



Le Sueur County, MN

Thursday, December 10, 2015

Regular session

Item 2

Winge/Kaplan Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: Winge Construction

OWNER: Tamara Kaplan

911 ADDRESS: 583 Bluebay Lane, Elysian, MN

PROJECT DESCRIPTION: To elevate the lowest floor of an existing dwelling to meet the Regulatory Flood Protection Elevation and meet FEMA general design standards in a Recreational Residential "RR" District and a Flood Plain Overlay Flood Fringe "FF" District on a Recreational Development Lake, Lake Frances.

ZONING ORDINANCE SECTIONS: Section 13.2, Subdivision 5. A. 4. (pg 12), Section 6.2. Subdivision 5. D. 3. (pg 14)

GOALS AND POLICIES:

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: Lot 6, Dick's Southside, Section 34, Elysian Township.

ZONING: Recreational Residential District and Flood Plain Overlay Flood Fringe District

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.

Floodplain 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.

Per FEMA Flood Insurance Rate Map, the property is located in a flood zone, Zone A.

GENERAL SITE

DESCRIPTION: Shoreland, residential

ACCESS: Existing off Bluebay Lane

EXISTING LAND USE WITHIN ¼ MILE:

North: Lake Frances

South: Ag land, Sakatah Singing Hills State Trail

East: Elysian City Limits

West: Residential, Ag land, Campground

BACKGROUND INFORMATION

The existing structure basement was prone to being wet. To correct the water problem, the applicant/owner proposes to raise the structure so that the top of the lowest floor meets the Regulatory Flood Protection Elevation (RFPE). The RFPE is 1025.7. Construction standards must meet FEMA requirements and requires certification by a licensed engineer or architect. Drainage plans also proposed to address water infiltration into basement.

TOWNSHIP BOARD NOTIFICATION

Applicant notified Kathy Reints of Elysian Township on November 5, 2015.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District on a Recreational Development lake, Lake Frances.

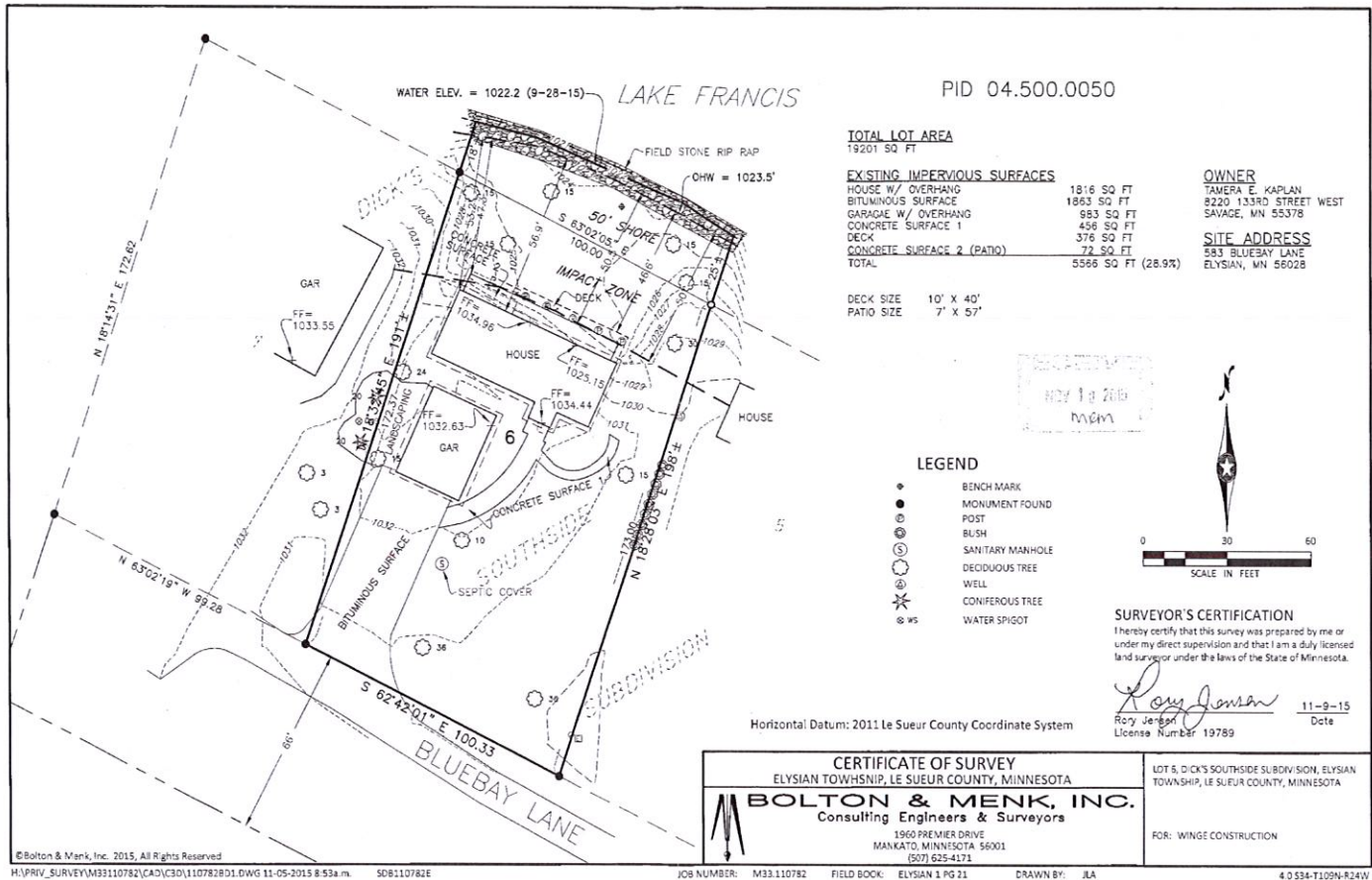
Recreational Development Lake - Lakes that usually have between sixty (60) and two hundred twenty five (225) acres of water per mile of shoreline, between three (3) and twenty five (25) dwellings per mile of shoreline, and are more than fifteen (15) feet deep.

WETLANDS: According to the National Wetlands Inventory, no wetlands located in the quarter-quarter section where the project is proposed.

AERIAL PHOTO



SITE PLAN



DESIGN STANDARDS

Section 6.2. Subdivision 5. D. 3.

Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may include the use of stilts, pilings, parallel walls, etc. and they shall not create an enclosed area such as a tuck under garage, walkout basement, crawl space, or enclosed stairwell. The above-noted alternative elevation methods are subject to the following additional standards:

- a. Comply with FEMA Standards.
- b. Design and Certification - The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards as regulated by FEMA. This specifically includes all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent flood water from entering or accumulating within these components during times of flooding.

ATTACHMENTS

Conditional Use Application: Description of Request, Site Plan, Erosion Control Plan, Design standards certification by licensed engineer, Certificate of Insurance, photographs.

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 CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

Shoreland District. The following additional evaluation criteria and conditions apply within the Shoreland Districts of the County.

1. **Evaluation criteria.** A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site must be made to ensure:
 - a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
 - b. The visibility of structures and other facilities as viewed from public waters is limited.
 - c. The site is adequate for water supply and on-site sewage treatment.
 - d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate this watercraft.
2. **Conditions attached to Conditional Use Permits in Shoreland Districts.** The Board of County Commissioners, upon consideration of the criteria listed above and the purposes of this Ordinance, shall attach such conditions to the issuance of the conditional use permits as it deems necessary to fulfill the purposes of this Ordinance. Such conditions may include, but are not limited to, the following:
 - a. Increased setbacks from the ordinary high water level.
 - b. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.
 - c. Special provisions for the location, design, and use of structures, sewage treatment system, watercraft, launching and docking areas, and vehicle parking areas.

