
To: Board of Adjustment
From: Land Use Management
Meeting Date: May 28th, 2025
Report Date: May 16th, 2025

Agenda Item:

Request for Variance, submitted by applicant and property owner Matt Kruger, 51808 152nd Ave, Pine Island, MN, 55963, and described as Goodhue Co Tax Parcel 40.034.2200. Legally described as: SECT-34 TWP-109 RANGE-016 NW1/4 OF SE1/4 OF SW1/4, totaling 10.0 acres. The property is in the A-2 zoning district.

The applicant is proposing to exceed the County Zoning Ordinance 7,200 square foot limit of shed square footage, with the construction of a shed on the property that is 60 feet x 104 feet in dimensions. The property currently has one existing shed. If the new shed is approved, the site would exceed the limit by 450 square feet.

Application Information:

Applicants: Matt Kruger (Applicant/Owner).

Address of zoning request: 51808 152nd Ave, Pine Island, MN 55963

Parcel: 40.034.2200

Abbreviated Legal Description: NW1/4 OF SE1/4 OF SW1/4 SECT-34 TWP-109 RANGE-016

Township Information: Roscoe Township signed off on the Variance application with no additional comments

Zoning District: A-2 (Agricultural)

Attachments and Links:

Application and submitted project summary

Site Map

Goodhue County Zoning Ordinance: [zoning_ordinance.pdf \(goodhuecountymn.gov\)](https://www.goodhuecountymn.gov/zoning-ordinance.pdf)

Background:

Matt Kruger (Owner) has applied for a variance to Article 11 Section 5 (Accessory Buildings) to allow the construction of an accessory structure, where the total square footage exceeds the maximum of 7,200 square feet by 450 square feet for lots zoned A-2. The site already contains other accessory structures.

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 that “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 purpose and intent of the accessory structure maximum area standards cited in Article 11, Section 5 is to prevent development that is out of scale with parcels in the A-1, A-2, and A-3 zoning districts. This means that the size or bulk of a building is limited to a residential scale rather than a larger scale that would be allowed in agricultural, commercial, or industrial areas. The ordinance allows detached garages and sheds up to 7,200 square feet as long as all other requirements, such as setbacks, are met. In this case, the additional size of the shed is not going to substantially change the look or feel of the parcel.
- The property consists of one parcel containing approximately 10 acres. The minimum lot size in the A-2 District is 2 acre.
- The Accessory structure will measure 60ft x 104ft. The building will be situated with the length of the building running North-South. There will be three overhead doors facing west. The structure will meet all setback requirements.
- The Applicant's proposal appears in harmony with the purpose and intent of the official control.

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

- The Goodhue County Comprehensive Plan supports the individual use of rural property in the unincorporated areas of Goodhue County.

The Applicant's Accessory Structure request 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 request for an accessory structure is a reasonable use of property in the A-2 District.
- As an A-2 zoned parcel, the maximum square footage for accessory structures is 7,200 square feet. The new structure is proposed to be 6,240 sq ft. This brings the total accessory structure square footage to 7,650 sq ft, which is 450 sq ft over the maximum of 7,200 sq ft.
- The applicant intends to use the new structure for personal storage.

- They have discussed the possibility of reducing the size of the building should the variance not be granted.
- A review of the existing development pattern in the vicinity reveals low to medium-density residential development among predominantly row crop agriculture.

The request for 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.

- Accessory Structures are permissible in the A-2 district. This does not constitute a use variance.

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 submitted by Matt Kruger (Owner) has applied for a variance to Article 11 Section 5 (Accessory Buildings) to allow the construction of an accessory structure, where the total square footage exceeds the maximum of 7,200 square feet by 450 square feet for lots zoned A-2. The site already contains other accessory structures. With the following conditions:

1. A building permit must be applied for within 1 year of obtaining the variance
2. The owner must verify all property lines, property corners, and locations of easements prior to obtaining a building permit
3. The variance is null and void if construction does not start within a year of the variance approval.

