

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

**MEETING DATE:** March 5, 2026

**APPLICANT:** James Hoefs

**OWNERS:** Jason & Emily Hoefs

**911 ADDRESS:** 32606 181<sup>st</sup> Ave, New Prague, MN 56071

**VARIANCE REQUEST:** To reduce the required separation distance between an existing dwelling and an existing Animal Feedlot from 1,000 feet to 97 feet; and reduce the required Lot Depth from 300 feet to 250 feet; and reduce the required Buildable Area from 16,335 square feet to 10,086 square feet to accommodate a property split & combination to adjust existing property lines.

**VARIANCE NUMBER:** BOA-001091-2026

**PARCEL NUMBER:** 07.030.5100

## SITE INFORMATION

**LOCATION:** The subject property is located in the NE 1/4 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 Nonconforming Lot

**ACCESS:** Existing access from CSAH 30 181<sup>st</sup> Ave

## BACKGROUND INFORMATION

The subject parcel was originally part of the adjoining Animal Feedlot on parcel (07.030.5110) when the dwelling was constructed. In 2012, the previous landowner split the home site from the Feedlot to create the subject parcel. This split caused the dwelling to become a Nonconformity due to not meeting the setback from a dwelling to a Feedlot and put a lot line through an existing Feedlot structure. The subject parcel also did not meet the required structure setbacks, Buildable Area, and Lot Depth of the applicable Zoning District. The applicant intends to adjust the lot lines to correct structure setbacks and remove the portion of the Feedlot structure from the parcel. If approved, the variance would allow the proposed lot to be allowed with a reduced Buildable Area, Lot Depth, and setback from an existing dwelling to an existing Feedlot.

## ATTACHMENTS

Application, Description of Request, Survey (Proposed Conditions), 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:

- | <b>1. Variance:</b>                    | <b>Request:</b> | <b>Required:</b> | <b>Ordinance:</b>             | <b>Page:</b> |
|--|-----------------|------------------|-------------------------------|--------------|
| a. Lot Depth:                          | 250 feet        | 300 feet         | Section 8, Subdiv. 7. I.      | 8-11         |
| b. Buildable Area:                     | 10,086 sq. feet | 16,335 sq. feet  | Section 8, Subdiv. 7. J       | 8-11         |
| c. Reduce Dwelling to Feedlot Setback: | 97 feet         | 1,000 feet       | Section 16, Subdiv. 12. D. 2. | 16-12        |
- The applicant is requesting the variance to accommodate a property split & combination to adjust existing lot lines.
  - The subject parcel is a Nonconforming Lot.

## CONSIDERATIONS

- The following shall be considered at the hearing:
  - There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
  - Whether the granting of the application would be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
- Additional Considerations:**
  - The request is to accommodate a property split & combination to adjust existing lot lines.
  - The proposal would bring multiple Nonconforming 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.*

- 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

- This request has been submitted to Amy Beatty, County Feedlot Officer. In her review, Ms. Beatty stated per Section 16, Subdivision 12.D.2, 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 this Animal Feedlot facility was originally combined with the Animal Feedlot facility and its parcel. The current owners of this house parcel are also operators of the Animal Feedlot.

This variance should not have an effect on the existing dwelling since the owners of the dwelling are operators of the Animal Feedlot facility, and therefore have accepted living in close proximity to the Animal Feedlot.

