

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

**MEETING DATE:** March 5, 2026

**APPLICANT/OWNER:** Amanda Wilkman

**911 ADDRESS:** 46525 Evergreen Lane, Cleveland, MN 56017

**VARIANCE REQUEST:** Requests the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback from a Township road ROW from 65 feet to 36 feet; and reduce the exempted setback to a Side Yard lot line from 10 feet to 7 feet; and increase the maximum allowed Impervious Surface coverage on a lot from 25% to 25.8% to accommodate a new Single-Family Dwelling in a Recreational Residential "RR" Shoreland District of Lake Jefferson, a Recreational Development "RD" Lake.

**VARIANCE NUMBER:** BOA-001088-2026

**PARCEL NUMBER:** 01.550.0050

## SITE INFORMATION

**LOCATION:** The subject property is Lot 5 of Edgewater Terrace Subdivision in Section 3, Cleveland 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

### GENERAL SITE

**DESCRIPTION:** Platted lake-frontage lot, Legal Nonconforming lot

**ACCESS:** Existing access from Evergreen Lane

**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: 1022.1      Lowest floor must be at or above RFPE.

## BACKGROUND INFORMATION

The subject parcel is part of a Subdivision Plat from 1964. County records indicate the subject parcel was developed in 1969 with a building/zoning permit for a mobile home. The residential lot is considered a nonconforming parcel because it does not meet the required Lot Area, Lot Depth, or Lot Width requirements of the current applicable Zoning District. The applicants intend to redevelop the subject parcel by constructing a single-family dwelling with an attached garage. If approved, the variance would allow the new structure to be built with reduced setbacks from the road ROW and side yard. In addition, the maximum allowed Impervious Surface coverage would increase to 25.8%

## ATTACHMENTS

Application, Description of Request, Survey (Existing & Proposed Conditions), Building Plans, LIDAR map, 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 ROW Setback:           | 51 feet         | 65 feet          | Section 13.3, Subdiv. 7. A. 3. | 13-52        |
| b. Reduce Side Yard Setback:     | 7 feet          | 10 feet          | Section 13.3, Subdiv.7. B. 2.  | 13-53        |
| c. Increase Impervious Coverage: | 25.8%           | 25%              | Section 13.3, Subdiv. 7. I. 3. | 13-56        |
- The applicant is requesting the variance to develop the property with a single family dwelling.
  - The subject parcel is a legal 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 development of the subject 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 the County Water Resource Manager, Holly Bushman, for review. She stated the following: The proposed new dwelling is located outside of the Shore Impact Zone, Bluff Impact Zone, and Bluff. Additionally, the proposal is meeting the required Ordinary High Water Level (OHWL) and Bluff setback. This will help protect the bluff and lake from erosion and runoff. The property is currently under the maximum 25% Impervious Surface coverage on the lot that is allowed. However, the proposed new dwelling would put the total Impervious Surface on the lot to 25.8%. The applicant can meet the 25% Impervious Surface standard for the lot if they reduce 100 square feet of Impervious Surface. This can be done by removing the sidewalk, reducing the driveway to the minimum 14 foot width, reduce size of the porch, reduce the size of the deck, or a combination of these suggestions.
2. This request has been submitted to Alan Gleisner, an Area Hydrologist with the Minnesota Department of Natural Resources. At the time this report was written, no comments were received. More information may be available during the Board of Adjustment hearing.

## 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 a Township Road ROW and Side Yard, and increasing the maximum Impervious Surface Coverage.
  - a. **Road ROW Setback: The setback from a road ROW is to ensure safe sight lines and road safety.**
    - The road is a Township road which serves as the main road for the Edgewater Terrace Subdivision. Traffic for this road mainly consists of those that live in and visit the subdivision.
    - The road is relatively straight adjacent to this parcel, and the increased proximity would not cause any sight line issues.
    - Based on the above information, the setback from the dwelling to the road right-of-way will not negatively impact road safety or sight line.
  - b. **Side Yard Setback: The setback to a side yard is to ensure minimal impact to neighboring properties.**
    - There are similarly situated dwellings in the neighborhood.
    - The side yard that is being encroached on is at a higher elevation than the subject parcel, making it unlikely that runoff would flow towards the neighbor.
    - Based on the above information, the setback to the Side Yard lot line setback would not cause a negative impact to the neighboring property.
  - c. **Maximum Impervious Surface Coverage: The Maximum Impervious Surface Coverage is to reduce runoff to the lake and neighboring properties.**
    - The applicant is proposing 25.8% Impervious Surface for the lot.
    - The applicant would be able to meet the 25% Impervious Surface limit with the reduction of 100 square feet.
    - Based on the above information, there are opportunities for the applicant to meet the Impervious Surface Coverage limit.
2. **Is the variance request consistent with the Comprehensive Land Use Plan?**
  - The land use plan lists protecting lakes as one of the goals.
  - The applicant is proposing to construct a dwelling on an undeveloped lot.
  - The proposed distance to the OHWL is further away than neighboring properties.
  - Based on the above information, the request is 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 construct a Single-Family Dwelling.
  - Due to the size of the lot, there is not a viable location for a dwelling without the need for a Variance to the OHWL or Road ROW.
  - Based on the above information, the request is a reasonable use not permitted by the official control.
4. **Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?**
  - When the lot was originally created, there were no ordinance standards for width, depth, or area.
  - The lot is currently undeveloped. The building envelope for a dwelling is 696 square feet, which would not meet the required 760 square-foot minimum requirement for dwellings.
  - Based on the above information, the plight of the landowner was not created by them.

5. **Will the issuance of the variance maintain the essential character of the locality?**
  - The locality is lakeshore residential lots. The applicant is proposing a dwelling on an undeveloped lot.
  - 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 dwelling, allowing for residential use of the lot and living quarters.
  - Based on the above information, the request does involve more than economic considerations.

