description

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We purchased this property in January of 2017, have been living there part-time and plan to move out there full-time within the next year or two. Before we move in full time, we would like to make some improvements to the property to make it more appropriate for full time residency.

Attached Garage. Our primary objective in the improvement project is to get an attached garage. Frankly, it's just cold walking from the detached garage to the house, especially in our long Minnesota winters. Carrying groceries and other items is difficult – especially with arthritis and other minor health issues setting in.

The other items that are being adjusted include a smaller utility shed for the lawn mower and other such items. Since we only have room for a two-stall garage, this utility shed is needed for those other items. Then of course we are adjusting the sidewalk and driveway to accommodate the changes. In addition, the upper deck on the lake side will be expanded, right now it is too narrow to accommodate appropriate seating.

We have worked diligently with several experts:

1. John Miller from Freeborn Lumber, our builder
2. Rory Jensen from Bolton & Menk, our surveyor
3. Garrett Schmahl, our contractor
4. Michelle Mettler, Planning and Zoning with LeSueur County
5. The Town of Washington Town Board
6. Jim Dieke and Shane of the Lake Washington Sewer District

Based on recommendations we have adjusted and re-adjusted our plans to the point where we only need variance for Impervious surface, and we have actually reduced the impervious surface percentage in the proposed plan compared to existing conditions.

The existing conditions survey shows existing impervious surfaces totaling 7580 Sq Ft or 43.1%.

The Proposed Plan survey shows planned impervious surfaces totaling 6822 Sq Ft or 38.8%.

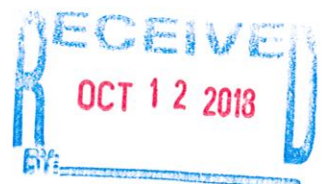
Some of the things we have done to minimize impervious surfaces include:

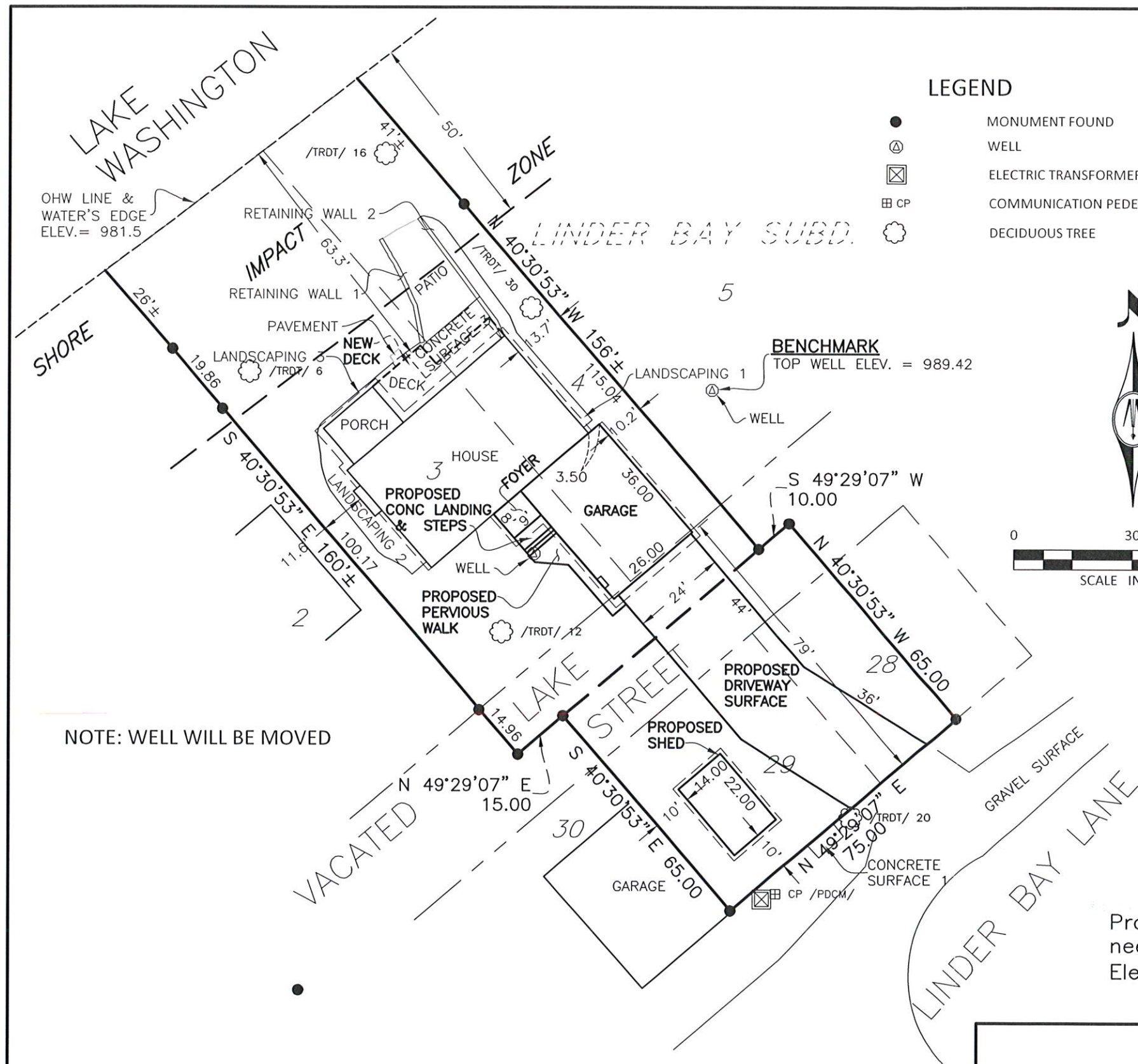
1. Landscaping – will all be changed to pervious surfaces
2. House overhang – will be removed
3. Current Garage – will be removed



