Board of Adjustment
September 24, 2026
VAR-26-021

POPECOUNTY MINNESOTA

S:\3. BOA-PAC\2026\9. 24 September 2026\5. BOA - 5 Items\5. 08-0227-000 Johnsrud-Ascheman VAR-26-021\3. Staff Report\BOA V.B.5. Johnsrud-Ascheman - VAR-26-021 - Staff Report.docx

STAFF REPORT

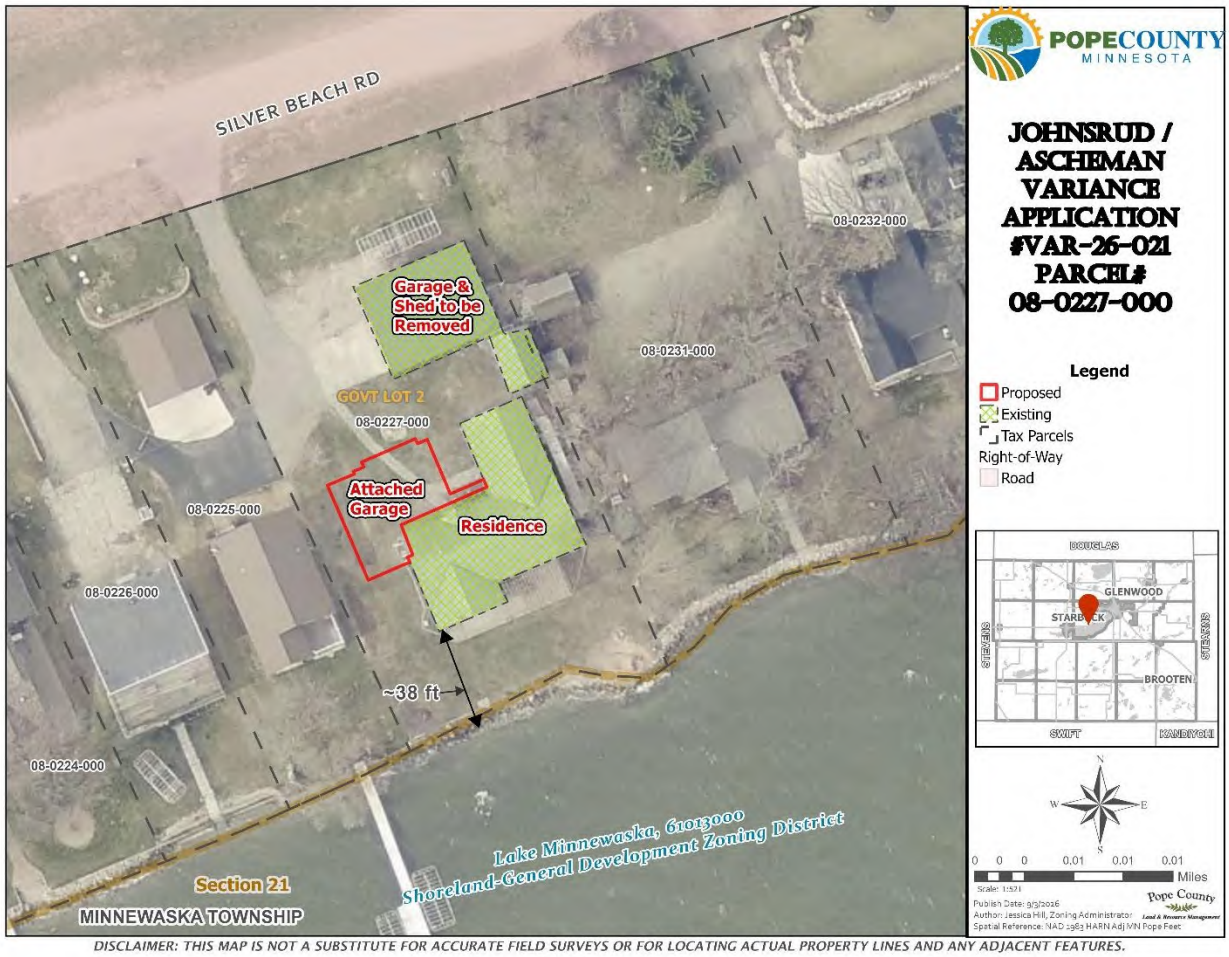
Applicant Information

Applicant: Jordan Johnsrud on behalf of Patrick & Donita Ascheman

Application: Variance (VAR-26-021)

Zoning: Shoreland-General Development (S-GD)

Location: Lot 18, Silver Beach, Section 21, Township 125 (Minnewaska), Range 38, Pope County, Minnesota.



DISCLAIMER: THIS MAP IS NOT A SUBSTITUTE FOR ACCURATE FIELD SURVEYS OR FOR LOCATING ACTUAL PROPERTY LINES AND ANY ADJACENT FEATURES.

Background

The applicants propose to remodel the existing dwelling and construct an attached garage addition. The submitted building plan depicts a garage approximately 38 feet wide and about 34 feet 4 inches deep, connected to the landward side of the dwelling. The survey identifies the 75-foot setback from the Lake Minnewaska ordinary high water level and depicts the proposed addition on the landward side of that line. The survey also depicts 10-foot side-yard setbacks.

The parcel is an established residential lakeshore lot situated between Lake Minnewaska and the State Trunk Highway 28 and 29 service road. Existing development includes the dwelling, detached garage, driveway, walks, hardscape, and related improvements. The proposal removes and reconfigures a substantial amount of existing hard surface while constructing the addition.

The existing dwelling is a lawful nonconforming structure because a portion of the dwelling is located within the current 75-foot OHWL structure setback. The proposed garage addition itself is depicted outside the 75-foot OHWL setback and within the applicable side-yard setbacks. Accordingly, the requested variance is from the restriction on expansion of an existing nonconforming structure under Section 10.16.4, rather than from the 75-foot OHWL or side-yard setback standards.

Impervious surface comparison

Measure	Existing	Proposed	Change
Parcel area used by survey	22,900 sq. ft.	22,900 sq. ft.	No change
Total impervious area	9,131 sq. ft.	7,851 sq. ft.	- 1,280 sq. ft.
Impervious coverage	approximately 40%	approximately 34%	- 6 percentage points
Ordinance standard	25% maximum	Section 10.24.4.A.2 applies	No impervious-surface variance

Staff note: The survey states a total parcel area above the OHWL of 22,900 square feet, but the printed percentage equation uses 29,200 square feet. The reported totals of approximately 40% existing and 34% proposed correspond to 22,900 square feet. A corrected survey or written surveyor certification should be submitted before issuance of the applicable land use/construction permit to confirm the parcel-area denominator and resulting impervious-surface calculations.

Applicable Statutes

Local Ordinance

- Pope County Land Use Controls Ordinance
  - Section 4.1.4 Public Waters Classification for Pope County
    - Classifies Lake Minnewaska as a General Development lake.
  - Section 4.6.3.A.1 OHWL Setbacks
    - Requires a 75-foot structure setback from the ordinary high water level in the S-GD district.
  - Section 4.6.3.A.4 Additional structure setbacks
    - Requires a 10-foot side-yard setback and a 50-foot setback from the right-of-way line of a state or county highway.
  - Section 4.6.7 Impervious Surface and Section 10.24.2 Impervious Surface Standards
    - Limit impervious surface coverage in the S-GD district to 25% of lot area above the OHWL.
  - Section 10.16 Non-Conforming and Substandard Uses
    - Governs lawful nonconforming structures and restricts expansion of such structures except as authorized under the Ordinance, including through variance approval where the applicable variance criteria are satisfied. The present request seeks relief from the restriction on expansion of the existing nonconforming dwelling because the proposed attached garage constitutes an expansion of that structure, even though the proposed addition itself is shown outside the required OHWL setback.
  - Section 10.24.4.A.2
    - Addresses redevelopment of an existing parcel that exceeds impervious-surface limits when coverage will remain at or below its current level. It requires a stormwater management plan but does not expressly require a variance from the impervious-surface limit in that circumstance.

