



Le Sueur County, MN

Thursday, May 21, 2015

Regular Session

Item 7

Walsh Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Timothy & Anne Walsh

911 ADDRESS: 22146 Warner LN, Elysian MN

VARIANCE REQUEST: To allow the applicant to create impervious surface in a shore impact zone and to create 43% impervious surface.

VARIANCE NUMBER: 15062

PARCEL NUMBER: 04.800.0110

SITE INFORMATION

LOCATION: Lot 11, Warner's Subdivision, Section 33, Elysian 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 access off Warner Lane

LAKE: Lake Frances, 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: 1024.5

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, photographs, Erosion control plan, legal description

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>Allowed:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. Impervious surface:	In shore impact zone	None	Sec. 13. Subdiv. 5.A.10.d	13-15
b. Impervious surface of lot:	43%	25%	Sec. 13. Subdiv. 5.A.10.a	13-15
2. Refer to DNR Guidance Letters:				
a. The Role of the Variances in Shoreland Management Ordinances				pg. 9
b. Bluffs and Steep Slopes				pg. 11

Page 1 of 2

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**.
7. Existing structure currently has rain gutters.
8. Proposed pervious pavers between new retaining wall and deck, 372 square feet.
9. Project is proposed to remove 258 square feet of existing patio.
10. If the Variance is approved, the applicant will need to apply for a Conditional Use Permit (CUP) for grading, excavating and filling, and for the construction of a retaining wall in the shore impact zone. If the CUP is approved by the Board of County Commissioners, the project will be allowed to move forward.

CONSIDERATIONS

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

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: 4/21/2015
60 DAY RULING DATE: 5/21/2015

PERMIT NUMBER 15062

FEE: \$646.00

APPLICANT: TIMOTHY & ANNE WALSH
ADDRESS: 13221 CEDARWOOD AVE
CITY: CLIVE
STATE: IA
PHONE: 515-226-0200

ZIP: 50325

PROPERTY OWNER: TIMOTHY & ANNE WALSH
ADDRESS: 22146 WARNER LN
CITY: ELYSIAN
STATE: MN
PHONE: 515-226-0200

ZIP: 56028

PARCEL NO: 04.800.0110 TOWNSHIP: ELYSIAN 911: 22146 WARNER LN ELYSIAN
SEC: 33 SUBDIV: WARNERS SUB DIV
TWP: 109 LOT: 11 ZONE: RR
RANGE: 24 BLOCK: FEMA PANEL #: 27079C0425D
Q/Q: ROAD: PVT FLOOD ZONE: X OUTSIDE

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

1.) Reason for Requested Variance:

TO ALLOW THE APPLICANT TO CREATE IMPERVIOUS SURFACE IN A SHORE IMPACT ZONE
AND CREATE 43 % IMPERVIOUS SURFACE

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

04/21/15

DATE



LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

4-21-15

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: TIMOTHY & ANNE WALSH

Variance # 15062

Variance Request: TO ALLOW THE APPLICANT TO CREATE IMPERVIOUS SURFACE IN A SHORE IMPACT ZONE
AND CREATE 43 % IMPERVIOUS SURFACE

- 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
☐ ☐ ☐ ☐ ☐

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

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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
☐ ☐ ☐ ☐ ☐

