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# **Le Sueur County, MN**

**Thursday, November 20, 2014**

**Regular Session**

## **Item 1**

### **Item # 1 Michael Minnehan**

**Staff Contact: Kathy Brockway or Michelle Mettler**

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

APPLICANT/OWNER: Michael Minnehan  
911 ADDRESS: 1252 Baker Bay Rd, Kasota MN  
VARIANCE REQUEST: To allow the applicant to construct a 3-bedroom dwelling 44 feet and 49 feet from the Ordinary High Water Level (OHWL), and 54 feet from the road Right-Of-Way (ROW).  
VARIANCE NUMBER: 14234  
PARCEL NUMBER: 05.440.0350

## SITE INFORMATION

LOCATION: Lot 35 Baker Bay Subdivision, Section 12, Kasota 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.

GENERAL SITE DESCRIPTION: Shoreland, residential

ACCESS: Existing off Baker Bay Road

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 meet RFPE.

## ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, blue prints, Lake Washington Sewer District email, proposed permeable paver product information, 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 OHWL:	44 & 49 feet	100 feet* *exemption	Section 13.2 Subdiv. 5.E.1. Section 13.2 Subdiv. 5.E.2.	13-45 13-45
b. Structure to road ROW:	54 feet	65 feet* *exemption	Section 13.2 Subdiv. 5.B.3 Section 13.2 Subdiv. 5.B.10.	13-43 13-44
c. Impervious surface w/in SIZ:			Section 13. Subdiv. 5.A.10.d.	13-16

**IMPERVIOUS SURFACE** - A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. 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. Surface area of a lot physically separated by a public or private road right-of-way or access shall not be included for the purposes of the impervious surface calculation.

**SHORE IMPACT ZONE** - Land located between the ordinary high water level of public waters and a line parallel to it at a setback of fifty (50) percent of the structure setback.

2. **Refer to DNR Guidance Letters:**

- a. The Role of the Variances in Shoreland Management Ordinances pg. 9
  - b. Limiting Impervious Surface pg. 15
  - c. Non-conforming Lots of Record in Shoreland Areas pg. 19
  - d. Structure Setback Requirements pg. 21
3. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
  4. A Variance may be granted **only** where the strict enforcement of the official controls will result in a **practical difficulty**.
  5. It is the responsibility of the **applicant** and/or landowner to prove evidence that a practical difficulty exists.
  6. A determination that a **practical difficulty exists** upon the consideration of the **findings of fact**.

**CONSIDERATIONS**

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

**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

<b>APPLICATION DATE:</b> 10/23/2014		<b>PERMIT NUMBER</b> 14234	<b>FEE:</b> \$646.00
<b>60 DAY RULING DATE:</b> 12/22/2014			
<b>APPLICANT:</b> MICHAEL MINNEHAN		<b>PROPERTY OWNER:</b> MICHAEL MINNEHAN	
<b>ADDRESS:</b> 332 INVERNESS DR		<b>ADDRESS:</b> 1252 BAKER BAY RD	
<b>CITY:</b> MANKATO		<b>CITY:</b> KASOTA	
<b>STATE:</b> MN	<b>ZIP:</b> 56001	<b>STATE:</b> MN	<b>ZIP:</b> 56050
<b>PHONE:</b> 507-381-4337		<b>PHONE:</b> 507-381-4337	
<b>PARCEL NO:</b> 05.440.0350		<b>TOWNSHIP:</b> KASOTA	<b>911:</b> 1252 BAKER BAY RD KASOTA
<b>SEC:</b> 12	<b>SUBDIV:</b> BAKER BAY		
<b>TWP:</b> 109	<b>LOT:</b> 35	<b>ZONE:</b> RR	
<b>RANGE:</b> 26	<b>BLOCK:</b>	<b>FEMA PANE</b> 27079C0245D	
<b>Q/Q:</b>	<b>ROAD:</b> TWP	<b>FLOOD ZON</b> ' 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 3 BR 2-STORY DWELLING 44' & 49' FROM THE OHWL AND 54' FROM THE ROAD ROW.

*Create Imp surface w/in SI2. mem*

**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:

*Michael Minnehan*  
APPLICANT/PROPERTY OWNER

*Oct 23, 2014*  
DATE

*Michelle R. Mott*  
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

*10-23-14*  
DATE

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

<b>ON-SITE TOUR DATE:</b> 11/20/2014	
<b>PUBLIC HEARING DATE:</b> 11/20/2014	<b>ACTION:</b>
<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: MICHAEL MINNEHAN

Variance # 14234

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A 3 BR 2-STORY DWELLING 44' & 49' FROM THE OHWL AND 54' FROM THE ROAD ROW.

*Create imp surf w/in SI2. mem*

- 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?

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

( ) APPROVED

( ) DENIED

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

Applicant response to conditions:

Agree ( )

Disagree ( )

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

Board of Adjustment Chairman

Date

# Le Sueur County

## Variance Application

**I. Applicant:**

Name Michael Minnehan

Mailing Address 332 Inverness Dr.

City Mankato State Minn Zip 56001

Phone # 507-381-4337

Phone # \_\_\_\_\_

**II. Land Owner (s), if different from above:**

Name Michael Minnehan

Property Address 1252 Bakers Bay Road

City Kasota State MN Zip 56050

Phone # 507-381-4337

Phone # \_\_\_\_\_

**III. Parcel Information:**

Parcel Number 05.440.0350 Parcel Acreage \_\_\_\_\_

Legal Description-Full legal description must be attached (*not from tax statement*)

**IV. Variance Request:**

To build a cabin that is 44.7 feet on one corner and 49.6 feet on the other corner from the high water mark. It would be 54.4 feet from the road.

