Le Sueur County, MN

Thursday, July 9, 2015

Regular session

Item 2

Baumann Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: Bernard & Helen Baumann

911 ADDRESS: 49435 Sportsmans Lane, Waterville MN 56096

PROJECT DESCRIPTION: to allow the applicant to construct a 26 x 30 detached garage that does meet the Regulatory Flood Protection Elevation "RFPE" to allow flood-proofing in a Recreational Residential **"**RR" District and a Flood Plain, Flood Fringe "FF" Overlay District on a Recreational Development "RD" lake, Lake Tetonka. Property is located at Lots 32, 33 & 34, Tetonka Beach Subdivision, Section 24, Elysian Township.

ZONING DISTRICT PURPOSES: 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.

OVERLAY DISTRICT: It is the purpose of this Section to designate an overlay district that will maintain the County's eligibility in the National Flood Insurance Program and to minimize potential loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare of the County

Flood Fringe (FF) District: The Flood Fringe District shall include those areas designated as floodway fringe, which shall include the areas shown on the Flood Insurance Rate Map, adopted in this Section as being within Zone AE but being located outside of the floodway. For lakes, wetlands and other basins (that do not have a floodway designated), the Flood Fringe District shall include those areas designated as Zone A and Zone AE on the Flood Insurance Rate Map panels adopted in this Section that are below the one percent (1%) annual chance flood elevation (100-year flood elevation) but above the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14, as amended from time to time.

ZONING ORDINANCE SECTIONS: Section 6, Section 13.2

GOALS AND POLICIES: GOALS & POLICIES: Le Sueur County will adopt and enforce the following land use goals and policies to enhance land use regulation efficiencies, use County resources to meet County residents' needs, and protect County residents' health, safety, and welfare.

Goal 2: Le Sueur County should adopt and enforce land use goals and policies that conserve and restore its natural resources, bring protections to the ecological systems of the natural environment, and prevent the premature development of natural resource areas.

Policy: Utilize shorelands on Recreational Development Lakes (RD) for housing, but with a focus on development design that protects the resource.

SITE INFORMATION

LOCATION: Lots 32, 33 & 34 Tetonka Beach Subdivision,Section 24, Elysian Township.

ZONING: Recreational Residential & Flood Fringe Flood Plain

GENERAL SITE DESCRIPTION: Shoreland, Residential, Wetland

ACCESS: Existing

LAKE: Lake Tetonka, 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: 1006.08. **Lowest floor must meet RFPE.

Lowest floor of the structure will not meet the Regulatory Flood Protection Elevation (RFPE) as required by FEMA. A Variance was granted on May 21, 2015 to construct a garage 63 ft.from the Ordinary High Water Level. The applicant's will be required to obtain a Conditional Use Permit (CUP) from the Le Sueur County Board of Commissioners to deviate from the RFPE. If the CUP is approved by the Board of County Commissioners, the structure will be built to meet specified FEMA flood-proofing construction standards

EXISTING LAND USE WITHIN ¼ MILE:

North:	Residential	South:	Residential
East:	lake	West:	Wetlands

BACKGROUND INFORMATION

See Narrative

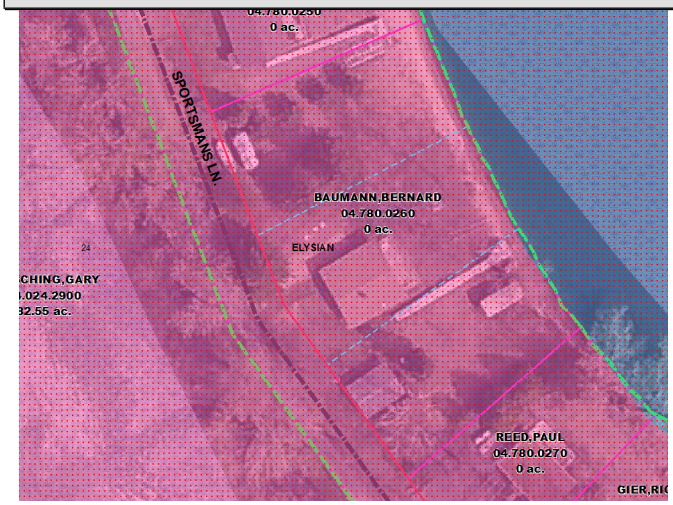
TOWNSHIP BOARD NOTIFICATION

The applicant contacted Lynn Hebel, Elysian Township Board on May 22,2015.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.
WETLANDS: According to the National Wetlands Inventory, Type 3 Wetlands located in the quarter-quarter section where the project is proposed.

AERIAL PHOTO



ATTACHMENTS

Narrative, Survey, Grading Plan, Erosion Control Plan, Maps.

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance
10. Other factors impacting the public health, safety and welfare.

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:
*(Please circle one for each item: **A**gree, **D**isagree, Not **A**pplicable.)*

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. **A D NA**

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. **A D NA**

3. The adequate utilities, access roads, drainage and other facilities have been or are being provided.
   A D NA

4. The adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use**. A D NA**

5. The adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. **A D NA**

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

Le Sueur County

Conditional Use Application-Grading,Excavating & Filling

Activities that involve topographic alterations in all districts shall conform to the standards in Section 18 of the Le Sueur County Zoning Ordinance. Activities within a shoreland district shall conform to the standards in Section 13 of the Le Sueur County Zoning Ordinance.

In addition any activities in any type wetland shall be evaluated in accordance with the Wetland Conservation Act (WCA) regulations, as administered by the Le Sueur County Soil & Water Conservation District (SWCD).

I. Applicant:

Name Bernard & Helen Baumann
Mailing Address 858 Holmes St. S
City Shakopee State MN Zip 55379-2364
Phone # 612-518-4004 Phone # _____

II. Landowner:

Name Bernard & Helen Baumann
Mailing Address 858 Holmes St. S
City Shakopee State MN Zip 55379-2364

Property Address 49435 Sportsmans LN
City Waterville State MN Zip 56096
Phone # 612-518-4004 Phone # _____

III. Parcel Information:

Parcel Number 04.780.0260 Parcel Acreage 0.60
Attach Full Legal Description (***NOT*** *abbreviated description from tax statement)*
Township Elysian Section 24
Subdivision Tetonka Beach Lot 32,33,34 Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Elysian Township notified on May 22, 2015
(Township Name) *(Date)*

Board Member Lynn Hebl regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.

b. Twenty Three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.

c. Electronic version of any supporting documents *if available.*

c. Additional copies may be requested as deemed necessary by the Department.

d. **Application must be made in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.

e. **Appointment is necessary.**

f. **Applications will not be accepted by mail.**

RECEIVED
JUN 08 2015
BY: _____

VI. Fees: Must be paid at the time of application.

Conditional Use Permit	$ 750	After-The-Fact fee is **doubled.**
Filing Fee	$ 46	

Additional Fees:

Special Meeting	$ 2,000	
After-The-Fact Penalty	$ 1,500	OR 10% of improvement, whichever is greater

VII. Type of Request: Grading, Excavating or Filling.

❒ **Non-Shoreland** Cubic yards of material movement: _____
- ❒ Within Bluff Impact Zone Cubic yards of material movement: _____
- ❒ Within Bluff Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

√**Shoreland-** Outside Shore Impact Zone Cubic yards of material movement: 23
- ❒ Within Shore Impact Zone Cubic yards of material movement: _____
- ❒ Within Bluff Impact Zone Cubic yards of material movement: _____
- ❒ Within Bluff Cubic yards of material movement: _____

TOTAL cubic yards of material movement: 23

❒ Assurance security shall be required for projects that are >1500 cubic yards.

VIII. Description of Request:

a. A full description of request with detailed information including what operations are to occur and what general types of equipment may be used in the operation must be attached.

b. Complete the following in relationship to the proposed Conditional Use Permit.

1. **ENVIRONMENTAL IMPACT:** The environmental impact to this area includes constructing a garage (accessory structure) within the floodplain of Lake Tetonka with the lowest floor below the Regulatory Flood Protection Elevation (RFPE).
2. **ADVERSE IMPACT ON SURROUNDING AREAS:** The lowest floor elevation of the proposed garage structure will be below the RFPE. To avoid adverse impact of flooding to the surrounding area, a flood plan for the structure will be developed. This plan includes flood proofing and venting of the garage structure to make it suitable in the case of flooding to the surrounding area.
3. **STORMWATER RUNOFF:** Stormwater runoff in this area is routed towards Lake Tetonka via overland flow through grassed areas. An erosion control plan has been developed for this project to minimize erosion and sediment runoff in this area.
4. **DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL:** No grading and construction activities will take place below the OHWL of Lake Tetonka. The flood plan takes place above the OHWL.
5. **WETLAND IMPACT:** There are no wetland impacts for this project in this area.
6. **SLOPE STABILITY:** Final slopes in this area after construction is complete will be no greater than 4 foot horizontal to 1 foot vertical.
7. **CERTIFICATE OF INSURANCE:** Not applicable to this project
8. **MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:**
   (For example additional licensing and/or permitting)
   This project involves constructing a garage (accessory structure) lower than 3 feet above the highest known lake elevation, or RFPE of Lake Tetonka. A Federal Emergency Management Agency (FEMA) flood plan is required for this project. A detailed plan has been developed which is in compliance with FEMA Technical Bulletins 1 & 2.

IX. Site Plan: Shall include but not limited to the following:

- **Parcels < 5 AC =** 2-foot contours depicting existing and proposed topography.
- **Parcels 5-20 AC =** 5-foot contours depicting existing and proposed topography.
- **Parcels >20 AC =** 10-foot contours depicting existing and proposed topography.
- Location of grading, excavating, and/or filling sites.
- Location of areas for obtaining fill or disposing of excavated materials.

- Tree inventory of all trees, indicating trees to be cut or removed.
  (Caliper of 6 inches or greater measured 4.5 feet from ground level).

• North point	• Lake	• Existing Structures	• Septic system
• Setbacks	• River	• Proposed Structures	• Well
• Property Lines	• Wetland	• Lot Dimensions	• Access (size & location)
• Road Right-Of-Way	• Stream	• Ponds	• Easements
• Landscape, screening and buffering			• Drainage

• Site plan & As-Built must be completed by a surveyor or professional engineer.

X. Restoration Plan: Shall include but not limited to the following:

- Areas of restoration shall include the application of a minimum of 4 inches of topsoil or similar material that will support plant growth. *(Must be included in cubic yards calculation of material.)*
- Reseeded areas indicated with type of vegetation. *(Shall meet minimum standards by the SWCD))*
- Tree replacement plan. *(Areas located within the Bluff Impact Zone, Bluff, Shoreland & Conservancy Districts)*
  - Root zone of existing trees shall be preserved and protected during development.
  - Replace one tree for every tree that is removed.
  - Replacement trees shall have a minimum caliper of 2 inches at 4.5 feet from ground level.

XI. Attachments: Shall include but not limited to:

- [x] a. **Description of Request**-*See Part VIII for full details and requirements.*
- [x] b. **Site Plan**-*See Part IX for full details and requirements.*
- [x] c. **Full Legal Description**-*Not abbreviated description from tax statement.*
- [ ] d. **Access approval**-*Attach approval in writing from proper road authority.*
- [x] e. **Township Notification**-*See Part IV for details and requirements.*
- [x] f. **Septic System Compliance Inspection**
- [x] g. **Erosion Control Plan**-*Attach completed and signed plan including map.*
- [x] h. **Restoration Plan**-*See Part X for full details and requirements.*
- [ ] i. **Approved Stormwater Pollution Prevention Plan**
  -Must meet NPDES requirements and prepared by a licensed professional engineer.

XII. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

RECEIVED
JUN 08 2015
BY:

XIII. Signatures:

I hereby certify with my signature that all data contained he correct to the best of my knowledge.

Leonard H Sauman 6/8/15

Applicant signature

I hereby certify with my signature that all data contained he correct to the best of my knowledge.

