

To: Board of Adjustment
From: Land Use Management
Meeting Date: April 28th, 2025
Report date: April 18th, 2025

PUBLIC HEARING: Request for Variance to Feedlot Setback Standards

Request for Variance, submitted by DJ Buck (Applicant) on behalf of David Buck (Owner) to allow construction of a new dairy barn that is proposed to be 50 feet from the side yard property line. When animal barns are required to be 100 feet from property lines. The property is zoned A-1. Parcel 33.019.0400. 37298 180th Ave, Goodhue MN 55027. The NW1/4 of Section 19, Twp 111, Range 15 in Goodhue Township.

Application Information:

Applicant: DJ Buck (Applicant) on behalf of David Buck (Owner)
Address of zoning request: 37298 180th Ave, Goodhue MN 55027
Parcel 33.019.0400
Abbreviated Legal Description: The NW1/4 of Section 19, Twp 111, Range 15
Township Information: Goodhue Township: no Township signature or comments at the writing of this report.
Zoning District: A-1 (Agricultural Protection)

Attachments and Links:

Application and submitted project summary
Site Plan and Maps
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

DJ Buck (Applicant) has applied for a variance on behalf of David Buck (Owner) to Article 13 (Confined Feedlot Regulations) to allow construction of a new dairy barn that is proposed to be 50 feet from the side yard property line. When animal barns are required to be 100 feet from property lines.

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:

- Article 13, Section 7. States that no new feedlot or portions thereof shall be constructed within 100 feet of an adjoining property line.
- The property consists of one parcel containing approximately 146.39 acres. The minimum lot size in the A-1 District is 2 acres.
- New construction on feedlots are required to be setback 1,00 feet from an adjoining property line
- The Applicant's variance request **is not** harmonious with the purpose and intent of the official controls.

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

- The Comprehensive Plan prioritizes agricultural land uses over dwellings to protect farmland and decrease conflict between residential and agricultural uses. The Comprehensive Plan emphasizes informing rural residents that they can expect agricultural activities within the vicinity of their homes. The request appears consistent with the adopted 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 request to construct a barn extension is a reasonable use of property in the A-1 Zoning District.
- An alternative location would be to the east of the existing and proposed barn. The elevation there begins to decrease. This poses some challenges with grading for the proposed barn to be at the same grade as the existing barn.
- Staff would recommend adjusting the building design to meet Article 13, Section 7, Subdivision 4. That all portions thereof shall be constructed within 100 feet of an adjoining property line.
- The surrounding property is zoned A-1. Land uses are primarily agricultural with low density residential dwellings.
- The Applicant's request for a variance 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.

- Feedlots are a permitted use in the A-1 Zoning 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

Deny the request for a variance, submitted by DJ Buck (Applicant) on behalf of David Buck (Owner) to allow construction of a new dairy barn that is proposed to be 50 feet from the side yard property line. When animal barns are required to be 100 feet from property lines.



RECEIVED

APR 04 2025

Variance

Land Use Management

For Staff Use Only

Permit #	725-0015
\$400 Receipt #	18620
DATE:	4/4/2025

SITE ADDRESS, CITY, AND STATE		ZIP CODE:	
37298 180th Avenue, Goodhue, MN		55027	
LEGAL DESCRIPTION:			
SECT-19 TWP-111 RANGE-015 146.39 AC DOC#608476 NW1/4 SEC 19-111-15 ID# 33-0000-14900 Attached <input type="checkbox"/>			
PID#:	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:
330190400	A1	146.39	
STRUCTURE DIMENSIONS (if applicable):			

APPLICANT OR AUTHORIZED AGENT'S NAME	
DJ Buck	
APPLICANT'S ADDRESS:	TELEPHONE:
37298 180TH AVE GOODHUE, MN 55027-5123	(651) 764-1162
	EMAIL:
	buckcustomservices@gmail.com

PROPERTY OWNER'S NAME:	
Same as Above <input type="checkbox"/> David A Buck	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
37298 180TH AVE GOODHUE, MN 55027-5123	(651) 380-5865
	EMAIL:
	bucks@sleepyeyetel.net

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	EMAIL:

VARIANCE REQUESTED TO: (check all that apply) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input checked="" type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE:	
	Dairy Farming	
	PROPOSED USE:	
	Dairy Farming	
	BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED:

TOWNSHIP SIGNATURE:		
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. Attached <input type="checkbox"/>		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE

By signing below, the applicant acknowledges:

1. The undersigned is the owner or authorized agent of the owner of this property.
2. The information presented is true and correct to the best of my knowledge.
3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
4. Additional information or applications may be required

Applicant's Signature:

Date:

4-4-25

REQUEST SUMMARY

Please cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: 13 Section: 7.4 Name: Required Setbacks for New Facilities

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION& JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

Discuss your current use of the property and the reason for your variance request:

The property is currently used to for dairy farming; the farm is proposing a new barn and would like to limit the impact to arable land.

Describe the effects on the property if the variance is not granted:

If the farm chooses not to add those additional stalls, the stocking density of milking cows will likely be higher. Alternatively, the farm may choose to build a second barn or extend this barn to the east. These options impact arable land and take it out of production.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

The existing topography of the farm which includes a major drainageway gully to the north that impacted the layout of what is now existing.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

overstocking the barn: not ideal for animal health and welfare. Expanding to the east: increased impact to arable land and increased fill required. putting up a second barn: increased impact to arable land, increased fill required, and increased cost.

