

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

**MEETING DATE:** March 5, 2026

**APPLICANT/OWNERS:** Richard & Ann Rynda

**911 ADDRESS:** 33700 181<sup>st</sup> Ave, Montgomery, MN 56069

**VARIANCE REQUEST:** To reduce the required acreage from 40 acres to 20 acres to accommodate a Temporary Dwelling for farm labor in an Agriculture "A" District.

**VARIANCE NUMBER:** BOA-001099-2026

**PARCEL NUMBER:** 07.031.5200

## SITE INFORMATION

**LOCATION:** The subject property is located in part of the E 1/2 of the SE 1/4, Section 31 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 2:** The County will protect the best of its agricultural land as a resource for long term agricultural use.

**GENERAL SITE DESCRIPTION:** Developed Conforming Lot

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

## BACKGROUND INFORMATION

The subject parcel was originally 120 acres when the feedlot began operations in the 1930s. In 2009, the landowners split and sold 100 acres surrounding the existing parcel. The applicants intend to construct a structure to include a Temporary Dwelling for farm labor. If approved, the variance would allow the applicants to apply for an Interim Use Permit for a Temporary Dwelling with a reduce lot area.

## ATTACHMENTS

Application, Description of Request, Site Plan (Proposed Conditions), Building Plans, LIDAR Map, Aerial Image, 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:

- | <u>Variance:</u> | <u>Request:</u> | <u>Required:</u> | <u>Ordinance:</u>                | <u>Page:</u> |
|------------------|-----------------|------------------|----------------------------------|--------------|
| a. Lot Area:     | 20 acres        | 40 acres         | Section 19, Subdiv. 12. C. 1. a. | 19-20        |
2. The applicant is requesting a variance to reduce the required lot area for a Temporary Dwelling for farm labor.
  3. The subject parcel is a registered feedlot.
  4. The Temporary Dwelling would convert into an office or meeting space once it is no longer required.

## 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 allow the applicants to apply for an Interim Use Permit for a Temporary Dwelling (for farm labor) with a reduced lot area.
  - b. The lot area requirement for a Temporary Dwelling for farm labor was implemented for crop farming and did not take feedlots into account when it was created.
  - c. The proposed structure for the Temporary Dwelling would meet all the required setbacks.

## 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 based on the most recent feedlot registration the animal feedlot facility meets suitable area acreage. This variance request to reduce the required acreage for a Temporary Dwelling for farm labor should not effect the existing animal feedlot located on this parcel.
2. This request has been submitted to Trygve Capistrant-Kinney, County Senior Planner. In his review, Mr. Capistrant-Kinney stated a compliant SSTS inspection for existing dwelling is on file dated January 14, 2026. An SSTS design was received for Temporary Dwelling. Placement of SSTS is in an acceptable location and will not require a variance. SSTS staff are able to approve of this variance project.

## PROPOSED FINDINGS

1. **Is the variance in harmony with the general purpose and intent of the official control?** The official control in the request is the required Lot Area for a Temporary Dwelling for farm labor.
  - a. **Lot Area. The requirement for Lot Area is to ensure that a property can meet the required setbacks for a listed use in the applicable Zoning District.**
    - The proposed Temporary Dwelling would meet all the required setbacks.
    - The proposed Temporary Dwelling meets maximum the size requirements.
    - The amount of area a feedlot requires differs compared to crop farming.
    - Based on the above information, the variance is in harmony with the general purpose and intent of the official control
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 structure for the Temporary Dwelling would not remove any productive agriculture 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 structure for a Temporary Dwelling for farm labor.
  - The subject property has a registered feedlot that requires labor to manage.
  - 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 subject parcel was originally 120 acres; however, in 2009 the landowners sold the surrounding 100 acres.
  - The property was split prior to the adoption of the Land Division Ordinance.
  - The property split met the requirements for a dwelling and a Feedlot, however the idea of a Temporary Dwelling for farm labor was not in discussion during the split.
  - Based on the above information, the plight of the landowner was not created by them.
5. **Will the issuance of the variance maintain the essential character of the locality?**
  - The locality is scattered residential sites and tillable acreage. The applicant is proposing a Temporary Dwelling for farm labor with a reduced lot area.
  - The Temporary Dwelling would be in a new structure that would be designed similar to existing structures on the lot.
  - Based on the above information, the request would maintain the essential character of the locality.
6. **Does the alleged Practical Difficulty involve more than economic considerations?**
  - If approved, the applicant would be able accommodate a Temporary Dwelling for farm labor to assist with the feedlot operations and mentor the next generation of feedlot owners.
  - 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 site plan (submitted January 29, 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*, an **Interim Use Permit** shall be submitted and issued for the Temporary dwelling.
5. *If approved, and prior to the commencement of any construction related activities*, a **Zoning Permit** shall be submitted and issued for the Temporary dwelling.





