

To: Board of Adjustment
From: William Lenzen, Land Use Management
Meeting Date: September 28th, 2026, Board of Adjustment
Report Date: September 18th, 2026

Public Hearing

Request for Variance, submitted by Bruce Johnson (Applicant/Owner) to allow a parcel to be less than the required 35 acres per principle building or use. Parcel 28.005.0100 is zoned A-3 (Urban Fringe).

Application Information:

<u>Applicant(s):</u>	Bruce Johnson
<u>Site Address:</u>	
<u>Parcel:</u>	28.005.0100
<u>Abbreviated Legal Description:</u>	Part of the E1/2 of the NE1/4 of Section 5, Township 112, Range 17
<u>Township Information:</u>	Cannon Falls signed off on the variance application
<u>Zoning District:</u>	A-3 Urban Fringe

Attachments:

- Application materials
- Township reply
- Site Plan
- Email correspondence
- Surveys
- County Staff Prepared Maps

Applicable Ordinances:

Goodhue County Zoning Ordinance, Article 23 A-3 District
Goodhue County Zoning Ordinance, Article 5 Variances and Appeals

Background and Summary:

The property owner is looking to split parcel 28.005.0100 twice. The north 10 acres will be merged with parcel 28.005.0103 that is owned by his daughter. The second piece, about 1.5, will be merged with Bruce's home parcel 28.002.0101 to more appropriately include the garage that was built on the property line. This will leave parcel 28.005.0100 with about 17.87 acres.

The reason for the request is to facilitate a family transfer and long-term management of the property.

Variance Standards:

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes "practical difficulties" exist in complying with the existing official controls. Practical difficulties mean the applicant 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, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

1) Harmony with the general purposes and intent of the official control:

- The intent of the A-3 District is to provide for urban expansion in close proximity to existing incorporated urban centers within Goodhue County in accordance with the Comprehensive Plan by conserving land for farming and other open space land uses for a period of time until urban services become available.
- Splitting of this parcel will make parcel 28.005.0103 a conforming lot at 41 acres. This will make the garage on parcel 28.005.0101 conforming by adding 1.5 acres and moving the property line 30 feet north of the garage.
- The Applicant's variance request appears harmonious with the purpose and intent of the official controls.

2) The variance request is consistent with the adopted Comprehensive Plan:

- The Goodhue County Comprehensive Plan encourages development and agricultural uses in areas zoned A-3. The use appears consistent with the Goodhue County Comprehensive Plan.

3) There are “practical difficulties” in complying with the official control (the applicant 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, and the variance, if granted, will not alter the essential character of the locality):

- The Applicant's desire to split the parcel is a reasonable use of property in the A-3 district.
- Adhering to the minimum lot size of 35 acres will prevent reasonable family estate planning. Splitting this parcel below the 35-acre minimum will not increase dwelling densities.
- The property is surrounded by land zoned A-3 that is primarily used for agricultural and residential.
- The request appears unlikely to alter the essential character of the locality.

4) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

- Residential and agricultural uses are permitted uses in the A-3 District.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing. The Board should specify the facts and reasons that are the basis of the Board's determination. In granting a variance, the Board of Adjustment may impose conditions directly related to and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record;
and

APPROVE the request for a variance, submitted by Bruce Johnson (Applicant/Owner) to allow a parcel to be less than the required 35 acres per principle building or use with the following conditions.

1. No dwelling may occupy parcel 28.005.0100 as long as it remains below 35 acres and/or until there are changes to the Zoning Ordinance that would allow so.

Variance Application

For Staff Use Only	
Permit #	Z 26-0088
\$450 Receipt #	DATE: 8/14/26 #18995

SITE ADDRESS, CITY, AND STATE				ZIP CODE
PID# 28.005.0100				
LEGAL DESCRIPTION: Attached				
FILE#	ZONING DISTRICT	LOT AREA (SQUARES)	LOT DIMENSIONS	STRUCTURE DIMENSIONS (if applicable)
28.005.0100	A-3	29.37		N/A

APPLICANT OR AUTHORIZED AGENT'S NAME		TELEPHONE
Bruce Johnson		
APPLICANT'S ADDRESS		EMAIL
7997 County 17 Blvd. Cannon Falls, MN 55009		

PROPERTY OWNER'S NAME		TELEPHONE
Same as Above		
PROPERTY OWNER'S ADDRESS		EMAIL

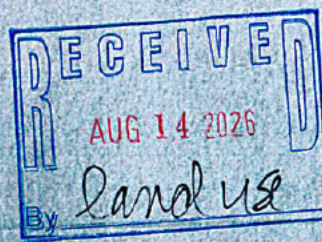
CONTACT FOR PROJECT INFORMATION		TELEPHONE
Same as Above		
ADDRESS		EMAIL

VARIANCE REQUESTED TO: (check all that apply) ☐ Property Line Setbacks ☐ % Lot Coverage ☐ Height Limits ☐ Shoreland or Bluff Setbacks ☐ Lot Width &/or Area ☒ Other (specify) ☐ Subdivision Regulations Split	CURRENT OR PREVIOUS USE
	woods & tillable
	PROPOSED USE
	Same
BUILDING APPLICATION PERMIT NO: (if filed)	
DATE FILED	

TOWNSHIP SIGNATURE		Attached ☐
By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE
<i>[Signature]</i>	Debra Hendrickson Supervisor	7/8/26

By signing below, the applicant acknowledges they are the owner or authorized agent of the owner of this property, and the information presented is true and correct to the best of my knowledge.

Applicant's Signature: Bruce Johnson Date: 8-14-26



VARIANCE FOR BRUCE JOHNSON

PID#: 28.005.0100

The red line on the attached aerial shows the wood line that we would like to have surveyed off of the existing parcel and join PID#: 28.005.0103 (which belongs to my daughter). The approximate acreage amount of that split is: 10 acres.