**V. Township Notification: Township must be notified of proposed request prior to application.**

Kasota Township notified on Oct 14, 2014  
(Township Name) (Date)

Board Member Joe Kienlen regarding the proposed request.  
(Name)

**VI. Quantities and Submittal Formats:**

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. Ten (10) copies must be submitted, if in color, an aerial, or larger than 8.5" x 11" in size,
- c. Electronic version of any supporting documents if available.
- d. Additional copies may be requested as deemed necessary by the Department.
- e. Application must be made in person by the applicant and/or landowner no later than 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.
- g. **Applications will not be accepted by mail.**



**VII. Site Plan-must be a survey and shall include but not limited to the following:**

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Easements
- Access
- Impervious Surface -- Itemized current & proposed with total percentages *(If in Shoreland)*
- Location of significant trees to be removed *(If in Shoreland)*
- Note how disturbed areas will be restored *(If in Shoreland)*
- Landscape, screening and buffering *(If applicable)*
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Existing structures *(within and adjacent to project area)*
- Proposed Structures
- Lot Dimensions
- Septic System
- Well

**Building site shall be physically staked by the surveyor or the application will be tabled.**

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

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

**IX. Fee: Must be paid at the time of application.**

Variance: \$ 600      **After-The-Fact meeting fees are doubled.**  
Filing Fee: \$ 46

**Additional Fees:**

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

**X. Procedure:**

The Board of Adjustment shall hold a public hearing on the proposed Variance at a regularly scheduled Board of Adjustment meeting.

The Board of Adjustment has the authority to determine Variance approval or denial.

The Planning & Zoning Administrator shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.

A zoning permit is required prior to starting construction; however zoning permits will not be available the day of the Board of Adjustment meeting.

**XI. 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.**

**A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.**

**It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.**

**A determination that a practical difficulty exists upon the consideration of the following criteria:**



1. Describe how the Variance request is reasonable compared to the ordinance requirements being varied from.  
the structure is only 5.3 feet closer in one corner and the other is .4 closer then the required 50 ft. from the high water level. It's farther back from the high water level than existing structure.  
On the road side it is 10.6 feet closer to road than the 65 ft. required . Total impervious area is down.
2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?  
The way the lot was plotted out, with the curve in the road and Lake
3. Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.  
This lot is small compared to the other Lake lots around it. Road and Lake curve affect this lot
4. How will the request maintain the essential character of the locality?  
On both sides of this lot are nice looking cabins. By building this cabin it will improve the appearance of the Lake area.
5. Does the alleged practical difficulty involve more than economic considerations?  
yes , trying to build a modest cabin for enjoyment by myself, family and friends to enjoy the lake
6. Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?  
This lot has a cabin on it. By upgrading it will enhance the area and preserve the natural characteristics and be suitable for passive and active recreational usage
7. Describe how the request is consistent with the Comprehensive Land Use Plan.  
It is utilizing shorelands on a recreational development lake housing. While protecting the resources
8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.  
This lot is part of the Lake Washington Sanitary Sewer District, who has given approval.  
Since I bought the lot have gotten a joint well agreement with neighbor to North
9. Explain why this request is the minimum variance amount to afford relief.  
The distance of variance are not huge. To build a cabin that is usable, practical and will look good with existing cabins. Also keeping impervious area in mind. Which is going to be less than existing.

## XII. Signatures:

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

Applicant signature

Date

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

Michael Minter  
Land Owner signature

Oct 23, 2014  
Date

### OFFICE USE ONLY

Date received 10/23/14 Present Zoning Classification RR Feedlot within 500' 1000' N  
Meeting date 11-20-14 Lake Classification RD Erosion Control Plan Y N  
60 Day 12-22-14 Lake Washington Water courses Y N  
FEMA Panel # 2707902450 Flood Zone Outside Bluff Y N  
☒ Surveyor Certificate ☒ Ordinance ☒ Septic LKWA Sewer Dist CI / DESIGN  
☒ Site Plan -survey ☐ Access approval ☒ Fee \$ 646 ATF / SPEC MTG  
☒ Full legal ☒ Blue Prints ☐ Other \_\_\_\_\_  
☒ Application complete ☒ Written Detail of Var

