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# **Le Sueur County, MN**

**Thursday, May 21, 2015**

**Regular Session**

## **Item 3**

### **Lomen Packet**

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

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

APPLICANT/OWNER: Eric & Diana Lomen

911 ADDRESS: 50452 Sunset LN, Waterville

VARIANCE REQUEST: To allow the applicant construct a story & ½ detached garage with a 22 foot peak height to also include a basement tuck-under garage.

VARIANCE NUMBER: 15055

PARCEL NUMBER: 14.028.2600

## SITE INFORMATION

LOCATION: Government Lot 2, Section 28, Waterville 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 driveway off the new Sunset Lane. (Old access was off Blue Bay Lane).

LAKE: Tetonka

**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.

## ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, Lauren Klement 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. Structure height: | 22 feet         | 20 feet          | Section 13.2 Subdiv.4.A.1. | 13-41        |
2. **STRUCTURE, ACCESSORY** - A structure on the same lot with, and of a nature customarily incidental and subordinate to the principal structure. An accessory structure shall not contain living space.
3. **Refer to DNR Guidance Letters:**
- |   |        |
|---|--------|
| a. The Role of the Variances in Shoreland Management Ordinances | pg. 9  |
| b. Non-conforming Lots of Record in Shoreland Areas             | pg. 19 |

4. 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.
5. A Variance may be granted **only** where the strict enforcement of the official controls will result in a **practical difficulty**.
6. It is the responsibility of the **applicant** and/or landowner to prove evidence that a practical difficulty exists.
7. A determination that a **practical difficulty exists** upon the consideration of the **findings of fact**.

<b>CONSIDERATIONS</b>
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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. Accessory structure height reduced during ordinance revisions.
  - b. Walkout language was erroneously added to structure height rather than dwelling height during ordinance revisions.
  - c. Proposed structure is for main level, upper level and lower level.

<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.

# 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: 4/17/2015 PERMIT NUMBER 15055 FEE: \$646.00  
60 DAY RULING DATE: 6/15/2015

APPLICANT: ERIC & DIANA LOMEN PROPERTY OWNER: ERIC & DIANA LOMEN  
ADDRESS: 1216 SCHEFFER AVE ADDRESS: 1216 SCHEFFER AVE  
CITY: ST PAUL CITY: ST PAUL  
STATE: MN ZIP: 55116 STATE: MN ZIP: 55116  
PHONE: 651-698-5280 PHONE: 651-698-5280

PARCEL NO: 14.028.2600 TOWNSHIP: WATEVILLE 911: 50452 SUNSET LANE WATERVILLE M  
SEC: 28 SUBDIV: NA  
TWP: 109 LOT: NA ZONE: RR  
RANGE: 23 BLOCK: NA FEMA PANEL #: 27079C0430D  
Q/Q: PT GOV 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 the applicant to construct a story and 1/2 detached garage with a 22 ft peak height to also include a basement tuck-under garage

**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

4/17/15  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

4-17-15  
\_\_\_\_\_  
DATE

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

ON-SITE TOUR DATE: 5/21/2015	
PUBLIC HEARING DATE: 5/21/2015	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: ERIC & DIANA LOMEN

Variance # 15055

**Variance Request:** To allow the applicant to construct a story and 1/2 detached garage with a 22 ft peak height to also include a basement tuck-under garage

- 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 ERIC & DIANA LOMEN  
Mailing Address 1216 SCHEFFER AVE  
City ST. PAUL State MN Zip 55116  
Phone # 651-698-5280 Phone # 612-280-3577 CELL

II. **Land Owner (s), if different from above:**  
Name Same  
Property Address 50452 SUNSET LANE  
City WATERVILLE State MN Zip 55096  
Phone # Same Phone # \_\_\_\_\_

III. **Parcel Information:**  
Parcel Number 14.028.2600 Parcel Acreage 0.81  
Legal Description-Full legal description must be attached (not from tax statement)

IV. **Variance Request:** TO build a 22' Garage ON a lot less than 2 acres in an R-1 district.

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

WATERVILLE Township notified on 7/16/2014  
(Township Name) (Date)

Board Member Fritz Cummins regarding the proposed request.  
(Name)

AL Gehrke

left voice mail 4/16/15.

## VI. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Ten (10) copies must be submitted, if in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents if available.
- Additional copies may be requested as deemed necessary by the Department.
- 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.
- All required information must be correct and submitted at the time of application, or the application will not be accepted.
- 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 ordinance is 20' for Height. We wish to have a storage area in the rafters. We also require 8 doors to accommodate a conversion van. According to my builder, we need 22' to accomplish this.
2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?  
Our present cabin is small and due to the sloping lot it would be hard to add on to. We intend to retire here and will need more storage space.
3. Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.  
The slope of the lot limits the options for an addition.
4. How will the request maintain the essential character of the locality?  
The garage will be essentially the same configuration as my house is now. Walk out on a slope.
5. Does the alleged practical difficulty involve more than economic considerations?  
Yes, in order to have a storage space and an 8' overhead door the overall height needs to be 22'.
6. Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?  
Building on this site will reclaim an area that is presently subject to erosion. It will be a good use of existing space.
7. Describe how the request is consistent with the Comprehensive Land Use Plan.  
It will help stabilize the sloped area and the runoff that is presently eroding the slope.
8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.  
One of the requirements for a building permit was to upgrade my sewage treatment which has been completed. It will have no effect on the water.
9. Explain why this request is the minimum variance amount to afford relief.  
22' is the minimum variance amount that will allow us to accomplish our goals.



## 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

4/17/15

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.

Land Owner signature

4/17/15

Date

### OFFICE USE ONLY

Date received <u>4/17/15</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' <u>1000'</u> <u>N</u>
Meeting date <u>5/21/15</u>	Lake Classification <u>RD</u>	Erosion Control Plan <u>Y</u> <u>N</u>
60 Day <u>4/15/15</u>	Lake <u>RD</u>	Water courses <u>Y</u> <u>N</u>
FEMA Panel # <u>2707900430D</u>	Flood Zone <u>X outside</u>	Bluff <u>Y</u> <u>N</u>
<input checked="" type="checkbox"/> Surveyor Certificate	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Septic <u>new</u> <u>CI / DESIGN</u>
<input checked="" type="checkbox"/> Site Plan - survey	<input type="checkbox"/> Access approval	<input type="checkbox"/> Fee \$ <u>1046</u> <u>ATF / SPEC MTG</u>
<input type="checkbox"/> Full legal	<input checked="" type="checkbox"/> Blue Prints	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Application complete	<input checked="" type="checkbox"/> Written Detail of Var	
	Date <u>4/17/15</u>	Permit # <u>16055</u>
Planning & Zoning Department Signature	Date	Permit #

