

VARIANCE STAFF REPORT

GENERAL INFORMATION

MEETING DATE: March 5, 2026

APPLICANT: James Hoefs

OWNERS: James A Hoefs Trust & Donna M Hoefs Trust

911 ADDRESS: TBD, 181st Ave, New Prague

VARIANCE REQUEST: To reduce the required separation distance between an existing Animal Feedlot to an existing dwelling on an adjacent lot from 1,000 feet to 97 feet; and reduce the required setback between an existing Animal Feedlot to an existing dwelling from 1,000 feet to 775 feet; and reduce the required setback between the structure of an Animal Feedlot to a lot line from 100 feet to 15 feet; and reduce the required setback from an accessory structure to a side yard lot line from 15 feet to 6 feet to accommodate a 115' x 70' barn and a property split/combination to adjust existing property lines.

VARIANCE NUMBER: BOA-001089-2026

PARCEL NUMBER: 07.030.5110

SITE INFORMATION

LOCATION: The subject property is located in part of the SE 1/4, Section 30 of Lanesburgh Township.

ZONING & PURPOSE: Agriculture "A" District

The **Agriculture (A) District** is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones and subdivisions. They should be large contiguous land areas with mostly prime soils.

GOALS AND POLICIES: The current Land Use Plan, adopted in 2007, makes reference to protecting the best of its agricultural land as a resource for long term agricultural use.

GOAL #1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

Objective 1: The County will protect the best of its agricultural land as a resource for long term agricultural use.

GENERAL SITE DESCRIPTION: Developed Feedlot

ACCESS: Proposed access from CSAH 30 181st Ave

BACKGROUND INFORMATION

The subject Feedlot has been family-owned for over 150 years. The dwelling on the adjoining property (parcel 07.030.5100) was originally part of the Feedlot. The dwelling was split from the Feedlot in 2012 for the landowner's son to live in. When the dwelling was split from the Feedlot the lot line went through an existing shed. The applicant intends to construct a barn addition for robotic milking and a property split/combination to correct structure setbacks. If approved, the variance would allow the construction of Feedlot structure addition with a reduced setback to dwelling, an existing grain bin to have a reduced side yard setback, and a property split/combination to correct structure setbacks.

ATTACHMENTS

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

FINDINGS

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

1. Variance:	Request:	Required:	Ordinance:	Page:
a. Reduced Setback from a Feedlot to Dwelling:	97 feet	1,000 feet	Section 16, Subdiv. 12. D. 2.	16-12
b. Reduced Setback from a Feedlot to Dwelling:	775 feet	1,000 feet	Section 16, Subdiv. 12. D. 2.	16-12
c. Reduced Lot Line Setback to a Feedlot:	15 feet	100 feet	Section 16, Subdiv. 12. A.	16-11
d. Reduced Side Yard Lot Line Setback to an Accessory Structure:	6 feet	15 feet	Section 8, Subdiv. 7. B. 2.	8-9
2. The applicant is requesting the variance to allow the construction of a barn addition used for robotic milking and a property split/combination to correct structure setback issues.				
3. Approval of the variance would correct setback issues for multiple structures.				

CONSIDERATIONS

1. The following shall be considered at the hearing:
 - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - b. 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:**
 - a. The request is to accommodate the construction of a barn used for milking robots and a property split/combination to correct structure setback issues.
 - b. Approval of the variance would bring multiple structures into conformity.

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.

1. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control.
2. Variances shall only be permitted when the request is consistent with the comprehensive plan.
3. 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:
 - a. The property owner proposes to use the property in a reasonable manner not permitted by an official control.
 - b. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - c. The variance, if granted, will not alter the essential character of the locality.
 - d. Economic considerations alone do not constitute practical difficulties.

ADDITIONAL REVIEW COMMENTS

1. This request has been submitted to Amy Beatty, County Feedlot Officer. In her review, Ms. Beatty stated the setback from an Animal Feedlot facility and manure storage area to an adjoining lot line is 100 feet. The setback from an animal feedlot facility registered at 51-2,000 animal units to a dwelling is 1,000 feet.

The existing dwelling closest to the Animal Feedlot facility was originally combined with the Animal Feedlot facility's parcel, and its current occupants are also an operator of the Animal Feedlot.

This variance should not have an effect on the closest existing dwelling since an owner of this dwelling is also an operator of the Animal Feedlot, and therefore has accepted living in close proximity to the Animal Feedlot. As for the other existing dwelling, the property owner has also lived in close proximity to an existing Animal Feedlot. To the best of my knowledge, there has not been a complaint due to odor from this animal feedlot facility.

