



Le Sueur County, MN

Thursday, March 21, 2019

Regular Session

Item 1

Kopesky/Deatley Packet

Staff Contact: Joshua Mankowski or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Adam Kopesky & Jamie Deatley

911 ADDRESS: 28236 Ridge Rd, Cleveland, MN

VARIANCE REQUEST: To allow the applicant to construct a single-family dwelling 77 feet from the Ordinary High Water Level (OHWL) and 48 feet from the road Right-Of-Way (ROW).

VARIANCE NUMBER: 19005

PARCEL NUMBER: 13.651.0070

SITE INFORMATION

LOCATION: Lots 7, 8, & 9, Tomahawk Point 1st Addition, Section 4 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.

Action 2: Adopt the water quality protections standards and design standards specified under goal #3, actions #1 & #2 to protect lake water quality.

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.

GENERAL SITE

DESCRIPTION: Shoreland, peninsula, three non-conforming lots, one building eligibility.

ACCESS: Access off Ridge Road

LAKE: Lake Jefferson, Recreational Development lake

Recreational Development Lake - Lakes that usually have between sixty (60) and two hundred twenty-five (225) acres of water per mile of shoreline, between three (3) and twenty-five (25) dwellings per mile of shoreline, and are more than fifteen (15) feet deep.

BACKGROUND INFORMATION

The property is comprised of three non-conforming lots. The lots are undeveloped and are considered to be one parcel with one building eligibility. Property is located on a cul de sac (not a through street) on a peninsula on Lake Jefferson. The request is build closer to road ROW and OHWL.

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, House plans, 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. Dwelling to OHWL:	77 feet	100 feet	Section 13.2, Subdiv. 5.E.1.	13-45
b. Dwelling to road ROW:	48 feet	65 feet	Section 13.2, Subdiv. 5.B.3.	13-43
 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. Non-conforming Lots of Record in Shoreland Areas				pg. 19
d. Structure Setback Requirements				pg. 21
3. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.				
4. A Variance may be granted <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. The exemptions to setbacks for non-conforming lots to the road ROW and OHWL do not help the applicant in this situation. The exemption allows the new dwelling to go closer to the OHWL or ROW as long as it is no closer than the dwelling on either side and at least half the setback to the ROW (32.5') or outside the shore impact zone (50'). The dwelling on one side meets both setbacks.
 - b. A Conditional Use Permit will be required for grading, excavating, and filling more than 50 cubic yards to accommodate a lookout and partial walkout basement, and retaining wall.

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.

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: 1/23/2019 PERMIT NUMBER: 19005 FEE: \$0.00 ~~646.00~~
60 DAY RULING DATE: 3/23/2019 911: 28236 RIDGE RD, CLEVELAND, MN 56
APPLICANT: ADAM KOPESKY & JAMIE DEATLEY/LAND OWNER: ADAM KOPESKY & JAMIE DEATLEY
ADDRESS: 33546 15TH ST ADDRESS: 33546 15TH ST
CITY: JANESVILLE CITY: JANESVILLE
STATE: MN ZIP: 56048 STATE: MN ZIP: 56017
PHONE: 507-340-0898 PHONE: 507-380-3984

TOWNSHIP: WASHINGTON PARCEL NO: 13.651.0070 ~~4.008, 0070~~
SEC: 4 SUBDIV: TOMAHAWK POINT 1ST ADD
TWP: 109 LOT: 7,8,9 ZONE: RR
RANGE: 25 BLOCK: FEMA PANEL # 27079C0265D
Q/Q: SE/NE ROAD: RIDGE RD 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 THE APPLICANT TO CONSTRUCT A SFD 77FT FROM THE OWHL AND 48FT FROM THE ROW

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


LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

1/23/2019

DATE
1/23/19

DATE

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

ON-SITE TOUR DATE: <u>2/21/2019</u>	
PUBLIC HEARING DATE: <u>2/21/2019</u>	ACTION: _____
☐ AS WRITTEN	☐ 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: ADAM KOPESKY & JAMIE DEATLEY

Variance # 19005

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A SFD 77FT FROM THE OWHL AND 48FT FROM THE ROW

- 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 _____

 Le Sueur
COUNTY ENVIRONMENTAL SERVICES
PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE
LE CENTER MN 56057

Date: 02/11/2019

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Holly Kalbus, Environmental Resources Specialist

Applicant:

Adam Kopesky & Jamie Deatley

Property owner:

Adam Kopesky & Jamie Deatley

Property:

13.651.0070, 13.651.0080, & 13.651.0090

Description:

Variance request to allow the applicant to construct a single-family dwelling 77 feet from the Ordinary High Water Level (OHWL) and 48 feet from the road Right of Way (ROW) in a Recreational Residential "RR" District on Lake Jefferson, a Recreational Development t Lake.

Recommendation:

It would be my recommendation to approve the application due to the house being located outside of the shore impact zone and steep slope. Additionally, the proposed project will be under the 25% impervious surface for the lot.

Condition(s):

None

Sincerely,



Holly Kalbus
Le Sueur County
Environmental Resources Specialist

Variance Application

I. Applicant:
 Name Adam Kopesky and Jamie DeAtley
 Mailing Address 33546 15th Street
 City Janesville State MN Zip 56048
 Phone # 507-340-0898 Phone # 507-380-3984

II. Landowner:
 Name Adam Kopesky
 Property Address 28236 Ridge Road
 City Cleveland State MN Zip 56017
 Phone # 507-340-0898 Phone # _____

III. Parcel Information:
 Parcel Number 13.651.0070 Parcel Acreage .75 acres
 Township Washington Township Section Section 4
 Subdivision Tomahawk Point - First Addition Lot 7, 8, 9 Block X N/A

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).
Requesting a variance to the front and Ordinary High Water Level (OHWL) setbacks on
the non-conforming lot of record.

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 January 15th, 2019
(Township Name) (Date)

Board Member Bob Kaveney regarding the proposed request.
(Name)

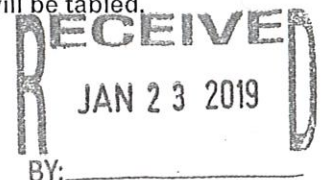
VII. Site Plan - Shall be a Certificate of Survey to include, but not limited to:

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

*Site shall be physically staked, then surveyed.

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

*Stakes must remain in place until construction commences.



VIII. Practical Difficulty:

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

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

This request is reasonable because the current setbacks cannot accommodate the development of a residential single family home. Within current setbacks, the home depth would need to be under approximately 20'.