# VARIANCE

LE SUEUR COUNTY  
BOARD OF ADJUSTMENT

88 SOUTH PARK AVENUE  
LE CENTER, MN 56057



Application Date: January 29, 2026 Permit Number: BOA-001099-2026 Fee: \$846.00  
 60-Day Ruling Date: March 30, 2026 911-Address: 33700 181st Ave, Montgomery, MN 56069  
 Applicant(s): Richard & Ann Rynda Landowner(s): Richard & Ann Rynda  
 Mailing Address: 33700 181st Ave Mailing Address: 33700 181st Ave  
 City: Montgomery City: Montgomery  
 State: MN Zip: 56069 State: MN Zip: 56069  
 Phone: 612.756.1363 Phone: 612.756.3466

Township: Lanesburgh Parcel No.: 07.031.5200  
 Section: 31 Subdivision: N/A  
 TWP #: 112 Lot #: N/A Zoning District: A  
 Range#: 23 Block#: N/A FEMA Panel #: 27079C0 175E  
 1/4 - 1/4: Part of the E 1/2 - SE 1/4 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 acreage from 40 acres to 20 acres to accommodate a Temporary Dwelling for farm labor in an Agriculture "A" District.

### 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): Richard & Ann Rynda

Variance #: BOA-001099-2026

Variance Request: **Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required acreage from 40 acres to 20 acres to accommodate a Temporary Dwelling for farm labor in an Agriculture "A" District.**

- A. The Board of Adjustment shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities.
- B. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.
- C. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.
- D. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the variances are consistent with the Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ACTION:              APPROVED              DENIED

CONDITION(S): \_\_\_\_\_

APPLICANT'S RESPONSE TO THE CONDITIONS: \_\_\_\_\_

**ENVIRONMENTAL SERVICES**

88 South Park Avenue, Le Center MN 56057

Website: www.lesueurcounty.gov

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



Le Sueur County  
**ENVIRONMENTAL SERVICES**

*Application – Variance*

**I. Applicant:**

Name Richard and Ann Rynda  
Mailing Address 33700 181st Ave  
City Montgomery State MN Zip 56069  
Phone # 612-756-1363 Phone # 612 756 3466

**II. Landowner:**

Name Richard and Ann Rynda  
Property Address 33700 181st Ave  
City Montgomery State MN Zip 56069  
Phone # 612-756-1363 Phone # 612 756 3466

**III. Parcel Information:**

Parcel Number R.07.031.5200 Parcel Acreage 20  
Township 112 Section 31  
Subdivision \_\_\_\_\_ 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).

We are asking for a variance from the 40 acre requirement for a farm, to build a 30 x 60 shed with 800 sq ft of temporary dwelling for farm labor on our 20 acre feedlot

**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 1-16-2026  
*(Township Name) (Date)*

Board Member Liz Krocak, Clerk 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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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?

Yes, We are feedlot and the reasoning is different than a row crop farms. A feedlot can and does exist on 20 acres.

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

Yes, goal 1, objective 2, action 1: There is no conflict with this goal policy

This current feedlot is requesting temporary housing for farm labor.

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

The request to build a new 30x60 shed with temporary dwelling for farm labor is reasonable even though the operating dairy operation only resides on a 20 acre parcel. The dairy farm has operated on this same 20 acres since 2009. The shed and land use are both listed uses in the agriculture district. The feedlot size and purpose will remain the same.

