

TO: Board of Adjustment  
FROM: Land Use Management  
MEETING DATE: July 28<sup>th</sup>, 2025  
REPORT DATE: July 18<sup>th</sup>, 2025

**PUBLIC HEARING: REQUEST FOR APPEAL TO THE A-2 ZONE DWELLING DENSITY STANDARDS**

Request for Appeal, submitted by Orin and Dorothy Haugen (Owners) to allow construction of a dwelling in a currently occupied quarter-quarter section. Sections zoned A-2 can have a maximum of 12 single-family dwellings per section, or no more than one per ¼ ¼ section.

**ATTACHMENTS:**

- Application
- Email from Megan Smith to the Applicants
- Site Maps prepared by staff

*Note that quarter-quarter sections are shown in green on the attached maps, and sections are shown in magenta pink.*

**APPLICATION INFORMATION:**

Applicant(s): Orin and Dorothy Haugen (Owners)

Address of zoning request: 21674 460<sup>th</sup> Street Zumbrota MN, 55992

Parcel: 39.003.0500

Abbreviated Legal Description: Part of the NW1/4 of the NE1/4 of Sec 3 Twp 109 Range 15 in Pine Island Township

Zoning District: A-2 (General Agriculture District)

**APPEALS ORDINANCE LANGUAGE:**

**Article 5 Section 4 Subd. 2:**

*The Board of Adjustment may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from and to that end shall have all the powers of the officer from whom the appeal was taken and may direct the issuance of a permit. The reasons for the Board's decision shall be stated in writing.*

**Article 5 Section 4 Subd. 3:**

*The Board of Adjustment shall hear and determine appeals:*

*A. Where it is alleged there is error or abuse of discretion in any order, requirement, decision, or determination made by any administrative official or Zoning Administrator in the enforcement of the provisions of any ordinance adopted by the County Board creating zoning districts or regulating the use of property in the County; or*

*B. From the rulings, decisions, and determinations of any administrative official or Zoning Administrator in granting or denying applications from any rule, regulation, restriction or requirement of the zoning or set-back ordinances, or any section thereof;*

*C. Upon the hearing of such appeals, the Board may affirm, change, or modify the ruling, decision, or determination appealed from, or, in lieu thereof, make such other additional determinations as it shall deem proper in the premises, subject to the same limitations as are placed upon the Zoning Administrator by ordinance.*

**BACKGROUND:**

The Haugen's applied for a building permit to place a manufactured home on their site, and were denied based on the County's zoning ordinance standards. Upon review of the application, staff responded with an email to the applicants (see attached) stating that the applicant cannot be approved as submitted and outlined the owners options. The main reason for the building permit denial is that a home already exists in the same quarter-quarter section that the Haugen's are asking to place another home. This existing home happens to be their personal home, and was built in 2015. When it was built, it filled the quarter-quarter section density.

The County's zoning ordinance limits density to no more than 12 homes per section, or no more than 1 home per quarter-quarter section. Because the Haugen's own land in this area, staff suggested other options to them where the home could be placed. In fact, there are several section quarters that the Haugen's own in Section 3 that could be built on. However, they still wished to pursue the appeal after being given other options.

After the denial, staff met with the applicants in person, where they stated they disagreed with staff and asked to appeal the staff decision. At that point, an application for an appeal was filed.

History of site:

- In 2004, the County issued a building permit for a manufactured home on the site. Based on aerial photos, the manufactured home was removed sometime in 2014 to 2015. The site has been unoccupied by a dwelling since 2015.

History of Haugen neighboring properties:

- In 2015, the Haugen's applied for, and were granted a building permit for their home, where they currently live, on Parcel 39.003.0300.
- In 2015, they also split off land and created a new parcel on neighboring land, and a home was built there. This home is on Parcel 39.003.0301

In December 2017 the Goodhue County Zoning Ordinance was amended to include a definition for Maximum Density which specifies that if the density in a section or  $\frac{1}{4}$   $\frac{1}{4}$  section has been met, the only opportunity to increase the density is through a change of zone process.

