

VARIANCE STAFF REPORT

GENERAL INFORMATION

MEETING DATE: January 8, 2026

APPLICANT/OWNERS: Christopher & Brooke Moore

911 ADDRESS: 23945 Scotch Lake Road, Cleveland, MN 56017

VARIANCE REQUEST: Requests the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback to the Ordinary High Water Level (OHWL) from 100 feet to 55 feet and increase the maximum allowed Impervious Surface coverage on a lot to 36.3% to accommodate a 36' x 16' in-ground pool in a Recreational Residential "RR" Shoreland District of Lake Jefferson, a Recreational Development "RD" Lake.

VARIANCE NUMBER: BOA-001006-2025

PARCEL NUMBER: 04.440.0120

SITE INFORMATION

LOCATION: The subject property is Lot 10 and part of Lot 9, Beaver Dam Plat of Section 5, Elysian Township.

ZONING & PURPOSE: Recreational Residential (RR) 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.

GOALS AND POLICIES: The current Land Use Plan, adopted in 2007, makes reference to protection of the ecological systems of the natural environment.

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.

Objective 2: Utilize shorelands on Recreational Development Lakes (RD) for housing, but with a focus on development design that protects the resource.

GENERAL SITE DESCRIPTION:

Platted lake-frontage lot, Nonconforming lot, existing dwelling

ACCESS:

Existing access from Scotch Lake Road

LAKE:

Lake Jefferson, a Recreational Development (RD) 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: 1021.7 Lowest floor must be at or above RFPE.

BACKGROUND INFORMATION

The subject parcel is part of a Subdivision Plat from 1919. County records indicate the subject parcel was developed in 1999 with a Zoning Permit for a 4-bedroom walkout dwelling with an attached garage. The structure met the exempted setback to the OHWL of 69 feet. A Variance was approved in 2003 for a 22' x 26' detached garage with reduced setbacks to the road Right-Of-Way, septic drainfield, and property line. A Variance was approved in 2017 for an updated septic drainfield and tank with reduced setbacks from the detached garage, dwelling, and property line. A Land Alteration Permit was approved in 2022 for reducing the size of the driveway due to drainage issues. An Interim Use Permit to allow for Short Term Private Rental of the property was approved in 2023. The residential lot is considered a nonconforming parcel as it does not meet the required Lot Area, Lot Depth, or Lot Width requirements of the applicable Zoning District. The applicants intend to construct an 16' x 36' in-ground pool and a 348 square foot pool patio around it. If approved, the variance would allow the new structure to be built with reduced setbacks from the OHWL and increase the maximum allowed impervious surface coverage would increase to 36.3%.

ATTACHMENTS

Application, Description of Request, Survey (Existing & Proposed Conditions), LIDAR Map, Building Plans, Aerial Image, & Findings of Fact Form

FINDINGS

Staff findings per Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

- | <u>1. Variance:</u> | <u>Request:</u> | <u>Required:</u> | <u>Ordinance:</u> | <u>Page:</u> |
|----------------------------------|-----------------|------------------|--------------------------------|--------------|
| a. Reduce OHWL Setback: | 55 feet | 100 feet | Section 13.3, Subdiv. 7. D. 1. | 13-53 |
| b. Increase Impervious Coverage: | 36.3% | 25% | Section 13.3, Subdiv. 7. I. 3. | 13-56 |
- The applicant is requesting a variance to install an in-ground pool.
 - The subject parcel is a nonconforming Lot.

CONSIDERATIONS

- The following shall be considered at the hearing:
 - There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - Whether the granting of the application would be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.

2. Additional Considerations:

- The request is to accommodate the construction of an in-ground pool on this parcel.

PRACTICAL DIFFICULTY

The Board of Adjustment shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on non-conformities.

- Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control.
- Variances shall only be permitted when the request is consistent with the comprehensive plan.
- Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the official control. Practical difficulties as used in connection with a variance means the following:
 - The property owner proposes to use the property in a reasonable manner not permitted by an official control.
 - The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - The variance, if granted, will not alter the essential character of the locality.
 - Economic considerations alone do not constitute practical difficulties.

ADDITIONAL REVIEW COMMENTS

1. This request was submitted to Holly Bushman, County Water Resources Manager, for review. Ms. Bushman stated the applicant is requesting a variance to reduce the required setback to the Ordinary High Water Level (OHWL) from 100 feet to 55 feet and increase the maximum allowed Impervious Surface coverage on a lot to 36.3% to accommodate a 36 x 16 in-ground pool. The proposed pool is located outside of the shore impact zone. Additionally, the applicants are proposing to reduce their impervious surface within the shore impact zone by 662 square feet which accounts for 7.8% out of the 35.9% of the total existing impervious surface on the lot. However, the applicant is still well over the 25% impervious surface on the lot. There are additional ways that the applicant could reduce impervious surface on the lot which would help reduce the total amount of stormwater runoff on the property and protect the lake. The applicant could further reduce their impervious surface by removing the Lake Shed for a total 93 square feet, removing the Shed and Apron for a total of 122 square feet, or reduce their existing driveway.
2. This request was submitted to Trygve Capistrant-Kinney, County Senior Planner, for review. Mr. Capistrant-Kinney stated a Subsurface Sewage Treatment System (SSTS) Compliance Inspection was conducted 9/17/2025. The SSTS is subject to an operating permit and is currently up-to-date on monitoring requirements. A 10-foot minimum setback must be maintained from the edge of the existing septic tank and the edge of the proposed pool. The surveyed 11.3' of horizontal separation satisfies this requirement. Care must be made so that existing system components are not disturbed during the construction of the proposed pool. The area containing the in-ground rockbed soil treatment area must not be used for staging or storing of materials. The soil treatment area should not be driven over with any vehicle larger than a riding lawnmower or similar garden tractor. Construction access should be done to the south of the dwelling as not to disturb the existing system.
3. This request was submitted to Andrew Nicolin, County Environmental Health Specialist, for review. Mr. Nicolin stated the landowner currently has a license to operate a Short Term Private Rental, and indicated earlier this summer that they would not be renewing the Short Term Private Rental license this upcoming year. I was told they would not be installing the pool as a public pool per MN pool code, and that it would be for private use only. The public would not be able to use the pool in any circumstance. Private pools/spas can be kept available for personal use if they are locked and/or drained (common examples are places where there are winter rentals and there's no water in the pools.)
4. This request has been submitted to Alan Gleisner, an Area Hydrologist with the Minnesota Department of Natural Resources. He stated the following: **OHWL setback:** The DNR recommends that setback distances be adhered to for all structures, however as I understand it, there is limited room to place an underground pool on this parcel due to current structure locations, drain fields, and driveways. My initial glance at the survey showed a large open area in the front yard outside of setbacks, but after our discussion and reviewing the staff report, the drain field is in this area and not suitable for an in-ground pool. If this variance request were to be approved, I recommend a condition be included that requires a screening of native trees/shrubs to block sights of this structure to the best extent possible from view while on the water. I would also recommend additional erosion control measures be implemented during installation due to a steeper slope relatively close to where the installation of pool and decking is proposed.
Impervious Surface: If this variance request were to be approved, I recommend a condition be included for a form of water retention onsite to treat stormwater above the 25% allowed impervious amount. There are many options available to treat stormwater like raingardens, rain gutter barrels, or above ground storage containers to name a few. Whichever form is chosen should be sized accordingly by a water use consultant/engineer so that water is stored temporarily before reaching the lake to allow for settling of sediment. If the lot does not allow this type of storage, another option could be a native planting along the entire length of shoreline of native grasses and forbs. This would allow some infiltration of the water before it reaches the lake. The staff report includes proposed conditions requiring removal of the additional water orientated structures, which is good to see as it reduces impervious surface in the SIZ, however additional measures would be beneficial.

PROPOSED FINDINGS

1. **Is the variance in harmony with the general purpose and intent of the official control?** The official controls in the request are the required setbacks from the OHWL, and the maximum impervious surface allowed on a lot.
 - a. **Ordinary High Water Level setback: The setback to the OHWL is for the protection of the sensitive feature-the lake.**
 - The proposed pool is outside of the shore impact zone.
 - The septic absorption area is located in the front yard, which prevents the pool from being constructed in the front yard.Based on the above information, the setback from the pool to the OHWL will not negatively impact the lake.

b. Maximum Impervious Surface: The maximum Impervious Surface limit is for the prevention of stormwater runoff into the sensitive feature- the lake

- The applicant is proposing to add an additional 924 square feet of impervious surface with the proposed pool. They are also proposing to remove 662 square feet from the Shore Impact Zone. This would put the Impervious Surface Coverage of the lot at 36.3%.
- There are three water oriented accessory structures on this property comprising of two sheds and a detached deck. The Zoning Ordinance allows for one water oriented accessory structure on a lot. Table below shows approximate square footage and impervious percentages of these structures.