And, due to Bruce's garage being built on the line of his homestead parcel (28.005.0101) and the subject parcel (28.005.0100) we are asking for that portion to be split off as well and adjoined to the homestead parcel. That piece of parcel 28.005.0100 measures approximately 1.5 acres. We do understand that it needs to be 30 feet from the new proposed survey line.

A practical difficulty exists because the requested split is intended solely to facilitate a family transfer and long-term management of the property. The approximately 10 acre wooded portion will not become a separate stand alone parcel but will instead be combined with the adjoining property, PID# 28.005.0103. And, the approximate 1.5 acres with the garage on the line will become part of the homestead parcel (28.005.0101).

The proposed land division will not adversely affect surrounding properties, increase development density, or interfere with agricultural operations. The split will preserve the existing use and character of the land by keeping the wooded acreage intact and maintaining the remainder as income-producing tillable farm land.

Strict application of the 35 acres lot split requirement creates a practical difficulty by preventing reasonable family estate planning arrangement that allows the property to be transferred among family members while maintaining both the agricultural productivity of the farmland and the stewardship of the wooded acreage. Granting the variance would permit a logical and practical adjustment of property boundaries without creating adverse impacts to neighboring properties or public interest.



COPY

Lisa Lundell <lisalundell.realtor@gmail.com>

Bruce Johnson Split 28.005.0100

Lenzen, William <william.lenzen@goodhuecountymn.gov>
To: Lisa Lundell <lisalundell.realtor@gmail.com>

Thu, Jul 9 at 3:15 PM

Hi Lisa,

To be clear. The township signature on the variance application is just a township acknowledgment not an approval. Do you know if the township has approved these lots to be less than their lot size minimum?

As for the variance application, if you wish to submit it, we will need

- ✓ 1. Complete variance application
- ✓ 2. Signature of property owner
- ✓ 3. Township signature of acknowledgment
- ✓ 4. Site plan
- ✓ 5. Property survey (unless waived by the County)
- ✓ 6. Complete legal description of property
- ✓ 7. Payment Fee of \$450

The application deadline for the August 24th meeting is July 24th.

[Quoted text hidden]



Lisa Lundell <lisalundell.realtor@gmail.com>

Message from "RNP58387976B435"

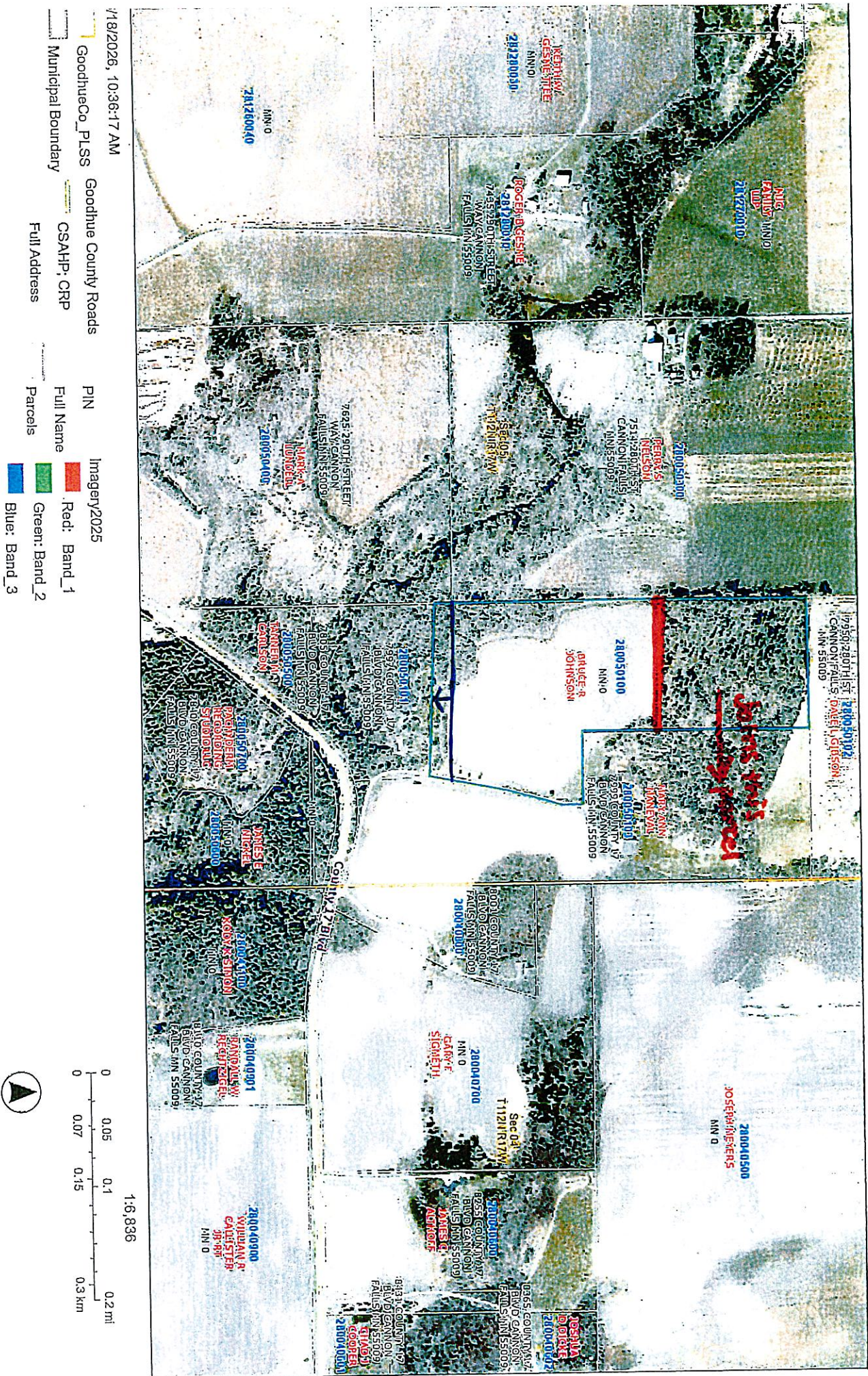
rsafe@sleepyeyetel.net <rsafe@sleepyeyetel.net>
To: Lisa Lundell <lisalundell.realtor@gmail.com>

