
TO: Board of Adjustment
FROM: Land Use Management
MEETING DATE: June 23rd, 2025
REPORT DATE: June 13th, 2025

PUBLIC HEARING: Request for Variance, submitted by Dale Johnson (Owner) to allow construction of an accessory shed (48ft x 64ft) that is proposed to be 10 feet from a side yard property line when 30 feet is required. The property is zoned A-1. Parcel 37.001.0404. 11993 350th Street Way Cannon Falls MN, 55009. S 735.04 feet E 400 feet of SE1/4 of the SE1/4 of SEC 1, TWP 111, Range 17 in Leon Township.

Application Information:

Applicant(s): Dale Johnson (Owner)

Address of zoning request: 11993 350th Street Way Cannon Falls MN, 55009

Parcel: 37.001.0404

Abbreviated Legal Description: S 735.04 feet E 400 feet of SE1/4 of the SE1/4 of SEC 1, TWP 111, Range 17 in Leon Township.

Township: Leon Township signed the Variance application with no additional comments.

Zoning District: A-1 (Agricultural Protection)

Attachments:

Application

Site Map(s)

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

Background:

Dale Johnson (Owner) has applied for a variance to A-1 Zoning District standards to allow the construction of an accessory shed 10 feet from the side yard property line when 30 feet is required. Dale has a 5.81-acre parcel in Leon Township and a 1.31-acre parcel in Belle Creek Township separated by a section line.

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:

- Property line and Right-of-Way setbacks are intended to create separation among adjacent structures and roads, allowing for adequate access, accommodating future road expansion, and adequate separation between property lines.
- The property consists of one parcel containing approximately 5.81 acres in Leon Township and a 1.31-acre parcel in Belle Creek Township. The minimum lot size in the A-1 District is 2 acres.
- The structure will be located southeast of the home and 10 feet from the side yard property line when 30 feet is required. The shed will be used for personal storage.
- The existing home was constructed in 2004.
- This request 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 development and use of the A-1 District within the County.

The proposed 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):

- The Applicant’s request to construct an accessory shed is a reasonable use of property in the A-1 District.
- The applicant has considered placing the shed in the front yard as an alternative location. They believe this will directly impact the character of the neighborhood and would be less functional.
- 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.

- Accessory Sheds are 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 related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

Staff recommends the BOA:

- 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 Dale Johnson (Owner) to allow construction of an accessory shed (48ft x 64ft) that is proposed to be 10 feet from a side yard property line when 30 feet is required.

RECEIVED

MAY 29 2025

Variance

Land Use Management

For Staff Use Only	
Permit #	725-0027
\$400 Receipt #	18651 DATE: 5/29/25

SITE ADDRESS, CITY, AND STATE				ZIP CODE
11993 350th Street Way, Cannon Falls Mn				55009
LEGAL DESCRIPTION				
111N 17W Section 1				
PID#	ZONING DISTRICT	LOT AREA (SF/ACRES)	LOT DIMENSIONS	STRUCTURE DIMENSIONS (if applicable)
RP 37.001.0404	Ag	5.81		48' x 64'

APPLICANT OR AUTHORIZED AGENT'S NAME	
Dale Johnson	
APPLICANT'S ADDRESS	TELEPHONE
11993 350th Street Way, Cannon Falls MN 55009	651-380-9107
	EMAIL
	dale.johnsonagpartners@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) <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 <i>Section Line Setback</i>	CURRENT OR PREVIOUS USE
	Residential
	PROPOSED USE
	Personal
	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.		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE
<i>Marc J. Henke</i>	Marc J. Henke	5-27-25

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: *Dale Johnson* Date: 5-27-25

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:

Home in Leon township of 5.81 acres to build a 48x64 shed. I also own the land directly east of the property which is 1.31 acres in Bellecreek township.

It is a residential home, adding a shed for personal use. A request for a variance because the section line splits my property near the back of my

proposed shed. I was not aware of the problem as the township had always told me the setbacks were measured from property lines.