4. Bituminous surface currently used for driveway is being removed, minimized, and replaced by the proposed driveway.
5. Well – The well placement provided a real challenge specific to sidewalk and house access, because it is right in front of the front entry. So, we ultimately decided to dig a new well (\$9000 estimate) to minimize the entry and sidewalk area.
  - a. Without digging a new well, we would have to enter from the side, increasing the size of the entry and impervious sidewalk area. (With this previous plan, utilizing the existing well, we were over 40% impervious surface.)

It is our goal and intention to be good stewards of the land and water, at the same time having a property that will take us into retirement and work for us for many years to come. We truly appreciate your work and respectfully ask for approval of this variance request.





## PROPOSED CONDITIONS

PID 13.510.0040

### PROPERTY ADDRESS

4312 LINDER BAY LANE  
MADISON LAKE, MN

### OWNERS ADDRESS

SHELLI GROVER  
11522 550TH AVENUE  
AMBOY, MN 56010



### LOT AREA

17,574 SQ FT

### REMOVED IMPERVIOUS SURFACES

HOUSE OVERHANG	302 SQ FT
GARAGE W/ OVERHANG	1048 SQ FT
LANDSCAPING 1	231 SQ FT
LANDSCAPING 4	241 SQ FT
CONCRETE SURFACE 2	571 SQ FT
BITUMINOUS SURFACE	1957 SQ FT
<b>TOTAL</b>	<b>4350 SQ FT (24.7%)</b>

### PROPOSED IMPERVIOUS SURFACES

GARAGE & FROYER ADDITION W/ OVERHANGS	1154 SQ FT
SHED (22X14) W/ OVERHANG	384 SQ FT
DRIVEWAY SURFACE	1940 SQ FT
CONCRETE LANDING & STEPS	32 SQ FT
<b>TOTAL</b>	<b>3513 SQ FT (19.9%)</b>

EXISTING - REMOVED + PROPOSED = TOTAL  
7580 - 4350 + 3513 = 6743 SQ FT (38.3%)

### 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

10/08/2018  
Date

REVISED ORIGINAL SURVEY: 10-24-18

Proposed Building Floors  
need to be at or above  
Elevation = 985.8 (RFPE)

### CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA

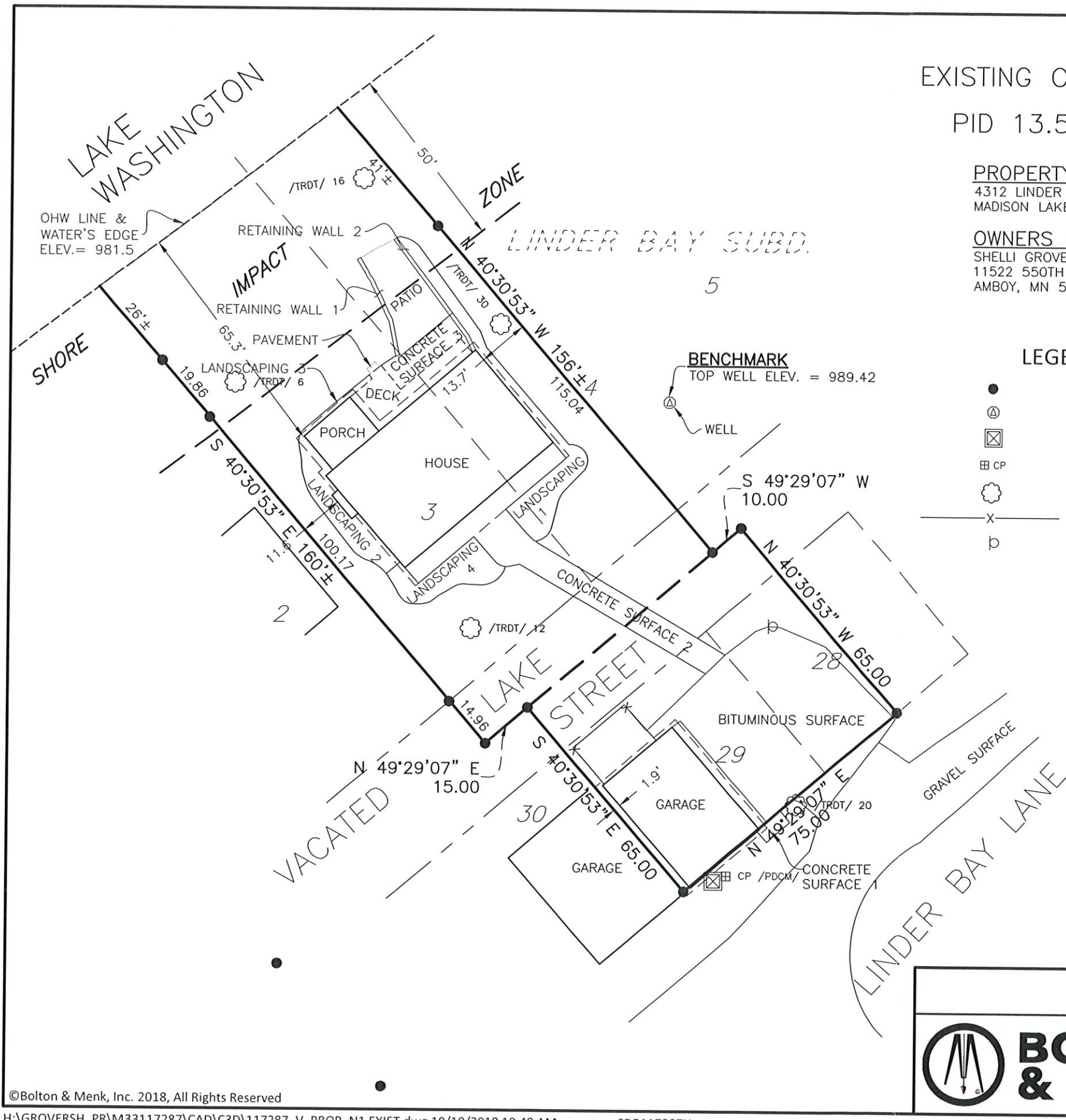


**BOLTON  
& MENK**

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

LOTS 3 & 29, THE SOUTHERLY 1/2 OF LOTS 4 & 28,  
& THE S 5 FEET OF N 1/2 OF LOT 4, ALL IN LINDER  
BAY, LAKE WASHINGTON SHORE LOTS, LE SUEUR  
COUNTY, MINNESOTA

FOR: SHELLI GROVER



EXISTING CONDITIONS

PID 13.510.0040

PROPERTY ADDRESS

4312 LINDER BAY LANE  
MADISON LAKE, MN

OWNERS ADDRESS

SHELLI GROVER  
11522 550TH AVENUE  
AMBOY, MN 56010

LEGEND

- MONUMENT FOUND
- ⊙ WELL
- ⊠ ELECTRIC TRANSFORMER
- ⊞ CP COMMUNICATION PEDESTAL
- ⊙ DECIDUOUS TREE
- X— FENCE LINE
- ⊙ BASKETBALL HOOP

LOT AREA

17,574 SQ FT

EXISTING IMPERVIOUS SURFACES

HOUSE & PORCH W/ OVERHANG	2411 SQ FT
GARAGE W/ OVERHANG	1048 SQ FT
DECK	164 SQ FT
CONCRETE SURFACE 2	571 SQ FT
CONCRETE SURFACE 3	163 SQ FT
BITUMINOUS SURFACE 1	1957 SQ FT
RETAINING WALL 1	28 SQ FT
RETAINING WALL 2	37 SQ FT
LANDSCAPING 1	400 SQ FT
LANDSCAPING 2	205 SQ FT
LANDSCAPING 3	15 SQ FT
LANDSCAPING 4	241 SQ FT
PATIO	335 SQ FT
PAVEMENT	5 SQ FT
TOTAL	7580 SQ FT (43.1%)

REMOVED IMPERVIOUS SURFACES

HOUSE OVERHANG	302 SQ FT
GARAGE W/ OVERHANG	1048 SQ FT
LANDSCAPING 1	231 SQ FT
LANDSCAPING 4	241 SQ FT
CONCRETE SURFACE 2	571 SQ FT
BITUMINOUS SURFACE	1957 SQ FT
TOTAL	4350 SQ FT (24.7%)



BY: 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

10/08/2018  
Date

REVISED ORIGINAL SURVEY: 10-24-18

CERTIFICATE OF SURVEY  
LE SUEUR COUNTY, MINNESOTA



**BOLTON  
& MENK**

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

LOTS 3 & 29, THE SOUTHERLY 1/2 OF LOTS 4 & 28,  
& THE S 5 FEET OF N 1/2 OF LOT 4, ALL IN LINDER  
BAY, LAKE WASHINGTON SHORE LOTS, LE SUEUR  
COUNTY, MINNESOTA

FOR: SHELLI GROVER

### Surveyor Certification

I. Applicant:  
Name SHELLY GROVER

II. Landowner: Name SHELLI GROVER  
Property Address 4312 LINDER Bay Lane  
City MADISON LAKE State MN Zip 56063

III. Parcel Information:  
Parcel Number 13,510,0040

**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.
- RECEIVED**  
**OCT 27 2018**  
**BY: \_\_\_\_\_**

## VI. Signatures:

The proposed improvements have been physically staked onsite then surveyed on Nov 9, 2018 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 Kory J. Owen Date 10/30/18 Lic # 19789