Not adding additional milking herd: negative economic impact.

Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

A lesser variance would have the impact of overstocking the barn or not adding the additional milking herd in full.

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

no. the neighborhood/area is a rural farming community with limited residences and A1 zoning.

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Goodhue

Goodhue County

Parcel # 33.019.0400

APPLICANT INFORMATION		
Last Name <u>Buck</u>	First <u>David</u>	M.I. <u>A</u>
Street Address <u>37298 180 Ave</u>		Phone <u>651.380.5865</u>
City <u>GoodhueMN</u>	State <u>MN</u>	ZIP <u>55027</u>
Email Address <u>bucks@sleepyeyetel.net</u>		
Township <u>Goodhue</u>	Range <u>015</u>	Section <u>19</u>
PROJECT INFORMATION		
Site Address <u>37298 180 Ave Goodhue MN 55027</u>		
Property Owner: <u>David A and Ann G Buck</u>		
Type of Project <u>Ag Building</u>	Proposed Use <u>freestall barn, milking parlor</u>	
Structure Type <u>Concrete&wood</u>	Replacement	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Variance #	Conditional Use Permit #	
Zoning District:	Lot size <u>147 acres</u>	Structure dimensions <u>140x80,252x275</u>
DISCLAIMER AND SIGNATURE		
<i>I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not</i>		
Signature <u>David A Buck</u>	Date <u>4-17-25</u>	
TOWNSHIP APPROVALS		
<i>I hereby certify by signing that I am authorized to act on the behalf of the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.</i>		
Signature <u>Deane Roach</u>	Title <u>Supervisor</u>	Date <u>4-17-25</u>
Signature <u>Mary Gadiard</u>	Title <u>Supervisor</u>	Date <u>4/17/25</u>
Application fee _____	Receipt Number _____	Expiration Date _____

The granting of this permit does not exempt the permittee from having to secure other permits from other Local (Goodhue County), State, or Federal units of government which may have jurisdiction over portions of the authorized project.

GENERAL PROVISIONS

1. No changes in plans or specifications can be made to the work authorized herein unless such change is first approved in writing by the permitting authority.
2. Permittee shall grant access to the site at all reasonable times so that the permitting authority or its agent(s) may conduct inspections to verify compliance with the terms and conditions of this permit.
3. The construction site shall be kept reasonably free of debris at all times so as to not create a public nuisance.
4. Permittee shall install appropriate erosion control measures to prevent erosion from the project site onto adjacent parcels of land, public waters, public roads, ditches, etc. Permittee shall cease all construction activities until any such problem is corrected as verified by the permitting authority.

Township Conditions

1. _____

2. _____

3. _____



To: Goodhue County
From: MSA Professional Services
Subject: Application for Property Line Setback Variance: Bucks Unlimited
Date: February 5, 2025

Parcel Number: 33.019.0400
Deed Holder: DAVID A BUCK RLT
Deed Holder 2: ANN G BUCK RLT
Property Address: 37298 180TH AVE GOODHUE, MN 55027-5123
Class: AG DWELLING
Tax District: GOODHUE TWP 253
Zoning: A1
Sec-Twp-Rng: 19-111-015
Brief Legal Description: DOC#608476 NW1/4 SEC 19-111-15ID# 33-0000-14900

Property Line Setback Variance:

The request is for a variance to Article 13 (Confined Feedlot Regulations) Section 7. Required Setbacks for New Facilities, Subd. 4 "No new feedlot or portions thereof shall be constructed within 100' of an adjoining property line." The feedlot is existing, but the farm is proposing to extend a barn to 50' from the adjoining property line to the south.

The proposal includes the extension of an existing barn, ultimately adding 280' x 540' to accommodate a total of 1850 milking dairy cows at the Farm. If approved, this will expand the site to a total of 3,443 animal units. This facility is proposed to be 50' from the property line. See CUP application for additional proposed items that would not need a variance.

No additional manure storage is required at this time.

A request for an amendment to an existing conditional use permit has been submitted.

Variances to the Goodhue County Zoning Ordinance must meet the following criteria:

- Harmony with the general purposes and intent of the official controls
 - The general purpose of the A1 district is to maintain, conserve, and enhance agricultural lands which are historically valuable for crop production, pastureland, and natural habitat for plant and animal life. This district is intended to encourage long-term agricultural uses and preserve prime agricultural farmland by restricting the location and density of nonfarm dwellings and other non-farmland uses.

1230 SOUTH BOULEVARD, BARABOO, WI 53913
P (608) 356-2771 • TF (800) 362-4505 • F (608) 356-2770
WWW.MSA-PS.COM

Property line setbacks for feedlots are intended to decrease conflict between neighbors. While the parcel to the south is not owned by the Applicant, they do farm it. There are no dwellings or buildings on this parcel. The owner of the parcel is in support of the barn extension and a reduced setback.