04-15-13

**Eric Lomen**

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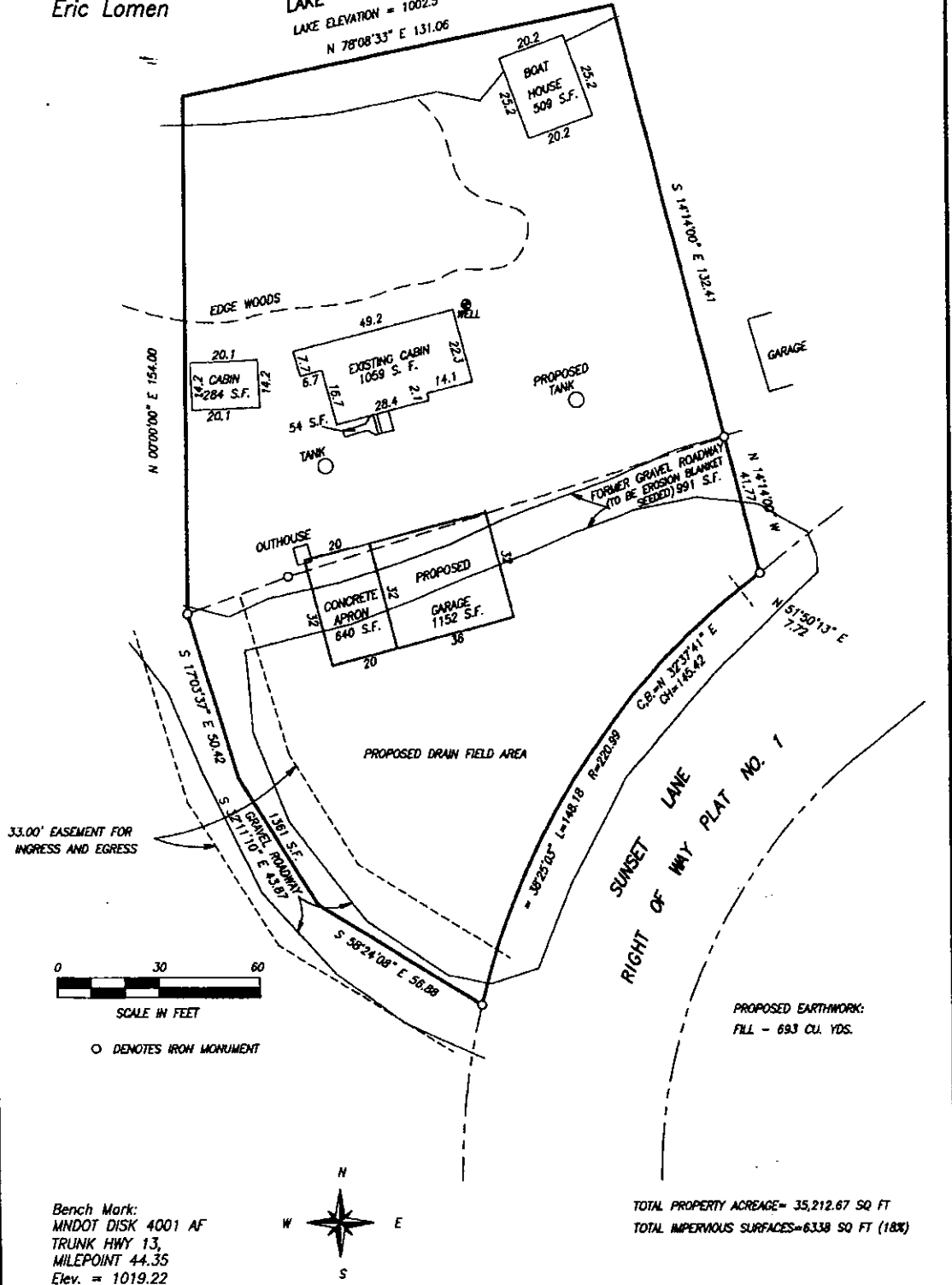
**From:** <rjswantz@frontiernet.net>  
**Date:** Thursday, April 16, 2015 12:20 PM  
**To:** "Eric Lomen" <elomen@lomen.com>  
**Attach:** DOG HOUSE DORMER VIEW.jpg; END VIEW.jpg; LIFT DORMER VIEW.jpg; LOMAN BASIC ROOF TRUSS.pdf; LOMAN LOWER ROOF LAYOUT.pdf; LOMAN ROOF LIST.pdf; LOMAN UPPER ROOF LAYOUT.pdf  
**Subject:** Garage

Eric: Truss layouts, basic truss profile, list & 3d views attached. In order to keep the total height @ 20'-0", you will not be able to use 8'-0" high garage doors. If fact, 7'-0" high doors would require low headroom hardware. I do not recommend using this set up because you will have a lot of trouble with that hardware. If you could raise the wall height by only 2'-0" all these problems go away. Thank-you, Ralph / Lloyd Truss Systems.