<b>PROPOSED CONDITIONS</b>
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*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 March 5, 2027**, 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 January 30, 2026) 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 house.
5. *If approved, and prior to the issuance of the permit*, the stormwater plan must be reviewed and approved by County Environmental Services staff.
6. *If approved*, the applicant shall incorporate a reduction of 100 square feet of impervious surface to bring the proposed Impervious Surface to 25%



# VARIANCE

LE SUEUR COUNTY  
BOARD OF ADJUSTMENT

88 SOUTH PARK AVENUE  
LE CENTER, MN 56057



Application Date:	<u>January 30, 2026</u>	Permit Number:	<u>BOA-001088-2026</u>	Fee:	<u>\$846.00</u>
60-Day Ruling Date:	<u>March 31, 2026</u>	911-Address:	<u>46525 Evergreen Lane, Cleveland, MN 56017</u>		
Applicant(s):	<u>Amanda Wilkman</u>	Landowner(s):	<u>Amanda Wilkman</u>		
Mailing Address:	<u>546 11th Street, #B</u>		Mailing Address:	<u>546 11th Street, #B</u>	
City:	<u>Hermosa Beach</u>		City:	<u>Hermosa Beach</u>	
State:	<u>CA</u>	Zip:	<u>90254</u>	State:	<u>CA</u>
Phone:	<u>310-251-7825</u>		Phone:	<u>310-251-7825</u>	
Email:	_____		Email:	_____	

Township:	<u>Cleveland</u>	Parcel No.:	<u>01.550.0050</u>		
Section:	<u>3</u>	Subdivision:	<u>Edgewater Terrace</u>		
TWP #:	_____	Lot #:	<u>5</u>	Zoning District:	<u>RR</u>
Range#:	_____	Block#:	_____	FEMA Panel #:	<u>27079C0 265E</u>
1/4 - 1/4:	_____	Road Type:	<u>TWP</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 from a Township road ROW from 65 feet to 36 feet; and reduce the exempted setback to a Side Yard lot line from 10 feet to 7 feet; and increase the maximum allowed Impervious Surface coverage on a lot from 25% to 25.8% to accommodate a new Single-Family Dwelling 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  
 February 13, 2026  
 \_\_\_\_\_  
 DATE

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

ON-SITE TOUR DATE:	<u>March 5, 2026</u>	ACTION:	_____
PUBLIC HEARING DATE:	<u>March 5, 2026</u>		_____
	_____		_____
	_____		_____
AS WRITTEN		WITH CONDITIONS	

\_\_\_\_\_  
BOARD OF ADJUSTMENT CHAIR

\_\_\_\_\_  
DATE



# VARIANCE FINDINGS OF FACT

Name of Applicant(s) or Landowner(s): Amanda Wilkman

Variance #: BOA-001088-2026

**Variance Request:** Requests the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback from a Township road ROW from 65 feet to 36 feet; and reduce the exempted setback to a Side Yard lot line from 10 feet to 7 feet; and increase the maximum allowed Impervious Surface coverage on a lot from 25% to 25.8% to accommodate a new Single-Family Dwelling 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)?

                         
 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?

                         
 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?

                         
 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?

                         
 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?

                         
 Jim M.      John W.      Colin H.      Russell A.      Jeanne D.

Finding: \_\_\_\_\_

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

                         
 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](http://www.lesueurcounty.gov)

Phone: 507-357-8538 Email: [EnvServices@lesueurcounty.gov](mailto:EnvServices@lesueurcounty.gov)



## Le Sueur County ENVIRONMENTAL SERVICES

### Application – Variance

**I. Applicant:**

Name Amanda Wilkman  
Mailing Address 546 11th Street, #B  
City Hermosa Beach State CA Zip 90254  
Phone # 310-251-7825 Phone # alwilkman@gmail.com

**II. Landowner:**

Name See above  
Property Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Phone # \_\_\_\_\_

**III. Parcel Information:**

Parcel Number 01.550.0050 Parcel Acreage 12,192 SF  
Township Cleveland Section \_\_\_\_\_  
Subdivision Edgewater Terrace Lot 5 Block \_\_\_\_\_

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).

Extend house and garage into front yard setback  
Extend corner of screen porch into west side yard setback

**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.)*

Cleveland Township notified on 12/5/25  
*(Township Name) (Date)*

Board Member Pat McCabe 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?

The variance is in harmony with the general purpose of the official controls.  
We are asking to modify the front yard setback standard. We are also asking to slightly modify the sideyard setback on the west side. This will not impact any sensitive features. The structure will be outside of the bluff impact zone.

Text

**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?

The variance request is consistent with the comprehensive plan.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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?

The property owner is proposing to use the property to construct a moderate size home, similar in size to the neighboring homes. The official controls prevent this, specifically the front yard setback and side yard setback.  
\_\_\_\_\_  
\_\_\_\_\_

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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?

The landowner is proposing the variance to deal with the conditions of the dimensions of the property. The Buildable Area defined by the setbacks is too small to build a home.

- 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?

The existing neighborhood is comprised of single family homes of moderate size. The proposed variance would not change the character of the neighborhood.

- 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?

The variance would allow the property owner build their home. This allows for increased personal use by the property owner. Without the variance the home could not be built.

**IX. Attachments shall include but not limited to:**

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

***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:	<u>Doubled</u> + 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. Acknowledgement:

**I understand that Le Sueur County will never request payment from applicants via wire transfer, gift cards, cryptocurrency, or any other unconventional or insecure method. Any such request should be considered fraudulent and treated as a scam.**

**If I receive a suspicious communication claiming to be from Le Sueur County and asking for payment, I will not respond or send any money. Instead, I will immediately report the incident to Le Sueur Environmental Services Department and to the appropriate authorities, such as the Federal Trade Commission (FTC) or local law enforcement.**

**By signing below, I acknowledge this policy and agree to remain vigilant against potential scams.**

### XIV. Signatures:

*I hereby certify that I am either the owner of the subject property or have been authorized on behalf of the landowner to apply for this permit. I have read this application and swear the submitted information is true and correct. All provisions of the laws and ordinances governing this work will be complied with whether specified herein or not. I fully understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local laws regulating construction or the performance of construction. I understand the information I provided for this application will be utilized to determine suitability under the ordinances of Le Sueur County and any omissions or erroneous information provided may result in the permit not being issued. I also understand that by applying for this permit, I grant Le Sueur County Environmental Services Department staff authority to access the above property for inspections throughout the application and permitting process.*

  
\_\_\_\_\_  
Applicant signature

1/30/26

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner signature

1/30/26

\_\_\_\_\_  
Date



## Variance Request

Address: 46525 Evergreen Lane, Cleveland, MN

Property Owner: Amanda Wilkman

Variance request: The property owner proposes to build a new three bedroom home on the property. The proposed new home cannot be built within the Buildable Area defined by the setbacks. We request that the porch and deck extend into the bluff setback. We request that the house and garage extend into the front yard setback.

In addition we request that the screen porch extend slightly into the sideyard setback on the west side. The neighbor on the west side had stated that they have no objection to this.

## Legal Description

Lot Five (5), "Edgewater Terrace", part of Government Lots 5 and 4, Section 3, Township 109 North of Range 25 West, according to the recorded maps and plats thereof on file and of record in the Office of the County Recorder, in and for Le Sueur County, Minnesota.