Flood Plain District. The following additional evaluation criteria and conditions apply within the Flood Plain Overlay Districts of the County.

1. **Evaluation Criteria.** In passing upon conditional use applications, the Le Sueur County Board of Commissioners shall consider all relevant factors specified in this Ordinance, and the following:

- a. The danger to life and property due to increased flood heights or velocities caused by encroachments.
 - b. The danger that materials may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures.
 - c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
 - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - e. The importance of the services provided by the proposed facility to the community.
 - f. The requirements of the facility for a waterfront location.
 - g. The availability of alternative locations not subject to flooding for the proposed use.
 - h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - i. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
 - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - k. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.
 - l. Such other factors which are relevant to the purpose of this Ordinance.
2. **Conditions attached to Conditional Use Permits in Flood Plain Overlay Districts.** Upon consideration of the factors listed above and the purpose of this Ordinance, the Board of County Commissioners, shall attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purpose of this Ordinance. Such conditions may include, but are not limited to the following:
- a. Modification of waste treatment and water supply facilities.
 - b. Limitations on period of use, occupancy, and operation.
 - c. Imposition of operational controls, sureties, and deed restrictions.
 - d. Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.

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: Agree, Disagree, Not Applicable.)

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 PERMIT CRITERIA
 PERMIT # 15298

ROLL CALL VOTE

Applicant: WINGE CONSTRUCTION, COON RAPIDS, MN, (APPLICANT);
 TAMARA KAPLAN, SAVAGE, MN, (OWNER) **Date:** 12-10-15

Conditional Use Permit Request: allow the applicant to elevate the lowest floor of an existing dwelling to meet the Regulatory Flood Protection Elevation and meet FEMA general design standards in a Recreational Residential "RR" District and a Flood Plain Overlay Flood Fringe "FF" District on a Recreational Development Lake, Lake Frances. Property is located at Lot 6, Dick's Southside, Section 34, Elysian Township.

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 maintain the goals of safety, health and the general welfare of the public.

DATE: _____ APPROVED: _____ DENIED: _____ PZ CHAIRPERSON: _____
 COUNTY BOARD MEETING DATE: _____

CONDITIONAL USE PERMIT

LE SUEUR COUNTY PLANNING AND ZONING

88 SOUTH PARK AVENUE
LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION DATE: 11/12/2015	PERMIT NUMBER: 15298	FEE: \$796.00
60 DAY RULING DATE: 1/11/2016	**FEES ARE NON-REFUNDABLE**	
APPLICANT: WINGE CONSTRUCTION	PROPERTY OWNER: TAMARA KAPLAN	
ADDRESS: 12835 SWALLOW ST NW	ADDRESS: 8220 133RD ST W	
CITY: COON RAPIDS	CITY: SAVAGE	
STATE: MN	ZIP: 55448	STATE: MN
PHONE: 612-865-4188		ZIP: 55378
911: 583 BLUEBAY LN		

PARCEL #: 04.500.0050		TOWNSHIP: ELYSIAN
SEC: 34	SUBDIV: DICKS SOUTHSIDE	DISTRICT: RR / FF <i>- mem</i>
TWP: 109	LOT: 6	FEMA PANEL # 27079C0425D
RANGE: 24	BLOCK:	FLOOD ZONE: A
QTR/QTR:	ROAD: PVT	

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

1.) Reason for Requested Conditional Use Permit.

TO ALLOW THE APPLICANT TO ELEVATE THE LOWEST (BASEMENT) FLOOR OF AN EXISTING DWELLING TO MEET THE RFPE AND FEMA GENERAL DESIGN STANDARDS.

2.) Reason for Approval or Denial of Request as Listed in Findings.

3.) Special Conditions of Conditional Use Permit.

RECORDED LEGAL DESCRIPTION OF PROPERTY MUST BE SUBMITTED PRIOR TO ISSUANCE OF ZONING PERMITS. ADDITIONAL CONDITIONS AS STATED IN RECORD.

<i>Gerald E. Winge</i> APPLICANT/PROPERTY OWNER	11-12-15 DATE
<i>Michelle K. Mottly</i> LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY	11-12-15 DATE

PUBLIC HEARING DATE: 12/10/2015	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS
COUNTY BOARD DATE: _____	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS

CHAIRMAN, LE SUEUR COUNTY PLANNING AND ZONING COMMISSION	DATE
CHAIRMAN, LE SUEUR COUNTY BOARD OF COMMISSIONERS	DATE

Le Sueur County

Nov 10th
DL

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 GC Wenge Wenge Construction
Mailing Address 12835 Swallow St. NW
City Con Rapids State MN Zip 55448
Phone # 612-865-4188 Phone # _____

II. Landowner:

Name Kamera K. Kaplan
Mailing Address 8220 133rd St. W Savage MN 55378
City _____ State _____ Zip _____
Property Address 583 Blue Bay Lane
City Elysian State MN Zip 56028
Phone # _____ Phone # _____

III. Parcel Information:

Parcel Number 864,500,0050 Parcel Acreage _____
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Elysian Section 34 *-MAM*
Subdivision Dicks Southside Lot 16 Block _____

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

Kathy Reinto Township notified on 11-5-15
(Township Name) (Date)
Board Member Elysian regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty Three (23) copies must be submitted, if any documents are 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.**
- Applications will not be accepted by mail.**

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.

<input type="checkbox"/> Non-Shoreland	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff	Cubic yards of material movement: _____
	TOTAL cubic yards of material movement: _____
<input type="checkbox"/> Shoreland- Outside Shore Impact Zone	Cubic yards of material movement: _____
<input type="checkbox"/> Within Shore Impact Zone	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff	Cubic yards of material movement: _____
	TOTAL cubic yards of material movement: _____

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: SHOULD PROVIDE MORE FLOOD STORAGE
2. ADVERSE IMPACT ON SURROUNDING AREAS: None
3. STORMWATER RUNOFF: MORE RUNOFF STORAGE
4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: No
5. WETLAND IMPACT: NONE
6. SLOPE STABILITY: NO ADVERSE IMPACT
7. CERTIFICATE OF INSURANCE: PROVIDED
8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS: yes
(For example additional licensing and/or permitting)

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:

- a. **Description of Request**-See Part VIII for full details and requirements.
- b. **Site Plan**-See Part IX for full details and requirements.
- c. **Full Legal Description**-Not abbreviated description from tax statement.
- d. **Access approval**-Attach approval in writing from proper road authority.
- e. **Township Notification**-See Part IV for details and requirements.
- f. **Septic System Compliance Inspection**
- g. **Erosion Control Plan**-Attach completed and signed plan including map.
- 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.

XIII. Signatures:

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

Gerald E. Wings
Applicant signature

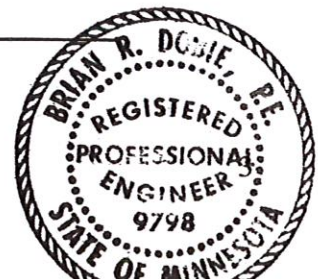
9-1-15
Date

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.