**OFFICE USE ONLY**

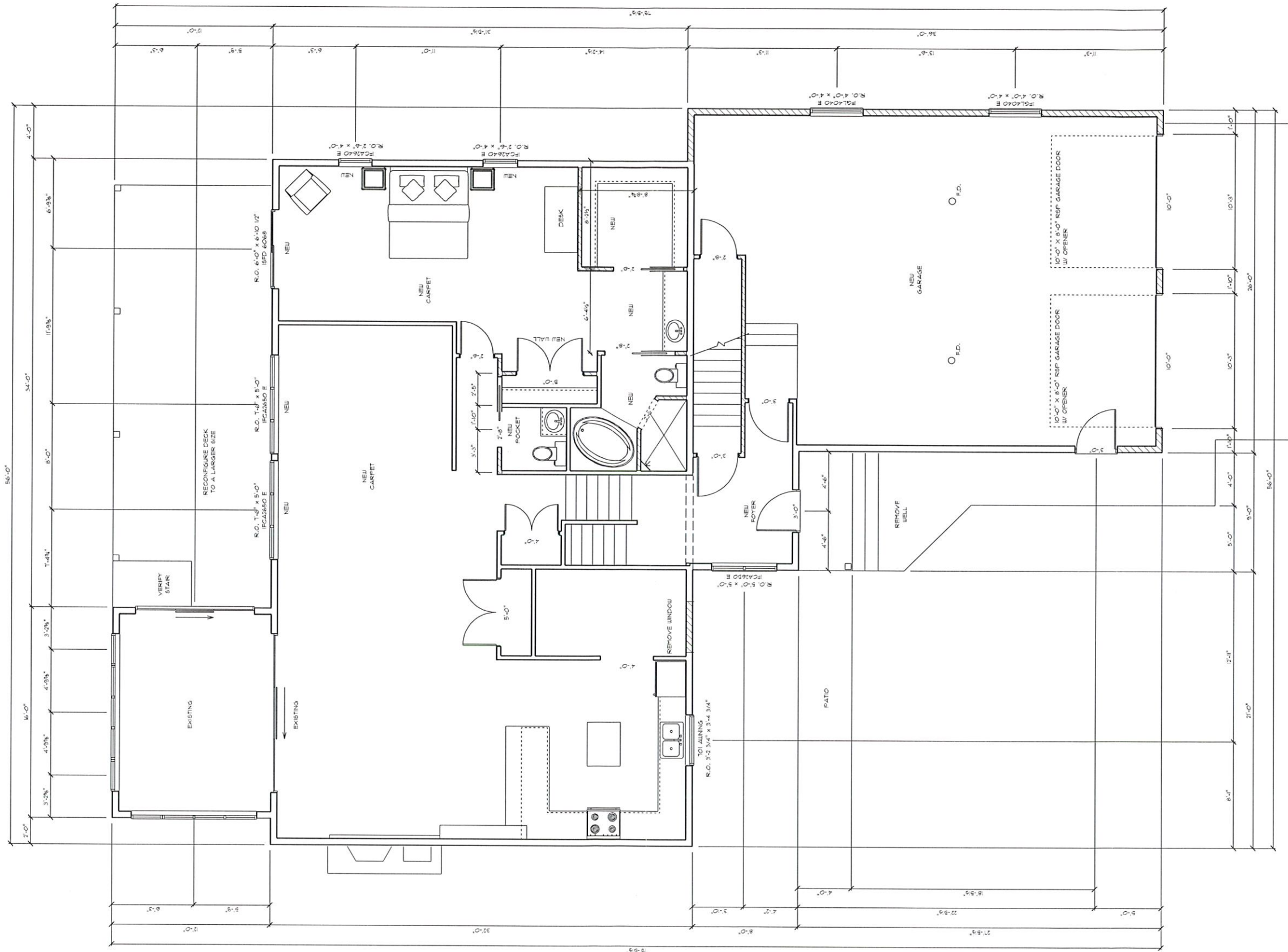
Date Received \_\_\_\_\_

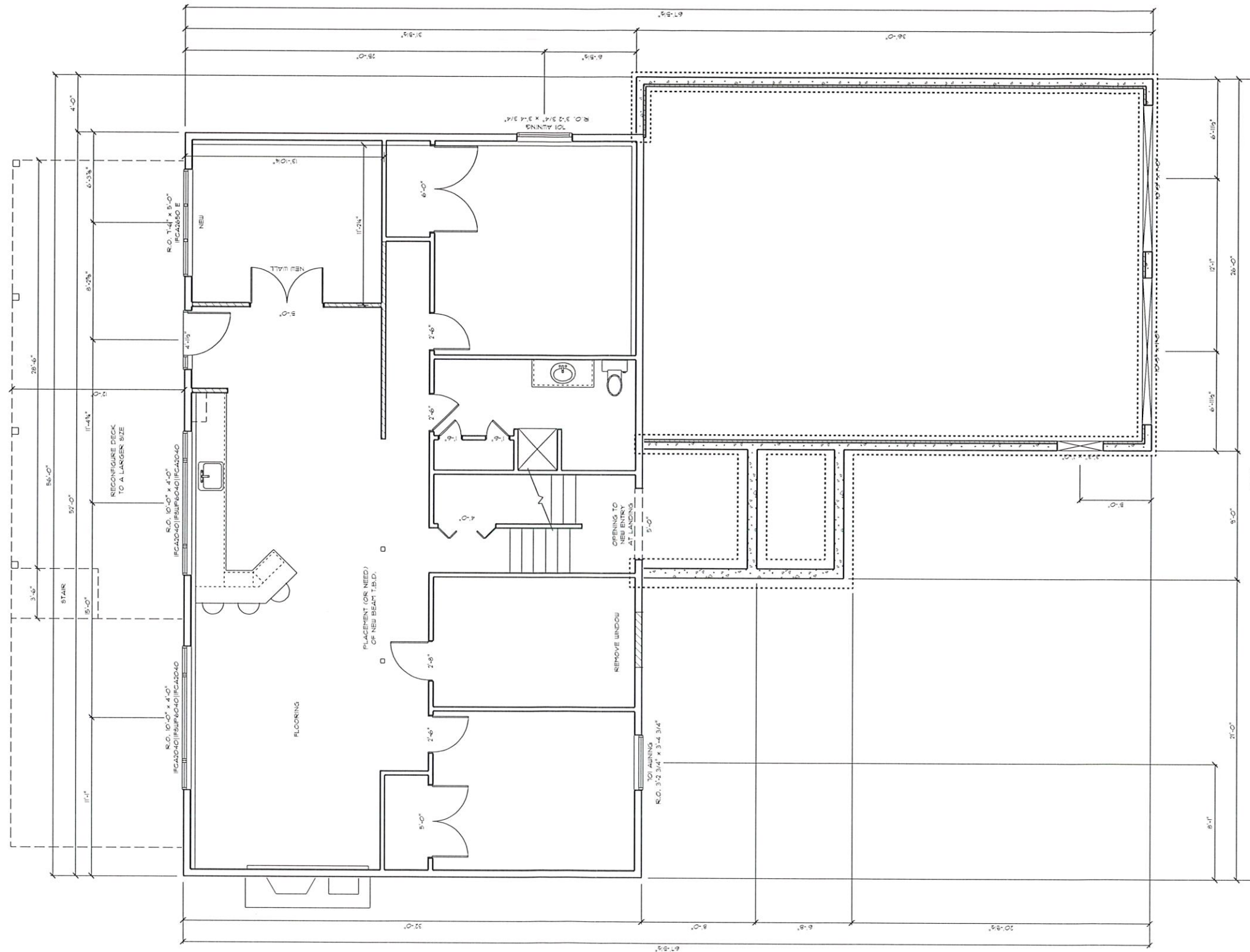