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

Although 3 lots of record were combined to create one larger building lot, the size and shape of the lot creates a depth far too narrow to build a single family residence. Meeting setbacks due to the buildable area would require a home under approximately 20' deep.

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

The applicant combined 3 lots of record to increase the setbacks, however, the shape of the lot is what is creating the practical difficulty. The applicant did not create the practical difficulty.

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

The request will maintain the character of the locality because the style, shape, and size of the home is consistent with neighboring properties. It also maintains the character by minimizing alteration of vegetation and maintains an appropriate distance from neighboring properties to respect privacy of others. The proposed location of the home is in line with neighboring properties.

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

No economic considerations were made when determining practical difficulty. It is solely the issue of the depth of the lot causing a practical difficulty.

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

The request considers preservation of the natural characteristics of the property. It is utilizing shorelands on a Recreational Development Lake for housing. The combination of 3 lots of record supports the goal of utilizing a larger lot for a single family residence.

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

This request is consistent with the Comprehensive Land Use Plan because it is not affecting the shore impact zone, the shoreline is not being altered, there is no bluff, and the development will continue to protect the natural resource area.

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

The property has a well agreement with the neighboring properties and proposed septic plan adheres to the current code while also being conducive to future sewer changes.

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

This is the minimum variance amount due to the size and location of the space provided within current setbacks. Adhering to the current setbacks would not afford the ability to construct a single family residence. Although the depth on the East side of the lot would have approximately 40' depth within the setbacks, it tapers quickly down to 20' depth. Extensive research of floorplans for shallow lots resulted in no other reasonable options which could meet the setback.

IX. Attachments shall include but not limited to:

- | | |
|---|---|
| ☒ a. Site Plan- survey | ☒ e. Floor plans and/or blue prints (<i>For structures</i>) |
| ☒ b. Surveyor Certification | ☒ f. Septic System Compliance Inspection |
| ☒ c. Access approval | ☒ g. Erosion control plan |
| ☒ d. Full legal description | ☒ 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, aeriels or photographs.
- c. Electronic version of any supporting documents if available.
- d. Additional copies may be requested as deemed necessary by the Department.

XI. Fees:

Variance: \$ 600
Filing Fee: \$ 46

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

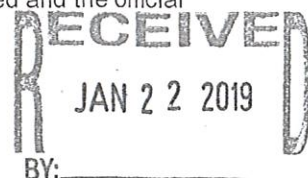
Additional Fees:

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

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

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

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



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

XIII. Signatures:

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

[Signature]
Applicant signature

1/22/19
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.

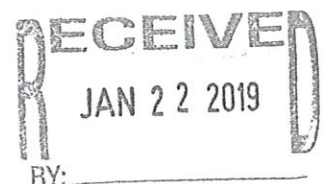
[Signature]
Landowner signature

1/22/19
Date

OFFICE USE ONLY

Date received <u>1/22/19</u>	Present Zoning Classification <u>R2R</u>	Feedlot within 500' 1000' <u>(N)</u>
Meeting date <u>---</u>	Lake Classification <u>RD</u>	Erosion Control Plan Y <u>N</u>
60 Day <u>3/23/19</u>	Lake <u>Jefferson</u>	Water courses <u>(Y)</u> N
RFPE <u>1022-86</u>	FEMA Panel # <u>2707900265D</u>	Bluff Y <u>(N)</u>
☒ Site Plan -survey	Flood Zone <u>x-outside</u>	Other _____
☒ Surveyor Certificate	☒ Full legal description	☒ Septic _____
☒ Floor plans/blue prints	☐ Access approval	COC NONC/Waiver Design
☒ Description of Request	☐ Blue Prints	ATF / SPEC MTG
☒ Application complete	<u>[Signature]</u>	Fee \$ <u>640</u>
Planning & Zoning Department Signature	Date <u>1/23/19</u>	Permit # <u>19005</u>

01-15-16



Letter of Intent (full written description)