Leonard H Sauman 6/8/15

Property Owner signature

RECEIVED
JUN 08 2015
BY:

1 of 1

6/8/2015 11:10 AM

OFFICE USE ONLY

Request: GRADING, EXCAVATING & FILLING

❒ **Non-Shoreland** Cubic yards of material movement: _____
- ❒ Within Bluff Impact Zone Cubic yards of material movement: _____
- ❒ Within Bluff Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

❒ **Shoreland -** Outside Shore Impact Zone Cubic yards of material movement: _____
- ❒ Within Shore Impact Zone Cubic yards of material movement: _____
- ❒ Within Bluff Impact Zone Cubic yards of material movement: _____
- ❒ Within Bluff Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

Pre-App Date 6-8-15
Meeting Date 7-9-15
60 Day 8-7-15
Zoning District RR/FF

Lake Classification RD
Lake ~~Bavaria~~ Tetonka
FEMA Panel # 27079C0 425 D
Flood Zone A – 100YR

Feedlot 500' 1000' N
Wetland Type 1-2 3-8 N
Water courses Y N
Bluff Y N

☑ Request Description
☐ ~~Access Approval~~
☑ Septic **Comp Insp / Design**
☑ Site Plan
☑ Erosion Control Plan
☑ Meeting **Reg / ATF / Spec**
☑ Full Legal
☐
☑ Fee $ 6e46
☑ Ordinance
☐ Other _____
☐ Penalty $ _____

☑ Application Complete MPM
Planning & Zoning Department Signature

6-8-15
Date

1513
Permit #

RECEIVED
JUN 08 2015
BY:

CONDITIONAL USE PERMIT APPLICATION

BERNARD AND HELEN BAUMANN
WATERVILLE, MN

June 9, 2015
Project No. 14-17169

ISG
I+S GROUP

info@is-grp.com + www.is-grp.com

ATTACHMENT A

Le Sueur County Conditional Use Permit Application
Bernard & Helen Baumann

This Description of Request serves to address the requirements of Section 13.2—Recreational Residential District, Le Sueur County Zoning Ordinance.

Description of Request

The applicant is requesting a Conditional Use Permit (CUP) for the construction of a garage structure within the Recreational Residential (RR) District of Le Sueur County. The lowest floor of the garage structure will be constructed lower than the Regulatory Flood Protection Elevation (RFPE) of Lake Tetonka. Therefore a Federal Emergency Management Agency (FEMA) flood proofing plan is required and is included.

Description of Existing Conditions

This site is accessed from Sportsmans Lane off of Township Road T-165, approximately four (4) miles west of Waterville in the SE ¼ of the NE ¼ of Section 24, Elysian Township (T109N, R24W), Le Sueur County, Minnesota.

The site currently consists of 0.60 acres of lakeshore property on the west end of Lake Tetonka. A full legal description of the parcel is included in Attachment B. The site includes one parcel with an existing 28 foot by 28 foot cabin and a 16 foot by 20 foot detached garage structure located 30 feet to the south of the cabin.

The applicant was awarded a variance for the proposed garage structure on May 22, 2015 by the Le Sueur County Board of Adjustment. This variance was for the setback from the OHWL of 63 feet from the rear of the garage with dimensions of 36 feet (west-east) and 26 feet (north-south) with a 2 foot overhang around the entire structure. The variance approval for this structure is attached.

The following exhibits are included for reference and as required:

1. Location Map
2. USGS Topographic Map
3. Aerial Photograph
4. Le Sueur County Zoning Map
5. Existing Conditions Plan
6. Proposed Conditions Plan
7. Grading Plan
8. FEMA Floodproffing Plan
9. Proposed Restoration Plan
10. Erosion Control Plan

The site topography includes a flat area adjacent to Lake Tetonka with elevations ranging from approximately 1000 to 1004 feet above mean sea level (’). Soils are comprised of 183 Dassel Loam (mukey 398935).

RECEIVED
JUN 08 2015
BY:

Access to this property is via Sportsmans Lane. Sportsman Lane is a private driveway for access to the residents of Tetonka Beach Subdivision and is not governed by the township. Therefore access approval is not needed for this parcel.

A subsurface sewage treatment system installation certification was awarded to this property in August of 2012 by Le Sueur County. The inspection form is included in this report.

Description of Future Parcel Layout

The existing 16 foot by 20 foot garage structure will be removed prior to the construction of the proposed garage structure. The proposed garage structure will be 26 feet by 36 feet and will have a 2 foot overhang on all sides. Four trees will be removed for the construction of the proposed garage structure and will be replaced by four new trees.

The RFPE of Lake Tetonka is at an elevation of three (3) feet above the highest known lake elevation, which is 1003.08' mean sea level per Le Sueur County. Therefore the RFPE of Lake Tetonka is at an elevation of 1006.08'. The lowest floor of the proposed garage structure will be at an elevation of 1004.25'. This elevation is 1.83' lower than the RFPE.

A flood-proofing plan conforming to the Federal Emergency Management Agency (FEMA) guidelines has been designed for this structure. The flood proofing plan calls out five (5) 16" x 8" Dual Function Smart Vent® (Model 1540-510) foundation flood vents that will be constructed as part of a stem wall that extends 2 feet above the lowest floor to an elevation of 1006.25'. The bottom of the flood vent openings will be placed at an elevation of 1004.92', which is 0'-8" above the lowest floor elevation of 1004.25'. The bottom of the flood vent openings shall be no more than 12" above the elevation of the final grade adjacent to the garage. The garage will be constructed of concrete masonry unit (CMU) foundation walls that are supported by a 1'-6" wide x 0'-10" thick continuous concrete strip footing. The top of footing shall be at an elevation of 999.92', which is 4'-4" below the lowest floor elevation and required in order to protect the foundation from frost concerns. The flood vents will be placed in the CMU stem walls in the locations shown on the included structural plans. A 6'-0" reinforced concrete apron will be constructed at the west overhead door entries of the structure. Refer to the included structural drawings in Exhibit 8 for more detail on the location of and construction around the proposed flood vents.

The garage structure will contain three (3) 10'-0" x 10'-0" overhead doors and two (2) 3'-0" wide access doors. Two of the garage doors will be placed on the front of the building facing west centered across the building while the third garage door will be placed on the rear of the building facing east and will be placed on the north half of the building. One access door will be placed in the northwest corner on the north side of the building while the second will be place in the center of the east side of the building. The garage structure above the CMU stem walls will be constructed of wood stud walls and pre-engineered wood roof trusses. A total clearance of 12'-0" will be provided from the finished floor elevation to the truss bearing elevation.

The garage floor will be constructed of a 4" reinforced concrete slab that is placed on a compacted granular base. Excess soil will be graded away from the structure at a slope of 4 foot horizontal to 1 foot vertical to provide adequate drainage away from the structure.

RECEIVED
JUN 08 2015
BY:

Equipment used for the demolition of the existing garage, construction of the proposed garage, and site grading for both structures may include the following: tractor backhoe, excavator, bulldozer, sheepsfoot compactor, concrete truck, skid-steer loader, scissor lift.

Exhibits Included

Location Maps:

Several location maps have been included in Exhibits 1-5 which include the following:

1. Location Map
2. USGS Topographic Map
3. Aerial Photograph
4. Le Sueur County Zoning Map
5. Existing Conditions

Site Plan:

A site plan has been developed for this project showing the proposed conditions of the area. This plan is included in Exhibit 6 and shows proposed building dimensions

Setbacks:

The proposed garage structure will be setback from each of the following:

- A front yard setback of 25 feet from the Sportsmans Lane right of way
- A side yard setback of 15 feet from the south parcel property line
- A rear yard setback of 63 feet from Lake Tetonka, variance approved May 22, 2015

Exhibit 6 also shows the dimensions of the parcel as well as the setbacks for the proposed garage.

Grading Plan:

A grading plan has been included in Exhibit 7. This plan shows the areas on the parcel where excavation (cut) and filling is required. A total of 23 cubic yards of material will be required for grading the area for the proposed garage structure. Surface grading to create a suitable flat foundation for the building slab involves a total of 5 cubic yards of earthwork. Excavation for the building footings involves 18 cubic yards of cut material. Some of the excavated material will be placed as fill for portions of the garage, or used as reclamation for side slopes from the garage and restoration of the removed existing garage. The remaining material from the excavation of the building footings will be hauled off site after restoration grading is complete.

Floodplain District:

The project is located within Zone AE of the Federal Emergency Management Agency (FEMA) flood map, thus a flood-proofing plan is required. FEMA Technical Bulletin 1 outlines that the following items must be part of a flood-proofing plan for accessory structures (including detached garages) that are below the Regulatory Flood Protection Elevation (RFPE):

1. The garage must be used only for parking of vehicles and storage.
2. All utilities must be elevated above the RFPE.
3. Flood damage-resistant materials must be used below the RFPE.
4. The following requirements for flood openings must be satisfied:
    a. A minimum of two total openings on exterior walls below the RFPE.
    b. Openings shall exist on at least two sides of the garage.

RECEIVED
JUN 08 2015
BY:

c. Openings shall be reasonably distributed around the perimeter of the garage.
d. The bottom of each opening shall be no higher than 1 foot above the grade that is immediately under each opening.
e. A proper amount of engineered openings for which an Evaluation Report has been issued by the International Code Council (ICC) Evaluation Service, Inc. (ICC-ES) shall be used as part of the flood-proofing plan. Alternatively, non-engineered openings can be used under the condition that the openings meet the National Flood Insurance Program's (NFIP) prescriptive requirement of 1 square inch of net open area for every square foot of enclosed area.

5. The structure must be designed to resist flotation, collapse, or lateral movement under flood conditions.

Refer to Exhibit 8 of the included documents for detailed information on how the requirements outlined by FEMA Technical Bulletin 1 are met by the proposed flood-proofing plan. The following responses describe items that were included in the flood-proofing plan to meet the FEMA criteria listed previously:

1. The owner is responsible for ensuring that the garage is used only for the parking of vehicles and storage.
2. The contractor is responsible for installing any utilities in the garage above the RFPE.
3. The structural elements shown on Exhibit 8 are constructed of materials that are listed as either Class 4 or Class 5 "Acceptable" building materials in Table 2 of FEMA Technical Bulletin 2: Flood Damage-Resistant Materials Requirements. In particular, the concrete block (alternatively named CMU) used to construct the foundation is listed as a Class 5 structural building material. Similarly, cast-in-place concrete, which is used for construction of the garage slab, is also considered a Class 5 structural building material. In addition, the 2" thick extruded polystyrene rigid insulation that is on the inside of the foundation around the perimeter of the building is considered a closed-cell plastic foam, which is listed as a Class 5 building material and thus acceptable below the RFPE.
4. The flood-proofing plan includes the following items that satisfy the FEMA Technical Bulletin 1 requirements for flood openings:
    a. A total of five (5) openings have been included in the flood-proofing plan.
    b. Openings are located on three (3) of the four (4) exterior walls of the garage.
    c. No more than two (2) openings are located on any one (1) wall of the garage, which will facilitate the flow of water into the garage if some openings are blocked by obstructions.
    d. The bottom of each opening is no higher than 0'-8" above the lowest floor elevation and shall be no higher than 1'-0" above the exterior grade that is immediately under each opening.
    e. This flood-proofing plan does not include any non-engineered openings. Thus, the NFIP prescriptive requirement of 1 square inch of net open area for every square foot of enclosed area is not applicable. Instead, an engineered opening has been recommended for this flood-proofing plan. Refer to the International Code Council Evaluation Service Report ICC-ESR-2074 of SmartVent Products, Inc, which includes an evaluation of the flood vent (16" x 8" SmartVent Model #1540-510) used in this flood-proofing plan. The report states that one (1) 16" x 8" SmartVent Model #1540-510 is needed for every 200 square feet of enclosed floor space of the garage. The proposed garage dimensions are 26'-0" x 36'-0", which is equal to

RECEIVED
JUN 08 2015

936 square feet of enclosed floor space. As such, a total of five (5) SmartVent Model #1540-510 flood vents are required to meet the minimum requirement of 936 square feet of enclosed floor space (5 vents x 200 square feet/vent = 1,000 square feet of enclosed floor space; and 1,000 square feet > 936 square feet).

5. The CMU foundation wall and the associated structural connections have been designed to resist anticipated loads from flood conditions. In addition, the "Typical Foundation Detail" drawing in Exhibit 8 includes typical structural details needed to construct a garage structure that can withstand the anticipated loads. For example, the concrete garage slab is reinforced with reinforcing steel to reduce the potential for shrinkage and temperature cracking. Rigid insulation is also to be used along the perimeter of the foundation to prevent frost heave of the concrete garage slab. A 6" granular base shall be compacted to 95% proctor density to reduce the potential for the concrete garage slab to settle. A ½" expansion joint shall be constructed around the perimeter of the concrete garage slab to reduce the potential for cracks in the slab. The continuous concrete strip footing that supports the foundation wall is reinforced with reinforcing steel and sized to properly support the applied loads from the structure above. CMU bond beams shall be used in the locations shown for proper support of the structural walls and roof above. Anchorage of the wood stud wall above the CMU wall has been included to properly secure the superstructure to the foundation. All of these details have been included to ensure proper construction of the garage structure.