**EXISTING CONDITIONS**

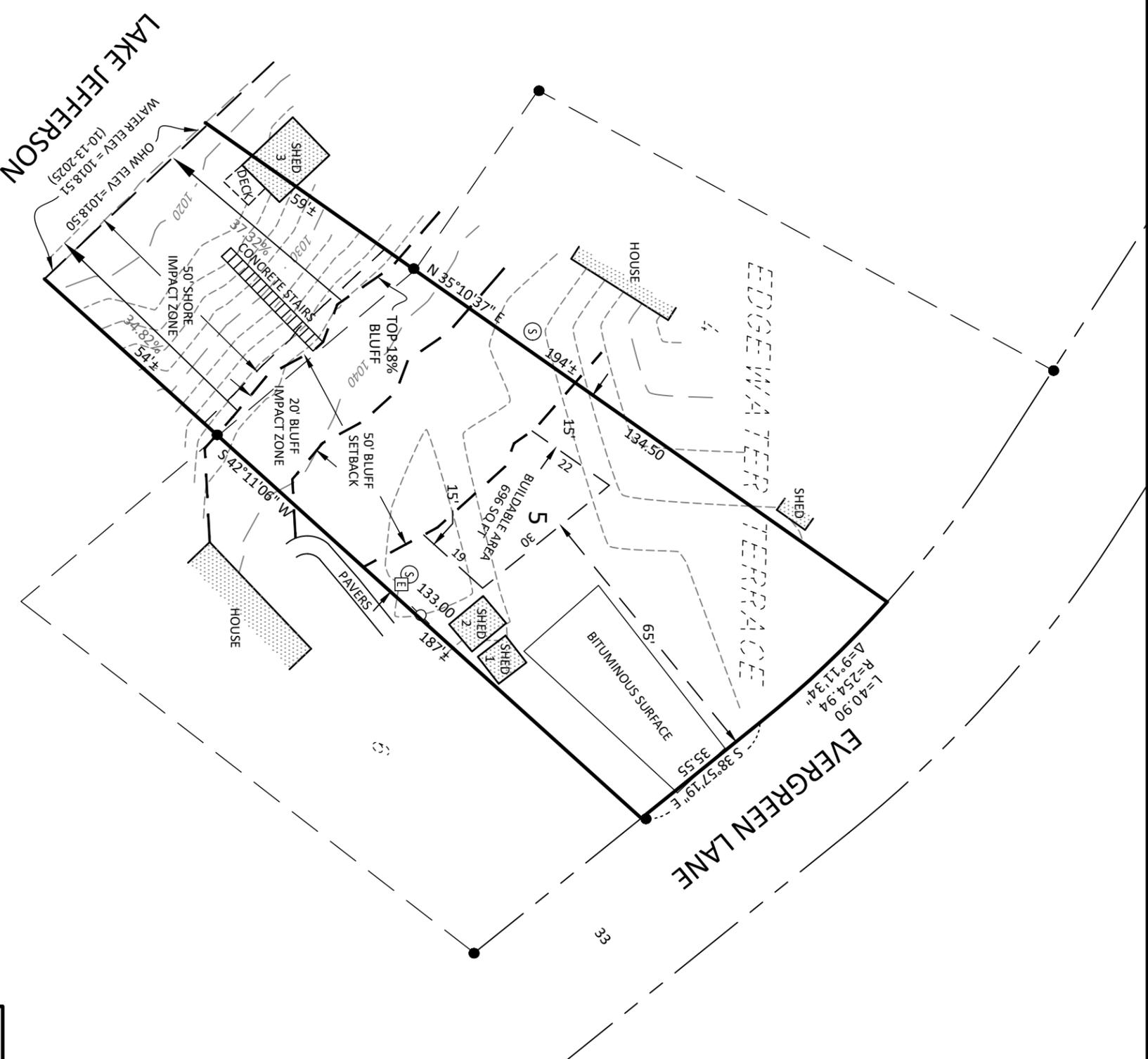
PID 01.550.0050

**PARCEL ADDRESS**  
 46525 EVERGREEN LANE  
 CLEVELAND, MN

**OWNERS ADDRESS**  
 BRENT HALL  
 3469 SE POWERS DRIVE  
 RUNNELLS, IA 50237

LOT AREA = 12,192 SQ. FT

EXISTING IMPERVIOUS SURFACES	
BITUMINOUS SURFACE	922 SQ. FT
SHED 1	64 SQ. FT
SHED 2	85 SQ. FT
SHED 3	52 SQ. FT
DECK	44 SQ. FT
CONCRETE STAIRS	93 SQ. FT
<b>TOTAL</b>	<b>1260 SQ. FT (10.3%)</b>



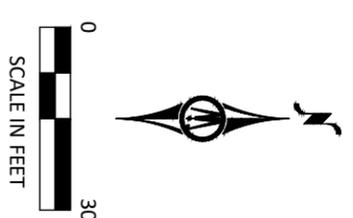
**LEGEND**

- 3/4" IRON PIPE MONUMENT SET
- MARKED BY LIC. NO. 46564 MONUMENT FOUND
- Ⓢ MANHOLE-SANITARY SEWER
- ⓔ PEDESTAL-ELECTRIC
- Ⓟ POLE-UTILITY

**SURVEYOR'S CERTIFICATION**

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

Michael M. Eichers \_\_\_\_\_ 10/15/2025  
 License Number 46564 Date



<p><b>CERTIFICATE OF SURVEY</b>                  CLEVELAND TOWNSHIP, LE SUEUR COUNTY, MINNESOTA</p>	<p><b>BOLTON &amp; MENK</b>                  1960 PREMIER DRIVE                  MANKATO, MN 56001                  (507) 625-4171</p>
<p>LOT 5, EDGEWATER TERRACE, CLEVELAND TOWNSHIP, LE SUEUR COUNTY, MINNESOTA</p>	<p>FOR: AMANDA WILKMAN</p>



LOT AREA = 12,192 SQ. FT

REMOVAL IMPERVIOUS SURFACES	922 SQ. FT
BITUMINOUS SURFACE	64 SQ. FT
SHED 1	85 SQ. FT
SHED 2	44 SQ. FT
DECK	44 SQ. FT
TOTAL	1115 SQ. FT (9.1%)