4/16/2015

Certificate for:  
Eric Lomen

LAKE TETONKA  
LAKE ELEVATION = 1002.5  
N 78°08'33" E 131.06



# RAPP LAND SURVEYING, INC.

45967 HIGHWAY 56 BLVD  
KENYON, MN 55946  
(507) 789-5366

DRAWN BY: DGR	DATE: 07-23-14	PROJECT NO. D1463
SCALE: 1" = 30'	SHEET 1 of 1 sheet	BOOK/PAGE 32/48

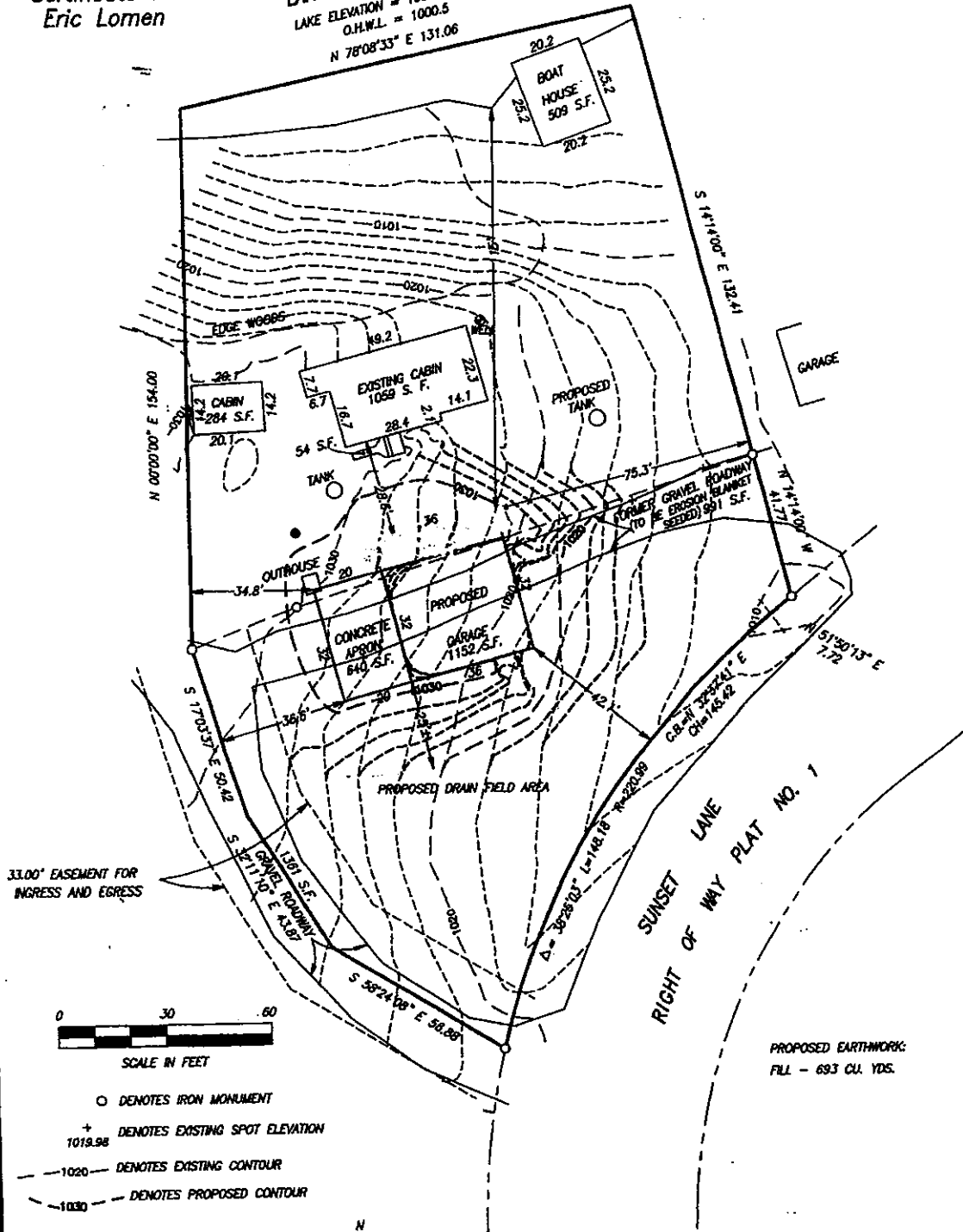
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

July 23, 2014  
Dated:

*David G. Rapp*  
David G. Rapp  
Minnesota Registration No. 22044

Certificate for:  
Eric Lomen

LAKE TETONKA  
LAKE ELEVATION = 1002.5  
O.H.W.L. = 1000.5  
N 78°08'33" E 131.06

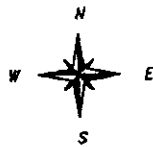


33.00' EASEMENT FOR  
INGRESS AND EGRESS



- DENOTES IRON MONUMENT
- + DENOTES EXISTING SPOT ELEVATION  
1019.98
- - - 1020 - - - DENOTES EXISTING CONTOUR
- - - 1030 - - - DENOTES PROPOSED CONTOUR

Bench Mark:  
MNDOT DISK 4001 AF  
TRUNK HWY 13,  
MILEPOINT 44.35  
Elev. = 1019.22



TOTAL PROPERTY ACREAGE = 35,212.67 SQ FT  
TOTAL IMPERVIOUS SURFACES = 6338 SQ FT (18%)

### RAPP LAND SURVEYING, INC.

45967 HIGHWAY 56 BLVD  
KENYON, MN 55946  
(507) 789-5366

DRAWN BY: DGR	DATE: 07-28-14	PROJECT NO. D1463
SCALE: 1" = 30'	SHEET 1 of 1 sheet	BOOK/PAGE 32/48

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

July 28, 2014  
Dated:

*David G. Rapp*  
David G. Rapp  
Minnesota Registration No. 22074

# Le Sueur County

## Surveyor Certification

I. Applicant:  
Name ERIC LOMEN

II. Land Owner (s), if different from above:  
Name ERIC LOMEN  
Property Address 50452 SUNSET LANE  
City WATERVILLE State MINN. Zip 56096

III. Parcel Information:  
Parcel Number 14.028.2600

IV. Quantities and Submittal Formats:

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

V. Site Plan-must be a survey and shall include but limited to the following:

- North point
- Lakes
- Existing structures (*within and adjacent to project area*)
- Setbacks
- Rivers
- Proposed Structures
- Property lines
- Wetlands
- Lot Dimensions
- Road Right-Of-Way
- Streams
- Septic System
- Easements
- Ponds
- Well
- 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*)

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

VI. The proposed improvements have been physically staked onsite then surveyed on July 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.