Restoration Plan:

The proposed restoration includes re-establishment of topsoil for grassland over the area where the existing garage structure will be removed. A minimum of 4 inches of topsoil will be placed over the foundation of the existing garage and will be seeded with a grass mix suitable for the soil type, similar to the surrounding area. Four trees will be planted to replace the four trees that will be removed for the construction of the proposed garage structure. These trees will have a minimum caliper of 2 inches at 4.5 feet from ground level.

A detailed restoration plan is included in Exhibit 9 showing the anticipated future parcel layout, topsoil and vegetation, and proposed contours. It is anticipated that the final site grading will consist of remaining topsoil stripping from the site. Future grading and backfill will occur at a rate no less than four (4) feet vertical to one (1) foot horizontal. Grading will be utilized to maintain the surface runoff from the site.

Erosion Control Plan:

An erosion control plan has been developed for the project and is attached in Exhibit 10. This plan identifies methods used to minimize sediment runoff and erosion to the area during construction. This project does not disturb more than 1 acre, therefore a Stormwater Pollution Prevention Plan (SWPPP) is not required.

RECEIVED
JUN 08 2015
BY:

ATTACHMENT B:
LEGAL DESCRIPTION OF PARCEL

Le Sueur County Conditional Use Permit Application
Bernard & Helen Baumann

The applicant has the right to construct a garage structure on the property reference herein.

There is one (1) parcel number associated with the property as indicated below:

Parcel No.	**Parcel Acreage**
04.780.0260	0.60 acres
Owner	
Bernard H. Baumann and Helen C. Baumann	
Full Legal Description	
Lots Thirty-Two (32), Thirty-Three (33) and Thirty-Four (34), of Tetonka Beach Subdivision of part of Section Twenty-Four (24), West of the Fifth Principal Meridian, according to the Plat thereof on file and of record in the Office of the Register of Deeds of Le Sueur County, Minnesota. Subject however to and including the benefits of, the restrictions, regulations and provisions attached to and made a part of such recorded plat of said Tetonka Beach Subdivision. All thereof being in Township Numbered One Hundred Nine (109) North, Range Twenty-Four (24) West.	

RECEIVED
JUN 08 2015

Form No. 27-M—QUIT CLAIM DEED Minnesota Uniform Conveyancing Blanks (1978) Miller-Davis Co., Minneapolis

Individual(s) to Individual(s)

214172

No delinquent taxes and transfer entered; Certificate of Real Estate Value (✓) filed ( ) not required
Certificate of Real Estate Value No. 10077
May 9, 1989
County Auditor
by Deputy

Index 1
Tract
Corn
File

County of LeSueur, Minn.
OFFICE OF COUNTY RECORDER
I hereby certify that the within instrument was filed in this office for record on the 9 day of May A.D. 1989 at 8 o'clock A. M., and was duly recorded as document No. 214172
DAVID A. SEXE, COUNTY RECORDER
Constance Koget, Deputy

STATE DEED TAX DUE HEREON: $ 3.30

Date: April 21, 1989

(reserved for recording data)

FOR VALUABLE CONSIDERATION, BERNARD H. BAUMANN and HELEN C. BAUMANN, husband and wife (marital status), Grantor(s),

hereby convey(s) and quitclaim(s) to HELEN C. BAUMANN, Grantee(s),

real property in Le Sueur County, Minnesota, described as follows:

Lots Thirty-Two (32), Thirty-Three (33) and Thirty-Four (34), of Tetonka Beach Subdivision of part of Section Twenty-Four (24), West of the Fifth Principal Meridian, according to the Plat thereof on file and of record in the Office of the Register of Deeds of Le Sueur County, Minnesota. Subject however to and including the benefits of, the restrictions, regulations and provisions attached to and made a part of such recorded plat of said Tetonka Beach Subdivision. All thereof being in Township Numbered One Hundred Nine (109) North, Range Twenty-Four (24) West.

Certificate of Real Estate Value Filed
in the Office of the County Auditor
Date MAY 0 # 10077
1989

214172
Le Sueur County
S. 3.30
Deed Tax
4075

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

Affix Deed Tax Stamp Here

Bernard H. Baumann

Helen C. Baumann

STATE OF MINNESOTA
COUNTY OF Scott } ss.

The foregoing instrument was acknowledged before me this 21ST day of March, 1989, by Bernard H. Baumann and Helen C. Baumann, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Vanetta M. Thompson
NOTARY PUBLIC — MINNESOTA
SCOTT COUNTY
My Commission Expires 3/6/94

Vanetta M. Thompson
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Siegel, Brill, Greupner & Duffy, P.A.
Suite 1350
100 Washington Square
Minneapolis, Minnesota 55401
(612) 339-7131

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):

Helen C. Baumann
1221 East Fourth Street
Suite 185
Shakopee, MN 55379

CONSIDERATION FOR THIS CONVEYANCE WAS LESS THAN $1,000.00

RECEIVED
JUN 08 2015
BY:

$10
Patti

LE SUEUR COUNTY

(507) 357-8538

SUBSURFACE SEWAGE TREATMENT SYSTEM
INSTALLATION CERTIFICATION FORM

Installation Date 9/17/12 **Permit Number** 12212 **Parcel No.** 04.780.0260

Type of Action

New Construction ( ) **Replace (X)** **Repair/Expand( )**

Property Owner:	BERNIE BAUMANN		**Septic Installer:**	MS EXCAVATING	
Mailing Address:	858 HOLMES ST S		**Address:**	12125 W 70TH ST	
City/State:	SHAKOPEE	MN	**City/State:**	NEW PRAGUE	MN
Zip Code:	55379		**Zip Code:**	56071	**Lic. No.** 438

911: 49435 SPORTSMANS LN WATERVILLE MN 56096

Designer:	MS EXCAVATING	**License Number:**	438
Address:	12125 W 70TH ST		
City/State:	NEW PRAGUE MN	**Zip Code:**	56071

Township	ELYSIAN	**Subdivision**	TETONKA BEACH SUB		
Section	24	**Lot**	32 & 33 & 34	**Lake or Stream**	TETONKA
Range	24	**Block**	NA	**Zone**	RR
TWP	109	**Quarter Sec**	NW	**Road**	TWP

Type of System: TYPE II — System Description: HOLDING TANK

Operating Permit: (Y) N NA

System is required to be monitored for the life of the system? Y (N)

Number of New Tanks: (1) 2 3 — Tank Abandoment Form Received? (Y) NA

Number of Existing Tanks: 1 2 3 — Tank Integrity Form Received? Y (NA)

Does the installation conform to the Record Drawing submittal? (Y) N

Electrical Certification Received? (Y) N NA

Based on the compliance inspection conducted on this system, the system status (is) (is not) in compliance, therefore, this document is a (Certificate of Compliance) or (Notice of Noncompliance).

CERTIFICATION:

I hereby certify as a State of Minnesota licensed Inspector or Qualified Employee that my observations recorded on this form are accurate as of the date at the top of this form for the site stated above. No determination of future hydraulic performance can be made due to unknown conditions during system construction, future water usage over the life of the system, abuse of the system, and/or inadequate maintenance all of which will adversely affect the life of the system.

Inspector's Name Lauren Klement Certification #: 8634

Inspectors Signature Lauren Klement

COMMENTS: Mr. Baumann wired the system on 9/17/12.

RECEIVED
JUN 08 2015

LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER MN 56057-1620
(507) - 357-8538
Fax (507) - 357-8541

May 22, 2015

Bernard & Helen Baumann
858 Holmes St. S
Shakopee MN 55379

Parcel No: 04.780.0260

RE: Variance Approval

Dear Mr. and Mrs.Baumann:

The Le Sueur County Board of Adjustment approved your application for Variance # 15005 on May 21,2015 as written.

The Department is required to notify all property owners of record within 500 ft of the affected property, regarding the decisions made by the Board of Adjustment in granting the variances or in hearing appeals from any administrative order, requirements, decision or determination shall be final except that any aggrieved person or persons, or any department, board of commission of the jurisdiction or of the state shall have the right to appeal the Board's decision within 30 days, after notice of the decision, to the district court.

The Variance will lapse within one year from the date of the approval. Construction must be completed prior to the expiration of the Variance. A zoning permit is required prior to starting any construction on your project.

If the work permitted by the Variance has not been completed, a petition for extension may be requested thirty (30) days prior to the Variance expiration. The request for extension shall state facts showing a good faith attempt to complete the work permitted in the Variance. The petition for extension shall be filed with the Planning & Zoning Administrator. Such petition shall be presented to the Board of Adjustment for a decision.

If you have any questions, please contact this office at the above-listed number.

Thank you.

Kathy Brockway

Kathy Brockway
Le Sueur County
Planning and Zoning
Administrator

CC: file
Le Sueur County Assessor's Office
DNR

RECEIVED
JUN 08 2015
BY:

VARIANCE

LE SUEUR COUNTY PLANNING AND ZONING
BOARD OF ADJUSTMENT
88 SOUTH PARK AVENUE
LE CENTER MN 56057
Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION DATE: 1/20/2015 **PERMIT NUMBER** 15005 **FEE:** $646.00
60 DAY RULING DATE: 3/21/2015

APPLICANT:	BERNARD & HELEN BAUMANN	**PROPERTY OWNER:**	BERNARD & HELEN BAUMANN
ADDRESS:	858 HOLMES ST S	**ADDRESS:**	49435 SPORTSMANS LN
CITY:	SHAKOPEE	**CITY:**	WATERVILLE
STATE:	MN **ZIP:** 55379	**STATE:**	MN **ZIP:** 56096
PHONE:	612-518-4004	**PHONE:**	612-518-4004

PARCEL NO:	04.780.0260	**TOWNSHIP:**	ELYSIAN	**911:**	49435 SPORTSMANS LN WATERVILLE
SEC:	24	**SUBDIV:**	TETONKA BEACH SD		
TWP:	109	**LOT:**	32, 33, 34	**ZONE:**	RR/FF
RANGE:	24	**BLOCK:**		**FEMA PANEL #:**	27079C0425D
Q/Q:		**ROAD:**	PVT	**FLOOD ZONE:**	A

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 26 X 36 DETACHED GARAGE 63 FEET FROM THE OHWL.

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:

Bernard Baumann — 4-13-15
APPLICANT/PROPERTY OWNER — DATE

Michelle R Mutty — 4-13-15
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY — DATE