Michelle R Muttler  
Planning & Zoning Department Signature

10-23-14  
Date

14234  
Permit #

04-15-13

RFE 985.8

OTWL 981.5

RECEIVED  
OCT 23 2014  
BY: mlm

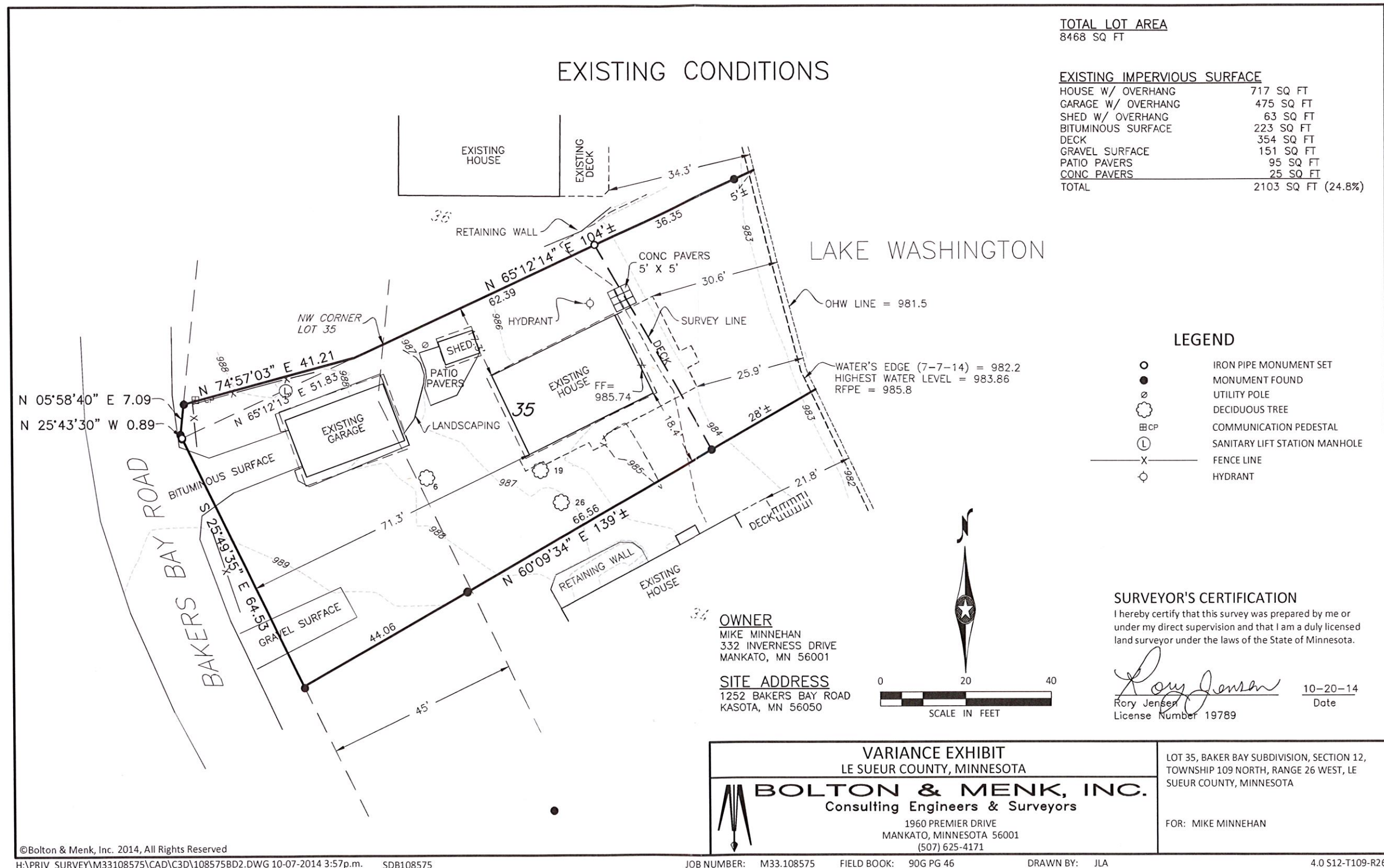
The variance is needed because the cabin will be 44.7 feet on one corner and 49.6 on the other corner from the High Water mark. It also sets 54.4 feet from the road. The proposed cabin will set back farther from the lake than the existing cabin. The existing is 25.9 feet. When placing the proposed cabin on lot left enough space between existing garage and proposed cabin to allow access to north side of cabin. Because north of garage sits the grinder which does not allow access from there. The existing Impervious is 2103 sq ft or 24.8%. The proposed is 2075 sq ft or 24.5%. The proposed covers less area than existing.

The area where the proposed pervious pavers, it will be done with Permeable pavers which allow water infiltration into ground . The installation process for the permeable pavers is a minimum base of 8" of 1 ½"-3" rock-no fines. On top of that 4" of ¾"-1 ¼"-no fines. Pavers installed, the top rock is 2" Of ¼"-3/8" rock-no fines (this acts like sand)

These pavers would be held in place with edge restraints. A geo- textile fabric which allows water to go through is placed on the bottom and sides of soil sub grade. The rock will be spread according to their sizes and layer placement, moistened and packed for the base. Pavers installed and final layer of rock applied, and compacted.