Variance

For Staff Use Only	
Permit #	
\$400 Receipt #	DATE:


SITE ADDRESS, CITY, AND STATE		ZIP CODE:	
51808 152nd ave Pine Island MN		55963	
LEGAL DESCRIPTION:			
Attached <input type="checkbox"/>			
PID#:	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:
			STRUCTURE DIMENSIONS (if applicable):

APPLICANT OR AUTHORIZED AGENT'S NAME	
Matthew Kruger	
APPLICANT'S ADDRESS:	TELEPHONE:
51808 152nd ave Pine Island MN	507-273-1034
	EMAIL:
	Mkruger@rdoequipment.com

PROPERTY OWNER'S NAME:	
Same as Above <input type="checkbox"/> Same as above.	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

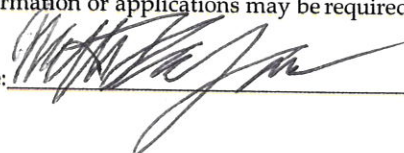
CONTACT FOR PROJECT INFORMATION:	
Same as Above <input type="checkbox"/> Same as above.	
ADDRESS:	TELEPHONE:
	EMAIL:

VARIANCE REQUESTED TO: (check all that apply) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input 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 checked="" type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE: Bare land PROPOSED USE: Build a pole shed. Proposed shed to be built is a 60x104 shed. BUILDING APPLICATION PERMIT NO.: (if filed) Application number not given DATE FILED: 4-30-25
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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.		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE
	Brian Hoken supervisor	4/30/25

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: 4-30-25

REQUEST SUMMARY

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

Article:_____ Section:_____ Name:_____

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 Part of my property that the shed is going on is bare land.

Applying for a varriance as with the proposed building and a current pole shed my accessory square footage exceeds the standard.

Varriance would be looking to allow the addition of 450 square feet over the 7200square foot rule.

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

If the varriance is not granted the existing shed will have to be decreased in size or cut 8 feet off of the proposed building.

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:

My 10 acres as all woods and I am trying to have a nice shed built. Sheds proposed location has addequate space.

I am not trying to have 7200 square feet of coverage on 2 acres.

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

I have considered decreasing the size of the proposed shed but the cost for the additional square footage from a 60x96 to a 60x104 makes the most financial sense to build at 60x104.

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

Existing shed could be removed butI do not feel anyone would gain from this and would just cost more to get to the same end result.

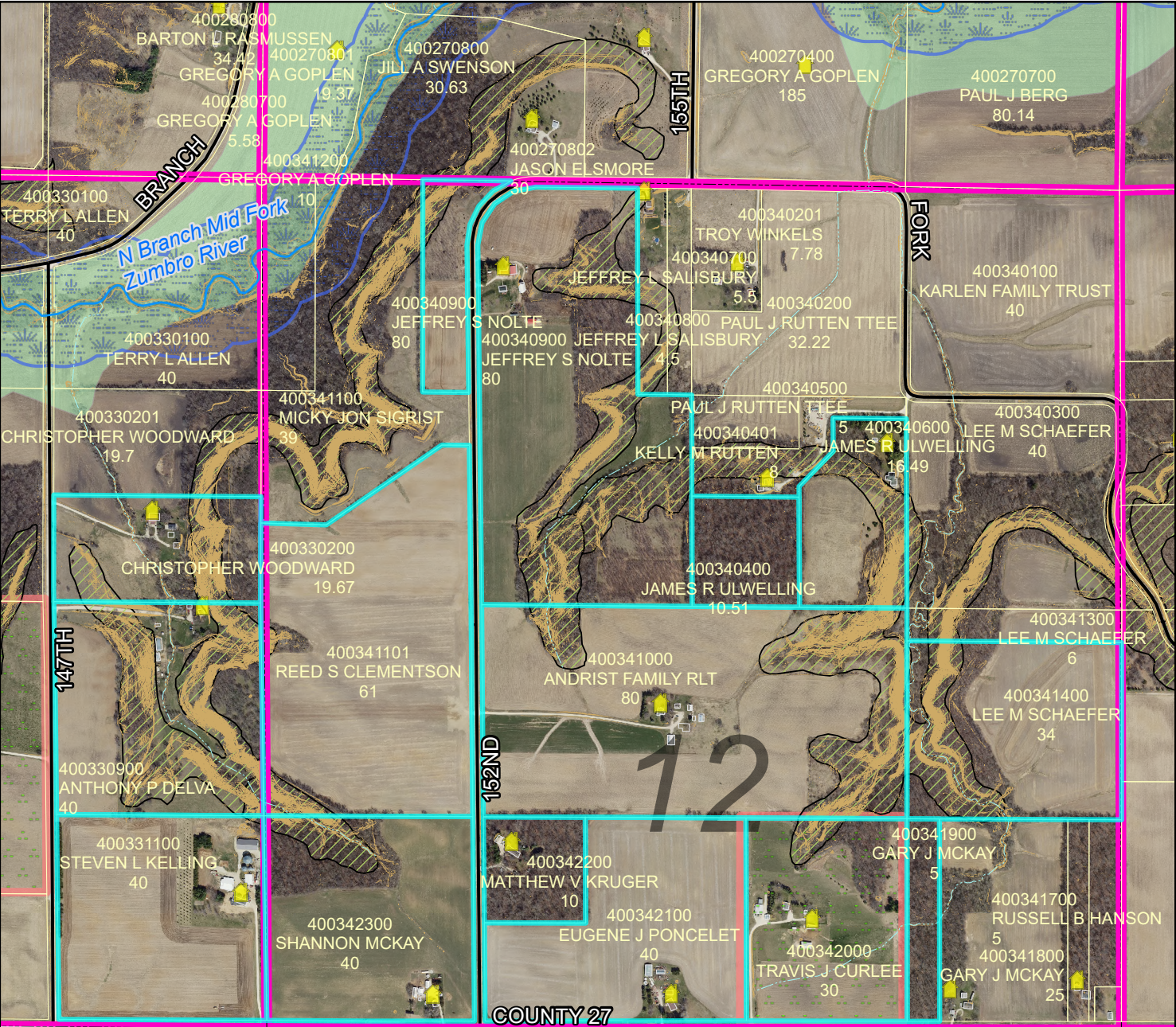
In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

