
TO: Board of Adjustment
FROM: William Lenzen
MEETING DATE: August 24th, 2026
REPORT DATE: August 14th, 2026

PUBLIC HEARING:

Request for Variance, submitted by David Klingsporn (Applicant) on behalf of Klingsporn Holdings LLP (Owner) to allow an addition onto an existing shed to be 48 feet from the 510th Street Right-of-Way when 60 feet is required.

Application Information:

<u>Applicant(s):</u>	David Klingsporn (Applicant) on behalf of Klingsporn Holdings LLP (Owner)
<u>Address of zoning request:</u>	51350 230 th Avenue, Pine Island, MN 55963
<u>Parcel:</u>	39.025.0600
<u>Abbreviated Legal Description:</u>	The SW1/4 of Section 25, Township 109, Range 15
<u>Township:</u>	Pine Island Township signed the variance application with no additional comments.
<u>Zoning District:</u>	A-2 (Agriculture District)

Attachments:

- Application
- Staff maps of the property

Background:

David Klingsporn has applied for a variance to allow a shed addition to be 48 feet from the 510th avenue ROW when 60 feet is required.

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 is approximately 153 acres and meets the minimum lot size of 2 acres for the A-2 District.
- They are proposing the shed addition to be 48 feet from the 510th Street ROW.
- The addition and its location will not have an impact on the parcel or on the surrounding properties.
- This request is in harmony with the purpose and intent of the official control.

2) Is the variance request consistent with the adopted Comprehensive Plan:

- The Goodhue County Comprehensive Plan supports the development of farming operations in the A-2 District within the County. This request appears in harmony 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 applicants have demonstrated that practical difficulties exist by showing the layout of the farm, including location of existing driveways and buildings, allow for limited options on how an addition could be constructed to this building that would be practical and also comply with County zoning regulations.

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 structure additions are a permitted use in the A-2 District.

Analysis

There is a building permit on file for the shed construction around 1978 at 48 feet from the 510th Street ROW.

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

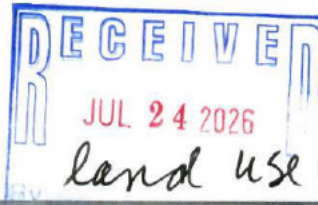
the basis of the Board's determination. In granting a variance, the Board of Adjustment may impose conditions related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

Staff recommends the Board of Adjustment:

- 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 variance submitted by David Klingsporn (Applicant) on behalf of Klingsporn Holdings LLP (Owner) to allow an addition onto an existing shed to be 48 feet from the 510th Street Right-of-Way when 60 feet is required.



Variance Application

For Staff Use Only	
Permit #	Z 26-0079
\$450 Receipt #	DATE: 7/21/26

SITE ADDRESS, CITY AND STATE		ZIP CODE	
25025 510 th Street Pine Island, MN		55963	
LEGAL DESCRIPTION			
Sec 25 Twp 109 Range 015 SW 1/4 Sec 25 109 15 Doc # 5225 20			
WELL	ZONING DISTRICT	LOT AREA (SQUARE FEET)	LOT DIMENSIONS
39-025-0600	A2	153.76	153.76 acres
		STREET FRONT DIMENSIONS IF APPLICABLE	
		37x50	

APPLICANT OR AUTHORIZED AGENT'S NAME	
Klingsporn Holdings, LLP David Klingsporn	
APPLICANT'S ADDRESS	TELEPHONE
51350 230 th Avenue	
Pine Island, MN 55963	

PROPERTY OWNER'S NAME	
Same as Above ☒	
PROPERTY OWNER'S ADDRESS	TELEPHONE
	EMAIL

CONTACT FOR PROJECT INFORMATION	
Same as Above ☒	
ADDRESS	TELEPHONE
	EMAIL

VARIANCE REQUESTED TO: (check all that apply)		CURRENT OR PREVIOUS USE	
☒ Property Line Setbacks	☐ % Lot Coverage	Housing cows that will be giving birth to calves	
☐ Request 48.7'	☐ Shoreland or Bluff Setbacks	PROPOSED USE	
☐ Height Limits	☐ Other (specify)	Upgraded environment for cows giving birth to calves	
☐ Lot Width &/or Area		BUILDING APPLICATION PERMIT NO. (if any)	DATE FILED
☐ Subdivision Regulations			

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
	Richard M. Miller - Supervisor	7-23-26

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: David Klingsporn Date: 7-23-26

REQUEST SUMMARY

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

Article: 22 Section: 5 Title: A2 General District
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:

We currently use this existing building for cows to give birth to their calf. On the East end of this existing building there is an existing 37' x 50' concrete pad where the cows can go. We would like to cover that concrete with a 37' x 50' addition to better care for our cows and prevent rainfall from entering cattle yard. It will also create better ventilation for our cows that will be giving birth soon. It will also provide a better feeding area. We are requesting a 48.7' variance from Road Right of Way to put this addition onto the existing building.