Dwight B. Rapp  
Surveyor's signature

7-28-14  
Date

MN # 22044  
Lic #

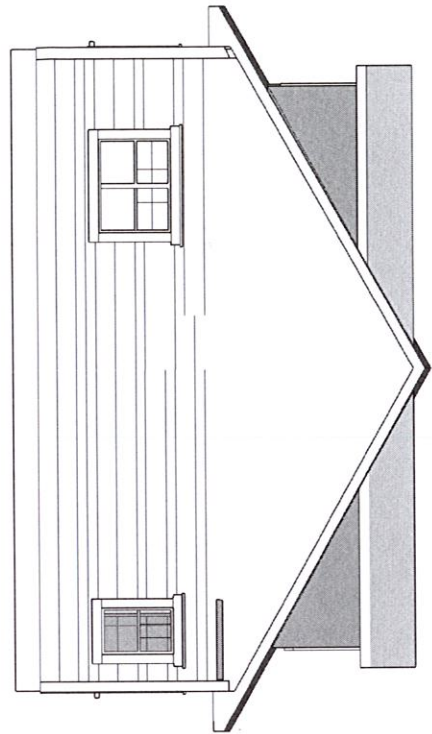
### OFFICE USE ONLY

Date Received

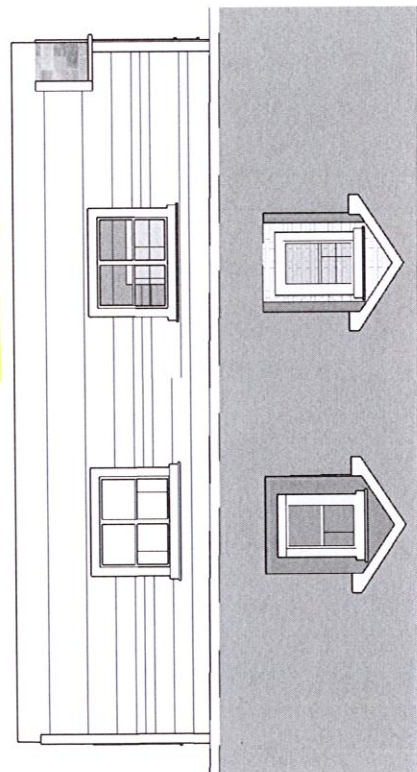
04-15-13

Planning & Zoning Department Signature

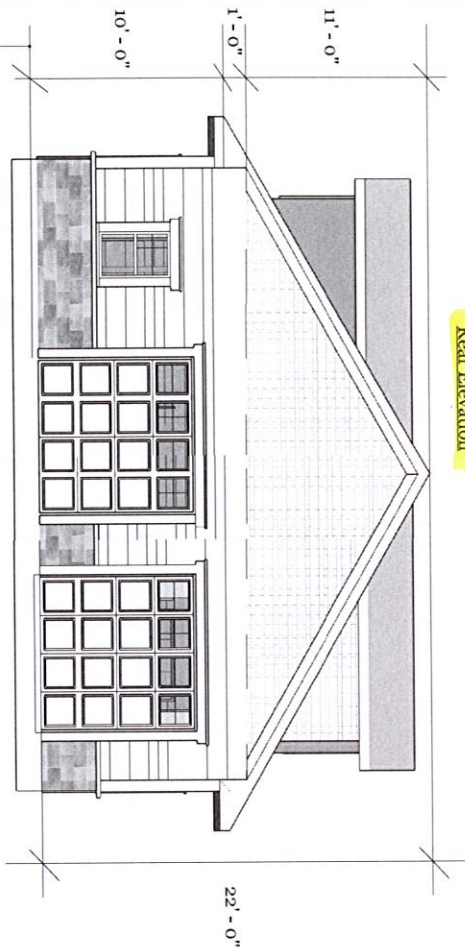
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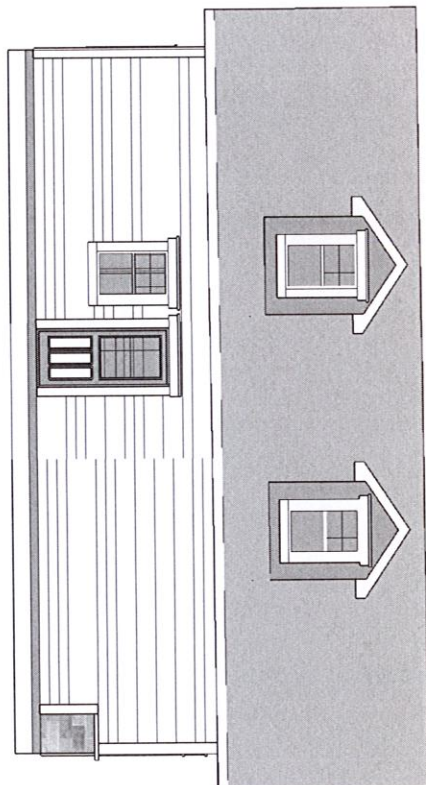
Rear Elevation



Right Elevation



Front Elevation



Left Elevation

## Exterior Elevations

Scale 1/4" = 1'-0"

Eric and Dianna Lomen - Garage Structure

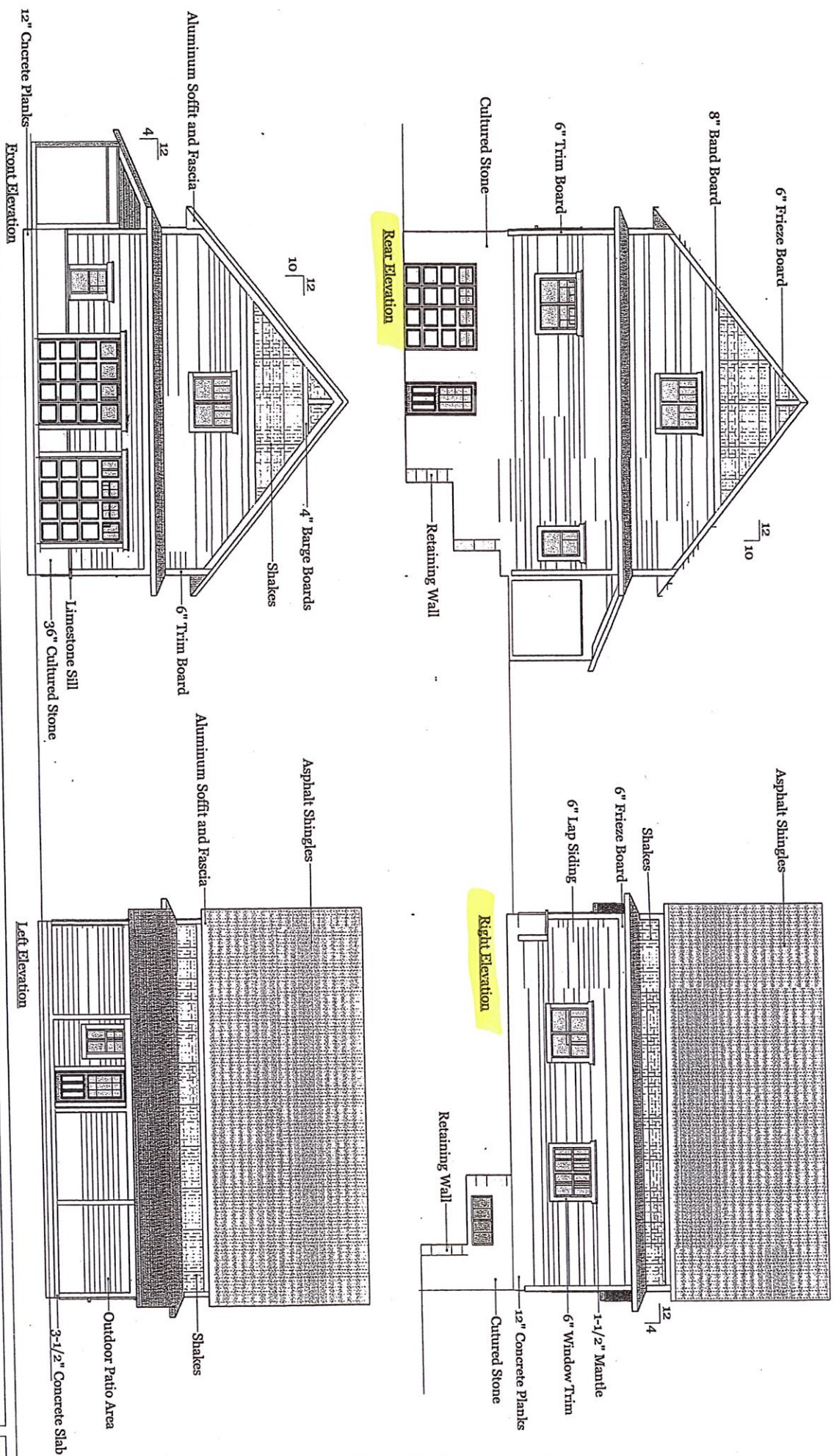
16558 Bayview Ln, Waterville MN 55096

REVISIONS		DATE	
NO.	DESCRIPTION	DATE	BY
1	Initial		
2	Revised		
3	Revised		
4	Revised		
5	Revised		