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

Shed would end up closer to my house and have less room in the driveway to maneuver a pickup and trailer.

Asthetically it would look stupid having a shed close to a house with 155' of bare space behind the shed that is suitable for 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:

The unique limitation is that a section line runs through my property and splits a 7.12 acre parcel into a 5.81 acre

parcel in Leon and a 1.31 acre parcel in Bellecreek. This split is on the east side where I plan to build my shed. I am

requesting a change from 30' to 10' setback from section line. This would still allow roughly 135' to my property line on the east.

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

Only alternative is to build the shed on the south and west side of my property which would place the building somewhat in front of my house. I believe this alternative directly impacts the character of the neighborhood and is less functional from a personal standpoint.

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

Not sure which is a lesser variance: property line, right of way or section line. Since I own land on both sides of the section line I believe that is a lesser variance in my mind.

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

Granting this variance would have no negative impact on the neighborhood or surrounding area.



Leon Property

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

Taxpayer ID #: 22480

Property ID Number: RP 37.001.0404

DALE R JOHNSON
NANCY A JOHNSON
11993 350TH STREET WAY
CANNON FALLS MN 55009

Property Description: SECT-01 TWP-111 RANGE-017 5.81 AC DOC#
565391 S735.04FT OF E400FT OF SE1/4 SE1/4 SEC 1-111-17 EX S66FT
AND N120FT OF S186FT OF E120FT

Property Address: 11993 350TH STREET WAY, CANNON FALLS MN 55009

2025 Property Tax Statement

VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year:	2024	2025
	Estimated Market Value:	587,400	607,300
	Homestead Exclusion:	0	0
	Taxable Market Value:	587,400	607,300
	New Improvements:		
	Property Classification:	RES HSTD	RES HSTD
Sent in March 2024			
Step 2	PROPOSED TAX		
	5,396.00		
Sent November 2024			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due MAY 15:		2,688.00
	Second half taxes due OCTOBER 15:		2,688.00
	Total Taxes Due in 2025:		5,376.00

\$\$\$ 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

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
4. Credits that reduce property taxes:
- A. Agricultural Market Value Credits
- B. Other Credits

5. Property taxes after credits

Property Tax by Jurisdiction

	2024	2025
6. County: GOODHUE	2,560.02	2,589.00
7. City or Town: LEON TWP	555.58	550.32
8. State General Tax	0.00	0.00
9. School District: 0252	1,087.84	1,144.02
	953.58	1,024.32
10. Special Taxing Districts:	0.00	0.00
	96.98	68.34
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	5,254.00	5,376.00

Special Assessments on Your Property

13. Special Assessments

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

5,254.00 5,376.00

2

PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE OCTOBER 15

Property ID #: RP 37.001.0404

Taxpayer ID #: 22480

Make Checks Payable to Goodhue County

SECOND 1/2 TAX AMOUNT DUE: 2,688.00

PENALTY:

TOTAL:

Taxpayer: DALE R JOHNSON
NANCY A JOHNSON
11993 350TH STREET WAY
CANNON FALLS MN 55009

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



OUR RECORDS INDICATE AN ESCROW COMPANY MAY BE PAYING YOUR TAXES

Call us at 651-385-3040 to set up automatic withdrawal. Initial



Detach and return this stub with your 2nd half payment



Bellecreek Property

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

Taxpayer ID #: 22480

Property ID Number: RP 25.006.1302

DALE R JOHNSON
NANCY A JOHNSON
11993 350TH STREET WAY
CANNON FALLS MN 55009

Property Description: SECT-06 TWP-111 RANGE-016 1.31 AC DOC# 507976 PT OF SW1/4 OF SW1/4 SEC 6-111-16 COM AT SW COR SW1/4 SW1/4, N ALNG W LINE 233.13FT TO BEG, N53°50'57"E 154.39FT,
Property Address:

2025 Property Tax Statement

VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year:	2024	2025
	Estimated Market Value:	10,500	10,500
	Homestead Exclusion:	0	0
	Taxable Market Value:	10,500	10,500
	New Improvements:		
	Property Classification:	RES HSTD	RES HSTD
Sent in March 2024			
Step 2	PROPOSED TAX		
	112.00		
	Sent November 2024		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due MAY 15:		55.00
	Second half taxes due OCTOBER 15:		55.00
	Total Taxes Due in 2025:		110.00

\$\$\$

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

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
4. Credits that reduce property taxes:

- A. Agricultural Market Value Credits
B. Other Credits

5. Property taxes after credits

Property Tax by Jurisdiction

6. County: GOODHUE

7. City or Town: BELLE CREEK TWP

8. State General Tax

9. School District: 0252

- A. Voter Approved Levies
B. Other Local Levies
A. TIF
B. Other

10. Special Taxing Districts:

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

Special Assessments on Your Property

13. Special Assessments

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2024	2025
	110.00
112.00	
112.00	110.00
0.00	0.00
0.00	0.00
112.00	110.00
55.20	52.72
13.56	13.76
0.00	0.00
22.38	22.68
18.76	19.42
0.00	0.00
2.10	1.42
112.00	110.00
112.00	110.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE OCTOBER 15

Property ID #: RP 25.006.1302

Taxpayer ID #: 22480

Make Checks Payable to Goodhue County

SECOND 1/2 TAX AMOUNT DUE:

55.00

PENALTY:

TOTAL:

Taxpayer: DALE R JOHNSON
NANCY A JOHNSON
11993 350TH STREET WAY
CANNON FALLS MN 55009

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



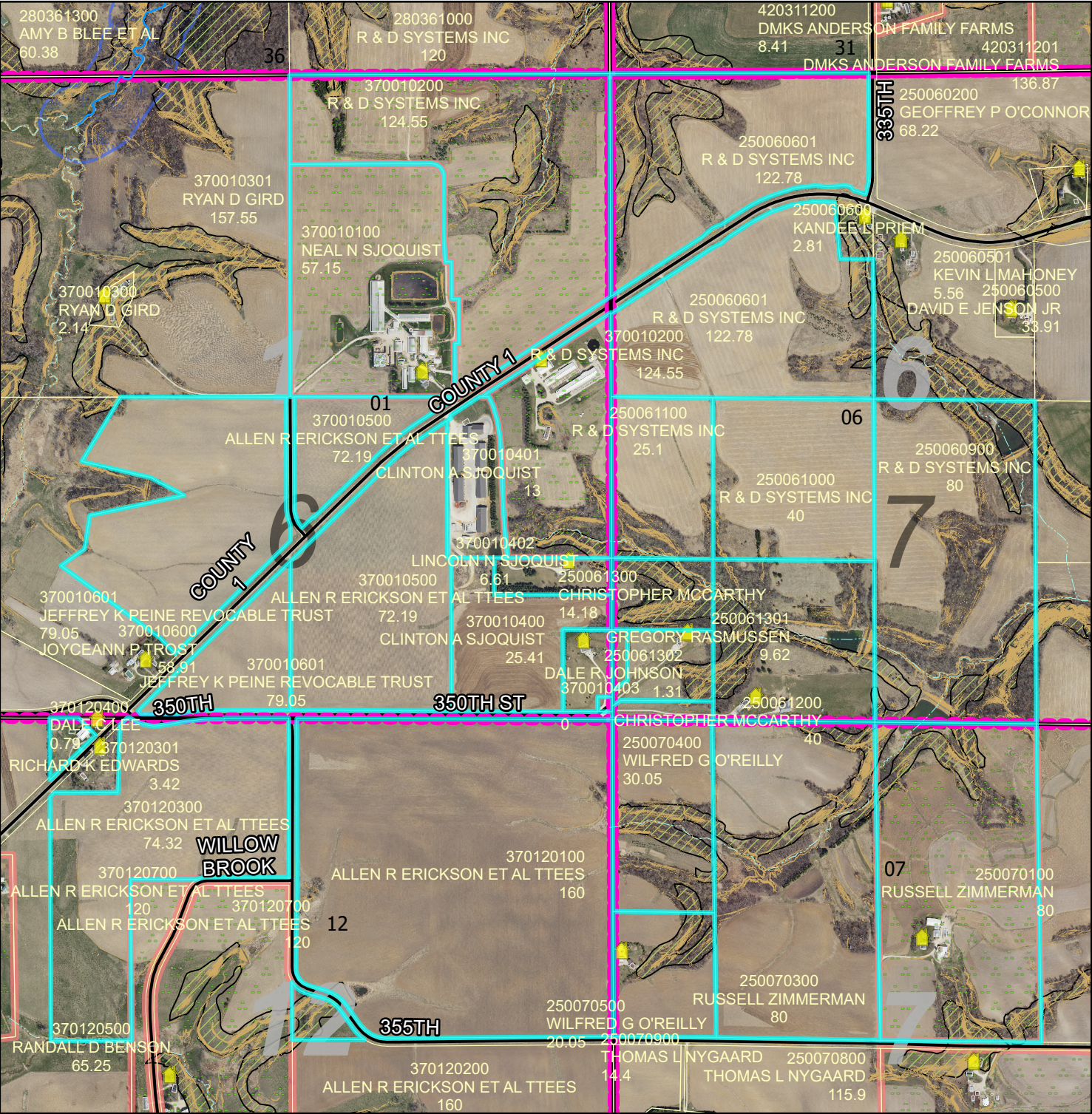
OUR RECORDS INDICATE AN ESCROW COMPANY MAY BE PAYING YOUR TAXES

Call us at 651-385-3040 to set up automatic withdrawal Initial



Detach and return this stub with your 2nd half payment

PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



BOARD OF ADJUSTMENT

Public Hearing
June 23, 2025

Dale Johnson (Owner)
A-1 Zoned District.

S 735.04 feet E 400 feet of SE1/4 of the
SE1/4 of Section 01 TWP 111 Range 17
in Leon Township.

Request for Variance to allow construction
of an accessory shed that is proposed to be
10 feet from the side yard property line when
30 feet is required.

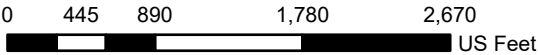
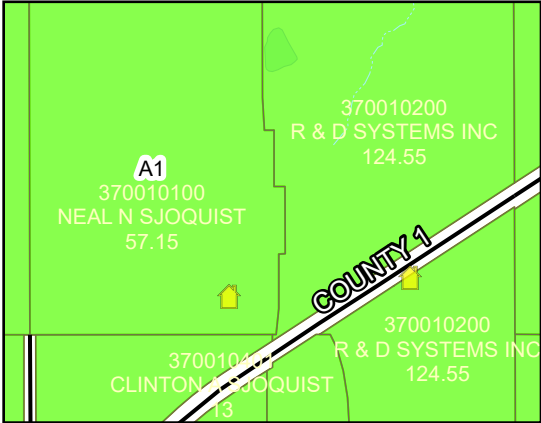
Legend

- Intermittent Streams
 - Protected Streams
 - Lakes & Other Water Bodies
 - Shoreland
 - Historic Districts
 - Parcels
 - Registered Feedlots
 - Dwellings
 - Municipalities
- Bluff Impact Zones (% slope)**

 - 20
 - 30

FEMA Flood Zones

 - 2% Annual Chance
 - A
 - AE
 - AO
 - X



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2024 Aerial Imagery
Map Created June, 2025 by LUM



MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
June 23, 2025

Dale Johnson (Owner)
A-1 Zoned District.