- Consistent with the comprehensive plan
 - The Comprehensive Plan prioritizes agricultural land uses over dwellings to protect farmland and decrease conflict between residential and agricultural uses. The proposed variance is not likely to produce conflict among residential and agricultural uses. The owner of the southern parcel is in support of the variance request. Any future owners will have the opportunity to be informed of the presence of the feedlot and barn prior to purchasing the property. The request appears consistent with the adopted comprehensive plan.
- The applicant has established "practical difficulties" exist in complying with the official controls. "Practical difficulties," as it pertains to variances, means 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."
 - The additional 50' of barn adds 143 stalls for milking cows. While there are economic considerations for adding these stalls, this is not the only reason for requesting that the barn should be within 50' of the property line. Each stall provides approximately \$6,000 of revenue when the barn is fully stocked. This revenue is then reinvested back in the local economy. The farm will likely need the increased milking cow numbers to help the farm stay economically viable, and they would like to limit the density of cows in the barn. Limiting the stocking density of barns to as close to a 1 stall to 1 cow ratio as possible is best for animal health and welfare.
 - The surrounding topography of the site makes it difficult to plan for these additional stalls going anywhere else. The proposed expansion will be an extension of the existing barn and all milking cows will be housed between the existing and proposed portions of this barn. The new parlor will extend to the west to the feed storage area. The constraints of the existing barn and feed storage areas limit the barn moving to the west or north. The topography to the east drops off, so an additional barn of 143 stalls and increasing the width on this barn don't fit the site in a logical manner. Expanding to the east would impact an area of approximately 20,000 square feet which includes the barn as well as needed grading to tie into the existing topography whereas increasing the length of the barn as proposed for the same number of stalls adds 12,500 square feet. This keeps more arable land in production consistent with the intent of the zoning ordinance.
- The variance would not allow any use that is not allowed in the applicable zoning district
 - Feedlots are a permissible use in the A1 district.

See Conditional Use application for more information. Other information essential for the review of the proposal:

MEMO

February 5, 2025

- The proposed Feedlot expansion does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use is located in an A1 (Agriculture Protection) zone which was intended to allow for large-scale farming operations. There is also very low residential density in the surrounding area which limits the potential for future land-use conflicts. The proposal appears harmonious with the established uses in the vicinity which include primarily cropland and animal agriculture operations.
- The Feedlot expansion is not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. Outside of this variance request, the proposal meets or exceeds all setback and development standards of the Goodhue County Zoning Ordinance and appears compatible with adjacent land uses.

Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
University of Minnesota
1/21/2017

Farm Name Bucks Unlimited Odor Offset
Address or County Goodhue County
Evaluator K. Petit
Date 4/14/2025

Clear All

OFFSET
Annoyance-free
96%

Source Edge to Nearest Neighbor (ft) 1946
Source Edge to Property Line (ft) 50

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Dairy - free stall ▼	280	540	1	151200	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	Biofilter ▼	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

OFFSET Summary and Results

Farm Name	Bucks Unlimited Odor Offset
County	Goodhue County
Evaluator	K. Petit
Date	4/14/2025

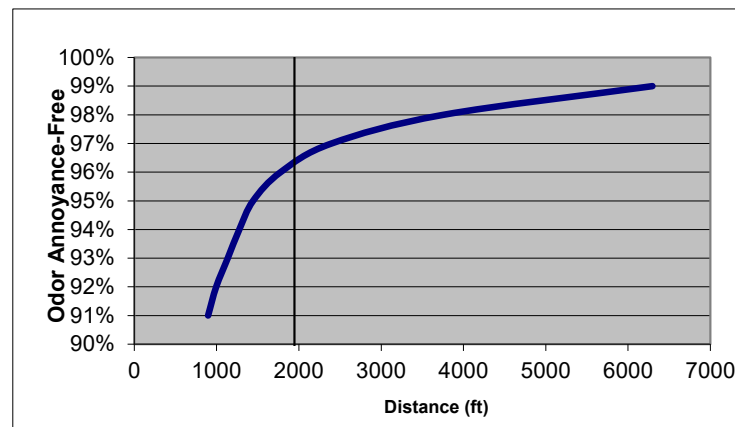


Source Characteristics Summary					Flux Rates (with control technology)				Source Emission Rates*		
	Similar Sources	Emit Area sq ft	Control Technology Type	Percent Treated	Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s
Buildings											
Dairy - free stall	1	151200	None	0%	1.8	6.0	0.7	31.0	25860	9838	435678
Area Sources											

*includes control technologies

Site Emissions	
Total Site Area (ft2)	151,200
Total Odor Emission Factor (TOEF)	91
Total Site H2S Emissions (mg/s)	10
Total Site H2S Emission AVERAGE (lbs/day)	2
Total Site H2S Emission MAX (lbs/day)	4
Total Site H2S Emissions (tons/yr)	0
Total Site Ammonia Emissions (mg/s)	436
Total Site Ammonia Emission AVERAGE (lbs/day)	83
Total Site Ammonia Emissions MAX (lbs/day)	166
Total Site Ammonia Emissions (tons/yr)	15

Source Edge to Nearest Neighbor (ft)	1946
OFFSET Annoyance-free frequency	96%



Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
University of Minnesota
1/21/2017

Farm Name Bucks Unlimited Town of Goodhue Offset
Address or County Goodhue County
Evaluator K. Petit
Date 1/27/25

Clear All

OFFSET
Annoyance-free
more than 99%

Source Edge to Nearest Neighbor (ft) 6610
Source Edge to Property Line (ft) 50

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Dairy - free stall ▼	280	540	1	151200	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	Biofilter ▼	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