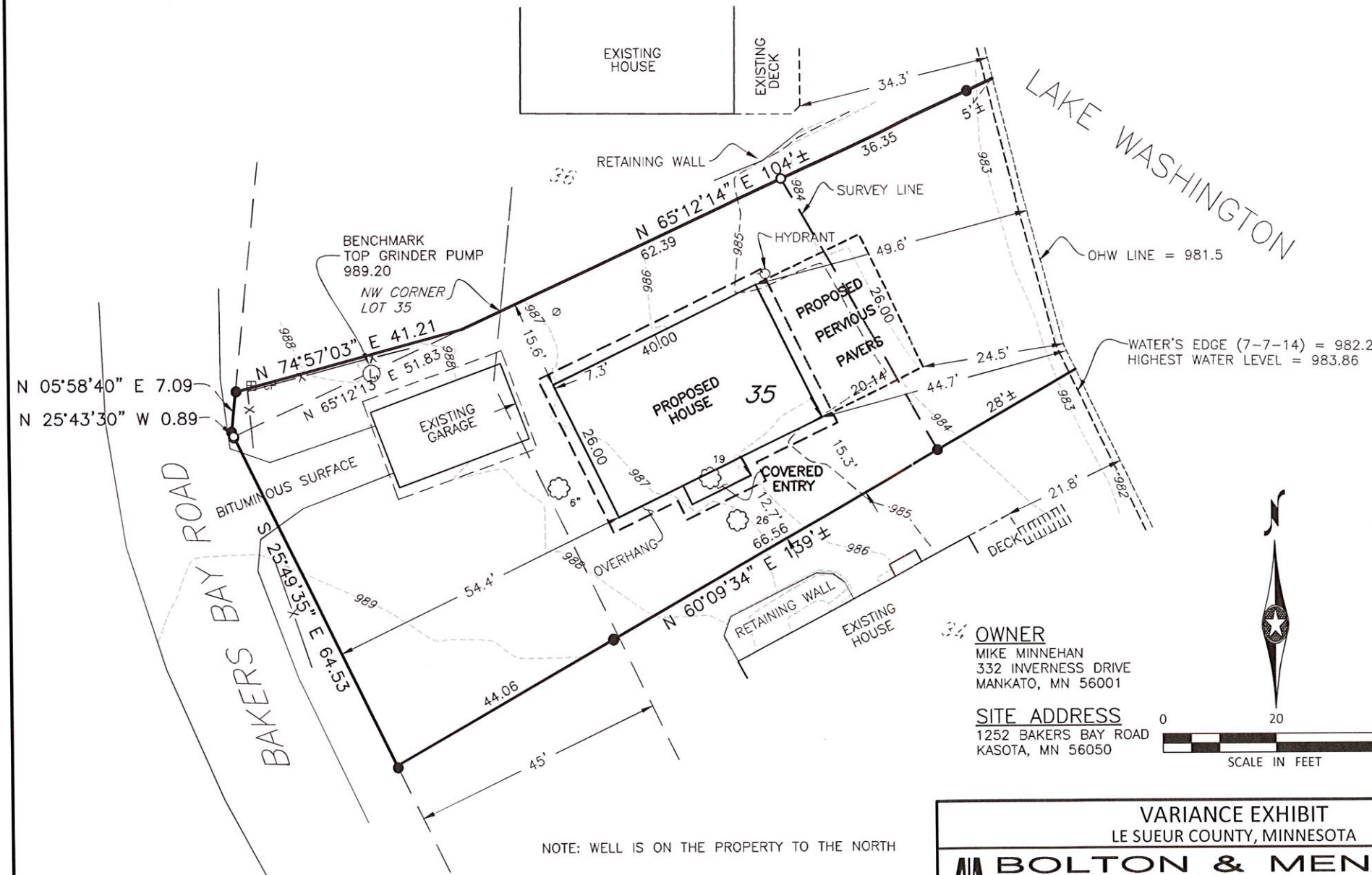






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OCT 23 2014  
BY: mkm

## PROPOSED CONDITIONS



TOTAL LOT AREA  
8468 SQ FT

### EXISTING IMPERVIOUS SURFACE

HOUSE W/ OVERHANG	717 SQ FT
GARAGE W/ OVERHANG	475 SQ FT
SHED W/ OVERHANG	63 SQ FT
BITUMINOUS SURFACE	223 SQ FT
DECK	354 SQ FT
GRAVEL SURFACE	151 SQ FT
CONCRETE PATIO PAVERS	95 SQ FT
CONCRETE PAVERS	25 SQ FT
TOTAL	2103 SQ FT (24.8%)

### IMPERVIOUS SURFACE REMOVALS

SHED	63 SQ FT
PATIO PAVERS	95 SQ FT
GRAVEL SURFACE	151 SQ FT
EXISTING HOUSE W/ OVERHANG	717 SQ FT
DECK	354 SQ FT
TOTAL	1380 SQ FT (16.3%)

### PROPOSED IMPERVIOUS SURFACE + EXISTING IMPERVIOUS

PROPOSED HOUSE W/ OVERHANG & COVERED ENTRY	1377 SQ FT
EXISTING GARAGE W/ OVERHANG	475 SQ FT
EXISTING BITUMINOUS SURFACE	223 SQ FT
TOTAL	2075 SQ FT (24.5%)

### LEGEND

○	IRON PIPE MONUMENT SET
●	MONUMENT FOUND
○	UTILITY POLE
⊗	DECIDUOUS TREE
⊕ CP	COMMUNICATION PEDESTAL
⊕	SANITARY LIFT STATION MANHOLE
—X—	FENCE LINE
⊕	HYDRANT

### SURVEYOR'S CERTIFICATION

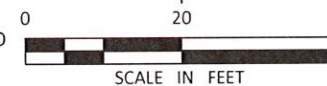
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

*Rory Jensen*  
Rory Jensen  
License Number 19789

10-20-14  
Date

OWNER  
MIKE MINNEHAN  
332 INVERNESS DRIVE  
MANKATO, MN 56001

SITE ADDRESS  
1252 BAKERS BAY ROAD  
KASOTA, MN 56050



### VARIANCE EXHIBIT LE SUEUR COUNTY, MINNESOTA



**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors

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

LOT 35, BAKER BAY SUBDIVISION, SECTION 12,  
TOWNSHIP 109 NORTH, RANGE 26 WEST, LE  
SUEUR COUNTY, MINNESOTA

FOR: MIKE MINNEHAN

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JOB NUMBER: M33.108575

FIELD BOOK: 90G PG 46

DRAWN BY: JLA

4.0 S12-T109-R26



# Le Sueur County

## Surveyor Certification

I. Applicant:

Name MIKE MINNEHAN

II. Property Owner (s), if different from above:

Name \_\_\_\_\_

Property Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

III. Parcel Information:

Parcel Number 05.440.0360

IV. Quantities and Submittal Formats:

- One reproducible 8.5" x 11" copy of the request and all other supporting documents.
- If in color, an aerial, or larger than 8.5" x 11" in size, 10 copies must be submitted.
- Electronic version of any supporting documents, if available.
- Additional copies may be requested as deemed necessary by the Planning & Zoning Department.
- All required information must be correct and submitted at the time of application, or the application will not be accepted.

V. Site Plan-must be a survey:

**BUILDING SITE SHALL BE PHYSICALLY STAKED BY THE SURVEYOR  
OR THE APPLICATION WILL BE TABLED.**

Site plan shall include but not limited to:

- North point
- setbacks
- property lines
- road right-of-way
- easements
- current & proposed impervious surface-Itemized with percentages (if in shoreland)
- landscape, screening and buffering (if applicable)
- location of significant trees to be removed (if applicable)
- note how disturbed areas will be restored (if applicable)
- lakes
- rivers
- wetlands, ponds
- streams
- well
- existing structures (within and adjacent to project area)
- proposed structures
- lot dimensions
- septic system
- access

- VI. The proposed improvements have been physically staked onsite then surveyed on Oct. 10, 2014 to reflect an accurate account of current and proposed conditions of the property identified above.