S 735.04 feet E 400 feet of SE1/4 of the
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Request for Variance to allow construction
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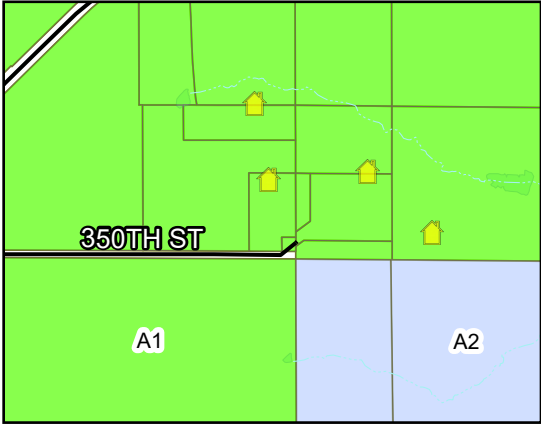
Legend

- Intermittent Streams
 - Protected Streams
 - Lakes & Other Water Bodies
 - Shoreland
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 - Dwellings
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- Bluff Impact Zones (% slope)**

 - 20
 - 30

FEMA Flood Zones

 - 2% Annual Chance
 - A
 - AE
 - AO
 - X



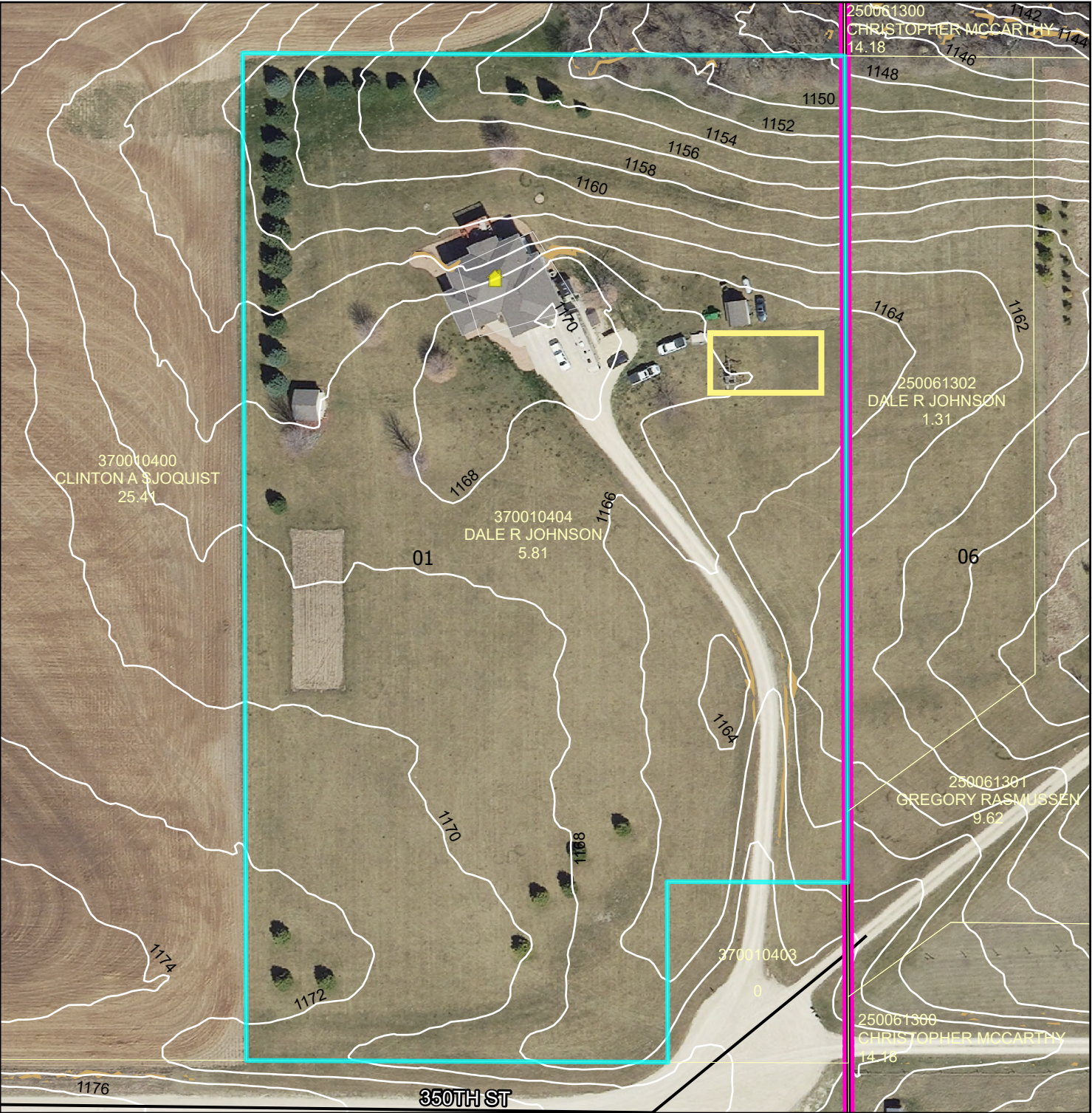
0 215 430 860 1,290
US Feet

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Map Created June, 2025 by LUM



MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

Public Hearing
June 23, 2025

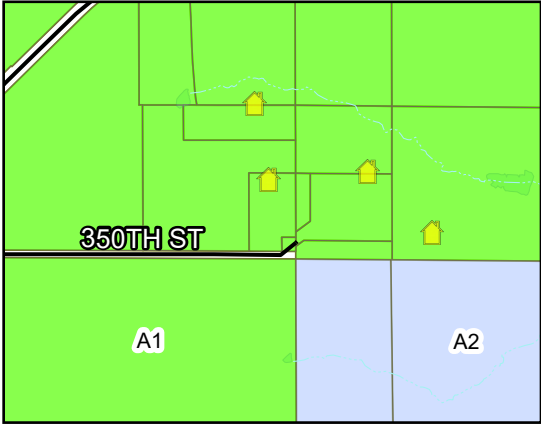
Dale Johnson (Owner)
A-1 Zoned District.

S 735.04 feet E 400 feet of SE1/4 of the