OFFSET Summary and Results



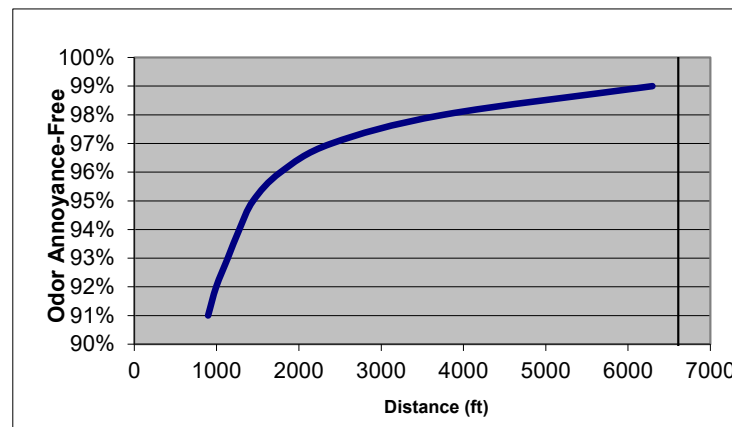
Farm Name	Bucks Unlimited Town of Goodhue Offset
County	Goodhue County
Evaluator	K. Petit
Date	1/27/25

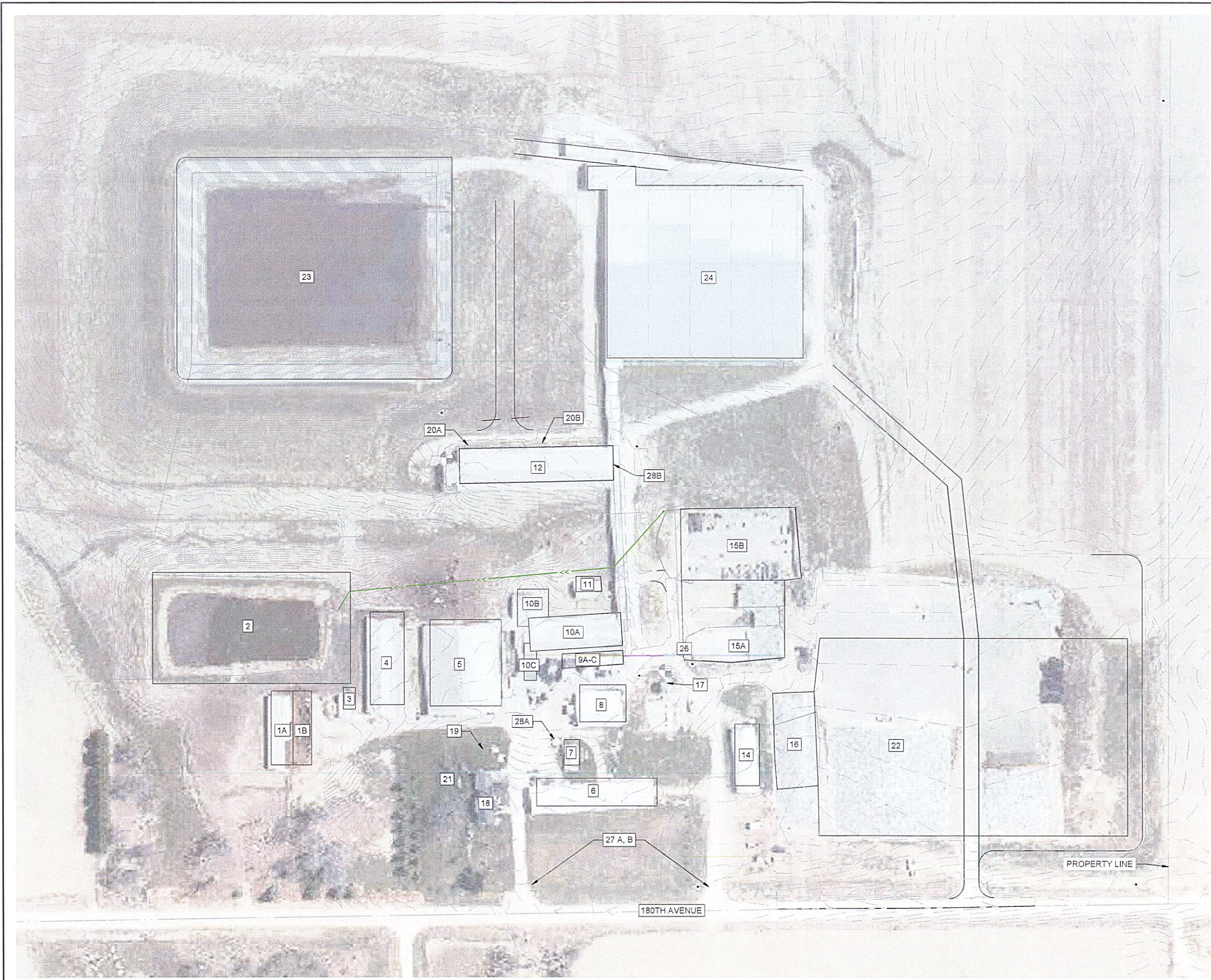
Source Characteristics Summary					Flux Rates (with control technology)				Source Emission Rates*		
	Similar Sources	Emit Area sq ft	Control Technology Type	Percent Treated	Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s
Buildings											
Dairy - free stall	1	151200	None	0%	1.8	6.0	0.7	31.0	25860	9838	435678
Area Sources											