Tamera E Kaplan
Property Owner signature

9/13/15
Date

Brian R. Doherty, P.E. 10/13/15



Request: **GRADING, EXCAVATING & FILLING**

Non-Shoreland

- Within Bluff Impact Zone
- Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

Shoreland - Outside Shore Impact Zone

- Within Shore Impact Zone
- Within Bluff Impact Zone
- Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

Pre-App Date 11-10-15 Lake Classification RD Feedlot 500' 1000' N
 Meeting Date 12-10-15 Lake Francis Wetland Type 1-2 3-8 N
 60 Day 1-11-15 FEMA Panel # 27079C0 425 D Water courses Y N
 Zoning District PE/KF Flood Zone A Bluff Y N

- Request Description
- Site Plan
- Full Legal
- Ordinance
- Access Approval
- Erosion Control Plan
- Bldg - Plans
- Other _____
- Septic Comp Insp / Design
- Meeting Reg / ATF / Spec
- Fee \$ 796-
- Penalty \$ _____

Application Complete Michelle R Muttler 11-12-15 15298
 Planning & Zoning Department Signature Date Permit #

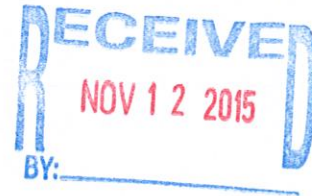
RFPE 1025.7 Regulatory Flood Protection Elevation
 BFE 1024.7 Base Flood Elevation.

- Design + certification done by
 Registered Professional engineer, State of MN
 Brian Dobil

- As-Built must be done by
 registered professional Engineer upon
 project completion.



203 LITTLE CANADA ROAD
SUITE 280
SAINT PAUL
MINNESOTA 55117
TEL: 651-490-9266
FAX: 651-490-9265



PROFESSIONAL ENGINEERING CONSULTANTS
INCORPORATED

November 5, 2015

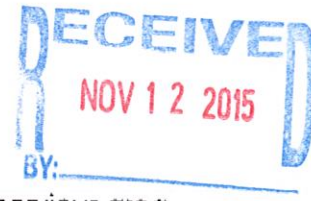
Le Sueur County Environmental Services
Michelle R. Mettler
Planning & Zoning Assistant Administrator
88 South Park Avenue
Le Center, MN. 56057-1652

Subj: Modification of Lakeside House
583 Blue Bay Lane
Elysian Township, Minnesota

Dear Ms. Mettler:

This concerns an application to perform modification work at a structure consisting a lakeside home in Elysian Township, Minnesota. Following our meeting in your office you provided our firm with a check list of items which required it addressing in order to fulfil the permit requirements for this project. We have taken your check list and are addressing those items:

1. **Township Notification** – Mr. Winge of Winge Construction has been in contact with the Township authorities. They will meet him at the site tomorrow so that they fully understand what the project will entail.
2. **Legal Description**- It is my understanding that the legal description is being provided by the homeowner.
3. **Certification**- I have been licensed as a Professional Engineer in the State of Minnesota since 1971. I hereby certify that the project design meets all standards set out by FEMA. The existing impervious areas on the site will be reduced to conform with County requirements. The existing sidewalk will be changed to a pervious paving condition. The existing concrete patio toward the lake will be changed to a pervious paving condition. The existing flower bed west of the garage will be changed to a pervious condition, removing pavers.
4. **Impervious Surfaces**- A survey was completed by Bolton and Menk which provided certain information for our use. The surveyor identified the lot area north of the service road as 19,201 square feet to high water mark. Certain features on the property will remain the same, in terms of impervious surface, while other features will be modified in order to increase the pervious land area. The completed project impervious will be as follows:
 - a. House with overhang = 1816 square feet
 - b. Bituminous driveway = 1863 square feet
 - c. Garage with overhang= 983 square feet



Total Impervious Area = 4662 square feet = 24% impervious area.

Previous paved areas will be changed to a pervious condition. There were two small retaining walls, one to each end of the house. These retaining walls will be removed and the embankment sloped away from the lake.

- 5. Description of Project-** The homeowner has seen water accumulation in her basement area at several times in the past. This has occurred as a result of moisture seeping into her basement walls from her exterior foundation wall backfill area and pooling on the basement floor. This project is intended to correct that situation. The existing backfill soils against the house have already been removed to relieve the hydrostatic pressure against the foundation walls and avert a collapse condition. This amounted to removal of cohesive soil which was not free-draining (2' X 50' X 4' deep/ 21 yards). This soil was temporarily cast just beyond the backfill zone and beyond the shoreline impact zone at present. This soil will be removed from the site and replaced with a clean sand backfill soil which will be free-draining and will no longer exert hydrostatic pressure on the foundation walls. Rigid insulation and a poly waterproof barrier will be placed against the exterior surface of the walls.

In order to elevate the basement floor at this house, it will be necessary to lift the house upward and install three more courses of concrete block masonry to the existing foundation wall construction. Once that is completed, a series of 8" concrete blocks will be placed on the existing concrete floor in 24" tall piers for support of a new structural concrete floor. Prior to placement of the new concrete floor, the existing concrete floor will receive 4" diameter drain holes in every 4' X 4' floor section so that there is complete flood storage and also drainage opportunity across the entire house area. One might consider that the new basement floor slab will be elevated above any flood condition.

- 6. Site Plan-** We have provided a site plan which shows 1' contour intervals from the lake and depicts the existing house, garage, and driveway construction. The present concrete sidewalk construction will be removed.
- 7. Retaining Walls** – There will no retaining walls on the property.
- 8. Restoration Plan-** At the completion of the construction work, any disturbed lawn areas will be restored with reseeding and mulching activity. There will be no construction work performed within the shoreline impact zone. The new backfill material against the house will be brought to the same grades as the original site condition and will consist of free-draining granular soil to match existing.
- 9. Septic System-** It is our understanding that the septic system is being addressed by others for installation next spring.

RECEIVED
NOV 12 2015
BY: _____

10. **Pervious Pavers**- Mr. Winge is providing product information concerning pervious pavers.