If my varriance is granted I do not believe it would alter the essential character of the neighborhood.

When the project is complete the property will be something to admire.

Location of the shed is quite secluded and only from a portion of gravel can it be seen. I do not feel 8 feet of length of a shed would have a negative impact on the neighborhood

PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



BOARD OF ADJUSTMENT

Public Hearing
May 28, 2025

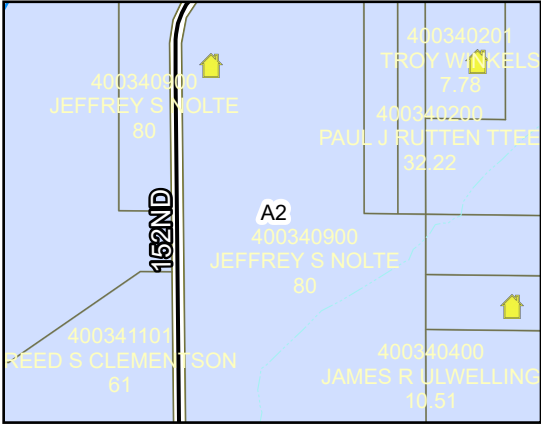
Matt Kruger (Owner)
A-2 Zoned District.

The NW1/4 of the SE 1/4 of the SW1/4
Section 34 TWP 109 Range 17 in
Roscoe Township.

Request for Variance to the maximum
square footage of 7,200sqft for accessory
buildings on parcels zoned
A-1, A-2, and A-3.