\* SHOWN FOR LOWEST LEVEL

COPY FROM CONDITIONAL USE PERMIT



Exterior Elevations

Scale 1/4" = 1'-0"

Eric and Dianna Lomen - Garage Structure

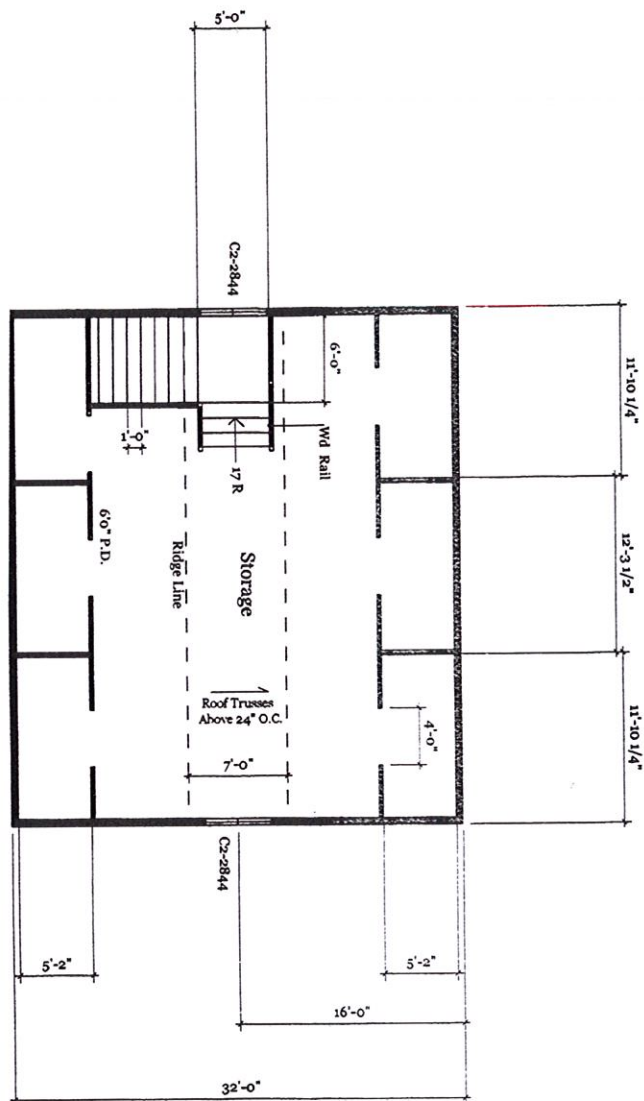
16558 Bayview Ln, Waterville MN 55096

RECEIVED  
JUL 28 2014  
BY: mkm

# Upper Level Floor Plan 8' Ceiling / Scale 1/4" = 1'-0"

Eric and Dianna Lomen - Garage Structure

16558 Bayview Ln, Waterville MN 55096



REVISIONS		DATE	BY	CHKD
1	Initial			
2				
3				
4				

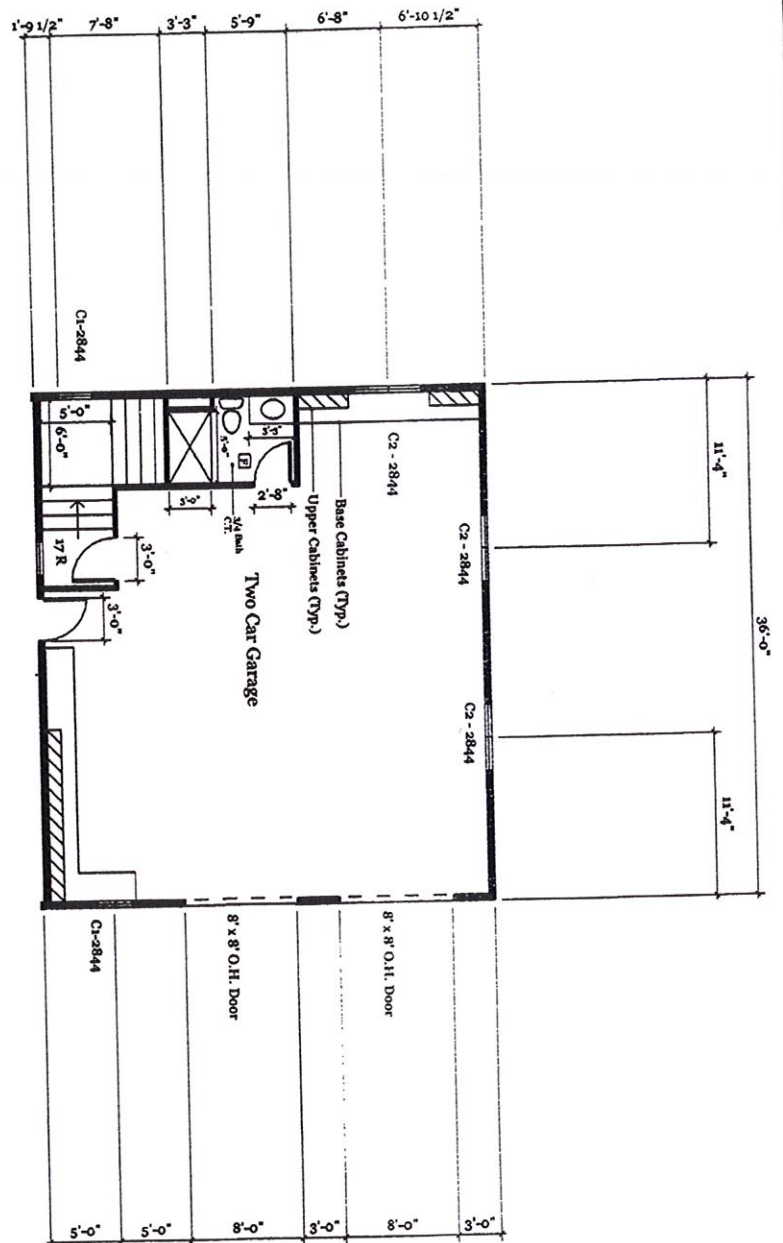


10' Ceiling / Scale 1/4" = 1'-0"