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 Feedlot to a dwelling, Feedlot to an adjoining Lot Line, & Accessory Structure Side Yard Lot Line.
 - a. **Feedlot to Dwelling Setback (Parcel 07.030.5100): The setback from a feedlot to a dwelling is to ensure the Feedlot operations do not cause a nuisance to neighboring residential properties**
 - The dwelling was originally part of the Feedlot.
 - The landowners of parcel 07.030.5100 assist in operating the Feedlot.
 - Based on the above information, the setback from the Feedlot to the dwelling will not negatively impact neighboring properties.
 - b. **Feedlot to Dwelling Setback (Parcel 07.029.7500): The setback from a feedlot to a dwelling is to ensure the Feedlot operations do not cause a nuisance to neighboring residential properties**
 - The dwelling on parcel 07.029.7500 has been coexisting with the Feedlot since 1910.
 - Based on the above information, the setback from the Feedlot to the dwelling will not negatively impact neighboring properties.
 - c. **Feedlot to Adjoining Property Line. The setback from a feedlot to an adjoining lot line is to ensure the feedlot operations do not cause a nuisance to neighboring properties.**
 - The Feedlot and neighboring dwelling were originally on the same parcel and have been coexisting since 2012.
 - The current lot line goes through an existing shed.
 - The new lot line that does not meet the required 100-foot setback to the Feedlot however is further from the Feedlot than the existing lot line.
 - Based on the above information, the setback from the feedlot to an adjoining property line will not negatively impact the Feedlot.
 - d. **Side yard Setback: The setback to a side yard is to ensure minimal impact to neighboring properties.**
 - The grain bin is currently part of the neighboring home parcel (07.030.5100) and is used for Feedlot operations.
 - The neighboring landowners assist in operating the Feedlot.
 - Based on the above information, the setback to the side yard setback would not cause a negative impact to the neighboring property.
2. **Is the variance request consistent with the Comprehensive Land Use Plan?**
 - The land use plan lists protecting agriculture land for agriculture resources or uses.
 - The proposed barn addition is for an agricultural use and would not remove any productive tillable soils from production.
 - 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 barn addition for robotic milking on an existing Feedlot.
 - Based on the above information, the request is 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?**
 - Multiple structures became unable to meet setbacks when the property was split in 2012 prior to the adoption of the Land Division Ordinance.
 - The dwelling on parcel 07.029.7500 was constructed prior to the adoption of the Le Sueur County Zoning Ordinance and Feedlot setbacks.
 - Based on the above information, the plight of the landowner not was created by them.

5. **Will the issuance of the variance maintain the essential character of the locality?**
 - The locality is residential agriculture lots and tillable acreage. The applicant is proposing a barn on an existing Feedlot.
 - 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 construct the barn addition for robotic milking, which would assist with labor and time.
 - 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 4, 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 barn.
5. *If approved, and prior to recording the new deeds*, a **Property Split/Combination Permit Application** shall be submitted and issued for the property split & combination.



VARIANCE

LE SUEUR COUNTY
BOARD OF ADJUSTMENT

88 SOUTH PARK AVENUE
LE CENTER, MN 56057



Application Date: <u>January 27, 2026</u>	Permit Number: <u>BOA-001089-2026</u>	Fee: <u>\$846.00</u>
60-Day Ruling Date: <u>March 27, 2026</u>	911-Address: <u>None</u>	
Applicant(s): <u>James Hoefs</u>	Landowner(s): <u>James A Hoefs Trust & Donna M Hoefs Trust</u>	
Mailing Address: <u>17738 320th St</u>	Mailing Address: <u>17738 320th St</u>	
City: <u>New Prague</u>	City: <u>New Prague</u>	
State: <u>MN</u> Zip: <u>56071</u>	State: <u>MN</u> Zip: <u>56071</u>	
Phone: <u>507.291.1298</u>	Phone: <u>507.364.7785</u>	

Township: <u>Lanesburgh</u>	Parcel No.: <u>07.030.5110</u>	
Section: <u>30</u>	Subdivision: <u>N/A</u>	
TWP #: <u>112</u>	Lot #: <u>N/A</u>	Zoning District: <u>A</u>
Range#: <u>23</u>	Block#: <u>N/A</u>	FEMA Panel #: <u>27079C0 175E</u>
1/4 - 1/4: <u>Part of the SE 1/4</u>	Road Type: <u>CR</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 required separation distance between an existing Animal Feedlot to an existing dwelling on an adjacent lot from 1,000 feet to 97 feet; and reduce the required setback between an existing Animal Feedlot to an existing dwelling from 1,000 feet to 775 feet; and reduce the required setback between the structure of an Animal Feedlot to a lot line from 100 feet to 15 feet; and reduce the required setback from an accessory structure to a side yard lot line from 15 feet to 6 feet to accommodate a 115' x 70' barn and a property split and combination to adjust existing lot lines.

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 11, 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): James Hoefs/James A Hoefs Trust & Donna M Hoefs Trust

Variance #: BOA-001089-2026

Variance Request: Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required separation distance between an existing Animal Feedlot to an existing dwelling on an adjacent lot from 1,000 feet to 97 feet; and reduce the required setback between an existing Animal Feedlot to an existing dwelling from 1,000 feet to 775 feet; and reduce the required setback between the structure of an Animal Feedlot to a lot line from 100 feet to 15 feet; and reduce the required setback from an accessory structure to a side yard lot line from 15 feet to 6 feet to accommodate a 115' x 70' barn and a property split and combination to adjust existing lot lines.