PROPOSED IMPERVIOUS SURFACES	3003 SQ. FT (24.3%)
HOUSE	1304 SQ. FT
GARAGE	528 SQ. FT
DRIVEWAY	568 SQ. FT
PORCH	138 SQ. FT
DECK	322 SQ. FT
SIDEWALK	120 SQ. FT
LANDING & STEPS	23 SQ. FT
TOTAL	3003 SQ. FT (24.3%)

EXISTING - REMOVAL + PROPOSED = TOTAL  
 1260 - 1115 + 3003 = 3148 SQ. FT (25.8%)

**PROPOSED CONDITIONS**

PID 01.550.0050

PARCEL ADDRESS  
 46525 EVERGREEN LANE  
 CLEVELAND, MN

OWNERS ADDRESS  
 BRENT HALL  
 3469 SE POWERS DRIVE  
 RUNNELLS, IA 50237

**LEGEND**

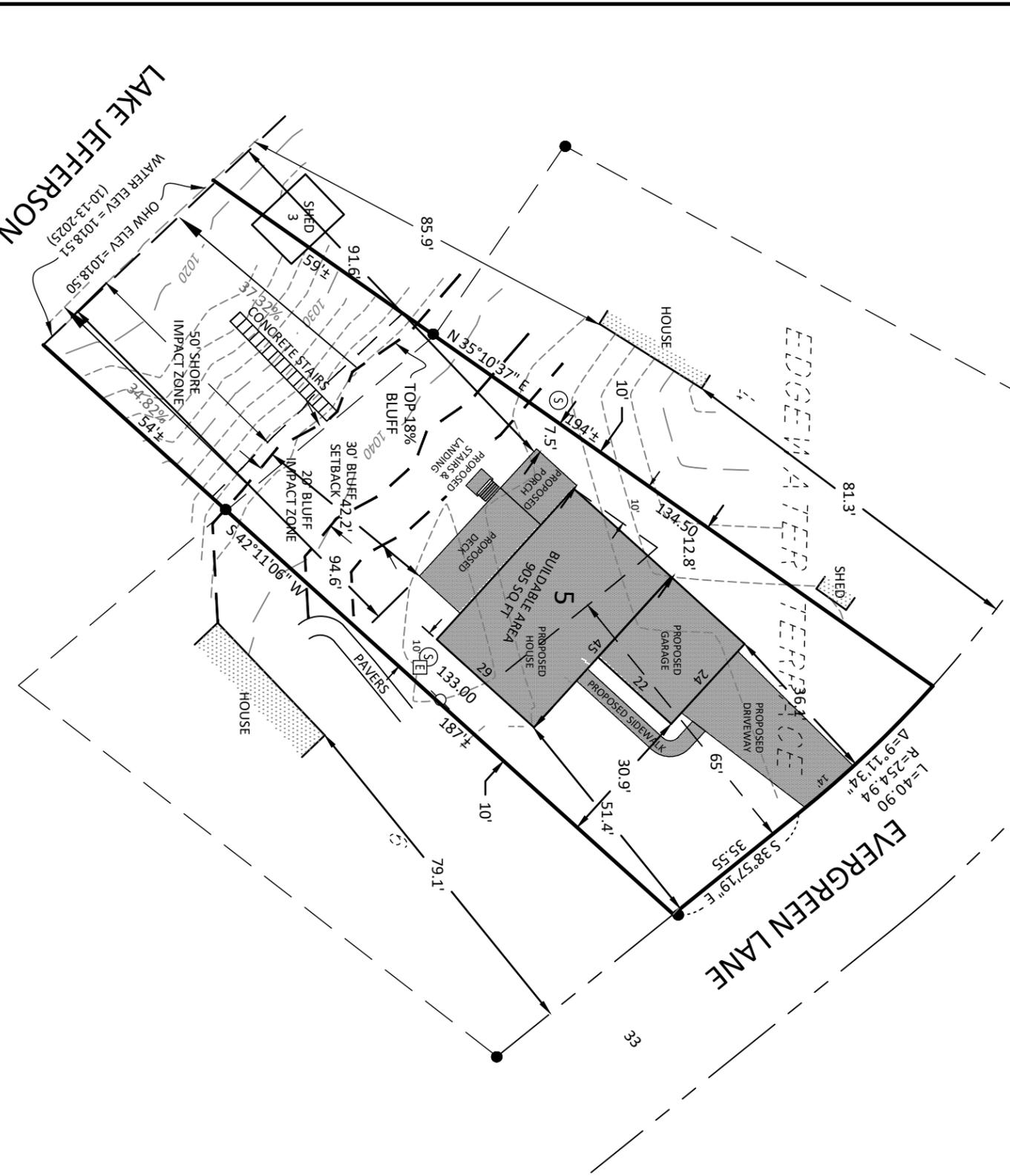
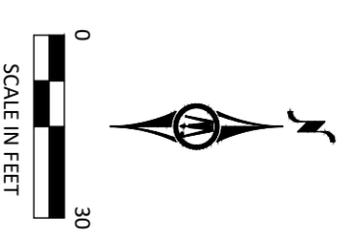
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- MARKED BY LIC. NO. 46564
- MONUMENT FOUND
- ⊙ MANHOLE-SANITARY SEWER
- ⊞ PEDESTAL-ELECTRIC
- ⊟ POLE-UTILITY

**SURVEYOR'S CERTIFICATION**

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

*Michael M. Eichers*  
 Michael M. Eichers  
 License Number 46564  
 01/20/2026  
 Date

REVISED ORIGINAL SURVEY: 1-30-2026 30' BLUFF SETBACK



**CERTIFICATE OF SURVEY**  
 CLEVELAND TOWNSHIP, LE SUEUR COUNTY, MINNESOTA

**BOLTON & MENK**  
 1960 PREMIER DRIVE  
 MANKATO, MN 56001  
 (507) 625-4171

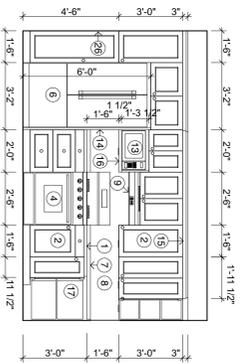
LOT 5, EDGEWATER TERRACE, CLEVELAND TOWNSHIP, LE SUEUR COUNTY, MINNESOTA

FOR: AMANDA WILKMAN

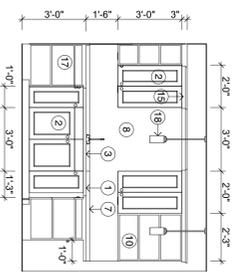




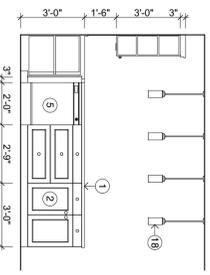




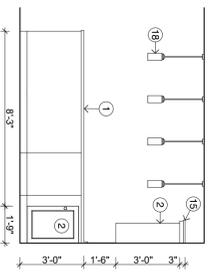
3 Kitchen  
1/4" = 1'-0"