In Support of Request for Variance

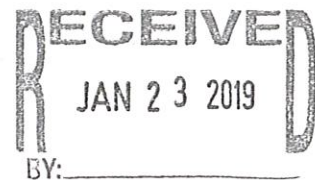
28236 Ridge Road Cleveland, MN 56017

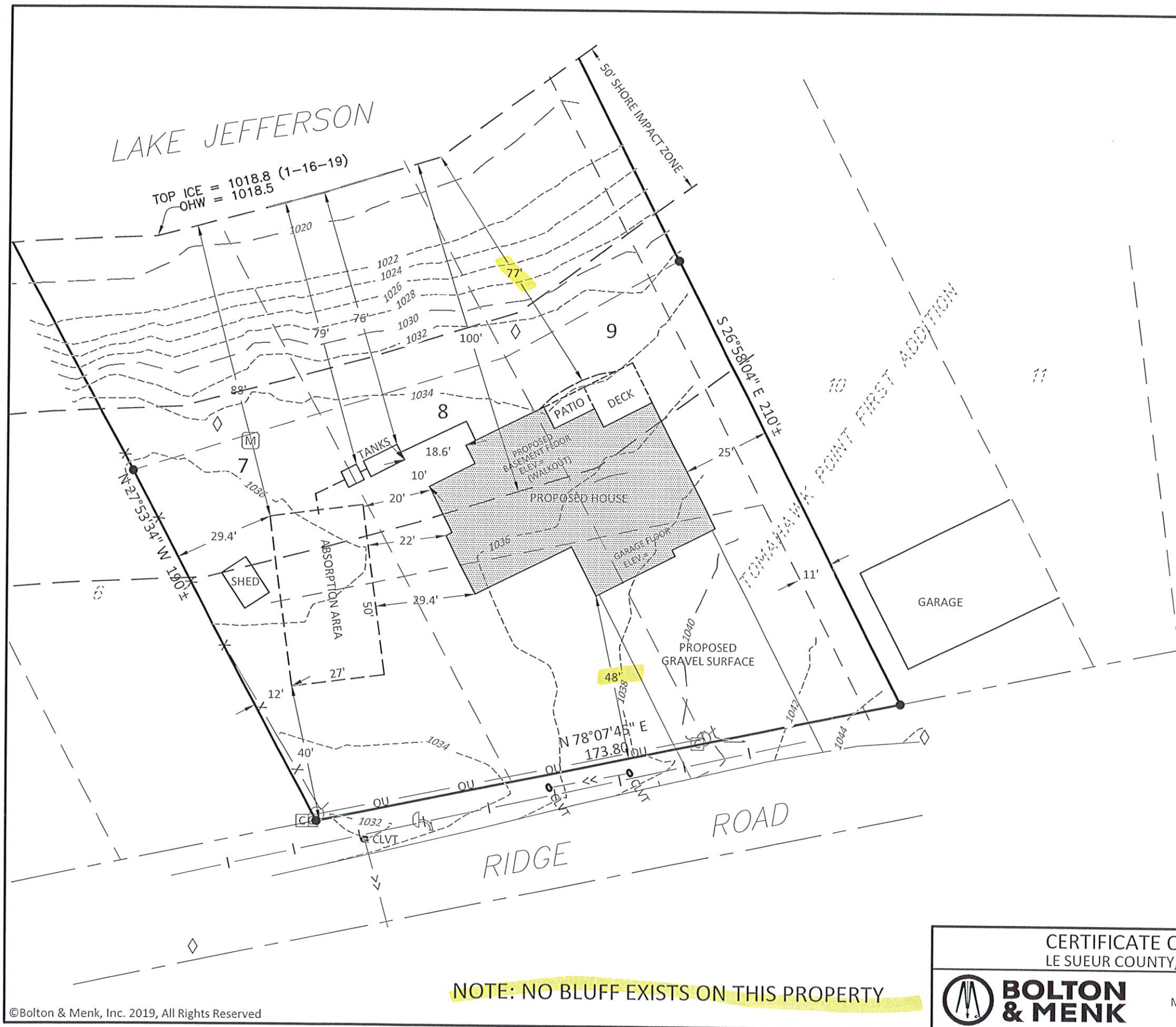
This Letter of Intent is in support of my request for a variance to the front and OHWL setback requirements for an existing non-conforming lot. The intention is to build a new single family residence with an attached 3 stall garage. The proposed new home is 56' deep and 71' wide. Based on the current zoning ordinance, Section 13.2, Subdivision 5, Section B. 3. states "there shall be a front yard setback of not less than sixty five (65) feet from a township or any other public or private right-of-way (ROW)". Section E 1. states "the structure must be 100' from Ordinary High Water Level (OHWL)". The depth of the lot from ROW to OHWL is approximately 185' within the center two thirds of the lot, creating a narrow strip of land approximately 20' deep within the current setbacks which would not support the construction of a single family home. This request is not in attempt to circumvent the general purpose of the ordinance. The ordinance creates an exceptional hardship to the applicant due to the inability to develop the lot.

I am requesting a variance to decrease setbacks of the ROW to 48' and OHWL to 77' in order to allow the construction of a single family home. The proposed location of the home does not result in increased flood heights, threats to public safety, create a nuisance, or endanger adjacent properties. It also allows the septic to meet all setbacks. What is perhaps most relevant here, and what I would ask the board to consider, is (1) all factors were considered when determining the best placement including existing setbacks, neighboring property impact, minimizing vegetation and land alteration; (2) the proposed home and septic location maintains space between neighboring structures to prevent fire hazards and ensuring adequate yard space for neighbor privacy; (3) the proposed style and structure of the home fits in with existing neighboring properties; and (4) the proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement.

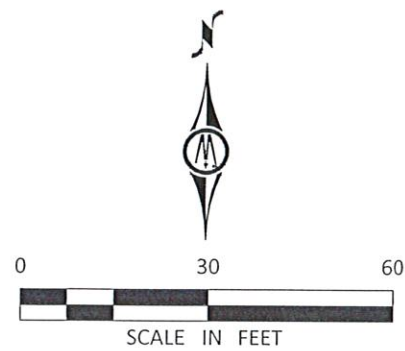
Thank you for your consideration.

Adam Kopesky and Jamie DeAtley





EXISTING CONDITIONS W/ PROPOSED HOUSE & SEPTIC



LEGEND

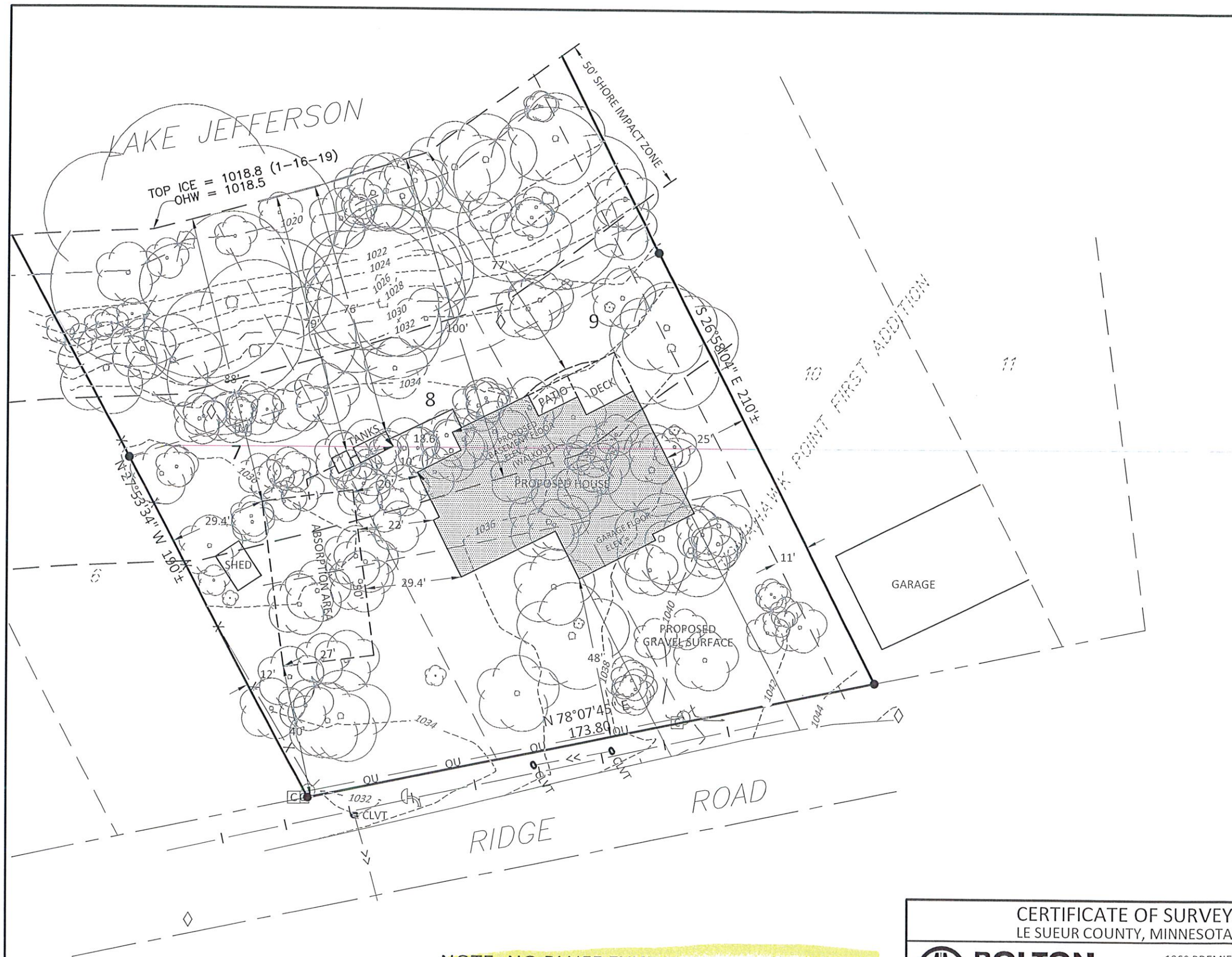
- MONUMENT FOUND
- UTILITY POLE
- COMMUNICATION PEDESTAL
- ⊕ HYDRANT - YARD
- X — X — FENCE LINE
- Ⓜ UTILITY METER
- - - - - INTERMEDIATE CONTOURS
- - - - - INDEX CONTOURS
- CLVT CULVERT END
- >> CULVERT
- | — | — WATER SYSTEM