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



88 South Park Avenue, Le Center MN 56057

Website: www.lesueurcounty.gov

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

Application – Variance

I. Applicant:

Name JAMES A HOGES
Mailing Address 17738 320st
City NEW PRAQUE State MN Zip 56071
Phone # 507-291-1298 Phone # 507-364-7785

II. Landowner:

Name JAMES A + DONNA M. HOGES
Property Address 32606 181AV
City NEW PRAQUE State MN Zip 56071
Phone # 507-291-1298 Phone # 507-364-7785

III. Parcel Information:

Parcel Number R.07.30.5110 Parcel Acreage 108.36
Township LANESBURGH Section 30
Subdivision N-110 SEC 14 Lot _____ 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).

LESS THAN 1000 FT FROM DAVID ODENTHA! HOME 07.29 7500 3AC

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.)*

LANESBURGH Township notified on 1-22-2026
(Township Name) (Date)

Board Member LIZ KROCAK 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

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**

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?

FEEDlot to a dwelling & FEEDlot to lot line
Also BARN BIN to lot line. Dwelling is part of
LLC FEEDlot and the rest of the farm.

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?

Would like to meet Goal 1 and Objective 2 to
keep it for protecting agriculture land

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 it is aloud if it met the SET BACKS
with the neighbor SET BACKS make it impossible to
MEET

ENVIRONMENTAL SERVICES

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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?

Setback were not required back when it was started

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?

It will blend in with existing structures that are already there.

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?

Reason for the building is for robot cover also help with the business with labor & time

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.



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.

James A. Hoep
Applicant signature

1-22-2026
Date

James A + DOMINA M. HOEFS TRUST
Property Owner signature

1-22-2026
Date

Description of Request

The dwelling was part of the farm for over 150 years. My son and his wife wanted to own their own house so it was given to them, which divided the feedlot from the house. The feedlot and house do not meet the setbacks and lot requirements. A variance to correct the setback issues is needed to build a new robot barn for milking cows.

CERTIFICATE OF SURVEY

PART OF SECTION 30, TOWNSHIP 112 NORTH, RANGE 23 WEST, LESUEUR COUNTY, MINNESOTA

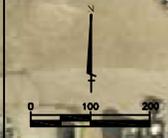
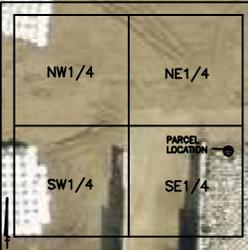
REVISION 3

LEGAL DESCRIPTION

- PARCEL BOUNDARY
- DENOTES COMPUTATION START AND END
- DENOTES RIGHT OF WAY LINE

NOTE:
BEARINGS ARE ASSUMED AND BASED ON THE EAST LINE OF
THE SE 1/4, SEC. 30 -112-23, BEING
S 00°22'08" W.

VICINITY MAP
SECTION 30-112-23, LESUEUR COUNTY, MINNESOTA



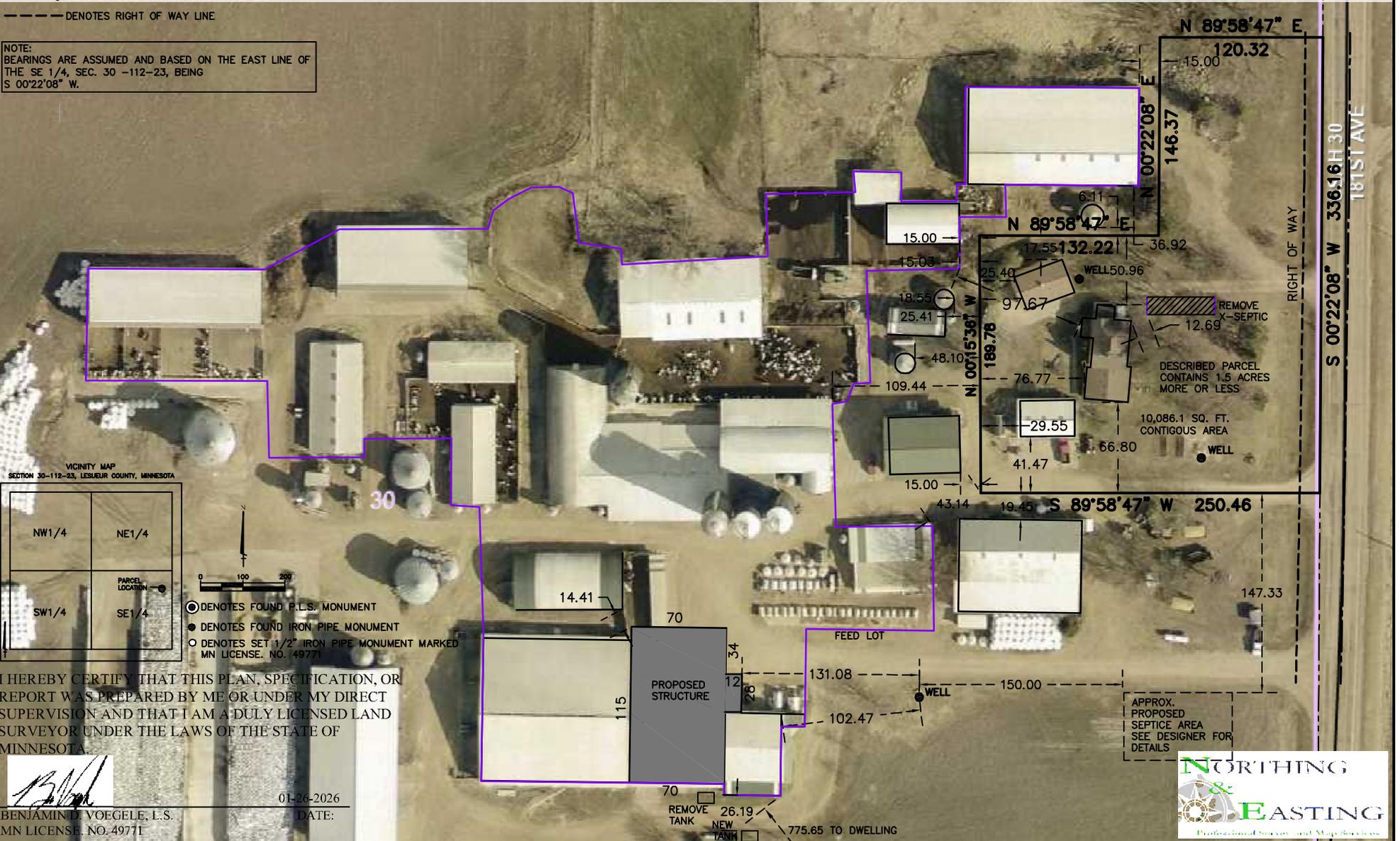
- DENOTES FOUND P.L.S. MONUMENT
- DENOTES FOUND IRON PIPE MONUMENT
- DENOTES SET 1/2" IRON PIPE MONUMENT MARKED MN LICENSE. NO. 49771