The previous manufactured home was removed in 2014, prior to the County changing its zoning ordinance. The county generally gives people a year to replace a non-conforming dwelling unit. There is also a clause in the County's zoning ordinance that allows for new construction on a site where a historic farm dwelling had been. The County sees this most often for old, abandoned homes that are located within a farmyard. Neither scenario applies to the Haugen's request.

The county no longer allows density transfers, nor does it allow someone to "hold" density" in a section or quarter-quarter section. It's essentially first come, first serve.

**Staff Recommendation:**

Staff does not make a recommendation to the Board of Adjustment on appeals.

RECEIVED

JUN 30 2025

Z 25-0032



Land Use Management

## Appeal Form

Property Owner Information		
Owner(s) Name	ORRIN & DOROTHY HAUGEN	
Mailing Address	Box Zumbrota, MN 55992	
Phone Number	507-271-3229	
Applicant Information (if different than above)		
Applicant Name		
Mailing Address		
Phone Number		
Appeal Information		
Cite the decision you are appealing and section of the ordinance	That a Homestead on Building site is not one anymore.  A2 zoning district requirements of Article 22 section 5 subd. 2 Density requirements which limits dwellings to one per 1/4, 1/4 section, & Article 11 section 32	
Permit Number (if applicable)		
Signature: <i>Orrin C. Haugen</i>	Date: 6-30-2025	
Administrative Section		
Filing Fee: \$100.00	Date Paid: 6/30/25	Receipt Number: 18678
Accepted By: <i>Megan M. H.</i>	Date: 6/30/25	
Decision Summary:		
Staff Signature	Date:	

**From:** [Smith, Megan](#)  
**To:** [orrinhaugen@yahoo.com](mailto:orrinhaugen@yahoo.com)  
**Subject:** Parcel 39.003.0500  
**Date:** Tuesday, May 27, 2025 4:12:00 PM  
**Attachments:** [image001.png](#)

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Mr. and Mrs. Haugen,

Thanks for meeting with me today about your property in Pine Island Township, in Goodhue County. Here are my findings:

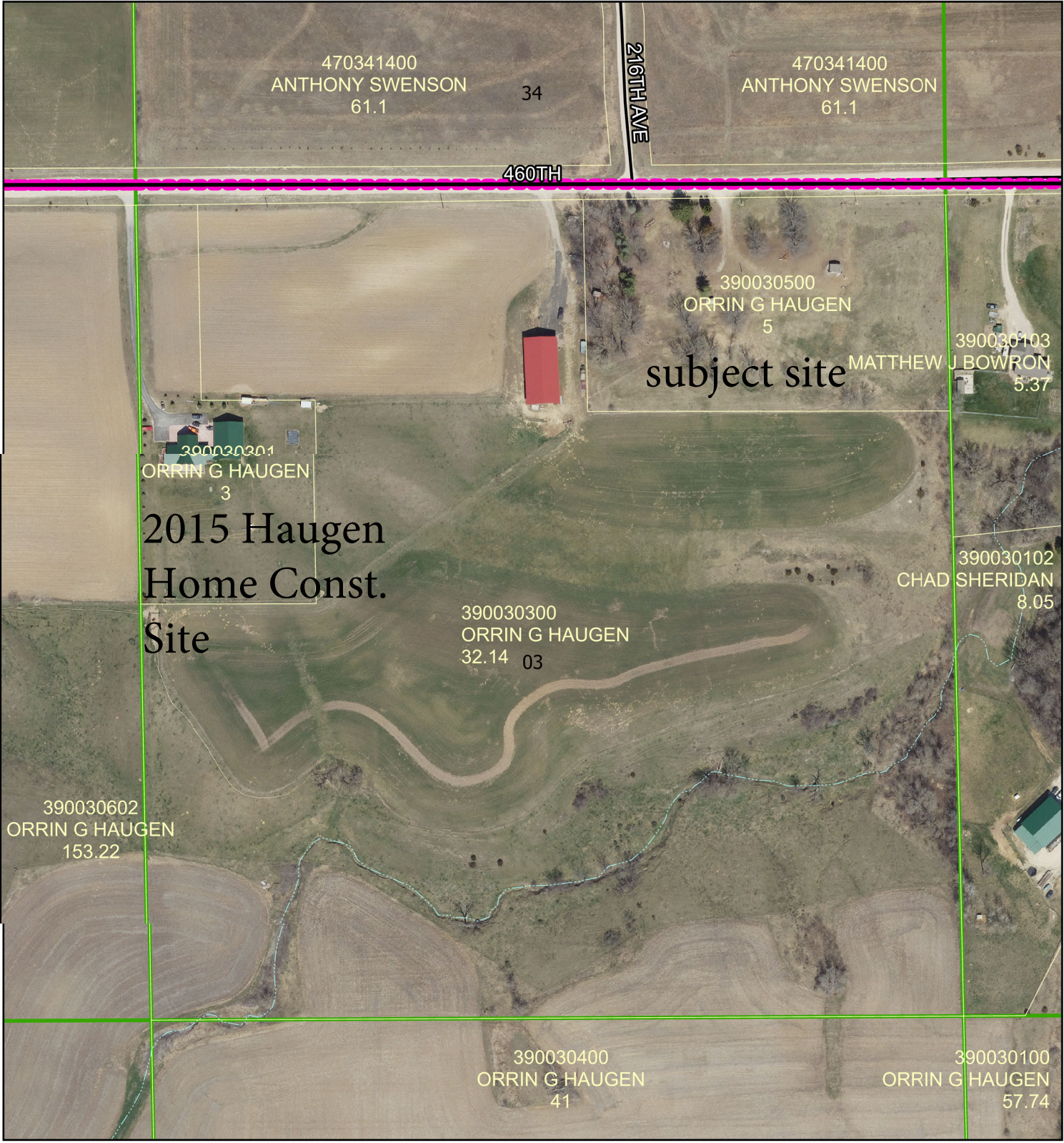
1. A building permit was submitted to the County to place a manufactured home on the vacant property located at 21674 460<sup>th</sup> Street, Zumbrota, MN. (parcel 39.003.0500)
2. A home already exists in this quarter-quarter section, at 21304 460<sup>th</sup> Street, Zumbrota MN, which is your current residence. (parcel 39.003.0301) Therefore the section quarter-quarter density has been reached.
3. Goodhue County Zoning Ordinance, Article 22, Section 5, subdivision 2.b limits homes to no more than one residence per quarter-quarter section
4. Based on public land survey records, the manufactured home you wish to install is in the same quarter-quarter section as your current home, and is therefore not allowed
5. Your options are as follows:
  - a. Install the manufactured home as an accessory dwelling unit at your current home site.
  - b. Install the manufactured home on other land you own in Section 3 that is not in the same quarter-quarter section as your current home.
  - c. Submit an appeal to this administrative decision by providing the county with sufficient cause and reasoning as to why you should be allowed to have two homes in the same quarter-quarter section.

I did a bit of site history and research and can see that the site had a manufactured home on it until 2014. Then a camper was evident for a short time in 2018. When you pulled the manufactured home off in 2014, and built your current home in 2015, the quarter-quarter section density became full. The site cannot claim an abandoned homestead because approximately 10 years have passed since the site last had a manufactured home on it.