Shed	122	0.5%	35.8%
Lake Shed	94	0.4%	35.7%
Lake Deck	102	0.4%	35.7%
Shed+Lake Shed	216	0.9%	35.4%
Shed + Lake Deck	224	0.9%	35.4%
Lake Deck+Lake Shed	196	0.8%	35.5%

Based on the above information, there are potential improvements to the proposal to reduce the amount of Impervious Surface on the lot.

2. Is the variance request consistent with the Comprehensive Land Use Plan?

- The land use plan references development design on lakes while protecting the natural resource of the lake itself as one of the goals.
- As part of the proposed pool construction, the applicant is proposing the removal of existing impervious surface, of which 662 square feet is being removed in the shore impact zone to minimize the impact.
- There are three water oriented accessory structures, with the Zoning Ordinance allowing for only one.

Based on the above information, the request could make improvements to be consistent with the Comprehensive Land Use Plan.

3. Is the property owner proposing to use the property in a reasonable manner, not permitted by an official control?

- The applicant is proposing to build an in-ground pool.
- A pool is a permitted accessory structure within the Recreational Residential Shoreland zoning district.
- The applicant has reduced impervious surface from their initial proposal for the pool.
- There are three water oriented accessory structures on this property comprising of two sheds and a detached deck. The Zoning Ordinance allows for one water oriented accessory structure on a lot.

Based on the above information, the request would need improvements to be a reasonable use not permitted by an official control.

4. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?

- When the lots were originally created, a Zoning Ordinance was not in effect, and therefore no lot size standards existed.
- The septic absorption area is located in the front yard of the property, which restricts the pool from being put in that area.

Based on the above information, the plight of the landowner was not created by the landowner.

5. Will the issuance of the variance maintain the essential character of the locality?

- The locality is lakeshore residential lots.
- The applicant is proposing to add a pool on the lake side of their house, not visible from the road.
- Pools are a permitted accessory structure for the Recreational Residential zoning that the parcel is current zoned.
- There are accessory structures located similarly in the area.

Based on the above information, the request would maintain the essential character of the locality.

6. Does the alleged Practical Difficulty involve more than economic considerations?

- If approved, the applicant would be able to construct a pool on their property for personal use.

Based on the above information, the request does involve more than economic considerations.

PROPOSED CONDITIONS

In granting any Variance, the Board of Adjustment may designate such conditions in connection that will secure substantially the objectives of the Ordinance, regulation or provision to which the application is granted. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.

1. *If approved*, all necessary permits shall be issued and exterior construction completed **prior to November 6, 2026**, unless an extension is granted by the Board of Adjustment.
2. An extension must be requested in writing and filed with the Department at least 30 days prior to the Variance expiration.
3. *If approved*, the survey (submitted October 3, 2025) shall become a part of the permit. Any deviation from the submitted plans shall first be reviewed by the Department for determination of whether additional variances would be required.
4. *If approved, and prior to the commencement of any construction related activities*, a **Zoning Permit** shall be submitted and issued for the pool.
5. *If approved, and prior to issuance of the zoning permit*, the applicant shall amend their plan to include only one water-oriented accessory structure for the lot.
6. *If approved*, the proposed pool shall be used only by the landowner. The pool cover shall be locked and the use of the pool shall be prohibited for the short term rentals on the property.



VARIANCE

LE SUEUR COUNTY
BOARD OF ADJUSTMENT

88 SOUTH PARK AVENUE
LE CENTER, MN 56057



Application Date: <u>October 1, 2025</u>	Permit Number: <u>BOA-001006-2025</u>	Fee: <u>\$846.00</u>
60-Day Ruling Date: <u>November 28, 2025- WAIVED</u>	911-Address: <u>23945 Scotch Lake Road, Cleveland, MN 56017</u>	
Applicant(s): <u>Christopher & Brooke Moore</u>	Landowner(s): <u>Christopher & Brooke Moore</u>	
Mailing Address: <u>23945 Scotch Lake Road</u>	Mailing Address: <u>23945 Scotch Lake Road</u>	
City: <u>Cleveland</u>	City: <u>Cleveland</u>	
State: <u>MN</u> Zip: <u>56017</u>	State: <u>MN</u> Zip: <u>56017</u>	
Phone: <u>507-469-6906</u>	Phone: <u>507-469-6906</u>	
Email: _____	Email: _____	

Township: <u>Elysian</u>	Parcel No.: <u>04.440.0120</u>	
Section: <u>5</u>	Subdivision: <u>Beaver Dam</u>	
TWP #: _____	Lot #: <u>9 & 10</u>	Zoning District: <u>RR</u>
Range#: _____	Block#: <u>3</u>	FEMA Panel #: <u>27079C0 300E</u>
1/4 - 1/4: _____	Road Type: <u>CTY</u>	Flood Zone: <u>X Outside</u>

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 Variance, as hereinafter designated, and in support thereof, the following facts are presented:

1.) Reason for the Requested Variance:

Requests the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback to the Ordinary High Water Level (OHWL) from 100 feet to 55 feet and increase the maximum allowed Impervious Surface coverage on a lot to 36.3% to accommodate a 36' x 16' in-ground pool in a Recreational Residential "RR" Shoreland District of Lake Jefferson, a Recreational Development "RD" Lake.

2.) Reasons for approval or denial of the request are listed in the Findings of Fact.

3.) Special Conditions of the Variance:

Please see the Final Decision Notice for all Conditions related to this request.

 APPLICANT/PROPERTY OWNER


 LE SUEUR COUNTY PLANNING & ZONING AUTHORITY

 DATE
 October 27, 2025

 DATE

**** ALL FEES ARE NON-REFUNDABLE****

ON-SITE TOUR DATE: <u>November 6, 2025</u>	
PUBLIC HEARING DATE: <u>November 6, 2025</u>	ACTION: <u>Continued</u>

AS WRITTEN	WITH CONDITIONS

 BOARD OF ADJUSTMENT CHAIR

 DATE

VARIANCE FINDINGS OF FACT

Name of Applicant(s) or Landowner(s): Christopher & Brooke Moore

Variance #: BOA-001006-2025

Variance Request: Requests the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback to the Ordinary High Water Level (OHWL) from 100 feet to 55 feet and increase the maximum allowed Impervious Surface coverage on a lot to 36.3% to accommodate a 36' x 16' in-ground pool in a Recreational Residential "RR" Shoreland District of Lake Jefferson, a Recreational Development "RD" Lake.

A. The Board of Adjustment shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities.

B. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.

C. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.

D. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the variances are consistent with the Comprehensive Plan.

Y N 1.) Is the variance in harmony with the general purpose and intent of the official control(s)?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

Y N 2.) Is the variance request consistent with the Comprehensive Land Use Plan?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

E. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the official control.

Y N 3.) Is the property owner proposing to use the property in a reasonable manner, not permitted by an official control?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

Y N 4.) Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

Y N 5.) Will the issuance of the variance maintain the essential character of the locality?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

Y N 6.) Does the alleged Practical Difficulty involve more than economic considerations?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

F. IF THE BOARD OF ADJUSTMENT DETERMINES ALL OF THE ABOVE STANDARDS HAVE BEEN MET BY A SIMPLE MAJORITY, THEN THE STANDARD FOR IDENTIFYING A PRACTICAL DIFFICULTY HAS BEEN ESTABLISHED.

ACTION: APPROVED DENIED

CONDITION(S): _____

APPLICANT'S RESPONSE TO THE CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIR

DATE

ENVIRONMENTAL SERVICES

88 South Park Avenue, Le Center MN 56057

Website: www.lesueurcounty.gov

Phone: 507-357-8538 Email: EnvServices@lesueurcounty.gov



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Application – Use Variance

I. Applicant:

Name Christopher and Brooke Moore
 Mailing Address 23945 Scotch Lake Road
 City Cleveland State MN Zip 56017
 Phone # 507-469-6906 Phone # 813-454-4747

II. Landowner:

Name same
 Property Address _____
 City _____ State _____ Zip _____
 Phone # _____ Phone # _____

III. Parcel Information:

Parcel Number 04.440.0120 Parcel Acreage _____
 Township Elysian Section _____
 Lot 10 Block 003
 Subdivision Beaver Dam Plat (Jefferson)

Full Legal Description must be attached.

(Full legal description can be found on deed, not abbreviated legal description from tax statement).

IV. Variance Request: List requested alternative to development standard(s).

We are requesting a variance to increase impervious surface from 35.9% to 36.6% (a 0.7% increase) and to reduce the lake setback from 100 feet to 55 feet to allow for a swimming pool.

V. Description of Request:

a. A full written description of the proposed variance request with detailed information must be attached.

