

To: Board of Adjustment
From: Megan Smith, Land Use Management
Date: May 19, 2025, Board of Adjustment
Re: Variance Request and Public Hearing for Dunbar/Martie Property

Attachments:

1. Application materials
2. County Staff Prepared Maps of the Area

Public Hearing

Request for Variance, submitted by Brandon Dunbar and Stephanie Martie, owners of property located on tax parcel 47.032.1500, located in Section 32, of Zumbrota Township, requesting a variance from the minimum lot size of the A-3 zoning district.

Application Information:

Applicants: Stephanie Martie and Brandon Dunbar (Owners)

Site Address: TBD, County 48 Blvd, Zumbrota MN.

Parcel: 47.032.1500

Abbreviated Legal Description: Part of the NW1/4 OF NE1/4 of SEC 32 TWP 110 RANGE 015, comprising approximately 25 acres.

Township Information: Zumbrota Township; no township zoning controls

Zoning District: A-3 Urban Fringe District

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 owners purchased two tracts of land with the intention of building a home. In total, they own 44 acres of contiguous land, but on two tax parcels. Their land is separated on two adjacent tax parcels: the first is a 19-acre parcel along the North Fork of the Zumbro River, and then a second parcel with frontage along County 48 Blvd that is 25 acres in size and is also the parcel on which the applicants plan to build. The second parcel, the one on which the applicants want to build, is zoned A3, and as previously stated, 25 acres in area. The zoning ordinance requires 35 acres for it to be considered a building site. Therefore, the site is short 10 acres in area and requires the variance to make it buildable.

The reason for the request is because a section line separates the two parcels, and the two parcels cannot be combined unless platted.

While staff were discussing options with the applicant, platting was not recommended as a viable option since the owners have no reason to plat the land because they do not intend on creating a subdivision or selling of the land in the short term.

Their other option was to pursue a re-zoning to R-1. This option would be good if they were planning a residential subdivision, but again, they have expressed interest in continuing to lease the tillable acres on the site and create a small building site in an area with minimal disruption to the tillable land.

For these reasons, and particularly because the applicants considered all options, the staff recommendation to the Board is to approve the variance.

Site History:

The county did find a record of a previous variance for this exact same issue that was approved in March of 2003 by a prior property owner. The home was never built, therefore the variance expired.

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 County’s A3 District is the area zoned for anticipated growth surrounding the City of Zumbrota, and therefore allowing residential construction on a parcel well suited for development is in keeping with the intent of the zoning ordinance.
- 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 in areas where growth is likely to occur, which is the A-3 zoning district. The home 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 construct a home on property in an A-3 district is reasonable
- The owner did not create the issue through splitting the land
- The owner did not create the issue with the location of the public land survey section line placement that prevents the two parcels from being combined.
- The property is partially surrounded by land that is residential and zoned R-1.
- 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 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 Stephanie Martie and Dunbar (Owners) to Article 23 regulating the A3 Zoning District, to allow residential construction on a lot not meeting the 35 acre total area requirements.



RECEIVED

APR 28 2025

Variance

Land Use Management

For Staff Use Only

Permit #

Z25-0017

\$400
Receipt #

18632 DATE: 4/28/2025

SITE ADDRESS, CITY, AND STATE				ZIP CODE	
TO BE DETERMINED ZUMBROTA, MN				55992	
LEGAL DESCRIPTION					
Attached <input checked="" type="checkbox"/>					
PID#	ZONING DISTRICT	LOT AREA (SF/ACRES)	LOT DIMENSIONS	STRUCTURE DIMENSIONS (if applicable)	
470321500 + 470291701	A3	approx 3-4 acres			

APPLICANT OR AUTHORIZED AGENT'S NAME		
BRANDON J DUNBAR, STEPHANIE L MARTIE		
APPLICANT'S ADDRESS:		TELEPHONE:
671 18TH STREET ZUMBROTA, MN 55992		651-380-9392
887 GOLFFVIEW AVENUE ZUMBROTA, MN 55992		EMAIL: stephanie.martie@gmail.com

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

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

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

TOWNSHIP SIGNATURE:		
By signing this form, the Township acknowledges they are aware of the Applicant's variance request. Will obtain & submit after meeting 5/13/2025		
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

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:

04/25/2025

REQUEST SUMMARY

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

Article: 23 Section: 5 Name: Subd. 1. Lot Area : A

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:

We are brand new owners of this property, as of August 2024. Current use is agricultural farm crop land and wooded acreage. We purchased this "build-able acreage" with the intention of building our forever home. We were told there was already an approved "variance" on file with the county, what we recently learned is that this variance expired many years ago. This acreage shares property lines with immediate family. Scott and Heidi Dunbar are parents of Brandon, and Amanda Klepperich (Mike Klepperich) is a sibling. We have only recently learned that this section line that goes through our property makes it ineligible for the 35+ acres required for building, even though we own over 40+ acres.