- Section 11.6 Variance from Standards
    - Governs local variances. Minnesota Statutes section 394.27, subdivision 7, supplies the controlling practical-difficulties test and permits conditions directly related and roughly proportional to the variance impacts.

State Statute/Rule

- Minnesota Statutes, Chapter 394 Planning, Development, Zoning *(enabling legislation)*
    - Section 394.27 Subd 7 *Variances; practical difficulties*
    - Section 394.36 Subd 4 *Nonconformities; certain classes of property*
        - Allows qualifying residential nonconformities to continue through repair, replacement, restoration, maintenance, or improvement, but excludes expansion. Expansion of a nonconforming structure therefore requires authorization under otherwise applicable zoning authority, including variance authority under Minn. Stat. §394.27, subd. 7.
- Minnesota Administrative Rules, Chapter 6120, Part 6120.3900, Subpart 3 *Variance*
    - Requires shoreland variances to comply with Minn. Stat. ch. 394; prohibits variances that circumvent the purposes and intent of the official controls or authorize prohibited uses; and directs consideration of reasonable use without the variance, sewage-treatment-system needs, seasonal or year-round use, economic considerations, and characteristics of adjacent development.

Staff Analysis

Staff offers the following comments for consideration:

1. The proposal does not create a new use. The property will continue as a single-family residential property, a permitted use in the S-GD district.
2. The existing dwelling is a lawful nonconforming structure because a portion lies within the current 75-foot OHWL setback. The submitted plan places the attached garage addition landward of the surveyed 75-foot setback line and therefore does not create an additional encroachment into the required OHWL setback. The variance is requested because the project expands the existing nonconforming structure, not because the proposed garage addition itself fails to meet the OHWL setback.
3. The parcel is physically influenced by its established dwelling location, Lake Minnewaska and the 75-foot OHWL setback to the south, and the State Trunk Highway service road and septic mound to the north. The proposed layout also preserves 10-foot side-yard setbacks. These existing physical and development

conditions are relevant to whether the practical difficulty arises from circumstances unique to the property rather than from the applicants' personal preferences.

4. Although the proposed 34% impervious coverage remains above the 25% maximum, Section 10.24.4.A.2 provides standards applicable to redevelopment of an existing parcel exceeding the impervious-surface limitation when redevelopment remains at or below existing coverage and a stormwater management plan is developed and submitted. The plan reduces total impervious area from 9,131 to 7,851 square feet, a reduction of approximately 1,280 square feet or six percentage points. Based upon the submitted proposal and application, impervious-surface relief is not being requested as part of this variance request.
5. The survey does not function as a complete stormwater management plan. Section 10.24.4 requires such a plan for this redevelopment. Approval should therefore require submission and approval of a plan addressing permanent onsite treatment of runoff as prescribed by the ordinance before any applicable land use permit is issued.
6. The final approved plans shall clearly distinguish the existing dwelling area that will remain, the portions to be removed, and the new building footprint. This can be addressed through a corrected final survey and an as-built certification to ensure that the completed project remains consistent with the plans upon which the Board's decision is based.
7. The proposal appears to improve certain existing site conditions by reducing impervious surface and avoiding additional lakeward encroachment. That improvement does not eliminate the Board’s obligation to make each statutory finding, but it is relevant to reasonableness, ordinance intent, environmental impact, and the proportionality of conditions.

Comprehensive Plan Consistency

Based on Minnesota Statute 394.27 Subd. 7: A variance may be granted if it is in harmony with the general purposes and intent of the official control and when the variance is consistent with the Comprehensive Plan. The Pope County Comprehensive Plan includes policies addressing protection of water quality, preservation of natural shoreland features, and orderly development patterns.

Staff Analysis

The proposal is generally consistent with these policies supporting orderly residential development and protection of shoreland water quality. The continued 34% impervious coverage requires mitigation, but the substantial reduction in hard surface and required stormwater management plan reduce the degree of existing impervious-surface nonconformity and reduce runoff potential compared with existing conditions.

Practical Difficulty Analysis

Based on Minnesota Statute 394.27 subd. 7: A variance may be granted if enforcement of the zoning ordinance as applied to a particular piece of property would cause the landowner "practical difficulties." All three statutory criteria must be met; failure to meet any one requires denial.

1. **Reasonableness**

The first factor is that the property owner proposes to use the property in a reasonable manner. This factor means that the landowner would like to use the property in a reasonable way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance.

In this case, the request is to expand a nonconforming structure. The question to be considered is whether the proposed expansion of the nonconforming structure is a reasonable use of the property.

Staff Analysis

Continued single-family residential use is a permitted and reasonable use of this developed S-GD property. The issue for the Board is whether the proposed expansion of the existing nonconforming dwelling to accommodate the attached garage constitutes a reasonable manner of using the property that is not permitted without variance relief from Section 10.16.4. The proposed addition is located landward of the 75-foot setback line, respects the surveyed side-yard setbacks, and accompanies removal of enough existing surface to reduce total impervious coverage from approximately 40% to 34%.

The proposed layout accommodates the existing dwelling without creating an additional encroachment into the OHWL setback and reduces the overall amount of impervious surface on the property. These factors support a finding that the proposed expansion represents a reasonable manner of using the property.

2. **Uniqueness**

The second factor is whether the landowner's difficulty is due to circumstances unique to the property not created by the landowner. Relevant circumstances commonly include the property's size, shape, topography, natural features, existing lawful development, and other site-specific conditions, rather than circumstances based solely on the landowner's personal preferences.

For an expansion of a nonconforming structure, the Board should determine whether the need for variance relief arises from circumstances unique to the property and its established development, rather than primarily from the landowner's personal preferences or chosen design.

Staff Analysis

The parcel is already developed with a dwelling established inside the current OHWL setback. Its developable area is influenced by the lake and 75-foot setback to the south, the State Trunk Highway service road and septic mound to the north, side-yard setbacks, and the configuration of the existing dwelling to which the proposed garage would be attached. These are site and structure conditions rather than personal circumstances.

Although the applicants selected the size and design of the proposed garage, the statutory inquiry is whether the practical difficulty underlying the requested relief is attributable to circumstances unique to the property and not created by the landowner. Relevant circumstances shown in the record include the existing dwelling location, shoreline setback, road/service-road configuration, septic mound, side-yard setbacks, and established development pattern, which limit or influence the location and configuration of an attached addition to the existing dwelling.

The Board should determine whether these existing physical and development circumstances, when considered collectively, establish that the practical difficulty associated with the proposed expansion is unique to this parcel and was not created by the landowners, rather than arising primarily from the applicants' preferred garage size or configuration.

Shoreland Variance Considerations

Minnesota Rule 6120.3900, subp. 3 requires additional consideration of shoreland-specific factors.

