

To: Board of Adjustment
From: William Lenzen, Zoning Assistant, Land Use Management Department
Meeting Date: October 26th, 2026
Report Date: October 16th, 2026

Public Hearing

Request for Variance, submitted by Seth Bork (Applicant/Owner) to allow a parcel to be less than the required 35 acres per principle building or use.

Application Information:

<u>Applicant(s):</u>	Seth Bork
<u>Site Address:</u>	27380 Sevastopol Road, Red Wing, MN 55066
<u>Parcel:</u>	43.134.0041
<u>Abbreviated Legal Description:</u>	The Nly 930ft of the SE1/4 of the NE1/4 of Section 34, Township 113, Range 14
<u>Township Information:</u>	Wacouta Township emailed County staff indicating the township doesn't have a problem with this land split.
<u>Zoning District:</u>	A-3 Urban Fringe

Attachments:

- Application materials
- Township reply
- Site Plan
- Survey
- County Staff Prepared Maps

Applicable Ordinances:

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

Summary:

The property owner is looking to split parcel 43.134.0041 once. The parcel is currently approximately 25 acres in area, with a house, which is less than the 35-acre requirement for a building site in A3. The parcel with the building site would be approximately 13.7 acres if the split is allowed, and the remnant parcel would be approximately 11 acres. The applicant has indicated that it's a financial burden having the extra wooded acres and wants to sell the 11 acres off of this parcel.

Background:

The dwelling was built in 1914. There was a variance application in May of 2002, the board approved the variance to build a dwelling on less than 35 acres and denied the variance to the 100-foot right-of-way setback.

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 lot will put parcel 43.134.0041 at approximately 13.7 acres and the new parcel will be approximately 11 acres.
- The Applicant’s variance request does not appear harmonious with the purpose and intent of the official controls because no new home is being proposed by Mr. Bork.

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):

- Applicant has **not** established that practical difficulty exists in complying with the official control and has based his argument on economic considerations which is not an eligible reason for being granted a variance.

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

Deny the request for a variance, submitted by Seth Bork (Applicant/Owner) to allow a parcel to be less than the required 35 acres per principle building or use.



Thanker William
Leazer



For Staff Use Only	
Permit #	226-0094
Receipt #	367534912
DATE:	9/17/2026

Variance Application

27380 Sevarstapol Rd. Red Wing, MN 55066			
Sect 34 Twp 13 Range 01424.2 AC Doc#682232 NLY 930A 52 1/4			
431340041	4301 - Vacanta	24.72 AC	1,080,000 sq ft

Seth Bork	
APPLICANT'S ADDRESS	TELEPHONE
10620 W. River Rd	
Brooklyn Park, MN 55443	

PROPERTY OWNER'S NAME	
Same as Above	
PROPERTY OWNER'S ADDRESS	TELEPHONE
S/a/c	S/a/c
	S/a/c

CONTACT FOR PROJECT INFORMATION	
Same as Above	
ADDRESS	TELEPHONE
S/a/a	S/a/a
	S/a/a

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

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
	APPEAL RIGHTS

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: [Signature]

Date: 9/14/26

 I want to split 11-14 Acres of woods +
Keep remaining Acreage + Structures. 

REQUEST SUMMARY

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

Article: 23 Section: 5 Title: Lot Area

Article: _____ Section: _____ Title: _____

The property owner bears the burden of providing information to convince the Board to rule in their favor. Please provide answers to the following questions or attach a document.

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

House, barn, and agriculture fields I use as a
farmette. I want to sell the woods to person buying
additional 25 acres of wood adjacent.

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

It's a financial burden to have the woods
that isn't generating income but costs money.

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:

All surrounding land doesn't have the
same restriction as I do even though this is a
dead end road and not ideal for development.

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

None known that work

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

no other adequate option exists

Lenzen, William

From: Wacouta Township <wacoutatownship1853@gmail.com>
Sent: Thursday, September 17, 2026 8:55 PM
To: Lenzen, William
Cc: Will Hokenstad
Subject: Property

External Email - Use caution opening links or attachments!

