

VARIANCE STAFF REPORT

GENERAL INFORMATION

MEETING DATE: March 5, 2026

APPLICANT: Chad Ziemke

OWNERS: Deanne Nelson

911 ADDRESS: 2510 Crystal Cove Rd, Madison Lake, MN 56063

VARIANCE REQUEST: Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the exempted setback to a Township Road Right-Of-Way (ROW) from 25 feet to 15 feet; and reduce the exempted setback from a Side Yard lot line (Westerly) from 10 feet to 2 feet; and to increase the maximum structure height from 20 feet to 25 feet; and to increase the maximum allowed Impervious Surface coverage on a lot from 25% to 27.9% to accommodate a 28' x 34' detached garage in a Recreational Residential "RR" Shoreland District of Lake Washington, a Recreational Development "RD" lake.

VARIANCE NUMBER: BOA-001103-2026

PARCEL NUMBER: 05.500.0110

SITE INFORMATION

LOCATION: The subject property is Lot 11 of Kennywood Beach Subdivision, Section 18 of Kasota 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, Legal Nonconforming Lot

ACCESS: Existing access from Crystal Cove Rd

LAKE: Lake Washington, 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: 985.8 Lowest floor must be at or above RFPE.

BACKGROUND INFORMATION

The subject parcel is part of a Subdivision Plat from 1947. County records indicate the subject parcel was developed in approximately 1963. The residential lot is considered a Legal Nonconforming parcel because it does not meet the Lot Area, Lot Depth, or Lot Width requirements of the current applicable Zoning District. The applicants are proposing to remove an existing accessory structure and detached garage to construct a larger detached garage to replace them. If approved, the variance would allow the new structure to be built with reduced setbacks from the Road ROW and Side Yard lot line, and increase structure height above the maximum standard of 20 feet. In addition, the maximum allowed Impervious Surface coverage on a lot would increase from 25% to 27.9% (proposed).

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>Variance:</u> | <u>Request:</u> | <u>Required:</u> | <u>Ordinance:</u> | <u>Page:</u> |
|----------------------------------|-----------------|------------------|--------------------------------|--------------|
| a. Reduce ROW Setback: | 15 feet | 25 feet | Section 13, Subdiv. 7. A. 8. | 13-52 |
| b. Reduce Side Yard Setback: | 2 feet | 10 feet | Section 13.3, Subdiv. 7. B. 2. | 13-53 |
| c. Increase Structure Height: | 25 feet | 20 feet | Section 13.3, Subdiv. 6. A. 1 | 13-49 |
| d. Increase Impervious Coverage: | 27.9% | 25% | Section 13.3, Subdiv. 7. I. 3. | 13-56 |
- The applicant is requesting the variance to remove two existing accessory structures and construct one large accessory structure in their place.
 - 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.
- Additional Considerations:**
 - The request is to accommodate the construction of a detached garage to replace two existing accessory structures.
 - The applicant is proposing to reduce Impervious Surface from 31.4% to 27.9% with the removal of bituminous surface and structure area.

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 garage is located outside of the shore impact zone and is meeting the OHWL setback. Additionally, the applicant is reducing the total existing impervious surface on the lot from 31.4% to 27.9%. All of these efforts will help reduce stormwater runoff and protect Lake Washington.
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 Right-Of-Way, Side Yard, increasing Structure Height, 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 Kennywood Beach Subdivision. Traffic for this road mainly consists of those that live in and visit the subdivision.
 - It is a dead end road, and is relatively straight in front of the subject parcel.
 - The proposed detached garage will not encroach further to the ROW than the current detached garage.
 - Based on the above information, the setback from the detached garage to the road right-of-way will not negatively impact road safety or sight lines.
 - b. **Side yard Setback: The setback to a side yard is to ensure minimal impact to neighboring properties.**
 - The applicant is proposing the detached garage to be 2 feet from the west Side Yard lot line. The existing structures are 1.6 feet from the west Side Yard lot line.
 - The neighbor has submitted a letter of support stating they do not have an issue with the Side Yard lot line setback.
 - There is space to the east of the garage that would allow the structure to be moved farther from the west Side Yard lot line.
 - Based on the above information, the setback to the Side Yard lot line setback could be mitigated.
 - c. **Increasing Structure Height: The structure height limit is to prevent runoff to neighboring properties and unsightly structures in residential neighborhoods.**
 - The applicant is proposing a structure with a height of 25 feet, with the second floor being utilized for storage.
 - The pitch of the roof is towards the neighboring property. At this time, no mitigation measures (gutters, rain barrels, etc.) have been proposed.
 - Based on the above information, the increased structure height could negatively impact stormwater runoff.
 - d. **Maximum Impervious Surface Coverage: The Maximum Impervious Surface Coverage is to reduce runoff to the lake and neighboring properties.**
 - The subject parcel is currently at 31.4% Impervious Surface. The applicant is proposing to reduce this to 27.9% through the removal of current structures and the removal of bituminous surface (the driveway).
 - Based on the above information, the Impervious Surface will not negatively impact runoff on the property.
2. **Is the variance request consistent with the Comprehensive Land Use Plan?**
 - The land use plan lists protecting surface water as one of its objectives. The applicant is proposing to reduce Impervious Surface on the lot from 31.4% to 27.9%
 - The proposed structure meets the OHWL setback.
 - 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 detached garage to replace an existing detached garage and accessory structure.
 - An accessory structure constructed after the primary dwelling has been built is a permitted use in the Recreational Residential "RR" Shoreland District.
 - 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, an ordinance did not exist enforcing lot width, depth, or area.
 - The applicant is proposing to take down existing accessory structures to accommodate a new detached garage.
 - There is an opportunity to move the structure to the East to eliminate the need for a Side Yard lot line setback.

Based on the above information, the plight of the landowner was 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 detached garage on a developed lot to replace an existing accessory structure and detached garage.

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 detached garage, allowing for the winter storage of equipment and vehicles in order to live on the property year round.

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 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 February 9, 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 garage.
5. *If approved*, the applicant shall submit a proposal to include appropriate best management practices that ensure all stormwater runoff from the garage is captured onsite.
6. *If approved, and prior to the issuance of the permit*, the stormwater plan must be reviewed and approved by County Environmental Services staff.



VARIANCE

LE SUEUR COUNTY
BOARD OF ADJUSTMENT

88 SOUTH PARK AVENUE
LE CENTER, MN 56057



Application Date: <u>January 29, 2026</u>	Permit Number: <u>BOA-001103-2026</u>	Fee: <u>\$846.00</u>
60-Day Ruling Date: <u>March 30, 2026</u>	911-Address: <u>2510 Crystal Cove Rd, Madison Lake, MN 56063</u>	
Applicant(s): <u>Chad Ziemke</u>	Landowner(s): <u>Deanne Nelson</u>	
Mailing Address: <u>209 Torrey Pines Dr</u>	Mailing Address: <u>521 7th Ave NE</u>	
City: <u>Mankato</u>	City: <u>Waseca</u>	
State: <u>MN</u> Zip: <u>56001</u>	State: <u>MN</u> Zip: <u>56093</u>	
Phone: <u>507-720-2005</u>	Phone: <u>507-213-0338</u>	
Email: _____	Email: _____	

Township: <u>Kasota</u>	Parcel No.: <u>05.500.0110</u>
Section: <u>18</u>	Subdivision: <u>Kennywood Beach</u>
TWP #: _____	Lot #: <u>11</u> Zoning District: <u>RR</u>
Range#: _____	Block#: _____ FEMA Panel #: <u>27079C0 360E</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:

Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the exempted setback to a Township Road Right-Of-Way (ROW) from 25 feet to 15 feet; and reduce the exempted setback from a Side Yard lot line (Westerly) from 10 feet to 2 feet; and to increase the maximum structure height from 20 feet to 25 feet; and to increase the maximum allowed Impervious Surface coverage on a lot from 25% to 27.9% to accommodate a 28' x 34' detached garage in a Recreational Residential "RR" Shoreland District of Lake Washington, 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): Chad Ziemke(Applicant), Deanne Nelson(Landowner)

Variance #: BOA-001103-2026

Variance Request: Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the exempted setback to a Township Road Right-Of-Way (ROW) from 25 feet to 15 feet; and reduce the exempted setback from a Side Yard lot line (Westerly) from 10 feet to 2 feet; and to increase the maximum structure height from 20 feet to 25 feet; and to increase the maximum allowed Impervious Surface coverage on a lot from 25% to 27.9% to accommodate a 28' x 34' detached garage in a Recreational Residential "RR" Shoreland District of Lake Washington, 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

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



Le Sueur County ENVIRONMENTAL SERVICES

Application – Variance

I. Applicant:

Name Chad Ziemke
 Mailing Address 209 Torrey Pines Dr.
 City Mankato State MN Zip 56001
 Phone # 507-720-2005 Phone # _____

II. Landowner:

Name Deanne Nelson
 Property Address 2510 Crystal Cove Rd.
 City Madison Lake State MN Zip 56063
 Phone # 507-213-0338 Phone # _____

III. Parcel Information:

Parcel Number 05.500.0110 Parcel Acreage .22
 Township Kasota Township Section 18
 Subdivision Kennywood Beach Lot 011 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).

Please see attached addendum to Variance application document

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.)*

Kasota Township notified on 01/26/2026
 (Township Name) (Date)

Board Member Left Voicemail 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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ENVIRONMENTAL SERVICES

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?

Please see attached addendum to Variance application document

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?

Please see attached addendum to Variance application document

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?

Please see attached addendum to Variance application document

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Le Sueur County ENVIRONMENTAL SERVICES

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?

Please see attached addendum to Variance application document

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?

Please see attached addendum to Variance application document

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?

Please see attached addendum to Variance application document

IX. Attachments shall include but not limited to:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Description of Request | <input type="checkbox"/> Septic Compliance (if applicable) |
| <input checked="" type="checkbox"/> Site Plan(s) – Survey showing Existing & Proposed Conditions | <input checked="" type="checkbox"/> Floor Plans or Building Plans (if applicable) |
| <input checked="" type="checkbox"/> Surveyor Certification | <input checked="" type="checkbox"/> Erosion Control Form |
| <input checked="" type="checkbox"/> Township Notification – See Part VI | <input checked="" type="checkbox"/> Erosion Control Plan |
| <input checked="" type="checkbox"/> Access Approval – Attached approval from the applicable road authority | |
| <input checked="" type="checkbox"/> 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:	<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:

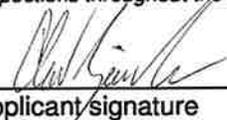
I understand that Le Sueur County will never request payment from applicants via wire transfer, gift cards, cryptocurrency, or any other unconventional or insecure method. Any such request should be considered fraudulent and treated as a scam.

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

1/27/2026

Date



Property Owner signature

1-29-26

Date

Addendum to Variance Application

VIII. Practical Difficulty:

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

The intent of the right-of-way and side-yard setback standards is to provide adequate spacing between structures, protect neighboring properties, preserve sightlines, and maintain neighborhood character. The proposed garage placement improves the existing side-yard setback condition and does not negatively impact adjacent properties. With this property being on a dead-end road we feel the right-of-way setback variance request will not affect the safety of the road with how little traffic we get.

The intent of the structure height standard is to prevent visual dominance and ensure compatibility with surrounding development. The proposed garage height is consistent with other garages in the area and is necessary for proper roof pitch, snow load performance, and functional vehicle clearance while utilizing the second story for storage with easy and safe access with a standard pitched stair case.

The intent of the impervious surface standard is to manage stormwater runoff and protect water quality. The proposed impervious surface increase is minimal and will be offset through erosion prevention, sediment control, and permanent stabilization measures designed to protect Lake Washington.

Collectively, the variances maintain the spirit and intent of the ordinance while allowing reasonable use of the property.

2. Is the request consistent with the comprehensive plan?

The request is consistent with the County's Comprehensive Land Use Plan goals, including responsible residential development, protection of shoreland resources, and preservation of neighborhood character.

The proposed garage supports continued residential use of the property and enables safe and functional year-round occupancy. The limited increase in impervious surface will be mitigated through erosion control and stormwater management measures to protect Lake Washington.

The project does not conflict with any stated goals of the Comprehensive Plan and enhances the long-term usability and maintenance of the property. We are excited to see continued improvements in our neighborhood.

Addendum to Variance Application

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

The applicant is proposing a reasonable residential improvement that is typical for lake-area homes and necessary for safe, functional, and year-round use of the property.

Strict application of the right-of-way setback, side-yard setback, height, and impervious surface standards would prevent construction of a garage of reasonable size anywhere on the lot due to existing structures, lot width, road placement, and shoreland restrictions.

The request represents the minimum deviations necessary to allow a reasonable accessory structure and does not exceed what is required to address the practical difficulty created by the property's physical and regulatory constraints.

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

The practical difficulty is due to unique characteristics of the property, including its narrow configuration, existing structure placement, right-of-way alignment, and shoreland setbacks toward Lake Washington.

These conditions were not created by the current landowner and limit the buildable area in a way that makes full compliance with all setback, height, and impervious surface standards difficult.

5. Would the variance maintain the essential character of the locality?

The proposed garage is consistent in size, height, design, and placement with other garages and accessory structures in the surrounding neighborhood.

The variances will not alter the appearance or character of the area and will not result in a development pattern that is inconsistent with nearby properties.

A neighboring property owner has provided a letter of support confirming that the proposal does not negatively affect adjacent properties and that the side-yard setback condition is improved. We hope to continue our part in bettering the neighborhood and county.

6. Does the request involve more than economic considerations alone?

While the proposed garage will add value to the property, the primary purpose is functional and safety-related, not economic.

The garage is intended to support year-round occupancy, protect vehicles and equipment, provide safe winter access, improve snow storage and drainage management, and enhance overall property usability. We are in NO way looking to add value to the property for the potential of profit. Strictly for usability and year round living.

Addendum to Variance Application

V. Description of Request:

The owner proposes construction of a 34' × 28' detached garage to improve functionality and support year-round living at the property located at 2510 Crystal Cove Rd., Madison Lake, MN 56063.

Following the passing of her husband a little over two years ago, Deanne Nelson (property owner and my mother-in-law) has found it increasingly difficult to maintain and financially carry both her primary residence in Waseca and her seasonal lake property at Crystal Cove. From both a financial standpoint and an upkeep standpoint, maintaining two separate homes is no longer sustainable. Deanne's intent is to transition to living full time at the Crystal Cove property and to sell her Waseca, MN residence.