Please let me know if you have any questions and how you wish to proceed,




	<p><b>Megan Smith</b>   Land Use Management Director Land Use Management   509 W. 5<sup>th</sup> Street Red Wing, MN 55066 <b>P:</b> 651-385-3103   <b>F:</b> 651-267-4872   <b>E:</b> <a href="mailto:megan.smith@goodhuecountymn.gov">megan.smith@goodhuecountymn.gov</a> <a href="#">Facebook</a>   <a href="#">Jobs</a></p>
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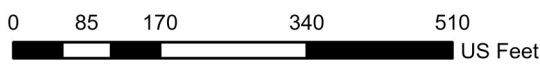
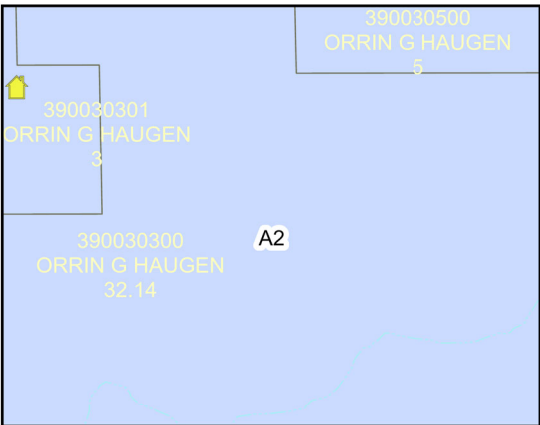