Fred Plaas presented Seth Bork's request to split his land and sell part of it. Fred said he had no problem with this as long as Goodhue County Land Use Management has no issues. Fred said he would contact Seth and have him proceed with contacting Goodhue County Land Use Management. Please contact one of the Wacouta Township Supervisors or me if you have further questions. Thank you!

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Renee Roper, Clerk Treasurer
Wacouta Township
wacoutatownship1853@gmail.com

④ Site Plan

ArcGIS WebMap

split lot



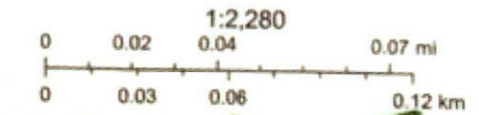
September 16, 2026

Easement

ParcelsAGOLBasemap Goodhue County Roads

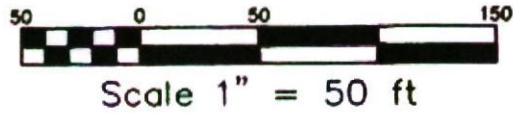
CEM; ; OCTY; OCRLN; CTRLN

27380 Sevastopol Rd

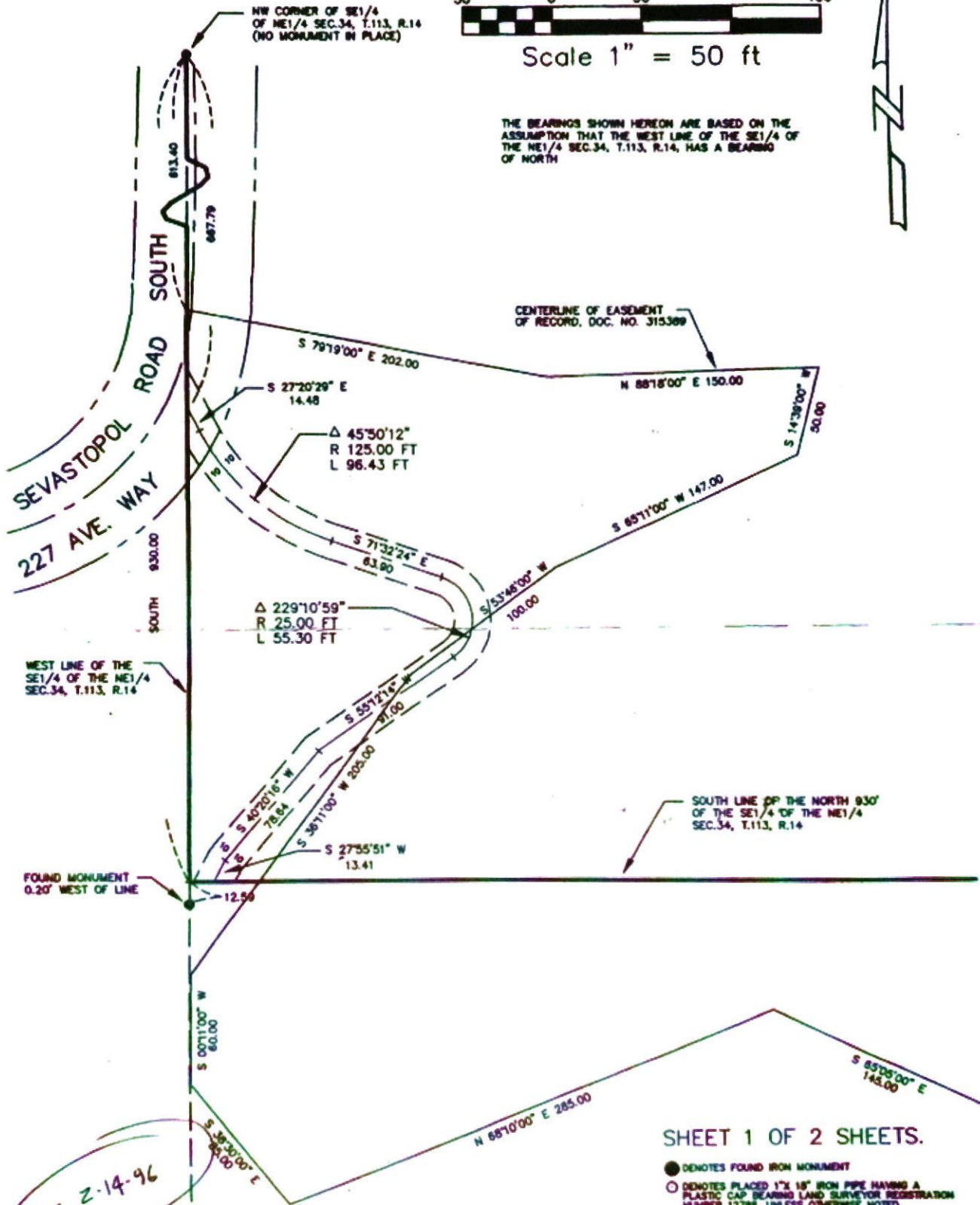


Wacouta Top
ArcGIS WebApp Builder

⑤ Survey



THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE SE1/4 OF THE NE1/4 SEC.34, T.113, R.14, HAS A BEARING OF NORTH



SHEET 1 OF 2 SHEETS.

- DENOTES FOUND IRON MONUMENT