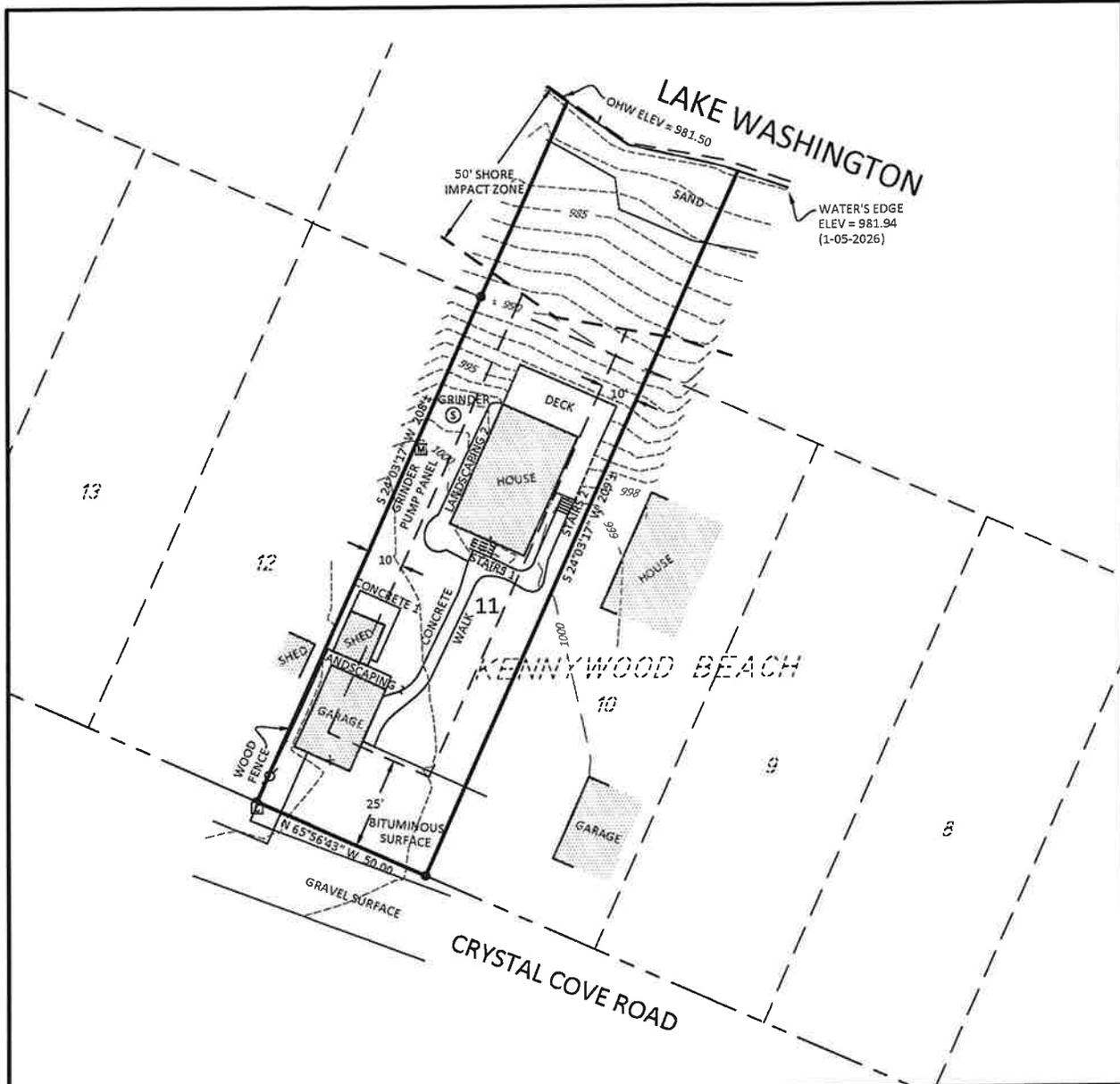
However, the Crystal Cove home was originally constructed in 1963 as a seasonal cabin and was not designed for year-round living. The existing structure lacks sufficient space for indoor parking, storage, and basic functionality necessary for safe and practical full-time occupancy. The proposed detached garage is a critical improvement that would allow Deanne to reasonably occupy the property year-round by providing winter vehicle storage, storage for equipment and seasonal items, and improved main living area functionality.

Due to the narrow configuration of the lot, existing structure placement, right-of-way location, and shoreland setbacks, there is no reasonable location on the property that fully complies with all setbacks, height, and impervious surface standards.

The proposed garage location minimizes grading and disturbance, improves the existing side-yard setback condition, and limits visual and environmental impacts. The requested structure height is consistent with neighborhood character and necessary for proper roof design, snow load management, and functional vehicle clearance. The impervious surface variance reflects the minimum increase required to allow a reasonable accessory structure and driveway access.

Erosion prevention and sediment control measures will be implemented to protect Lake Washington including downslope silt fencing, upslope stockpiles, a stabilized construction entrance, and prompt final stabilization.

A neighboring property owner has provided a letter of support confirming that the proposed garage will not negatively affect his adjacent property and that the side-yard setback condition will be improved compared to the current setback. The project represents the minimum deviation necessary to allow reasonable residential use of the property and is based on practical necessity rather than personal convenience or financial gain. This property is intended to remain in the family for years and years to come and we hope to be model residents of Le Sueur County and wonderful neighbors. We genuinely appreciate your time reviewing our variance requests.



EXISTING CONDITIONS

PID 05.500.0110

OWNER ADDRESS
 DEANNE NELSON
 521 7TH AVE NE
 WASECA, MN 56093

SITE ADDRESS
 2510 CRYSTAL COVE ROAD
 MADISON LAKE, MN 56063

TOTAL LOT AREA = 10,369 SQ FT

EXISTING IMPERVIOUS SURFACES

HOUSE	781 SQ FT
SHED	121 SQ FT
GARAGE	395 SQ FT
BITUMINOUS SURFACE	1029 SQ FT
DECK W/ STAIRS 2	451 SQ FT
STAIRS 1	23 SQ FT
LANDSCAPING 1 (FABRIC)	0 SQ FT
LANDSCAPING 2 (FABRIC)	0 SQ FT
CONCRETE 1	91 SQ FT
CONCRETE WALK	366 SQ FT
TOTAL	3257 SQ FT 31.4%

NOTE: NO BLUFF
 ON LOT
 (< 15' ELEVATION
 DIFFERENCE)



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND
- PEDESTAL-COMMUNICATION
- POLE-UTILITY
- M METER
- Ⓢ MANHOLE-SANITARY SEWER

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
 License Number 46564
 01/08/2026
 Date