Reasonable use without the variance: The property presently contains an established residential dwelling and can continue to be used for residential purposes without the variance. The existence of reasonable use without the variance does not, by itself, preclude approval under Minn. Stat. §394.27; however, it is a factor the Board must consider under Minn. R. 6120.3900, subp. 3.

Economic considerations: The variance is not requested solely on the basis of economic considerations.

Sewage treatment: The submitted materials identify an existing septic tank northwest of the dwelling and a septic mound north of the detached garage. The septic system was deemed compliant in April of 2021, with the compliance inspection expiring in April of 2024. Because the prior compliance inspection has expired, the Board should consider whether the existing sewage treatment system requires upgrading before the additional development is approved. Any current compliance inspection or other sewage-treatment-system requirements applicable to the proposed development shall be satisfied before issuance of the applicable permit.

Seasonal or year-round use: The submitted record does not establish whether the dwelling is used seasonally or year-round. The Board should establish this fact as part of the hearing record.

Adjacent development: The site visit and surrounding development indicate an established residential lakeshore setting with developed residential properties on adjoining lots. The Board should consider testimony and other evidence received at the public hearing before making its final determination.

3. **Essential Character**

The third factor is whether granting the variance will alter the essential character of the locality. This includes consideration of whether the expanded structure would be out of scale, out of place, or inconsistent with the surrounding area.

Staff Analysis

The use remains residential and the addition is integrated with an existing dwelling. The proposal removes the detached garage and other impervious areas, locates the new garage away from the lake, and maintains side setbacks. The building plans show a residential design compatible with the dwelling. The site-visit photographs also depict an established residential lakeshore setting with developed adjoining parcels. Subject to testimony and agency comments received at the hearing, the proposal is not expected to be out of scale or out of place in this developed Lake Minnewaska residential lakeshore area.

Staff Recommendation

Having reviewed and considered the application, local ordinances, state statutes, submitted plans and supporting materials, staff finds that the record contains facts that may support the required variance findings, subject to the conditions stated in this report and any additional evidence or testimony received at the public hearing.

The proposal retains the established residential use, places the garage addition landward of the 75-foot ordinary-high-water setback line, maintains the surveyed 10-foot side-yard setbacks, and reduces overall impervious surface by approximately 1,280 square feet. Relevant considerations include that the project does not extend the dwelling farther lakeward, maintains the proposed addition outside the required OHWL setback, and reduces overall impervious surface and is subject to applicable stormwater controls for the remaining approximately 34% coverage.

If the Board determines that all requirements of Minn. Stat. §394.27, subd. 7, Minn. R. 6120.3900, subp. 3, and the Pope County Land Use Controls Ordinance are satisfied, staff recommends approval subject to the following conditions:

1. Development shall substantially conform to the Certificate of Survey and Impervious Surface Study prepared by Stoeckel-Jahner Land Surveying, File No. 26-17685, dated July 31, 2026 and signed August 3, 2026, and to the submitted CB Designs building plans dated July 14, 2026, except as modified by these conditions and any corrected survey required below.

2. The attached garage addition, including roof overhangs and projections, shall be located landward of the surveyed 75-foot ordinary-high-water setback line and no closer than 10 feet from either side property line.
3. Total post-project impervious surface coverage shall not exceed 7,851 square feet. The corresponding percentage of lot area above the OHWL shall be confirmed by the corrected survey required under Condition 4. Nothing in this variance grants separate relief from the applicable impervious-surface standards.
4. Before issuance of any County land use permit, the applicant shall submit a corrected impervious-surface survey or written certification from the surveyor resolving the 22,900/29,200-square-foot denominator discrepancy and confirming existing and proposed coverage totals.
5. Before issuance of any County land use permit, the applicant shall submit a stormwater management plan meeting Section 10.24.4. The plan shall meet the applicable requirements of Section 10.24.4 and shall be approved by the Land and Resource Management Department.
6. All required erosion-control and stormwater best management practices shall be installed before land disturbance, maintained during construction, and permanently maintained thereafter as required by the approved stormwater management plan.
7. Existing impervious surfaces identified on the approved survey for removal shall be removed and restored to a permeable, stabilized surface before final project completion. Areas shown as pervious landscaping shall not be converted to hard surface where such conversion would cause total impervious surface to exceed the approved 7,851-square-foot post-project limit without additional County approval.
8. Upon completion, the applicant shall submit an as-built survey or written certification from a Minnesota-licensed land surveyor verifying the location of the completed addition relative to the applicable OHWL and side-yard setbacks and verifying total impervious surface area and corresponding lot coverage.
9. The applicants shall obtain all other required township, county, state, and federal permits before construction. Approval of this variance does not constitute approval under the Minnesota State Building Code or other applicable regulations.
10. County staff may enter the property at reasonable times and in a reasonable manner upon reasonable notice, as authorized by law, to verify compliance with this variance and its conditions.

Staff Findings

The Staff proposes the following findings of fact for consideration by the Board of Adjustment:

1. **Variance request consistent with purposes and intent of the official controls and the comprehensive plan:**

   Findings: The variance is in harmony with the general purposes and intent of the official controls and is consistent with the Comprehensive Plan because it allows reasonable improvement of an established residential property without creating an additional encroachment into the required OHWL setback. The proposed garage addition is located landward of the 75-foot OHWL setback, the project reduces total impervious surface by approximately 1,280 square feet, and required stormwater controls are intended to address runoff associated with the remaining impervious surface. The variance authorizes expansion of the existing nonconforming structure but does not grant separate relief from the OHWL, side-yard, highway right-of-way, or impervious-surface standards applicable to the proposed development.

2. **Use of property/structure is a reasonable use:**

   Findings: The property owner proposes to use the property in a reasonable manner not permitted without variance relief from the restriction on expansion of the existing nonconforming structure. The property will remain in permitted single-family residential use; the garage addition is situated landward of the 75-foot OHWL setback and complies with the surveyed side-yard setbacks; and the project reduces total impervious area by approximately 1,280 square feet. The proposed expansion therefore accommodates continued residential use of the established dwelling without creating an additional lakeward setback encroachment.

3. **Character of locality and detriment to neighboring properties:**

   Findings: The variance will not alter the essential character of the locality. The property will remain residential, the addition is placed landward of the OHWL setback line, and total impervious coverage will be reduced. The project is compatible with the established residential lakeshore development pattern surrounding the property. With the recommended conditions, the project is not expected to create substantial additional impacts to neighboring properties or Lake Minnewaska. The proposal maintains surveyed side-yard setbacks, reduces hard-surface coverage, and requires onsite stormwater treatment and verification of the final layout.

4. **Plight of the landowner is due to circumstances unique to the property and not self-created:**

   Findings: The circumstances relevant to the requested variance include the lawful existing dwelling location within the 75-foot OHWL setback, the lake and shoreline setback, the State Trunk Highway service road and septic mound, the parcel configuration, and the established configuration of the existing dwelling to which the proposed garage would be attached. These physical and established development conditions limit and influence the location and configuration of an expansion of the existing dwelling.

   Based upon these circumstances, the practical difficulty associated with the proposed expansion is attributable to circumstances unique to the property that were not created by the landowners, rather than solely to the applicants' preferred garage configuration. The request is not based solely on economic considerations.