VII. 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.

Rory Jensen  
Surveyor's signature

Oct 10, 2014  
Date

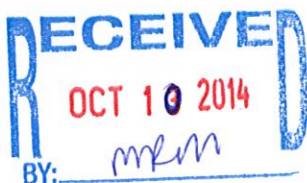
19789  
Lic #

**OFFICE USE ONLY**

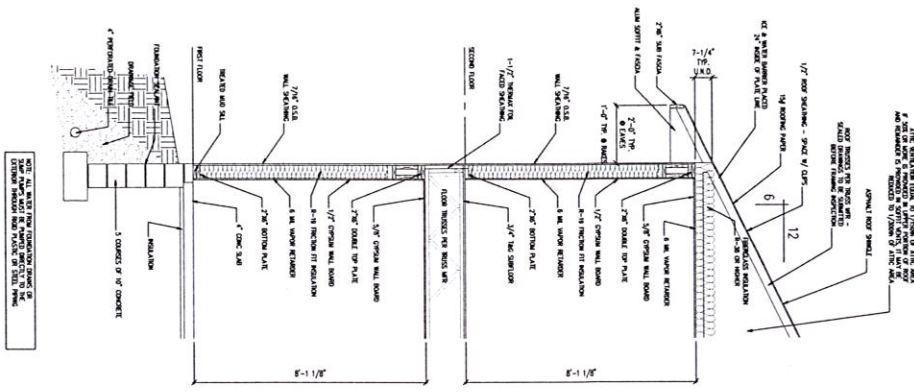
10-13-14  
Date received

Michelle R. Mott  
Planning & Zoning Authority signature

10-01-11

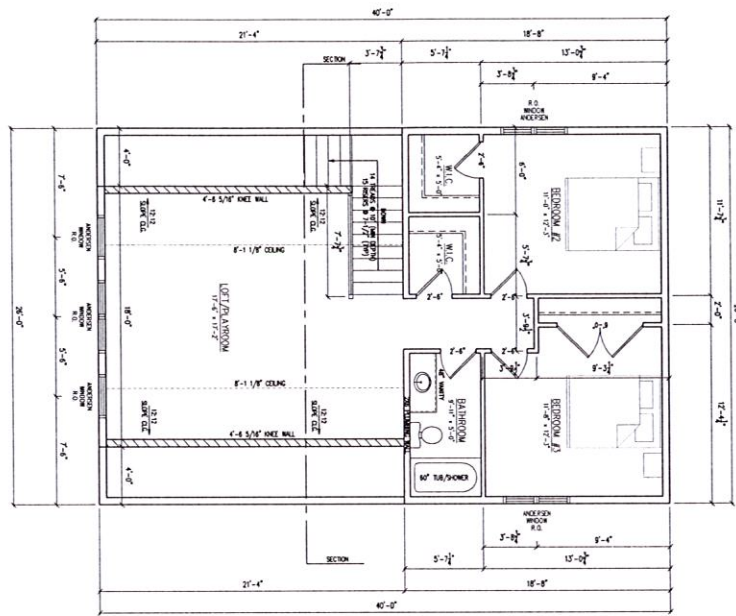




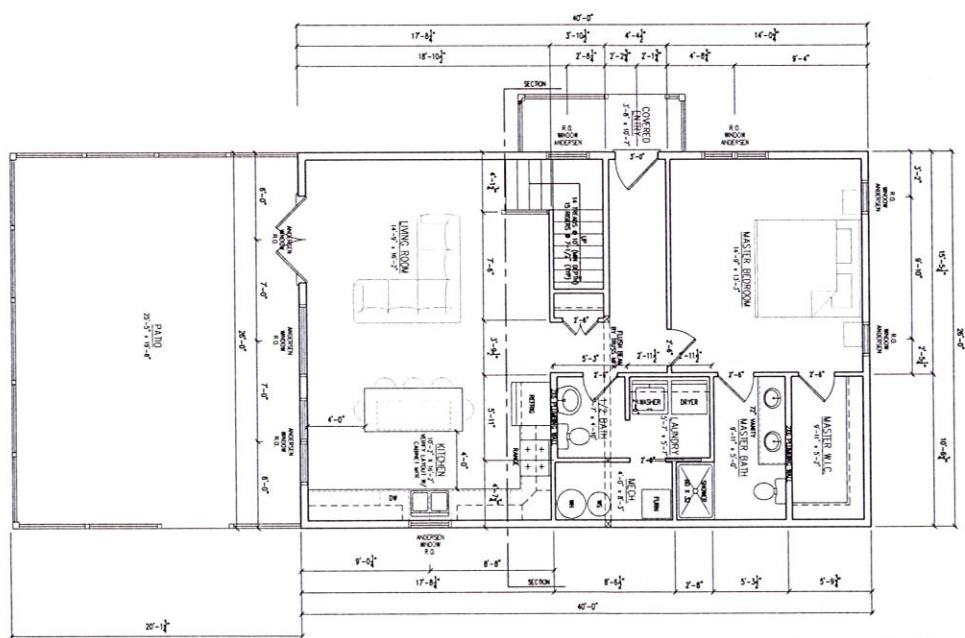


TYP. WALL SECTION  
SCALE: 1/2" = 1'-0"

24' pk hgt



SECOND LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



FIRST LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

RECEIVED  
OCT 13 2014  
BY: *mem*

ESTIMATE ONLY  
NOT FOR CONSTRUCTION

05.440.0350

**Lloyd Lumber Co.**

1860 Commerce Drive North Mankato, MN 56003  
Phone: (507) 625-4500 Fax: (507) 625-4504

"Quality Building Products and Service"

**PROJECT INFO**

MINNEHAN

**NEW CONSTRUCTION**

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISHES ARE TO BE DETERMINED BY THE OWNER.

3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTICES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ORDERS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DECISIONS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DIRECTIONS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSTRUCTIONS.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADVICE.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GUIDANCE.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ASSISTANCE.