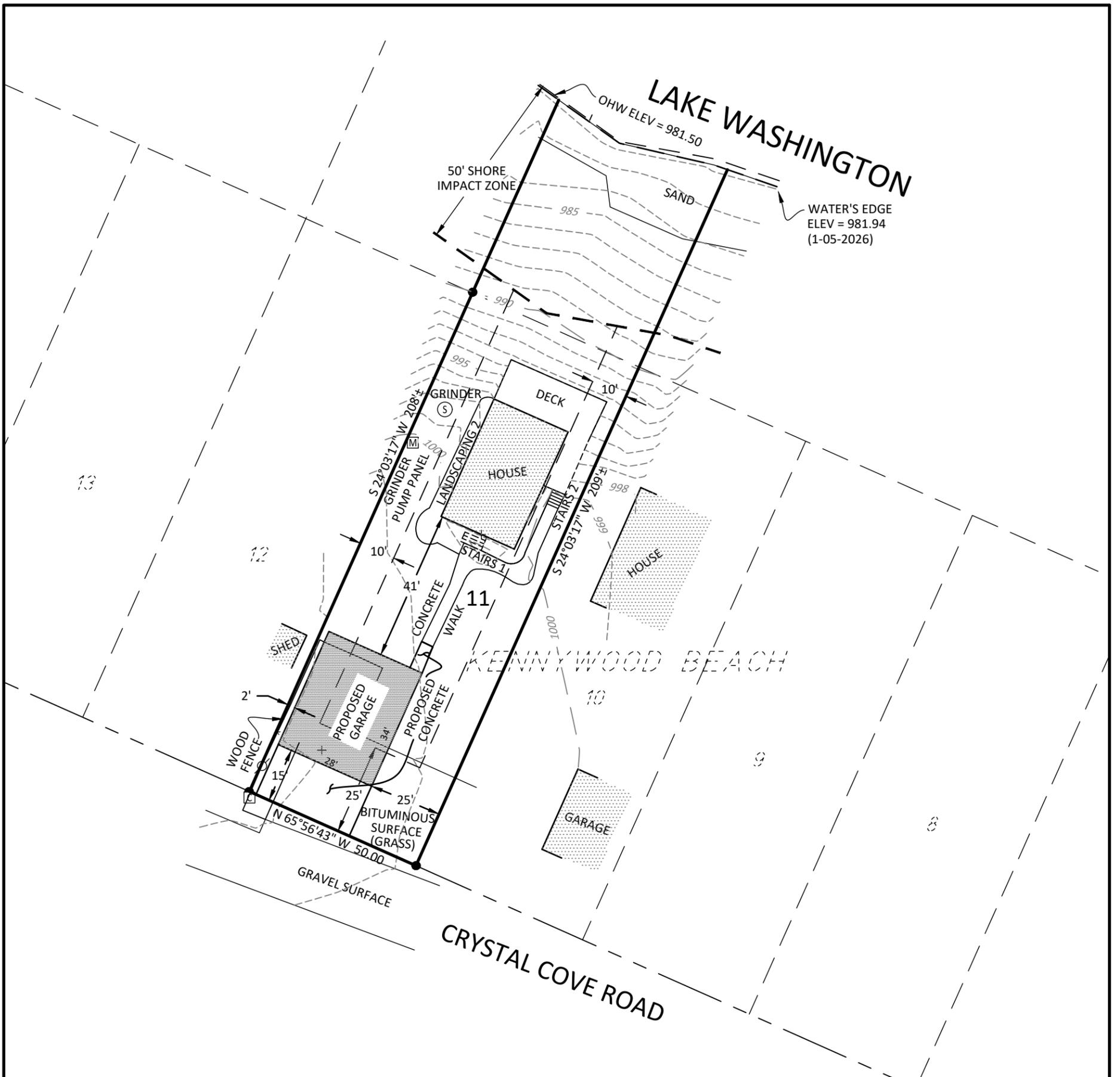
CERTIFICATE OF SURVEY
 LE SUEUR COUNTY, MINNESOTA

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

LOT 11, KENNYWOOD BEACH SUBDIVISION, LE SUEUR COUNTY, MINNESOTA

FOR: DEANNE NELSON

SDB141825H



PROPOSED CONDITIONS

PID 05.500.0110

OWNER ADDRESS
DEANNE NELSON
521 7TH AVE NE
WASECA, MN 56093

SITE ADDRESS
2510 CRYSTAL COVE ROAD
MADISON LAKE, MN 56063

TOTAL LOT AREA = 10,369 SQ FT

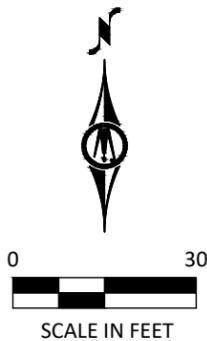
REMOVAL IMPERVIOUS SURFACES

SHED	121 SQ FT
GARAGE	395 SQ FT
BITUMINOUS SURFACE	1029 SQ FT
CONCRETE 1	91 SQ FT
CONCRETE WALK	121 SQ FT
TOTAL	1757 SQ FT (16.9%)

PROPOSED IMPERVIOUS SURFACES

GARAGE	952 SQ FT
CONCRETE	447 SQ FT
TOTAL	1399 SQ FT (13.4%)

EXISTING - REMOVAL + PROPOSED = TOTAL
3257 - 1757 + 1399 = 2899 SQ FT (27.9%)



NOTE: NO BLUFF
ON LOT
(< 15' ELEVATION
DIFFERENCE)

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND
- PEDESTAL-COMMUNICATION
- POLE-UTILITY
- Ⓜ METER
- Ⓢ MANHOLE-SANITARY SEWER