LOT AREA
32,159 SQ FT

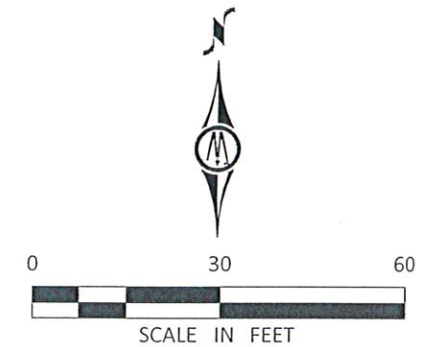
EXISTING IMPERVIOUS SURFACES	
HOUSE W/ DECK & PATIO	3355 SQ FT
GRAVEL SURFACE	2050 SQ FT
SHED	104 SQ FT
TOTAL	5509 SQ FT (17.1%)

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
01/16/2019
Date

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA		LOTS 7, 8 & 9, TOMAHAWK POINT FIRST ADDITION WEST LAKE JEFFERSON, LE SUEUR COUNTY, MN
BOLTON & MENK	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	
FOR: ADAM KOPESKY		RECEIVED JAN 23 2019 BY: 4.0 S4-T109N-R25W



EXISTING CONDITIONS W/ PROPOSED HOUSE & SEPTIC



LEGEND

- MONUMENT FOUND
- UTILITY POLE
- DECIDUOUS TREE
- COMMUNICATION PEDESTAL
- HYDRANT - YARD
- FENCE LINE
- UTILITY METER
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- CLVT
- CULVERT END
- CULVERT
- WATER SYSTEM

LOT AREA
32,159 SQ FT

EXISTING IMPERVIOUS SURFACES	
HOUSE W/ DECK & PATIO	3355 SQ FT
GRAVEL SURFACE	2050 SQ FT
SHED	104 SQ FT
TOTAL	5509 SQ FT (17.1%)

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
01/16/2019
Date

NOTE: NO BLUFF EXISTS ON THIS PROPERTY

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA		LOTS 7, 8 & 9, TOMAHAWK POINT FIRST ADDITION WEST LAKE JEFFERSON, LE SUEUR COUNTY, MN	
	BOLTON & MENK	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	FOR: ADAM KOPESKY JAN 23 2019

BY: 4.0 S4-T109N-R25W

Surveyor Certification

I. Applicant:
Name Adam KOPESKY

II. Landowner:
Name Adam KOPESKY
Property Address 28236 RIDGE RD
City CLEVELAND State MN Zip 56017

III. Parcel Information:
Parcel Number 13.651.0070, 13.651.0080, 13.651.0090

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 or by Feb 15, 2019 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.