** FEES ARE NON-REFUNDABLE**

ON-SITE TOUR DATE: 2/19/2015

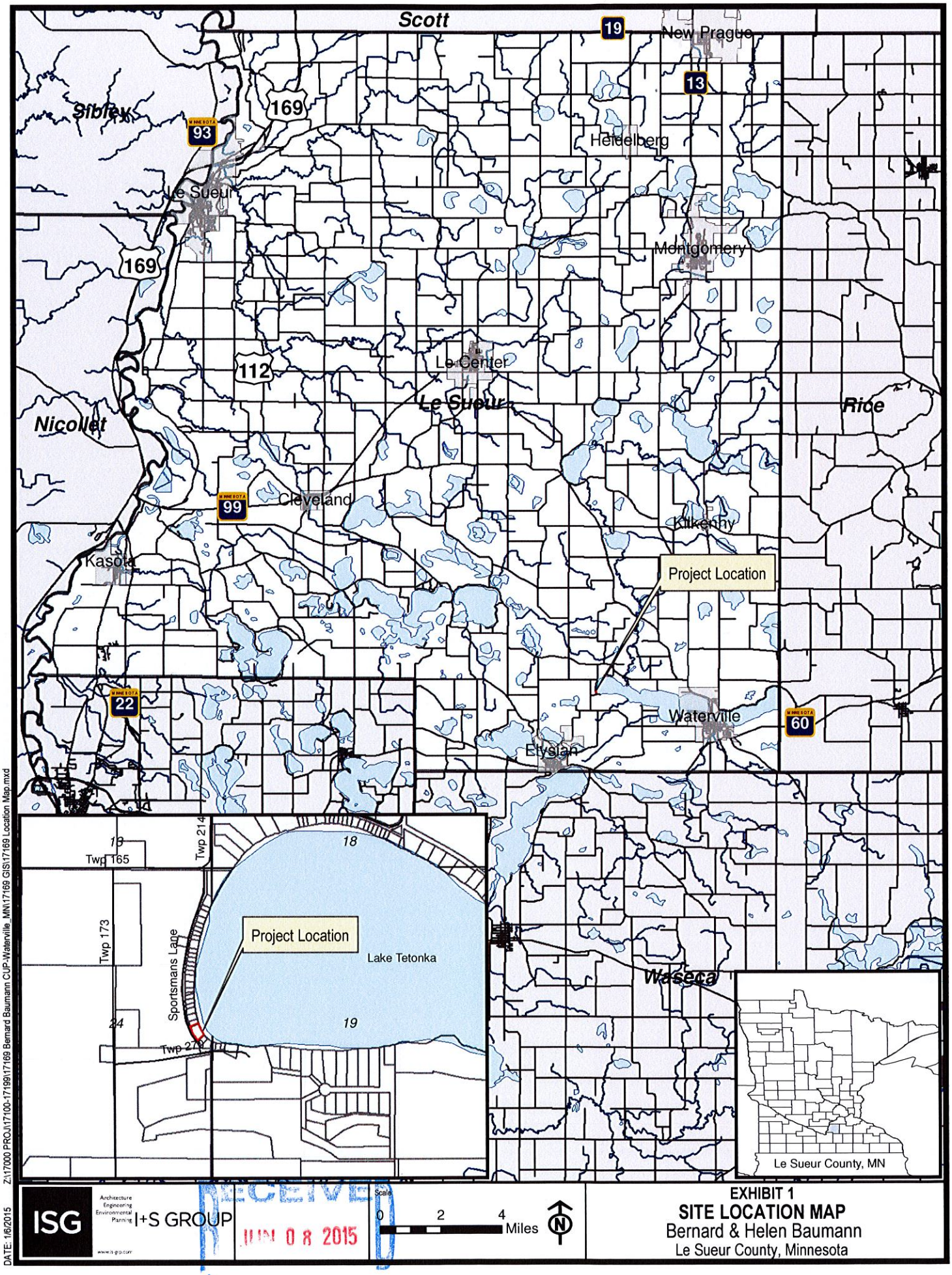
PUBLIC HEARING DATE: 5/21/15 ACTION: Approved

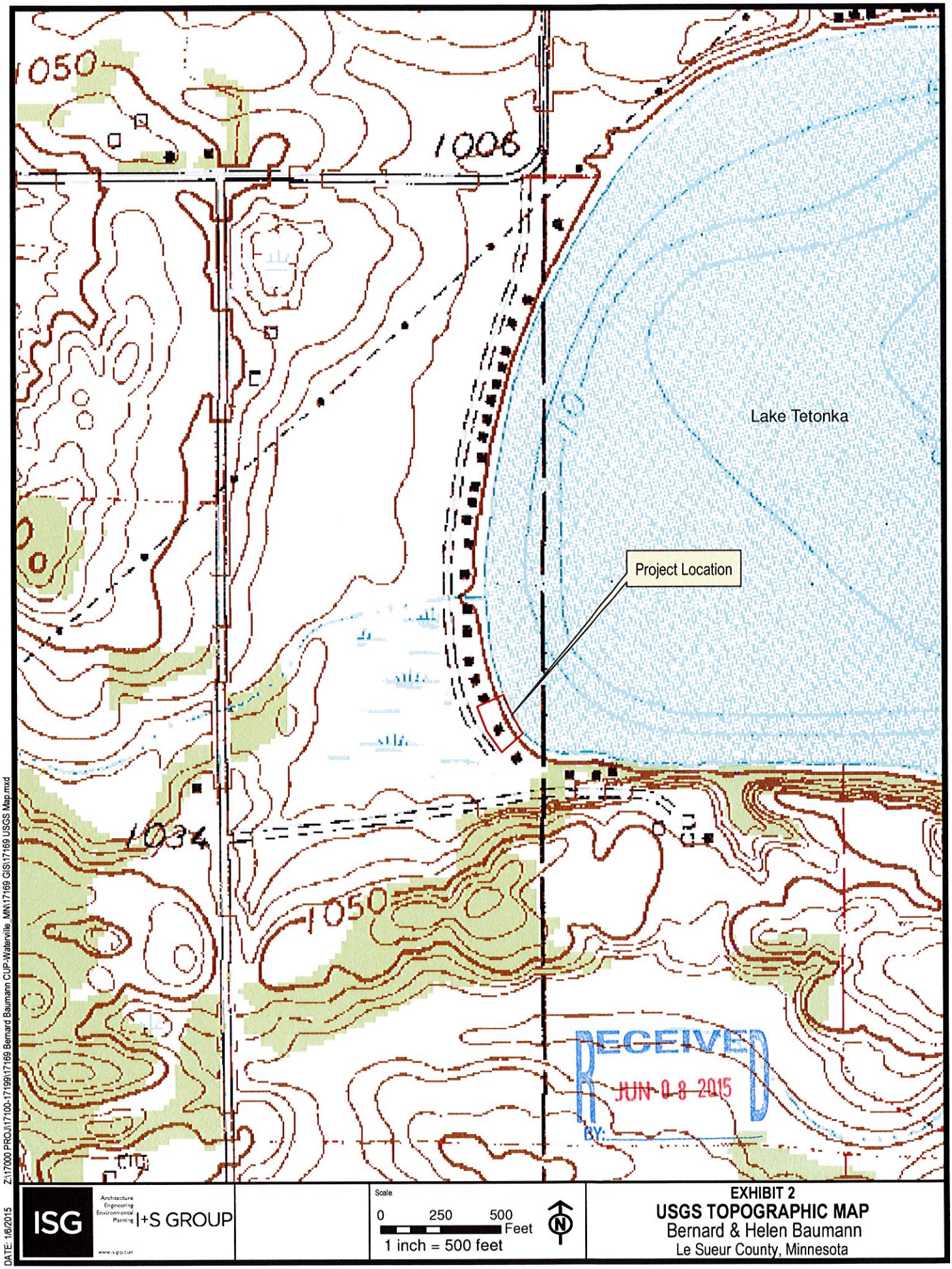
☑ AS WRITTEN ☐ WITH CONDITIONS

James J. Doherty — 5-22-15
BOARD OF ADJUSTMENT CHAIRMAN — DATE

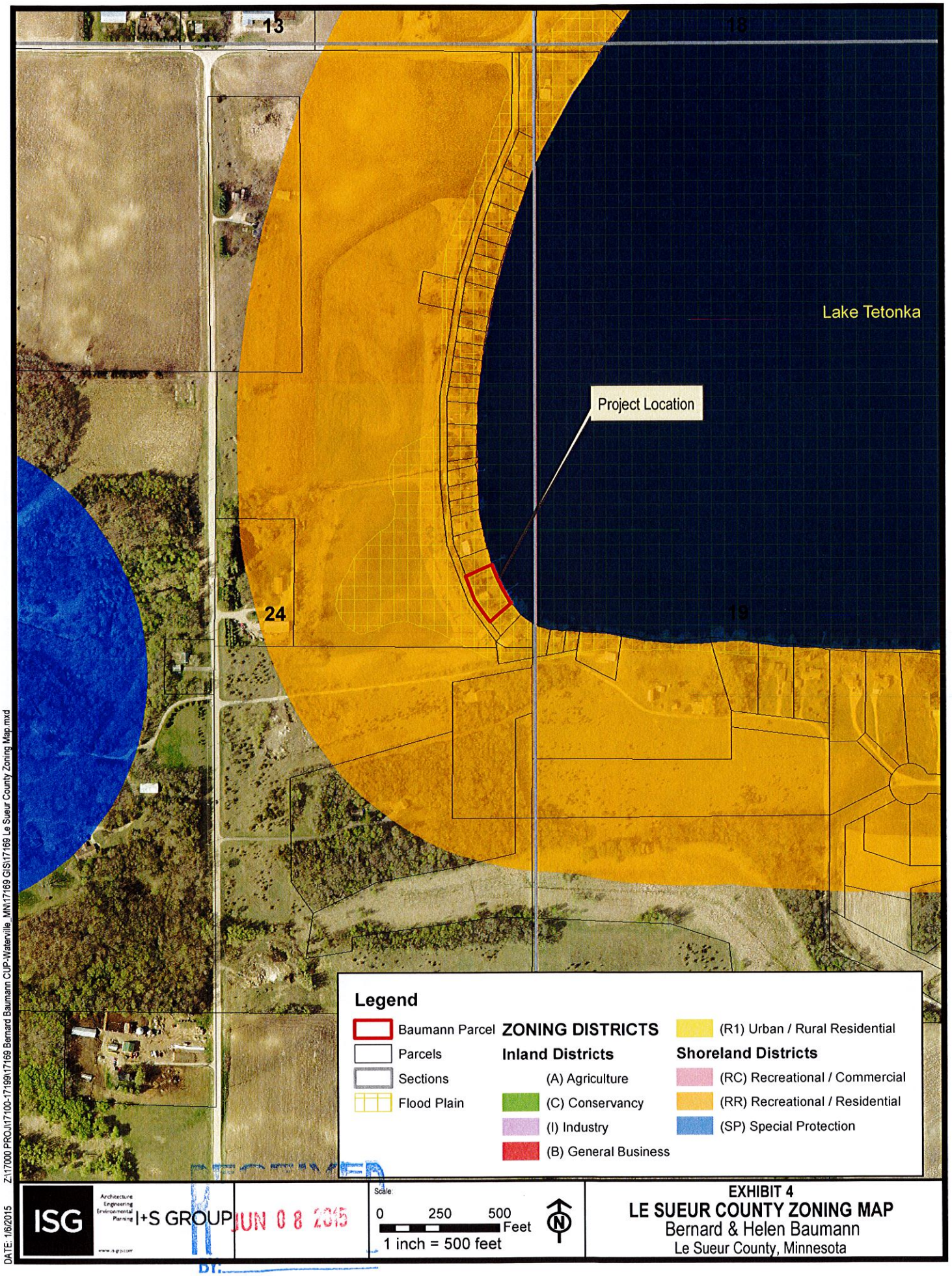
BUILDING SITE MUST BE STAKED OUT THE MONDAY PRIOR TO THE MEETING OR THE APPLICATION WILL BE TABLED.

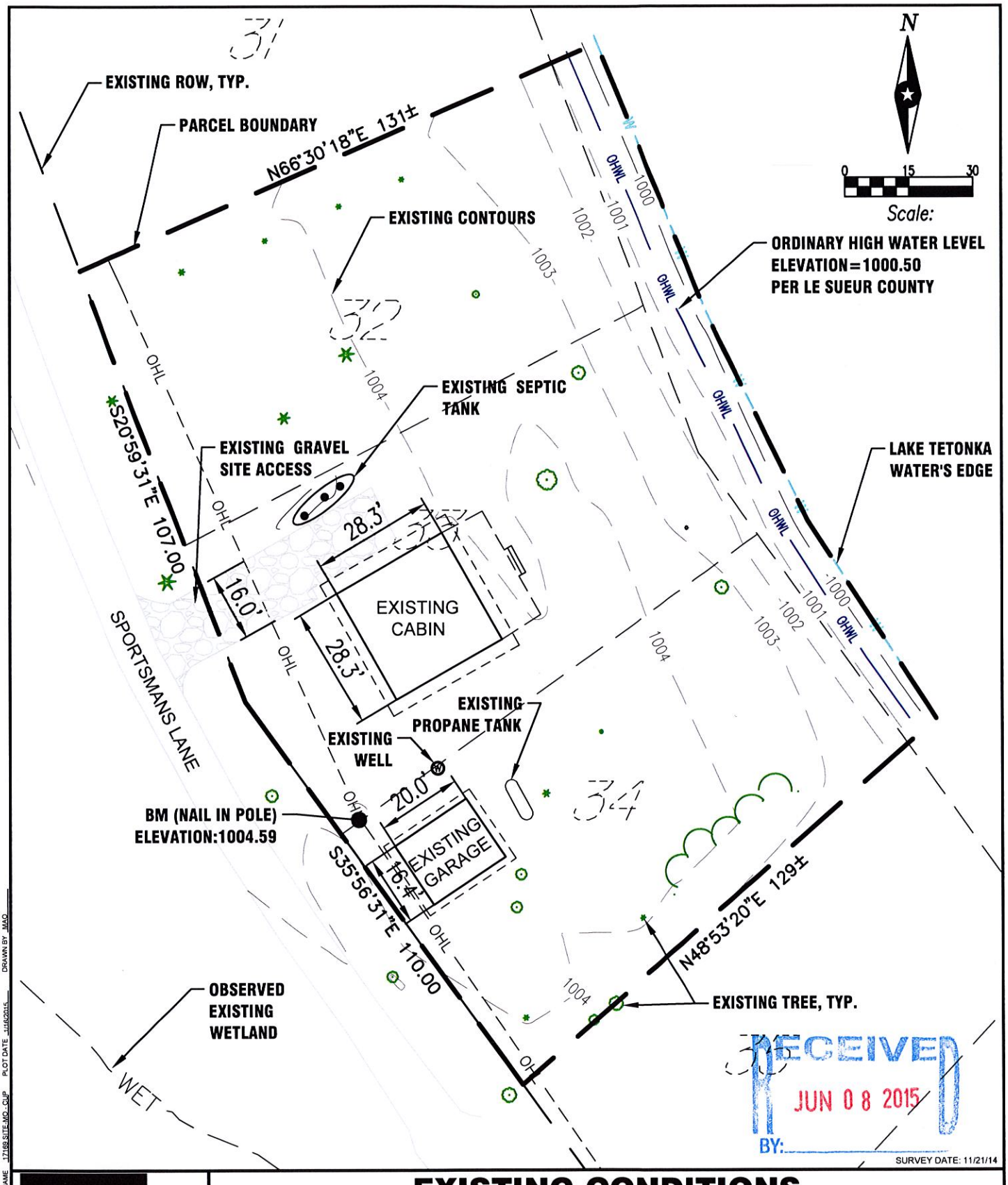
RECEIVED
JUN 08 2015
BY:


Scott
19
New Prague
13
Sibley
169
93
Heidelberg
Le Sueur
Montgomery
169
112
Le Center
Le Sueur
Rice
Nicollet
99
Cleveland
Kilkenny
Kasota
Project Location
22
Waterville
60
Elysian
Waseca
Twp 165
Twp 214
18
Twp 173
Sportsmans Lane
Project Location
Lake Tetonka
24
19
Twp 213
Le Sueur County, MN
DATE: 1/6/2015
Z:\17000 PROJ\17100-17199\17169 Bernard Baumann CUP-Waterville_MN\17169 GIS\17169 Location Map.mxd
ISG
Architecture
Engineering
Environmental
Planning
I+S GROUP
www.is-grp.com
RECEIVED
JUN 08 2015
Scale
0
2
4
Miles
N
EXHIBIT 1
SITE LOCATION MAP
Bernard & Helen Baumann
Le Sueur County, Minnesota


1050
1006
Lake Tetonka
Project Location
1034
1050
RECEIVED
JUN 08 2015
BY:
Z:\17000 PROJ\17100-17199\17169 Bernard Baumann CUP-Waterville_MN\17169 GIS\17169 USGS Map.mxd
DATE: 1/6/2015
ISG
Architecture
Engineering
Environmental
Planning
I+S GROUP
www.isgip.com
Scale:
0 250 500 Feet
1 inch = 500 feet
N
EXHIBIT 2
USGS TOPOGRAPHIC MAP
Bernard & Helen Baumann
Le Sueur County, Minnesota

Project Location
Lake Tetonka
Sportsmans Lane
Observed Wetland Boundary
DATE: 1/17/2015
Z:\17000 PROJ\17100-17199\17169 Bernard Baumann CUP-Waterville_MN\17169 GIS\17169 Aerial.mxd
ISG
Architecture
Engineering
Environmental
Planning
+S GROUP
RECEIVED
JUN 08 2015
BY:
Scale:
0 25 50 Feet
1 inch = 50 feet
N
EXHIBIT 3
AERIAL PHOTOGRAPH
Bernard & Helen Baumann
Le Sueur County, Minnesota


13
18
Lake Tetonka
Project Location
24
19
Legend
Baumann Parcel
Parcels
Sections
Flood Plain
ZONING DISTRICTS
Inland Districts
(A) Agriculture
(C) Conservancy
(I) Industry
(B) General Business
(R1) Urban / Rural Residential
Shoreland Districts
(RC) Recreational / Commercial
(RR) Recreational / Residential
(SP) Special Protection
Z:\17000 PROJ\17100-17199\17169 Bernard Baumann CUP-Waterville, MN\17169 GIS\17169 Le Sueur County Zoning Map.mxd
DATE: 1/6/2015
ISG
Architecture
Engineering
Environmental
Planning
+S GROUP
JUN 08 2015
BY:
Scale:
0 250 500 Feet
1 inch = 500 feet
N
EXHIBIT 4
LE SUEUR COUNTY ZONING MAP
Bernard & Helen Baumann
Le Sueur County, Minnesota



RECEIVED
JUN 0 8 2015
BY:

SURVEY DATE: 11/21/14

EXISTING CONDITIONS

ISG Architecture Engineering Environmental Planning
www.is-grp.com
I+S GROUP

THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

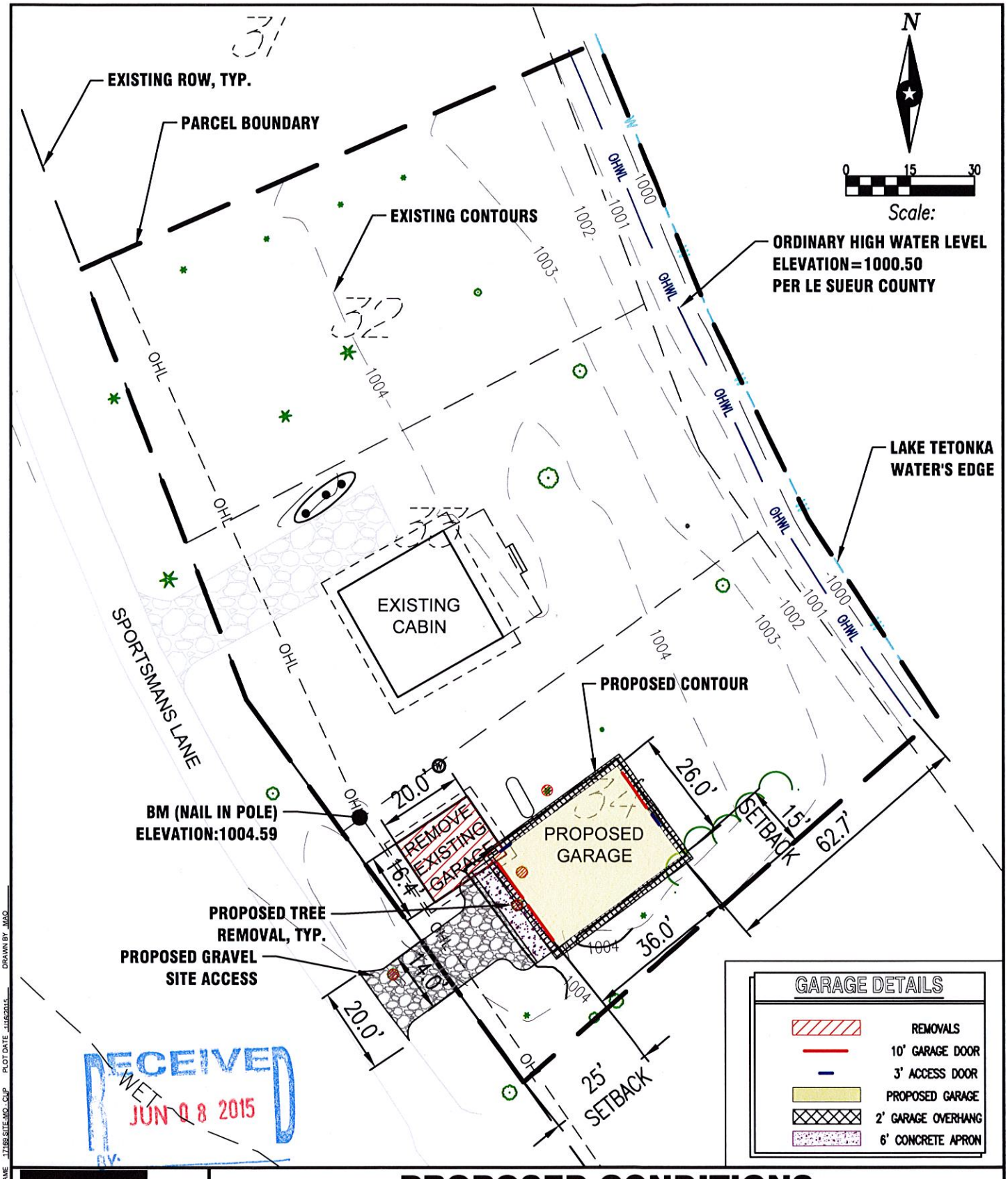
DANIEL L. STUEBER

DATE 5/29/15 LIC. NO. 43110

PROJECT
BERNARD & HELEN BAUMANN

SHEET **EXHIBIT 5**

PROJECT NO. 14-17169 CAD FILE NAME 17169 SITE-MO-.DJP PLOT DATE 11/6/2015 DRAWN BY MAO



RECEIVED
WETLAND
JUN 08 2015
BY:

PROPOSED CONDITIONS

ISG
Architecture
Engineering
Environmental
Planning
www.is-grp.com
I+S GROUP

THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

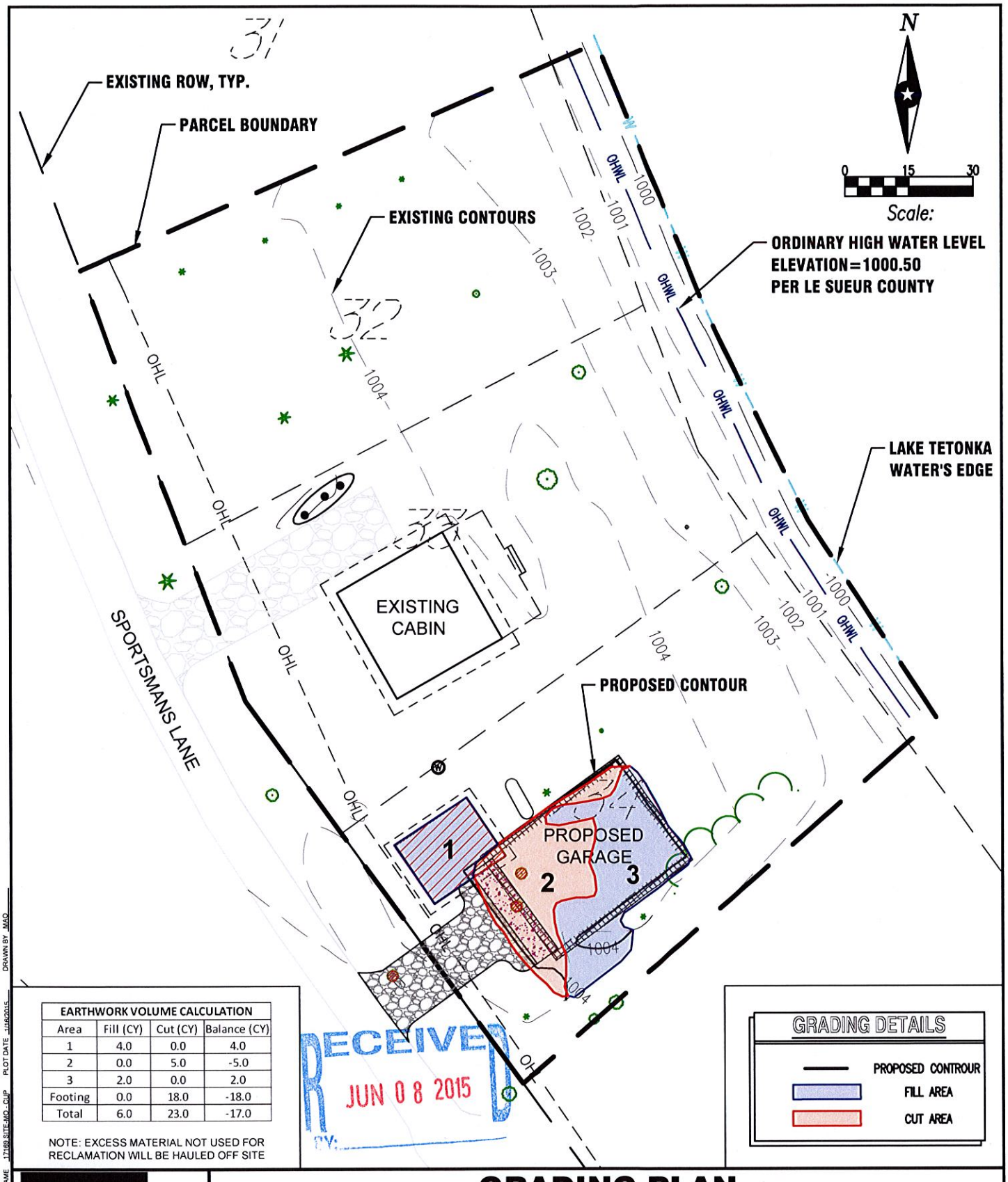
DANIEL L. STUEBER

DATE 5/29/15 LIC. NO. 43110

PROJECT
BERNARD & HELEN BAUMANN

SHEET **EXHIBIT 6**

PROJECT NO. 14-17169 CAD FILE NAME 17169 SITE-MOD.DWP PLOT DATE 1/6/2015 DRAWN BY MAQ



EARTHWORK VOLUME CALCULATION			
Area	Fill (CY)	Cut (CY)	Balance (CY)
1	4.0	0.0	4.0
2	0.0	5.0	-5.0
3	2.0	0.0	2.0
Footing	0.0	18.0	-18.0
Total	6.0	23.0	-17.0