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
License Number 46564

01/08/2026
Date

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA



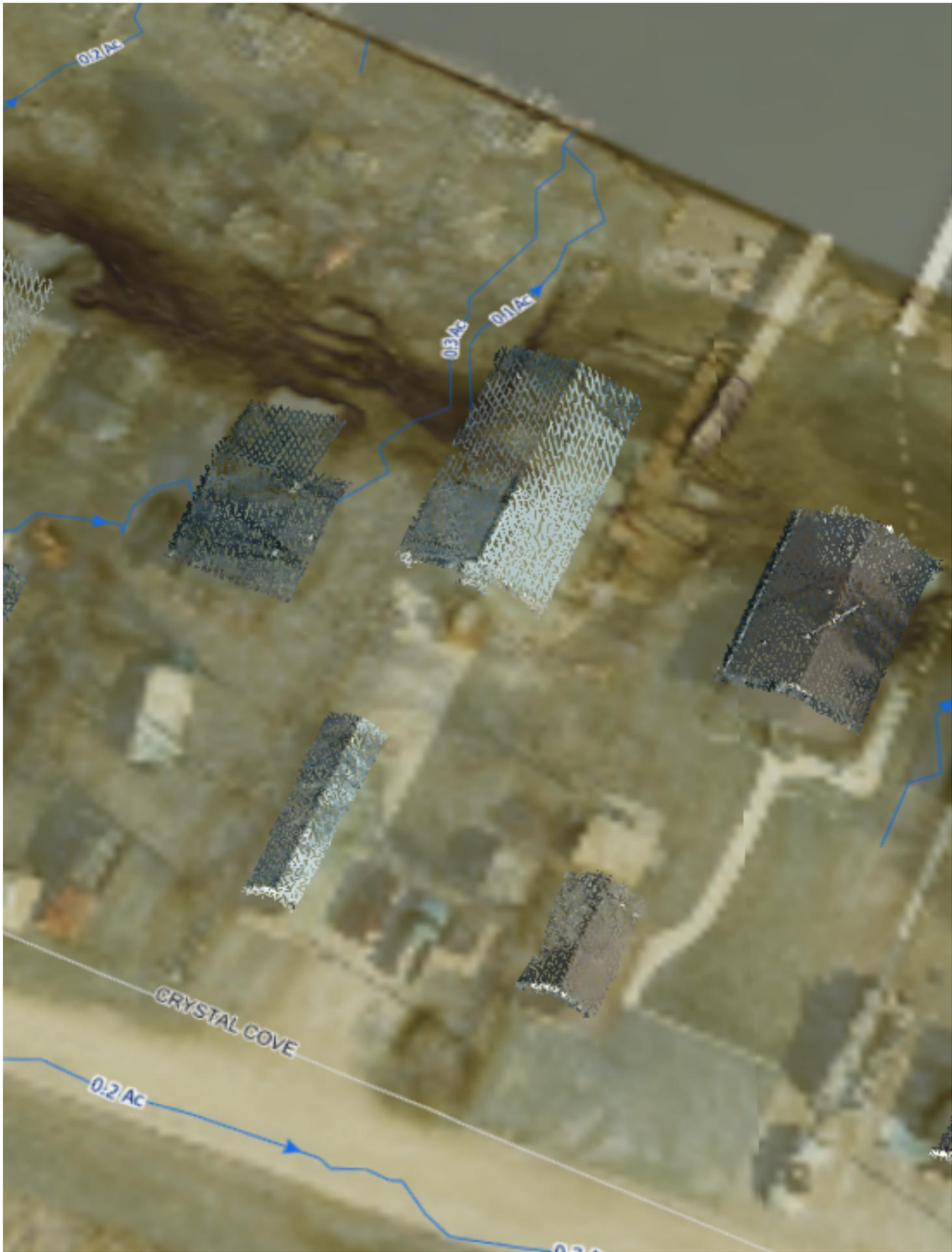
1960 PREMIER DRIVE
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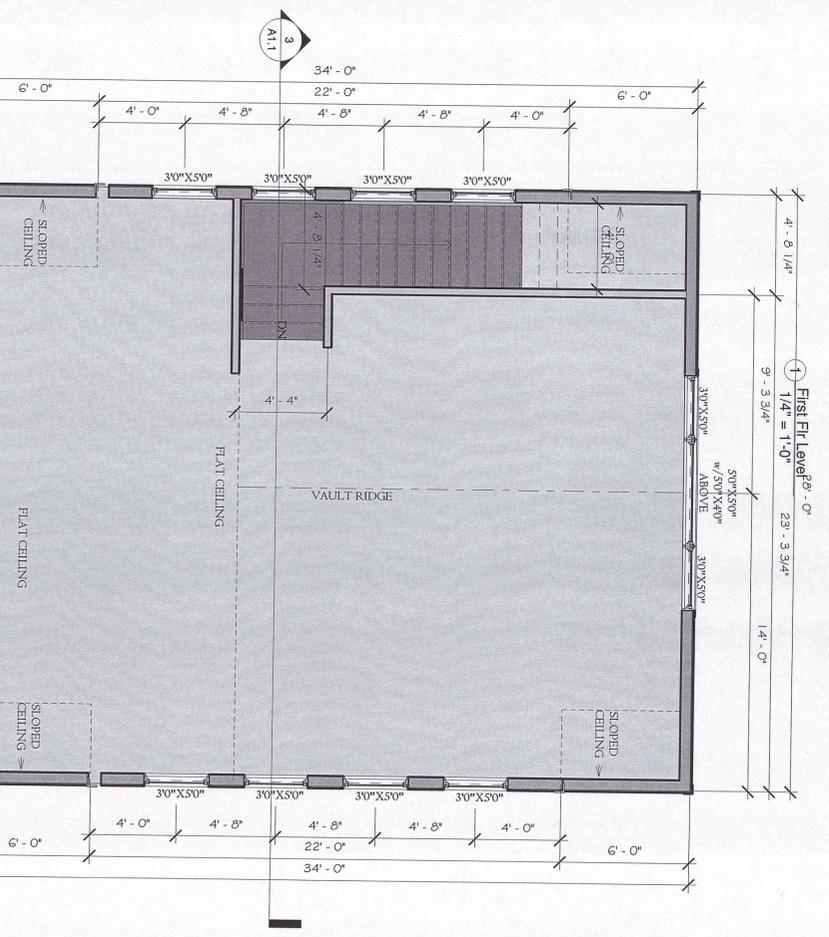
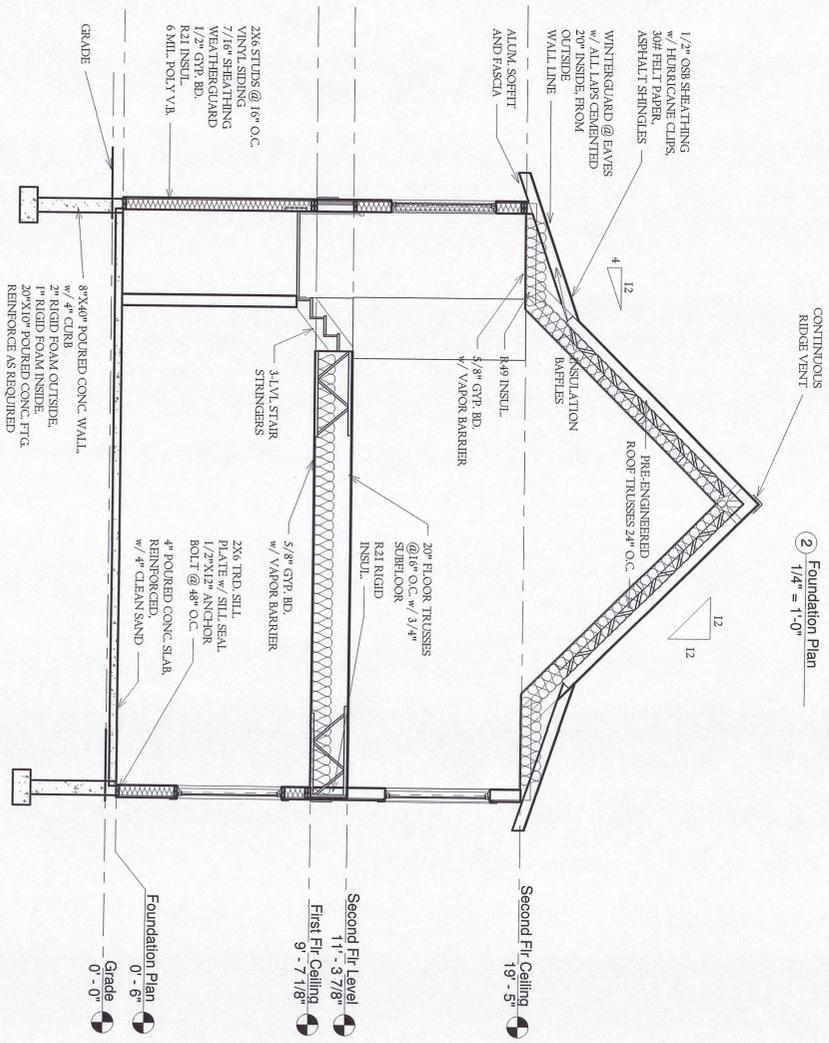
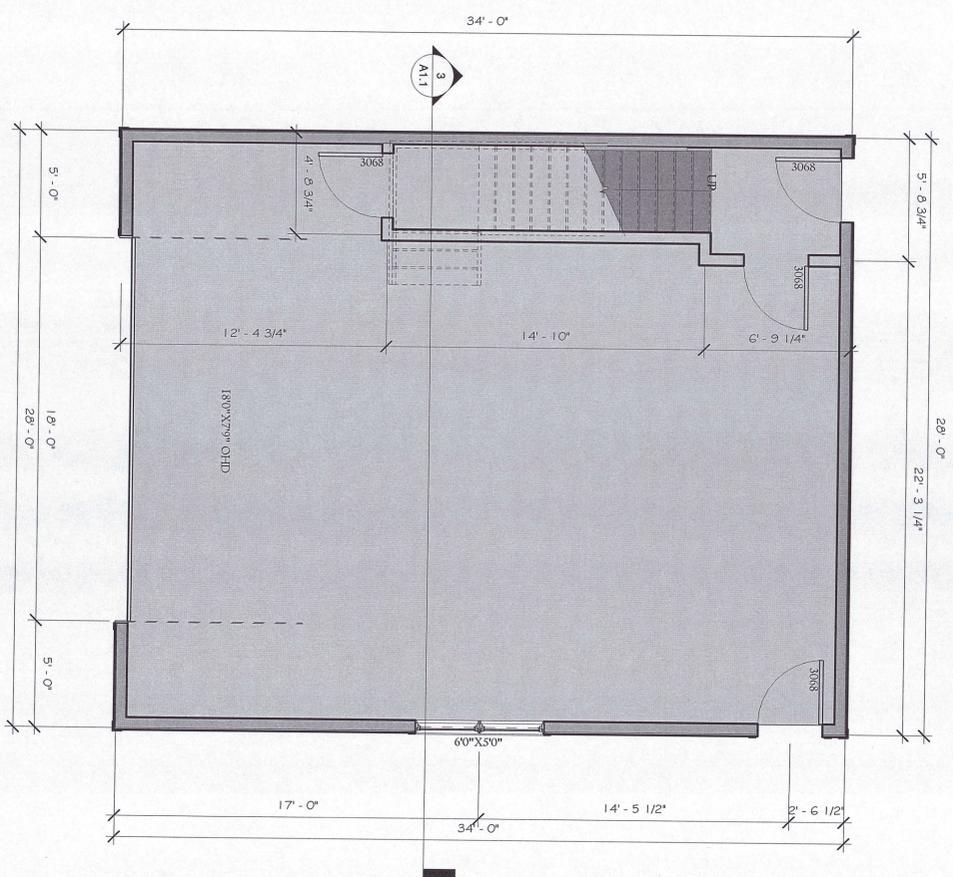
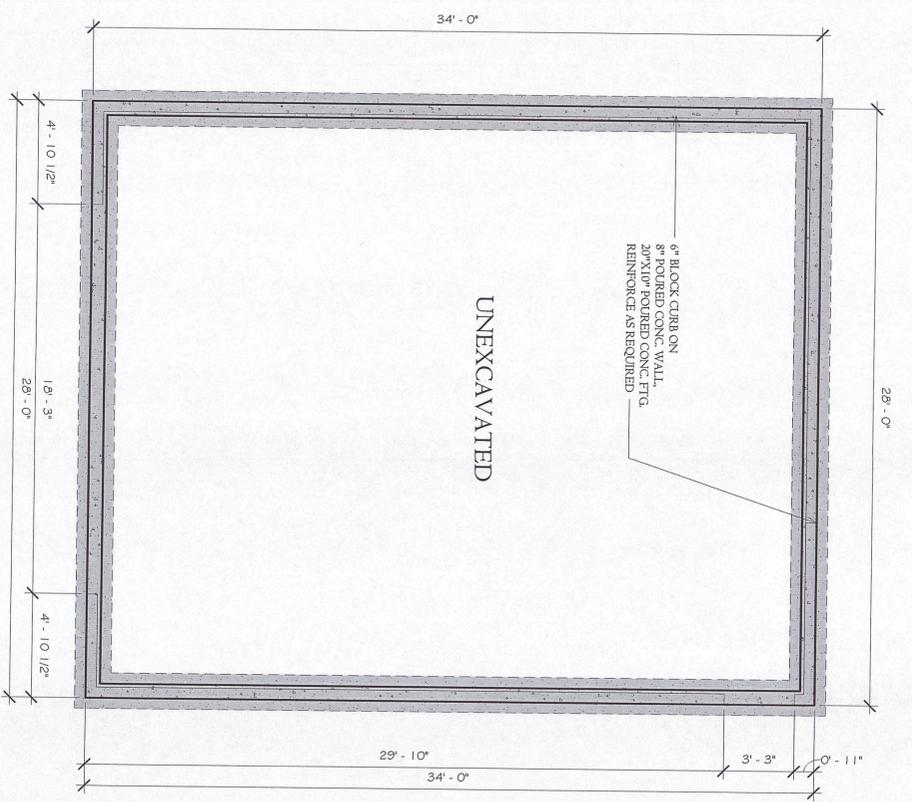
LOT 11, KENNYWOOD BEACH SUBDIVISION, LE
SUEUR COUNTY, MINNESOTA