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

BENJAMIN D. VOEGELE, L.S.
MN LICENSE NO. 49771

01-26-2026

DATE:



CERTIFICATE OF SURVEY

PART OF SECTION 30, TOWNSHIP 112 NORTH, RANGE 23 WEST, LESUEUR COUNTY, MINNESOTA

REVISION 2

LEGAL DESCRIPTION A

The North 110 acres of the Southeast Quarter of Section 30, Township 112 North, Range 23 West, LeSueur County, Minnesota.

EXCEPTING THEREFROM

The North 110 acres of the Southeast Quarter of Section 30, Township 112 North, Range 23 West, LeSueur County, Minnesota, described as follows: Commencing at the Northeast Corner of said North 110 acres, thence South 00°22'08" West (assumed bearing) along the East line of said North 110 acres, a distance of 350.69 feet to the point of beginning of the parcel to be herein described; thence continuing South 00°22'08" West along said East line, a distance of 336.16 feet; thence South 89°58'47" West, a distance of 250.46 feet; thence North 00°15'36" West, a distance of 189.78 feet; thence North 89°58'47" East, a distance of 132.22 feet; thence North 00°22'08" East, a distance of 146.37 feet; thence North 89°58'47" East, a distance of 120.32 feet to said point of beginning.

Subject to road right of way over and across the east side thereof and any easements and restrictions of record.