Thu, Jul 9, 2026 at 4:09 PM

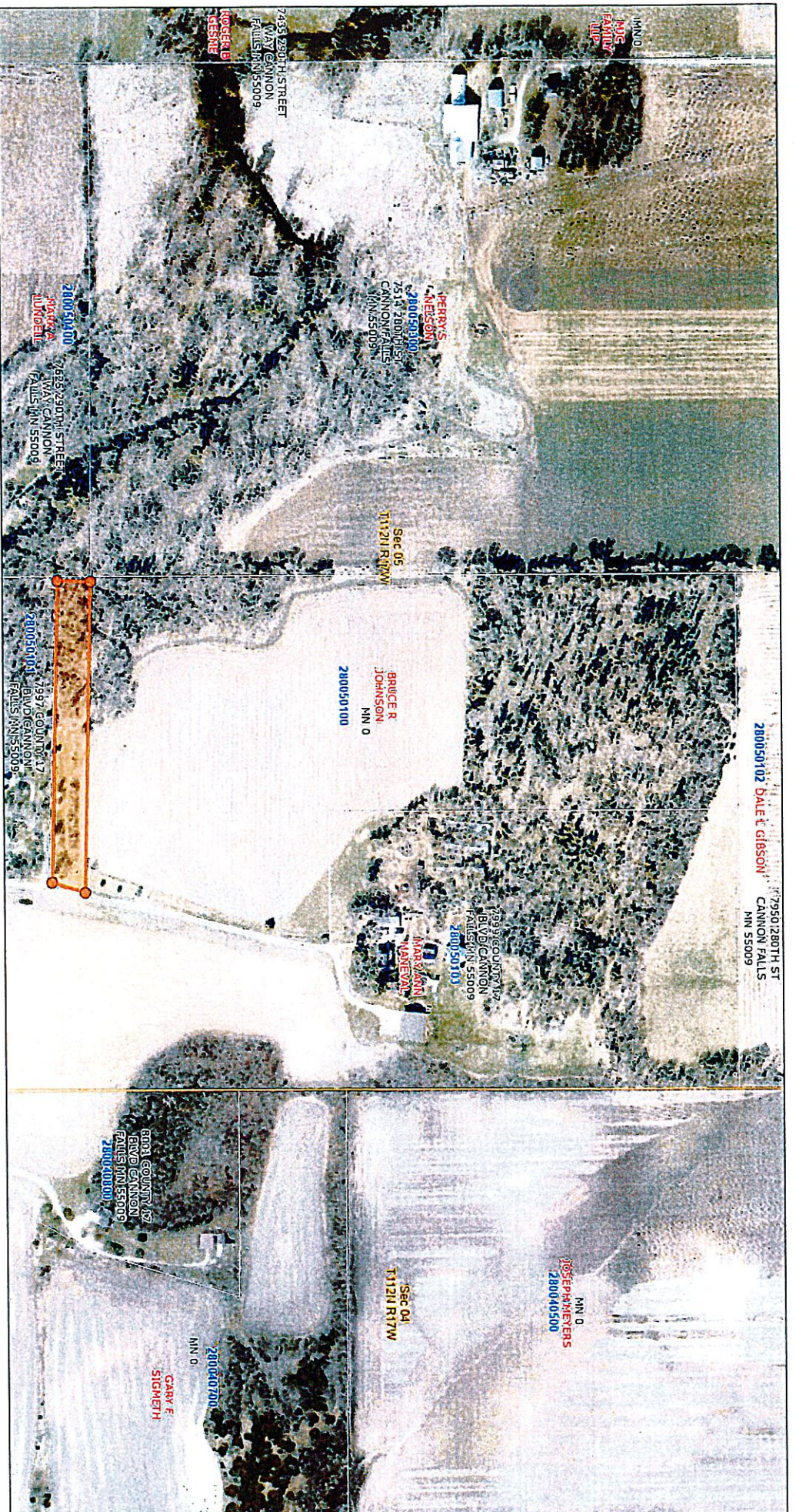
Yes, the board read through the variance application, attached explanation and site plan. The board voted and approved the proposed parcel split as stated in the packet.

Sue Safe, clerk
Cannon Falls Township
[Quoted text hidden]

ArcGIS Web Map



ArcGIS Web Map



7/27/2026, 2:31:31 PM

- Override 1 polygonLayer
- Override 1
- Override 1
- Override 1
- GoodhueCo_PLSS
- Municipal Boundary Imagery/2025
- PIN
- Full Name
- Parcels
- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 0.04 0.07 0.1 0.14 mi

0 0.05 0.1 0.2 km

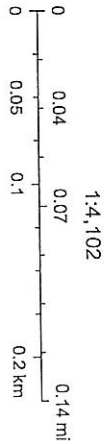
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ArcGIS Web Map