NOTE: EXCESS MATERIAL NOT USED FOR RECLAMATION WILL BE HAULED OFF SITE

RECEIVED
JUN 08 2015
BY:

GRADING DETAILS
PROPOSED CONTROUR
FILL AREA
CUT AREA

GRADING PLAN

ISG
Architecture
Engineering
Environmental
Planning
www.is-grp.com
I+S GROUP

THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO _____

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

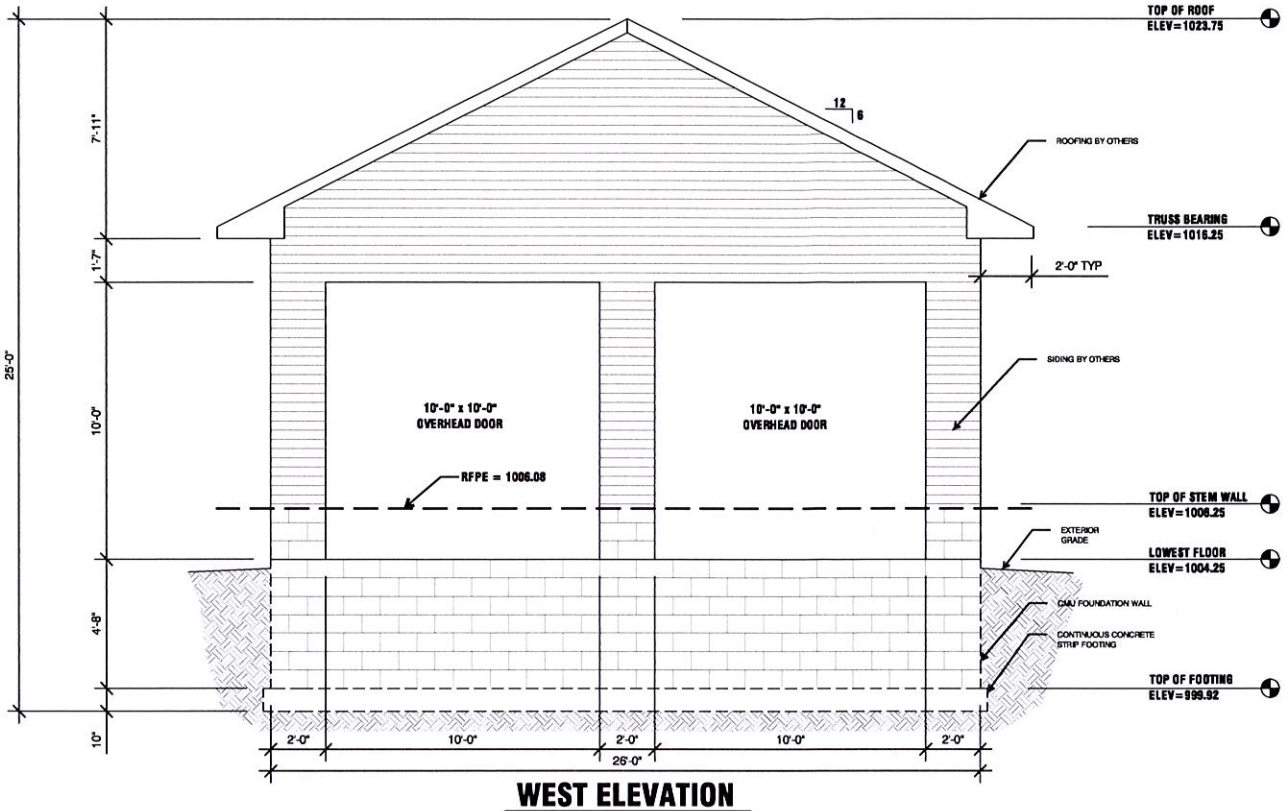
DANIEL L. STUEBER

DATE 5/29/15 LIC. NO 43110

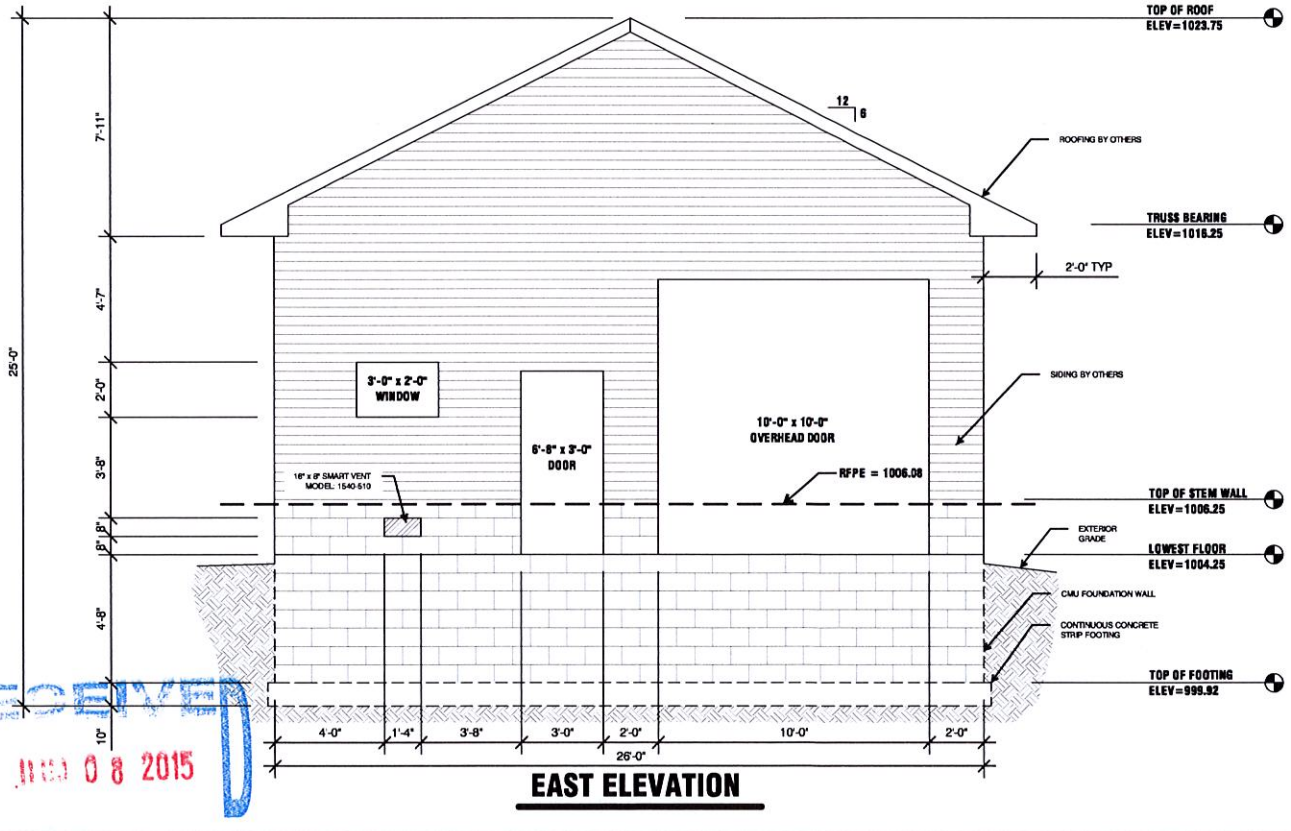
PROJECT
BERNARD & HELEN BAUMANN

SHEET **EXHIBIT 7**

PROJECT NO 14-17169 CAD FILE NAME 17169 SITE-MOD-CUP PLOT DATE 1/16/2015 DRAWN BY MAO



WEST ELEVATION



EAST ELEVATION

RECEIVED
JUN 08 2015

PROJECT NO. 14-17169 CAD FILE NAME 17169 BAUMAN GARAGE SUBMITTAL 6/5/2015 DRAWN BY SRB

ISG Architecture Engineering Environmental Planning
www.i-s-grp.com
I+S GROUP

PROPOSED STRUCTURE DETAILS

THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JASON E. HOEHN

Jason E. Hoehn

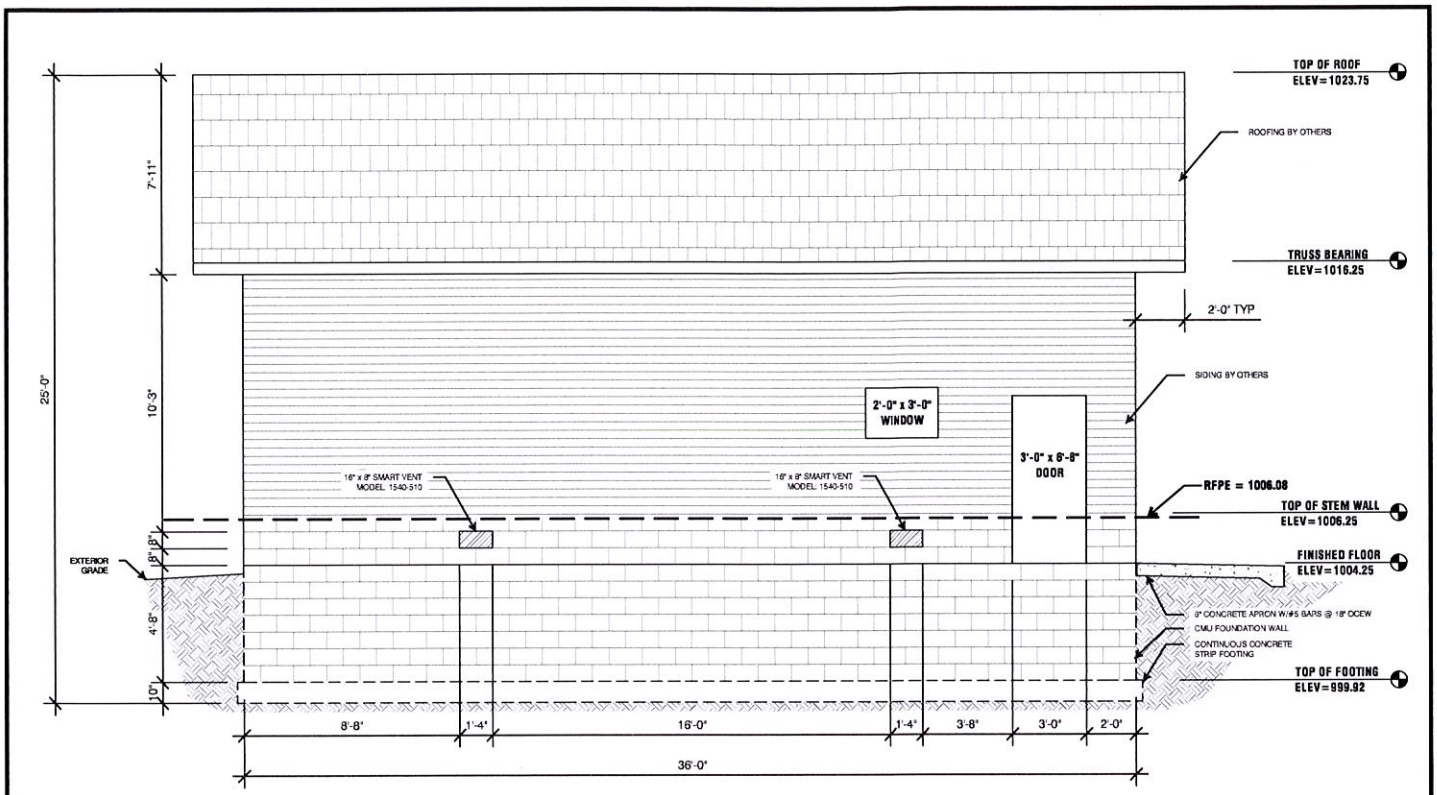
DATE 5/29/15 LIC. NO. 40422

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