*includes control technologies

Site Emissions	
Total Site Area (ft2)	151,200
Total Odor Emission Factor (TOEF)	91
Total Site H2S Emissions (mg/s)	10
Total Site H2S Emission AVERAGE (lbs/day)	2
Total Site H2S Emission MAX (lbs/day)	4
Total Site H2S Emissions (tons/yr)	0
Total Site Ammonia Emissions (mg/s)	436
Total Site Ammonia Emission AVERAGE (lbs/day)	83
Total Site Ammonia Emissions MAX (lbs/day)	166
Total Site Ammonia Emissions (tons/yr)	15

Source Edge to Nearest Neighbor (ft)	6610
OFFSET Annoyance-free frequency	0%





LEGEND

EXISTING YARD HYDRANT

EXISTING ELECTRIC METER

EXISTING ELECTRIC TRANSFORMER

BURIED ELECTRIC

FENCE LINE

PROPERTY LINE

BENCHMARK

CONTROL POINT

SOIL BORING

STRUCTURE I.D.

- STRUCTURES
- 1A.

DRY COW BARN - 120' X 35'
- 1B.

DRY COW LOT - 120' X 30'
2.

LMSA 1 - 180' X 320'
3.

SHED - 35' X 20'
4.

FREESTALL BARN - 55' X 150'
5.

FREESTALL BARN - 140' X 115'
6.

SHOP - 45' X 195'
7.

SHED - 40' X 25'
8.

CALF BARN - 60' X 75'
- 9A.

SILO
- 9B.

SILO
- 9C.

SILO
- 10A.

HOLDING PEN/BARN - 150' X 55'
- 10B.

PARLOR - 50' X 60'
- 10C.

MILK HOUSE - 60' X 20'
11.

SHED - 40' X 25'
12.

FREESTALL BARN - 250' X 55'
13.

(NO #13)
14.

CALF HOOP BUILDING - 40' X 100'
- 15A.

FEED STORAGE BUNKER - 140' X 130'
- 15B.

FEED STORAGE BUNKER - 170' X 115'
16.

HAY STORAGE - 150' X 70'
17.

GRAIN BIN
18.

HOUSE
19.

WELL
- 20A.

YARD HYDRANT
- 20B.

YARD HYDRANT
21.

SEPTIC
22.

FEED STORAGE PAD - 320' X 500'
23.

WASTE STORAGE FACILITY - 360' X 445'
24.

FREESTALL BARN - 275' X 316'
26.

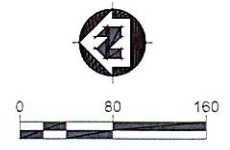
APPROX. LOC. AGRICULTURAL PLASTIC RECYCLING AND SOLID WASTE DUMPSTERS
- 27A.

SIGN AT ENTRANCE
- 27B.

SIGN AT ENTRANCE
- 28A.

YARD LIGHT
- 28B.