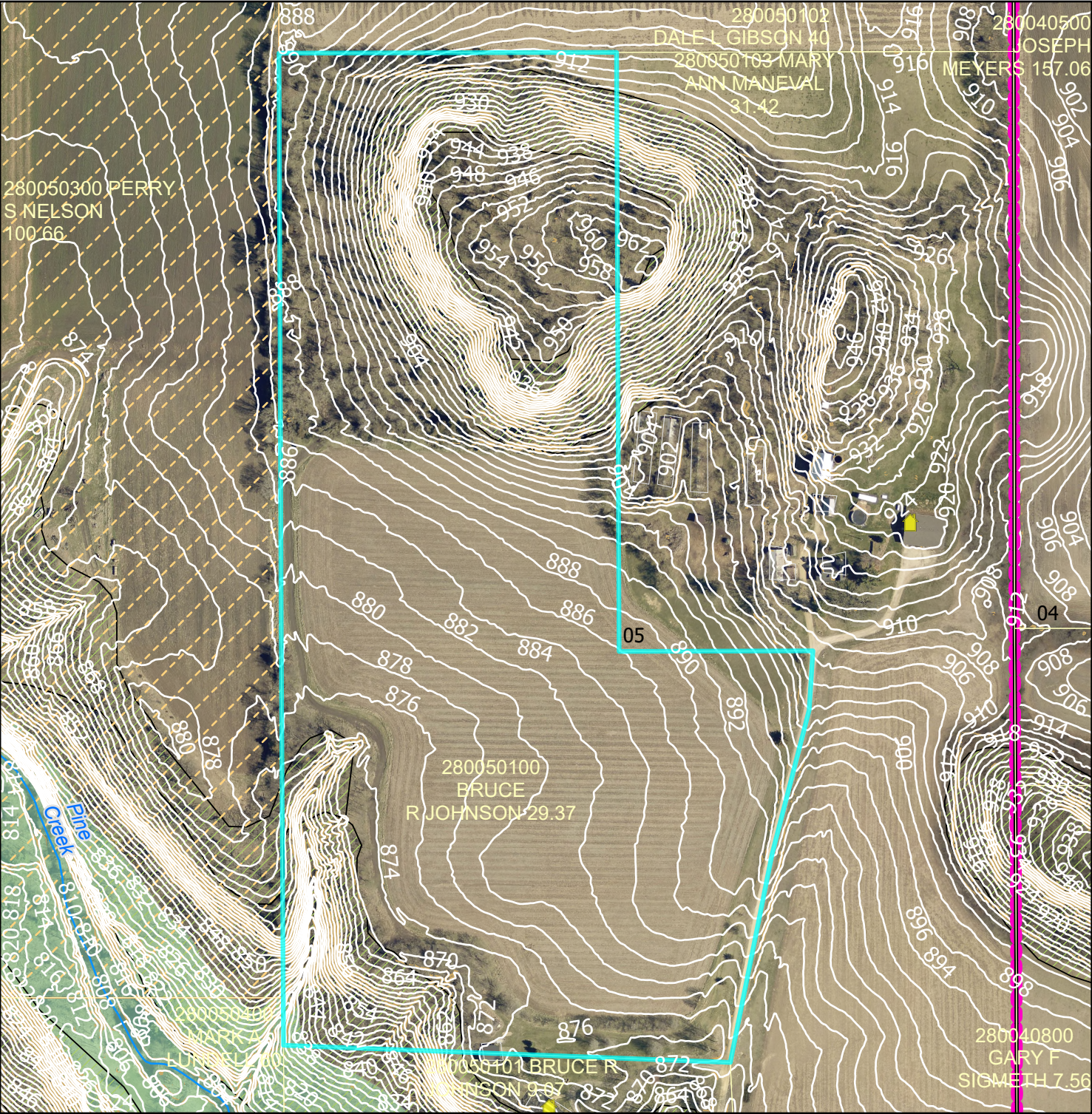


7/27/2026, 2:32:44 PM

- SVM Internal polygonLayer
- Override 1 Override 1
 - Override 2 Override 2
 - Override 1 GoodhueCo_PLSS
 - Override 1 Municipal Boundary
- PIN
- Imagery2025
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Full Name
- Parcels



MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

Public Hearing
September 28, 2026

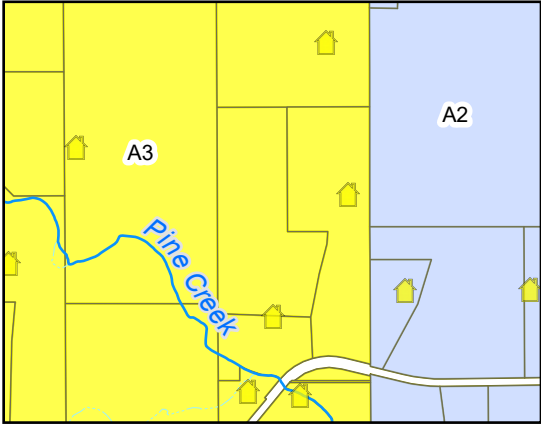
Bruce Johnson (Owner)
A-3 Zoned District.

Part of the E1/2 of the NE1/4 of Section 5
TWP 112 Range 17 in Cannon Falls Township.

Request for variance to allow a parcel to be
less than the required 35 acres per principle
building or use.

Legend

- | | |
|---|--|
| <ul style="list-style-type: none">Intermittent StreamsProtected StreamsLakes & Other Water BodiesShorelandHistoric DistrictsParcelsRegistered FeedlotsDwellingsMunicipalities | <ul style="list-style-type: none">Bluff Impact Zones (% slope)<ul style="list-style-type: none">2030FEMA Flood Zones<ul style="list-style-type: none">2% Annual ChanceAAEAOX |
|---|--|



0 95 190 380 570
US Feet

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2024 Aerial Imagery
Map Created September, 2026 by LUM



PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP

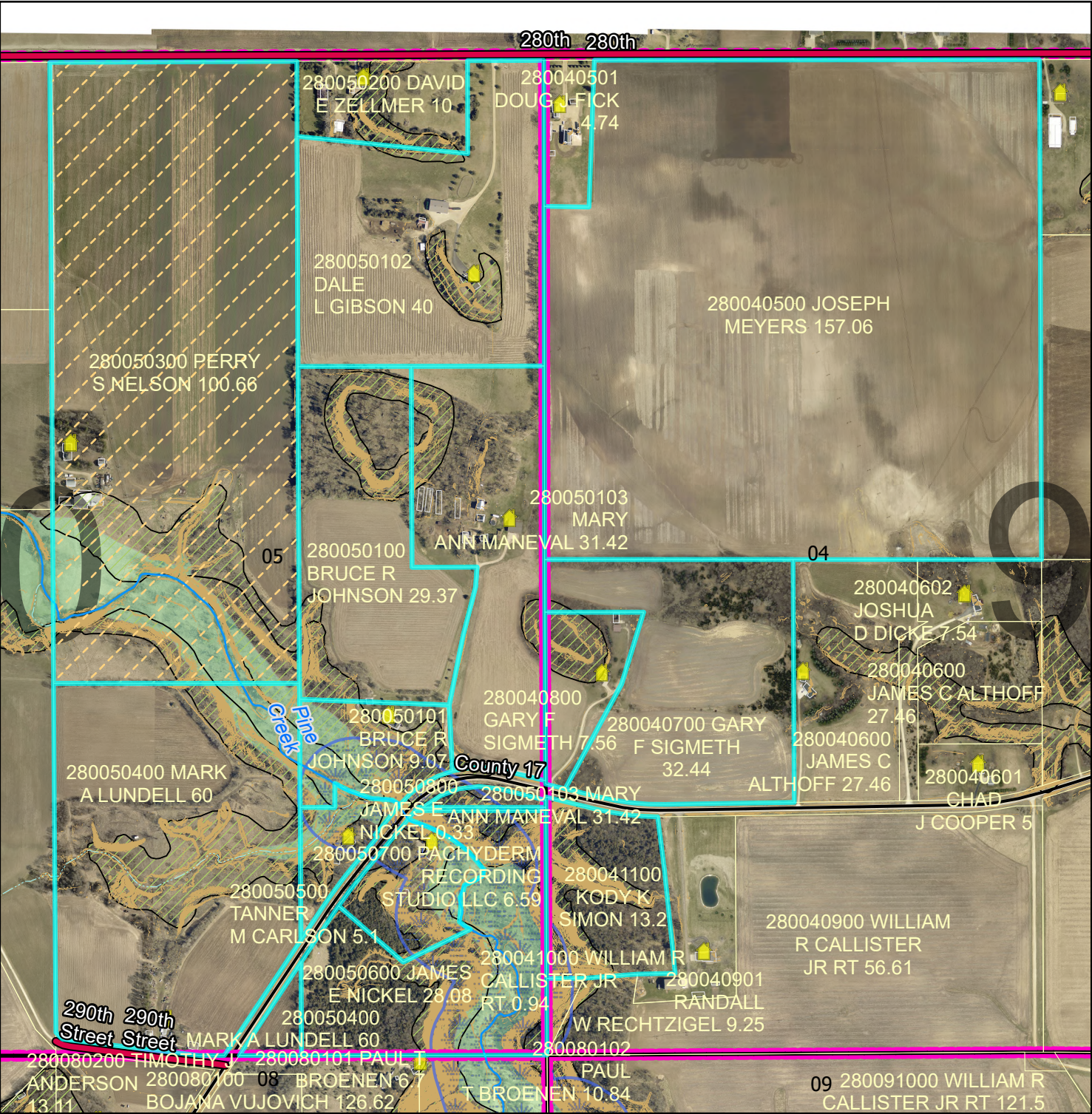
BOARD OF ADJUSTMENT

Public Hearing
September 28, 2026

Bruce Johnson (Owner)
A-3 Zoned District.

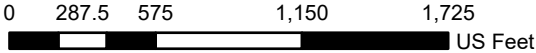
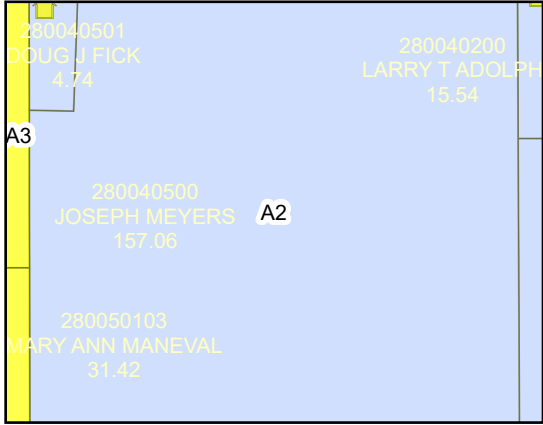
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TWP 112 Range 17 in Cannon Falls Township.

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- | | |
|---|--|
| <ul style="list-style-type: none">Intermittent StreamsProtected StreamsLakes & Other Water BodiesShorelandHistoric DistrictsParcelsRegistered FeedlotsDwellingsMunicipalities | <ul style="list-style-type: none">Bluff Impact Zones (% slope)<ul style="list-style-type: none">2030FEMA Flood Zones<ul style="list-style-type: none">2% Annual ChanceAAEAOX |
|---|--|