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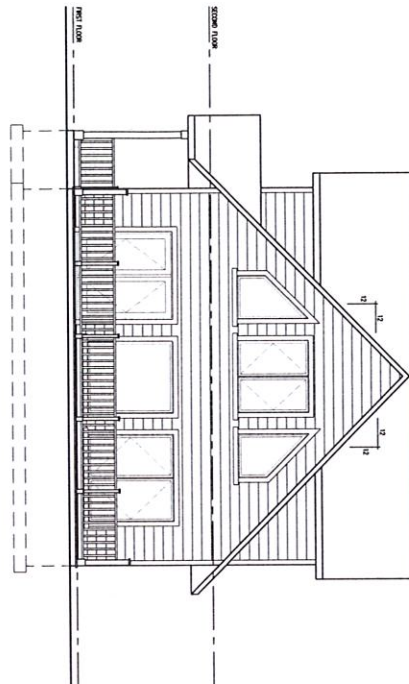
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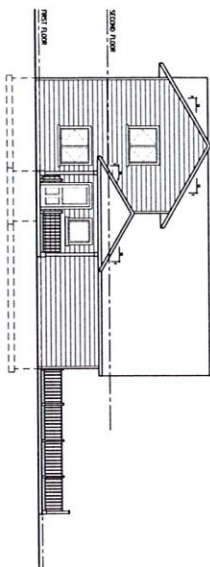
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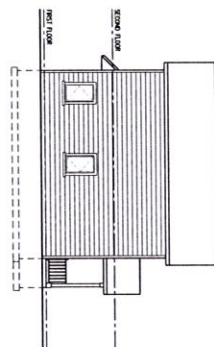
24' PKngt



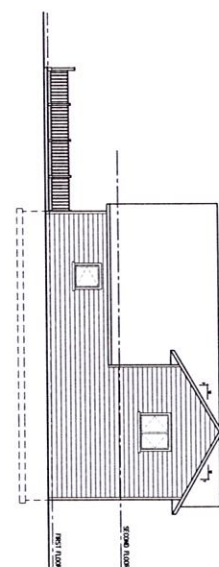
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



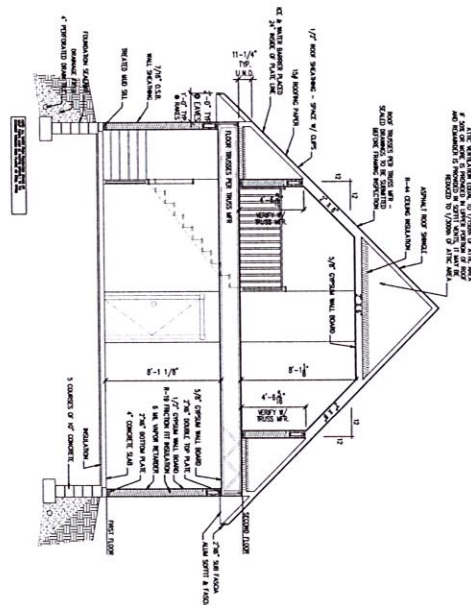
LEFT ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"



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



HOUSE SECTION  
SCALE 1/4" = 1'-0"

RECEIVED  
OCT 13 2014  
BY: mkm

ESTIMATE ONLY  
NOT FOR CONSTRUCTION

05.440.0350

**Lloyd Lumber Co.**

1860 Commerce Drive North Mankato, MN 56003  
Phone: (507) 625-4500 Fax: (507) 625-4504

"Quality Building Products and Service"

**PROJECT INFO**

MINNEHAN

New Construction

**DATE** 08/10/2014

**DATE** 08/12/2014

**DRAWN BY:** SNS

**FILE NAME:** MINNEHAN

**SHEET NO.** 2

## Mettler, Michelle

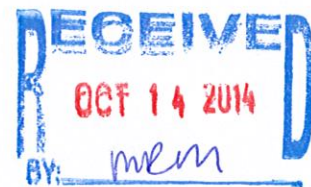
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**From:** Lake Washington Sanitary District [lwsd@hickorytech.net]  
**Sent:** Tuesday, October 14, 2014 10:41 AM  
**To:** Mettler, Michelle  
**Cc:** mminnehan@wfsag.com  
**Subject:** 1252 Bakers Bay Road

Michelle,

I received a call from Mike Minnehan regarding construction at the above address. Board member Art Zuhlsdorf knows the site, and as long as the garage and grinder station are not moved, the District does not have a problem with the construction. If you have any questions, please let me know.