## 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, Lot Depth, and Buildable Area.
  - a. **Feedlot to Dwelling Setback: The setback from a Feedlot to a Dwelling is to ensure the feedlot operations do not cause a nuisance to neighboring residential properties.**
    - The Feedlot and dwelling have been coexisting since the 1960's without issue.
    - The dwelling owners assist with the Feedlot operations.
    - Based on the above information, the setback from the dwelling to the Feedlot will not negatively impact the Feedlot operations
  - b. **Lot Depth: The requirement for Lot Depth is to ensure that a property can meet the required Road ROW and Rear Yard lot line setbacks.**
    - The subject property cannot expand the Lot Depth without getting closer to the Feedlot and creating multiple Nonconforming Structures.
    - Based on the above information, reducing the required Lot Depth would not negatively impact the feedlot or neighboring properties.
  - c. **Buildable Area: The requirement for Buildable Area is to ensure a lot has enough area for its intended use while meeting the required setbacks.**
    - The lot already has an existing dwelling that meets lot line & Road ROW setbacks.
    - Buildable Area cannot be met due to the close proximity to the existing Feedlot.
    - Based on the above information, reducing the required Buildable Area would not negatively impact the use of the lot.
2. **Is the variance request consistent with the Comprehensive Land Use Plan?**
  - The land use plan lists the location of livestock Feedlots and non-Feedlot uses too close to one another can cause conflicts.
  - The subject dwelling and Feedlot existed at the time of the adoption of Feedlot separation requirement.
  - The landowners of the subject property intend to operate the Feedlot.
  - Approval of the variance would not alter the operations of the existing Feedlot.
  - 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 a property split/combination to correct lot line setbacks for existing structures.
  - The applicant is not proposing the construction of a new structure.
  - 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?**
  - The lot was created in 2012 when the previous landowners split it from parcel 07.030.5110.
  - The proposed lot cannot meet the required Buildable Area or Lot Depth due to the setbacks from the Feedlot & existing Feedlot structures. These setbacks were adopted by the Le Sueur County Zoning Ordinance after the dwelling & Feedlot were established.
  - 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 Variance is to allow a property split/combination to correct lot line setback issues for existing structures.
  - The only visible change to the lot is the installation of a new septic system to be located on the adjacent parcel.
  - 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 apply for a property split/combination to correct lot line setback issues for existing structures.
  - 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 **Property Split Permit Application** shall be submitted and issued for the property split & combination.
5. *If approved, and prior to the commencement of any construction related activities*, a **Septic Permit** shall be submitted and issued for the new septic system.



# VARIANCE

LE SUEUR COUNTY  
BOARD OF ADJUSTMENT

88 SOUTH PARK AVENUE  
LE CENTER, MN 56057



Application Date: January 27, 2026 Permit Number: BOA-001091-2026 Fee: \$846.00  
 60-Day Ruling Date: March 27, 2026 911-Address: \_\_\_\_\_  
 Applicant(s): James Hoefs Landowner(s): Jason & Emily Hoefs  
 Mailing Address: 32606 181st Ave Mailing Address: 32606 181st Ave  
 City: New Prague City: New Prague  
 State: MN Zip: 56071 State: MN Zip: 56071  
 Phone: 507.291.1298 Phone: 507.364.7785

Township: Lanesburgh Parcel No.: 07.030.5100  
 Section: 30 Subdivision: N/A  
 TWP #: 112 Lot #: N/A Zoning District: A  
 Range#: 23 Block#: N/A FEMA Panel #: 27079C0 175E  
 1/4 - 1/4: NE - SE Road Type: CR Flood Zone: X-Outside

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 dwelling and an existing Animal Feedlot from 1,000 feet to 97 feet; and reduce the required Lot Depth from 300 feet to 250 feet; and reduce the required Buildable Area from 16,335 square feet to 10,086 square feet to accommodate a property split & 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/Jason & Emily Hoefs

Variance #: BOA-001091-2026

**Variance Request:** Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required separation distance between an existing dwelling and an existing Animal Feedlot from 1,000 feet to 97 feet; and reduce the required Lot Depth from 300 feet to 250 feet; and reduce the required Buildable Area from 16,335 square feet to 10,086 square feet to accommodate a property split & 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



*Application – Variance*

**I. Applicant:**

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

**II. Landowner:**

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

**III. Parcel Information:**

Parcel Number R 07.030.5110 Parcel Acreage 108.36 AC  
Township LANESBURGH Section 30  
Subdivision N 110 SE 1/4 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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 Liz KROCAK 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](http://www.lesueurcounty.gov)

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



Received 2/2/26  
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?