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 |



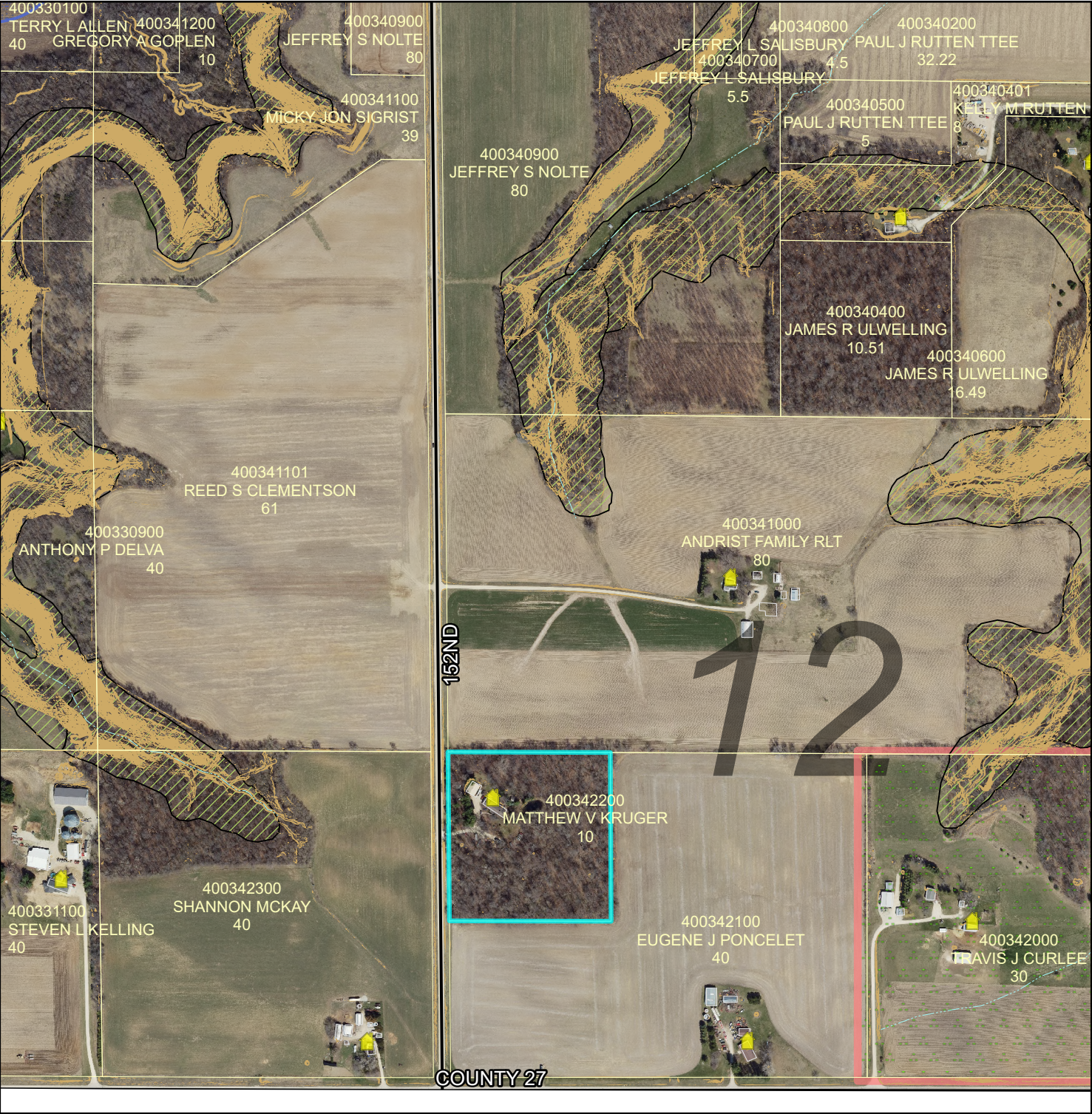
0 360 720 1,440 2,160
US Feet

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Map Created May, 2025 by LUM



MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
May 28, 2025

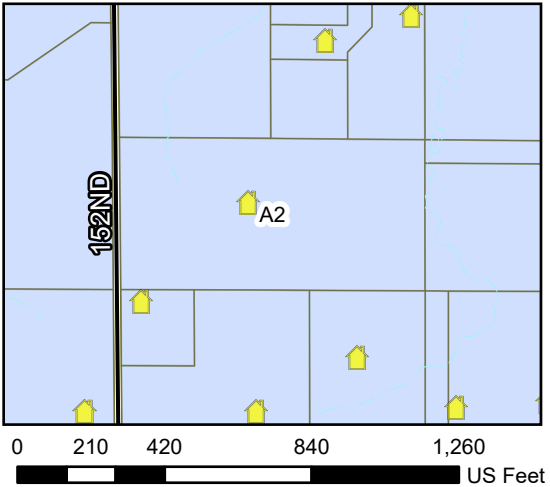
Matt Kruger (Owner)
A-2 Zoned District.

The NW1/4 of the SE 1/4 of the SW1/4
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Roscoe Township.

Request for Variance to the maximum
square footage of 7,200sqft for accessory
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A-1, A-2, and A-3.