REPORT APPENDIX

- **Routing Sheet** *(Comments, concerns and conditions)*
- **Public Notice**
- **Supplemental Information**
  - **Attachment 1:** *Variance Application (Jordan Johnsrud/Pat & Donita Ascheman, 18 August 2026)*
  - **Attachment 2:** *Certificate of Survey & Impervious Surface Study (Stoeckel Jahner Land Surveying, 31 July 2026)*
  - **Attachment 3:** *Project Narrative (Jordan Johnsrud/Pat & Donita Ascheman, 18 August 2026)*
  - **Attachment 4:** *Proposed Building Plans (Clint Bachmann, 14 July 2026)*
  - **Attachment 5:** *Site Visit Photos (L&RM Staff, 14 September 2026)*

Routing Sheet

Comments, Concerns and Conditions

Agency

MN DNR	*No comment received.*

County Department

Attorney	*No comment received.*
Recorder	*COMMENTS: From the Recorder's Office perspective, I don't see any issues with the proposals.*
LUS II	*No comment received.*

Township

Minnewaska	*No comment received.*

Other Comments Received

No comment received.

Public Notice

POPE COUNTY LAND & RESOURCE MANAGEMENT
POPE COUNTY COURTHOUSE
130 E. MINNESOTA AVENUE
GLENWOOD, MINNESOTA 56334
(320) 634-7791

POPE COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING FOR
VARIANCE REQUEST

Notice is hereby given that a Public Hearing will take place in conjunction with the Board of Adjustment meeting to be held at 6:00 pm or shortly thereafter on Thursday, September 24th, 2026 in the Pope County Courthouse, 3rd Floor Board Room, to consider the following variance request.

Description of Request: Variance hearing on the application by Jordan Johnsrud on behalf of Patrick & Donita Ascheman (VAR-26-021, Parcel#08-0227-000), if granted would allow applicant relief from the non-conforming structure standard in a Shoreland-General Development (S-GD) zoning district per section 10.16.4 of the Pope County Land Use Controls Ordinance.

Legal Description/Site Location: Lot 18, Silver Beach, Section 21, Township 125 (Minnewaska), Range 38, Pope County, Minnesota.

Public participation will include an opportunity to:

1) submit written concerns and comment prior to the scheduled meeting. All such communications will be shared with the Board of Adjustment prior to or during the meeting;
2) submit concerns and comments via Pope County's Public Comment web map, go to https://www.popecountymn.gov, at the top of the page hover over Government, then under Board of Adjustment/Planning Advisory Commission, select Submit a Public Comment or type in the following link to access the Public Comment web map: (https://popecounty.maps.arcgis.com/apps/webappviewer/index.html?id=22a203912a864a77b4cdabe672e35e3f)
3) opportunity to review the staff prepared report via Pope County website;
4) observe and/or participate by providing verbal comments in the Public Hearing portion of the Board of Adjustment meeting.

Interested parties and citizens may contact the Land and Resource Management office for further information as to how to participate in the meeting. ***Notices of Decision*** *will be posted* ***online*** *shortly after decision making at the following Pope County webpage:*

- *https://www.popecountymn.gov/land-resource-management/boa-pac-notices-of-decision/*

Thank you for your patience and consideration in this matter.

Dated: September 4, 2026,
By: Jessica Hill, Zoning Administrator, Land & Resource Management

Supplemental Information

Supplemental Information Attachment 1:

Variance Application
(Jordan Johnsrud/Pat & Donita Ascheman, 18 August 2026)

POPE COUNTY MINNESOTA

VARIANCE APPLICATION

L&RM FORM 18

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VARIANCE APPLICATION

A variance allows a modification or variation of the provisions of the Pope County Land Use Controls Ordinance where it is determined that, by reason of exceptional circumstances, the strict enforcement of any provision of the ordinance would cause the landowner "practical difficulty" (see Practical Difficulty Test on the following page).

Variances from official zoning controls are defined under Minnesota Statute 394.27 and require the landowner to prove the property could not otherwise be used or enjoyed in the proposed way by complying with the Pope County Land Use Controls Ordinance and there will be no negative impact on surrounding properties.

Prior to submission of this application, please discuss your variance request with the Land and Resource Management department.

Applicant Information

Applicant Names	Jordan Johnsrud/Pat + Donita Aschemann
[redacted]	

Property Description

Property Address	25669 Silver Beach Rd										City	Glenwood			State	MN	Zip 56334
Township Name	Minnewaska										Section	21			Twp	125	Range 38
Parcel No.	0	8	-	0	2	2	7	-	0	0	0	Associated Parcel No.		-			

Project Narrative

What is the variance application for?	Garage Addition for non-conforming structure.

Provide written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized:

Attached

Pope County Land & Resource Management
130 East Minnesota Ave. | Glenwood, Minnesota 56334 |
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/land-resource-management/

Practical Difficulty Test

A variance may be granted if enforcement of the zoning ordinance as applied to a particular piece of property would cause the landowner "practical difficulties." There is a three factor test for establishing practical difficulties. If the applicant does not satisfy all three factors of the test, then the variance should not be granted.

1. *Reasonableness*

The first factor is that the property owner proposes to use the property in a reasonable manner. This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance.

2. *Uniqueness*

The second factor is that the landowner's problem is due to circumstances unique to the property not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner.

3. *Essential Character*

The third factor is that the variance, if granted, will not alter the essential character of the locality. Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

Questions	Yes/No
Does your project satisfy all three factors of the Practical Difficulty Test?	Yes
Please state how your project satisfies all three factors in the space provided below:	
[redacted]. Attached	

Pope County Land & Resource Management
130 East Minnesota Ave. | Glenwood, Minnesota 56334 |
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/land-resource-management/

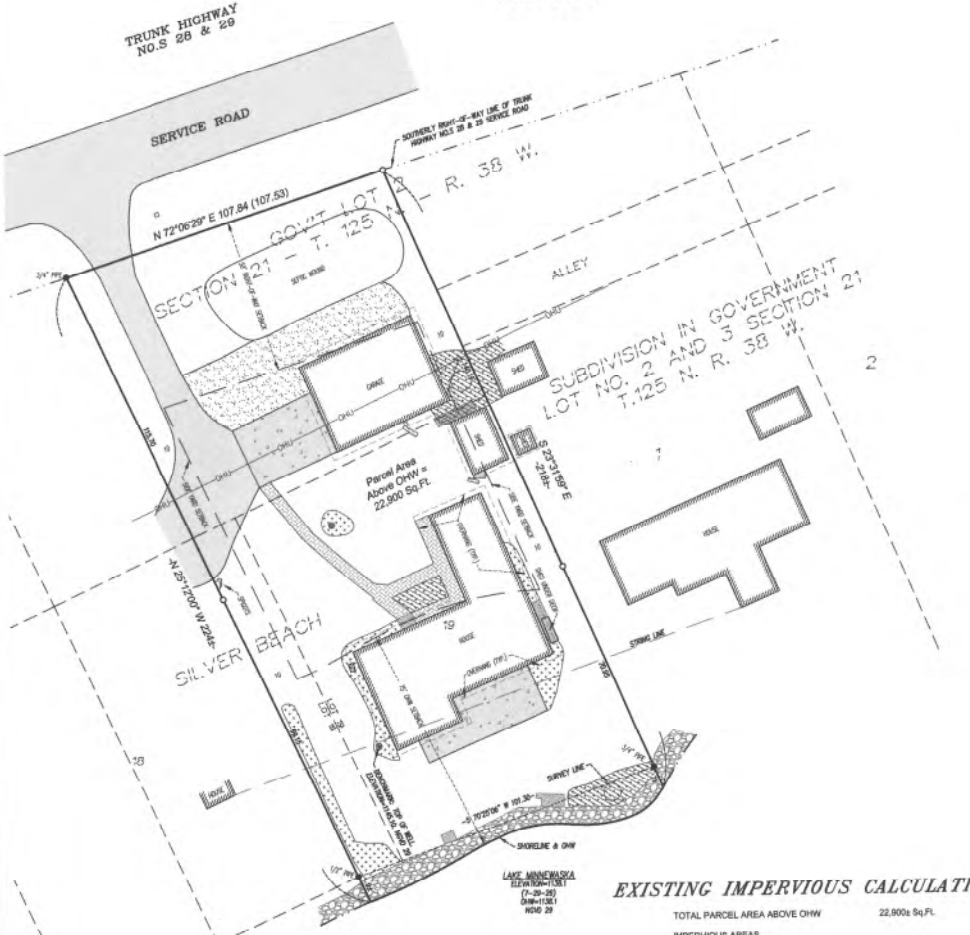
Supplemental Information Attachment 2:

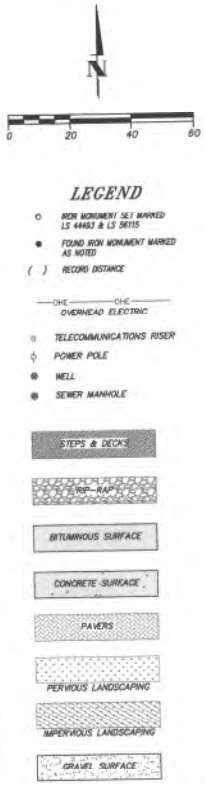
Certificate of Survey & Impervious Surface Study
(Stoeckel Jahner Land Surveying, 31 July 2026)

CERTIFICATE OF SURVEY & IMPERVIOUS SURFACE STUDY

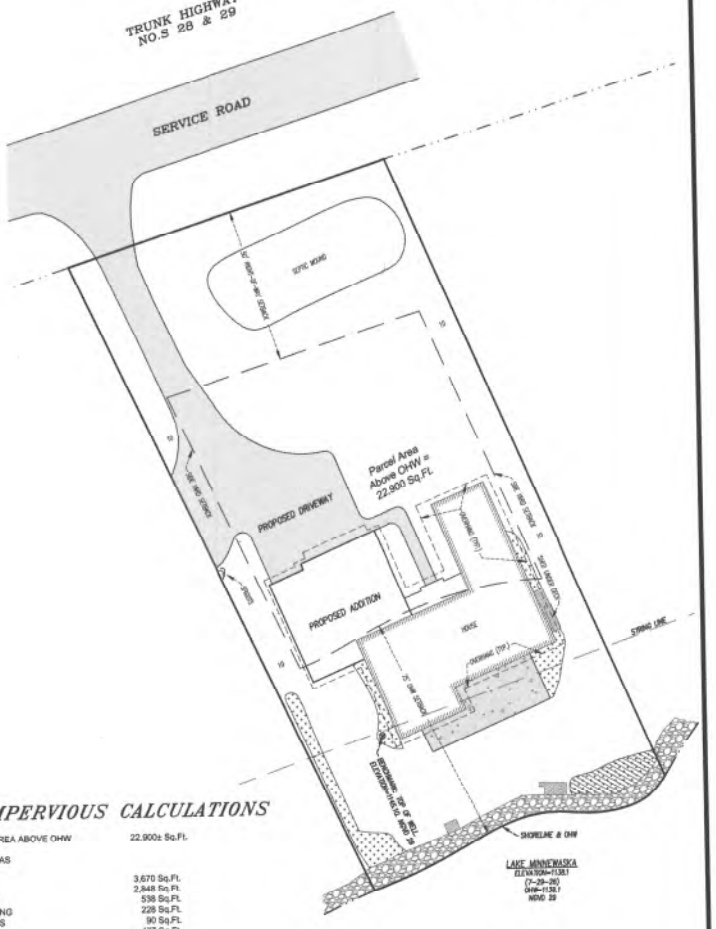
STOECKEL-JAHNER SURVEYING FILE NO. 26-17685

EXISTING





PROPOSED



EXISTING IMPERVIOUS CALCULATIONS

TOTAL PARCEL AREA ABOVE OHW	22,900± Sq.Ft.
IMPERVIOUS AREAS	
BUILDINGS	3,744 Sq.Ft.
BITUMINOUS	1,549 Sq.Ft.
GRAVEL	1,300 Sq.Ft.
CONCRETE	1,115 Sq.Ft.
PAVERS	488 Sq.Ft.
LANDSCAPING	337 Sq.Ft.
DECK/STEPS	156 Sq.Ft.
OVERHANG	442 Sq.Ft.
TOTAL IMPERVIOUS AREA	9,131 Sq.Ft.±
9,131 / 29,200 = 0.3987 or	
40% ± IMPERVIOUS	

PROPOSED IMPERVIOUS CALCULATIONS

TOTAL PARCEL AREA ABOVE OHW	22,900± Sq.Ft.
IMPERVIOUS AREAS	
BUILDINGS	3,670 Sq.Ft.
DRIVEWAY	2,848 Sq.Ft.
CONCRETE	536 Sq.Ft.
LANDSCAPING	228 Sq.Ft.
DECK/STEPS	90 Sq.Ft.
OVERHANG	477 Sq.Ft.
TOTAL IMPERVIOUS AREA	7,851 Sq.Ft.±
7,851 / 29,200 = 0.343 or	
34% ± IMPERVIOUS	

SURVEYORS NOTES:

1) A Title Commitment and/or Title Opinion were not provided for the benefit of this survey. Easements may exist which are not shown hereon.

2) Numerous areas have overlapping impervious surfaces, i.e. deck over concrete, overhang over landscaping, etc. For the purposes of this impervious surface study, these areas are only listed once.

3) Only the impervious landscaping (plastic membrane) has been included in the impervious surface calculations.

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

LS 44493 License No. 08-02-2026 Date

STOECKEL JAHNER LAND SURVEYING ...a division of JSD

PREPARED FOR: JORDAN JOHNSRUD

1206 3rd Avenue East, Alexandria, MN 56308
Phone 320-763-6855
mark@mnsurveying.com tyler@mnsurveying.com

SEC, TWP, RNG:	21-125-38
DATE:	07-31-26
DRAWN BY:	DLS
CHECKED BY:	MFJ
FILE NUMBER:	26-17685

Supplemental Information Attachment 3:

Project Narrative
(Jordan Johnsrud/Pat & Donita Ascheman, 18 August 2026)

The requested variance should be approved because the proposed addition represents a reasonable use of the property, is necessitated by circumstances unique to the property and existing structure, and will not alter the essential character of the surrounding area.

The existing structure is a lawful nonconforming structure that was established prior to the current setback or dimensional requirements. The owner is not proposing a new nonconforming use of the property. Rather, the owner proposes to continue the existing permitted residential use and make a reasonable addition to the existing structure.

1. The proposed use of the property is reasonable.

The property will continue to be used for the same recreational/residential purpose for which it is currently used. The addition does not introduce a new or prohibited use and does not fundamentally change the intensity or character of the property.

The variance is necessary because strict application of the current setback requirements to an existing lawful nonconforming structure limits the practical locations in which an addition can be constructed. Requiring the addition to fully comply with setbacks applicable to new construction may result in an impractical building configuration or require substantial alteration of the existing structure.