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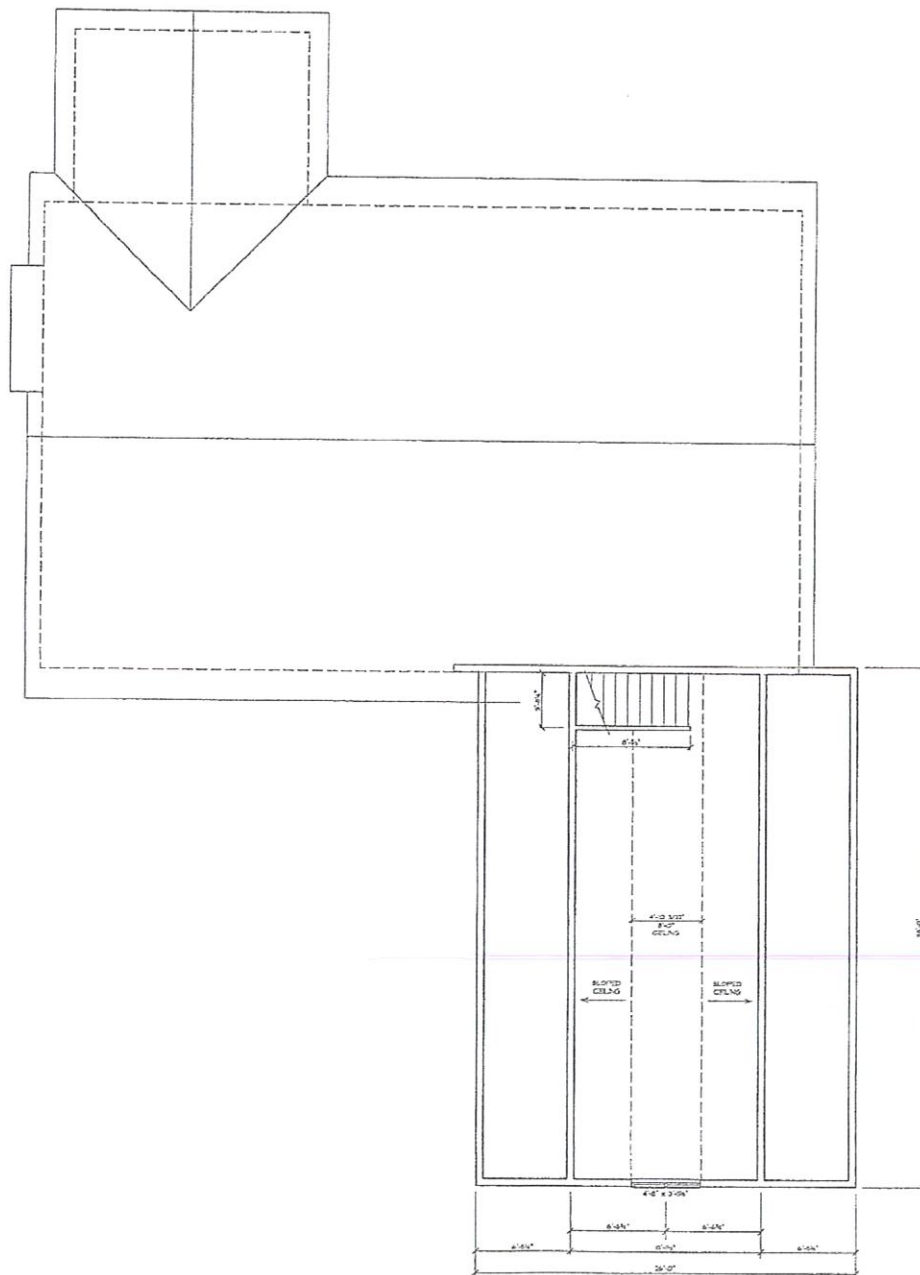
Planning & Zoning Department Signature