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

Explain _____

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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 Timothy and Anne Walsh
Mailing Address 13221 Cedarwood Avenue
City Clive State Iowa Zip 50325
Phone # 515-226-0200 Phone # 515 710 5111
- II. **Land Owner (s), if different from above:**
Name Timothy and Anne Walsh, Trust
Property Address 22146 Warner Lane
City Elysian State MN Zip 56028
Phone # 515 226 0200 Phone # 515 710 5111
- III. **Parcel Information:**
Parcel Number 04.800.0110 Parcel Acreage 0.00
Legal Description-Full legal description must be attached (not from tax statement)
please see attached copy of deed
- IV. **Variance Request:**
To create impervious surface in the shore
impact zone and to create 43' to impervious surface.
mem
- V. **Township Notification: Township must be notified of proposed request prior to application.**
Elysian Township notified on 2-11-2015
(Township Name) (Date)
Board Member Linus Hebl regarding the proposed request.
(Name)
- 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 *n/a*
- ☒ g. Surveyor Certification
- ☐ d. Floor plans and/or blue prints *(For structures) n/a*
- ☐ e. Septic System Compliance Inspection *n/a*
- ☒ 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.
Request to repair damage to existing
patio and retaining wall structure.
2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?
None that I am aware of at this time.
3. Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.
Excessive rain caused overflow from land
directly across from property. Culvert structure,
improperly maintained and unable to handle excessive
flow. Culvert has since been repaired by myself and
neighbor.
4. How will the request maintain the essential character of the locality?
Yes, repairs will maintain the essential character of
the locality.
5. Does the alleged practical difficulty involve more than economic considerations?
No, not that I am aware of at this time.
6. Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?
Yes, to the best of my knowledge
7. Describe how the request is consistent with the Comprehensive Land Use Plan.
Request is consistent with the Comprehensive
Land Use Plan.
8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.
N/A to this repair.
9. Explain why this request is the minimum variance amount to afford relief.
Request is for minimum variance
amount to afford relief.

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.

Anne J. Walsh
Applicant signature

3-9-2015
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.

Anne J. Walsh
Land Owner signature

3-19-2015
Date

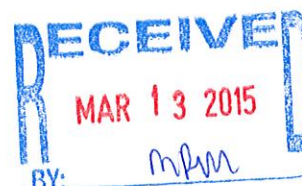
OFFICE USE ONLY		
Date received <u>4-15-15 - Survey</u> <u>3-17-15 - Survey</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' <u>1000'</u> <u>N</u>
Meeting date <u>5-21-15</u>	Lake Classification <u>RD</u>	Erosion Control Plan <u>Y</u> <u>N</u>
60 Day <u>6-20-15</u>	Lake <u>Frances</u>	Water courses <u>Y</u> <u>N</u>
FEMA Panel # <u>27079C42SD</u>	Flood Zone <u>X outside</u>	Bluff <u>new</u> <u>Y</u> <u>N</u>
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Septic <u>11-10-10</u> <u>CI / DESIGN</u> <u>ecor</u>
<input checked="" type="checkbox"/> Site Plan - survey <u>3-17-15</u>	<input checked="" type="checkbox"/> Access approval	<input checked="" type="checkbox"/> Fee \$ <u>6460</u> <u>ATF / SPEC MTG</u>
<input checked="" 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	
<u>Michelle R. Miller</u> Planning & Zoning Department Signature	<u>4-21-15</u> Date	<u>15062</u> Permit #

04-15-13

15-Day - 11-24-14
3-18-15

BFE 1024.7
RFE 1025.7

DHWL 1023.5



March 9, 2015

Michelle R. Mettler
Le Sueur County Environmental Services
Assistant Planning and Zoning Administrator
88 South Park Avenue
Le Center, Minnesota 56057

Parcel Number: 04.800.0110

Dear Michelle,

Attached via email is my Variance and Conditional Use Permit (CUP) application. Per our discussions, I am submitting this material for the April Planning and Zoning Commission meeting.

1. Written Detail or Description of Variance/CUP Variance Application – see below
2. CUP Application
3. Township Notification
4. Full Legal Description
5. Erosion Control Plan

Thank you in advance for your consideration of these applications. I look forward to hearing from you on how to proceed for the April meeting.