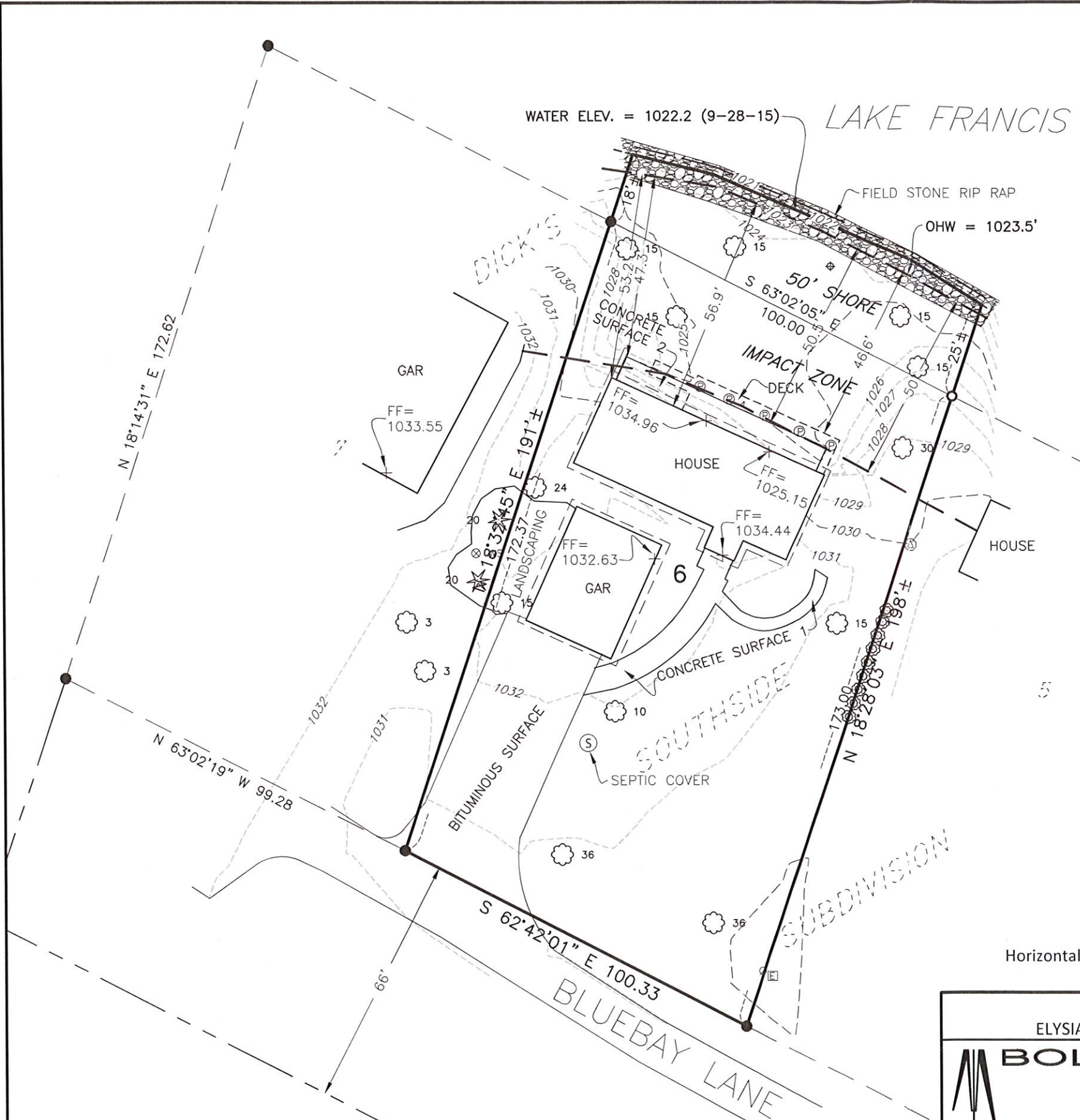
In conclusion, the proposed activities to address the existing moisture infiltration problems at this house will convert existing impervious surfaces to a pervious condition and allow more moisture percolation on the property. These activities will also allow more flood storage on the property and will eliminate retaining walls on the site. The basement floor of the completed project will be a minimum of 2' above the flood elevation on the property. The top of basement floor will then meet RFPE.

Respectfully,
Professional Engineering Consultants, Inc.



Brian R. Dobie, P.E.
President





PID 04.500.0050

TOTAL LOT AREA
19201 SQ FT

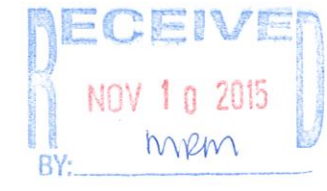
EXISTING IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	1816 SQ FT
BITUMINOUS SURFACE	1863 SQ FT
GARAGAE W/ OVERHANG	983 SQ FT
CONCRETE SURFACE 1	456 SQ FT
DECK	376 SQ FT
CONCRETE SURFACE 2 (PATIO)	72 SQ FT
TOTAL	5566 SQ FT (28.9%)

OWNER
TAMERA E. KAPLAN
8220 133RD STREET WEST
SAVAGE, MN 55378

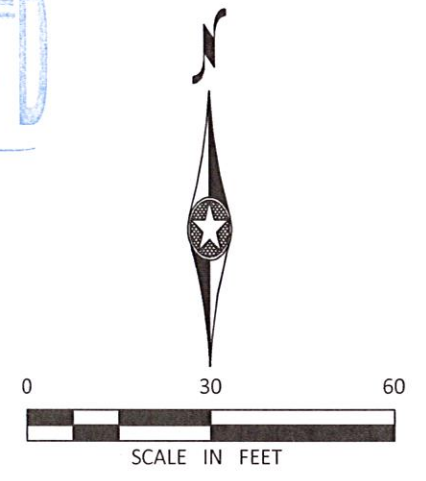
SITE ADDRESS
583 BLUEBAY LANE
ELYSIAN, MN 56028

DECK SIZE 10' X 40'
PATIO SIZE 7' X 57'



LEGEND

- ⊕ BENCH MARK
- MONUMENT FOUND
- ⊙ POST
- ⊙ BUSH
- ⊙ SANITARY MANHOLE
- ⊙ DECIDUOUS TREE
- ⊙ WELL
- ⊙ CONIFEROUS TREE
- ⊙ WS WATER SPIGOT



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.

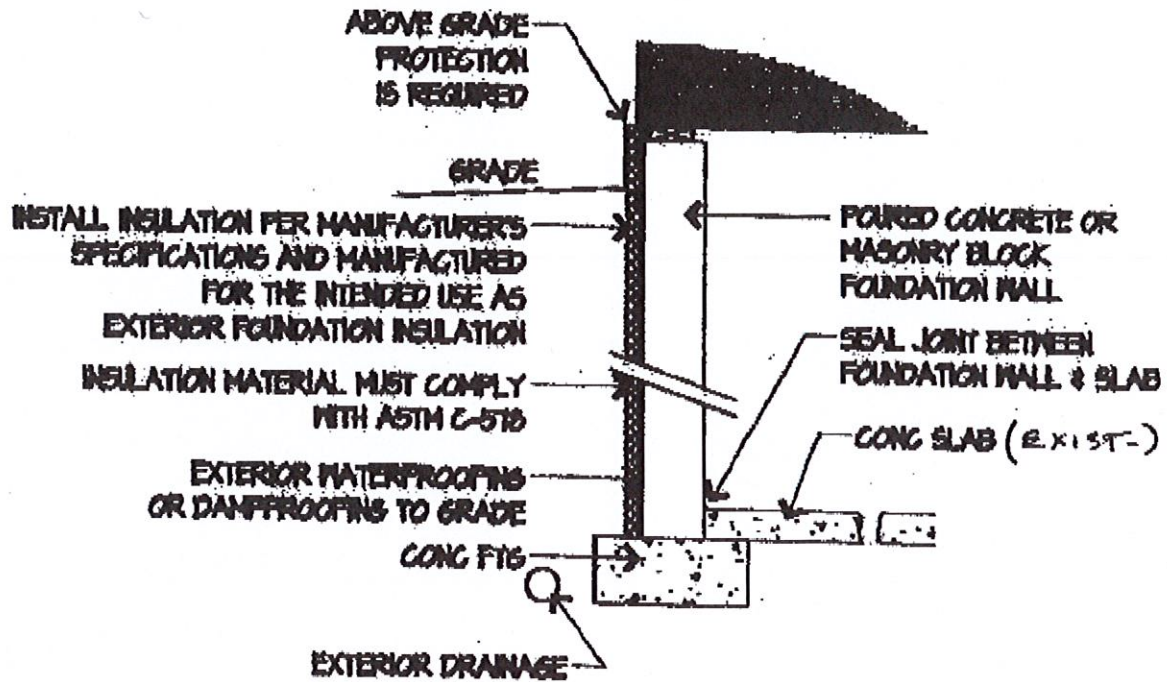
Rory Jensen
Rory Jensen
License Number 19789

11-9-15
Date

<p>CERTIFICATE OF SURVEY ELYSIAN TOWNSHIP, LE SUEUR COUNTY, MINNESOTA</p> <p>BOLTON & MENK, INC. Consulting Engineers & Surveyors 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171</p>		<p>LOT 6, DICK'S SOUTHSIDE SUBDIVISION, ELYSIAN TOWNSHIP, LE SUEUR COUNTY, MINNESOTA</p> <p>FOR: WINGE CONSTRUCTION</p>
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#8 EXTERIOR RIGID EXTRUDED INSULATION REQUIREMENTS