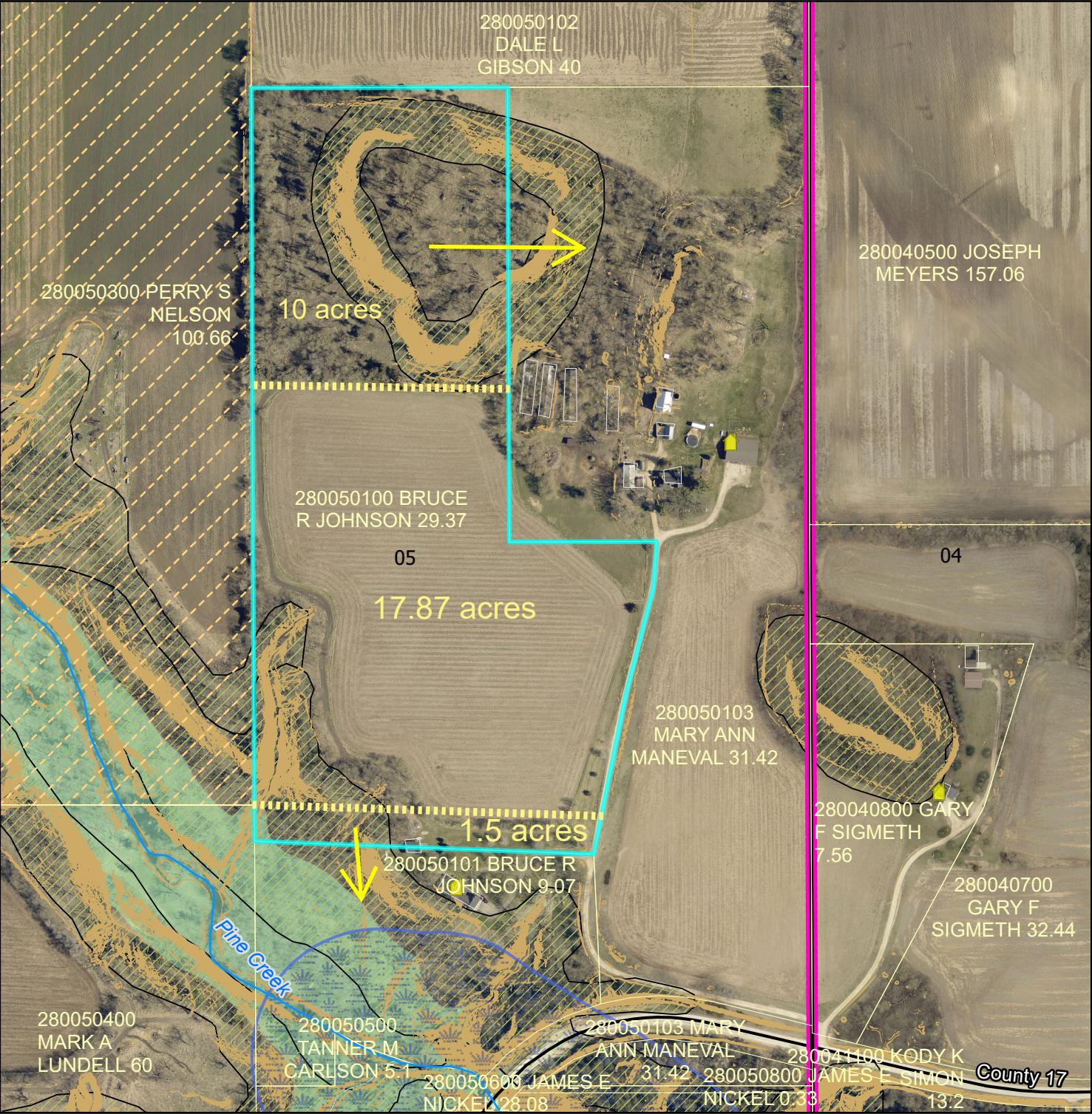


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MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

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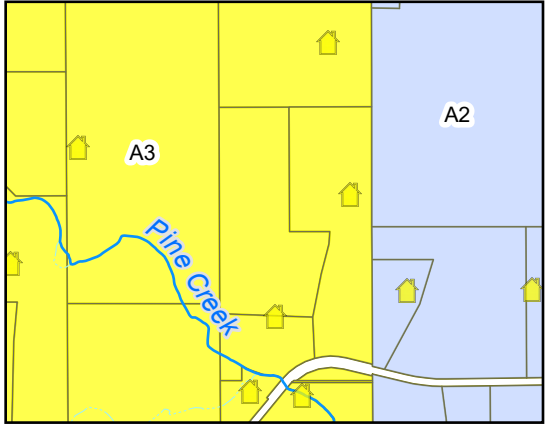
Bruce Johnson (Owner)
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Part of the E1/2 of the NE1/4 of Section 5
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Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | |
| Historic Districts | FEMA Flood Zones |
| Parcels | 2% Annual Chance |
| Registered Feedlots | A |
| Dwellings | AE |
| Municipalities | AO |
| | X |



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2024 Aerial Imagery
Map Created September, 2026 by LUM