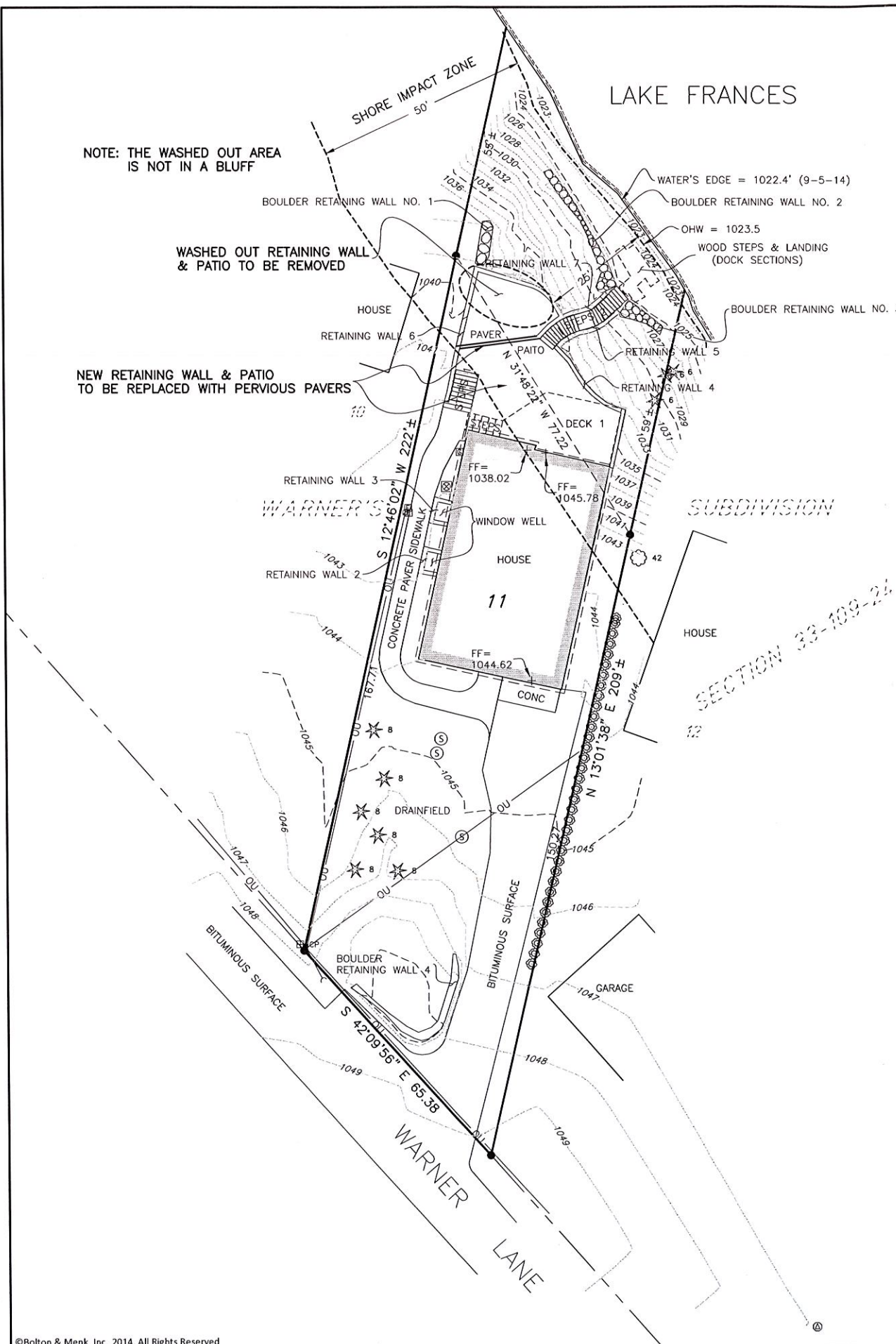
Anne J. Walsh

Anne Walsh
13221 Cedarwood Avenue
Clive, Iowa 50325
Phone: 5152260200
twalsh5@msn.com

Description of Request for CUP and Variance Applications:

Permission to repair a portion of our patio and retaining wall damaged in June 2014. Excessive rain caused overflow from land directly across from property. The culvert structure was determined to be inadequately maintained and therefore unable to handle the volume of water. We have since repaired the culvert at our own expense to eliminate any future incidents.