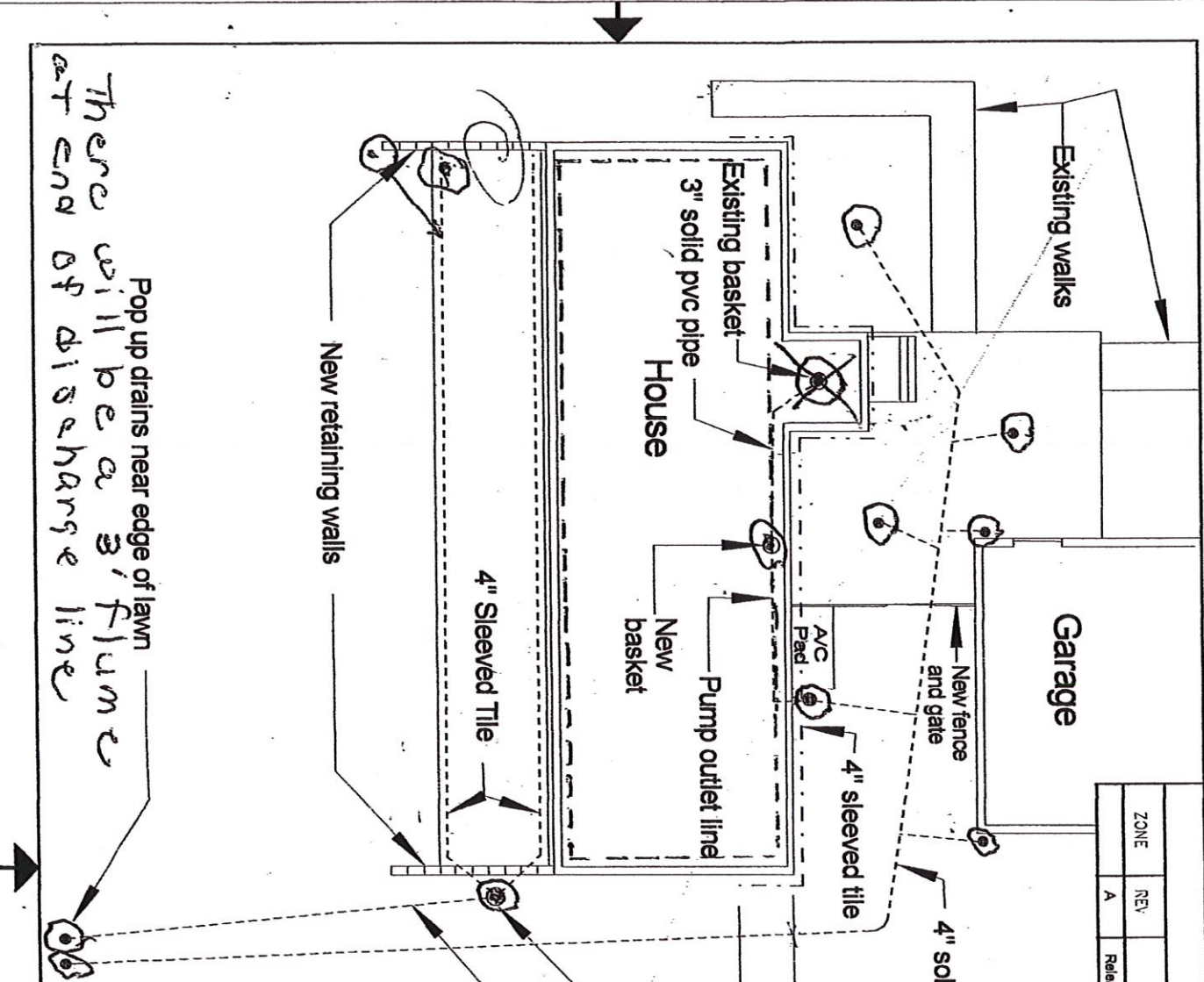
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Note - Existing Slab will receive a 4" DIAM DRAIN HOLE EVERY 4' TO BECOME A PERVIOUS MEMBRANE BENEATH ADDED FLOOD STORAGE. NEW CONCRETE FLOOR MUST HAVE INTERIOR DRAIN TILE @ SLAB PERIMETER AND HAVE AT LEAST ONE SUMP BASKET. EXTERIOR WATERPROOFING MUST EXTEND DOWN TO FOUR INCHES BELOW NEW FLOOR SLAB.

Brian R. Dohie, P.E.
10-13-15



REVISIONS			
ZONE	REV	DESCRIPTION	DATE
A	Released		July 7, 2016
			APPROVED
			MGS



Pop up drains near edge of lawn
 There will be a 3' flume
 at end of discharge line