Graver 13.510.0040



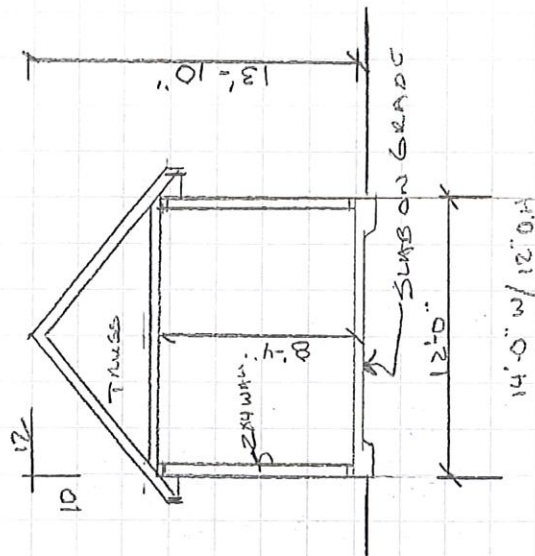
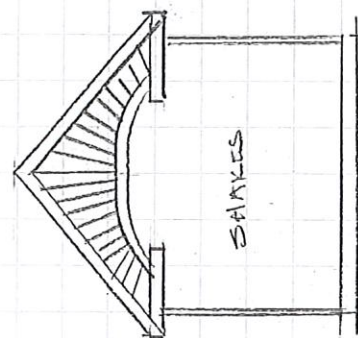
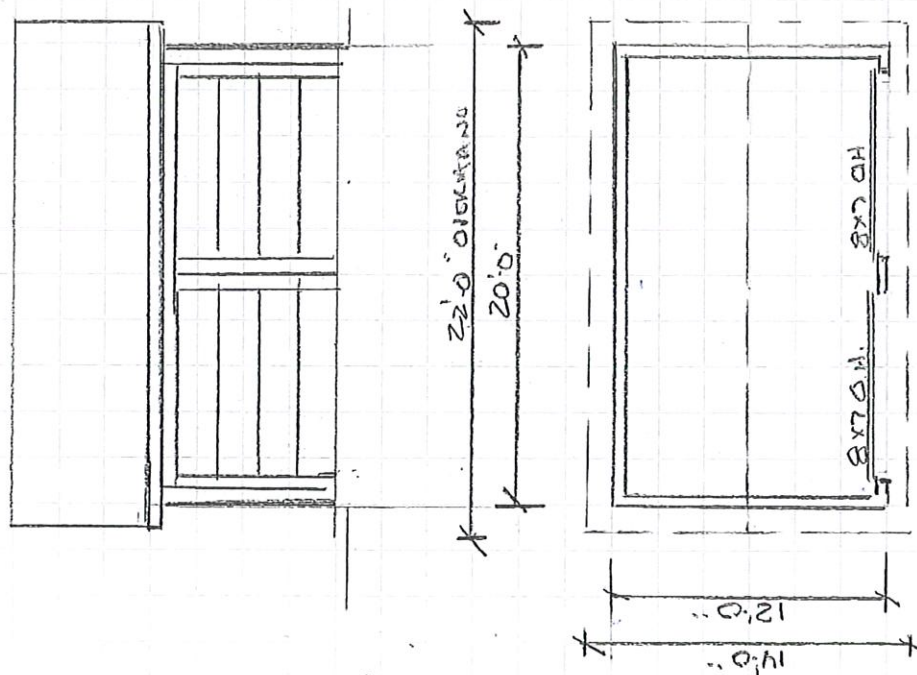