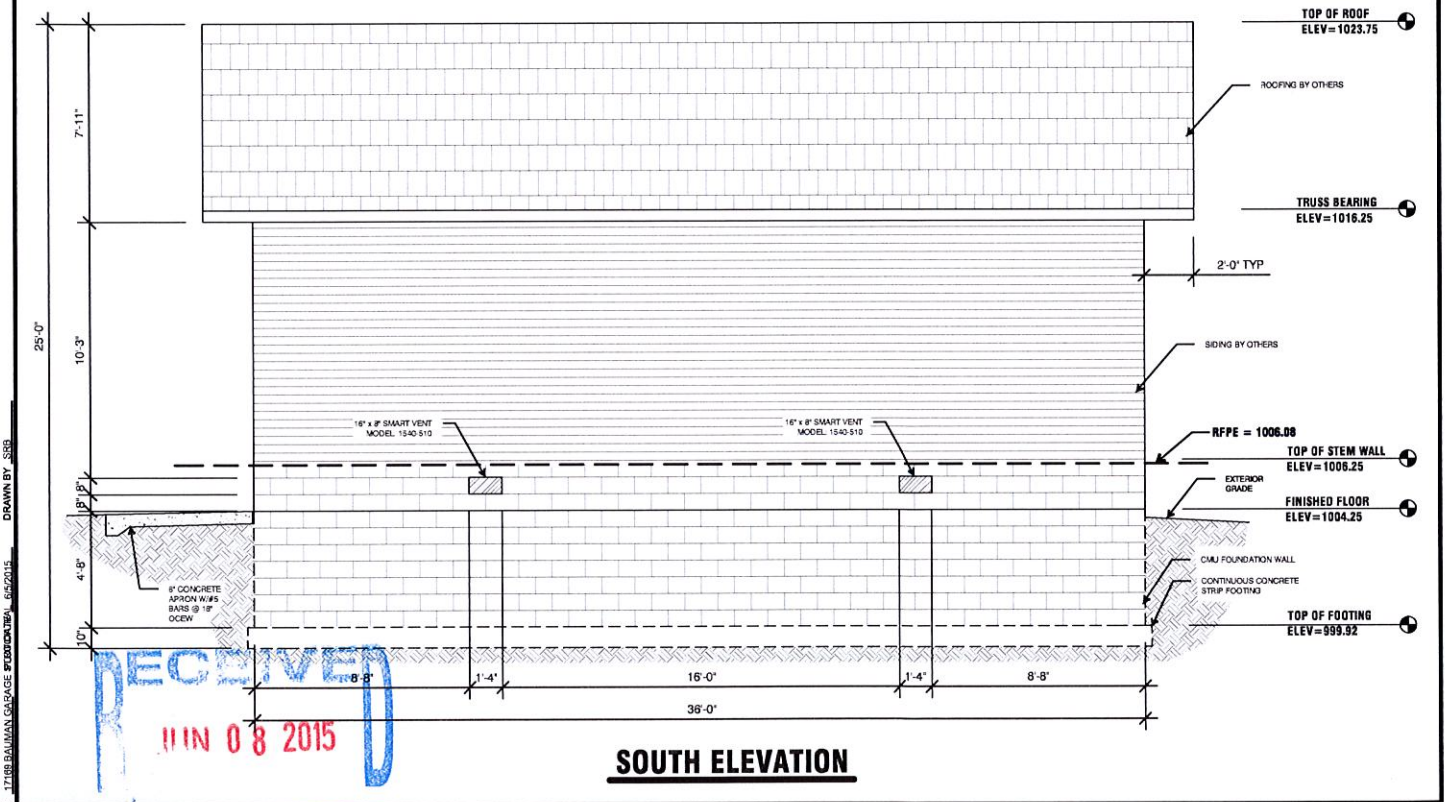
DATE LIC. NO.

PROJECT
BERNARD & HELEN BAUMANN

SHEET **EXHIBIT 8**



NORTH ELEVATION



SOUTH ELEVATION

RECEIVED
JUN 08 2015

DRAWN BY: SRB
DATE: 6/5/2015
17188 BAUMAN GARAGE
CAD FILE NAME:
PROJECT NO. 14-17188

ISG
Architecture
Engineering
Environmental
Planning
www.is-grp.com
I+S GROUP

PROPOSED STRUCTURE DETAILS

THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JASON E. HOEHN

Jason E. Hoehn

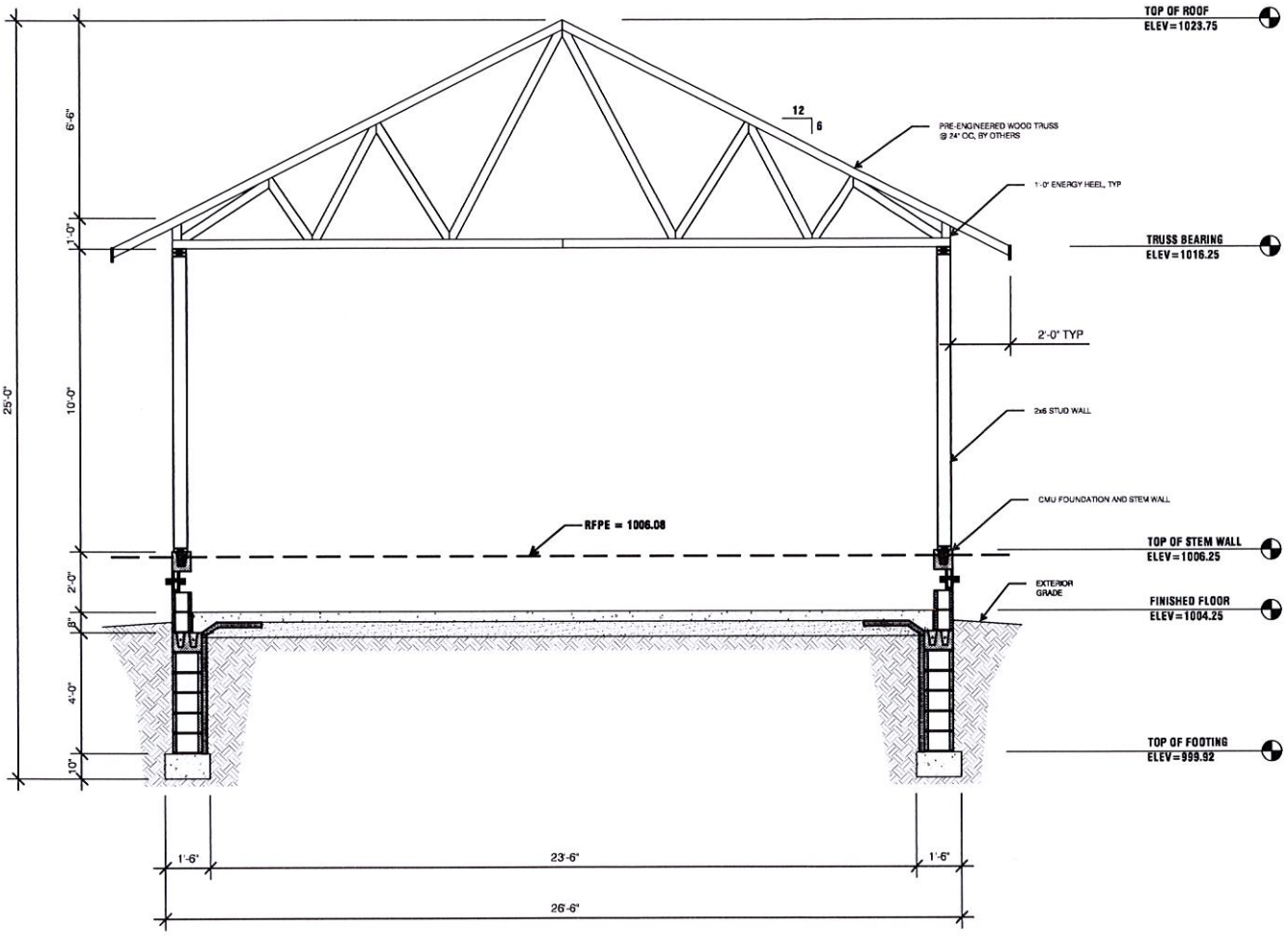
DATE 5/29/15 LIC. NO. 40422

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

PROJECT
BERNARD & HELEN BAUMANN

SHEET **EXHIBIT 8**



TYPICAL TRANSVERSE SECTION THROUGH GARAGE

RECEIVED
JUN 08 2015
BY:

PROJECT NO. 14-17169 CAD FILE NAME 17169 BAUMAN GARAGE SPECIFICATION DATE 6/5/2015 DRAWN BY SRB

ISG
Architecture
Engineering
Environmental
Planning
www.is-grp.com
I+S GROUP

PROPOSED STRUCTURE DETAILS

THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JASON E. HOEHN

Jason E. Hoehn

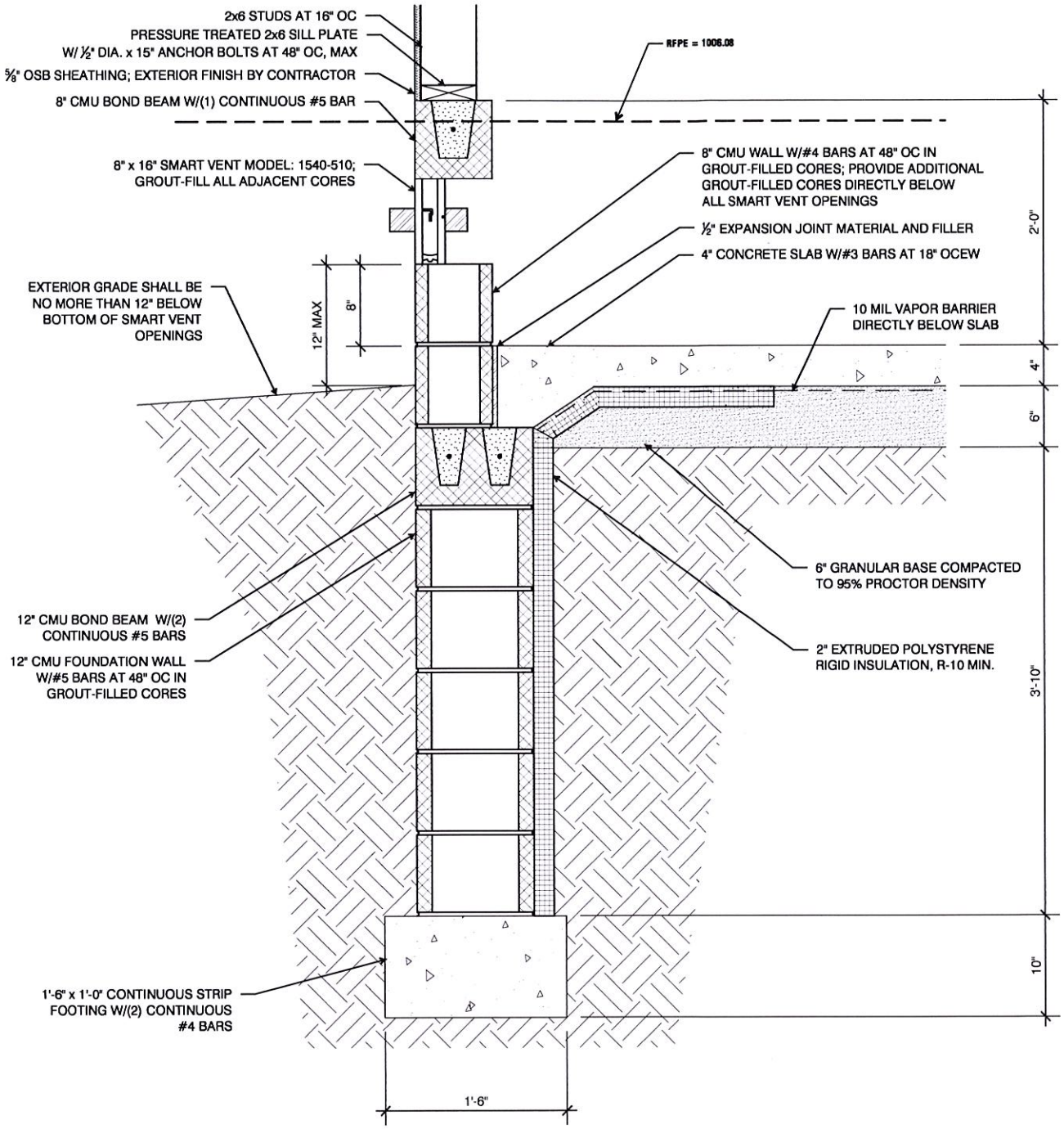
DATE 5/29/15 LIC. NO. 40422

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE LIC. NO.

