

Variance Request  
2026-VAR-605332

Amount Paid  
\$0.00

Applicant  
Chris Priebe

Created  
May 18, 2026

Status  
In Progress

Number  
2026-VAR-  
605332

Bruening Rock Products |  
170010001 | Yucatan  
Submitted by [REDACTED] on  
5/18/2026



## Applicant

Chris Priebe

[REDACTED]

[REDACTED]

Search Parcel Data Completed On Monday, May 18, 2026 at 6:22 AM CDT by [REDACTED]

| ParcelID  | Address | City | OwnerName           | Acres  |
|-----------|---------|------|---------------------|--------|
| 170010001 |         |      | OLSON,CLAIR & JARAD | 40.000 |

VARIANCE INTRO Completed On Monday, May 18, 2026 at 6:22 AM CDT by [REDACTED]

Variance Application Fee  
\$500.00

Recording Fee  
\$46.00

Application Type:  
Variance

APPLICANT INFORMATION Completed On Monday, May 18, 2026 at 6:26 AM CDT by [REDACTED]

Parcel Tax ID  
170010001

Applicant Name  
Bruening Rock Products

Telephone Number  
[REDACTED]

Address  
900 Montgomery Street [REDACTED]

City  
Decorah

Zip

52101

**Legal Description**

SW1/4 SW1/4      B 325 P 221 & B 332 P 451    DOC 310990 & 310991      2

**Section-Township-Range**

20-104-007

**Do you own additional adjacent parcels**

Yes

**Township of:**

Yucatan

**I understand I am required to inform my township of my application.**

Yes

**VARIANCE REQUEST** Completed On Wednesday, May 20, 2026 at 6:51 AM CDT by [REDACTED]

**Describe in detail your requested variance.**

We are proposing a variance from the 1/2 mile sand mine density standard recently approved. The proposed quarry is 17 acres +/- and is needed to serve the local agriculture and construction projects. The existing quarry that is located within 1/2 of the proposed quarry was permitted in 1992 for a local bridge project and was approved prior to zoning definition of sand or limestone. The expired CUP is for mining and extraction not specific to material. The existing quarry is limited in use and is not operational to serve the local sand needs. The sand from the proposed quarry will be limited to local agriculture and construction projects.

**Citation of Ordinance Section from which the Variance is requested:**

27.8 Operational Performance Standards, Subd. 1 General Requirements, (5) Mine Density Standards

**Requested Dimension:**

The existing quarry limits are 930'+/- from the proposed quarry. There is and will remain 900'+ of wooded vegetation between the two q

**Why is your variance necessary?**

The owner and operator of the proposed quarry have a need for sand in the area to serve the local dairy and construction industry. The operator has estimated 15 customers will be served from the proposed pit. The closest pit in regular operation is 8 miles away east of the City of Houston. The owner of the property is a dairy farmer and would like the ability to receive sand from their own property.

**Please upload any supporting documents:**

04 Vicinity overview.pdf

**VARIANCE FINDING OF FACTS** Completed On Wednesday, May 20, 2026 at 7:15 AM CDT by [REDACTED]

1. The variance request is in harmony with the intent and purpose of official controls.

Yes

**Comments:**

The existing quarry is a private 2 acre +/- quarry in limited use. The intent of the 1/2 mile setback was to minimize the potential for multiple large industrial sand mines to be clustered together by 1 operator. This would not be the case with the proposal.

**2. There are practical difficulties in complying with the official controls, and the proposed use of the property is reasonable. Economic considerations alone do not constitute practical difficulties.**

Yes

**Comments:**

The owner and operator do not own or control land > 1/2 mile from the existing private sand quarry to mine sand and serve the local area. They would need the variance to utilize their property and serve the area's sand needs.

**3. The variance request is due to special conditions or circumstances unique to the property and not created by the property owner.**

Yes

**Comments:**

The sand source needed to serve the owners dairy operation is located within a 1/2 of an existing private quarry that was permitted in 1992 for a public bridge project. The owner applied for the CUP initially when the mine density standard applied to industrial minerals (frac sand) not dairy bedding sand.

**4. The variance cannot be alleviated by a reasonable method other than a variance and the minimum variance which would alleviate the practical difficulty is sought.**

Yes

**Comments:**

The owner and operator do not own or control land > 1/2 mile from the existing private sand quarry to mine sand and serve the local area. They would need the variance to utilize their property and serve the area's sand needs.

**5. The variance will not alter the essential character of the locality nor substantially impair property values, or the public health, safety or welfare in the vicinity.**

Yes

**Comments:**

The proposed quarry meets every setback and regulation outlined in the Houston County Ordinance with exception to the variance requested. They would be regulated through a CUP process and a MPCA NPDES permit to monitor erosion controls.

6. The request is not a use variance and shall not have the effect of allowing any use that is not allowed in the zoning district, permit a lower degree of flood protection than the regulatory flood protection elevation or permit standards lower than those required by State Law.

Yes

Comments:

The use is permitted as a conditional use within the zoning district. This is not a use variance.

Comments:

The proposed project is not within the flood protection area.

SITE PLAN INFORMATION Completed On Wednesday, May 20, 2026 at 7:22 AM CDT by [REDACTED]

Upload Site Plan

04 Vicinity overview.pdf

Use the Interactive Map to a Create Site Plan. Map tools: Click the plus and minus buttons in the upper left of the map window, to zoom in/out. Navigation Mode - Scroll up to zoom in, scroll down to zoom out. Click and hold to pan around map. Text Mode - To place text on the map, click on the screen, click ok to display the text on the map. Draw a point - Click once on the map where you would like the point to be. Draw a Line - Click once on map to start drawing a line, double click to stop drawing line. Draw a Polyline - Click once on map to start drawing a polygon, click map at each vertex and double click to finish polygon drawing. Draw a Rectangle - Click once on the map where you would like the rectangle to be. The rectangle will appear on the map. Click on the Select tool and click on the rectangle to resize (click an outside square and drag to resize), rotate (click, hold and drag the circle on top of the rectangle to rotate) or delete (click the rectangle and hit the delete button). Measure - Click once on map to start draw a line with a measurement, click map at each vertex and double click to finish drawing. If you double click near starting point area measurement will also be calculated. Undo Last Edit - Click tool to undo last drawing edit. Undo All Edits - Click tool to undo all drawing edits.

Sketch Layer

Reference Layer

Mapproxy



Powered by Esri

APPLICATION SUBMITTAL Completed On Wednesday, May 20, 2026 at 7:23 AM CDT by [REDACTED]

By checking this box, I grant Houston County access to my property for the purpose of evaluating this application.

Yes

By checking this box, I certified that I have notified my town board of my application.

Yes

By checking this box, I certify that the information provided in this application is true and accurate to the best of my knowledge.

Yes

Signature



Date Signed:

5/20/2026

Check this box if Staff Signature on behalf of Applicant.

Yes

Email APPLICATION SUBMITTAL Completed On Wednesday, May 20, 2026 at 7:23 AM CDT by [REDACTED]

External Notes

Documents

Internal Notes

Documents

## VICINITY OVERVIEW MAP