VI. Township Notification:

Township must be notified prior to application. *(County Commissioners are not the Township Board.)*

Elysian Township notified on 9/9/2025
(Township Name) (Date)

Board Member Linus Hebl regarding the proposed request.
(Name)

VII. Site Plan - Shall be a Certificate of Survey to include, but not limited to:

- North point
- Lakes
- Well
- Access
- Setbacks
- Rivers
- Septic System
- Easements
- Property lines
- Wetlands
- Proposed Structures
- Road Right-Of-Way
- Streams
- Existing structures - **Within and adjacent to project area.**
- Lot Dimensions
- Ponds
- Location of trees to be removed - **Shoreland Districts.**
- Impervious Surface
 - Required for *Shoreland, Business, & Industrial Districts.*
 - Itemized current & proposed impervious surfaces to include total percentages.
 - Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.*

Site shall be physically staked, then surveyed

Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled

Stakes must remain in place until construction commences

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VIII. Practical Difficulty:

- A. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls in all cases when there are practical difficulties in the way of carrying out the strict letter of the official controls and when the terms of the variance are consistent with the comprehensive plan.
- B. An area variance may be granted only where the strict enforcement of the official controls will result in a practical difficulty.
- C. It is the responsibility of the applicant/landowner to provide evidence to prove a practical difficulty exists.
- D. A variance may be granted only in the event that the following circumstances are found to be true (or are answered in the affirmative, yes):

1. Is the variance in harmony with the general purposes and intent of the official controls?

Consideration: What standard (setback, structure size, etc.) are you asking to be modified? What is the intended purpose of that standard? How does your request meet the intended purpose?

Yes. We are requesting to deviate slightly from the impervious surface standard by increasing from 35.9% to 36.6% and to reduce the lake setback from 100 feet to 55 feet in order to construct a swimming pool. To achieve this minimal increase, we have planned to removed other items on the property to offset impervious surface coverage. These requests are modest and maintain the overall intent of the ordinance while allowing for reasonable use of our property.

2. Is the request consistent with the comprehensive plan? *Consideration:* The County's Land Use Plan lists several goals (see attached). Does your request violate any of these listed goals? If so, what steps could be taken to off-set the impact(s) your request has on these goals?

Yes. Our request is consistent with the County's Land Use Plan and does not violate its goals. The swimming pool will be located within our property and constructed to meet all required building codes. To offset any potential impacts, we will install appropriate plantings recommended by our landscaping company as Best Management Practices (BMPs) and follow all construction guidelines, including protective measures such as silt fences. These steps will ensure the project aligns with the plan's goals of preserving natural character while allowing for reasonable residential use.

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the official controls? *Consideration:* Is the request reasonable based on the existing use of the property? Why? What County standard is keeping your request from being approved? How is the proposal reasonable in relation to the requirements of the zoning ordinance?

Yes. The request is reasonable based on the existing residential use of the property. The property is already developed for family living, and adding a swimming pool is a typical and appropriate residential amenity. The County standards limiting impervious surface coverage and requiring a 100-foot setback are the controls preventing approval without a variance. Our proposal seeks only a minor increase in impervious surface from 35.9% to 36.6% and a reduced lake setback of 55 feet to allow the pool's placement. These adjustments are modest in scale, maintain the residential character of the property, and are consistent with the intent of the zoning ordinance while allowing our family to reasonably enjoy and benefit from our property.

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- 4. Is the plight of the landowner due to circumstances unique to the property not created by the landowner?** *Consideration:* What unique characteristic does the property have that is making it impossible for your request to meet all County standards? Is the request the result of events outside the control of the landowner and not due to the landowner's previous decisions or actions?

Yes. The lot's size, shape, and existing placement of the home and septic system limit where a pool can be built while meeting County standards. These conditions were established before our ownership and are not the result of our actions. A variance is needed to reasonably use the property for this purpose.

- 5. Would the variance maintain the essential character of the locality?** *Consideration:* How would you describe the character of the neighborhood or surrounding area? If approved, would the end result of your request make your property appear different than those in the surrounding area?

Yes. The neighborhood is a lake community with families enjoying outdoor living, and there is also a campground next door. Adding a pool is consistent with this recreational setting and will not change the residential character of our property.

- 6. Does the request involve more than economic considerations alone?** *Consideration:* Why are you seeking the variance? Would the request do more for you than add value to your property? If so, what?

Yes. Our request is based on family and personal needs, not economics. We have five children, including one with autism, and a swimming pool would provide therapeutic benefits as well as a safe and enjoyable space for family time together. The variance would allow us to improve our quality of life and support our son's needs.

IX. Attachments shall include but not limited to:

- | | |
|--|--|
| <input type="radio"/> Description of Request | <input type="radio"/> Septic Compliance (if applicable) |
| <input type="radio"/> Site Plan(s) – Survey showing Existing & Proposed Conditions | <input type="radio"/> Floor Plans or Building Plans (if applicable) |
| <input type="radio"/> Surveyor Certification | <input type="radio"/> Erosion Control Form |
| <input type="radio"/> Township Notification – See Part VI | <input type="radio"/> Erosion Control Plan |
| <input type="radio"/> Access Approval – Attached approval from the applicable road authority | |
| <input type="radio"/> Full Legal Description – Not abbreviated description from tax statement | |

The Department may request additional information regarding the application.

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X. Quantities and Submittal Formats:

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. Electronic version of any supporting documents are preferred, *if available*.
- c. Additional copies may be requested as deemed necessary by the Department.

XI. Fees:

Variance: \$ 800
Time Extension: \$ 600
Filing Fee: \$ 46

Variance for Clusters: \$ 800 + \$200 per household
Filing Fee: \$ 46

Additional Fees:

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

*****Fees are non-refundable, and must be paid at the time of application*****

XII. Procedure: *See Section 22 of the Zoning Ordinance for full details.*

- a. A pre-application meeting is highly recommended. Please note, applications submitted without having a pre-application meeting may need to be delayed if the submitted application cannot be deemed complete prior to the required application deadline. **Please note that scheduling an Appointment for this meeting is required.**
- b. An application must be submitted either in person or electronically by the applicant and/or landowner no later than 2 P.M. on the date of application deadline.
- c. All required information must be submitted at the time of application, or the application may not be deemed complete.
- d. Incomplete applications shall be placed on Hold until such time all required information is submitted.
- e. **All fees shall be paid at the time of application.**
- f. Notification will be sent to all landowners within 500 feet of the affected property, (minimum of 10 landowners) as well as the affected Town Board, any municipality within 2 miles, and other applicable agencies.
- g. Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.
- h. The Board of Adjustment may conduct an onsite visit to the affected property prior to the scheduled meeting. Any conversation with the Board of Adjustment during the onsite visit is prohibited.

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- i. The Board of Adjustment shall hold a public hearing on the proposed Variance at a scheduled Board of Adjustment meeting.
- j. The applicant or a representative shall appear before the Board of Adjustment in order to answer questions concerning the request, or the application will be tabled.
- k. The Board of Adjustment has the authority to request additional information or impose conditions.
- l. The Board of Adjustment has the authority to determine Variance approval or denial. No Variance may be granted that allows any use that is prohibited in the Zoning District in which the property is located, unless that use is deemed a legal nonconforming use as defined by the Zoning Ordinance.
- m. The Department shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.
- n. The Department will file a certified copy of any order or decision issued by the Board of Adjustment with the County Recorder.
- o. A Zoning Permit is required prior to starting construction; however, Zoning Permits will not be available the day of the Board of Adjustment meeting. A Zoning Permit application shall be approved prior to obtaining a Zoning Permit.

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.

Brooke Moore
Applicant signature

10/01/2025
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.

Christopher Moore
Landowner signature

10/01/2025
Date

Variance Request – Brooke and Chris Moore

We respectfully request approval for two variances on our property:

1. **Impervious Surface** – Our current impervious surface coverage is 35.9%. We are requesting approval for a small increase to 36.6% (a 0.7% increase).
2. **Lake Setback** – The ordinance requires a 100-foot setback from the lake. We are requesting a variance to allow placement of a swimming pool at a 55-foot setback.

We will work with our landscaping company to include appropriate plantings as Best Management Practices (BMPs) along the property to maintain natural character and meet environmental expectations. All construction will follow applicable building codes and standards as provided by Atlantis Pools and subcontractors. This includes the use of silt fences and other protective measures during construction. We anticipate beginning construction either this fall or in early spring, depending on project scheduling.

This home is currently licensed as a short-term rental property. We will continue to maintain our active short-term rental license; however, the pool will not be available to renters. The pool will have a protective, lockable cover, as included in the quote submitted by Atlantis Pools. We will also coordinate with the health department to ensure compliance with all short-term rental licensing requirements and procedures.