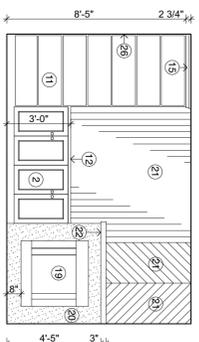
4 Kitchen  
1/4" = 1'-0"



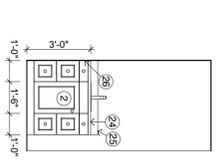
5 Kitchen  
1/4" = 1'-0"



6 Kitchen  
1/4" = 1'-0"



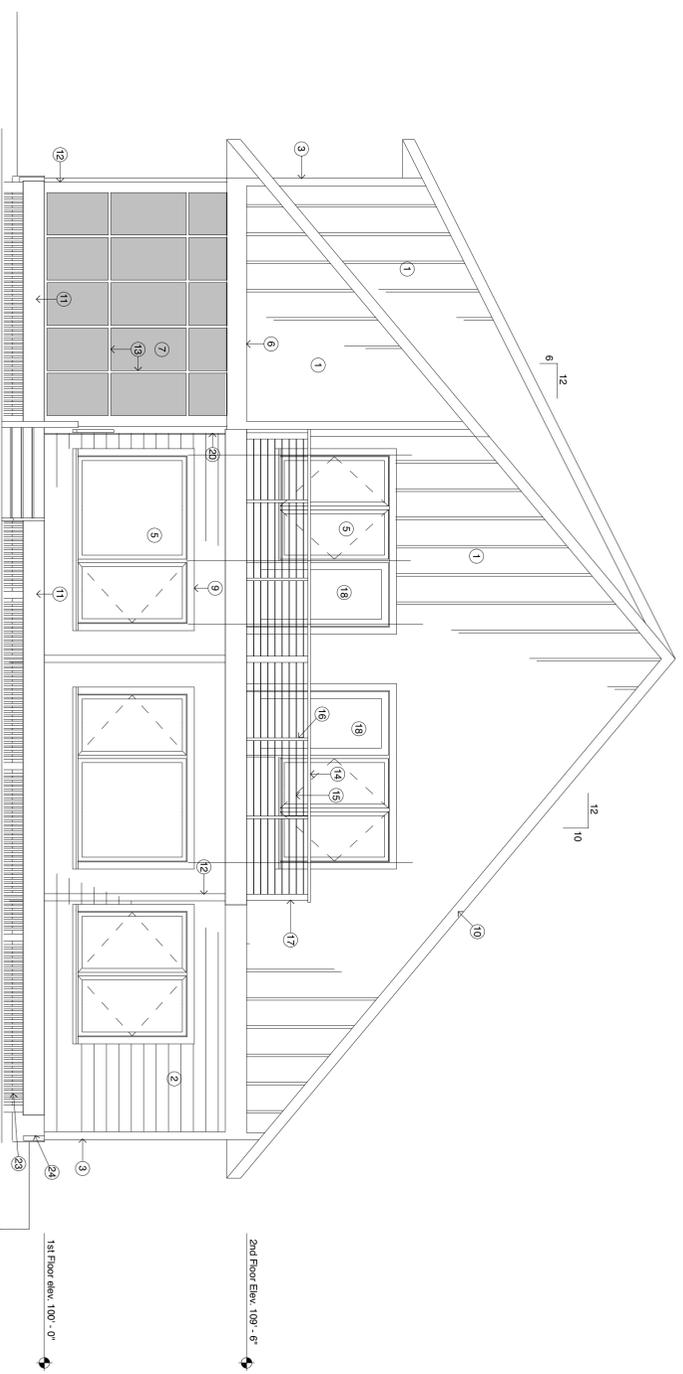
7 Living Room  
1/4" = 1'-0"



8 Vanity - typical  
1/4" = 1'-0"

**Interior Elevation Key Notes**

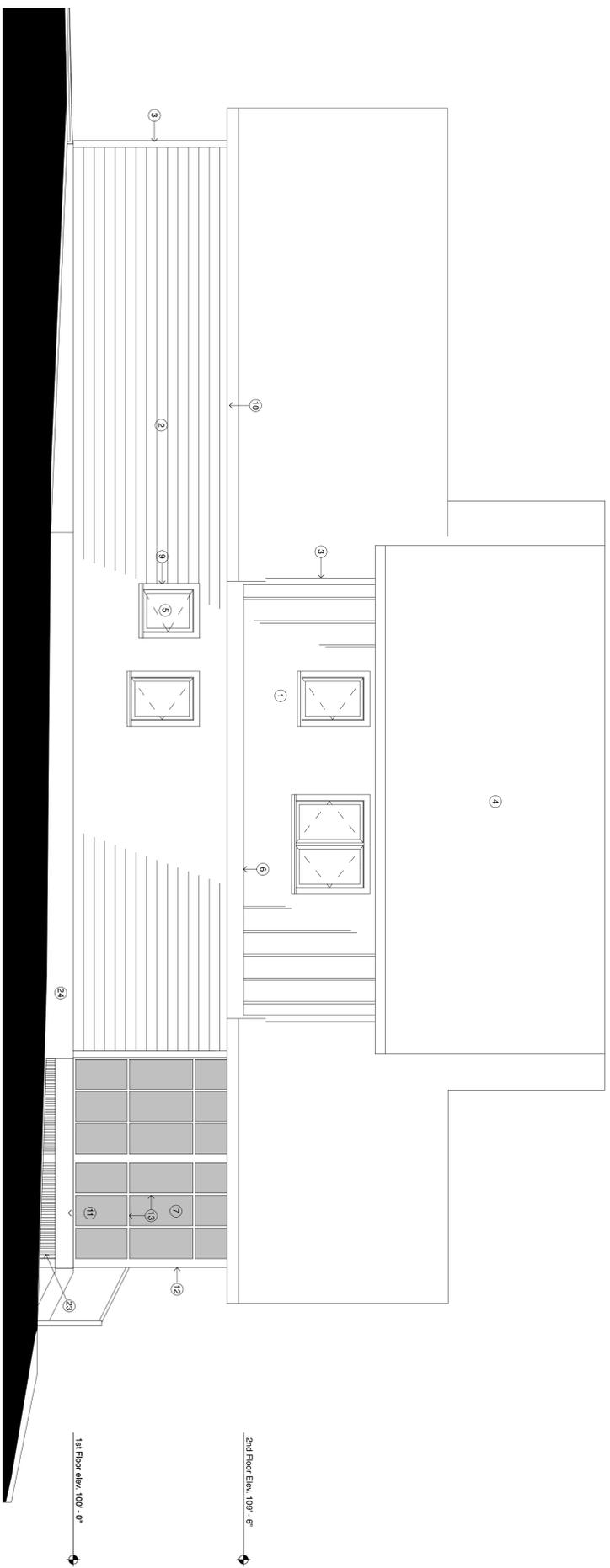
- 1 Granite countertop.
- 2 Maple cabinets - shaker style doors.
- 3 Sink.
- 4 Gas range.
- 5 Dishwasher.
- 6 Refrigerator.
- 7 2" backsplash.
- 8 Trip backsplash.
- 9 Range hood.
- 10 Open shelves.
- 11 Adjustable shelves.
- 12 Maple top.
- 13 Microwave.
- 14 Vertical panel.
- 15 Crown molding.
- 16 Microwave shelf - 1' 3" deep.
- 17 Lazy susan.
- 18 Pendant light fixture.
- 19 Gas fireplace.
- 20 Manufactured stone veneer.
- 21 1 x 4 T & G wood paneling.
- 22 Maple mantel.
- 23 Maple mantel.
- 24 Fax marble countertop with sink.
- 25 4" backsplash.
- 26 Scribe as necessary.