The proposal therefore represents a reasonable use of an existing developed property rather than an attempt to establish a use that would otherwise be prohibited.

2. The practical difficulty results from circumstances unique to the property.

The practical difficulty is associated with the existing location and configuration of the lawful nonconforming structure, together with the physical characteristics of the parcel.

The existing structure was established in its present location prior to the current requirements. As a result, the owner must work with the location of an existing building rather than selecting a building location on an undeveloped parcel.

The relevant question is therefore not whether a newly constructed building could be designed to comply with today's requirements. The question is whether it is reasonable to require an existing lawful structure to be substantially reconfigured, relocated, or otherwise altered in order to accommodate an addition that can reasonably be incorporated into the existing building.

The existing building location, lot dimensions, topography, septic system, access, neighboring improvements, shoreline configuration, or other physical constraints, as applicable to this property, limit the reasonable alternatives available to the applicant.

These circumstances distinguish the property from a vacant parcel where the owner has complete flexibility in locating a new structure.

3. The proposal does not unnecessarily increase the existing nonconformity.

Although the existing structure is nonconforming, the proposed addition has been designed to minimize the extent of the requested variance.

Where possible, the addition follows the existing building line rather than extending the structure substantially farther into the required setback. The applicant is therefore not using the existence of a nonconforming structure as justification for unrestricted expansion.

Instead, the proposal attempts to balance the reasonable use of the property with the purpose of the setback requirement.

4. Granting the variance will not alter the essential character of the locality.

The property is already developed with the existing structure, and the proposed addition will remain accessory to and compatible with that structure.

The garage addition will not change the underlying use of the property, introduce an incompatible activity, or create a substantially different development pattern within the neighborhood.

The proposed addition remains generally consistent with existing characteristics in the neighborhood. Therefore an approval of the variance will not alter the essential character of the locality.

5. The variance is consistent with the purpose and intent of the ordinance.

The purpose of setback and nonconformity regulations is not simply to prevent every improvement to an existing nonconforming structure. Those regulations are intended to protect neighboring properties, environmental resources, public safety, adequate separation between structures, and orderly development.

The Board should therefore evaluate the actual impacts of this particular addition.

If the proposed addition does not create meaningful additional impacts on neighboring properties, public waters, roads, septic systems, drainage, sight lines, or other protected resources, strict application of the setback requirement provides limited additional public benefit in this particular circumstance.

Approval of the variance would allow reasonable improvement of an existing property while continuing to protect the purposes underlying the ordinance.

6. The request is based on the characteristics of the property, not economic considerations.

The basis for the variance is not that compliance would simply cost more or that the applicant would financially benefit from constructing the addition.

Rather, the request arises from the location of the existing lawful structure and the physical limitations affecting where an addition can reasonably be constructed.

The applicant's practical difficulty therefore exists independently of economic considerations.

Recommended Finding

The Board could reasonably find that the applicant has demonstrated practical difficulties because the proposed addition constitutes a reasonable continuation of the existing permitted use; the existing location and configuration of the lawful nonconforming structure and physical characteristics of the parcel create circumstances unique to the property; the proposal has been designed to minimize any increase in the existing nonconformity; and the addition will not alter the essential character of the locality.

The variance is also consistent with the general purpose and intent of the ordinance because it permits reasonable improvement of an existing developed property without creating substantial additional impacts that the applicable setback or nonconformity provisions are intended to prevent.

For these reasons, approval of the variance, subject to appropriate conditions necessary to mitigate identifiable impacts, is warranted.

Supplemental Information Attachment 4:

Proposed Building Plans
(Clint Bachmann, 14 July 2026)

LEGAL DISCLAIMER:

These drawings have been prepared to meet generally accepted professional standards and practices and have been developed without knowledge or reference to a specific site or geographical area. Therefore, supplemental to these documents, it is the owner and his/her builder's responsibility to follow the material and equipment manufactures instructions, and to use accepted standards for each building trade. Topographic and subsurface conditions should be verified and foundation plans adapted accordingly. Before starting construction, the builder should check and be responsible for all dimensions and other details, and should review the plans for compliance with governing code requirements for the geographic area in which the house is to be built. All structural, mechanical and electrical requirements should also be reviewed before construction begins. Codes govern over drawings and dimensions govern over scale. The owner should check with the local building department to see if a professional stamp is required on the drawings for permit purposes. It is suggested that a local architect be retained to review and make any changes necessary to ensure that the plans meet the above requirements. Any use of this information without adaptation to changes and codes, standards, site conditions and other factors is at the owner's sole risk. The designer assumes no responsibility for changes made to these plans by others and makes no warranties, either expressed or implied, regarding these plans. The owner agrees to defend and indemnify the designer for all claims, costs, losses or damages resulting from the use of this information. Authorization of the use of this plan is on the express condition that you comply with all local building codes, zoning requirements, and other applicable laws, regulations, and ordinances.

PAT & DONITA ASCHEMAN

DESIGN PHASE

- ☐ CONCEPTUAL / EARLY PRELIMINARY
- ☒ BIDDABLE / FULL PRELIMINARY
- ☐ FINAL / READY FOR CONSTRUCTION

NOTE:
1.) OWNER TO ASSUME RESPONSIBILITY FOR LAYOUT, SIZES, & DIMENSIONS ON PLAN

2.) TRUSS LAYOUT DETERMINED BY MANUFACTURER, SPECIFIC LOADING TO BE VERIFIED UPON COMPLETION OF TRUSS DESIGN

3.) VERIFY ALL WINDOW & DOOR SIZES, LOCATIONS, & EGRESS W/ OWNER

4.) VERIFY ALL WINDOW LABELS, ROUGH OPENING'S, & EGRESS W/ SUPPLIER

5.) 2 - 2 X 10 USED FOR HEADERS UNLESS LABELED OTHERWISE

6.) EGRESS WINDOWS SHALL HAVE A FINISHED OPENING HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

7.) VERIFY SIZE & LOCATION OF DECK OR PATIO W/ OWNER

8.) ALL STAIRWAYS ABOVE 30" TO HAVE HANDRAIL, HANDRAIL TO MEET CODE

9.) VERYIFY DECK STEPS

ABBREVIATIONS:
- A.F.F. = ABOVE FINISHED FLOOR
- C.M. - CARBON MONOXIDE
- F.F. = FACE FRAME
- F.P. = FIREPLACE
- M.O. = MASONRY OPENING
- O.C. = ON CENTER
- R.O. = ROUGH OPENING
- S.D. = SMOKE DETECTOR
- T.O.W. = TOP OF WINDOW
- V.I.F. = VERIFY IN FIELD

DESIGNS

DESIGNER:
CLINT BACHMANN

ADDRESS:
413 BROADWAY STREET, SUITE A
ALEXANDRIA, MN 56308

CELL: 320-808-5972

WEB: CBDESIGNSLLC.COM

GENERAL NOTES:

Owner to assume responsibility for layout, sizes & dimension's on plan

Truss layout determined by manufacturer, specific loading to be verified upon completion of truss design

Verify all window & door sizes and locations with owner

Verify all window labels & rough opening's with supplier

2 - 2 X 10 used for headers unless labeled otherwise

Egress windows shall have a finished opening height not more then 44" off of finished floor