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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?

20 acres met the requirements to have a feedlot, but the 20 acres does not currently  
 The dairy operation functions on 20 acres versus the 40 acres required by county standards for a temporary dwelling for farm labor. Regardless of our acreage, the need for a temporary dwelling for farm labor still exists. The original feedlot was originally on 120 acres, but in 2009 the land surrounding the feedlot was sold.

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

Yes, To maintain the look of a farm environment, the proposed shed with temporary farm labor dwelling would blend in with character of the other farm buildings and sheds.

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, as mentioned in our "Description of Request", we detail the need for temporary dwelling for farm labor to a successful transfer and operation of the current dairy operation. Our dairy operation is a two family operation, in both families are actively involved in the day to day operation to milk, house, feed and manage our dairy herd.

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

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

**The Department may request additional information regarding the application.**

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**X. Quantities and Submittal Formats:**

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

**XI. Fees:**

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

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

**Additional Fees:**

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

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

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

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

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## Le Sueur County ENVIRONMENTAL SERVICES

- 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

1-27-26  
Date

Property Owner signature

1-27-26  
Date



## DESCRIPTION OF REQUEST

Why are we asking for the variance:

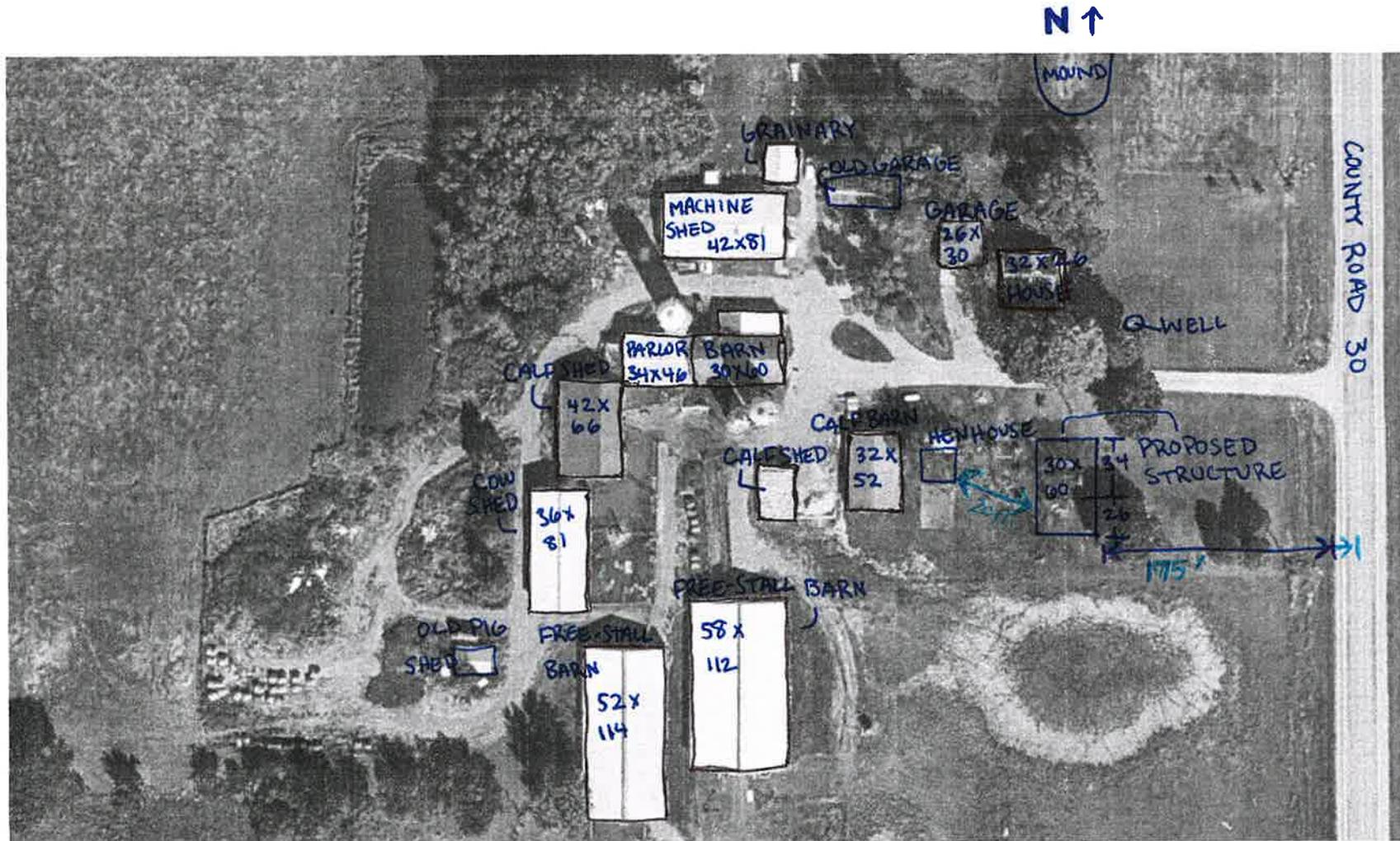
Currently, a temporary dwelling permit for farm labor requires 40 acres but our dairy farm feedlot has been operating on 20 acres since 2009. Our dairy farm has been in operation since the 1930's originally functioning on 120 acres. In 2009, we sold the surrounding acreage and continued the feed lot operation on 20 acres. The size of the acreage does not affect our business operation, and we plan to continue the dairy operation and transition to the next generation in our family. The feedlot is currently managed by our two families, where we actively manage and milk the dairy herd. As the older generation steadily passes on full ownership to the next generation, the need for temporary housing would allow the older generation a place to reside, while mentoring the future owner to succeed in maintaining the dairy operation.