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

None. It would remain as-is, as we continue to pursue efforts to obtain permissions to build and live on our 40+ acres of land.

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 county section line that goes right down the middle of our property. We own the 35+ acreage as required to build a residence in A3 zone, except it is split by a county section line, which breaks it up into 2 parcels that are independently less than the required 35+ acres that they are when combined as 1.

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

We met with the Land Use Management Department in Goodhue County. We considered requesting our two parcels be combined, but that sounded like an unlikely process, due to this section line. After consideration of options we feel the application for variance is the best option as we have the required acreage, it is just split - due to this section line.

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

We discussed merging our two parcel properties into one. We also discussed rezoning, but prefer not to change the overall zoning classification of the property. The costs and timeline of a rezone vs. variance was also a concern. We feel we are able to adhere to and comply with all requirements of the current zoning classification, with the only exception being the section line that separates our 35+ acres into two separate parcels.

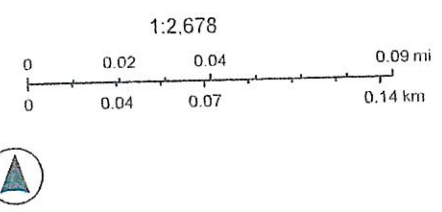
In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

We plan to adhere to the same similar building lot sizes and house design (single story or modular home) as the properties currently present in the area. I believe we will not be altering the "essential character" of the neighborhood/area at all. Our planned property will fit in as if it was always there. We have already begun to clean up dead neglected vegetation and overgrowth on property lines and negotiating contracts for the agriculture land to be farmed, in effort to continue to improve and maximize the use of the property.



4/25/2025, 3:10:01 PM

- Parcels
- Goodhue County Roads
- CEM; ; OCTY, OCRLN, CTRLN
- CSAHP; CRP
- Municipal Boundaries
- FEMA Floodway - 100 Year Floodway
- FEMA Floodplain - 1% Chance of Flood Inundation
- Shoreland Overlay
- Cached2024
- Red: Band_1
- Green: Band_2
- Blue: Band_3





509 W. 5th Street
Red Wing, MN 55066
651-385-3040
goodhuecountymn.gov

Property ID Number: RP 47.029.1701

BRANDON DUNBAR
STEPHANIE MARTIE
671 18TH ST
ZUMBROTA MN 55992

Property Description: SECT-29 TWP-110 RANGE-015 19.16 AC
DOC#701035 PT OF SE1/4 OF SW1/4 SEC 29-110-15 S OF ZUMBRO R EX
47.029.1400, .1500, .1600 (SEE DOC#574716) EX 1.01AC DOC#580905

Property Address:

2025 Property Tax Statement

VALUES AND CLASSIFICATION				
Step 1	Taxes Payable Year:		2024	2025
	Estimated Market Value:		99,400	121,100
	Homestead Exclusion:		0	0
	Taxable Market Value:		99,400	121,100
	New Improvements:			
	Property Classification:		RVL NHSTD	RVL NHSTD
Sent in March 2024				
Step 2	PROPOSED TAX			
	768.00			
	Sent November 2024			
Step 3	PROPERTY TAX STATEMENT			
	First half taxes due MAY 15:			382.00
	Second half taxes due OCTOBER 15:			382.00
	Total Taxes Due in 2025:			764.00

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
Property Tax and Credits			
3. Property taxes before credits		789.94	921.50
4. Credits that reduce property taxes:			
A. Agricultural Market Value Credits		-133.94	-157.50
B. Other Credits		0.00	0.00
5. Property taxes after credits		656.00	764.00
Property Tax by Jurisdiction			
6. County: GOODHUE		418.30	493.84
7. City or Town: ZUMBROTA TWP		102.74	113.24
8. State General Tax		0.00	0.00
9. School District: 2805		30.50	36.06
A. Voter Approved Levies		94.60	114.46
B. Other Local Levies			
10. Special Taxing Districts:			
A. TIF		0.00	0.00
B. Other		9.86	6.40
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		656.00	764.00
Special Assessments on Your Property			
13. Special Assessments			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		656.00	764.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB
TO AVOID PENALTY PAY ON OR BEFORE OCTOBER 15
Property ID #: RP 47.029.1701