James Deike  
Secretary, Lake Washington Sanitary District





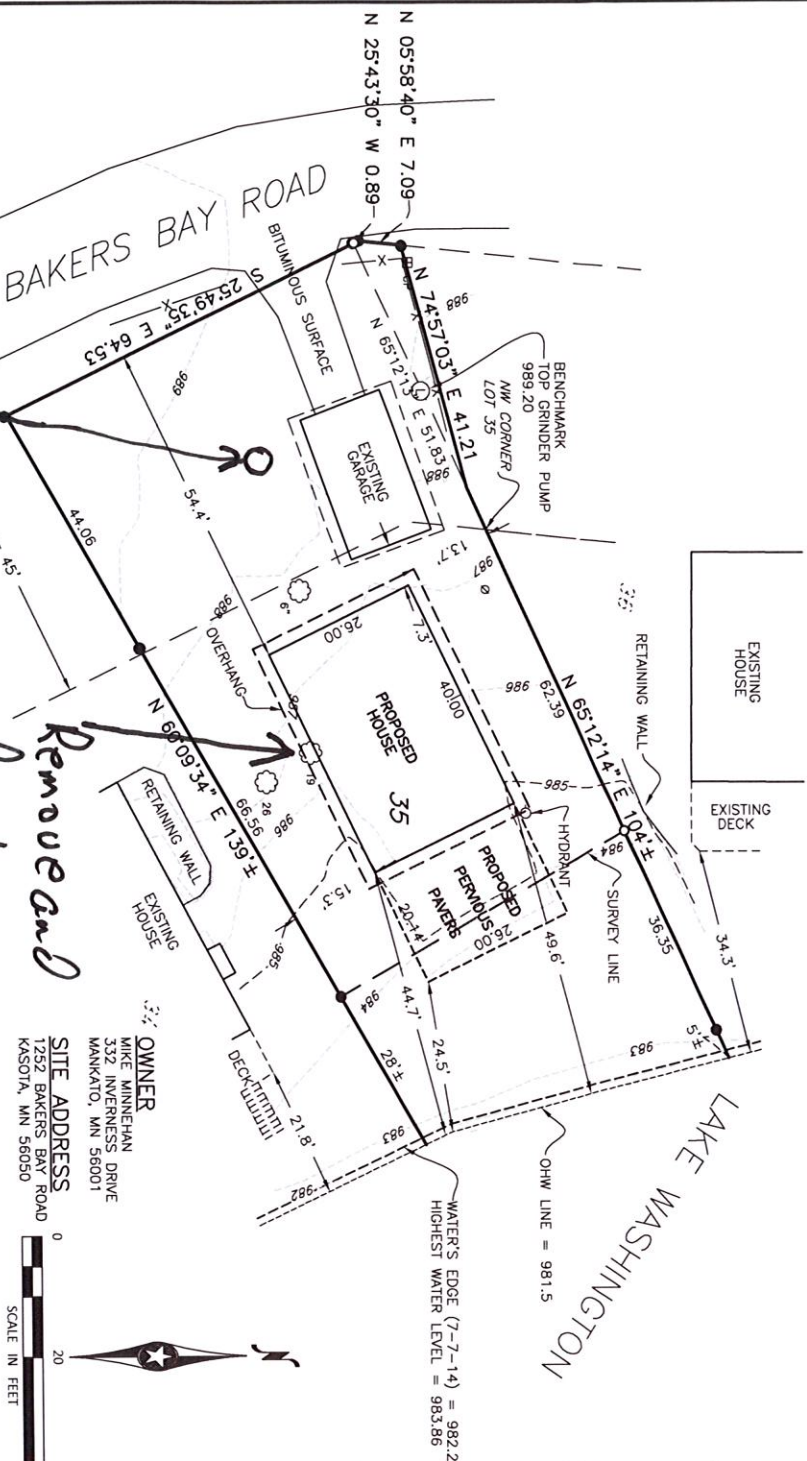
Type Inventory

Type


PROPOSED CONDITIONS

TOTAL LOT AREA	
8468 SQ FT	
EXISTING IMPERVIOUS SURFACE	
HOUSE W/ OVERHANG	717 SQ FT
GARAGE W/ OVERHANG	475 SQ FT
SHED W/ OVERHANG	83 SQ FT
BITUMINOUS SURFACE	223 SQ FT
GRAVEL SURFACE	354 SQ FT
CONCRETE PATIO PAVERS	151 SQ FT
TOTAL	2078 SQ FT (24.5%)
IMPERVIOUS SURFACE REMOVALS	
SHED	83 SQ FT
PATIO PAVERS	95 SQ FT
GRAVEL SURFACE	151 SQ FT
EXISTING HOUSE W/ OVERHANG	717 SQ FT
DECK	354 SQ FT
TOTAL	1380 SQ FT (16.3%)
PROPOSED IMPERVIOUS SURFACE + EXISTING IMPERVIOUS	
PROPOSED HOUSE W/ OVERHANG	1320 SQ FT
EXISTING GARAGE W/ OVERHANG	475 SQ FT
EXISTING BITUMINOUS SURFACE	223 SQ FT
TOTAL	2018 SQ FT (23.8%)

NOTE: WELL IS ON THE PROPERTY TO THE NORTH



**SURVEYOR'S CERTIFICATION**  
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.  
*Roy J. Jovan*  
License Number 19789 Date 10-7-14


**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors  
1960 PREMIER DRIVE  
MANKATO, MINNESOTA 56001  
(507) 622-4171

VARIANCE EXHIBIT  
LE SUEUR COUNTY, MINNESOTA  
LOT 35, BAKER BAY SUBDIVISION, SECTION 12,  
TOWNSHIP 109 NORTH, RANGE 26 WEST, LE  
SUEUR COUNTY, MINNESOTA

FOR: MIKE MINNEHAN

1252 BAKERS BAY ROAD  
MANKATO, MN 56001  
KASOTA, MN 56050

**SITE ADDRESS**  
0  
20  
40  
SCALE IN FEET





# Permeable

8 cm pavers (3 1/8")



Aqua-Loc®  
4.5" x 9"



Brickstone  
Permeable  
4" x 8"

Willow Creek's permeable paver systems provide aesthetically pleasing and environmentally sound solutions for reducing stormwater runoff. Permeable pavers create functional surfaces that allow stormwater to infiltrate into the ground, reducing pollution-carrying runoff by up to 90 percent.