We believe these requests are modest, respectful of the ordinance's intent, and necessary to allow reasonable use of our property for the benefit of our family.

Respectfully submitted,

Brooke and Chris Moore

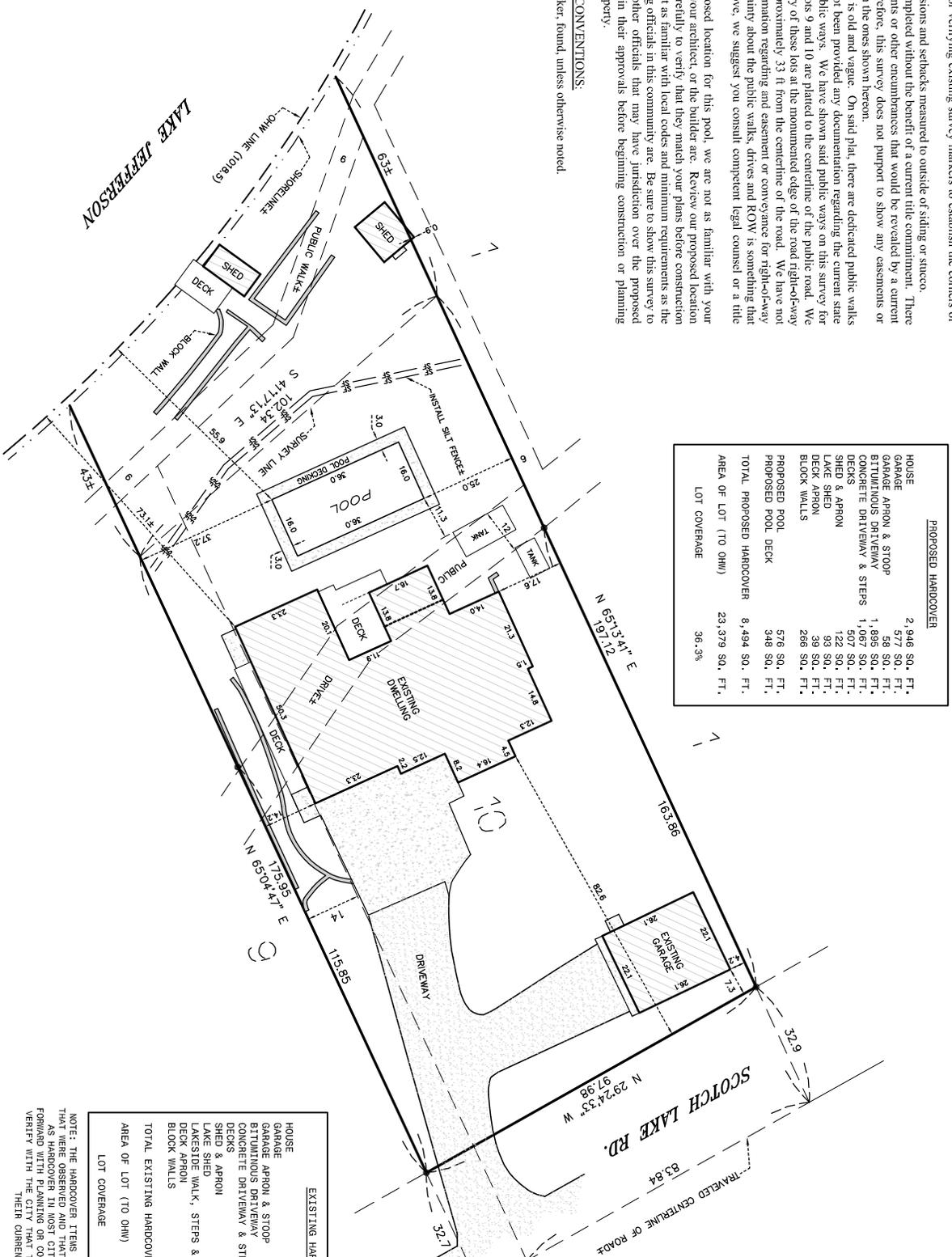
LEGAL DESCRIPTION:
 Lot 10 and the North 14 feet of Lot 9, Block 3, Beaver Dam, Le Sueur County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Existing building dimensions and setbacks measured to outside of siding or stucco.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown herein.
- The plat of Beaver Dam is old and vague. On said plat, there are dedicated public walks and drives. We have not been provided any documentation regarding the current state and validity of those public ways. We have shown said public ways on this survey for reference only. Also, Lots 9 and 10 are platted to the centerline of the public road. We are showing the boundary of these lots at the monumented edge of the road right-of-way which appears to be approximately 33 ft from the centerline of the road. We have not been provided any information regarding and easement or conveyance for right-of-way purpose. If the uncertainty about the public walks, drives and ROW is something that you would like to remove, we suggest you consult competent legal counsel or a title company.
- While we show a proposed location for this pool, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

● Denotes iron survey marker, found, unless otherwise noted.



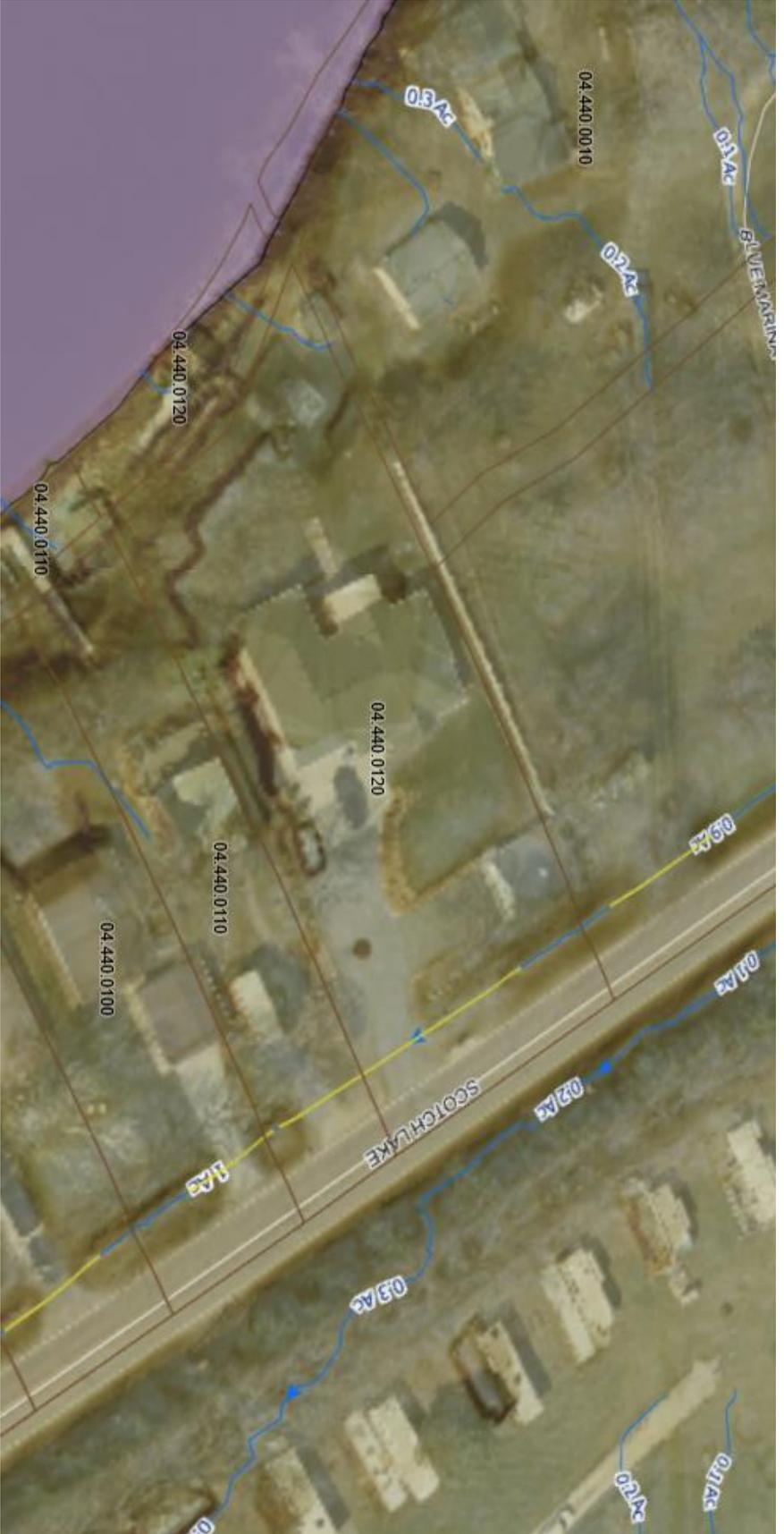
PROPOSED HARDWARE	
HOUSE	2,946 SQ. FT.
GARAGE	577 SQ. FT.
GARAGE APRON & STOOP	58 SQ. FT.
BITUMINOUS DRIVEWAY	1,895 SQ. FT.
CONCRETE DRIVEWAY & STEPS	1,087 SQ. FT.
DECKS	507 SQ. FT.
SHED & APRON	122 SQ. FT.
DECK APRON	39 SQ. FT.
BLOCK WALLS	286 SQ. FT.
PROPOSED POOL	576 SQ. FT.
PROPOSED POOL DECK	348 SQ. FT.
TOTAL PROPOSED HARDWARE	8,494 SQ. FT.
AREA OF LOT (T10 OHW)	23,379 SQ. FT.
LOT COVERAGE	36.3%