SE1/4 of Section 01 TWP 111 Range 17
in Leon Township.

Request for Variance to allow construction
of an accessory shed that is proposed to be
10 feet from the side yard property line when
30 feet is required.

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 |



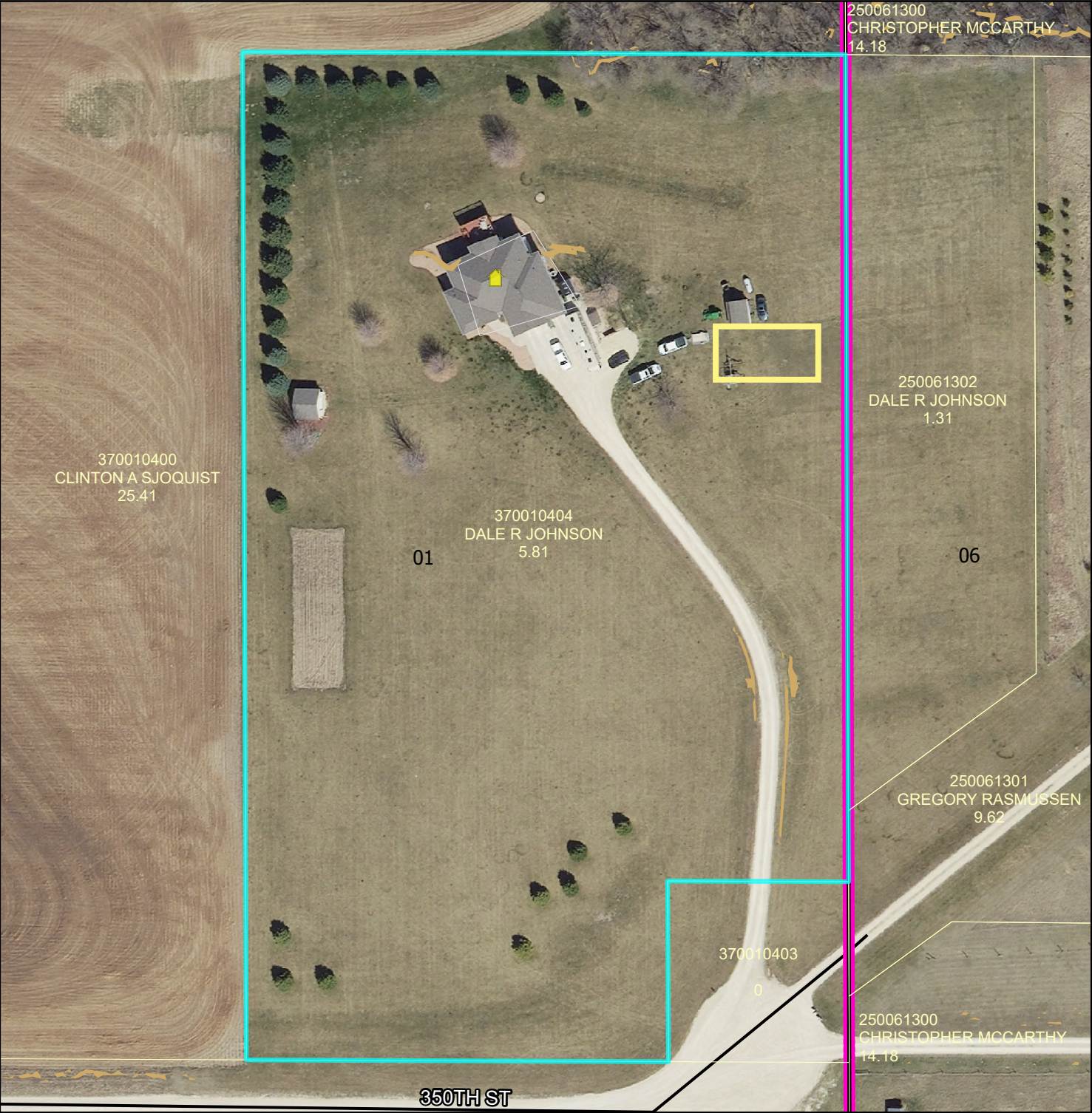
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MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
June 23, 2025