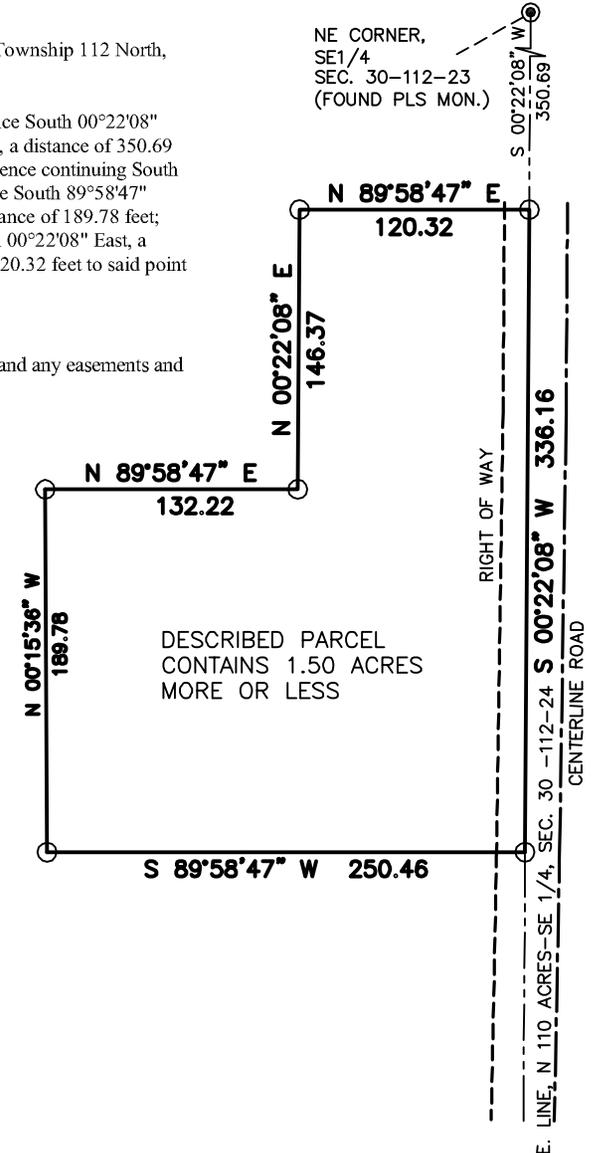
LEGAL DESCRIPTION B

Part of the North 110 acres of the Southeast Quarter of Section 30, Township 112 North, Range 23 West, LeSueur County, Minnesota, described as follows:

Commencing at the Northeast Corner of said North 110 acres, thence South 00°22'08" West (assumed bearing) along the East line of said North 110 acres, a distance of 350.69 feet to the point of beginning of the parcel to be herein described; thence continuing South 00°22'08" West along said East line, a distance of 336.16 feet; thence South 89°58'47" West, a distance of 250.46 feet; thence North 00°15'36" West, a distance of 189.78 feet; thence North 89°58'47" East, a distance of 132.22 feet; thence North 00°22'08" East, a distance of 146.37 feet; thence North 89°58'47" East, a distance of 120.32 feet to said point of beginning.

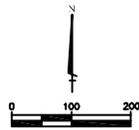
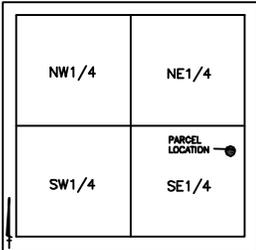
Subject to road right of way over and across the east side thereof and any easements and restrictions of record.

The above described parcel contains 1.5 acres more or less.



N 110 ACRES - SE 1/4, SEC. 30 -112-23

VICINITY MAP
SECTION 30-112-23, LESUEUR COUNTY, MINNESOTA



- ⊙ DENOTES FOUND P.L.S. MONUMENT
- DENOTES FOUND IRON PIPE MONUMENT
- DENOTES SET 1/2" IRON PIPE MONUMENT MARKED MN LICENSE. NO. 49771

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

B. Voegle
BENJAMIN D. VOEGELE, L.S.
MN LICENSE. NO. 49771

01-26-2026
DATE:

- PARCEL BOUNDARY
- - - - DENOTES RIGHT OF WAY LINE

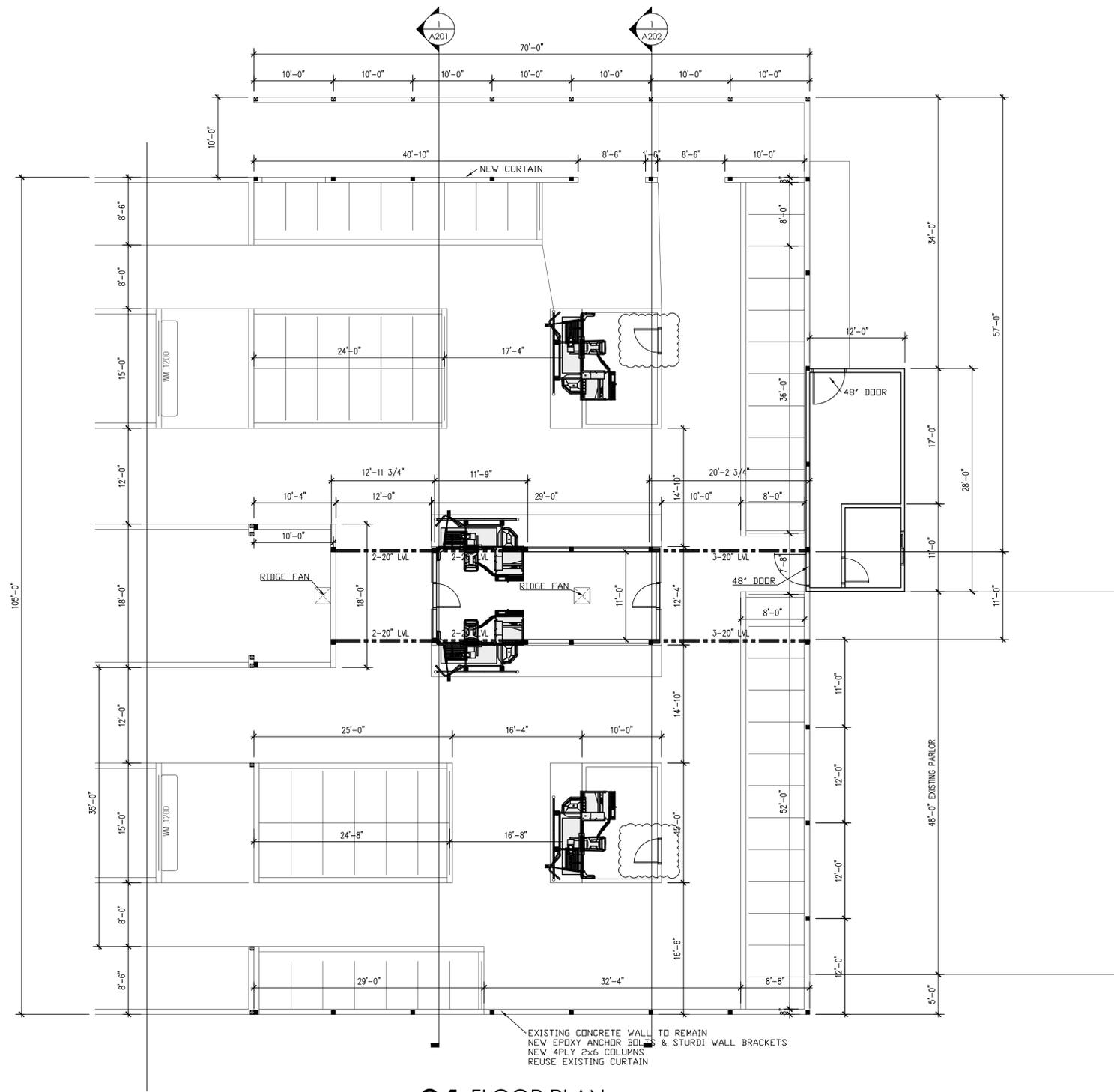
NOTE:
BEARINGS ARE ASSUMED AND BASED ON THE EAST LINE OF THE SE 1/4, SEC. 30 -112-23, BEING S 00°22'08" W.