Ray Jensen
Surveyor Signature

1-23-19
Date

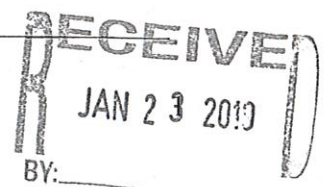
19789
Lic #

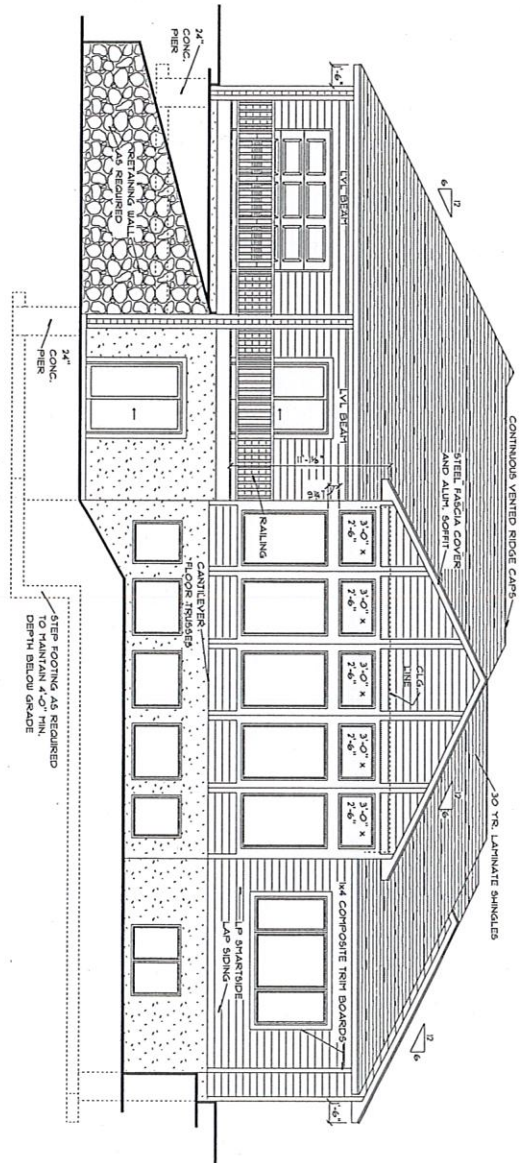
OFFICE USE ONLY

Date Received

Planning & Zoning Department Signature

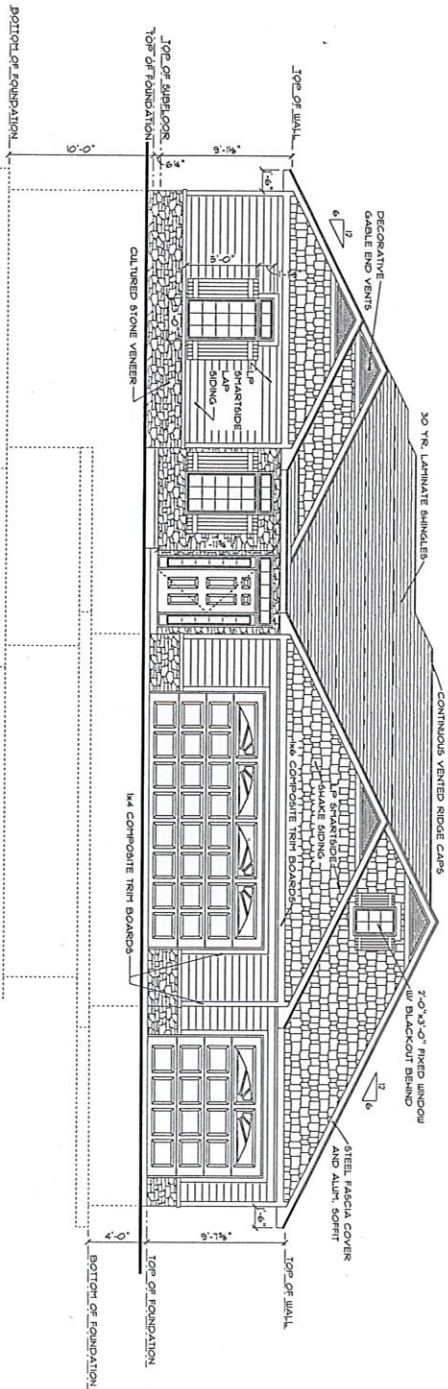
01-15-16





REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

RECEIVED
JAN 22 2010
PAGE 1 OF 6

DRAWN BY: STEVE KROEGER
DATE: 12/28/2018
REVISION DATE: 1/2/2019
1/18/2019

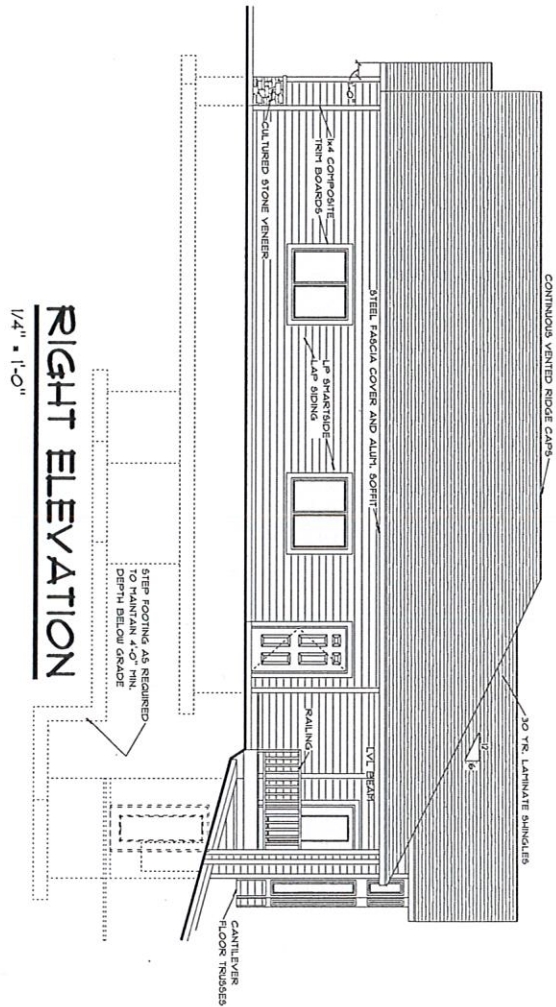
DESIGNED FOR:
ADAM KOPEŠKY

CONTRACTOR:

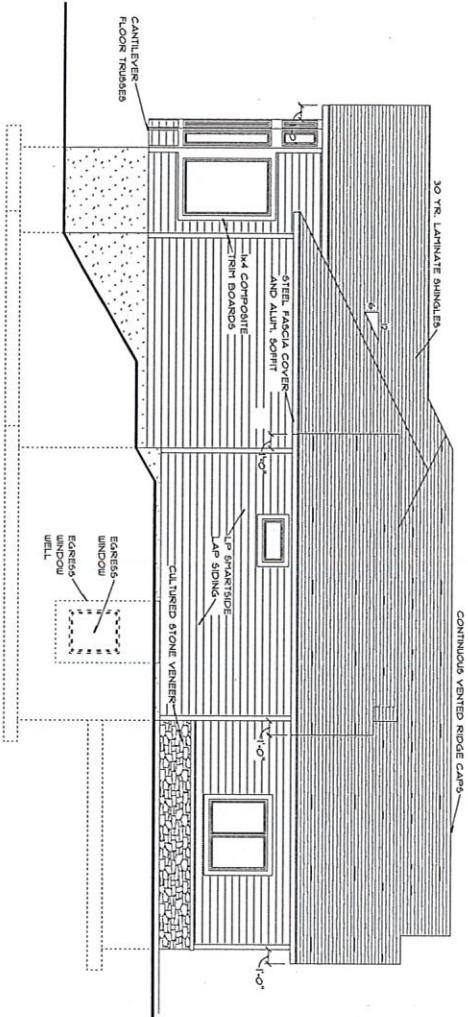
DISCLAIMER OF LIABILITY
The undersigned hereby certifies that the drawings and specifications herein were prepared by him or her or under his or her direct supervision and that he or she is a duly licensed professional engineer or architect in the State of Florida. The undersigned further certifies that the drawings and specifications herein were prepared by him or her or under his or her direct supervision and that he or she is a duly licensed professional engineer or architect in the State of Florida. The undersigned further certifies that the drawings and specifications herein were prepared by him or her or under his or her direct supervision and that he or she is a duly licensed professional engineer or architect in the State of Florida.