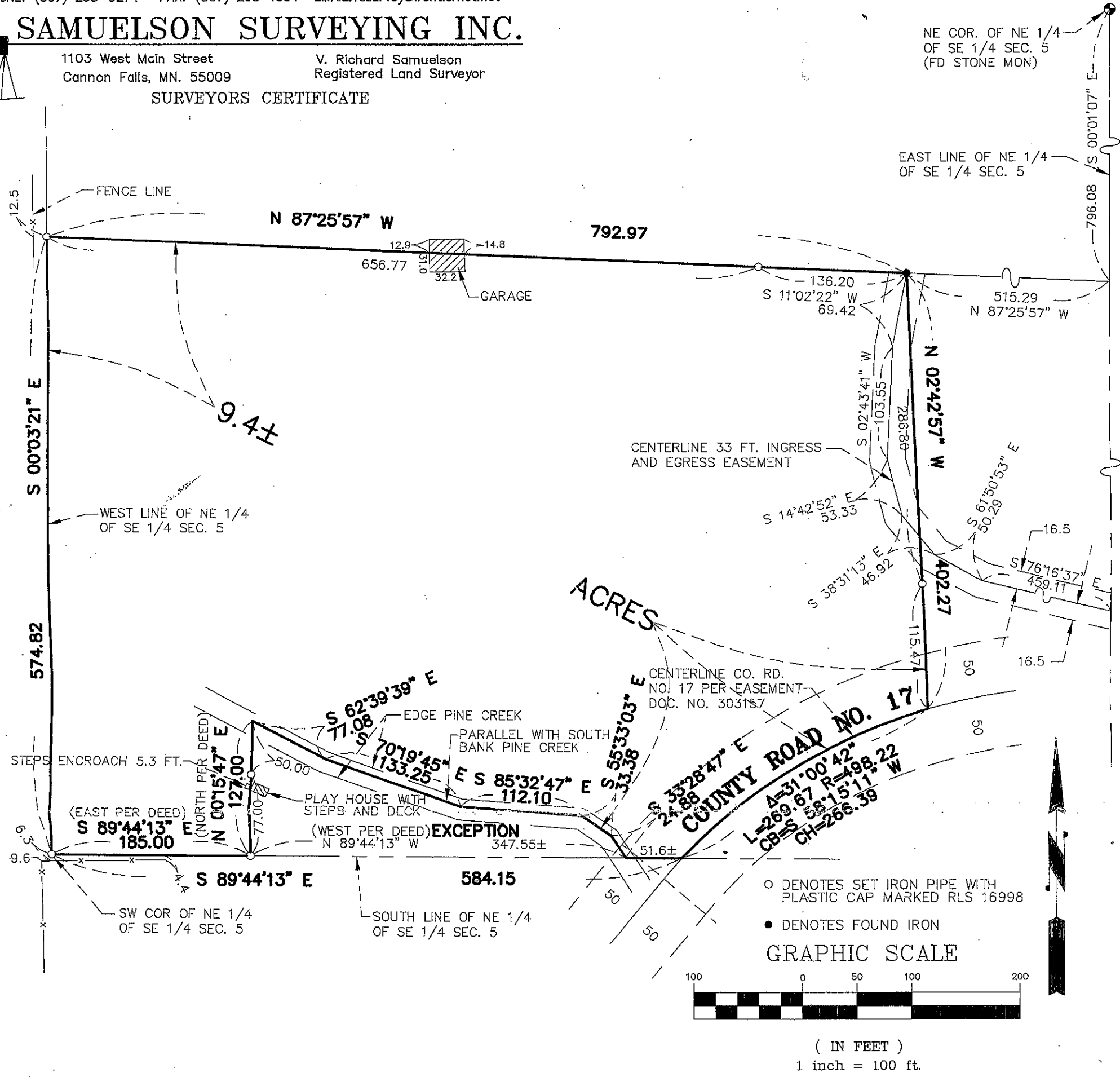
ONE: (507) 263-3274 FAX: (507) 263-1554 EMAIL: rssurvey@frontiernet.net

SAMUELSON SURVEYING INC.

1103 West Main Street
Cannon Falls, MN. 55009

V. Richard Samuelson
Registered Land Surveyor

SURVEYORS CERTIFICATE



EXISTING LEGAL DESCRIPTION

That part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 112, Range 17, Goodhue County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 0 degrees 01 minute 07 seconds East (assumed bearing) along the east line thereof 796.08 feet; thence North 87 degrees 25 minutes 57 seconds West 515.29 feet to the point of beginning of the land to be described; thence continuing North 87 degrees 25 minutes 57 seconds West to the west line of said Northeast Quarter of the Southeast Quarter; thence south to the southwest corner of said Northeast Quarter of the Southeast Quarter; thence east along said south line to the centerline of County Road No. 17; thence northeasterly along said centerline to the intersection with a line that bears South 2 degrees 42 minutes 57 seconds East from the point of beginning; thence North 2 degrees 42 minutes 57 seconds West to the point of beginning EXCEPT; Beginning at a point 185 feet east of the southwest corner of the northeast quarter of the southeast quarter of Section 5, Township 112 north, Range 17 west; thence north 127 feet; thence southeasterly and parallel with Pine Creek to the south line of said northeast quarter of the southeast quarter, said being north of bridge; thence west to point of beginning.

Together with and subject to a ingress and egress easement 33.00 feet in width over that part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 112, Range 17, Goodhue County, Minnesota, the centerline of which is described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 0 degrees 01 minute 07 seconds East (assumed bearing) along the east line thereof 796.08 feet; thence North 87 degrees 25 minutes 57 seconds West 515.29 feet to the point of beginning of the centerline to be described; thence South 11 degrees 02 minutes 22 seconds West 69.42 feet; thence South 2 degrees 43 minutes 41 seconds West 103.55 feet; thence South 14 degrees 42 minutes 52 seconds East 53.33 feet; thence South 38 degrees 31 minutes 13 seconds East 46.92 feet; thence South 61 degrees 50 minutes 53 seconds East 50.29 feet; thence South 76 degrees 16 minutes 37 seconds East 459.11 feet to the east line of said Northeast Quarter of the Southeast Quarter and said centerline there terminating. The side lines of said easement are to be lengthened or shortened to terminate at the east line of said NE 1/4 of SE 1/4 and a line that bears S 87°25' 57" E from the point of beginning.

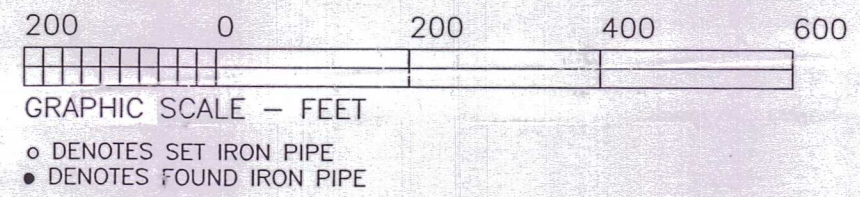
Also subject to easement for Co. Rd. No. 17.

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

DATE: February 14, 2008

V. Richard Samuelson Minnesota Reg. No. 16998

98-8 A



That part of the East Half of the Northeast Quarter of Section 5, Township 112, Range 17, Goodhue County, Minnesota, described as follows:

Beginning at the northeast corner of said East Half of the Northeast Quarter; thence South 0 degrees 10 minutes 47 seconds West (assumed bearing) along the east line of said East Half of the Northeast Quarter 1658.60 feet; thence North 89 degrees 49 minutes 47 seconds West 1313.58 feet to the west line of said East Half of the Northeast Quarter; thence North 0 degrees 10 minutes 32 seconds East along said west line 1224.95 feet to the southwest corner of the property described in Document No. 389570, Goodhue County Records Office; thence South 83 degrees 51 minutes 57 seconds East along the south line of said Document No. 389570 a distance of 911.90 feet to the southeast corner thereof; thence North 0 degrees 10 minutes 13 seconds East along the east line of said Document No. 389570 a distance of 528.40 feet to the north line of said East Half of the Northeast Quarter; thence South 89 degrees 49 minutes 47 seconds East along said north line 406.76 feet to the point of beginning.