16558 Bayview Ln, Waterville MN 55096

REVISIONS		DATE	REVISION
1	AS	10/10/88	Initial
2	AS	10/10/88	Initial
3	AS	10/10/88	Initial
4	AS	10/10/88	Initial
5	AS	10/10/88	Initial
6	AS	10/10/88	Initial
7	AS	10/10/88	Initial
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51	AS	10/10/88	Initial
52	AS	10/10/88	Initial
53	AS	10/10/88	Initial
54	AS	10/10/88	Initial
55			

Page 3 of 6



\* SHOWN FOR LOWEST LEVEL  
 COPY FROM CONDITIONAL USE PERMIT

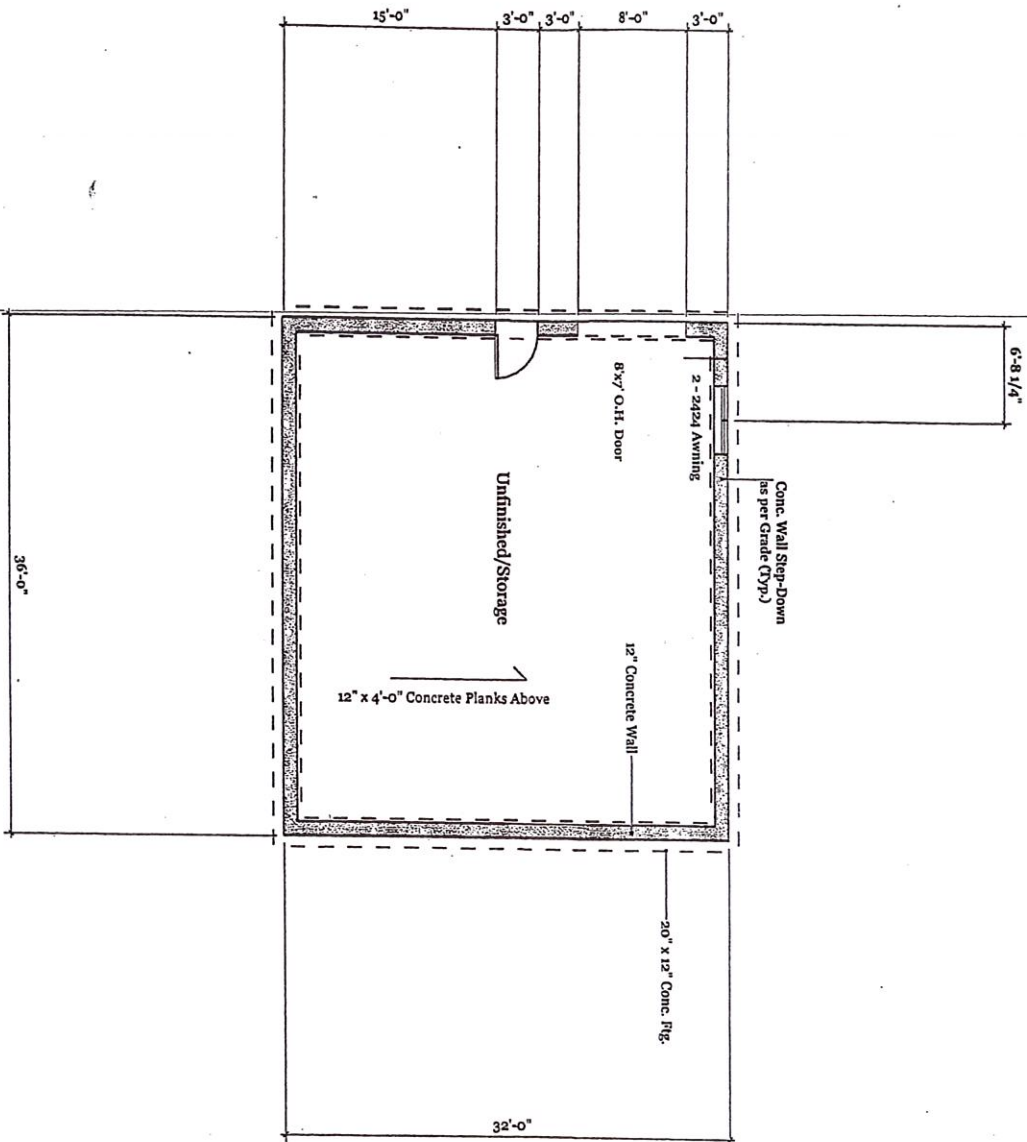
**Lower Level Floor Plan**  
 9' Poured Walls / Scale 1/4" = 1'-0"

Eric and Dianna Lomen - Garage Structure

16558 Bayview Ln, Waterville MN 55096

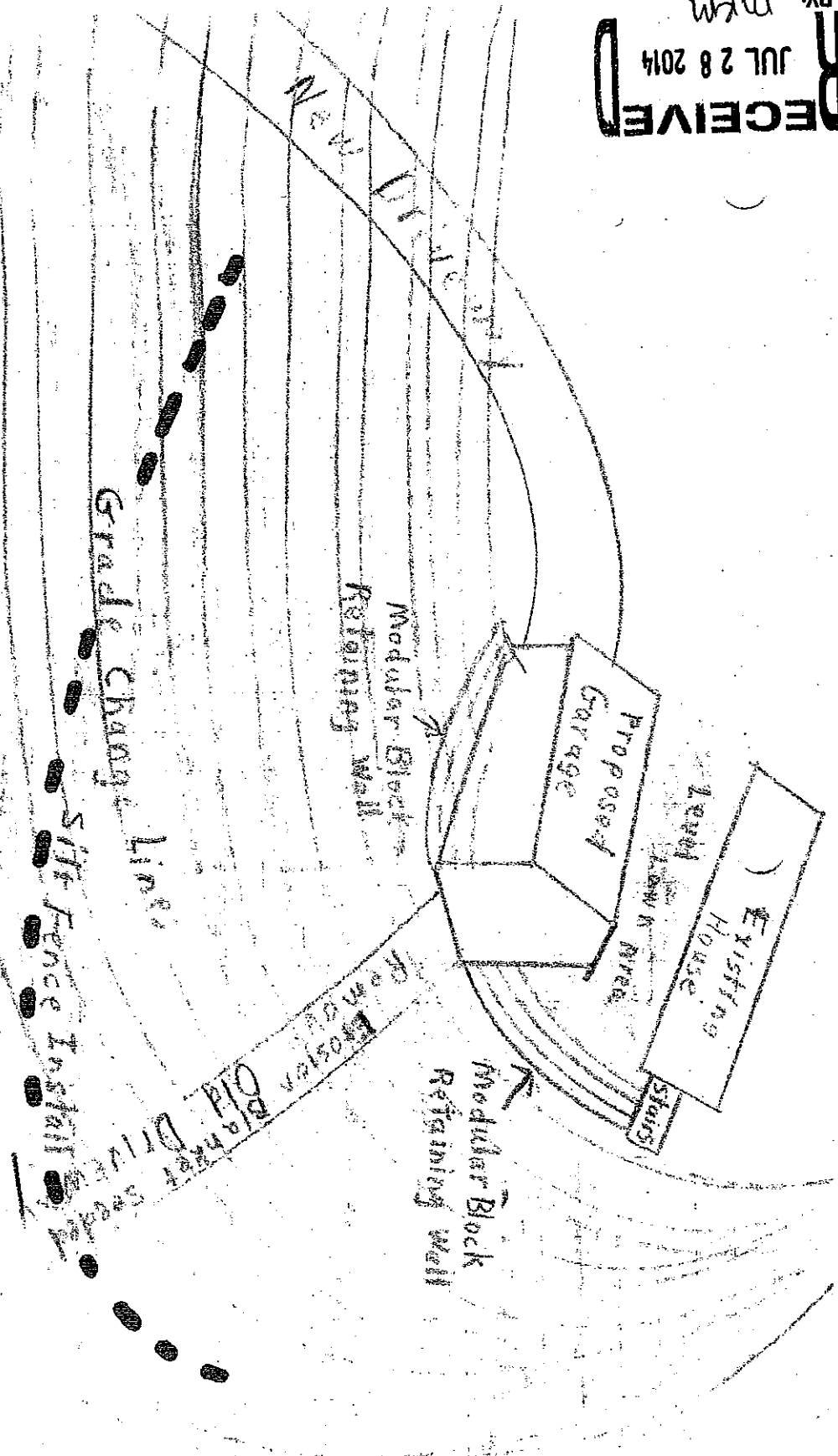
REVISION	
NO.	DESCRIPTION
1	As Shown
2	As Shown
3	As Shown
4	As Shown
5	As Shown