PROJECT
BERNARD & HELEN BAUMANN

SHEET **EXHIBIT 8**



TYPICAL FOUNDATION DETAIL

RECEIVED
JUN 0 8 2015

PROPOSED STRUCTURE DETAILS

ISG
Architecture
Engineering
Environmental
Planning
www.is-grp.com
I+S GROUP

THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JASON E. HOEHN

Jason E. Hoehn

DATE 5/29/15 LIC. NO. 40422

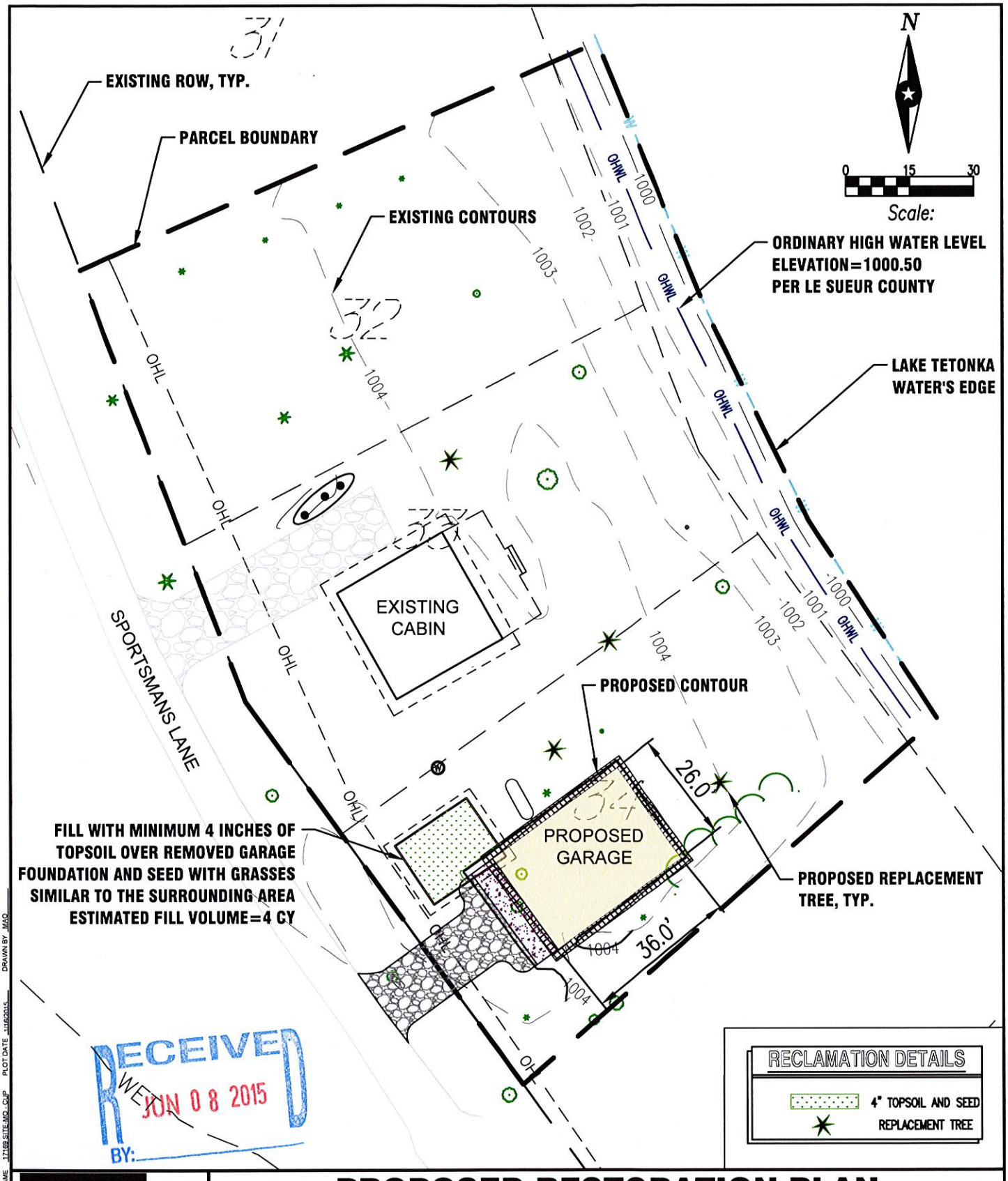
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

PROJECT
BERNARD & HELEN BAUMANN

SHEET **EXHIBIT 8**

PROJECT NO. 14-17169 CAD FILE NAME 17169 BAUMAN GARAGE SPEC DATE 6/5/2015 DRAWN BY SRB



RECEIVED
JUN 08 2015
BY:

PROPOSED RESTORATION PLAN

ISG
Architecture
Engineering
Environmental
Planning
www.is-grp.com
I+S GROUP

THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

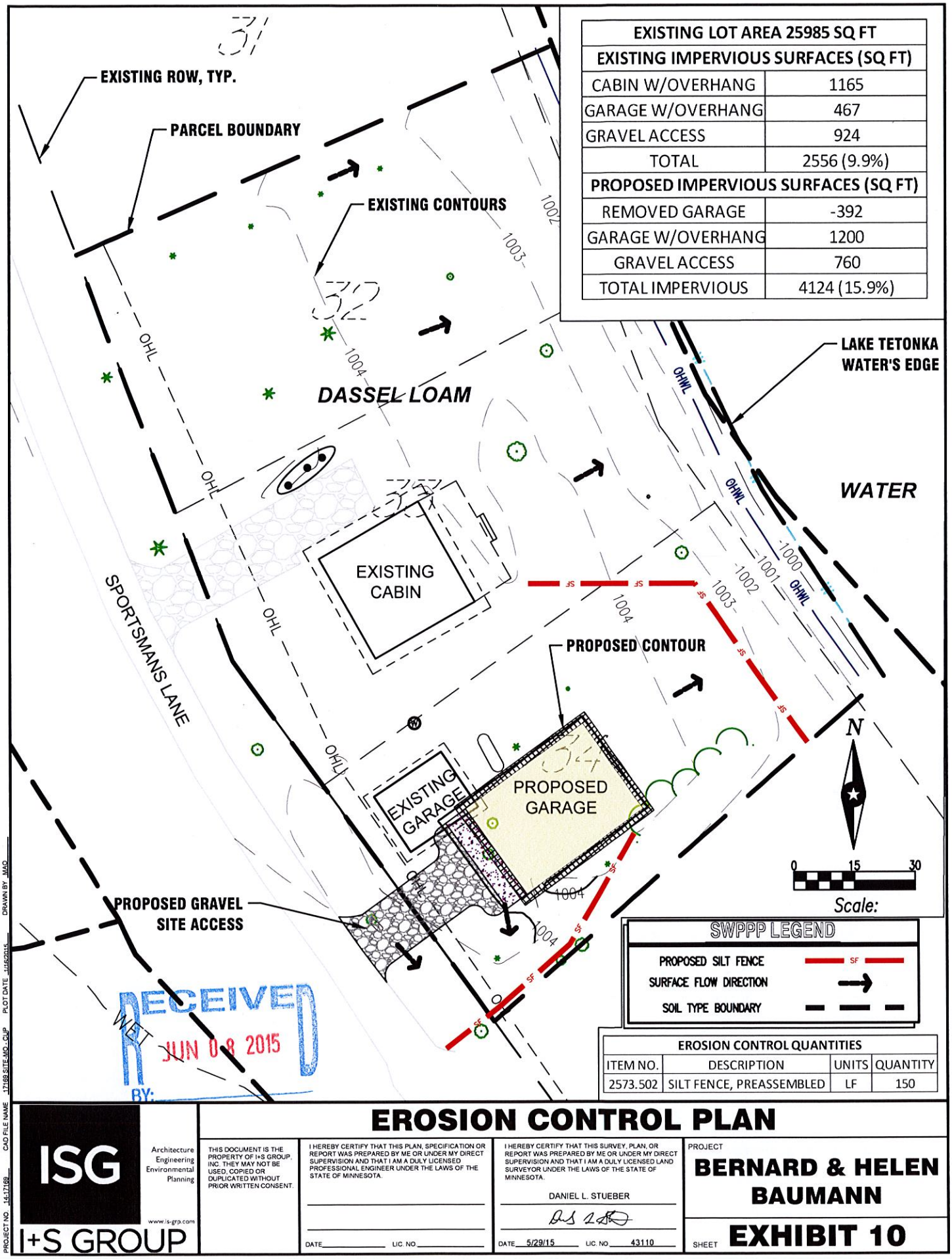
DANIEL L. STUEBER

DATE 5/29/15 LIC. NO. 43110

PROJECT
BERNARD & HELEN BAUMANN

SHEET **EXHIBIT 9**

PROJECT NO. 14-17169 CAD FILE NAME 17169 SITE-MO-CUP PLOT DATE 1/16/2015 DRAWN BY MAO



EXISTING LOT AREA 25985 SQ FT	
EXISTING IMPERVIOUS SURFACES (SQ FT)	
CABIN W/OVERHANG	1165
GARAGE W/OVERHANG	467
GRAVEL ACCESS	924
TOTAL	2556 (9.9%)
PROPOSED IMPERVIOUS SURFACES (SQ FT)	
REMOVED GARAGE	-392
GARAGE W/OVERHANG	1200
GRAVEL ACCESS	760
TOTAL IMPERVIOUS	4124 (15.9%)

SWPPP LEGEND

PROPOSED SILT FENCE	SF
SURFACE FLOW DIRECTION	→
SOIL TYPE BOUNDARY	— — —

EROSION CONTROL QUANTITIES

ITEM NO.	DESCRIPTION	UNITS	QUANTITY
2573.502	SILT FENCE, PREASSEMBLED	LF	150

RECEIVED
WET
JUN 08 2015
BY:

EROSION CONTROL PLAN

ISG I+S GROUP
Architecture Engineering Environmental Planning
www.is-grp.com

THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO _____

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL L. STUEBER

DATE 5/29/15 LIC. NO 43110

PROJECT
BERNARD & HELEN BAUMANN

SHEET **EXHIBIT 10**

PROJECT NO 14-17169 CAD FILE NAME 17169-SITE-MO-CUP PLOT DATE 1/16/2015 DRAWN BY MAO

LE SUEUR COUNTY
CONDITIONAL USE PERMIT CRITERIA
PERMIT # 15113
07-09-15

Applicant: **Bernard & Helen Baumann**

Conditional Use Permit Request: allow the applicant to construct a 26 x 30 detached garage that does meet the Regulatory Flood Protection Elevation "RFPE" to allow flood-proofing in a Recreational Residential "RR" District and a Flood Plain, Flood Fringe "FF" Overlay District on a Recreational Development "RD" lake, Lake Tetonka. Property is located at Lots 32, 33 & 34, Tetonka Beach Subdivision, Section 24, Elysian Township.

ROLL CALL VOTE

1. ***The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.***

2. ***The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.***

3. ***Adequate utilities, access roads, drainage and other facilities have been or are being provided.***

4. ***Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.***

5. ***Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.***

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
1.											
2.											
3.											
4.											
5.											

If all answers are ""YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will main the goals of safety, health and the general welfare of the public.

DATE: _____ **APPROVED:** _____ **DENIED**_____ **PZ CHAIRPERSON**_____

COUNTY BOARD MEETING DATE: _____