Dwelling to the feed lot lot depth & buildable AREA Dwelling was part of the feed lot for over 150 years now owned by son 6th generation and also will be running the feed lot in the future.

**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?

My request is to follow Goal 1 By only moving dirt for septic system

**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 existing home need septic system lot lines were fixed to meet setbacks

# 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**

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?

When house was given to son the lawyers split the line down the middle of shed & the change of set back & feedlot of calves in the building.

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?

Should be NO change to surrounding area

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

YES fix the lot line & set backs and install new septic system.

**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.**



**X. Quantities and Submittal Formats:**

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

**XI. Fees:**

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

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

**Additional Fees:**

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

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

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

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



- 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. Hoep Trust  
Property Owner signature  
Donna M Hoep

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

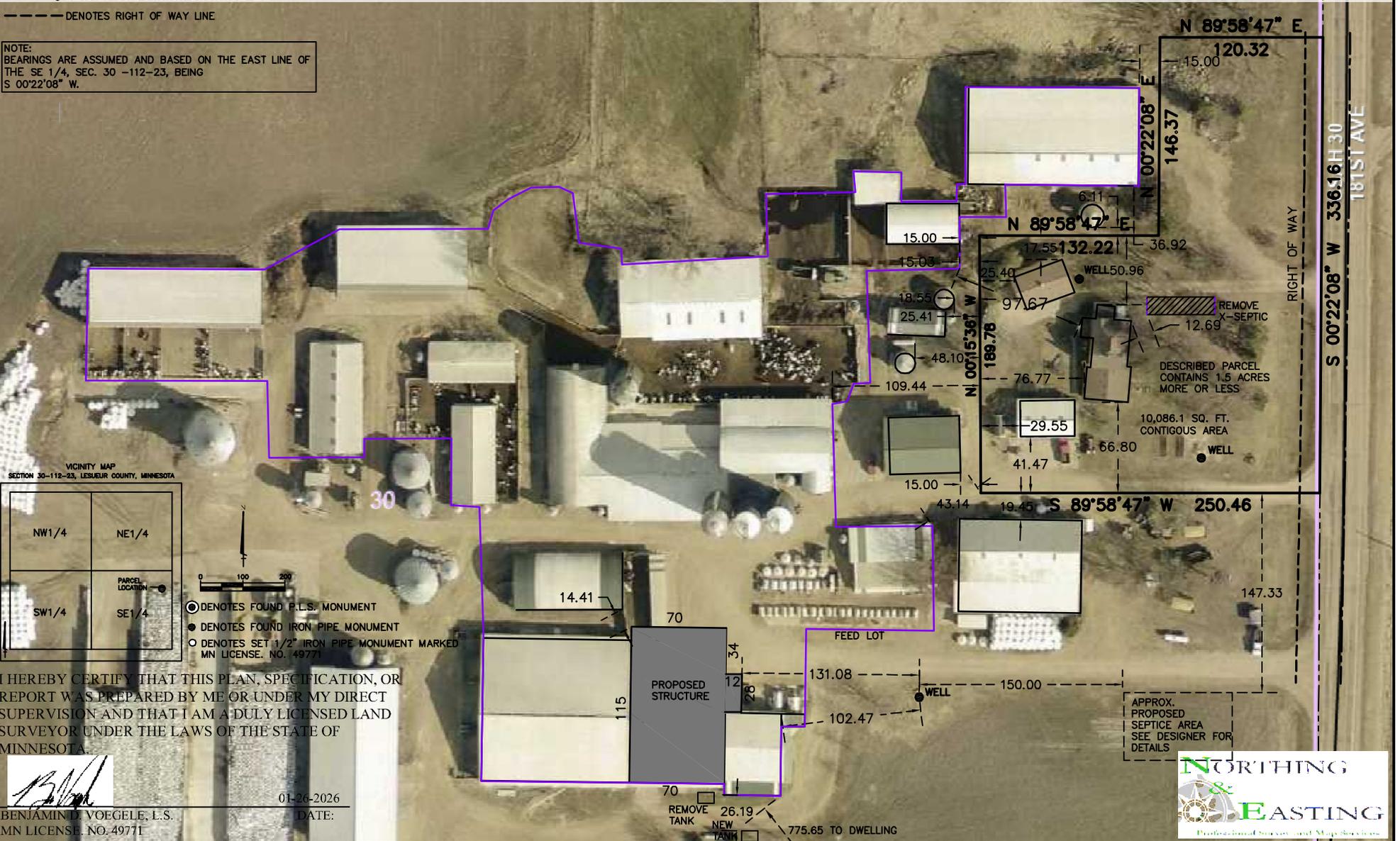
PART OF SECTION 30, TOWNSHIP 112 NORTH, RANGE 23 WEST, LESUEUR COUNTY, MINNESOTA