FOR: DEANNE NELSON

SDB141825H

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STAIRS 7/2" MAX. RISE, 10" MIN. TREAD
 3 1/2" HIGH HANDRAIL, CONTINUOUS
 AND UNINTERRUPTED THE FULL LENGTH
 OF STAIRS. HANDRAIL ENDS SHALL BE RETURNED
 OR TERMINATE INTO NEWEL POST.
 6" MIN. HEADROOM.
 OPENINGS UNDER CLOSED FLOOR & ROOF OPENINGS
 SHALL BE PROTECTED BY LANDING & RAMPS, BALCONIES,
 DECKS, OR PORCHES WITH 36" HIGH GUARDRAILS OR
 OF FLOOR BELOW. REQUIRE A MIN. 36" HIGH GUARDRAIL
 ORNAMENTAL PATTERNS SO A 4" SPHERE CANNOT PASS THROUGH.

3 Section 12
 1/4" = 1'-0"

4 Second Floor Level
 1/4" = 1'-0"

Deanne Nelson Garage

Document Date:
August 5th 2025

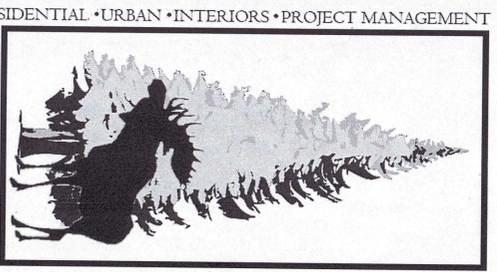
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First Floor Level

A1.1

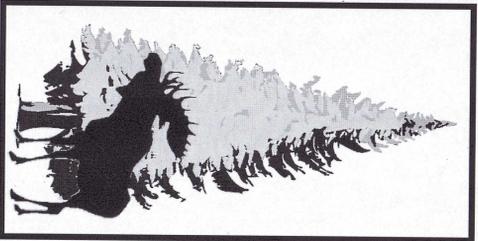
Drawn by: RLZ

R.L. ZIMMERMANN
 ARCHITECTURAL DESIGN
 36930 lake knoll drive waseca, minnesota
 rld@rlzdesign.com
 507.363.6242