YARD LIGHT





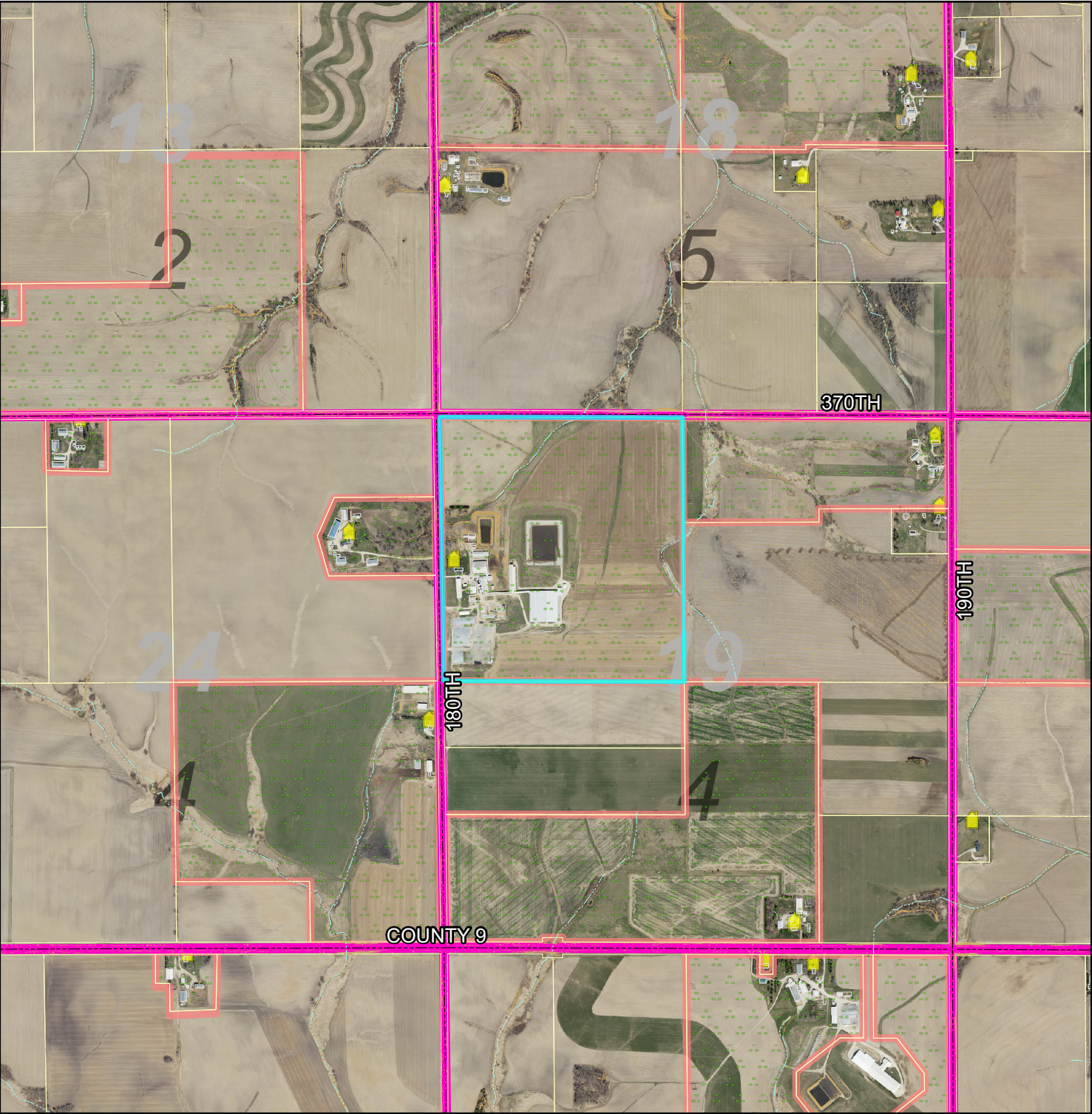
LEGEND

- EXISTING YARD HYDRANT
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- BURIED ELECTRIC
- FENCE LINE
- PROPERTY LINE
- BENCHMARK
- CONTROL POINT
- SOIL BORING
- STRUCTURE I.D.

STRUCTURES

- 1A. DRY COW BARN - 120' X 35'
- 1B. DRY COW LOT - 120' X 30'
- 2. LMSA 1 - 180' X 320'
- 3. SHED - 35' X 20'
- 4. FREESTALL BARN - 55' X 150'
- 5. FREESTALL BARN - 140' X 115'
- 6. SHOP - 45' X 195'
- 7. SHED - 40' X 25'
- 8. CALF BARN - 60' X 75'
- 9A. SILO
- 9B. SILO
- 9C. SILO
- 10A. HOLDING PEN/BARN - 150' X 55'
- 10B. PARLOR - 50' X 60'
- 10C. MILK HOUSE - 60' X 20'
- 11. SHED - 40' X 25'
- 12. FREESTALL BARN - 250' X 55'
- 13. (NO #13)
- 14. CALF HOOP BUILDING - 40' X 100'
- 15A. FEED STORAGE BUNKER - 140' X 130'
- 15B. FEED STORAGE BUNKER - 170' X 115'
- 16. HAY STORAGE - 150' X 70'
- 17. GRAIN BIN
- 18. HOUSE
- 19. WELL
- 20A. YARD HYDRANT
- 20B. YARD HYDRANT
- 21. SEPTIC
- 22. FEED STORAGE PAD - 320' X 500'
- 23. WASTE STORAGE FACILITY - 360' X 445'
- 24. FREESTALL BARN - 275' X 316'
- 24A. PROPOSED FREESTALL BARN EXPANSION - 280' X 540'
- 25. PROPOSED PARLOR - 80' X 255'
- 26. APPROX. LOC. AGRICULTURAL PLASTIC RECYCLING AND SOLID WASTE DUMPSTERS
- 27A. SIGN AT ENTRANCE
- 27B. SIGN AT ENTRANCE
- 29. PROPOSED CALF SHED - 65' X 75'
- 30. PROPOSED SAND BUILDING - 60' X 140'

MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
April 28th, 2025

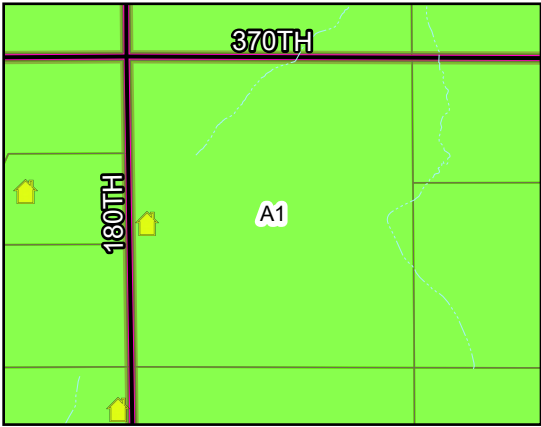
DJ Buck (Applicant) on behalf of
David Buck (Owner)
A-1 Zoned District.

The NW 1/4 of Section 19 Twp 111
Range 15 in Goodhue Township.

Request for Variance to allow the construction
of a new dairy barn that is proposed to be
50 feet from the side yard property line. When
animal barns are required to be 100 feet
from property lines.