NOTE: THE WASHED OUT AREA IS NOT IN A BLUFF

WASHED OUT RETAINING WALL & PATIO TO BE REMOVED

NEW RETAINING WALL & PATIO TO BE REPLACED WITH PERVIOUS PAVERS

LAKE FRANCES

PID 04.800.0110

RECEIVED
APR 15 2015
BY: *mfm*

TOTAL LOT AREA
11426 SQ FT

EXISTING IMPERVIOUS SURFACES IN SHORE IMPACT ZONE

		LENGTH	HEIGHT
HOUSE W/ OVERHANG	2019 SQ FT		
BITUMINOUS SURFACE	1497 SQ FT		
RETAINING WALL 1	61 SQ FT		
RETAINING WALL 2	12 SQ FT		
RETAINING WALL 3	11 SQ FT		
RETAINING WALL 4	31 SQ FT	35'	3' - 6'
RETAINING WALL 5	16 SQ FT	17'	1' - 2'
RETAINING WALL 6	59 SQ FT	48'	1' - 5'
RETAINING WALL 7	11 SQ FT	19'	1' - 2'
BOULDER RETAINING WALL NO. 1	28 SQ FT	15'	2'
BOULDER RETAINING WALL NO. 2	63 SQ FT	32'	2' - 4'
BOULDER RETAINING WALL NO. 3	28 SQ FT	10'	1' - 4'
BOULDER RETAINING WALL NO. 4	62 SQ FT	43'	1' - 2.5'
CONCRETE PAVERS	506 SQ FT		
PAVER PATIO	644 SQ FT		
DECK 1 W/ STEPS	334 SQ FT		
WOOD STEPS & LANDING	64 SQ FT		
STEPS 1	52 SQ FT		
STEPS 2	86 SQ FT		
TOTAL	5584 SQ FT (48.8%)		

REMOVALS	
RETAINING WALL NO. 6	40 SQ FT
PATIO PAVERS	258 SQ FT
PATIO PAVERS TO PERVIOUS PAVERS	372 SQ FT
TOTAL	670 SQ FT (5.8%)

PROPOSED	
NEW WALL	13 SQ FT
TOTAL	13 SQ FT

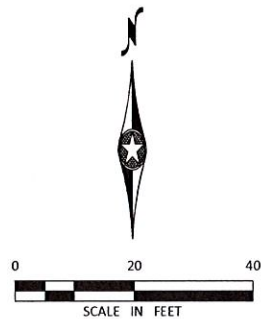
PROPOSED IMPERVIOUS SURFACES 43%

OWNER
TIMOTHY & ANNE WALSH
13221 CEDARWOOD AVENUE
CLIVE, IA 50325

SITE ADDRESS
22146 WARNER LANE
ELYSIAN, MN 56028

LEGEND

- MONUMENT FOUND
- DECIDUOUS TREE
- ✱ CONIFEROUS TREE
- ⊙ SANITARY MANHOLE
- ⊙ ANCHOR
- ⊙ COMMUNICATION PEDESTAL
- ⊙ BUSH
- ⊙ AIR CONDITIONER
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE
- OU — UTILITY OVERHEAD



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

4-15-15
Date

VARIANCE SKETCH
LE SUEUR COUNTY, MINNESOTA

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
1950 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

LOT 11 OF WARNER'S SUBDIVISION, SECTION 33, TOWNSHIP 109 NORTH, RANGE 24 WEST, ELYSIAN TOWNSHIP, LE SUEUR COUNTY, MINNESOTA

FOR: TIM & ANN WALSH

Le Sueur County

Surveyor Certification

- I. Applicant:
Name TIM & ANNE WALSH
- II. Property Owner (s), if different from above:
Name _____
Property Address _____
City _____ State _____ Zip _____
- III. Parcel Information:
Parcel Number 04.800.0110
- 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 3-11-15, 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.

Roy Jensen
Surveyor's signature

3/25/15
Date

19789
Lic #



OFFICE USE ONLY

Nichelle R. Smith
Planning & Zoning Authority signature

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

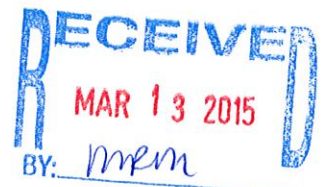
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Timothy & Anne Walsh Trust PID: 04.800.0110
Mailing Address: 13221 Cedarwood Ave, Clive, IA 50325
Property Address: 22446 Warner Lane, Elysian, MN 56028
Phone: (515) 226 0200 Mobile/Cell: (515) 7105111

Responsible party for Implementation/Inspection: Corey Atherton / Anne Walsh
Address: 13221 Cedarwood Ave, Clive, IA 50325
Phone: (515) 226 0200 Mobile/Cell: (515) 7105111

Erosion & Sediment Control Measures

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



11. Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

2:1 slopes or steeper	Straw/Coconut Blanket or High Velocity Wood Blanket
3:1 slopes or steeper	Wood or Straw Blanket with net on both sides
4:1 slopes or steeper	Wood or Straw Mulch blanket with net on one side
Flat areas	Straw Mulch w/disc anchoring

12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.
13. Apply fertilizer according to soil test recommendations.
14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.
15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

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

Inspection and Maintenance

16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out sediment basins on a regular basis to maintain capacity.