Page 2 of 6

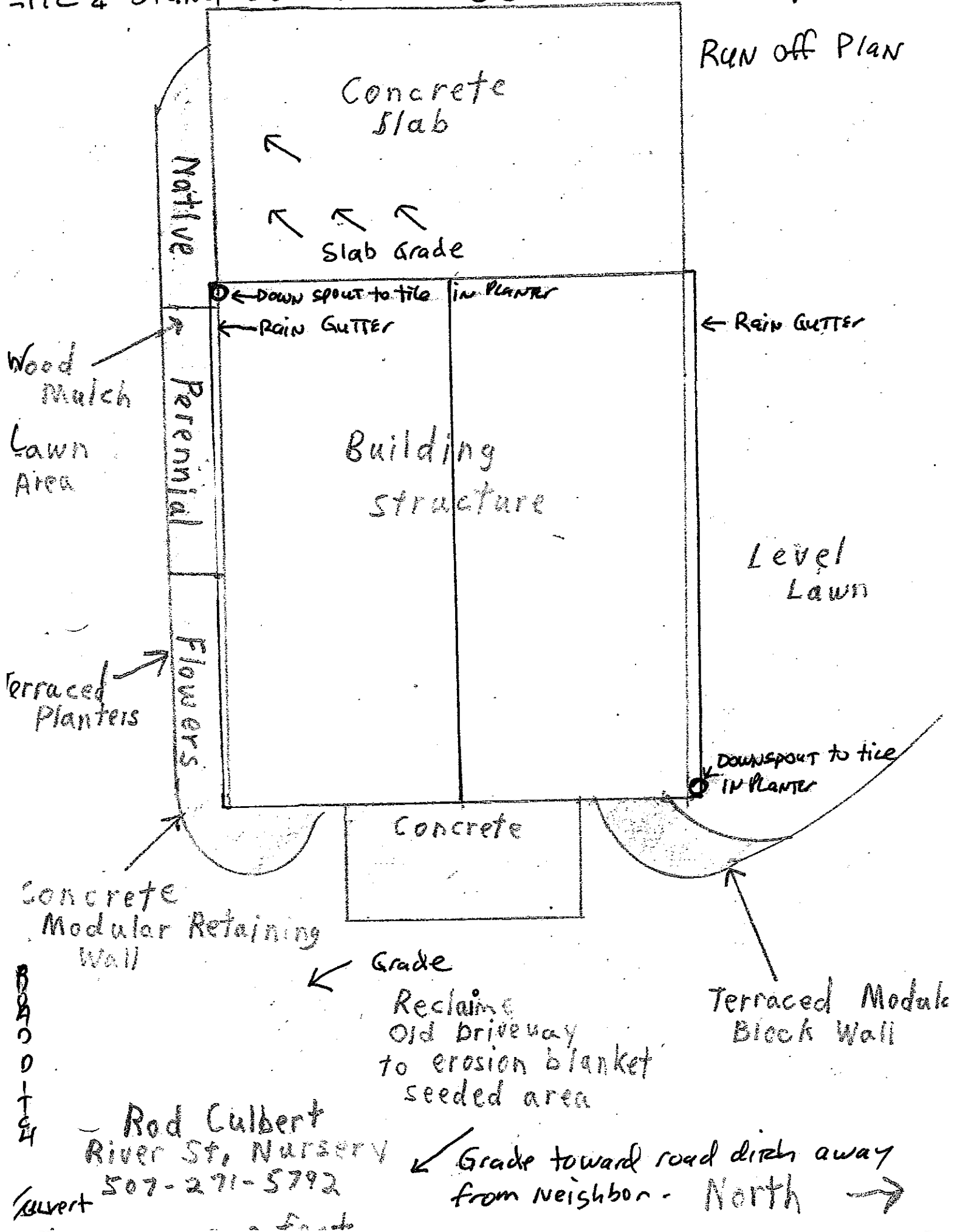


**RECEIVED**  
 JUL 28 2014  
 DIV. AN & M

RECEIVED  
JUL 28 2014  
BY: MWM



Run off Plan



## Legal description

That part of Government Lot No. 2, Section 28, Township 109, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the center of said Section 28; thence on an assumed bearing of North along the west line of said Government Lot No. 2, a distance of 512.50 feet; thence on a bearing of East, a distance of 268.00 feet to a point 21.00 feet due South of a concrete monument with brass center, set by A. F. Scheid; thence North 72 degrees 20 minutes 00 seconds East 137.30 feet to the point of beginning of the land to be described; thence South 72 degrees 20 minutes 00 seconds West along last described course, 137.30 feet; thence South 70 degrees 00 minutes 00 seconds West 31.92 feet; thence South 17 degrees 03 minutes 36 seconds East 50.42 feet; thence South 32 degrees 11 minutes 09 seconds East 43.87 feet; thence South 58 degrees 24 minutes 06 seconds East 56.88 feet to the northwesterly right of way line of Le Sueur County Right of Way Plat No. 1, according to the recorded plat thereof; thence northeasterly along said northwesterly right of way line to an intersection with a line bearing South 14 degrees 14 minutes 00 seconds East from said point of beginning; thence North 14 degrees 14 minutes 00 seconds West