Legend

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



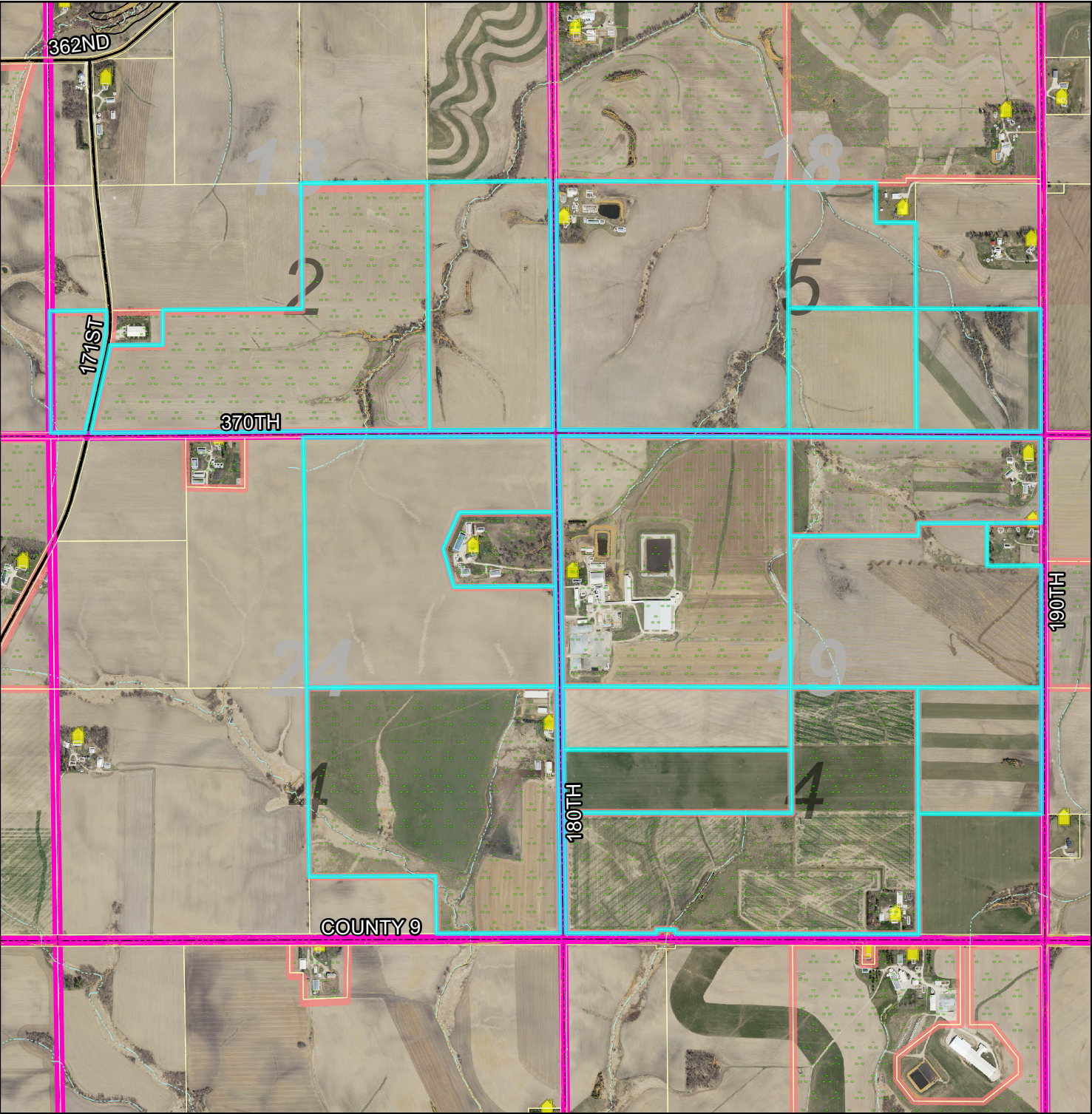
0 500 1,000 2,000 3,000
US Feet

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PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



BOARD OF ADJUSTMENT

Public Hearing
April 28th, 2025

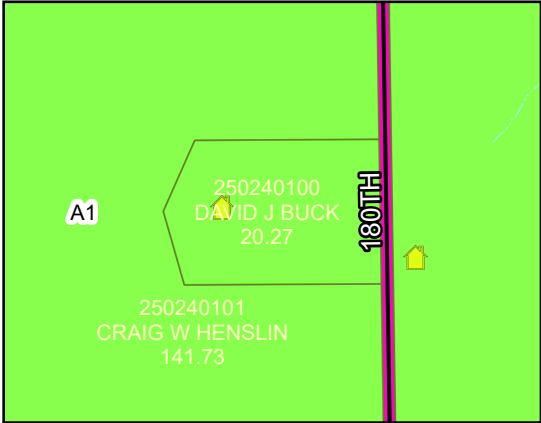
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Legend

- | | |
|----------------------------|------------------------------|
| 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 |