300 SOUTH FRONT STREET
ST. PETER, FL 34002
BUS: 507-93-3300
TOLL FREE: 800-257-9524
FAX: 507-93-1440

St. Peter
Lumber
Company
ESTABLISHED 1981



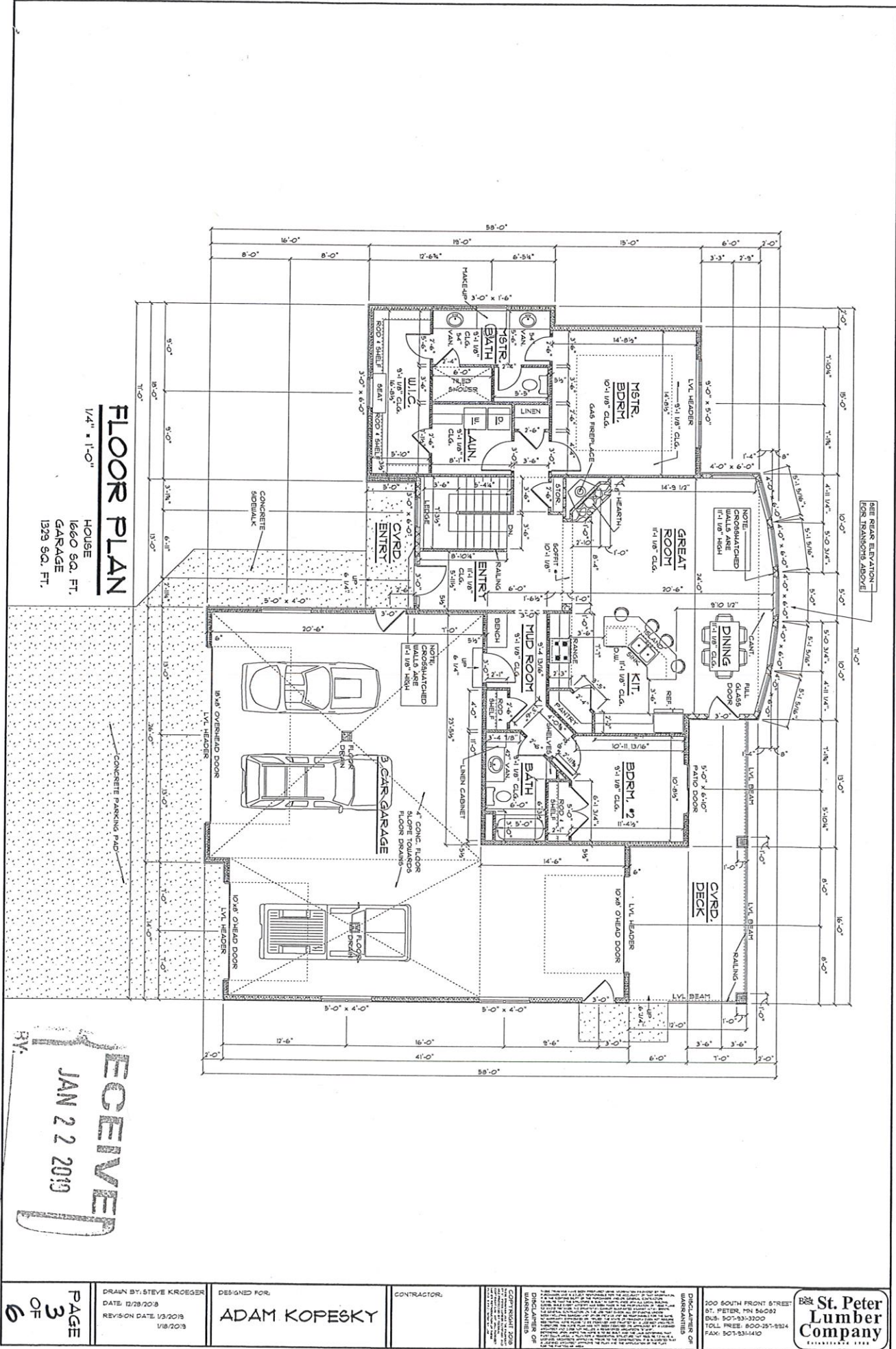
RIGHT ELEVATION 1/4" = 1'-0"

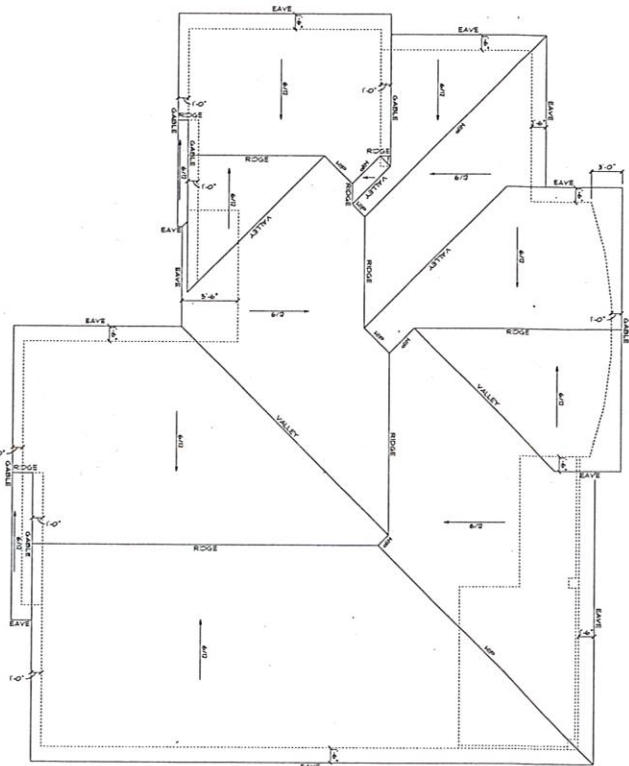


LEFT ELEVATION 1/4" = 1'-0"