- DENOTES PLACED 1"X 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR REGISTRATION NUMBER 12788, UNLESS OTHERWISE NOTED.

SURVEY FOR:

MR. MICHAEL TONDER

JOHNSON, SCOFIELD & REHDER INC.
LAND SURVEYORS

1203 MAIN ST.-RED WING-MN 55066 612 388-1558
WABASHA COUNTY SURVEYOR-WABASHA COUNTY COURTHOUSE
WABASHA-MN 55981 612 565-3244

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.

David A. Johnson
DAVID A. JOHNSON
Minnesota Registration No. 13788
Date 11/27/95

BK 97 PG 72
EP FILE: MTONDER
SHEET 1 OF 1 SHEETS

DRAWING NUMBER
R- S-

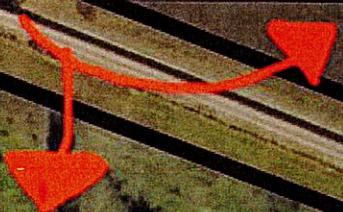
2

EXHIBIT A
(LEGAL DESCRIPTION)

The Northerly 930 feet of the SE 1/4 of the NE 1/4 of Section 34, Township 113 North, Range 14 West, of the Fifth Principal Meridian in the County of Goodhue, State of Minnesota, except the railroad right-of-way, being a strip of land 100 feet in the width along the line of the railroad, being 50 feet in width on each side of the center line thereof as the same is now built and operated over, upon and across the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 34