I agree to install, inspect and maintain the above practices to accomplish the goal of preventing erosion.

Anne Walsh
(Property Owner)

Anne Walsh
(Person Responsible for Implementation)

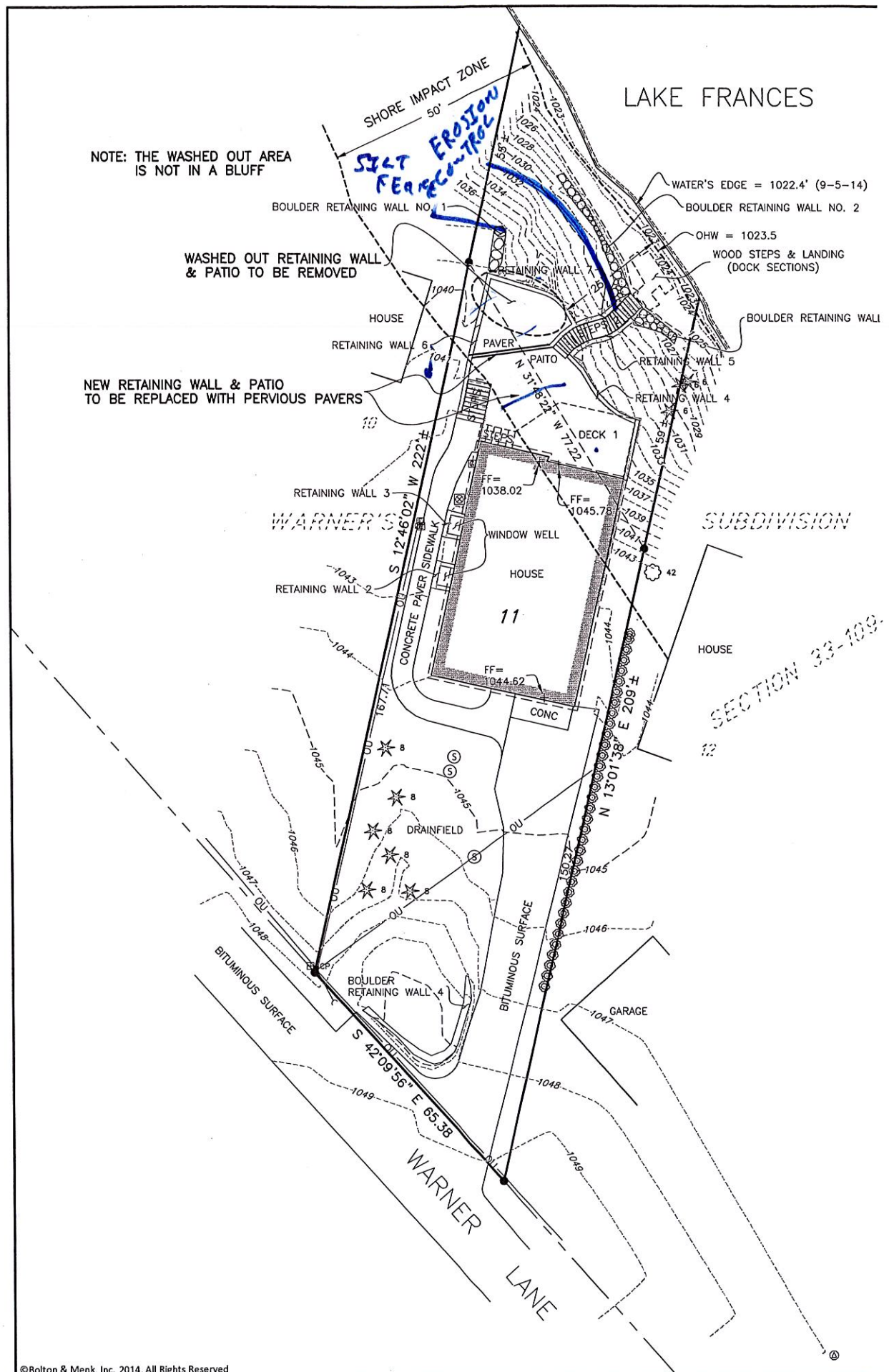
3-9-2015
(Date)