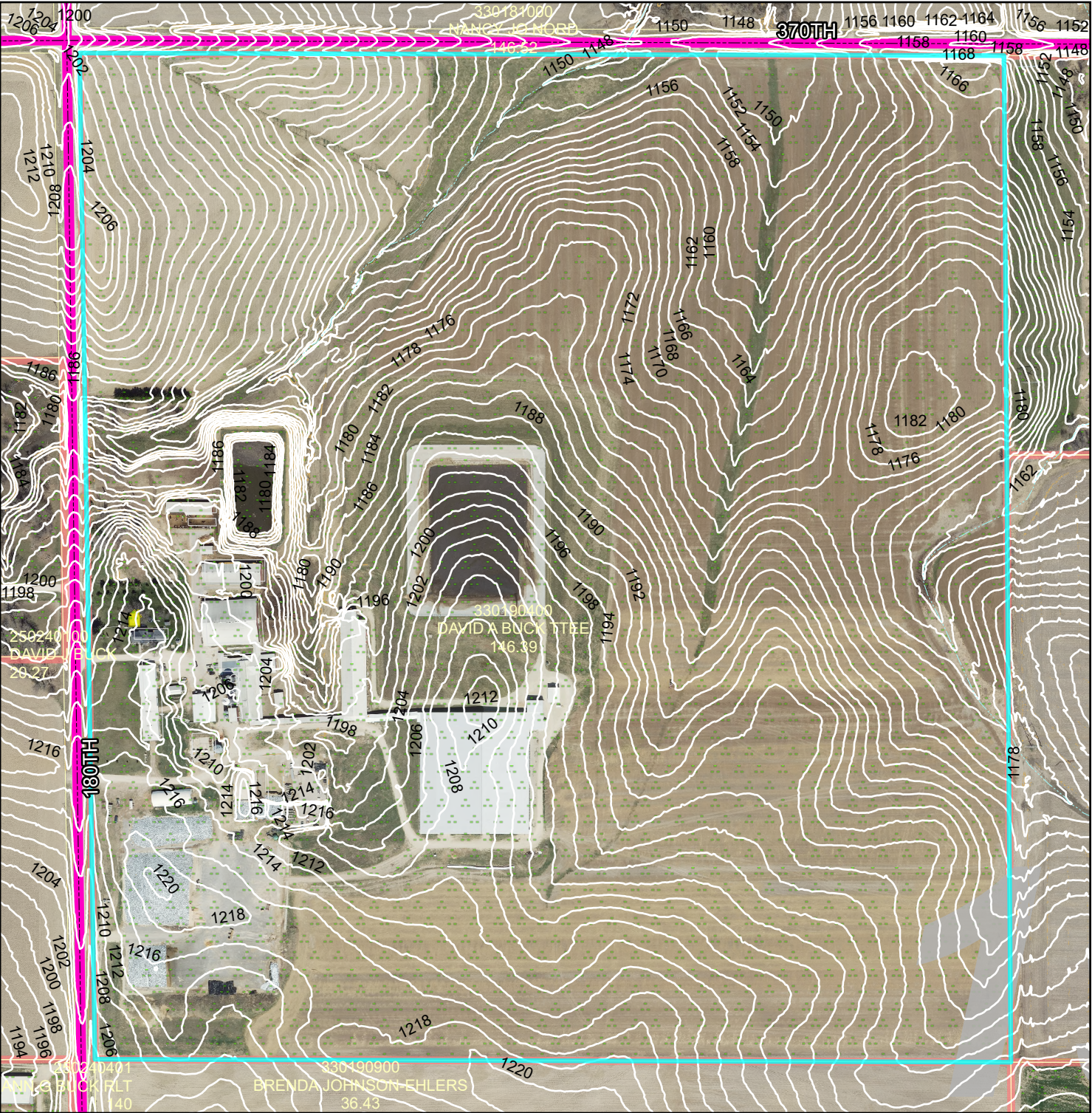
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US Feet

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MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

Public Hearing
April 28th, 2025

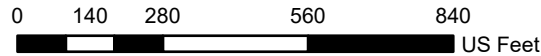
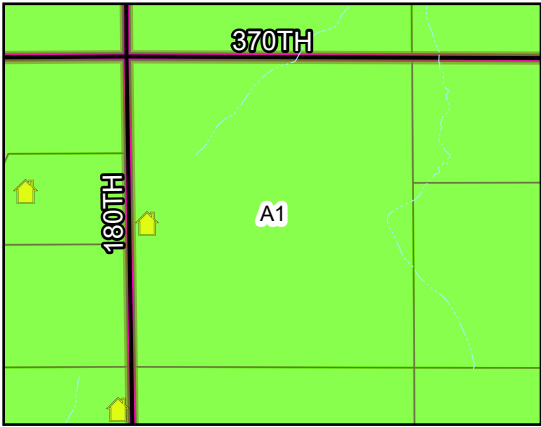
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Legend

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



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MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
April 28th, 2025

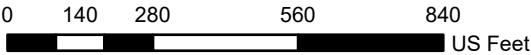
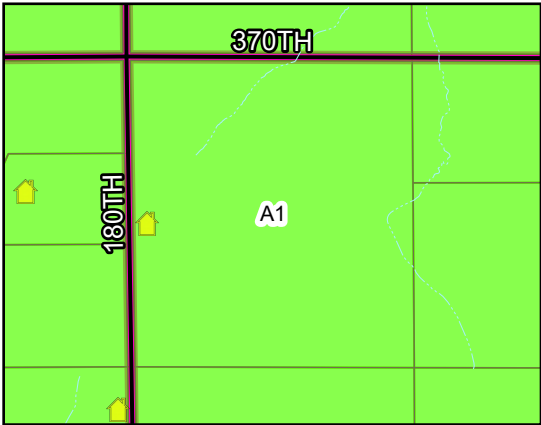
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Legend

- | | |
|----------------------------|------------------------------|
| 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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