**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**

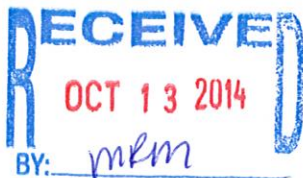
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Michael Minnehan PID: 05.440.0350  
Mailing Address: 332 Inverness Dr Mankato Minn 56001  
Property Address: 1252 Bakers Bay Road Kasota MN 56050  
Phone: ( ) Mobile/Cell: (507) 381-4337

Responsible party for Implementation/Inspection: Holmgren Construction  
Address: 38417 490th St. St Peter MN 56082  
Phone: (507) 345-5411 Mobile/Cell: (507) 327-6381

**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.

Michael M. Munn  
(Property Owner)

10-13/14  
(Date)

Mark Holmgren  
(Person Responsible for Implementation)

10/7/14  
(Date)

Mark Holmgren - Holmgren Construction

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





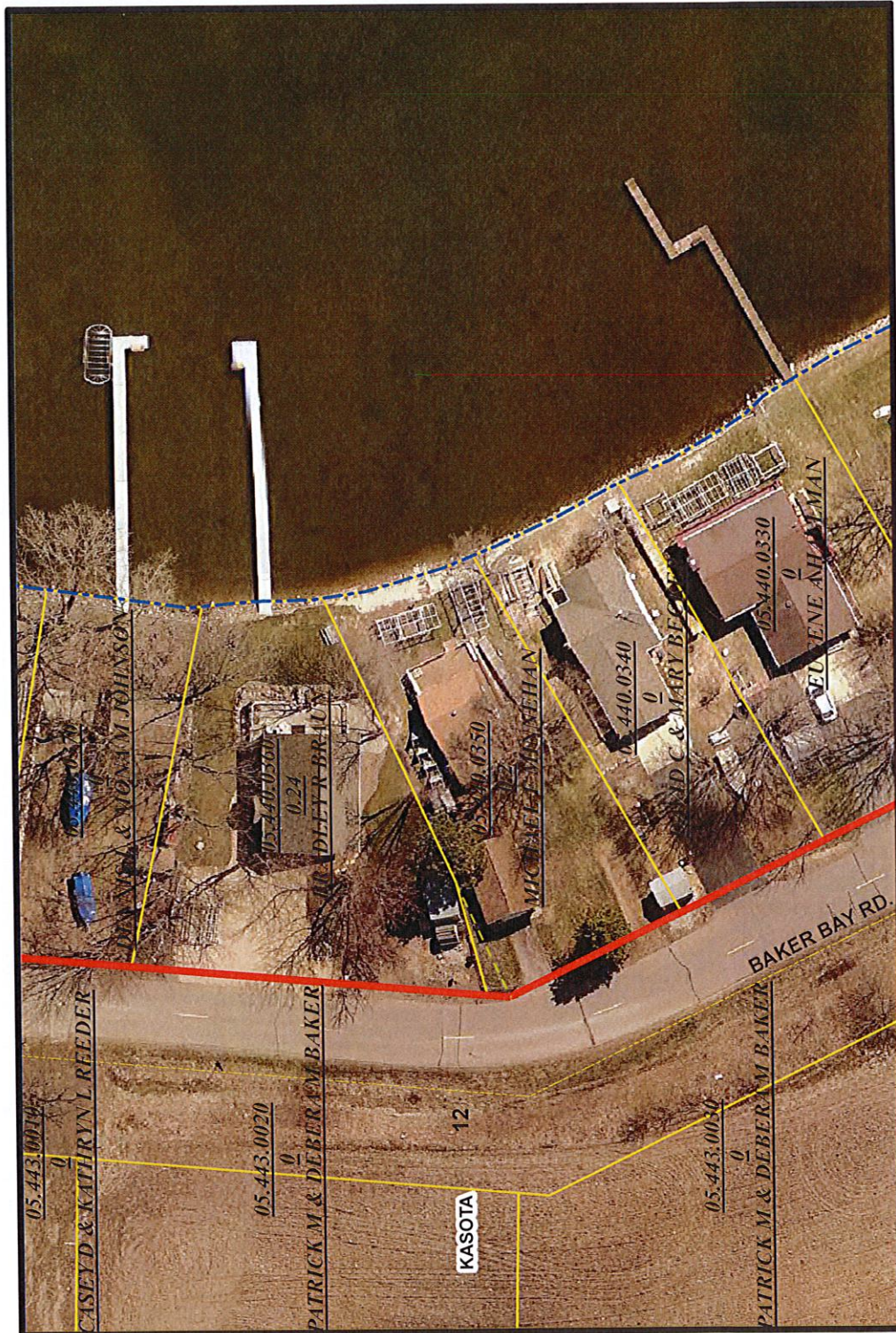
OWNER - MIKE MINNEMAN  
 333 INVERNESS DRIVE  
 MANKATO, MN.  
 SITE - 1252 BAKERS BAY ROAD  
 KASOTA, MN. 56050

VARIANCE EXHIBIT  
 LE SUEUR COUNTY, MINNESOTA  
 BROTTON & KAEI



# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Minnehan  
 PID: 05.440.0350  
 DATE: 11-7-14  
 FIRM #: 27079C0245D  
 F-Zone: X-Outside  
 RFPE: 985.8  
 District: Recreational  
 Residential

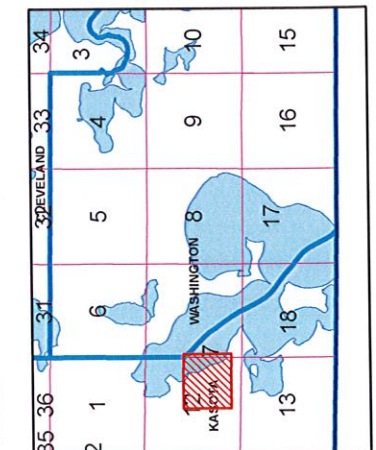


Map Disclaimer  
 \*Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation; however, a degree of error is inherent in all maps, and these maps may contain omissions and errors in scale, resolution,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

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2013

Created By: MRM



Cadastral Line	<all other values>
AlphaTag	
Corp Line	
County Line	
Easement Line	
Geo Twp Line	
Gov Lot	
Misc Line	
Parcel Line	
Pol Twp Line	
Railroad Centerline	
Railroad ROW	
Road Centerline	
Road ROW	
Road ROW Vac	
Section Line	
Sub Line 400	
Water	
Le Sueur County	
Incorporated	
Townships	
Sections	
Parcel	

LE SUEUR COUNTY  
 ENVIRONMENTAL SERVICES  
 507-357-8538