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 |

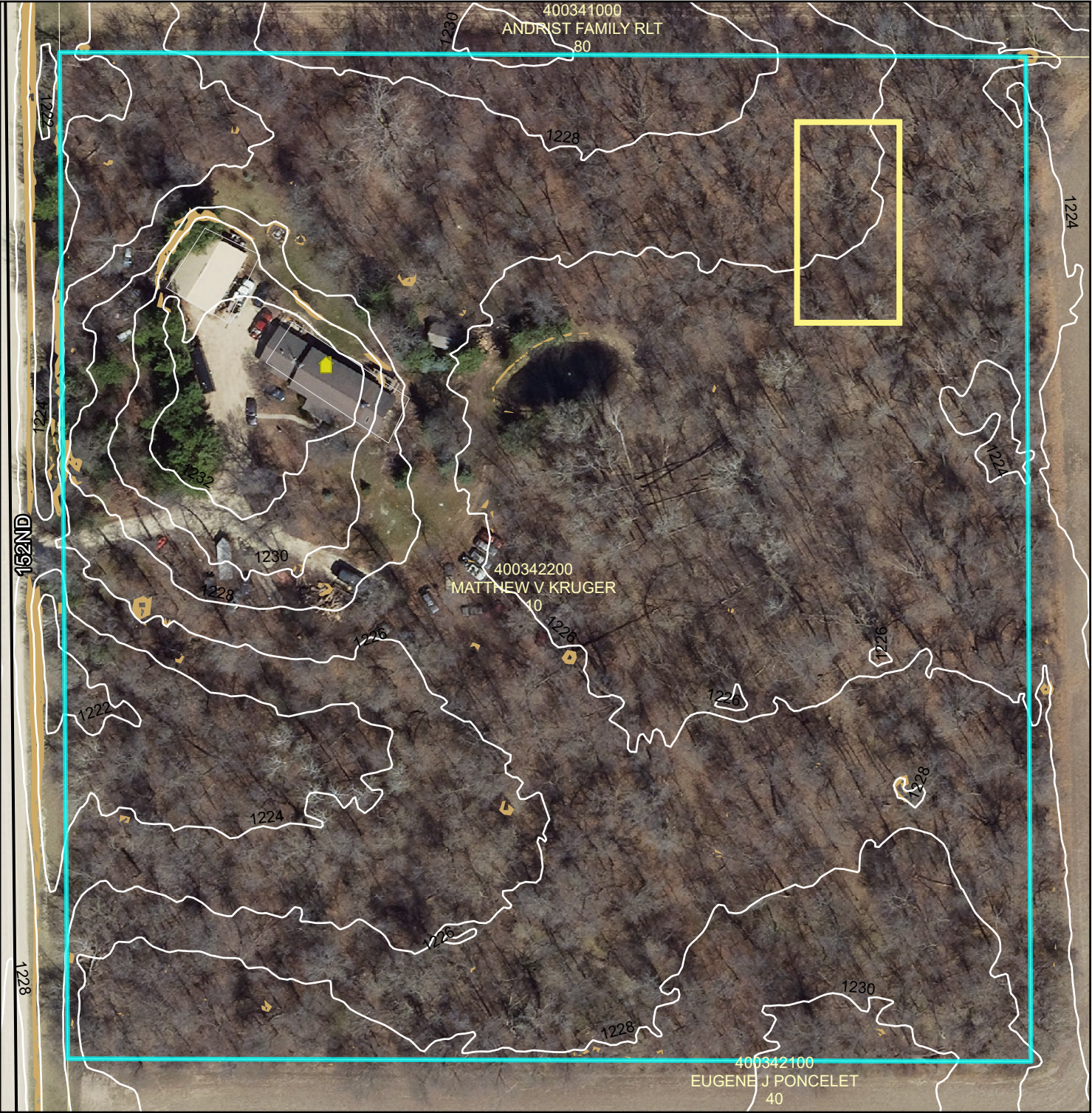


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MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

Public Hearing
May 28, 2025

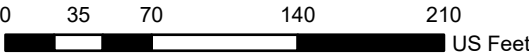
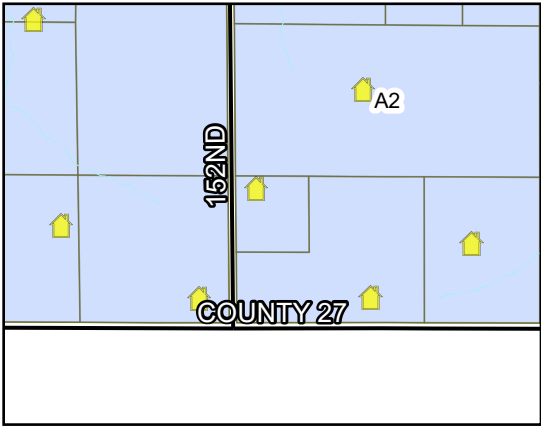
Matt Kruger (Owner)
A-2 Zoned District.