1 South Elevation  
1/4" = 1'-0"

**Elevation Key Notes**

- 1 LP siding w/ 1 1/2" battens @ 16" o.c.
- 2 LP lap siding - 7" exposure.
- 3 LP corner board.
- 4 Asphalt shingles - GAF Timberline.
- 5 Cold wood windows.
- 6 LP trim board.
- 7 Insect screen.
- 8 Pre-finished overhead door.
- 9 LP window & door trim - 4".
- 10 Pre-finish metal fascia.
- 11 LP trim on deck framing.
- 12 LP trim on 4 x 4 posts.
- 13 2 x 4's - pt.
- 14 Composite railing top.
- 15 Stainless steel cable rail.
- 16 Treated 2 x 4 post.
- 17 Treated 4 x 4 post.
- 18 Cold wood door.
- 19 Cold wood door and slide.
- 20 LP inside corner board.
- 21 Sillim assurance.
- 22 Flue.
- 23 Siding - 1 x 2's.
- 24 Siluxo panel.
- 25 Steel door.



2 West Elevation  
1/4" = 1'-0"

Project No.	No.	Revisions/Submissions	Date
25011.00			
Scale	1/4" = 1' - 0"		
Designed			
Drawn			
Checked			
Reviewed			
Date	12/1/25		

**RICE · STROMGREN ARCHITECTS**

711 West Lake Street  
#603  
Minneapolis, MN 55408  
612-827-7802  
612-827-1528 Fax  
jeff@ricestromgren.com  
©Rice Stromgren Architects

**Exterior Elevations**

**Wilkman Residence**

46525 Evergreen Lane  
Cleveland, Minnesota

**A 4.1**

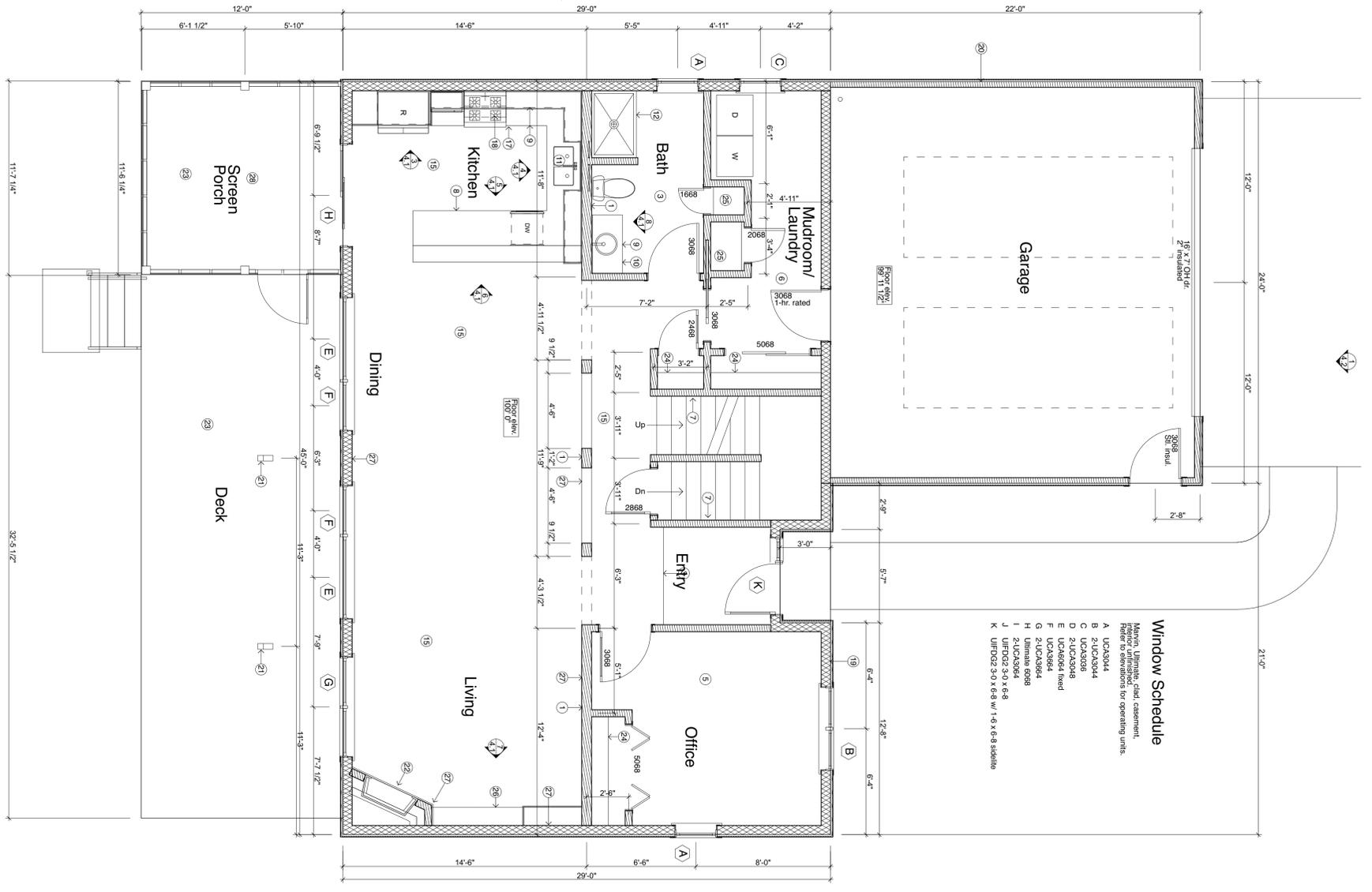
Project No.	No. Revisions/Submissions	Date
25011.00		
Scale 1/4" = 1'-0"		
Designed		
Drawn		
Checked		
Reviewed		
Date	12/1/25	