RESIDENTIAL • URBAN • INTERIORS • PROJECT MANAGEMENT

client name address



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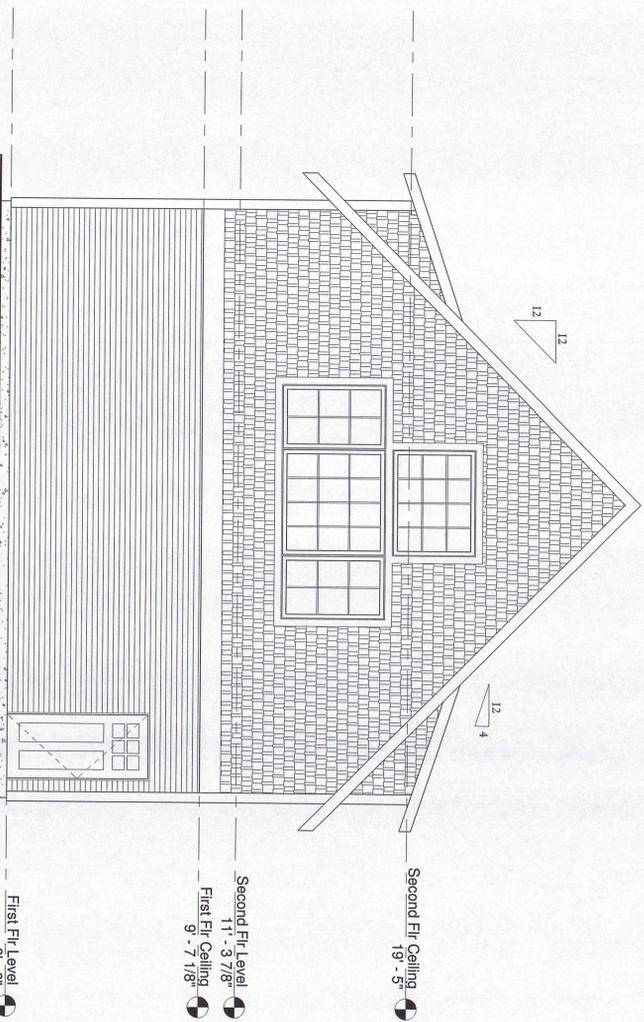
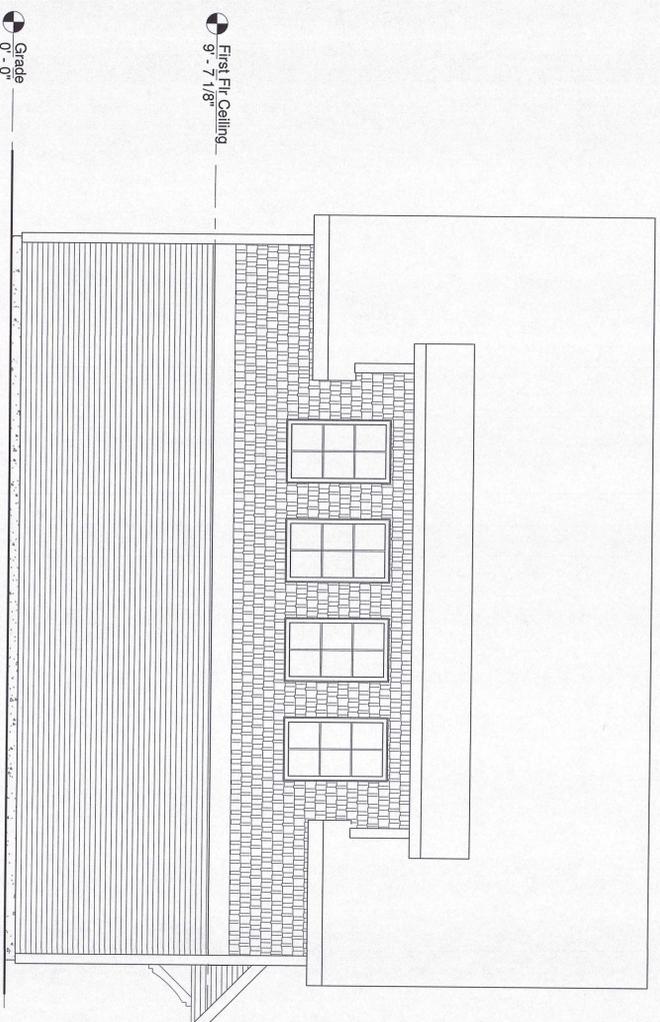
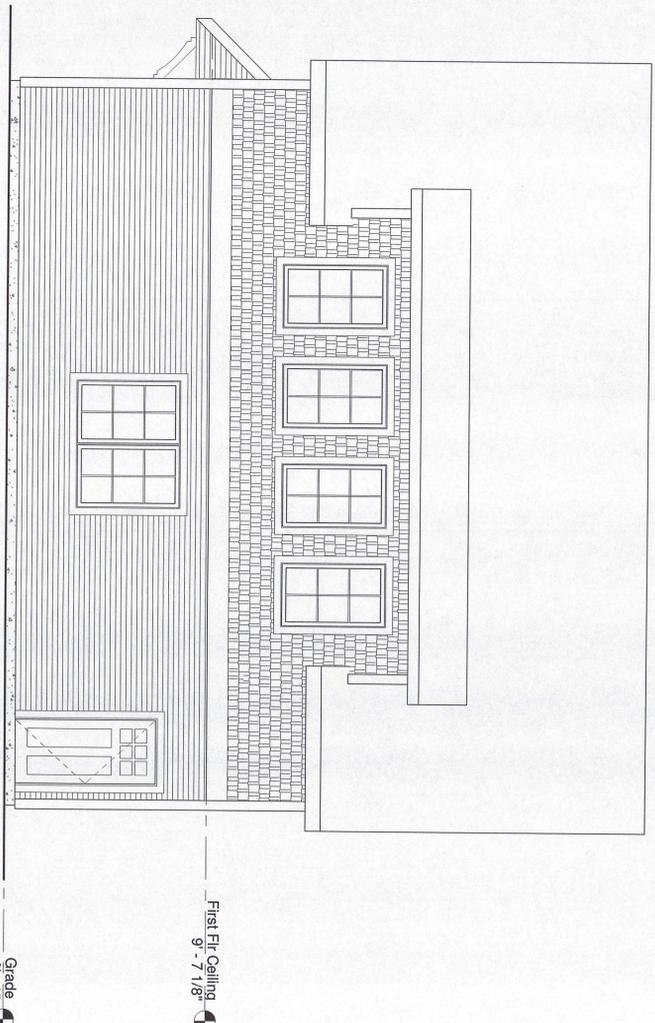
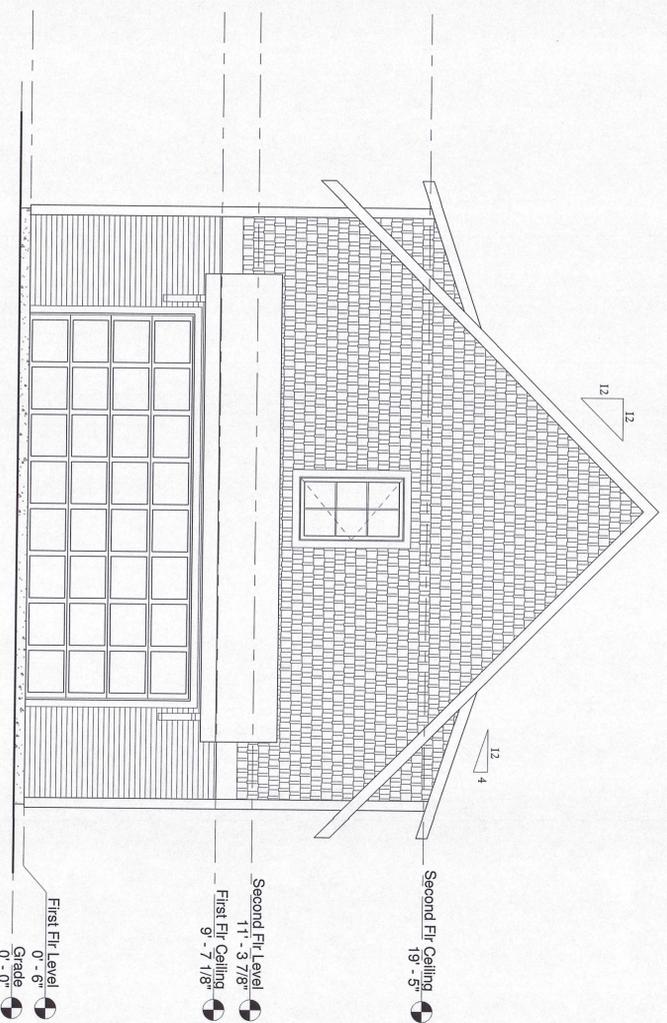
Deanne Nelson Garage