Subject to easements of record.

That part of the East Half of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter, all in Section 5, Township 112, Range 17, Goodhue County, Minnesota, described as follows:

Commencing at the northeast corner of said East Half of the Northeast Quarter; thence South 0 degrees 10 minutes 47 seconds West (assumed bearing) along the east line of said East Half of the Northeast Quarter 1658.60 feet; thence North 89 degrees 49 minutes 47 seconds West 707.94 feet to the point of beginning of the land to be described; thence continuing North 89 degrees 49 minutes 47 seconds West 605.63 feet to the west line of said East Half of the Northeast Quarter; thence South 0 degrees 10 minutes 31 seconds West along said west line 1025.52 feet to the southwest corner of said East Half of the Northeast Quarter; thence South 0 degrees 04 minutes 35 seconds West along the west line of said Northeast Quarter of the Southeast Quarter 744.28 feet to the northwest corner of the property described in Document No. 395242, Goodhue County Records Office; thence South 87 degrees 25 minutes 57 seconds East along the north line of said Document No. 395242 a distance of 800.76 feet to the northeast corner thereof; thence North 11 degrees 43 minutes 54 seconds East 379.00 feet; thence North 14 degrees 46 minutes 19 seconds East 265.23 feet; thence North 4 degrees 09 minutes 21 seconds East 105.76 feet; thence North 89 degrees 49 minutes 47 seconds West 345.73 feet; thence North 0 degrees 10 minutes 13 seconds East 1069.81 feet to the point of beginning.

That part of the East Half of the Northeast Quarter of part of the Northeast Quarter of the Southeast Quarter, all in Section 5, Township 112, Range 17, Goodhue County, Minnesota, described as follows: Commencing at the northeast corner of said East Half of the Northeast Quarter; thence South 0 degrees 10 minutes 47 seconds West (assumed bearing) along the east line of said East Half of the Northeast Quarter 1658.60 feet to the point of beginning of the land to be described; thence continuing South 0 degrees 10 minutes 47 seconds West along said east line 1028.77 feet to the southeast corner of said East Half of the Northeast Quarter; thence South 0 degrees 01 minute 07 seconds East along the east line of said Northeast Quarter of the Southeast Quarter 1318.20 feet to the southeast corner thereof; thence North 89 degrees 49 minutes 17 seconds West along the south line of said Northeast Quarter of the Southeast Quarter 222.33 feet to the centerline of the County Road 22, Highway Easement Document No. 303157, Goodhue County Records Office; thence northeast 22 degrees 01 minutes 07 seconds East and the southerly line of Document No. 395242, Goodhue County Records Office, along a nontangential curve concave to the south, radius of 498.22 feet, central angle of 30 degrees 59 minutes 57 seconds and a chord that bears North 58 degrees 15 minutes 34 seconds East to the southeast corner of said Document No. 395242; thence North 2 degrees 42 minutes 57 seconds West along the east line of said Document No. 395242 a distance of 402.27 feet to the northeast corner thereof; thence North 11 degrees 43 minutes 54 seconds East 579.00 feet; thence North 14 degrees 46 minutes 49 seconds East 225.25 feet; thence North 4 degrees 09 minutes 21 seconds East 105.76 feet; thence North 89 degrees 49 minutes 17 seconds West 47 seconds East 89 degrees 49 minutes 17 seconds East 1069.81 feet to the intersection with a line that bears North 14 degrees 46 minutes 49 seconds West from the point of beginning; thence South 89 degrees 49 minutes 47 seconds East 707.94 feet to the point of beginning.

Together with an ingress and egress easement 33.00 feet in width over that part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 112, Range 17, Goodhue County, Minnesota, the centerline of which is described as follows: Commencing at the northeast corner of the Northeast Quarter of the Southeast Quarter; thence South 0 degrees 01 minute 07 seconds East (assumed bearing) along the east line thereof 796.08 feet; thence North 87 degrees 25 minutes 57 seconds West 515.29 feet to a point hereafter described as Point A and the point of beginning of the centerline to be described; thence South 11 degrees 02 minutes 22 seconds West 69.42 feet; thence South 2 degrees 43 minutes 41 seconds West 103.55 feet; thence South 14 degrees 42 minutes 52 seconds East 53.53 feet; thence South 38 degrees 31 minutes 13 seconds East 46.92 feet; thence South 61 degrees 50 minutes 53 seconds East 50.29 feet; thence South 76 degrees 16 minutes 37 seconds East 459.11 feet to the east line of said Northeast Quarter of the Southeast Quarter and said centerline then terminating.

The side lines of said easement are to be lengthened or shortened to terminate at the east line of said Northeast Quarter of the Southeast Quarter and a line that bears South 87 degrees 25 minutes 57 seconds East from the point of beginning.

Together with and subject to a ingress and egress easement 33.00 feet in width the centerline of which is described as follows: Beginning at the afore described Point A; thence North 11 degrees 43 minutes 54 seconds East along said centerline 379.00 feet; thence North 14 degrees 46 minutes 19 seconds East along said centerline 265.23 feet; thence North 4 degrees 09 minutes 21 seconds East along said centerline 105.76 feet and there terminating.

Dated: AUG. 29, 1998

Revised: AUG. 29, 1998 TO SHOW SIGMETH EASEMENT

PHONE: (507) 263-3277
SAMUELSON SURVEYING INC.

118 North Fourth Street
Cannon Falls, MN. 55009