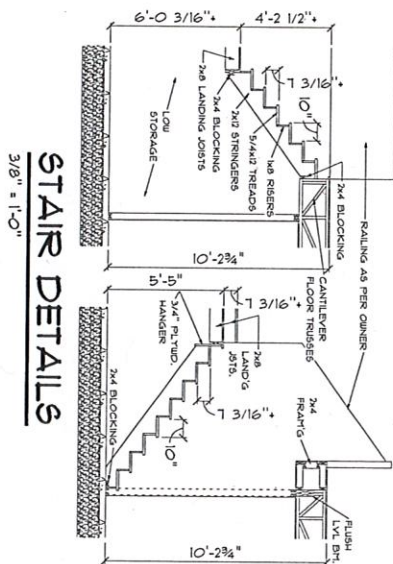
RECEIVED
JAN 22 2019
BY: _____

PAGE 2	DRAWN BY: STEVE KROEGER DATE: 12/28/2018 REVISION DATE: 1/3-2019 1/8-2019	DESIGNED FOR: ADAM KOPECKY	CONTRACTOR:	DISCLAIMER OF WARRANTIES The undersigned hereby certifies that the drawings and specifications are true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which might render them misleading or incomplete. He further certifies that he is not aware of any facts or circumstances which might render them misleading or incomplete. He further certifies that he is not aware of any facts or circumstances which might render them misleading or incomplete.	200 SOUTH FRONT STREET ST. PETER, TN 36082 TEL: 507-931-3300 TOLL FREE: 800-757-5524 FAX: 507-931-1410	St. Peter Lumber Company
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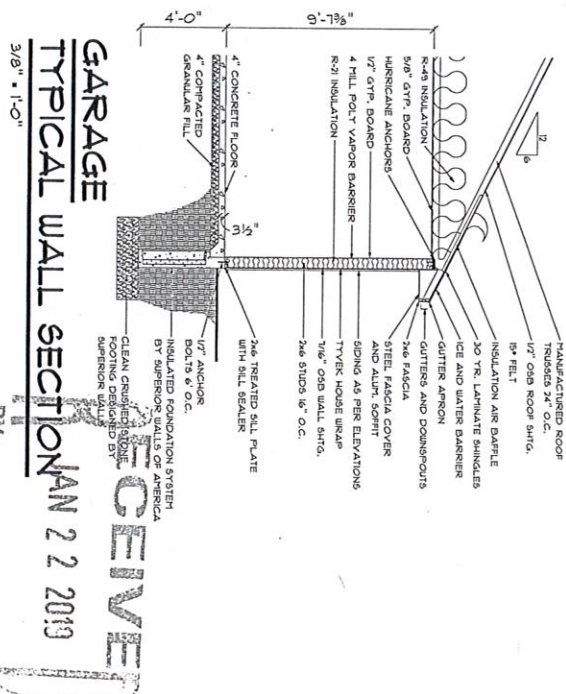




ROOF PLAN



STAIR DETAILS



GARAGE
TYPICAL WALL SECTION

PAGE 000

DRAWN BY: STEVE KROEGER
DATE 12/28/2018
REVISION DATE 1/3/2019
1/18/2019

DESIGNED FOR:
ADAM KOPESKY

CONTRACTOR:

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OR BY ANY INFORMATION
STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION
IN WRITING FROM THE
PUBLISHERS.

It was then that we have been prosecuted under various laws enacted by the government under a 1947 "Prevention of the Activities of the Foreign Agents Act" and the Espionage Laws of the government under various statutes. The government has made every attempt to make sure in the prosecution of these laws, to make sure that the government is not accused of being a party to the crime. The government has made every attempt to make sure that the government is not accused of being a party to the crime. The government has made every attempt to make sure that the government is not accused of being a party to the crime.

200 SOUTH FRONT STREET
ST. PETER, MN 56082
BUS: 507-931-3200
TOLL FREE: 800-257-9924
FAX: 507-931-1410

**St. Peter
Lumber
Company**

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: Adam Kopesky and Jamie DeAtley PID: 13.651.0070
Mailing Address: 33546 15th Street Janesville, MN 56048
Property Address: 28236 Ridge Road Cleveland, MN 56017
Phone: (507) 340-0898 Mobile/Cell: (507) 380-3984

Responsible party for Implementation/Inspection: Adam Kopesky
Address: 33546 15th Street Janesville, MN 56048
Phone: (507) 340-0898 Mobile/Cell: ()

Erosion & Sediment Control Measures

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

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JAN 22 2019
BY: _____

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 BY: _____ 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.



(Property Owner)

1/22/19
(Date)



(Person Responsible for Implementation)

1/22/19
(Date)

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

NOTE: NO BLUFF EXISTS ON THIS PROPERTY



CERTIFICATE OF SURVEY
 LE SUEUR COUNTY, MINNESOTA

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

LOTS 7, 8 & 9, TOMAHAWK POINT FIRST ADDITION
 WEST LAKE JEFFERSON, LE SUEUR COUNTY, MN
 FOR: ADAM KOPESKY

Rory Jensen
 License Number 19789
 01/16/2019
 Date

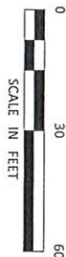
SURVEYOR'S CERTIFICATION

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.

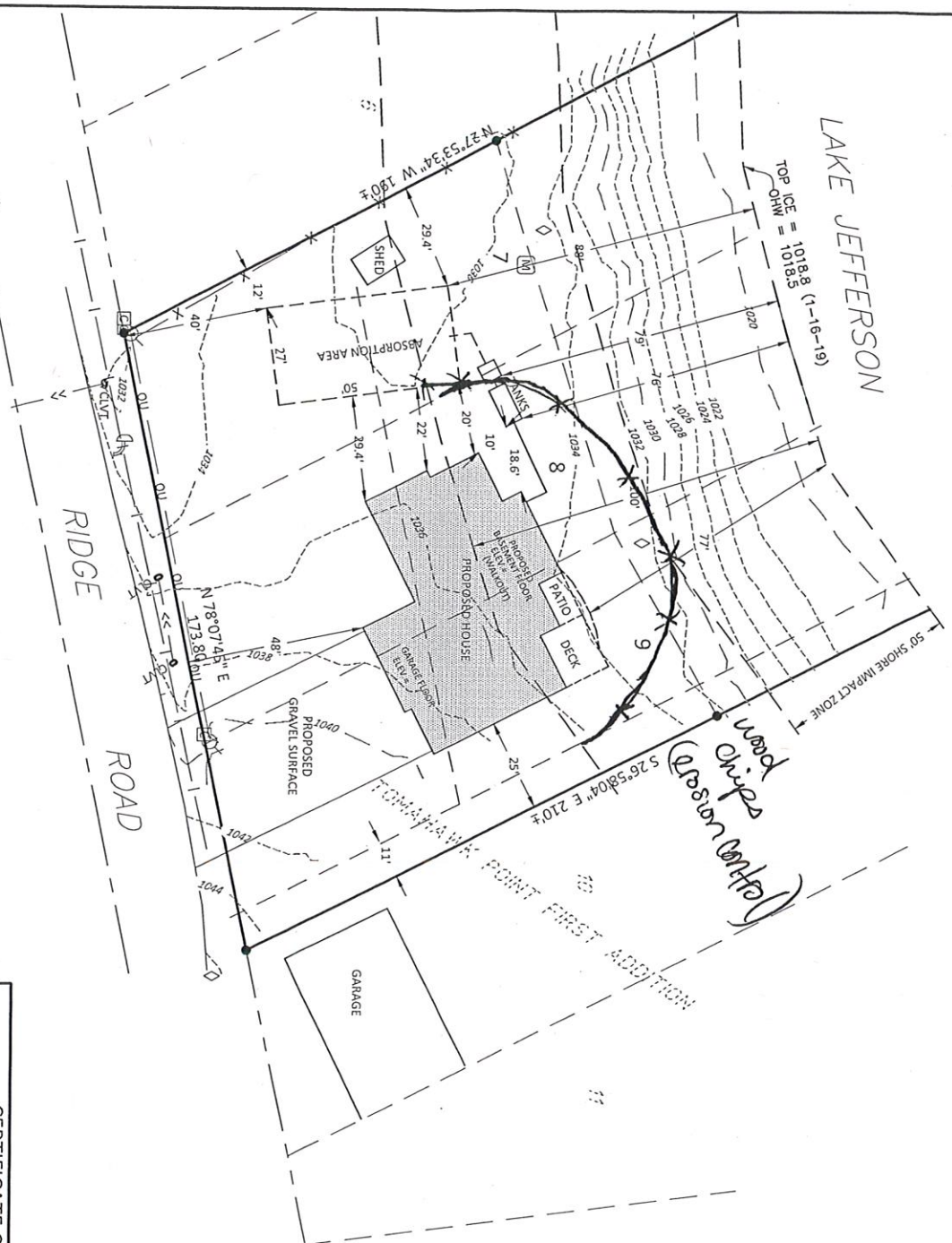
EXISTING IMPERVIOUS SURFACES	
HOUSE W/ DECK & PATIO	3355 SQ FT
GRAVEL SURFACE	2050 SQ FT
SHED	104 SQ FT
TOTAL	5509 SQ FT (17.1%)