In keeping with the look and structures of the farm, we propose to build a 30x60 shed and within this build, create the 800 sq ft of temporary dwelling for farm labor. The remainder of the shed would be designated for purposes such as a farm shop or farm storage.

When the need for farm labor ceases, the temporary dwelling space could be made available to the farm for office or meeting space.

The shed and current land use are both listed uses in the agriculture district.

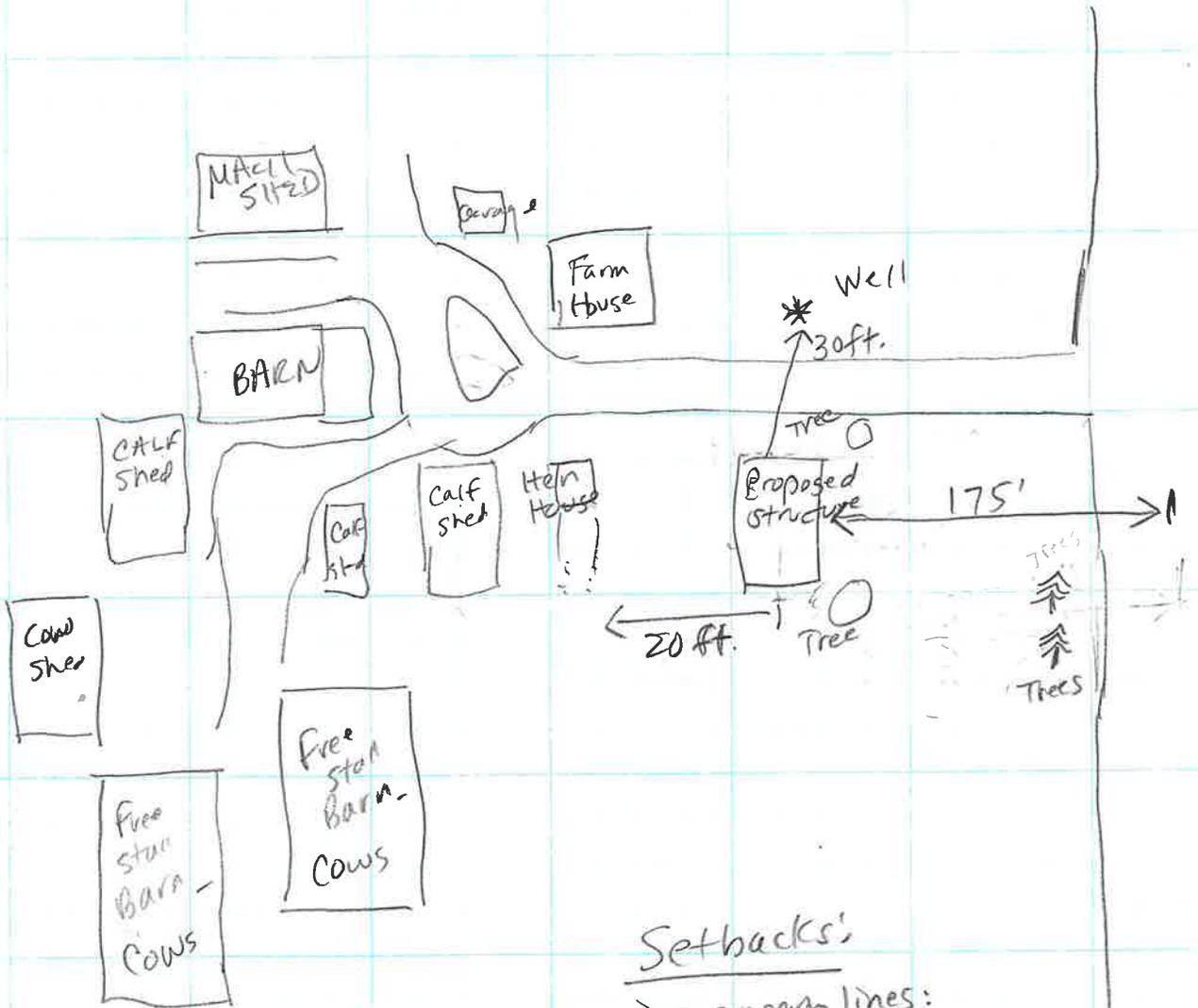




Setbacks: Country Rd 30 to Proposed Dwelling = 175 ft  
Property Lines - over 200 ft in all directions  
To nearest structure - 20 ft.

N ↑

Received 1/29/2026



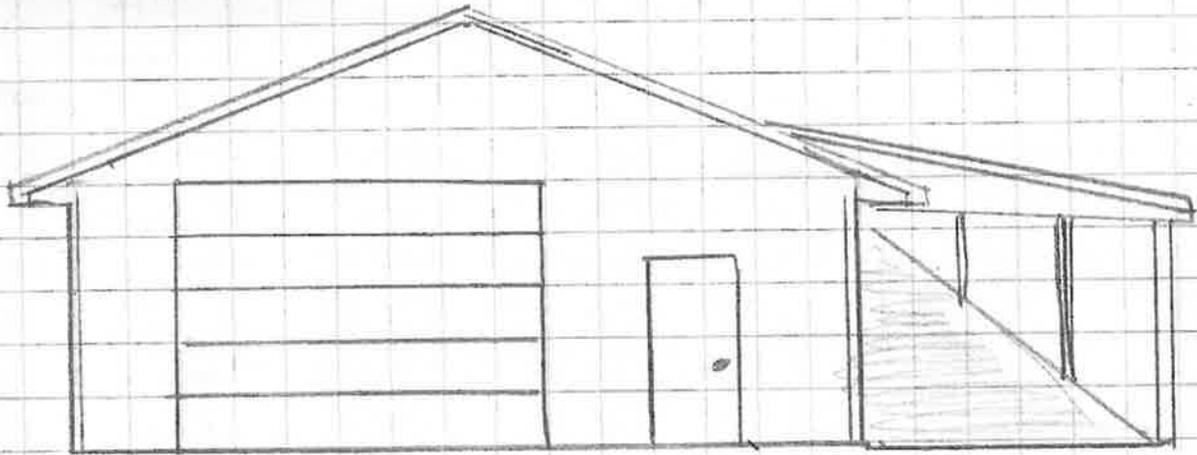
Setbacks:

- 1) TO property lines:  
over 200 ft  
in all directions
- 2) CTY Rd 30 to  
proposed structure =  
175 ft.