Make Checks Payable to Goodhue County

SECOND 1/2 TAX AMOUNT DUE: 382.00

PENALTY:

TOTAL:

Taxpayer: BRANDON DUNBAR
STEPHANIE MARTIE
671 18TH ST
ZUMBROTA MN 55992

Goodhue County Finance & Taxpayer Services
509 W. 5th Street
Red Wing, Minnesota 55066



Call us at 651-385-3040 to set up automatic withdrawal. Initial payment must be arranged three weeks prior to due date.

Detach and return this stub with your 2nd half payment



509 W. 5th Street
Red Wing, MN 55066
651-385-3040
goodhuecountymn.gov

Property ID Number: RP 47.032.1500

BRANDON DUNBAR
STEPHANIE MARTIE
671 18TH ST
ZUMBROTA MN 55992

Property Description: SECT-32 TWP-110 RANGE-015 24.93 AC
DOC#701035 W1AC OF NW1/4 OF NE1/4 SEC 32-110-15 N25AC OF
NE1/4 OF NW1/4 EX 0.18AC EX 1.07AC ID# 47-0000-26500

Property Address:

2025 Property Tax Statement

Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2024	2025
	Estimated Market Value:	193,900	221,500
	Homestead Exclusion:	0	0
	Taxable Market Value:	193,900	221,500
	New Improvements:		
	Property Classification:	AG NON HSTD	AG NON HSTD
Sent in March 2024			
Step 2	PROPOSED TAX 1,404.00 Sent November 2024		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due MAY 15:		699.00
	Second half taxes due NOVEMBER 15:		699.00
	Total Taxes Due in 2025:		1,398.00

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
Property Tax and Credits			
3. Property taxes before credits		1,539.28	1,686.06
4. Credits that reduce property taxes:			
A. Agricultural Market Value Credits		-261.28	-288.06
B. Other Credits		0.00	0.00
5. Property taxes after credits		1,278.00	1,398.00
Property Tax by Jurisdiction			
6. County: GOODHUE		814.36	903.88
7. City or Town: ZUMBROTA TWP		200.40	207.12
8. State General Tax		0.00	0.00
9. School District: 2805		59.50	65.96
A. Voter Approved Levies		184.52	209.36
B. Other Local Levies		0.00	0.00
10. Special Taxing Districts:		19.22	11.68
A. TIF			
B. Other			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		1,278.00	1,398.00
Special Assessments on Your Property			
13. Special Assessments			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,278.00	1,398.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE NOVEMBER 15
Property ID #: RP 47.032.1500

Make Checks Payable to Goodhue County

SECOND 1/2 TAX AMOUNT DUE: 699.00

PENALTY:

TOTAL:

Taxpayer: BRANDON DUNBAR
STEPHANIE MARTIE
671 18TH ST
ZUMBROTA MN 55992

Goodhue County Finance & Taxpayer Services
509 W. 5th Street
Red Wing, Minnesota 55066



Call us at 651-385-3040 to set up automatic withdrawal. Initial payment must be arranged three weeks prior to due date.

onehome

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< All Listings Overview **Property Details** Schools Travel Time Price & Tax History > 1/1 > 🏠 📄 🗺️



1/1

44969 County 48 Boulevard Zumbrota, MN 55992-1721
MLS #5281061 CLIP #6124688635

View All 1 Photos

Lot Size Area

44.00 acres

Days on OneHome

118



44.09 ACRE BUILDING SITE! This amazing hard to find private country property has many features to offer! building the home of your Dreams! Features include, black top road, tillable acres, hunting woods, trails ending at the north boundary running into the North Fork Zumbro River. This site is located just 25 minutes from Rochester MN and just 1 mile East of Zumbrota. Easy access to Hwy 52.