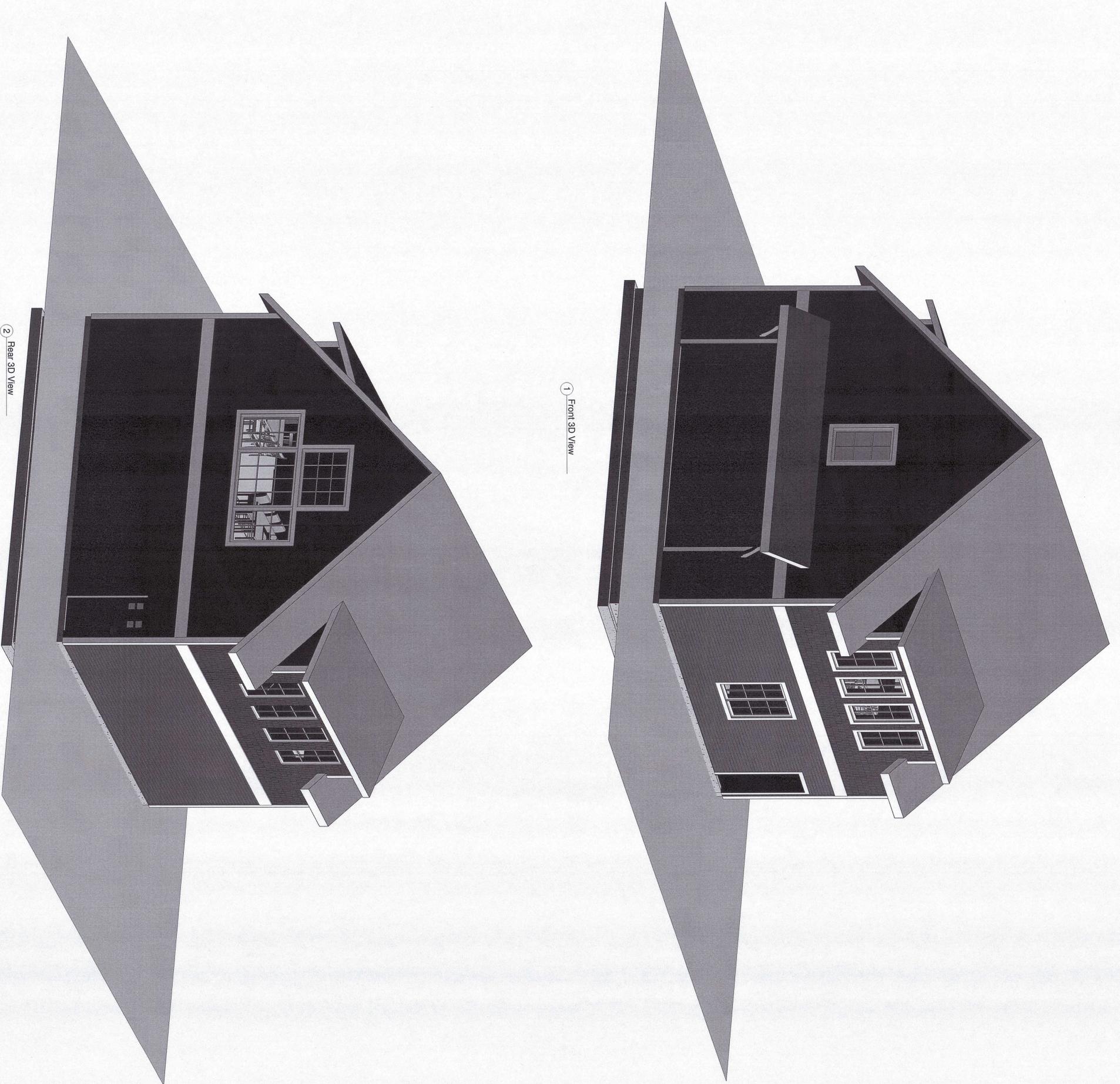
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Elevations

A1.3

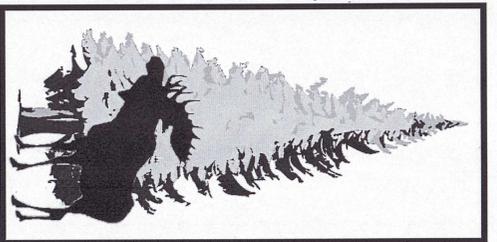




1 Front 3D View

2 Rear 3D View

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Drawn by: RLZ

Deanne Nelson Garage

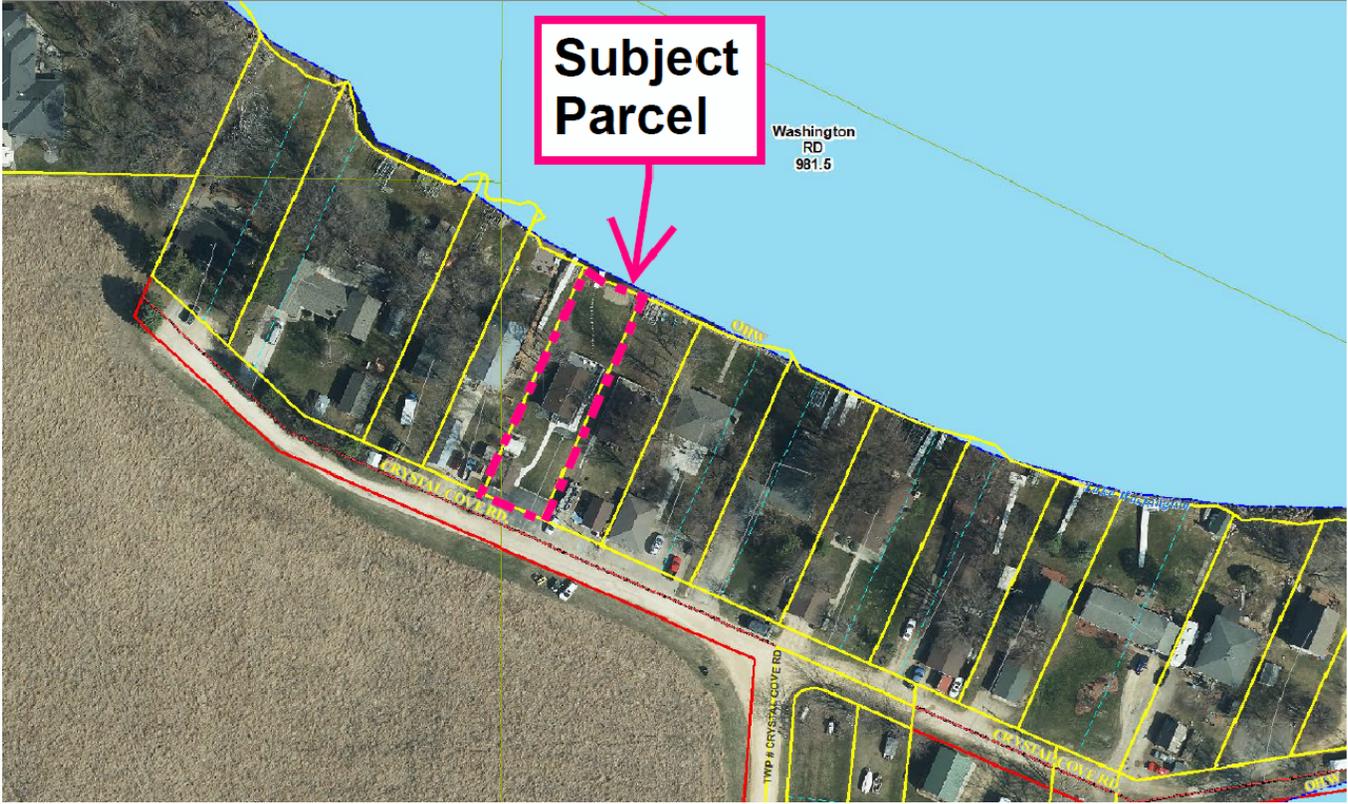
client name

address

Document Date:
August 5th 2025

rev. date remark

rev.	date	remark



Subject Parcel

Washington
RD
981.5

CRYSTAL COVE RD

TWP # CRYSTAL COVE RD