REVISION 3

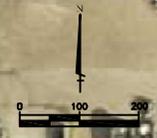
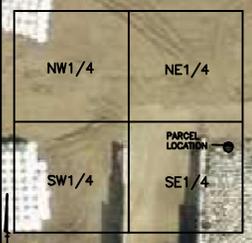
## LEGAL DESCRIPTION

- 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.

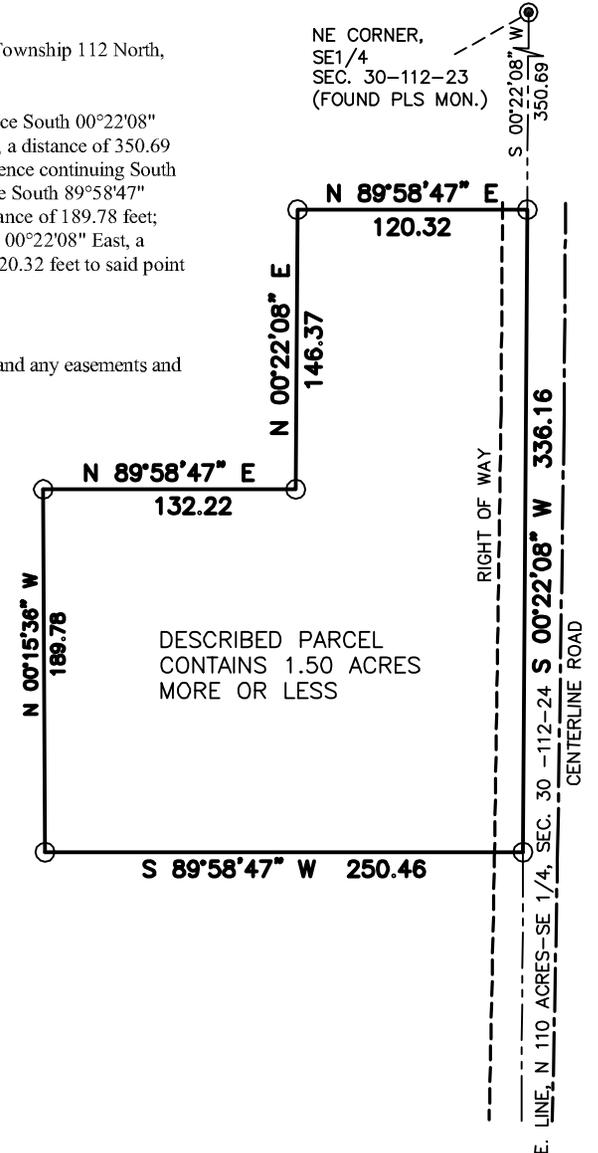
### LEGAL DESCRIPTION B

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.

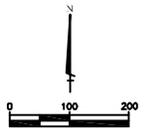
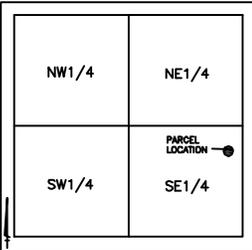
Subject to road right of way over and across the east side thereof and any easements and restrictions of record.

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.

  
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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