LOT AREA
 32,159 SQ FT

- LEGEND**
- MONUMENT FOUND
 - UTILITY POLE
 - DECIDUOUS TREE
 - COMMUNICATION PEDESTAL
 - HYDRANT - YARD
 - FENCE LINE
 - UTILITY METER
 - INTERMEDIATE CONTOURS
 - INDEX CONTOURS
 - CULVERT END
 - CULVERT
 - WATER SYSTEM

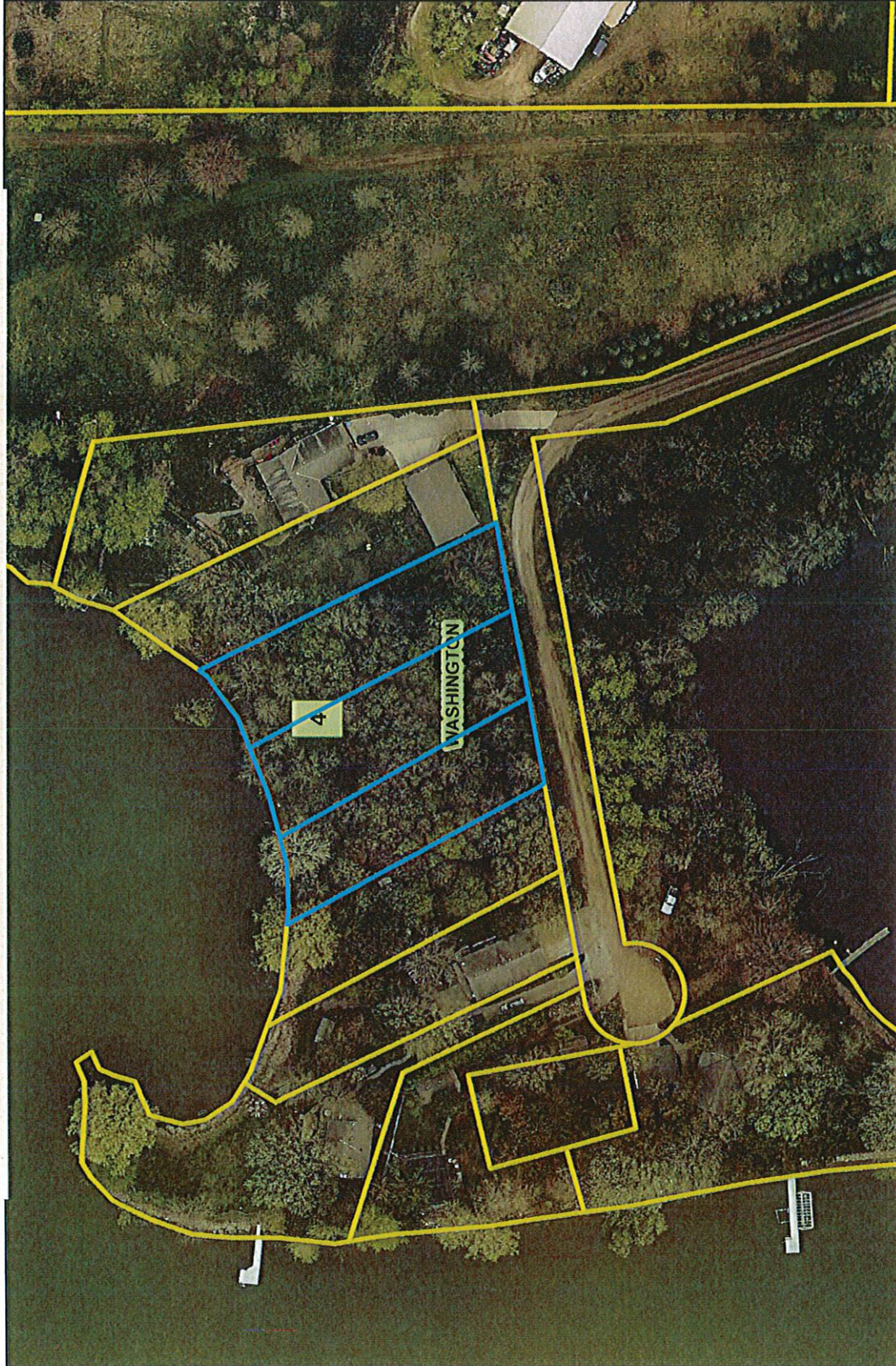


**EXISTING CONDITIONS
 W/ PROPOSED HOUSE & SEPTIC**



LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Kopesky Deatley
 PID: 13.651.0070
 DATE: 2-11-19
 FIRM #: 27079C0265D
 F-Zone: X-Outside
 RFPE: 1022.86
 District: Recreational
 Residential



Map Disclaimer
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 *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