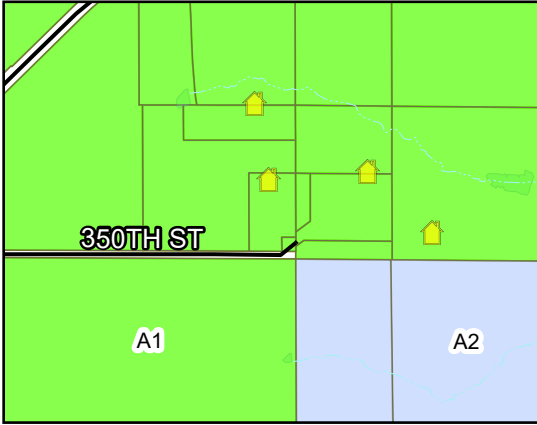
Dale Johnson (Owner)
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Request for Variance to allow construction
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Legend

- | | |
|----------------------------|------------------------------|
| 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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2024 Aerial Imagery
Map Created June, 2025 by LUM



Aerial Map



Map Center: 44.443490, -92.790987

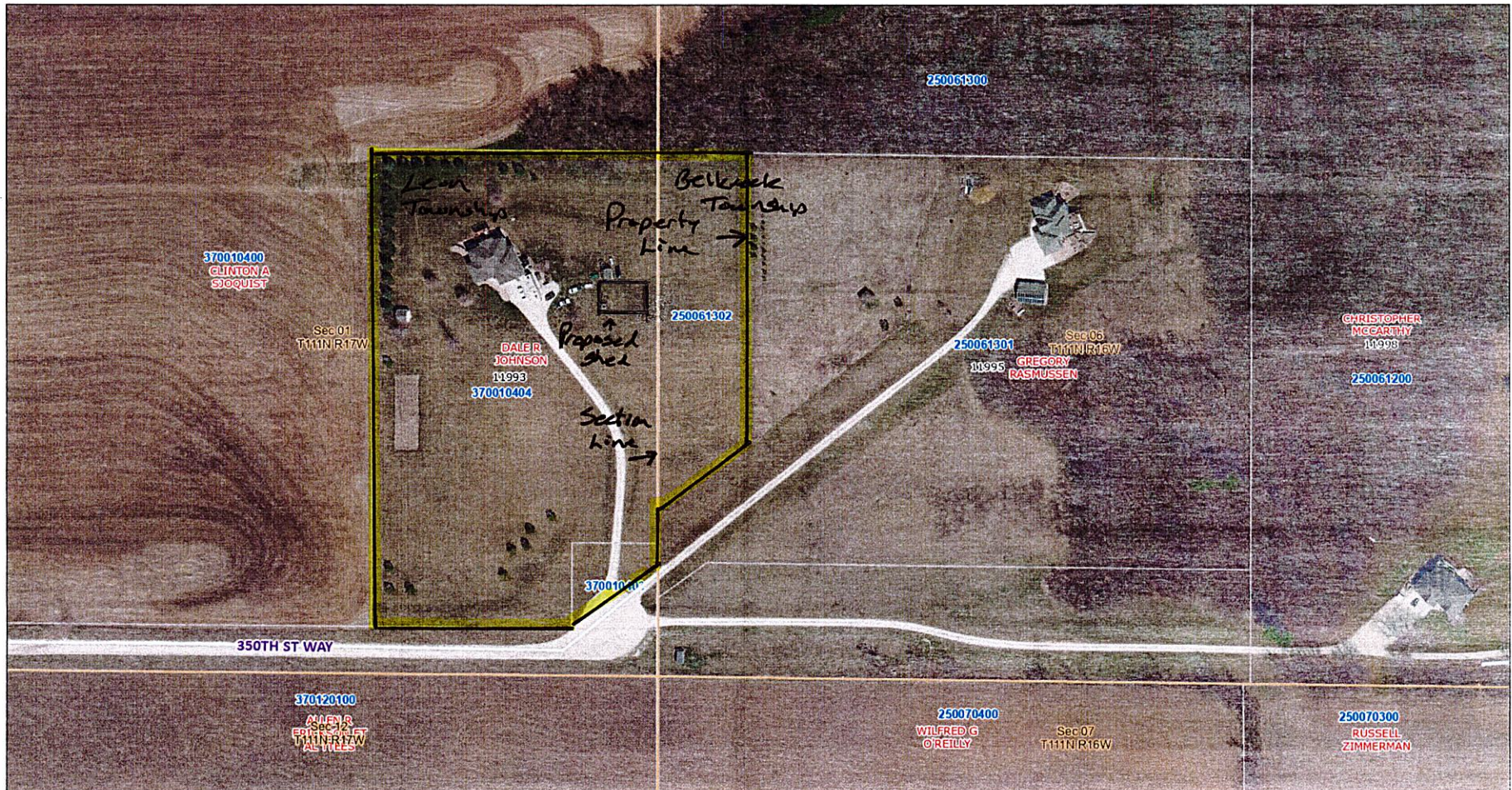
1-111N-17W
Goodhue County
Minnesota

0ft 163ft 326ft



4/22/2025

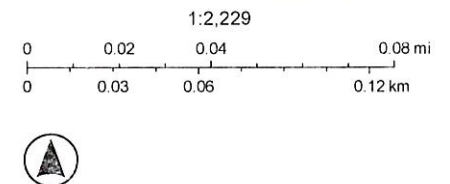
★ Requesting a change from 30' to 10' Setback Section line
 would still allow roughly 135' to property line on the east
 ArcGIS Web Map



5/27/2025, 9:13:16 PM

GoodhueCo_PLSS
 Municipal Boundary
 Goodhue County Roads
 CEM; ; OCTY; OCRLN; CTRLN
 Parcels

House Number
 PIN
 Full Name
 Cached2024
 Red: Band_1
 Green: Band_2
 Blue: Band_3



Currently have a variance from Leon township for the 1000' CUP for neighbors. to North + East
 Documentation has been submitted to Goodhue County