Verify size and location of deck or patio w/ owner

All stairways above 30" to have handrails, handrails to meet code

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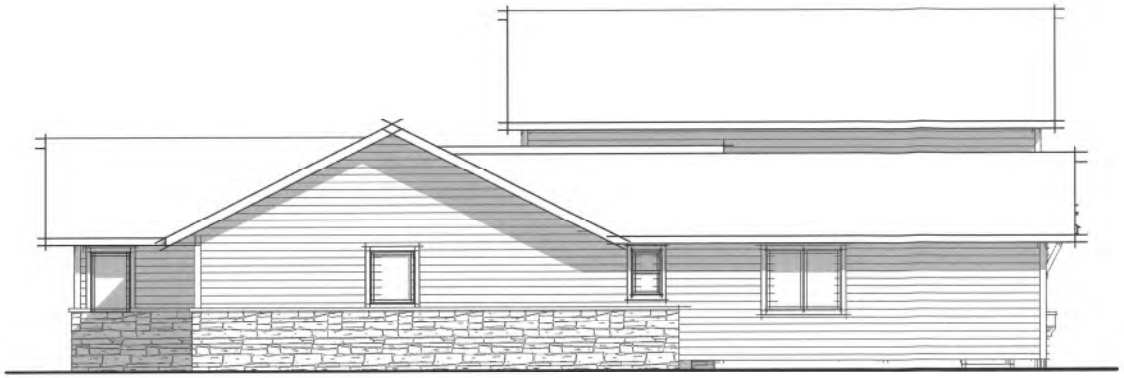
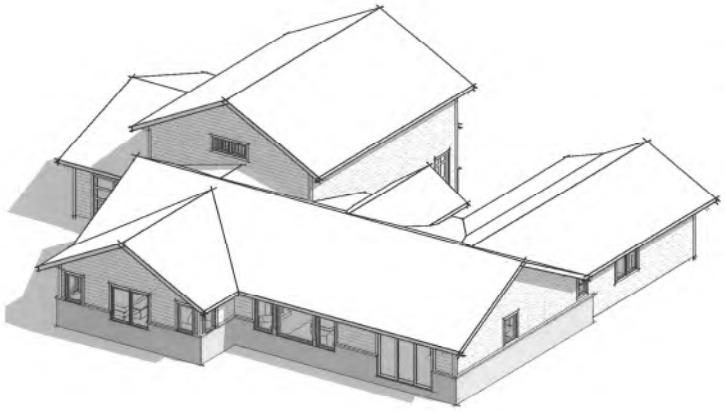


LEFT
1/8" = 1'-0"



REAR
1/8" = 1'-0"

DESIGNS

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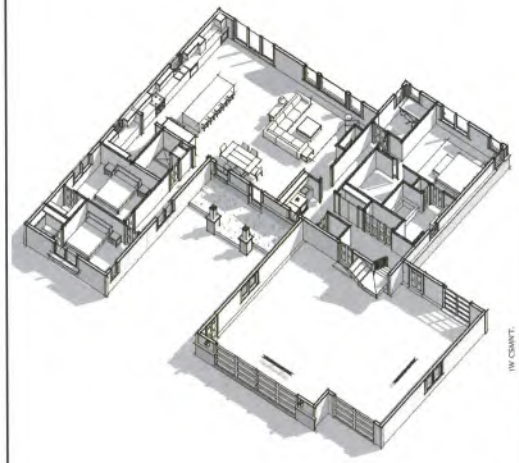
PAT & DONITA ASCHEMAN

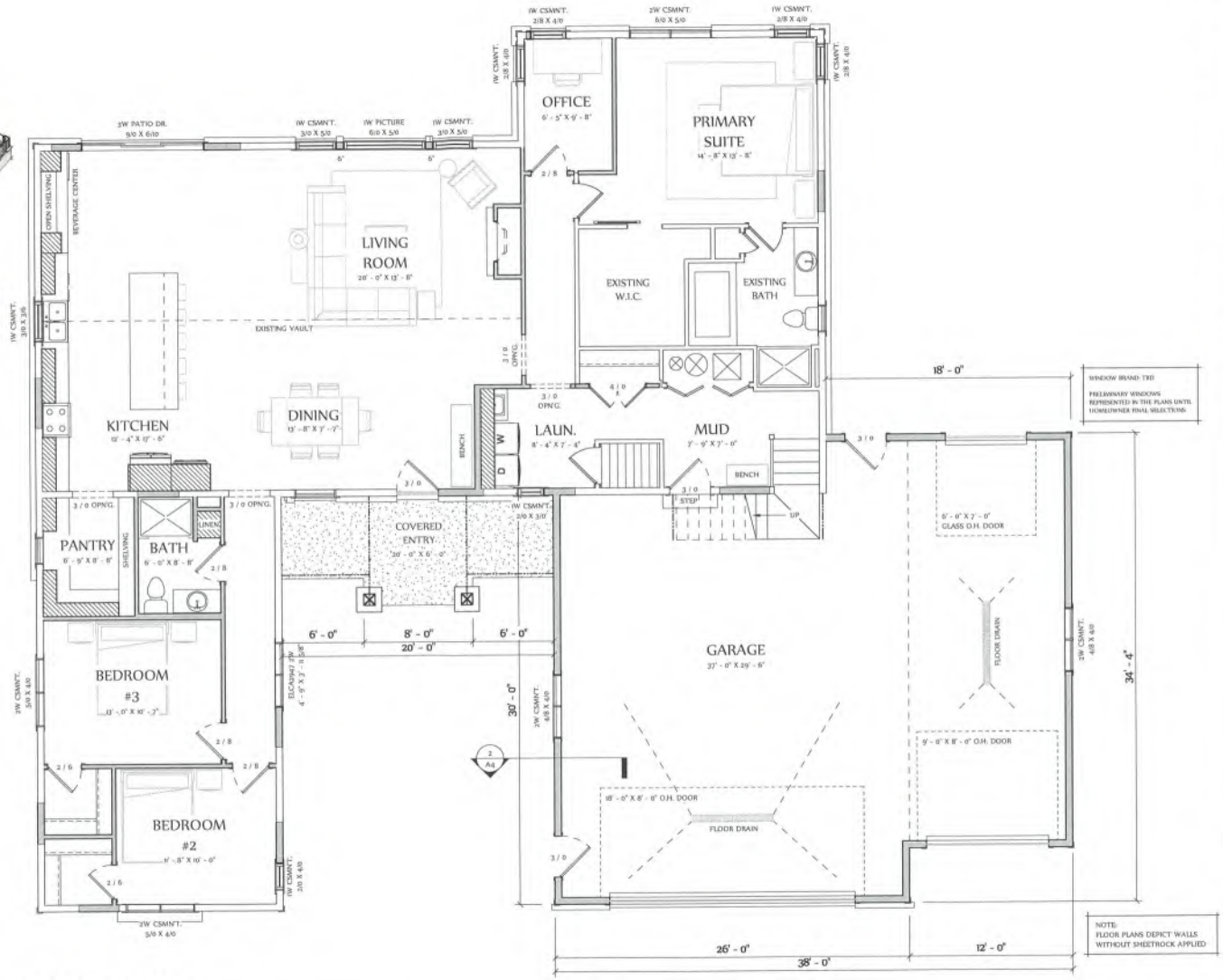
Design Phase:
BIDDABLE / FULL PRELIMINARY

Designer: CLINT
Checked by: AMANDA
7/14/2026 12:54:09 PM

ELEVATIONS

A1.2





MAIN LEVEL
1/8" = 1'-0"

WALL LEGEND:

- NEW WALLS
- EXISTING WALLS
- DEMOLISHED WALLS

REMODEL & ADDITION DISCLAIMER:

All dimensions must be field verified upon construction with existing structure. Measurements are approximate & taken prior to demolition without complete knowledge of the existing building envelope. These items include but are not limited to the foundation thickness & height, wall thickness & height, roof pitch & heel height, overhang length, window & door rough openings, and floor depths.