RECEIVED  
OCT 12 2018



13,510.0040 Grover

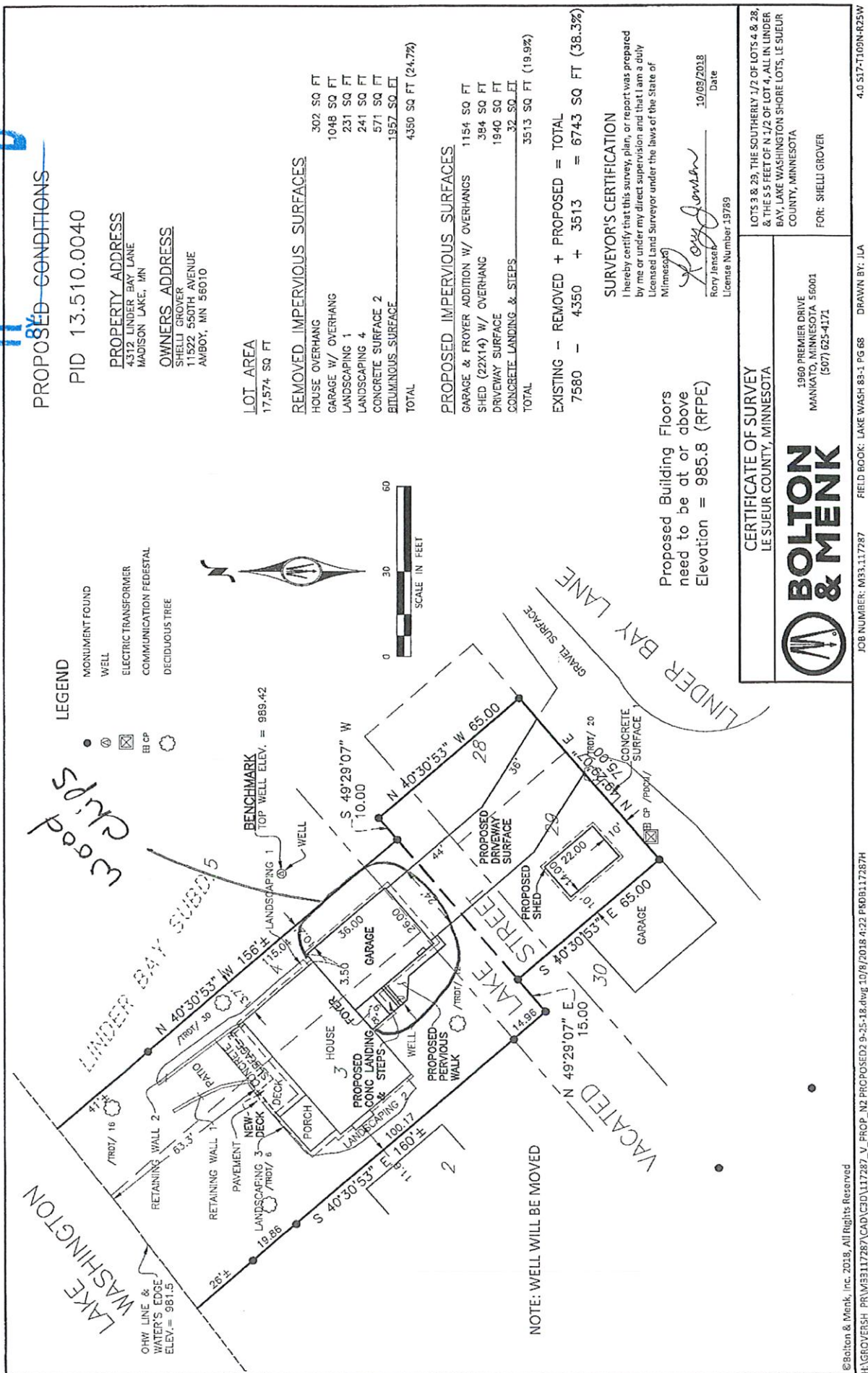


FLE/JM  
10/18/18  
SCALE 1/8" = 1'-0"  
GARCON SHED PROPOSAL FOR  
NEIL & SHELL GROVER  
LAKE WASHINGTON

RECEIVED  
OCT 8 1 2018  
BY:

EROSION CONTROL MAP

RECEIVED  
OCT 8 1 2018



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

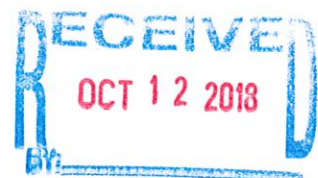
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Shelli Grover PID: 13.510.0040  
Mailing Address: 11522-5507 Ave Amboy MN 56010  
Property Address: 4312 Linder Bay Ln, Madison Lake MN 56063  
Phone: ( ) Mobile/Cell: (507) 381-2454

Responsible party for Implementation/Inspection: Neal Grover  
Address: 11522-5507 Ave Amboy MN 56010  
Phone: ( ) Mobile/Cell: (507) 381-9595

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.

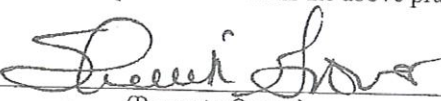
15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

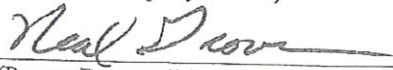
Note: To reduce mud transported onto paved roads, a rock construction entrance may be required. This will require a six-inch layer of 1-2 inch diameter washed rock a minimum of 50 feet in length.