EXISTING HARDWARE	
HOUSE	2,946 SQ. FT.
GARAGE	577 SQ. FT.
GARAGE APRON & STOOP	58 SQ. FT.
BITUMINOUS DRIVEWAY	1,895 SQ. FT.
CONCRETE DRIVEWAY & STEPS	1,087 SQ. FT.
DECKS	507 SQ. FT.
SHED & APRON	122 SQ. FT.
LAKE SHED	93 SQ. FT.
LAKESIDE WALK, STEPS & PATIO	662 SQ. FT.
BLOCK WALLS	427 SQ. FT.
TOTAL EXISTING HARDWARE	8,393 SQ. FT.
AREA OF LOT (T10 OHW)	23,379 SQ. FT.
LOT COVERAGE	35.9%

NOTE: THE HARDWARE ITEMS SHOWN ABOVE ARE THOSE THAT WERE OBSERVED AND THAT ARE TYPICALLY COUNTED AS HARDWARE IN MOST CITIES. BEFORE MOVING FORWARD WITH PLANNING OR CONSTRUCTION, BE SURE TO VERIFY WITH THE LOCAL OFFICIALS THE ITEMS CORRESPOND TO THEIR CURRENT CODE.

DATE	REVISION DESCRIPTION	DWG ORIENTATION	SCALE	CLIENT/JOB ADDRESS	Advance Surveying & Engineering, Co. 17917 Highway No. 7 Mendota, Minnesota 55445 Phone: (762) 714-2000 Web: www.advanceco.com	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. DATE: NOVEMBER 3, 2023	DATE SURVEYED: NOVEMBER 2, 2023	SHEET TITLE PROPOSED SURVEY	SHEET NO. S1
8/22/23	ADD HARDWARE CALCULATIONS			BROOKE & CHRIS MOORE 23945 SCOTCH LAKE RD. CLEVELAND, MN		DATE DRAFTED: NOVEMBER 3, 2023	SHEET SIZE: 17 X 22 DRAWING NUMBER Z51442 WP	SHEET NO. S1	
8/28/23	SHOW PROPOSED POOL								
9/18/23	SHOW SEPTIC TANKS AND UPDATED POOL								
9/19/23	REMOVE HC ITEMS PER CLIENT								
10/3/23	REMOVE WALK, ADD SILT FENCE								

RECEIVED 10-03-2025



Atlantis Pools, Inc.

10200 73rd Ave N, Suite 100, Maple Grove, MN 55369

www.AtlantisPoolsInc.com * 763-560-0103 * info@atlantispoolinc.com

Pool Size and Shape 16' x 36' UNDERTRACK Auto Cover Date: 8/19/25

- Wall Type – Galvanized Steel 5' top & bottom
- Bracing Top & Bottom/Double Bracing
- Deck Supports (6" Sono Tubes, Concrete Filled Deck Support)
- Heavy Duty Concrete Bond Beam Footing
- Pool Bottom – Poolcrete Hard Finish
- 2 Wide Mouth Skimmers / 3 Returns / 2 Main Drains
- Wall Foam
- Tigerflex PVC Plumbing Under Ground / 2" Hard Schedule 40 PVC Above Ground
- All Individual Plumbing Lines & Valves
- Equipment Placed on a Finished Concrete Pad
- Deluxe Accessory Package.

Base Price: 73,400

- Hayward Digital Induced Draft Heating system 250,000 BTU included
- Hayward ASL Cartridge Filter System 4030 included
- Hayward Pump System TRI-STAR VS included
- ❖ Automatic Pool Cover UNDERTRACK 11,900
- ❖ Steps FULL END 3400
- ❖ Special In/Wall Additions
- ❖ Diving Board 6' Diving Board 1100
- ❖ Saline System HAYWARD Salt Control 2900
- ❖ Auto Vacuum System HAYWARD Auto VAC 1500
- ❖ Light HAYWARD LED Color Change 1600
- ❖ Slide
- ❖ Miscellaneous

Total 95,800

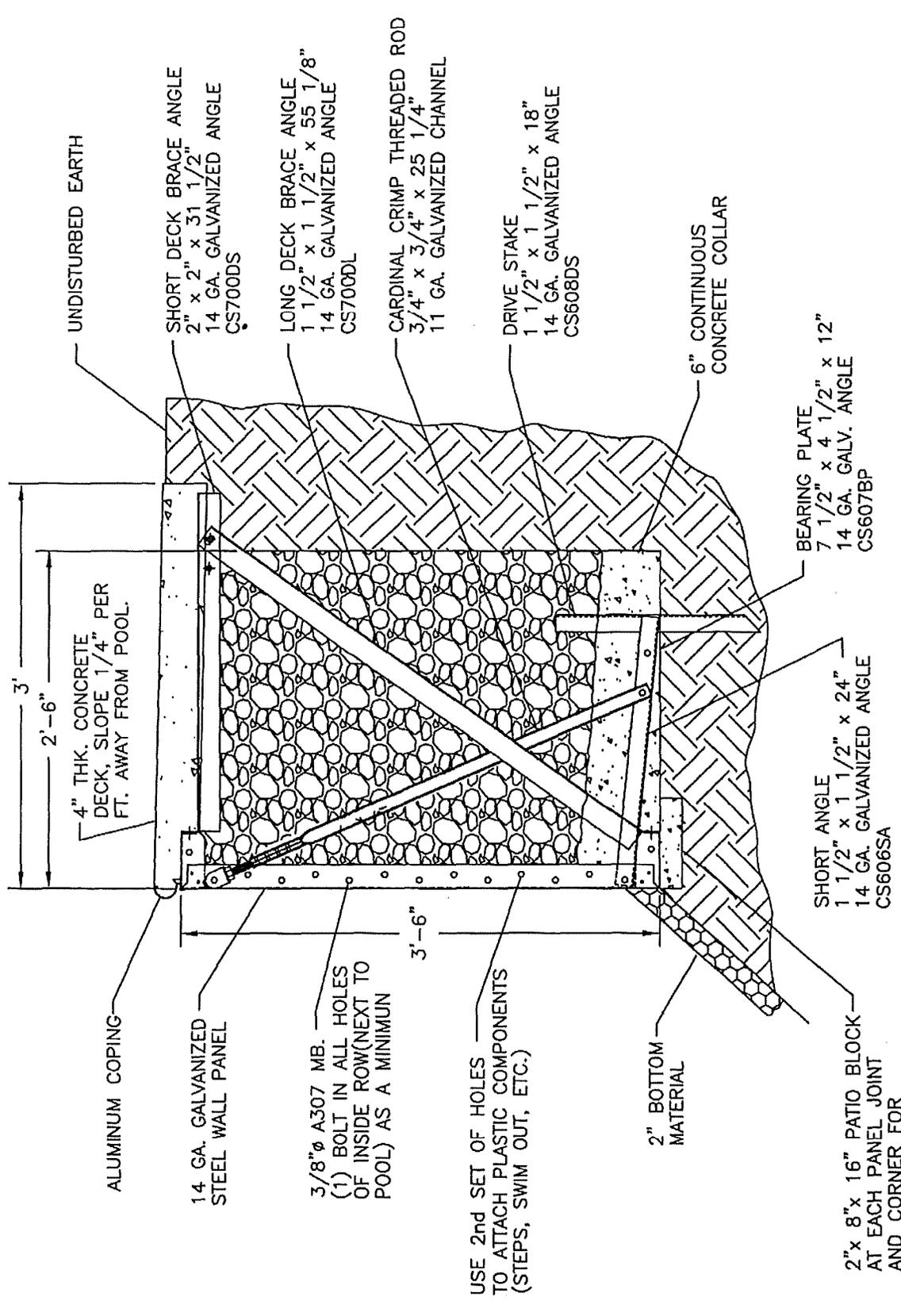
To Be Bid Separately: Approx 1/2 by OTHER

White Concrete 10⁵⁰⁺ per square foot
 Colored Concrete 12⁷⁵⁺ per square foot
 Stamped Concrete 14⁷⁵⁺ per square foot