NOTE: CERTIFICATE DOES NOT PURPORT TO SHOW ANY OR ALL APPLICABLE INFORMATION, EXCEPT AS SHOWN. QUESTIONS PERTAINING TO INFORMATION NOT SHOWN ON THIS CERTIFICATE SHOULD BE DIRECTED TO THE APPROPRIATE REVIEWING PARTY.



PROJECT NO. 112233026	DATE: 01-26-2026	SCALE: 1" = 100'	SHEET SIZE: 8.5 X 11	SHEET 1 OF 1
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01 FLOOR PLAN
SCALE: 1/8" = 1'-0"

Wed, 07 Jan 2026 – 3:47pm

All Plans & Specifications shall be for the exclusive use of and remain the property of Kreofsky Building Systems, until they become a construction contract or signed proposal. No plans will be given to owners during the design process. Owners are to view all plans at the contractor's office or at your site.

okbs
Kreofsky Building Systems
865 Enterprise Drive • We (507) 534-3855
Plainview MN 55964 • Fax (507) 534-3214

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REVISIONS	
△	Date: By:

Drawn By: HRI
Date: 11/18/2025
File Number:
Plot Scale: 1/8"=1'
Status:
Updated By:
Date:

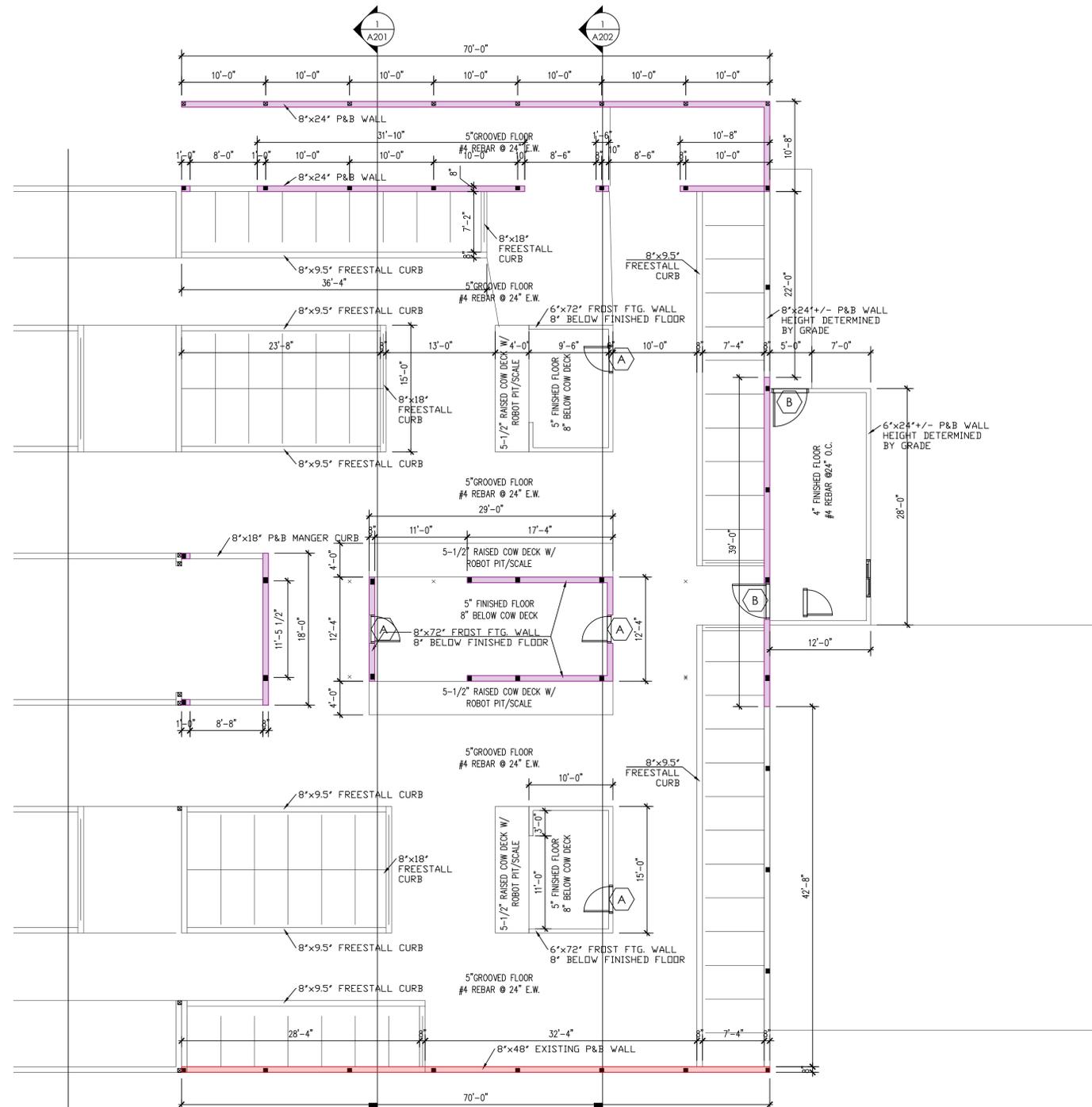
PROJECT NUMBER

Hoefs Dairy
Robot Barn
New Prague, Minnesota

ISSUE DATE

A101
OF

- EXISTING BLDG
CONCRETE TO REMAIN
- KBS TO POUR
- KBS NOT TO POUR
CONCRETE BY OTHERS
- 3-0 THORP DOOR
40-1/4" x 82-1/4" R.O.
- 4-0 AJ DOOR
51-5/8" x 81-1/8" R.O.



01 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

All Plans & Specifications shall be for the exclusive use of and remain the property of Kreofsky Building Systems, until they become a construction contract or signed proposal. No plans will be given to owners during the design process. Owners are to view all plans at the contractor's office or at your site.

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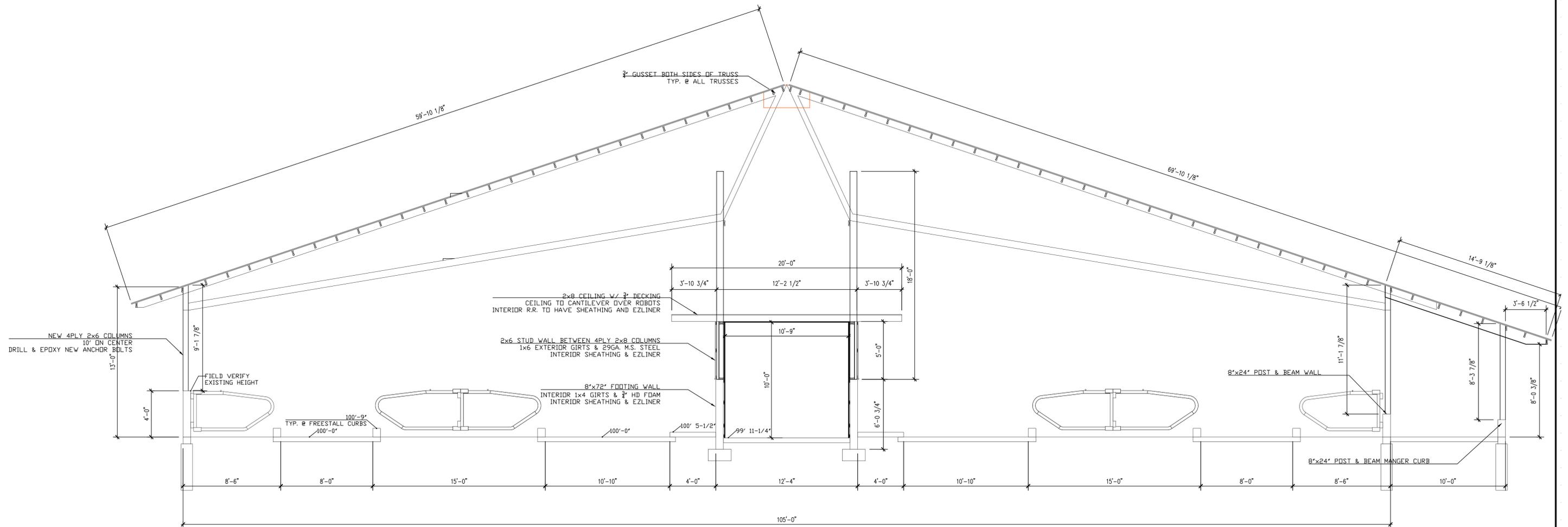
REVISIONS	
△	Date: By:

Drawn By: HRI
Date: 11/18/2025
File Number:
Plot Scale: 1/8"=1'
Status:
Updated By:
Date:

PROJECT NUMBER

Hoefs Dairy
Robot Barn
New Prague, Minnesota

ISSUE DATE	
PROJECT NUMBER	
OF	



01 CROSS SECTION

SCALE: 1/4" = 1'-0"

Fri, 02 Jan 2026 – 3:56pm

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 865 Enterprise Drive We (507) 534-3855
 Plainview MN 55964 Fax (507) 534-3214

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REVISIONS	
△	Date: By:

Drawn By: HRI
 Date: 11/18/2025
 File Number:
 Plot Scale: 1/4"=1'
 Status:
 Updated By:
 Date:

Hoefs Dairy
 Robot Barn
 New Prague, Minnesota

ISSUE DATE
PROJECT NUMBER

A201
 OF



a division of Bruce Kreofsky and Sons Inc

Kreofsky Building Systems

865 Enterprise Drive SW

Plainview Minnesota 55964

Telephone: (507) 534-3855 Fax (507) 534-3214

Proposal / Agreement

Submitted To:

Jim Hoefs

Telephone:

507-291-1298

Date:

12/16/2025

Address:

32606 181st Ave.

Project Name:

Hoefs Robot Addition

City State Zip:

New Prague, MN 56071

Project Location:

Drawings Prepared By:

Date of Drawing(s):

Specifications: 70'x105' Barn Addition with 10' Drover's Lane and 12'x28' Support Area

This proposal is based on the above referenced drawing(s) and hereby becomes part of this proposal.

We propose the following:

Concrete:

1. KBS to provide only structural concrete for the main barn. All other concrete to be done by others and not included in this price.
2. 152' of 8"x24" Post and Beam wall at north main barn wall, north drover's lane wall and east main barn wall.
3. 18' of 8"x18" Post and Beam manger curb
4. 138' of 8"x72" Footing Walls at the inner robot room.
5. No other flat concrete or walls/curbs figured into this bid. All flat and walls/curbs need to be completed by others before KBS can complete the Robot Room interiors.

Building:

6. KBS to epoxy set new 4-ply 2x6 Glulam columns at existing south sidewall. New SturdiWall brackets will replace existing for larger columns.
7. 4-ply 2x6 columns will be set on new north 24" tall concrete wall and held down with SturdiWall brackets and 5/8" wet set anchor bolts.
8. 4-ply 2x8 columns to be set on new inner manger curb end as well as new 6' tall robot room footing walls. All columns to be set on top of concrete walls and held down with SturdiWall brackets and 5/8" wet set anchors.
9. North Drover's Lane lean-to to have solid sawn 6x6 columns, set on top of new poured wall and fastened with SturdiWall brackets and 5/8" wet set anchor bolts.
10. Some end wall columns to be added now where KBS will pour new concrete walls to help expedite and support the roof install. All other columns to be set after the remainder of the concrete is done by others.
11. All columns to be bolted to truss held with 1/2" carriage bolts and #30 torx lags.
12. New treated 2x8 curtain nailer added to both north (building, not drovers lane) and south sidewalls.
13. 2x6 SPF end wall girts to be added as needed on East end wall up and around existing parlor and new office.
14. Trusses to consist of 2 piece monoslope trusses that meet at their peaks and gusseted with 3/4" plywood on both sides. Trusses to have 4/12 roof pitch with a 2/12 bottom chord. Trusses to bear on exterior sidewall columns and at interior robot room columns. Trusses to be 10' on center with 2x6 purlins in clips at 24" on center. South trusses to have 48" overhangs.
15. Drovers lane rafter to be made of 14" LVL microlams at 10' on center and with 2x6 spf purlins in clips at 24" on center. Rafters to bear on north sidewall columns and north drovers lane manger curb columns.



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: JAMES A. HOEFS	Email: JDHOEFS79@gmail.com	Phone #: 507-291-1298	
Address: 17738 320st	City: NEW PRAGUE	State: MN	Zip:
Contractor's Name: Heath Burke	Email: www.wkbs.companies.com	Phone #: 507-534-3855	
Address: Plainview 500 10th St SW MN 55964	City: Plainview	State: MN	Zip: 55964
SITE LOCATION			
Site Address: 32606 181st AV			
Subdivision:	Parcel ID:		
Project Purpose: Robot Barn			
Estimated Start Date:	Estimated Completion Date: Start Apr Finish Mid Summer		
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: James A. Hoef	Date: 1-9-2026
Contractor/Applicant Signature:	Date:



ENVIRONMENTAL SERVICES

Address: 88 South Park Avenue, Le Center MN 56057
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): <u>7350</u>			
Are you importing/exporting any fill? Yes <input type="checkbox"/> No <input type="checkbox"/>		Amount of Grading, Excavating, and Filling Activities (Cubic Yards):	<u>SAME SI</u>

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

level land rolling hill to WEST
At site

- 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.

Ditching And grass AREA

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

Method:	<u>SEED grass AND GRASS</u>
Target Date:	

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

straw blanket