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Request for Variance to the maximum
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A-1, A-2, and A-3.

Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
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| 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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MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
May 28, 2025

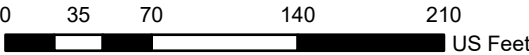
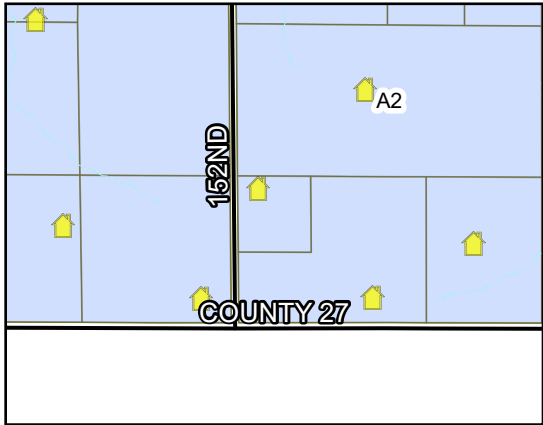
Matt Kruger (Owner)
A-2 Zoned District.

The NW1/4 of the SE 1/4 of the SW1/4
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Request for Variance to the maximum
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Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
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| 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 May, 2025 by LUM



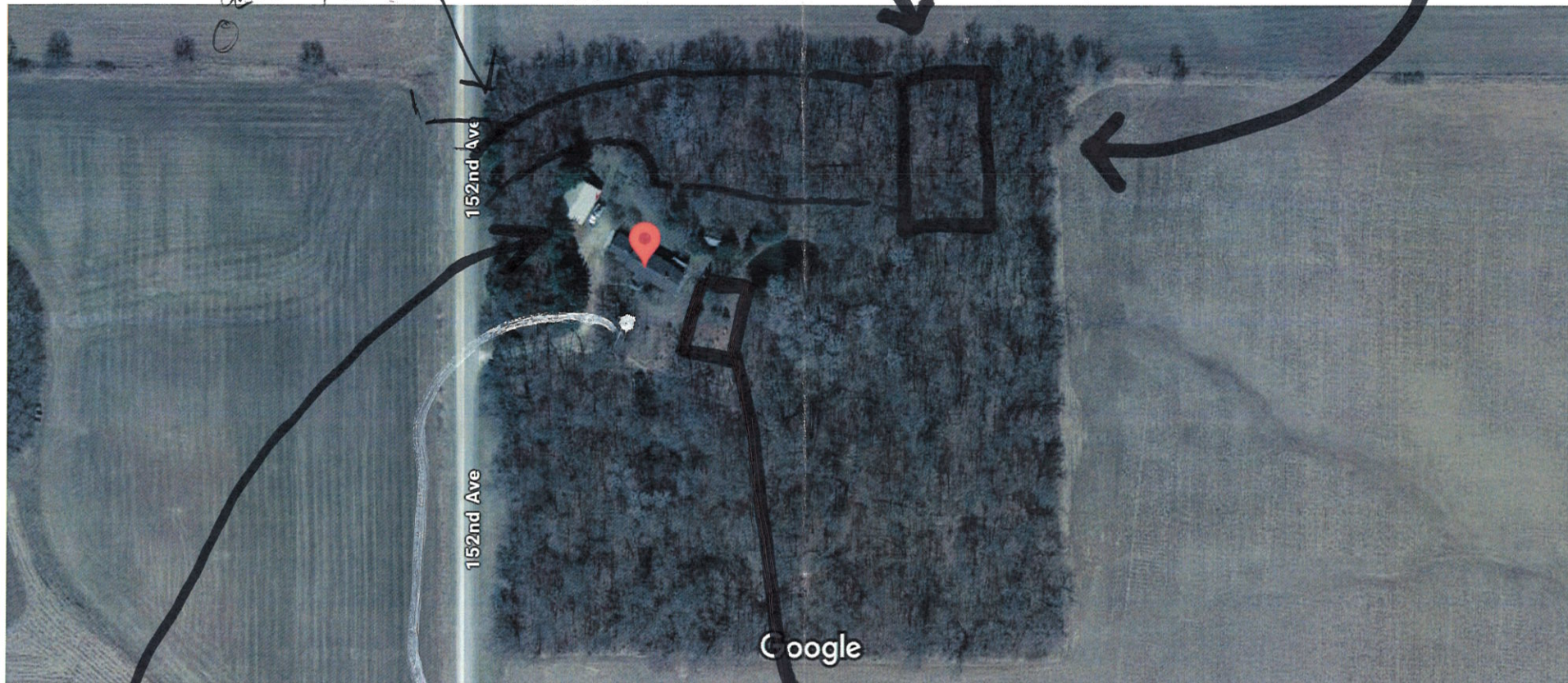
Google Maps

51808 152nd Ave

New driveway
driveway South of existing culvert under gravel

60' X 104'
35 feet in from
North property line

50-60 feet
In from East side



Existing Shed
20' X 30' ft

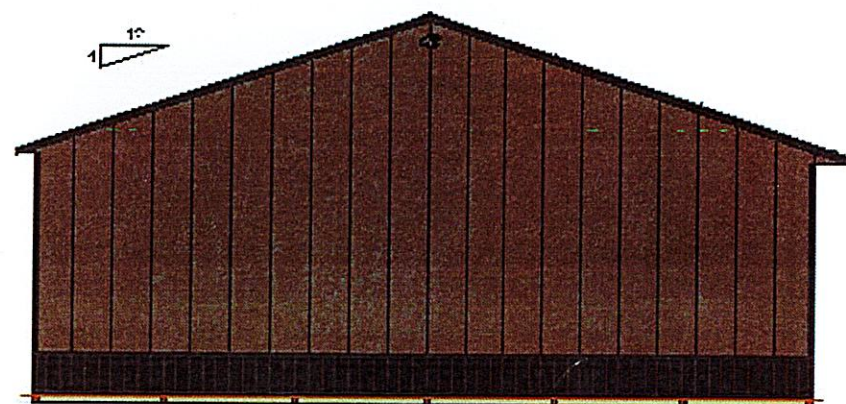
well

New driveway had meeting on site
with town ship approving placement.