# Haugen - Section 3

## Legend

-  SecQQ
-  Tax Parcels
-  Section Lines

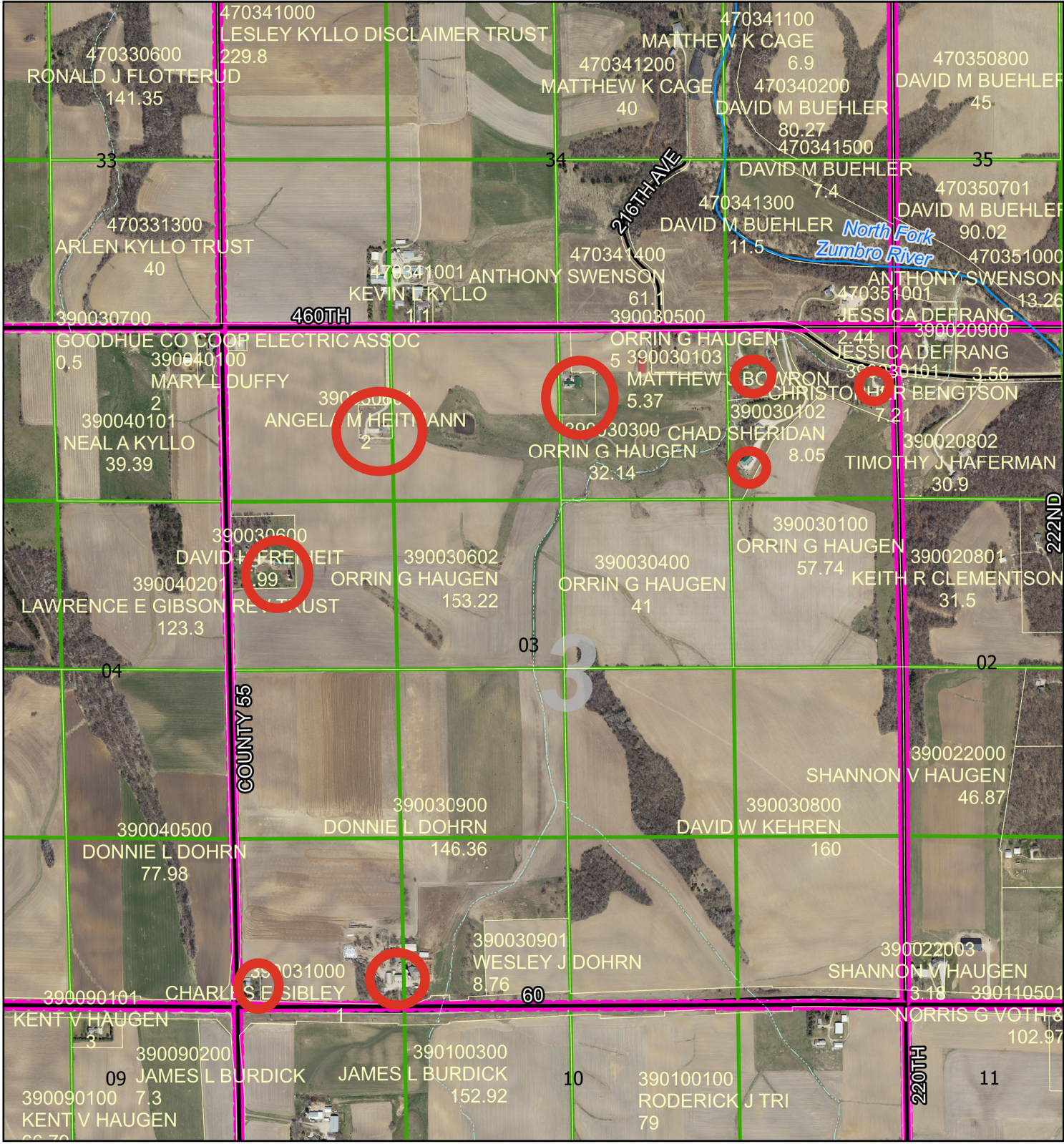


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Map Created July, 2025 by William Lenzen





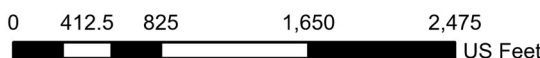
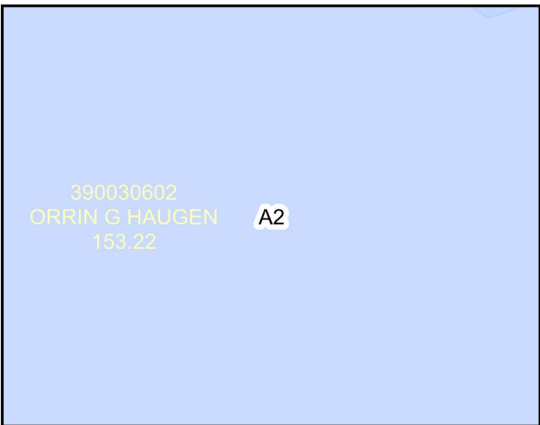