Building Permit Estimate FT COST
 Gas Estimate 3000⁺ Approx
 Electric Estimate 7000⁺ Approx

Other Information: * Plus concrete, permit, gas/electric, Landscaping, Potential sump system, for POTENTIAL slip preparation

Customers Name: BROOKE MOORE
 Address _____ City Cleveland State _____ Zip _____
 Cell _____ Work _____
 Email _____



UNDISTURBED EARTH

SHORT DECK BRACE ANGLE
2" x 2" x 31 1/2"
14 GA. GALVANIZED ANGLE
CS700DS

LONG DECK BRACE ANGLE
1 1/2" x 1 1/2" x 55 1/8"
14 GA. GALVANIZED ANGLE
CS700DL

CARDINAL CRIMP THREADED ROD
3/4" x 3/4" x 25 1/4"
11 GA. GALVANIZED CHANNEL

DRIVE STAKE
1 1/2" x 1 1/2" x 18"
14 GA. GALVANIZED ANGLE
CS608DS

6" CONTINUOUS
CONCRETE COLLAR

BEARING PLATE
7 1/2" x 4 1/2" x 12"
14 GA. GALV. ANGLE
CS607BP

SHORT ANGLE
1 1/2" x 1 1/2" x 24"
14 GA. GALVANIZED ANGLE
CS606SA

4" THK. CONCRETE
DECK, SLOPE 1/4" PER
FT. AWAY FROM POOL.

ALUMINUM COPING

14 GA. GALVANIZED
STEEL WALL PANEL

3/8" ø A307 MB.
(1) BOLT IN ALL HOLES
OF INSIDE ROW (NEXT TO
POOL) AS A MINIMUM

USE 2nd SET OF HOLES
TO ATTACH PLASTIC COMPONENTS
(STEPS, SWIM OUT, ETC.)

2" BOTTOM
MATERIAL

2" x 8" x 16" PATIO BLOCK
AT EACH PANEL JOINT
AND CORNER FOR
LEVELING, AT
CONTRACTORS OPTION

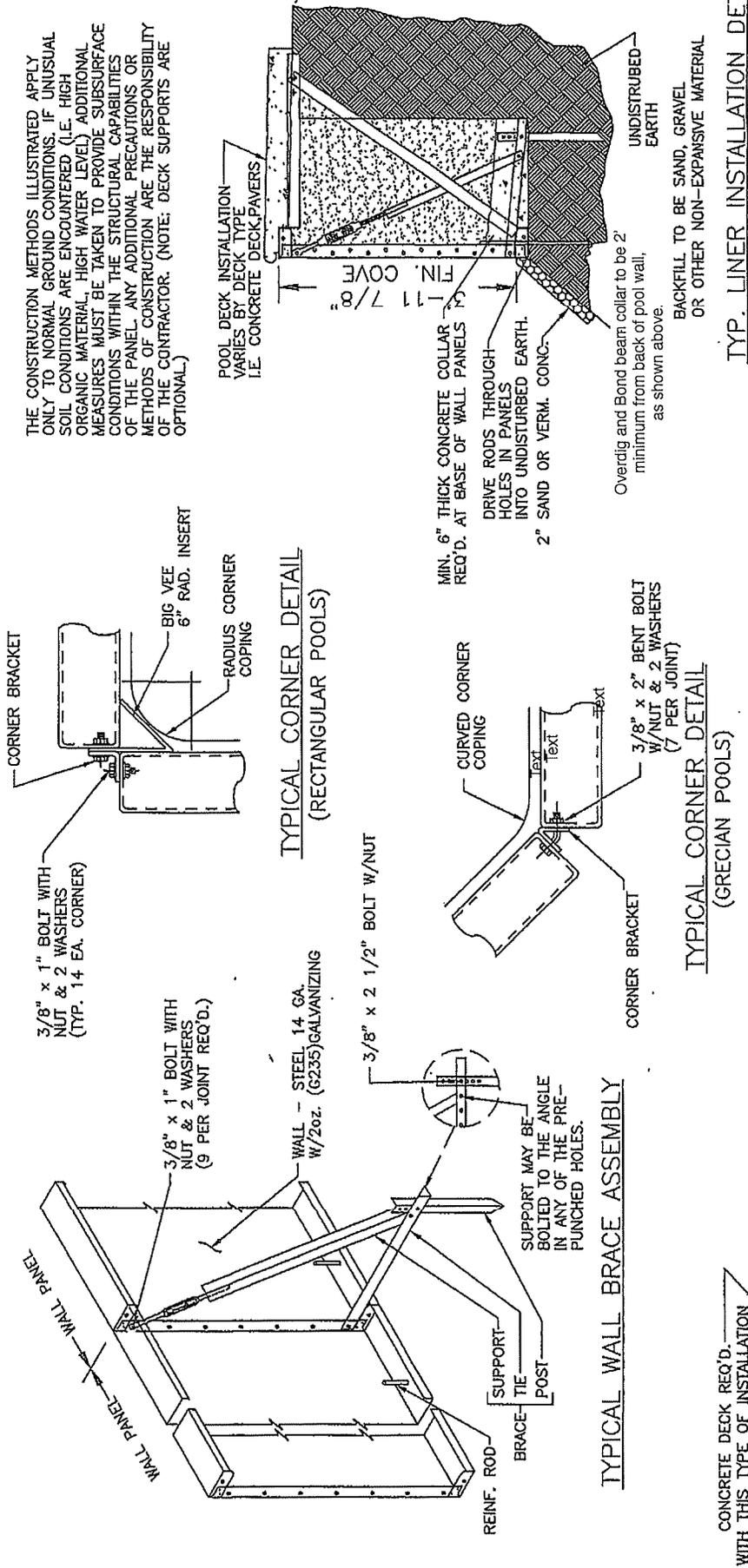
NOTE: BACKFILL TO BE SAND, GRAVEL
OR OTHER NON EXPANSIVE MATERIAL



Name: CONSTRUCTION DETAIL SHEET - HUNG LINER STEEL POOL

Number: CONSTDET-STEEL

250 Route 61 South, Schuylkill Haven, PA 17972 • 570-385-4733 • fax: 570-385-1318 • CustomerService@CardinalSystemsInc.com



- PLANNING NOTES:**
- SET WIDTH OF POOL AT RIGHT ANGLES TO SLOPE
 - FINISHED ELEVATION OF DECK TO BE 1'00" ABOVE SURROUNDING GRADE
 - PROVIDE SWALE AROUND UPHILL SIDE OF DRAIN.
 - SURFACE WATER AWAY FROM POOL
 - CONCRETE DECK SHOULD SLOPE MIN. 1/4" PER FOOT AWAY FROM POOL
 - PLOT PLAN FURNISHED BY OWNER TO SHOW POOL LOCATION AND ENCLOSURE.
 - ELECTRICAL, PLUMBING AND FENCING TO CONFORM TO ALL CODES.
 - OPTIONS EXTRA IF REQ'D. BY SITE CONDITIONS OR WHEN SPECIFIED BY OWNER.
 - AT LEAST ONE MEANS OF EGRESS SHALL BE PROVIDED. OPTIONAL STAIRS OR LADDER

	Date: 6/14/20
	Drawn By: SHAWN
	Scale: NONE
CardinalSystemsInc.com	



ENVIRONMENTAL SERVICES

Address: 88 South Park Avenue, Le Center MN 56057
 Phone: 507-357-8538 environmentalservices@co.le-sueur.mn.us

Le Sueur County Erosion Prevention and Sediment Control Plan

OWNER / CONTRACTOR			
Owner's Name: Chris and Brooke Moore	Email: moorebrookea@gmail.com	Phone #: 5074696906	
Address: 23945 Scotch Lake Rd	City: Cleveland	State: MN	Zip: 56017
Contractor's Name: Atlantis Pools	Email: Mark@atlantispoolsinc.com	Phone #: 763-560-0103	
Address: 10200 73rd Ave North	City: Maple Grove,	State: MN	Zip: 55369
SITE LOCATION			
Site Address: 23945 Scotch Lake Rd			
Subdivision: Beaver Dam Plat (Jefferson)	Parcel ID: 04.440.0120		
Project Purpose: inground swimming pool			
Estimated Start Date: 05/01/2026	Estimated Completion Date: 08/01/2026		
COUNTY USE ONLY			
Environmental Services Approval:		Date:	
Permit Number:	Inspection Date:		

Statement of Compliance

The property owner and the contractor conducting work on the site are both responsible for all the construction activities that occur on the site. By signing this document both parties are responsible for the installation and maintenance of all erosion and sediment control BMPs to ensure that sediment, soil, and debris does not leave the construction site. This includes but is not limited to tracking of soil /mud onto public streets and roadways from vehicles leaving the site, soil eroding from the site onto roadways, lakes, streams, drainage ditches, or onto neighboring property. If sediment, soil/mud and/or debris leaves the site, both parties are responsible for the immediate clean up and all costs and fines associated with it. Both parties are also responsible for the total restoration of vegetation on the site (seed/mulch, sod, gardens) after construction disturbance is substantially complete, and only after vegetation has been established with vigorous growth can BMPs be cleaned and removed. Permits can be closed only after full restoration is complete. **Both the property owner and contractor signatures are required.**

Landowner Signature: Brooke Moore/Chris Moore	Date: 10/01/2025
Contractor/Applicant Signature: Mark Richgels	Date: 10/01/2025

ENVIRONMENTAL SERVICES

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Phone: 507-357-8538 environmentalservices@co.le-sueur.mn.us

Erosion Prevention and Sediment Control Narrative

A) Attach full description of your project and type of foundation/disturbance. (ex: constructing a 1,500 sq ft house w/full basement; constructing an attached 20 ft by 20 ft garage; constructing a 50 ft by 14 ft driveway, and constructing a 10 ft by 10 ft patio, etc.).