**1st Floor Plan**  
**2nd Floor Plan**

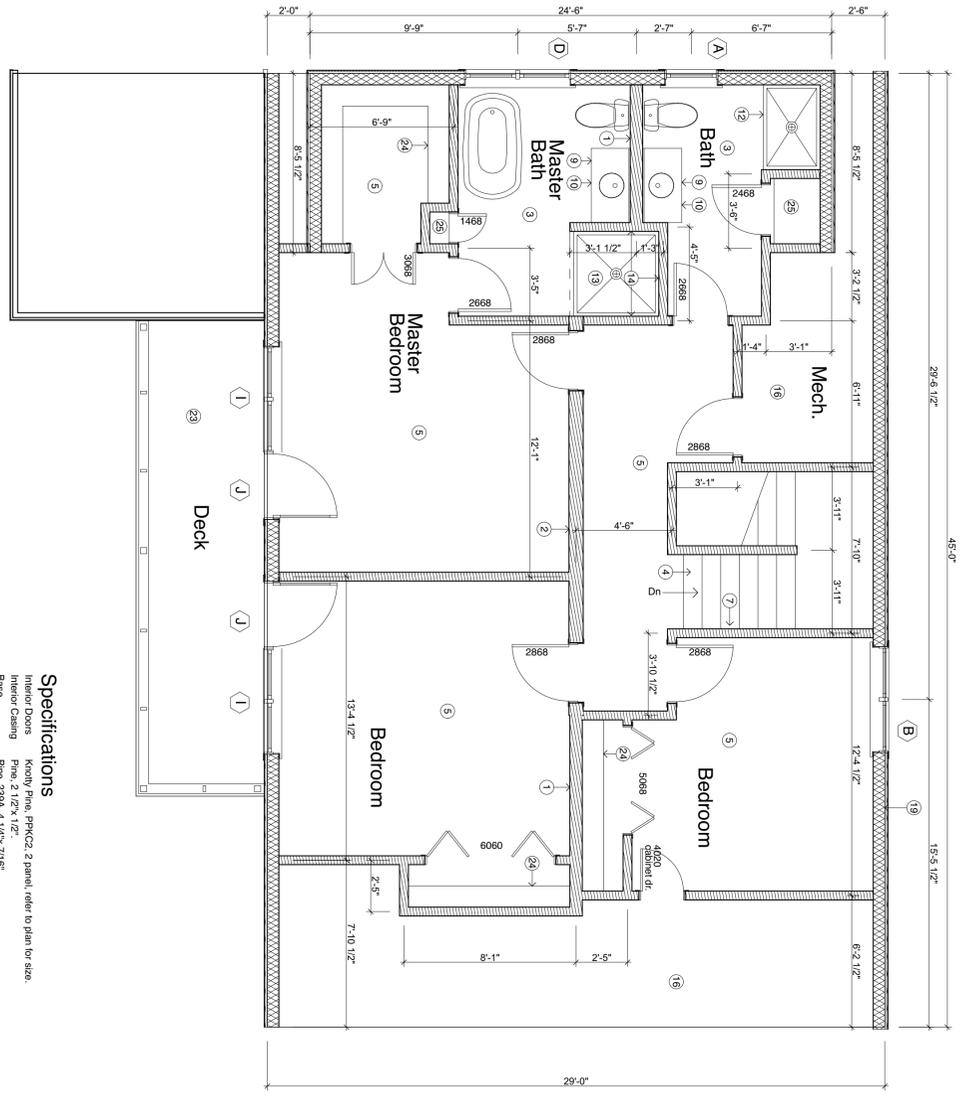
**Wilkman Residence**

46525 Evergreen Lane  
 Cleveland, Minnesota

**A 2.2**



**1** 1st Floor Plan  
 1/4" = 1'-0"

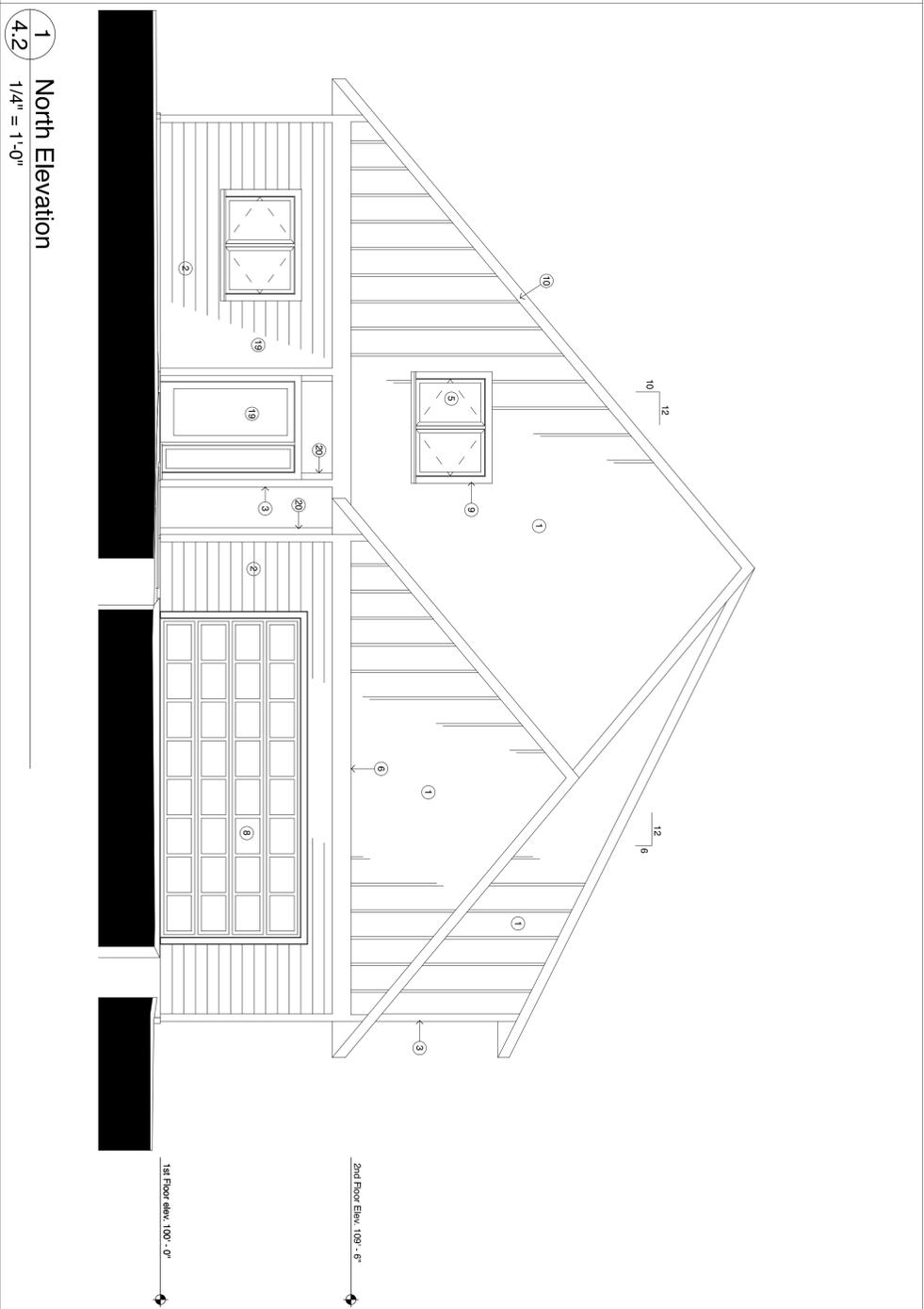


**2** 2nd Floor Plan  
 1/4" = 1'-0"

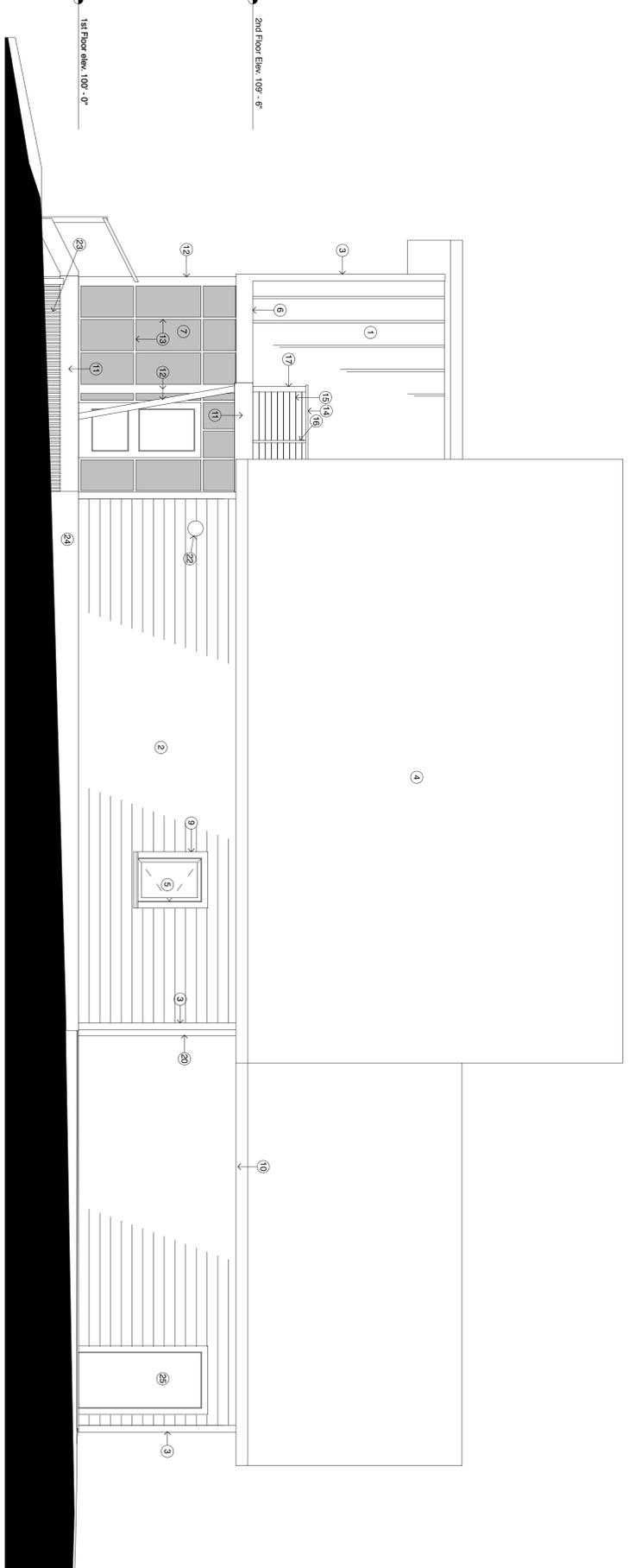
**A 2.2**

Elevation Key Notes

- 1 LP siding w/ 1/2" battens @ 16" o.c.
- 2 LP lap siding - 7" exposure.
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- 5 Cold wood windows.
- 6 LP trim board
- 7 Insect screen.
- 8 Pre-finished overhead door.
- 9 LP window & door trim - 4".
- 10 Pre-finish, metal fascia.
- 11 LP trim on deck framing.
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- 13 2 x 4's - pt.
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- 15 Stainless steel cable rail.
- 16 Treated 2 x 4 post.
- 17 Treated 4 x 4 post.
- 18 Cold wood door.
- 19 Cold wood door and slide.
- 20 LP inside corner board
- 21 Sillim closure.
- 22 Flue.
- 23 Siding - 1 x 2's.
- 24 Silvio panel.
- 25 Steel door.



1 North Elevation  
1/4" = 1'-0"



2 East Elevation  
1/4" = 1'-0"

A 4.1

Exterior Elevations  
Wilkman Residence  
46525 Evergreen Lane  
Cleveland, Minnesota

Project No.	No.	Revisions/Submissions	Date
25011.00			
Scale	1/4" = 1' - 0"		
Designed			
Drawn			
Checked			
Reviewed			
Date	1/18/26		

**RICE · STROMGREN ARCHITECTS**



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