3-9-2015
(Date)

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



EROSION CONTROL MAP



372091

Document # 372091

Office of County Recorder
Le Sueur County, MinnesotaI hereby certify that the within instrument
was filed in this office for record on
December 03, 2010 10:00 AM
Sharon J. Budin, Recorder

Page: 2 AP

State Deed Tax paid \$1.65

TRANSFER ENTERED
This 3 day of Dec 2010
[Signature]
County Auditor

by _____ Deputy

QUIT CLAIM DEED
Individual(s) to Individual(s)Minnesota Uniform Conveyancing Blanks
Form 10.3.1 (2010)

DEED TAX DUE: \$ 1.65

DATE: _____
(month/day/year)

FOR VALUABLE CONSIDERATION, Timothy W. Walsh and Anne T. Walsh, husband and wife

(insert name and marital status of each Grantor)

("Grantor"),

hereby conveys and quitclaims to Timothy W. Walsh and Anne T. Walsh, or their Successor(s), as Trustee of the Timothy W. Walsh

(insert name of each Grantee)

Revocable Trust U/A/D October 29, 2010, an undivided one-half (1/2) interest, and to * ("Grantee"), real property
in LeSueur County, Minnesota, legally described as follows:

*Anne T. Walsh and Timothy W. Walsh, or their Successor(s), as Trustee of the Anne T. Walsh Revocable Trust U/A/D October 29, 2010, an undivided one-half interest, all our right, title and interest in

Lot 11 of Warner's Subdivision, being a part of the Government Lot 4, and part of the Northeast Quarter of the Southeast Quarter of Section 33-109-24, as per the recorded Plat thereof on file and of record in the Office of the Register of Deeds, in and for LeSueur County, Minnesota,

04.800.0110

together with all hereditaments and appurtenances belonging thereto.

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ☒ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

[Signature]
(signature) Timothy W. Walsh*[Signature]*
(signature) Anne T. WalshRECEIVED
MAR 26 2015
RV

Page 1 of 2

State of Minnesota, County of Iowa, County of PolkThis instrument was acknowledged before me on 11/2/2010, by Timothy W. Walsh and Anne T. Walsh,
(month/day/year)husband and wife

(insert name and marital status of each Grantor)

(Seal, if any)



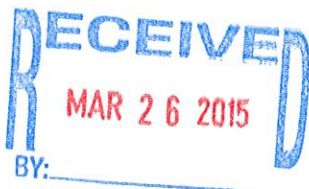
(signature of notary official)

Title (and Rank): Universal Banker U.S. BankMy commission expires: 1/26/2012
(month/day/year)THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Christine B. Long
 Duncan, Green, Brown & Langeness, P.C.
 400 Locust Street, Suite 380
 Des Moines, Iowa 50309-2363
 Telephone: (515) 288-6440
 Telecopier: (515) 288-6448

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
 INSTRUMENT SHOULD BE SENT TO:
 (insert name and address of Grantee to whom tax statements should be sent)

Timothy W. and Anne T. Walsh
 13221 Cedarwood Avenue
 Clive, Iowa 50325-8571







LE SUEUR COUNTY ENVIRONMENTAL SERVICES

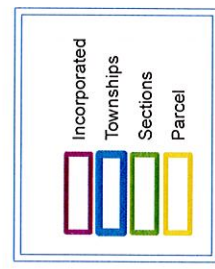
NAME: Walsh
 PID: 04.800.0110
 DATE: 05-12-15
 FIRM #: 27079C0425D
 F-Zone: X-Outside
 RFPE: 1025.7
 District: Recreational Residential



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



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

LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538

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