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 NOV 06 2015
 BY: *mm*

Label drains
 Key

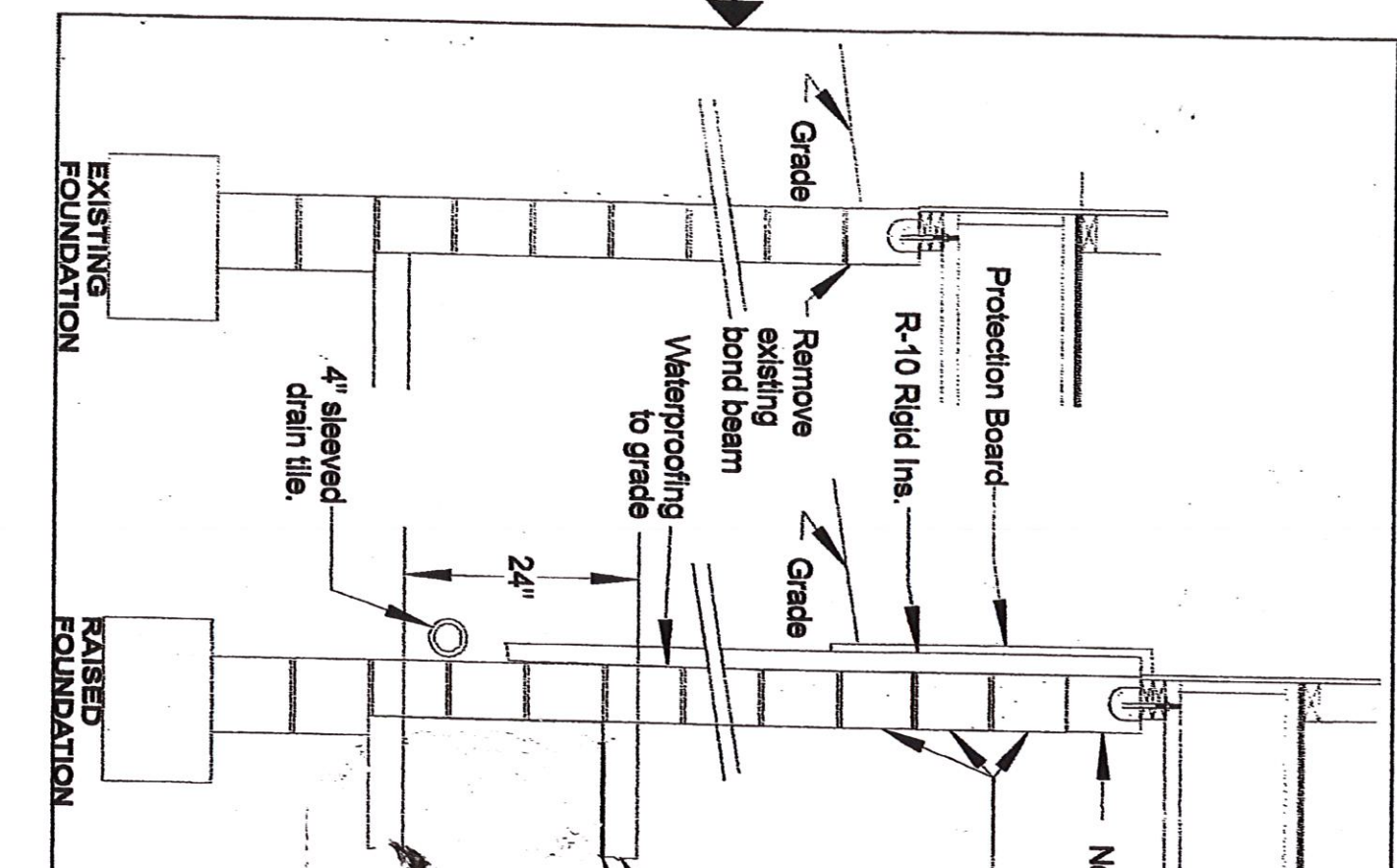
Brian R. Daulton PE
 10-13-15



Advanced Consulting & Inspection
 P.O. Box 1287
 Lakeville, MN 55044

Grading and Drainage Plan	SCALE: Not to Scale
Fire #583 Blue Bay Lane, Elysian, MN	
SIZE: A	REV: A
SCV NO.	DWG NO.
	SHEET: 1 of 1

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED
	A	Revised	Sept. 21, 2016	MGB



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 OCT 01 2015
 BY: *mm*

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 BY: *mm*

New 4" concrete floor.
 Poly vapor retarder

- NOTES:**
1. New concrete to be 3500 psi min., air entrained.
 2. Drain tile to be set over 4" pearock and covered with 4" mln. pearock with landscape fabric over pearock.
 3. Drain tile to be connected to new sump basket installed in utility room.
 4. Existing grade elevation to remain. Additional steps are required at entry doors on front and rear elevations.
 5. Install rigid extruded insulation per manufacturer's specifications. Insulation to comply with ASTM C-578.
 6. Apply bituminous waterproofing to wall before insulating. Extend waterproofing at least 4" above grade.

Eric R. Baker, P.E. 10/13/15

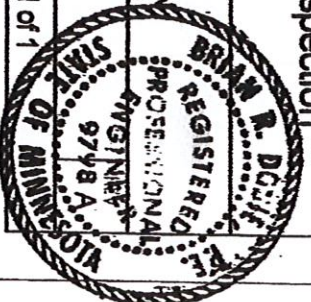
Advanced Consulting & Inspection

P.O. Box 1297
 Lakeville, MN 55044

Elevation of foundation and home
 Fire #583 Blue Bay Lane, Elysian, MN

SIZE: A
 FSCM NO., IWE: NIL, 150506P.DWG

SCALE: Not to Scale SHEET: 1 of 1



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: TAMMY KAPLAN PID: _____
Mailing Address: 8220 W. 133RD ST. SAVAGE, MN 55379
Property Address: 583 BLUE BAY LANE ELYSIAN, MN
Phone: (____) _____ Mobile/Cell: (____) _____

Responsible party for Implementation/Inspection: Brian R. Dobie P.E.
Address: 203 Little Canada Road - Suite 280 St. Paul MN 55117
Phone: (651) 490-9266 Mobile/Cell: (651) 470-8753

Erosion & Sediment Control Measures

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



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BY: mem

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.

Tammy E. Kaplan
TAMMY KAPLAN
(Property Owner)

10-13-15
(Date)

Ben R. Jobin, P.E.
Ben R. Jobin, P.E.
(Person Responsible for Implementation)

10-13-15
(Date)

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



PID 04.500.0050

LAKE FRANCIS

WATER ELEV. = 1022.2 (9-28-15)

TOTAL LOT AREA
19201 SQ FT

EXISTING IMPERVIOUS SURFACES
 HOUSE W/ OVERHANG 1816 SQ FT
 BITUMINOUS SURFACE 1863 SQ FT
 GARAGE W/ OVERHANG 983 SQ FT
 CONCRETE SURFACE 1 456 SQ FT
 LANDSCAPING WEST OF GARAGE 344 SQ FT
 DECK 376 SQ FT
 CONCRETE SURFACE 2 72 SQ FT
 TOTAL 5910 SQ F

LEGEND

- ⊕ BENCH MARK
- MONUMENT FOUND
- ⊙ POST
- ⊗ BUSH
- ⊙ SANITARY MANHOLE
- ⊙ DECIDUOUS TREE
- ⊙ WELL
- ⊙ CONIFEROUS TREE
- ⊙ WS WATER SPIGOT

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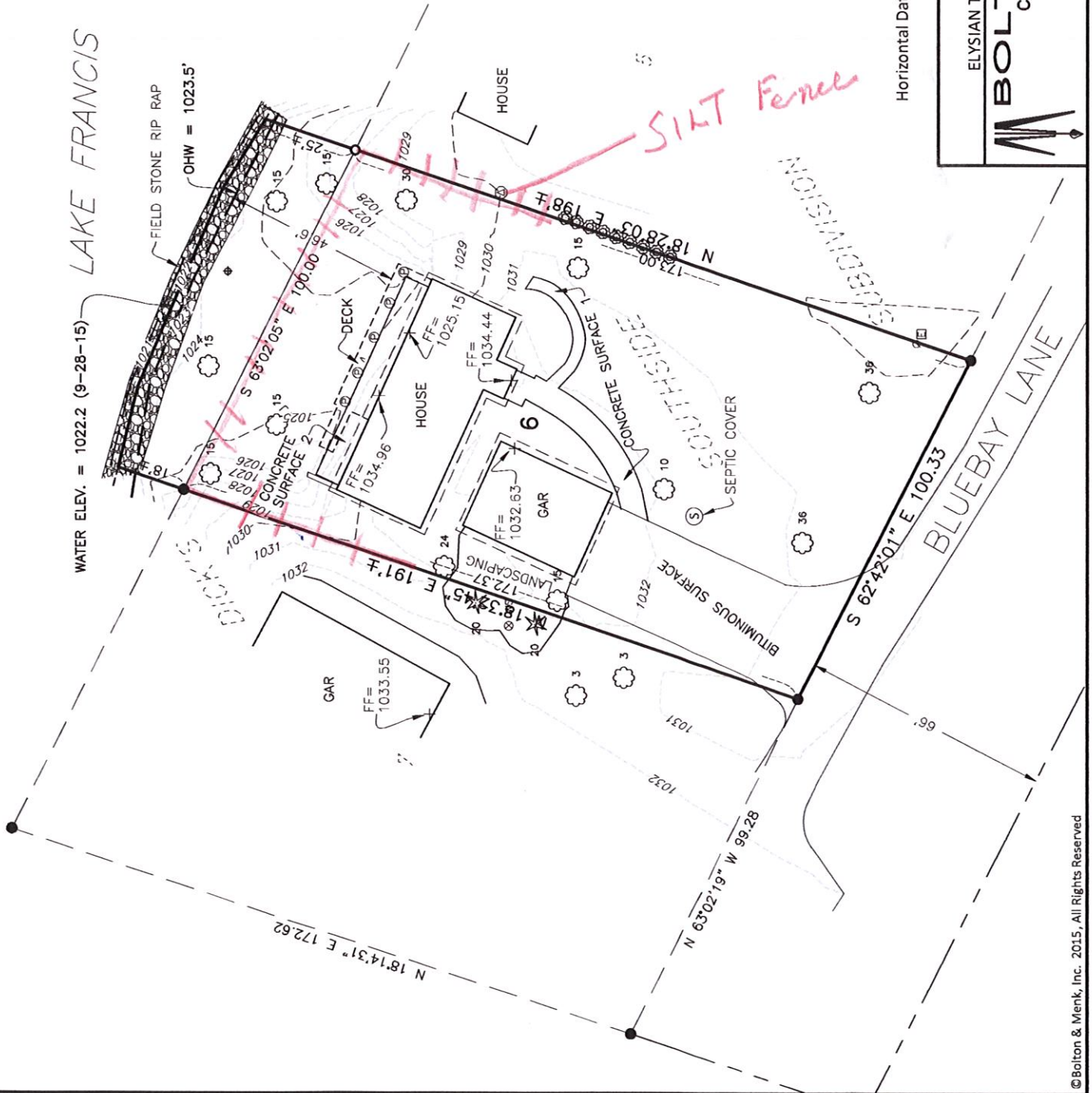
Horizontal Datum: 2011 Le Sueur County Coordinate System