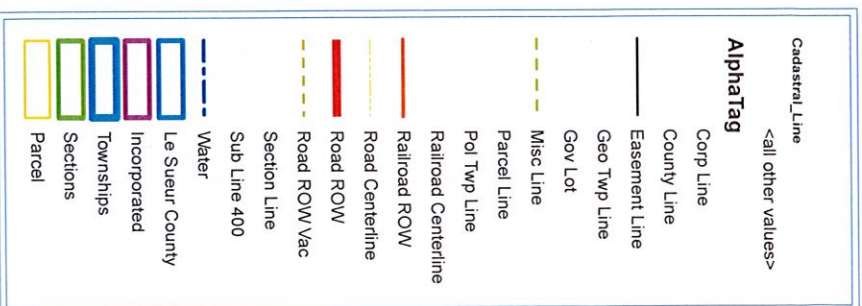
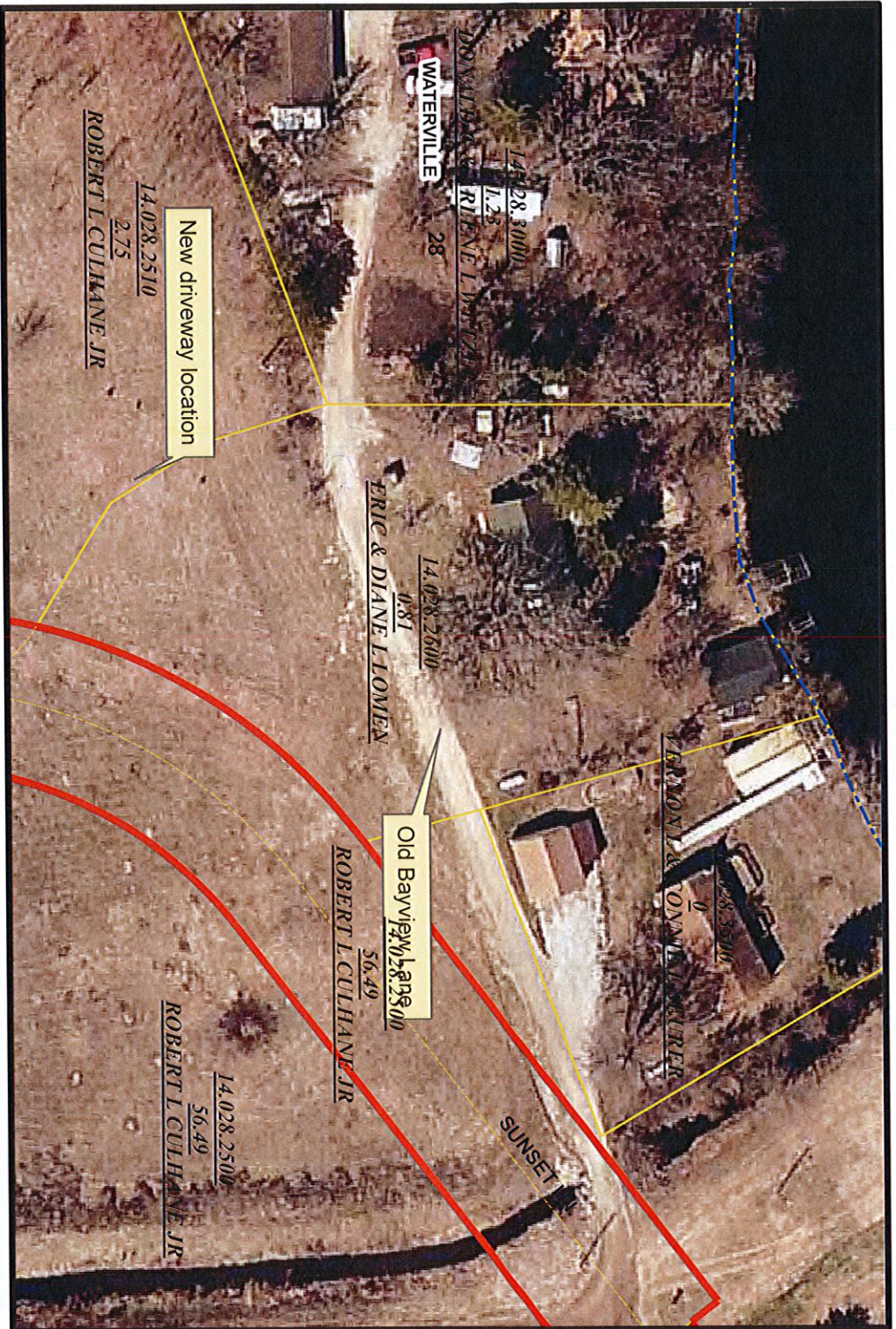
Subject to and together with a 33.00 foot easement for ingress and egress over and across part of Government Lot No. 2, Section 28, Township 109, Range 23, Le Sueur County, Minnesota, the centerline of which is described as follows: Commencing at the center of said Section 28; thence on an assumed bearing of North along the west line of said Government Lot No. 2, a distance of 512.50 feet; thence on a bearing of East, a distance of 268.00 feet to a point 21.00 feet due South of a concrete monument with brass center, set by A. F. Scheid; thence South 70 degrees 00 minutes 00 seconds West 31.92 feet to the point of beginning of the centerline to be described; thence South 17 degrees 03 minutes 36 seconds East 50.42 feet; thence South 32 degrees 11 minutes 09 seconds East 43.87 feet; thence South 58 degrees 24 minutes 06 seconds East 56.88 feet to the northwesterly right of way line of Le Sueur County Right of Way Plat No. 1, according to the recorded plat thereof, said centerline there terminating.

The sidelines of said 33.00 foot easement shall be lengthened or shortened to terminate on said northwesterly right of way line and on the north line of the above described parcel.



# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Lomen  
 PID: 14.028.2600  
 DATE: 08-11-14  
 FIRM #: 27079C0430D  
 F-Zone: X-Outside  
 RFPE: 1006.08  
 District: Recreational  
 Residential



2	1	6	5	4	3	2	1
12	7	8	9	10	11	12	
13	18	17	16	15	14	13	
24	19	20	21	22	23	24	
25	30	29	28	27	26	25	
36	31	32	33	34	35	36	



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



LE SUEUR COUNTY  
 ENVIRONMENTAL SERVICES  
 507-357-8538