PROPERTY ADDRESS 27380 SEVASTOPOL RD, RED WING, MN 55066

13.7 AC



11 AC

BURK
SETH M

Car

14 AC + House

M

closing
11/3/26

11 AC

closing 11/1/26
to 25AC Buyer

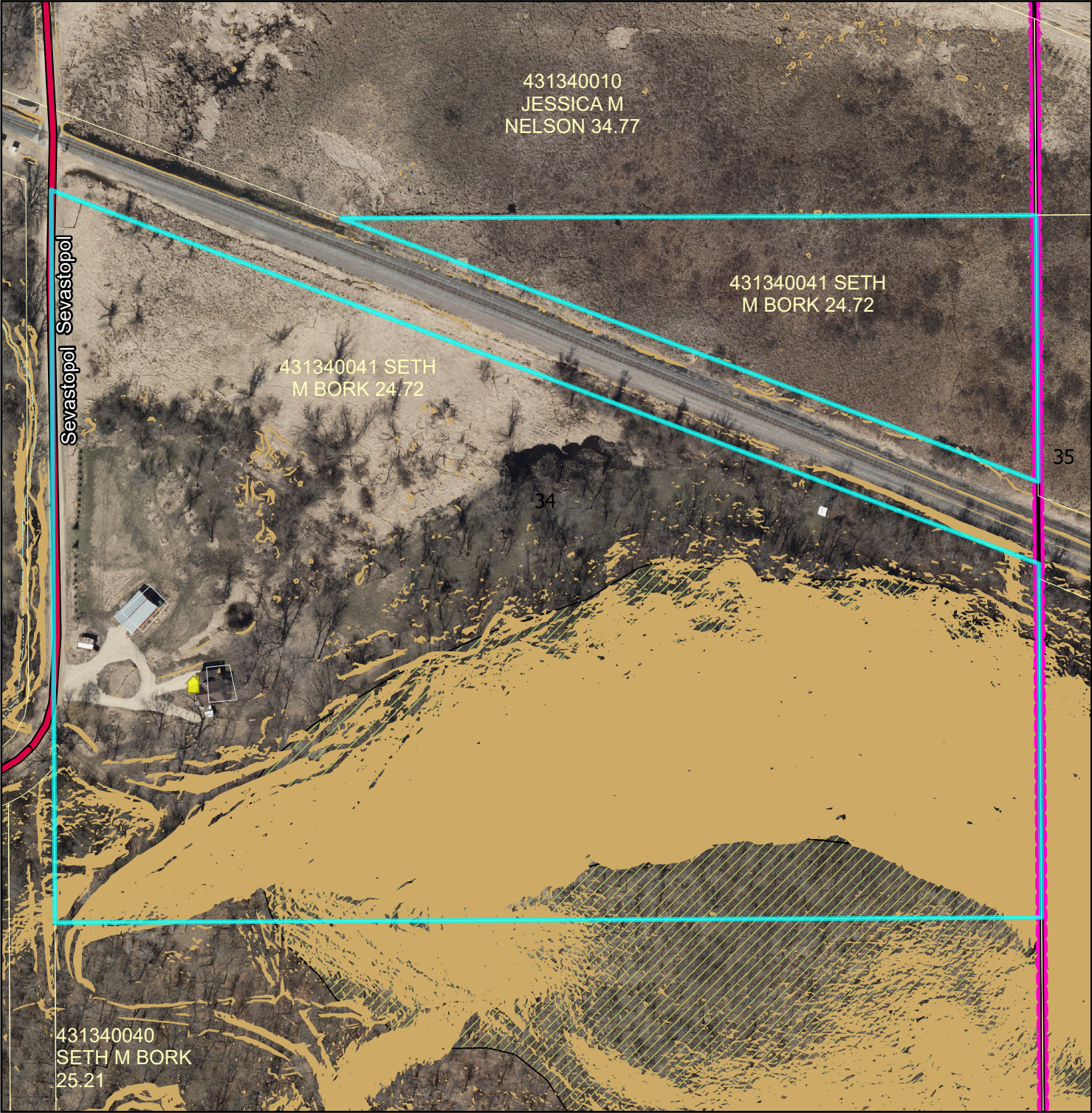
BURK
SETH M

25 AC
sold

9/30/26

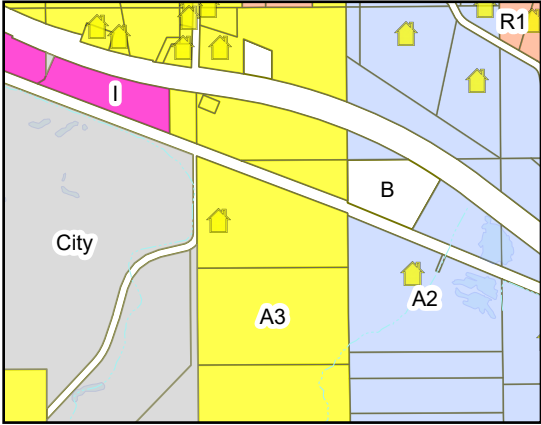
800

Hyb



Legend

- Township Roads
- Roads
- Streams
 - Intermittent
 - Protected
- Dwelling Point
- Tax Parcels
- Section Lines
- Shoreland
- Feedlots2026Poly
- Blufflands
 - Soils_Type
 - Slope
 - Soils



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2024 Aerial Imagery
Map Created October, 2026 by LUM