NOTE:
FLOOR PLANS DEPICT WALLS WITHOUT SHEETROCK APPLIED

WINDOW BRAND TBD
PRELIMINARY WINDOWS REPRESENTED IN THE PLANS UNTIL HOMEOWNER FINAL SELECTIONS

DESIGNS
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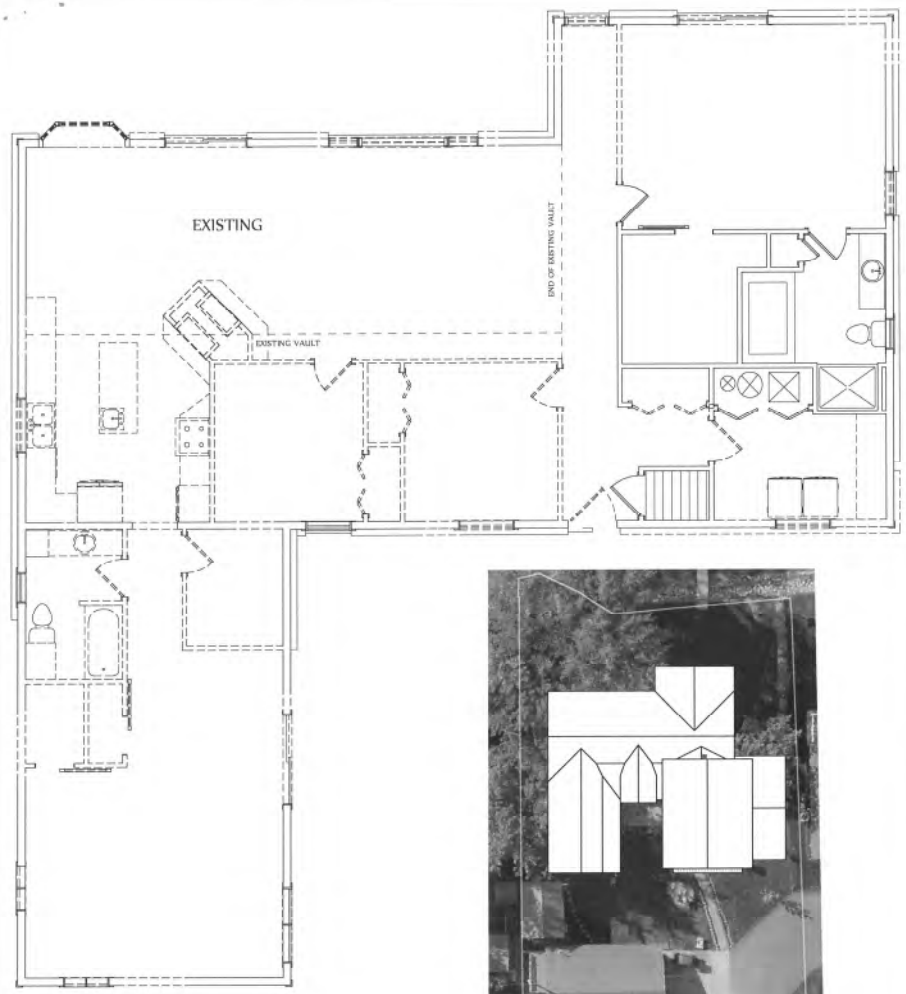
PAT & DONITA ASCHEMAN

Design Phase:
BIDDABLE / FULL PRELIMINARY

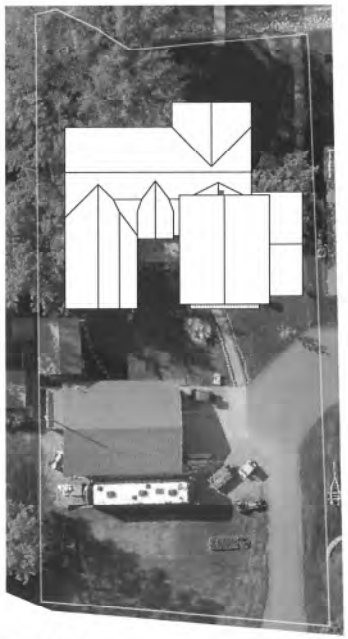
Designer: CLINT
Checked by: AMANDA
7/14/2026 12:54:10 PM

MAIN LEVEL

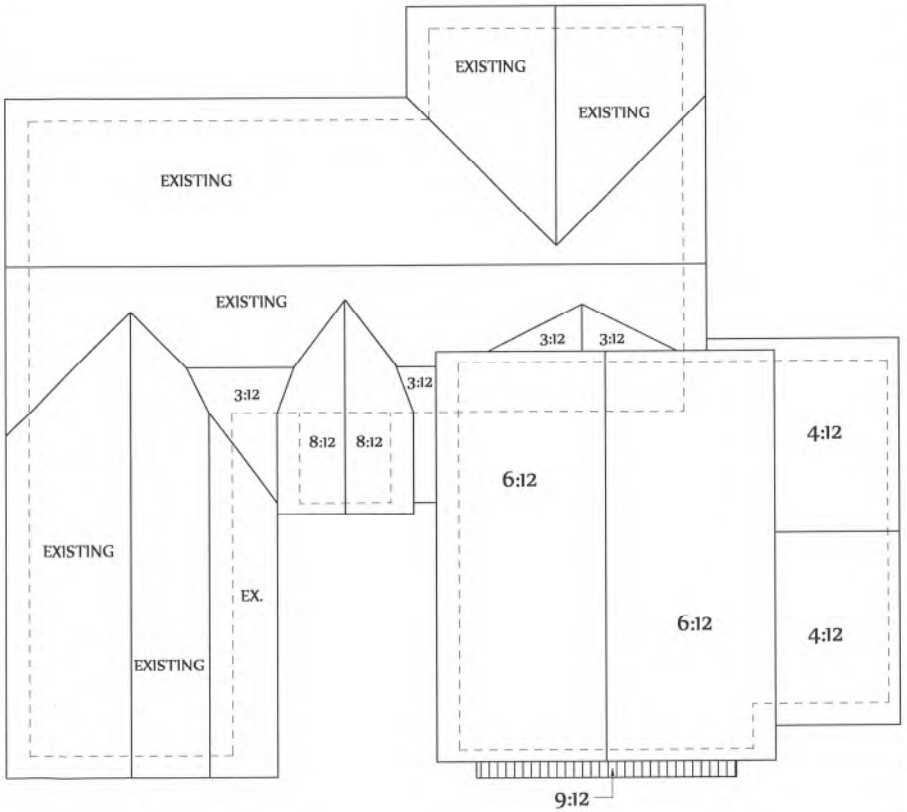
A3



MAIN LEVEL EXISTING
1/8" = 1'-0"



SITE PLAN
1" = 20'-0"



ROOF PLAN
3/32" = 1'-0"

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Designer: CLINT
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DETAILS

A5

Supplemental Information Attachment 5:

Site Visit Photos
(L&RM Staff, 14 September 2026)

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