Fontaine

Off Market
\$283,976

Estimated Monthly Cost: \$1,647

VIEW COST BREAKDOWN >

Add a Note

COMPARE

Compare this property to others you've recently viewed or saved
Start Comparing

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View Insights

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- Property Taxes Due
- Property Tax Pay History
- Property Owner
- Property Owner History
- Property Tax Details
- Special Assessments
- Proposed Tax Notice
- GIS Parcel Map
- Photos
- Building Sketches
- Property Values
- Additional Structures
- Commercial/Apt Buildings
- Land Information
- Manufactured Homes
- Multi Parcel Groups
- Property Divisions
- Residential Buildings

PARCEL ID: 470291701

BRANDON DUNBAR

Parcel

ROLL: REAL PROPERTY

Assessment Year:	2024
Pay Year:	2025
Property Address:	
City:	
State:	
Zip:	
Market NBHD:	212 - 47 ZUMBROTA TWP-AG
Class:	111 - 2B/1B RURAL VACANT LAND
Land Use Code:	
Deeded Acres	19.16
Plat:	-
Lot	
Block	
Section-Twp-Range	29-110-015
Tax District:	4703 - ZUMBROTA T 2805
Town/City	010023 - ZUMBROTA TWP
School District:	022805 - SCHOOL DISTRICT 2805
TIF Project #	-

Parcel Status

Homestead	N ? Non-Homestead
Relative Homestead	N

Legal

SECT-29 TWP-110 RANGE-015 19.16 AC DOC#701035 PT OF SE1/4 OF SW1/4 SEC 29-110-15 S OF ZUMBRO R EX 47.029.1400, .1500, .1600 (SEE DOC#574716) EX 1.01AC DOC#580905 REC 11/15/10 ID# 47-0000-23300 (PT)

Record Navigator

1 of 1

Asmt Year 2024

Actions

Neighborhood Sales

Printable Summary

Printable Version

Reports

Value Notice

Tax Statement

Proposed Tax Statement

Goodhue County Government

Center

509 W 5th Street

Red Wing, MN 55066

Phone: 651-385-3040

Departments Employment

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Last Updated: April 25, 2025

HOME DEPARTMENTS HOW DO I

Basic Search Advanced Search Map Search

Property Overview

- Pay Taxes Online
- Property Taxes Due
- Property Tax Pay History
- Property Owner
- Property Owner History
- Property Tax Details
- Special Assessments
- Proposed Tax Notice
- GIS Parcel Map
- Photos
- Building Sketches
- Property Values
- Additional Structures
- Commercial/Apt Buildings
- Land Information
- Manufactured Homes
- Multi Parcel Groups
- Property Divisions
- Residential Buildings

PARCEL ID: 470321500

BRANDON DUNBAR

ROLL: REAL PROPERTY

Parcel

Assessment Year:	2024
Pay Year:	2025
Property Address:	
City:	
State:	
Zip:	
Market NBHD:	212 - 47 ZUMBROTA TWP-AG
Class:	101 – 2A/1B/4BB AGRICULTURAL
Land Use Code:	
Deeded Acres	24.93
Plat:	-
Lot	
Block	
Section-Twp-Range	32-110-015
Tax District:	4703 - ZUMBROTA T 2805
Town/City	010023 - ZUMBROTA TWP
School District:	022805 - SCHOOL DISTRICT 2805
TIF Project #	-

Parcel Status

Homestead	N ? Non-Homestead
Relative Homestead	N

Legal

SECT-32 TWP-110 RANGE-015 24.93 AC DOC#701035 W1AC OF NW1/4 OF NE1/4 SEC 32-110-15 N25AC OF NE1/4 OF NW1/4 EX 0.18AC EX 1.07AC ID# 47-0000-26500