CERTIFICATE OF SURVEY
 ELYSIAN TOWNSHIP, LE SUEUR COUNTY, MINNESOTA

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors

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

JOB NUMBER: M33.110782 FIELD BOOK: ELYSIAN 1 PG 21 DRAWN BY: JLA



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/05/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Oakwood Insurance Agency 2003 NW Northdale Blvd Coon Rapids, MN 55433	CONTACT NAME: Jeremy Sogn PHONE (A/C, No, Ext): 763-862-4800 E-MAIL ADDRESS: jsogn@oakwoodinsurance.com	FAX (A/C, No): 763-862-9361
	INSURER(S) AFFORDING COVERAGE	
INSURED GERALD E WINGE DBA: Winge Construction 12835 Swallow St NW Coon Rapids, MN 55448	INSURER A : Northfield Insurance Company	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 00000000-0

REVISION NUMBER: 5


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			WS199229-2	09/30/2015	09/30/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

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CERTIFICATE HOLDER**CANCELLATION**

Tanny Kaplan 583 Blue Bay Lane Elysian, MN 56028	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  (JLS)
---	---

ACORD 25 (2014/01)

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Printed by JLS on November 05, 2015 at 02:01PM

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BY: mlu



PHOTO #1

The rear yard is relatively flat as viewed from the shore.



PHOTO #2

The grading at the east side slopes toward the center of the rear yard.

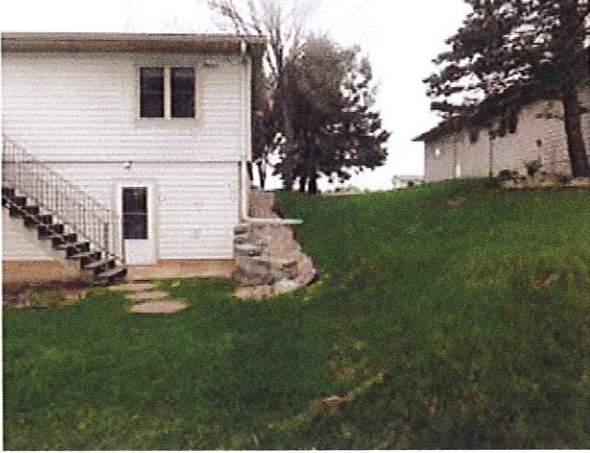


PHOTO #3

The grading at the west side slopes toward the center of the rear yard.



PHOTO #4

Looking across the rear yard, there is very little slope toward the lake.



This view from the rear patio also shows there is very little slope toward the lake.

PHOTO #5



This view from the rear patio also shows there is very little slope toward the lake.

PHOTO #6



PHOTO #7

The rear of the home has gutters which direct water into underground drains that extend toward the lake.



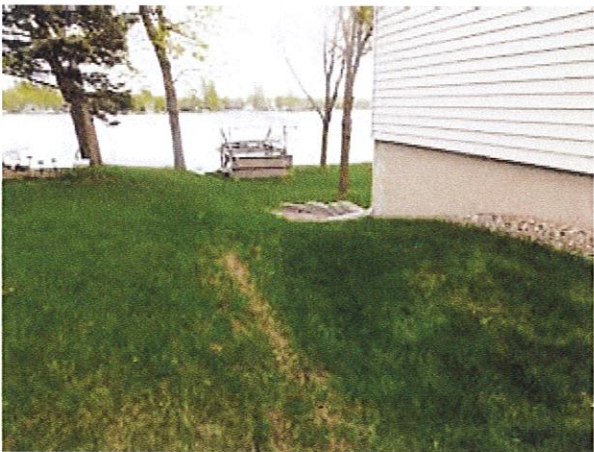
PHOTO #8

The rear patio has cracked from frost heaving, which indicates poor drainage across the rear of the home.



The grade at the left elevation slopes toward the rear.

PHOTO #9



Water flows around the rear corner of the home.

PHOTO #10



PHOTO #11

The grade at the right elevation also falls toward the rear.



PHOTO #12

The grade to the right of the front entrance is relatively flat. There is a downspout that discharges at the corner.



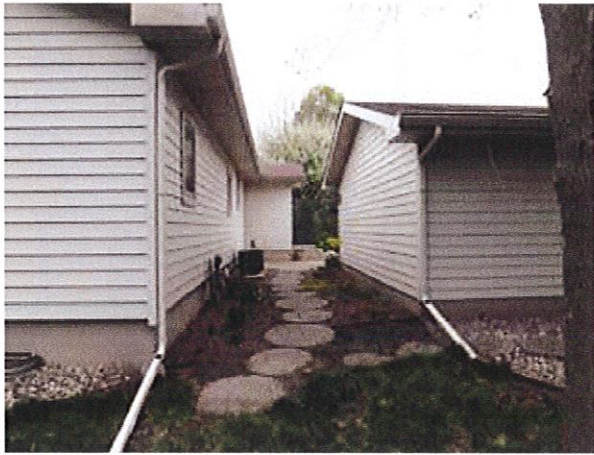
PHOTO #13

The grade across the front of the home is relatively flat. The entry stair/stoop has settled at the foundation. The discharge line from the sump pump is visible in the corner.



PHOTO #14

The patio has settled. The pads for the air conditioner compressors have also settled.



There are downspouts at the corner of the garage and home with leaders that direct water away from the foundations.

PHOTO #15



The main sewer line passes through the foundation wall near the top of the front wall.

PHOTO #16



PHOTO #17

There is a sump pit with a pump located in the sauna that is below the front entry.



PHOTO #18

There is water in the basket.

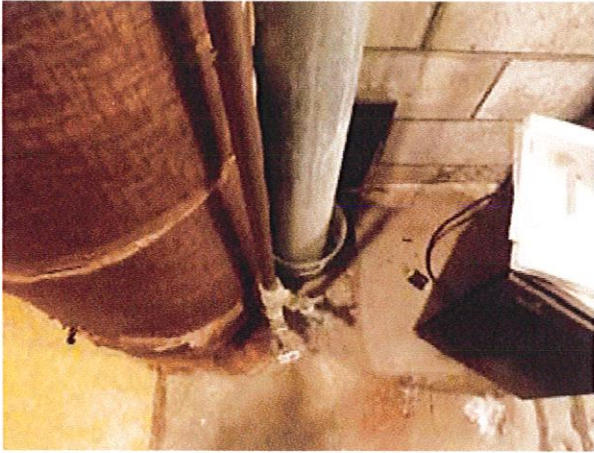


PHOTO #19

The front foundation wall has efflorescence from water seepage.