#### 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.

  
(Property Owner)

  
(Person Responsible for Implementation)

10/9/18  
(Date)

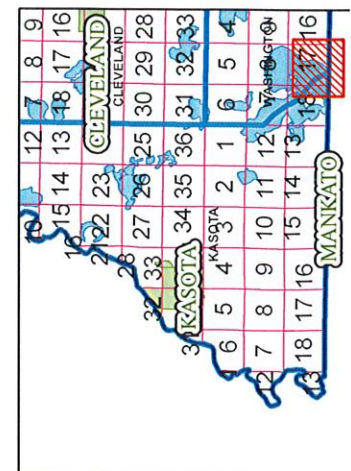
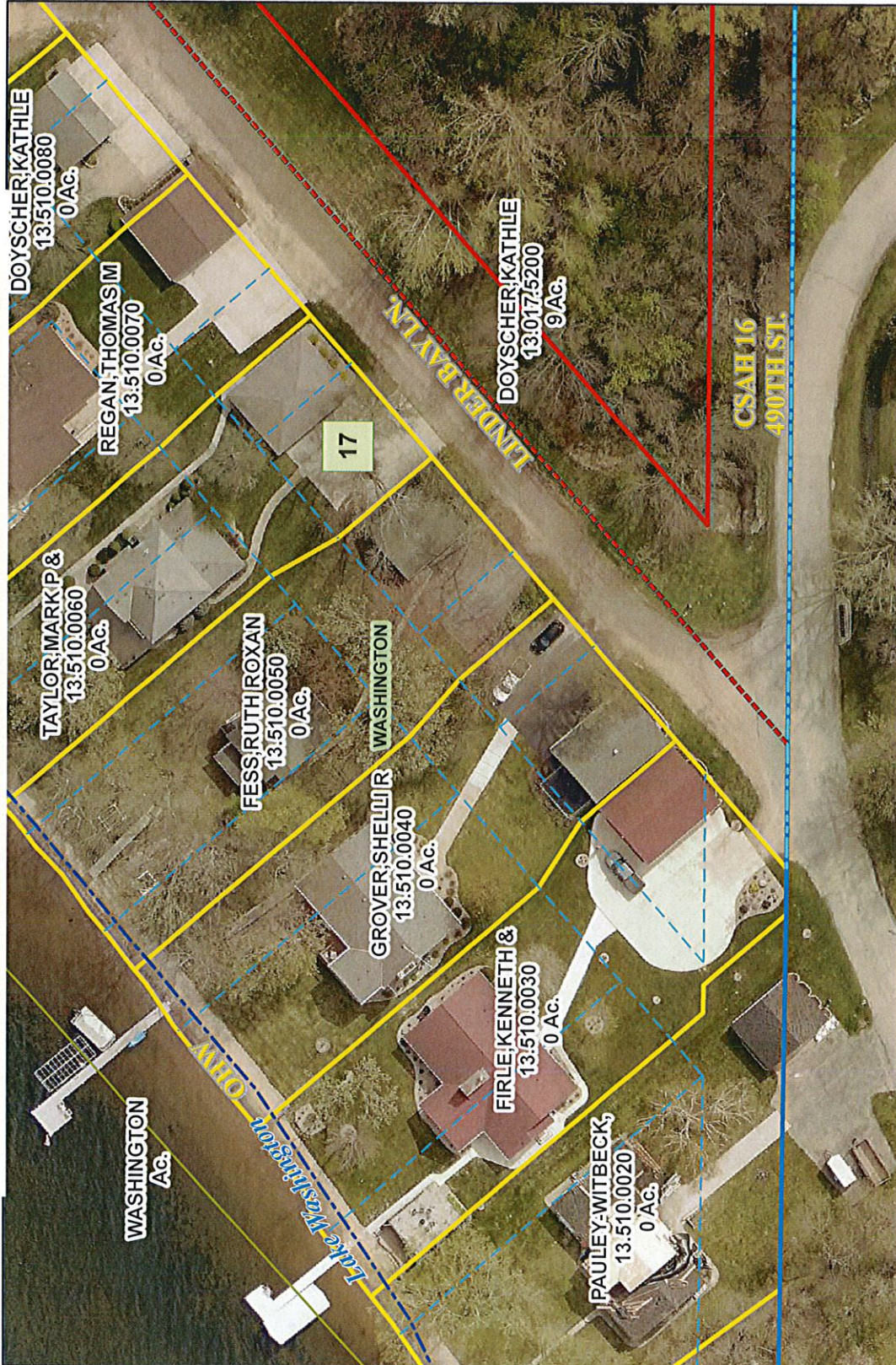
10/9/18  
(Date)

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



# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Grover  
 PID: 13.510.0040  
 DATE: 10-25-18  
 FIRM #: 27079C0380D  
 F-Zone: X-outside  
 RFPE: 985.8  
 District: Recreational  
 Residential



Map Disclaimer  
 Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps. These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.  
 \*The maps are date specific and are intended for use only at the published scale.  
 \*These maps should not be used for navigational, engineering, legal, or any other site-specific use.

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