B) How much land are you disturbing?

Total (Square Feet):	TBD	
Are you importing/exporting any fill? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Amount of Grading, Excavating, and Filling Activities (Cubic Yards):	TBD

C) Describe the slope of the land and slope of the adjacent land.

D) List all temporary erosion prevention and sediment control measures you intend to use and when you will be installing them. Show their proposed location in an attached drawing. [At a MINIMUM, you must have perimeter control such as silt fence and washing rock construction entrance.] *Also, show and protect stockpiles.*

2 silt fences and washing rock construction entrance

E) Final Stabilization. Date you will sod, or seed & mulch, or otherwise establish vegetation on the disturbed area.

Method:	Sod + BMPs as recommended by landscaper TBD
Target Date:	08/01/2026

F) If the site is not vegetated before snow cover, describe below your selected winter-over protection methods.

Le Sueur County Erosion Prevention and Sediment Control Plan Guidelines

Violations of Erosion Prevention and Sediment Control Plan

Upon notice of violation, the contractor or landowner shall respond within 48 hours with sufficient personnel, equipment, and materials and conduct the required corrective work. Violation are subject to an **Erosion Control/Job Site Re-Inspection Fee. Continued violations are subject to additional fees.**

Erosion Prevention and Sediment Control Plan (ESCP)

The Erosion Prevention and Sediment Control Plan shall be included as part of a Permit Application (ex: Zoning, Septic, IUP, Variance, LAP). The Erosion Prevention and Sediment Control Plan shall be prepared as follows:

- Complete the attached Narrative Form or use a separate sheet. Fill in **all** areas as completely as possible.
- Complete a Site Plan showing the items listed in the Elements of Erosion Prevention and Sediment Control Plan.

*These are the absolute minimum submittal requirements for all projects. The entire permit application needs to be completed in full or it will be returned to the applicant as incomplete. Incomplete Narratives or Site Plans will be returned for additional information and will delay permit approval. **Please refer to the checklist for more guidance on what is required (pg. 4).***

Erosion and Sediment Control Methods

Control of sediment is required so that it does not migrate to an adjoining property, roadway, catch basin, or a wetland/watercourse. Examples are provided that depict some of the control methods commonly used for erosion and sediment control. Silt fence barriers and crushed rock temporary entrances are common control methods that can be effective for small projects. Additional methods, such as sediment traps and detention structures, are required for some projects and a qualified professional may need to specify the appropriate erosion and sediment control methods.

Activities Exempt from the Ordinance

Minor land disturbing activities are exempt such as: home gardens, utility work, or harvesting of agricultural, horticultural, and silviculture crops. There may be additional circumstances that fall under the exemption but require staff approval.

* All projects regardless of area disturbed, are required to fill out the Erosion Prevention and Sediment Control Plan. Additionally, all projects regardless of area disturbed, will be inspected for compliance with the approved Erosion Prevention and Sediment Control Plan.*

* If county staff determines that the proposed development is in a vulnerable area (steep slopes, erodible soils, adjacent to sensitive areas, etc.) and may cause degradation of the surface or ground waters, additional measures may be required.*

NOTE: The MPCA Stormwater Permit for Construction Activity (General Permit Authorization to Discharge Stormwater Associated with Construction Activity under the National Pollutant Discharge Elimination) must be completed in addition to this permit for any construction activity disturbing:

- one acre or more of soil.
- less than one acre of soil, if that activity is part of a larger "common plan of development or sale" that covers more than one acre.
- See the following link for information regarding the MPCA Construction Stormwater Permit:
<https://www.pca.state.mn.us/business-with-us/construction-stormwater>.

ENVIRONMENTAL SERVICES

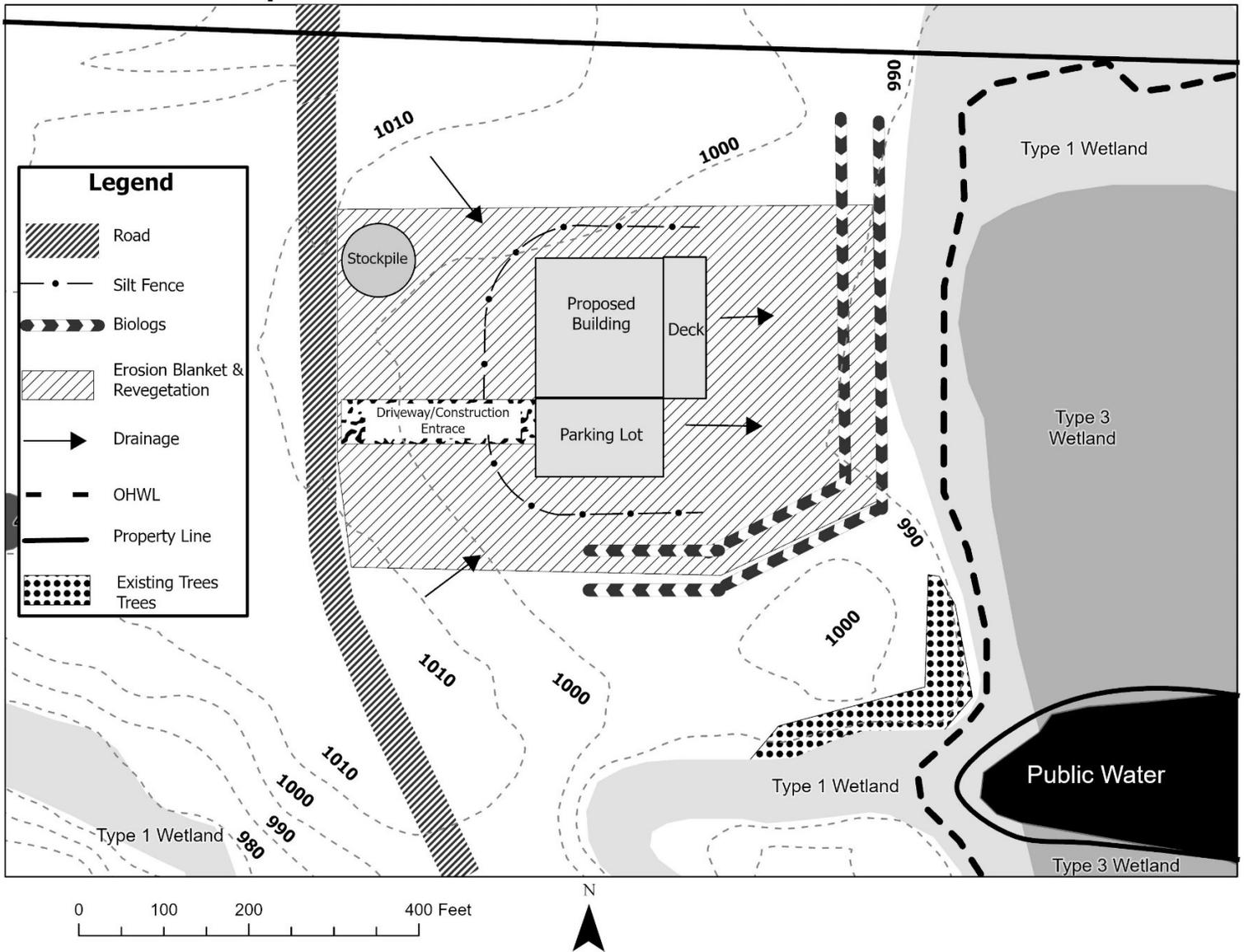
Address: 88 South Park Avenue, Le Center MN 56057