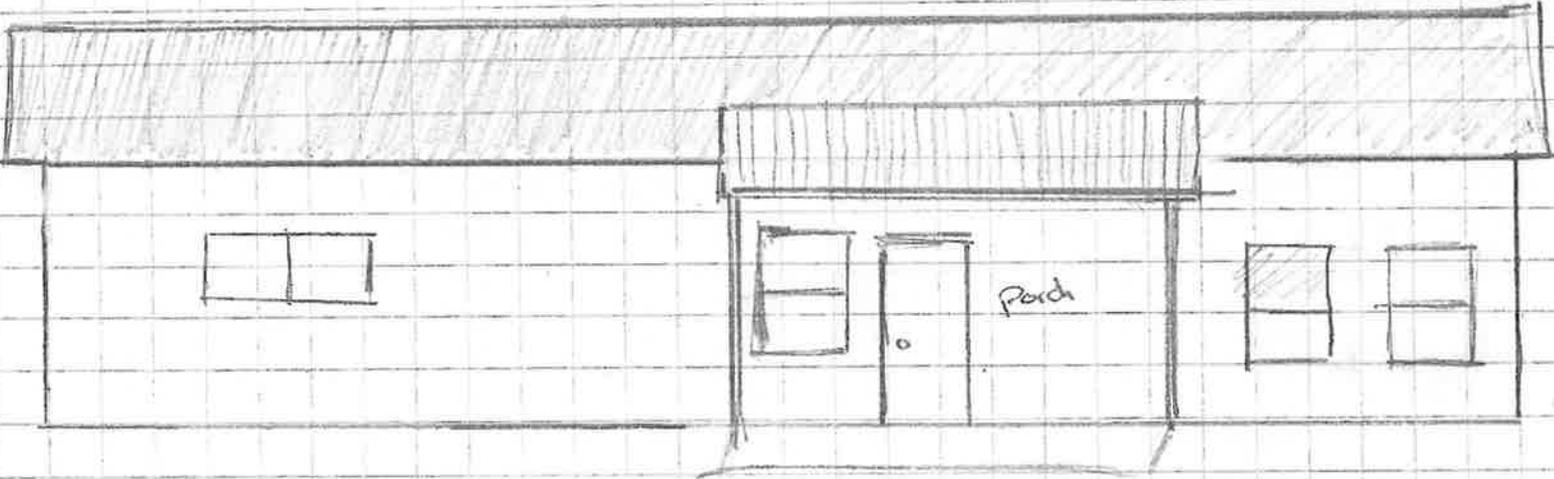




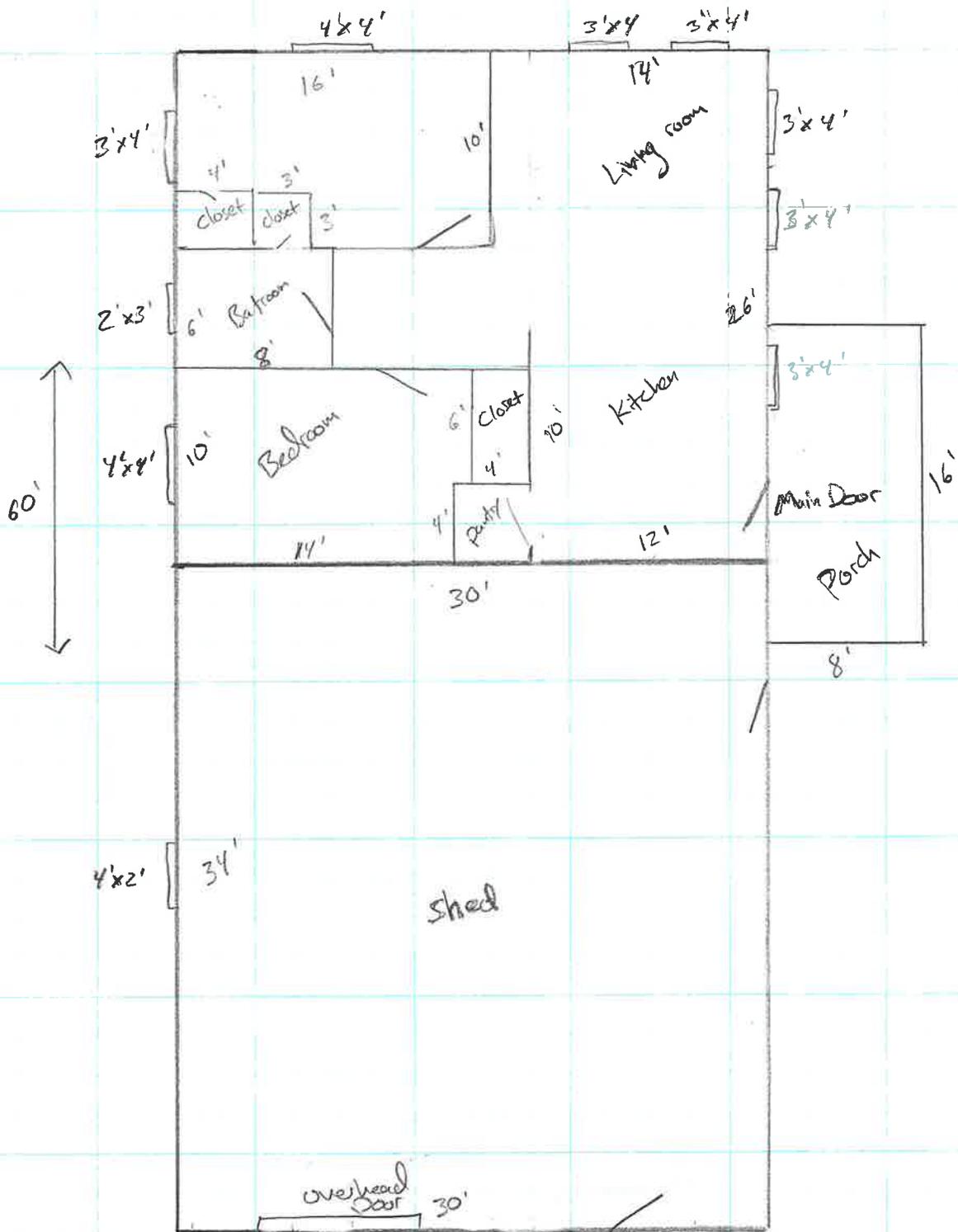
# Elevation



30'



Porch





**ENVIRONMENTAL SERVICES**

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

**Le Sueur County Erosion Prevention and Sediment Control Plan**

OWNER / CONTRACTOR			
Owner's Name: <b>Richard &amp; Ann Rynda</b>	Email: <b>ryndaville@gmail.com</b>	Phone #: <b>612-756-1363</b>	
Address: <b>33700 181st Ave</b>	City: <b>Montgomery</b>	State: <b>MN</b>	Zip: <b>56069</b>
Contractor's Name: <b>Greg Rynda</b>	Email: <b>gregrynda@gmail.com</b>	Phone #: <b>612 756 4827</b>	
Address: <b>7527 Dodd Rd</b>	City: <b>Shieldsville</b>	State: <b>MN</b>	Zip: <b>55021</b>
SITE LOCATION			
Site Address: <b>33700 181st Ave, Montgomery, MN 56069</b>			
Subdivision:	Parcel ID:		
Project Purpose: <b>30 x 60 Shed</b>			
Estimated Start Date: <b>April 1, 2026</b>		Estimated Completion Date: <b>August 30, 2026</b>	
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:	Date: <b>1-27-2026</b>
Contractor/Applicant Signature:	Date: <b>1-27-2026</b>



**ENVIRONMENTAL SERVICES**

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

<b>Total (Square Feet):</b>	2400 sq ft.		
<b>Are you importing/exporting any fill?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Amount of Grading, Excavating, and Filling Activities (Cubic Yards):</b>	Less than 10 cubic yards	

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

Zero slope where the build will occur.

- 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.*

Minimal excavation -  
 Erosion prevention using silt logs (erosion control logs) to the west and south of the new structure.

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

<b>Method:</b>	Sow grass seed upon completion of project
<b>Target Date:</b>	September 1, 2026

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

Erosion control blankets over any remaining piles and blanket the new seeded area, if still bare.