Record Navigator

1 of 1

Asmt Year 2024

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

- Value Notice
- Tax Statement
- Proposed Tax Statement

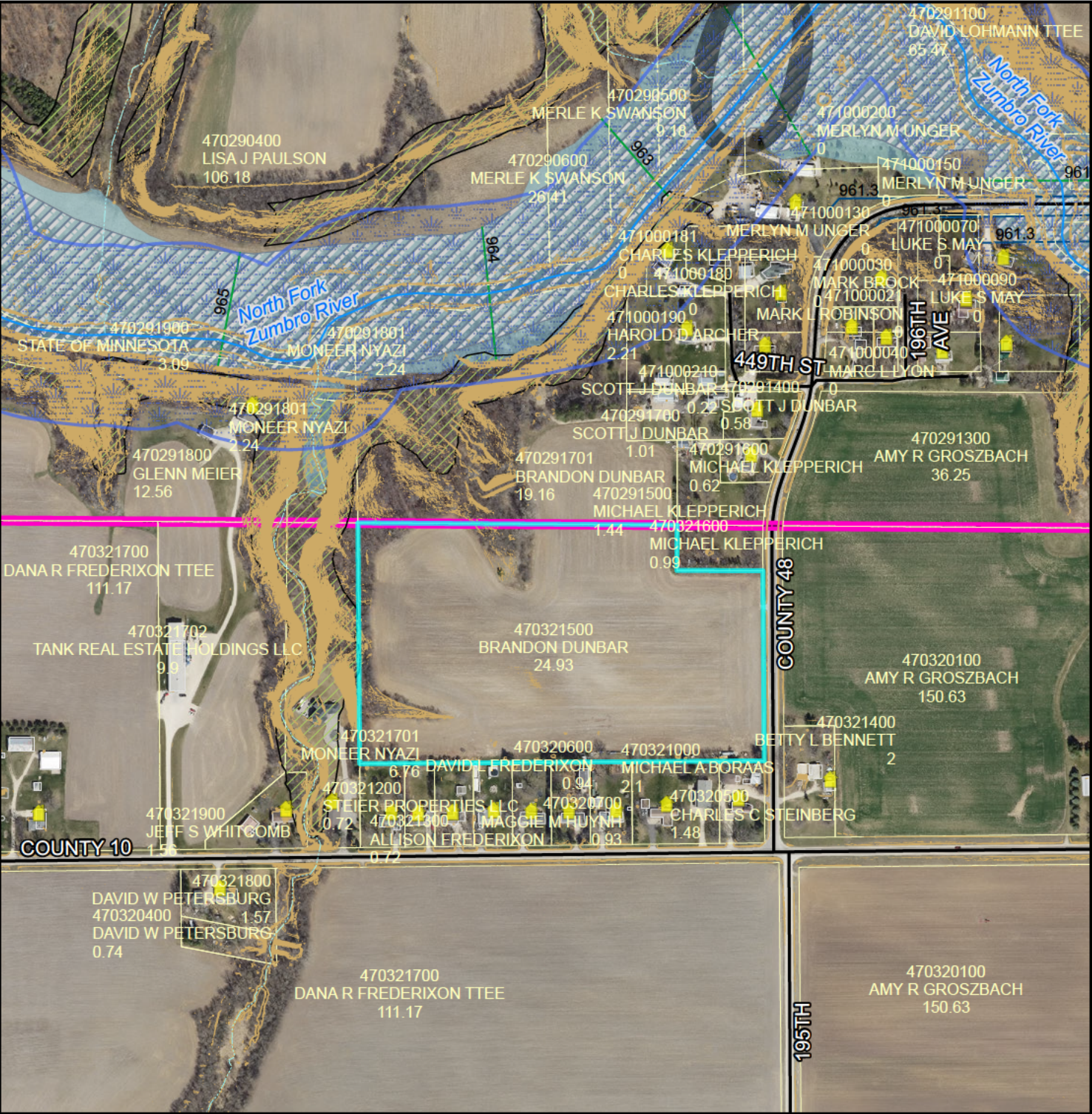
Go

Goodhue County Government
Center
509 W 5th Street
Red Wing, MN 55066
Phone: 651-385-3040

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Last Updated: April 25, 2025

MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
May 19, 2025

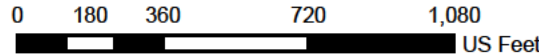
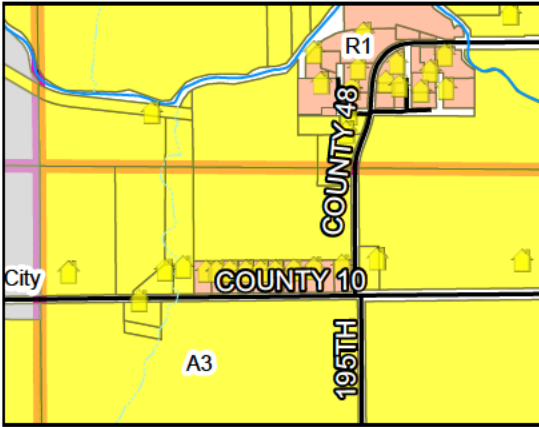
Brandon Dunbar and Stephanie Martie
(Owner) A-3 Zoned District.

The NW 1/4 of the NE 1/4 of Section
32 TWP 110 Range 15 in Zumbrota Township.

Request for variance to minimum lot size of
thirty-five acres per principle building for a
new dwelling.

Legend

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



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or consequential damages that may result from its use
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2024 Aerial Imagery
Map Created May, 2025 by LUM