Phone: 507-357-8538 environmentalservices@co.le-sueur.mn.us

ELEMENTS OF EROSION & SEDIMENT CONTROL PLAN (ESCP) CHECKLIST

ESCP PROJECT NARRATIVE	SITE PLAN REQUIREMENTS	STAFF CRITERIA TO CONSIDER (IN ADDITION TO NARRATIVE & SITE PLAN)
<input type="checkbox"/> Project Description	<input type="checkbox"/> Location Map	<input type="checkbox"/> Zoning District
<input type="checkbox"/> Existing Site Conditions	<input type="checkbox"/> Location of Temporary Erosion Prevention & Sediment Control Practices	<input type="checkbox"/> Existing & Proposed Contours
<input type="checkbox"/> Phasing of Construction	<input type="checkbox"/> Stockpile Location(s)	<input type="checkbox"/> Soil Types & Description
<input type="checkbox"/> Critical Areas Identified	<input type="checkbox"/> Location of Well	<input type="checkbox"/> Critical Erosion Areas
<input type="checkbox"/> Adjacent areas affected by project	<input type="checkbox"/> Location of Septic	<input type="checkbox"/> Setbacks
<input type="checkbox"/> Temporary Erosion Prevention & Sediment Control Measures	<input type="checkbox"/> Location of Structures	<input type="checkbox"/> Elevations & Grades
<input type="checkbox"/> Maintenance schedule for Erosion Prevention & Sediment Control Measures	<input type="checkbox"/> Any creeks, ditches, streams, rivers, lakes, wetlands, bluffs, other sensitive features within 200 feet	<input type="checkbox"/> Location of Other Best Management Practices (if applicable)
<input type="checkbox"/> Permanent Stabilization Measures	<input type="checkbox"/> Existing Vegetation-trees, shrubs, grasses, wetlands	
<input type="checkbox"/> Stormwater management considerations	<input type="checkbox"/> Property Boundaries & Lot Lines	
<input type="checkbox"/> Calculations	<input type="checkbox"/> North Arrow & Scale	
<input type="checkbox"/> Working in or crossing water bodies (if applicable)	<input type="checkbox"/> Construction Access Route	
<input type="checkbox"/> Project Access	<input type="checkbox"/> Contours	
<input type="checkbox"/> Responsible Party name, address, and phone number	<input type="checkbox"/> Pre and Post Drainage	
<input type="checkbox"/> Weather & Time of Year	<input type="checkbox"/> Easements (if applicable)	
<input type="checkbox"/> Additional Information		

Example of Erosion Prevention & Sediment Control Site Plan



ENVIRONMENTAL SERVICES

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Phone: 507-357-8538 environmentalservices@co.le-sueur.mn.us

GENERAL NOTES FOR EROSION CONTROL

MULCH

- Install in order to prevent bare soil exposure and stabilize soils when not actively grading.
- Mulch must be free of noxious weeds and invasive species.
- Recommended to be anchored with tackifying agent or disk to reduce movement and maintenance.
- Inspect often and maintain.

STRAW BALES, SILT FENCE, and BIO-ROLLS

- Put up before any other work is done.
- Install on downslope side(s) of site with ends extended up slope a short distance.
- Place parallel to the contour of the land to allow water to pond behind the fence.
- Entrench 4 inches deep.
- Stake (every 3 feet minimum).
- Leave no gaps (overlap if necessary).
- Inspect often and maintain.
- Remove sediment when deposits reach halfway up fence, bale, or roll.
- Duplicative measures are needed near sensitive features (ex: lake, stream, ditch, bluff, steep slope, wetland).

ROCK CONSTRUCTION ENTRANCE

- Install single construction access using crushed rock (1 ½ "to 3 ") to prevent tracking of soils off project site.
- Put rock 6 inches deep and 14 feet wide. Length will vary but must be distance from access to project area.
- Maintain rock access through project end.
- All vehicles use rock entrance.
- Remove rock entrance and restore area once project(s) completed.

SEDIMENT CLEANUP

- By the end of each workday, sweep/scrape up soil tracked on roads, alley, and sidewalk.
- After a storm, clean up soil washed off site onto sidewalks, streets, alleys.

REVEGETATION

- Seed or sod disturbed area as soon as project is completed.
- Hydroseeding is very effective on steep slopes.
- Le Sueur County Ordinance requires that **all exposed soil must be covered within 24 hours!**

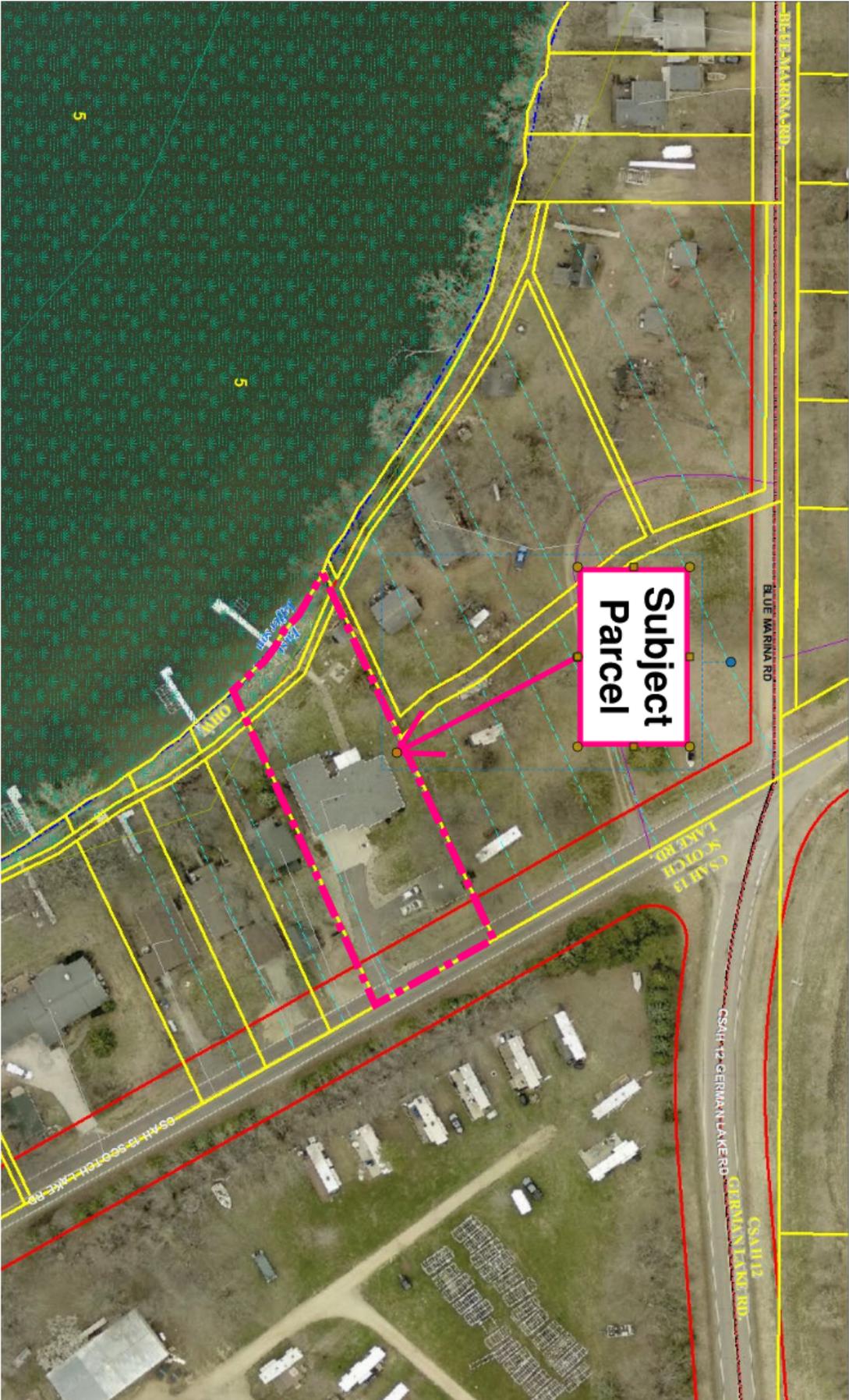
PRESERVING EXISTING VEGETATION

- Preserve existing trees, shrubs, sod, as much as possible.
- Removal of existing vegetation may require replacement.

WARNING! Extra measures may be needed if your site has:

- Areas with highly erodible soils.
- Areas within 300 feet of a river or stream or within 1,000 feet of a lake.
- Areas that are steeply sloped.
- Areas that receive stormwater or runoff from adjacent land.
- Areas located near any other sensitive features (ex: bluffs, wetlands, etc.).

Permits are valid for one year. Full restoration must be complete prior to the expiration date of the permit. For more information on appropriate measures for your site, please call the Le Sueur County Environmental Services Department at 507-357-8538.



Subject Parcel

Blue Marina Rd

Blue Marina Rd

Scotch Lane Rd

Scotch Lane Rd

German Lake Rd

German Lake Rd

5

5