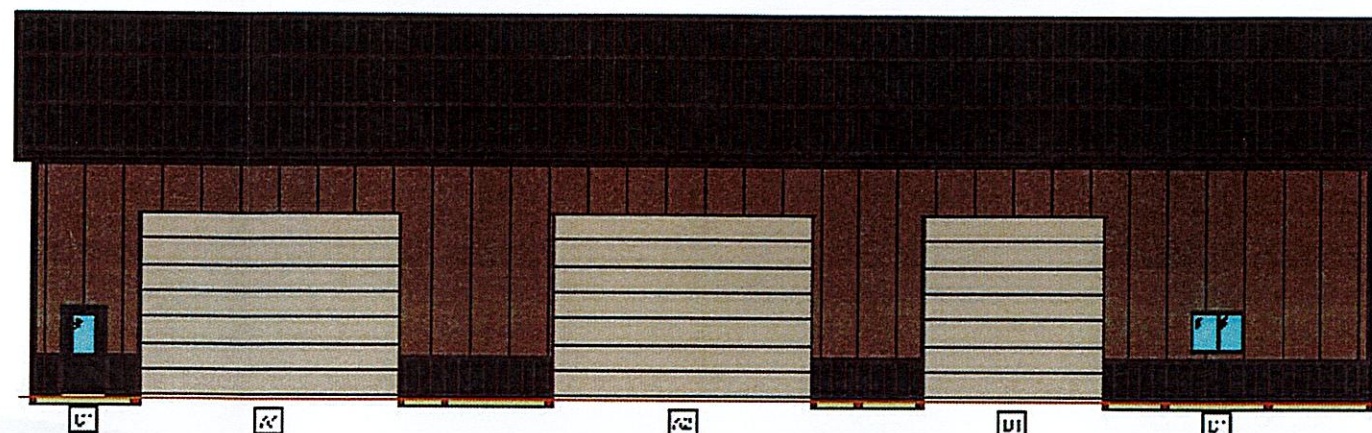
Septic

Septic to Shed corner
500ft

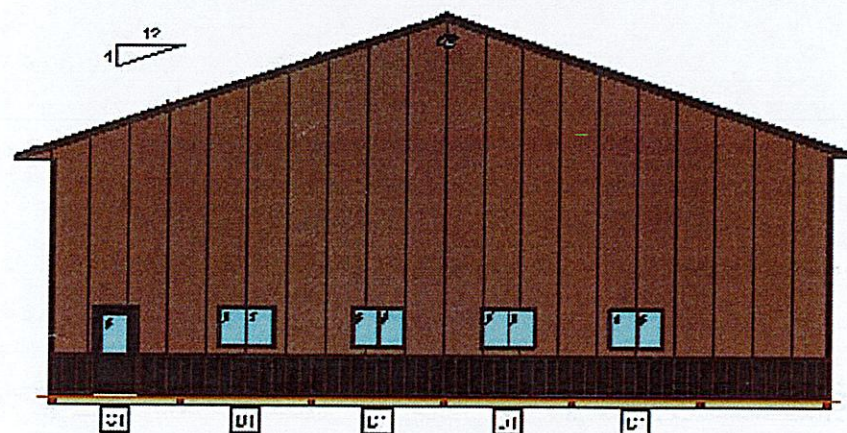
Well to Shed 575ft



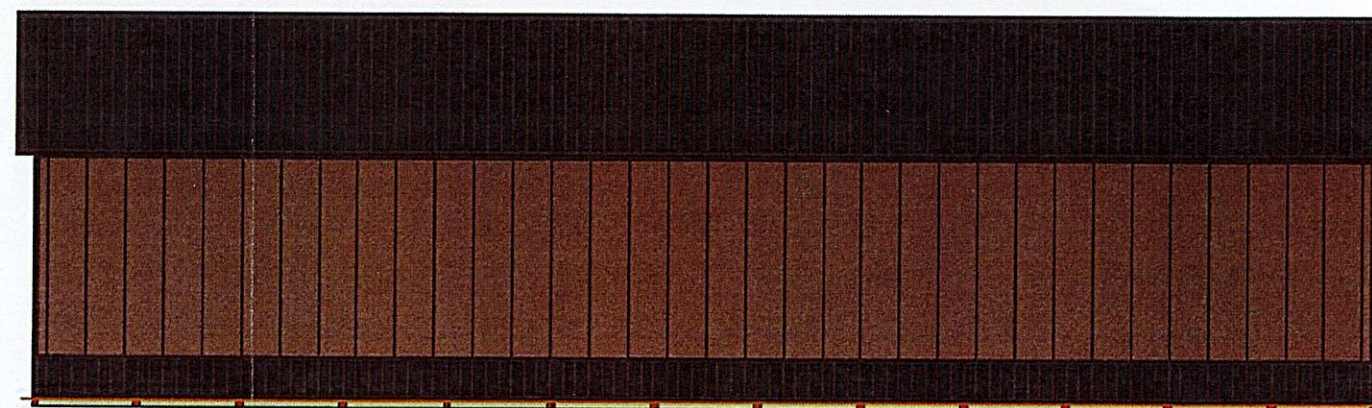
A2 ENDWALL 1 ELEVATION



B2 SIDEWALL 1 ELEVATION



C2 ENDWALL 2 ELEVATION



D2 SIDEWALL 2 ELEVATION

OPENING SCHEDULE ☐

IC	MODEL	WINONA
A1	OVERHEAD DOOR - F80	240" x 88
A2	OVERHEAD DOOR - F80	240" x 88
B1	OVERHEAD DOOR - F80	240" x 88
C1	WALK IN DOOR - 22' x 8' LIT	22' x 8'
D1	WALK IN DOOR - 22' x 8' LIT	22' x 8'



DEALER INFO.

Corey Larsen
1732 Valley View Drive
Winona, MN 55987

CUSTOMER INFO.

Lester Building Systems
1111 2nd Ave Sess
Winona, MN 55987

BUILDING DESCRIPTION

60'-0" x 104'-1" x 18'-0"
Uni-Frame Embedded
QP052324

Customer Approval

Printed
DATE

Bldg Direction



(Mark North)

PROJ. 055A-14598-00-00
PROPOSAL DRAWINGS ONLY

Not intended for Construction Purposes
The information shown on this drawing is intended for informational purposes only and should not be used for construction purposes. It is not a contract and is not a warranty.