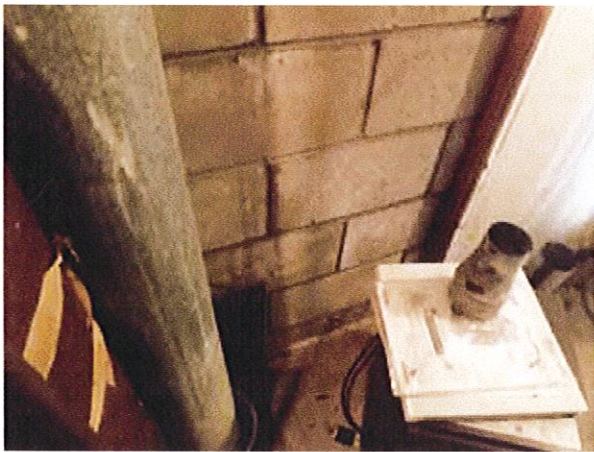


PHOTO #20

This photo shows another area of efflorescence on the front foundation wall.

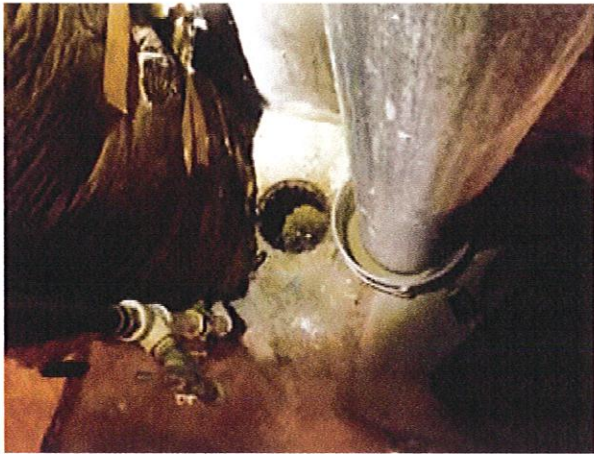


PHOTO #21

There is an opening in the floor located near the combustion air duct. There is water visible under the floor.

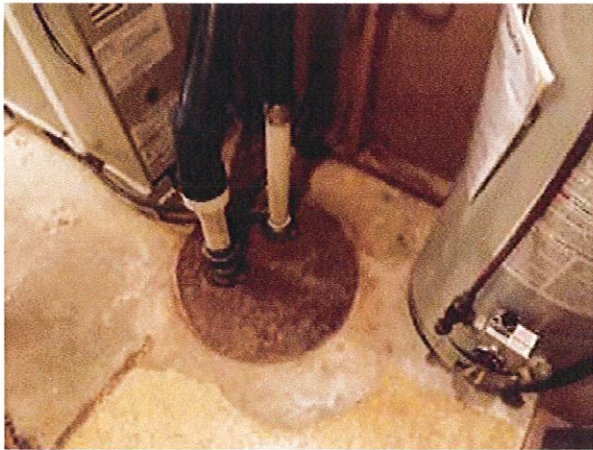
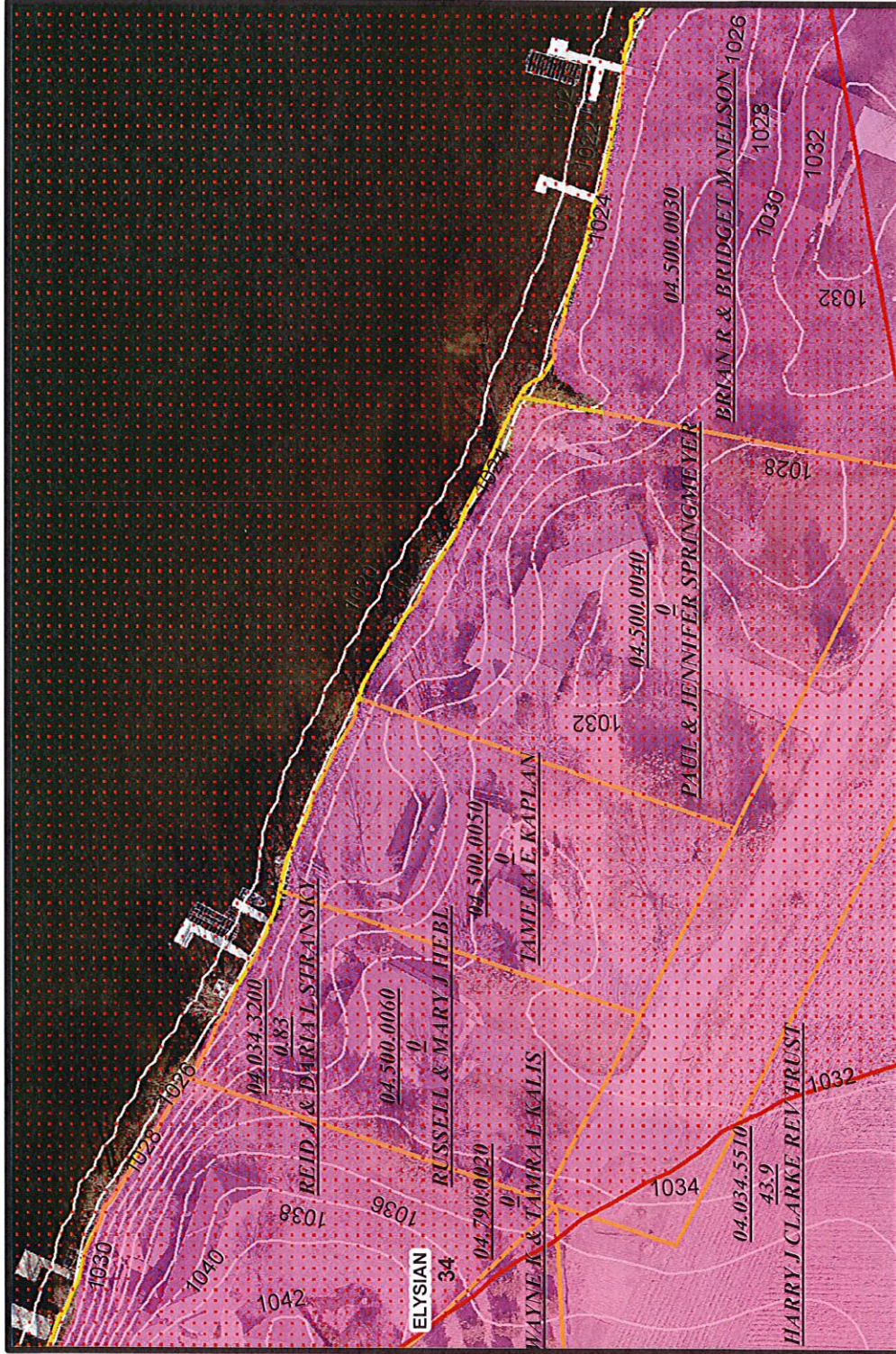


PHOTO #22

There is a sewage ejector located between the furnace and the water heater in the utility room.

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Tamara Kaplan
PID: 04.500.0050
DATE: 12-02-15
FIRM #: 27079C0425D
F-Zone: Zone A
RFPE: 1025.7
District: Recreational Residential
 Flood Plain Overlay
 -Flood Fringe





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



	Incorporated
	Townships
	Sections
	MR
	Airports
Zone	
	Zone A
	Zone B
	Zone C
	Flood Fringe
	Floodway
	Conservancy
	General Business
	Industry
	Recreational / Commercial
	Recreational / Residential
	Special Protection
	Urban / Rural Residential
	LSC_Quarter_Lines
	<all other values>
	Has_Tag
	No_Tag
	Parcel
	Contours 2 ft

LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538