# Haugen - Section 3

8 existing homes in section 3

## Legend

- SecQQ
- Tax Parcels
- Section Lines



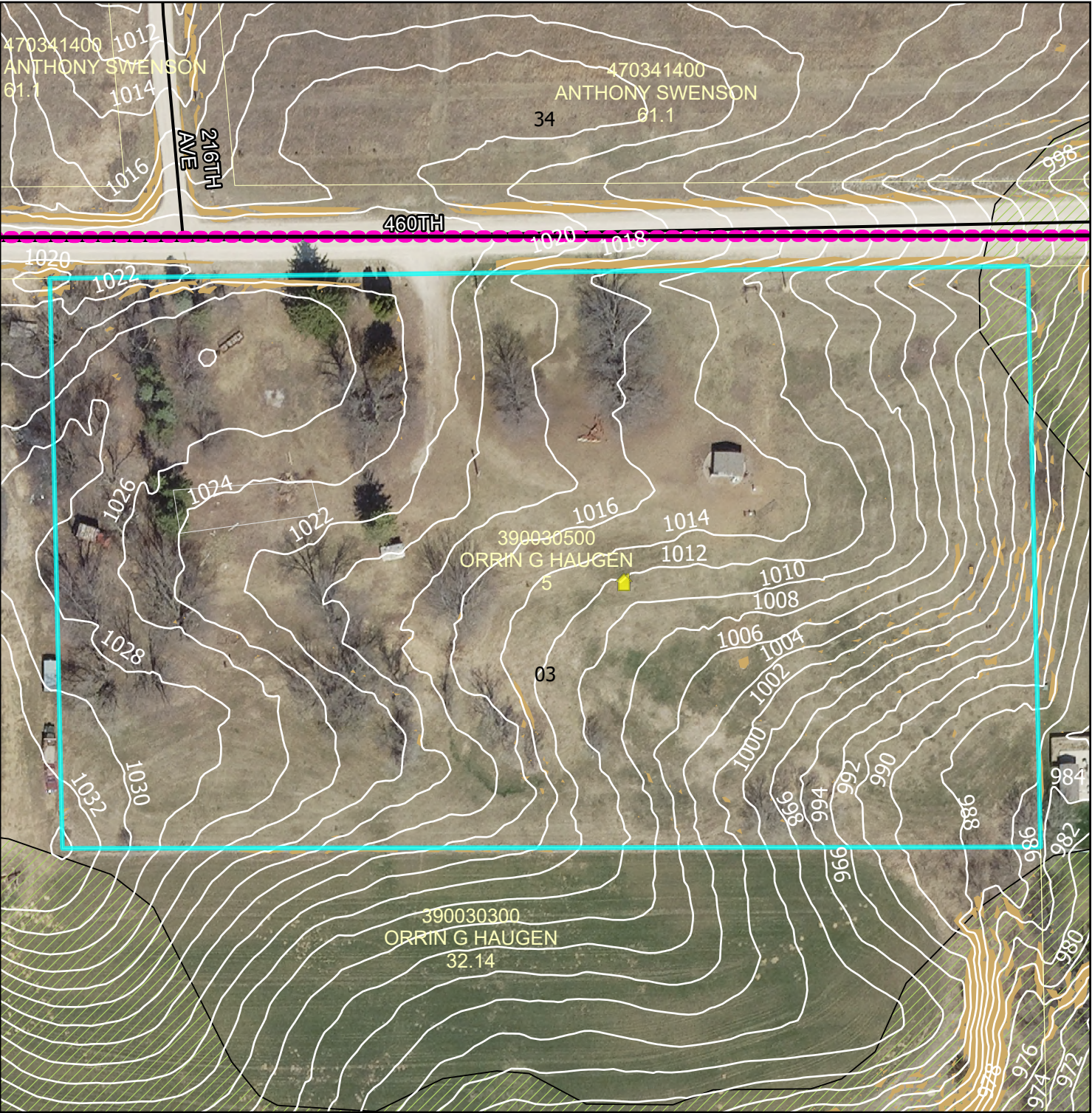
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MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

Public Hearing  
July 28, 2025

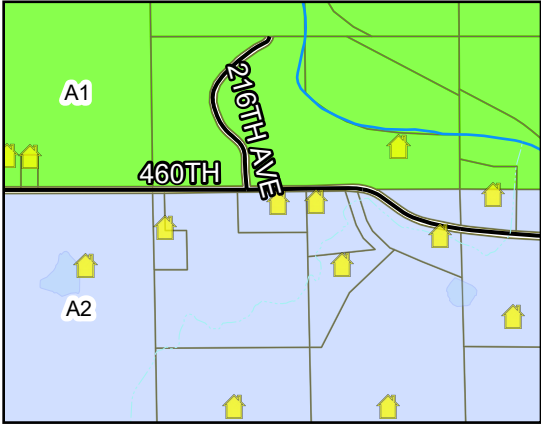
Orin and Dorothy Haugen (Owners)  
A-2 Zoned District.

The SE 1/4 of the SE 1/4 of Section  
15 TWP 112 Range 17 in Cannon  
Falls Township.

Request for Appeal to the A-2 Zoning District  
Dwelling Density Standards to allow a  
replacement dwelling in an already  
occupied quarter-quarter section.

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 30 60 120 180  
US Feet

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