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

If the variance is not granted our dairy farm would be forced to leave the existing building as it is, with poor ventilation and no way to prevent rainfall from entering cattle yard and we would need to continue feeding them by hand rather than drive-by feeding, which is more labor efficient.

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 existing building is non-compliant, that is why we are requesting a 48.7' variance from the Road Right of Way. That way we can add onto the existing building and use the existing concrete pad.

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

An alternative that we considered would be building a whole new building at a different location, which would be much more expensive and unaffordable for us at this time.

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

Our dairy farm is asking for a 48.7' variance from Road Right of Way to put an addition onto an existing building. We don't feel that a lesser variance would be practical to apply for.

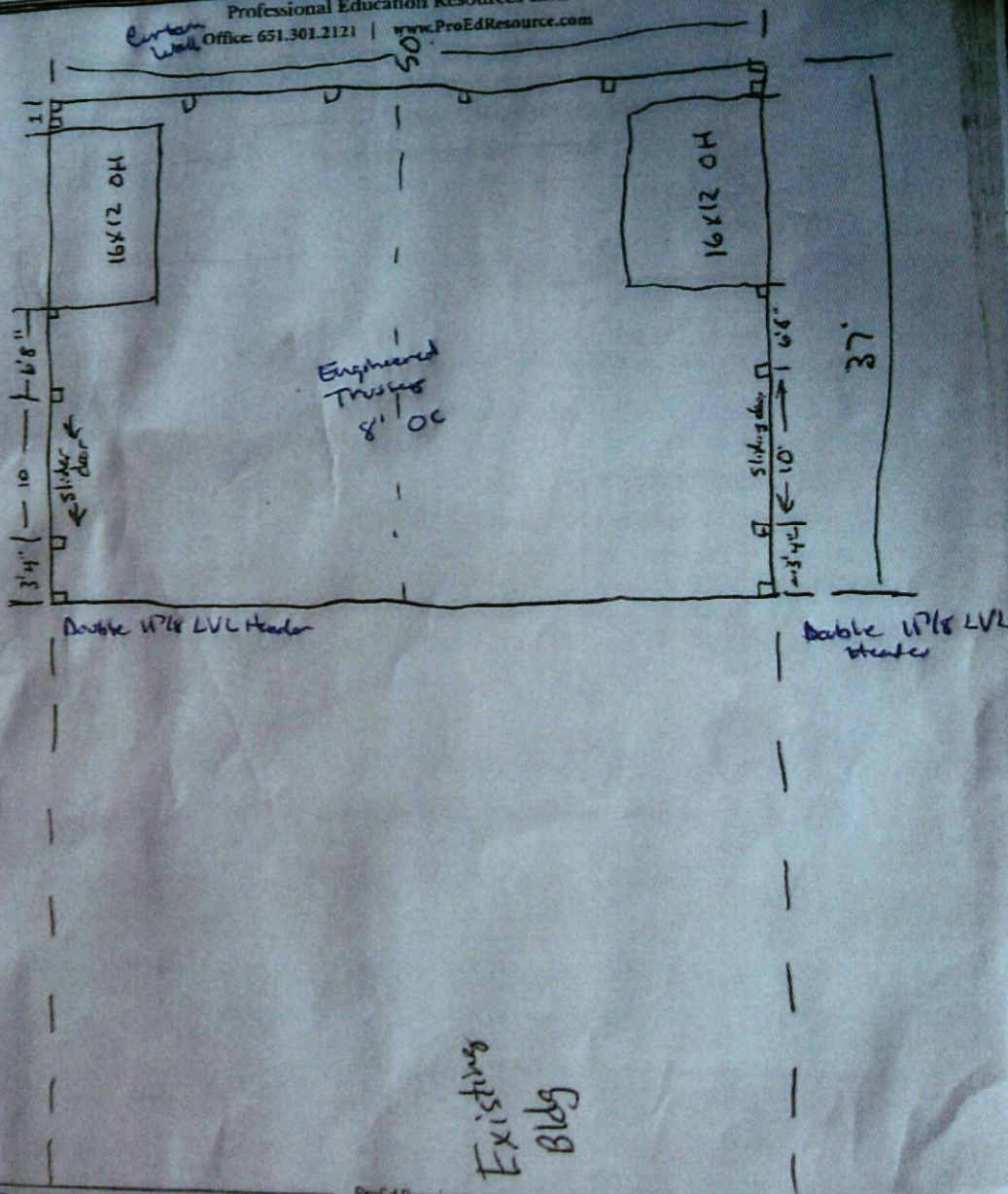
www.proedresources.com

TOLD

SUNBELT
REAL ESTATE SERVICES
Peggy Carlisle - 651.386.1627 - pcarlisle@sunsetbeltrealty.com

TRUE NORTH
REAL ESTATE
BROKERS & ACQUISITION

Curtain Wall
Professional Education Resources LLC
Office: 651.301.2121 | www.ProEdResource.com

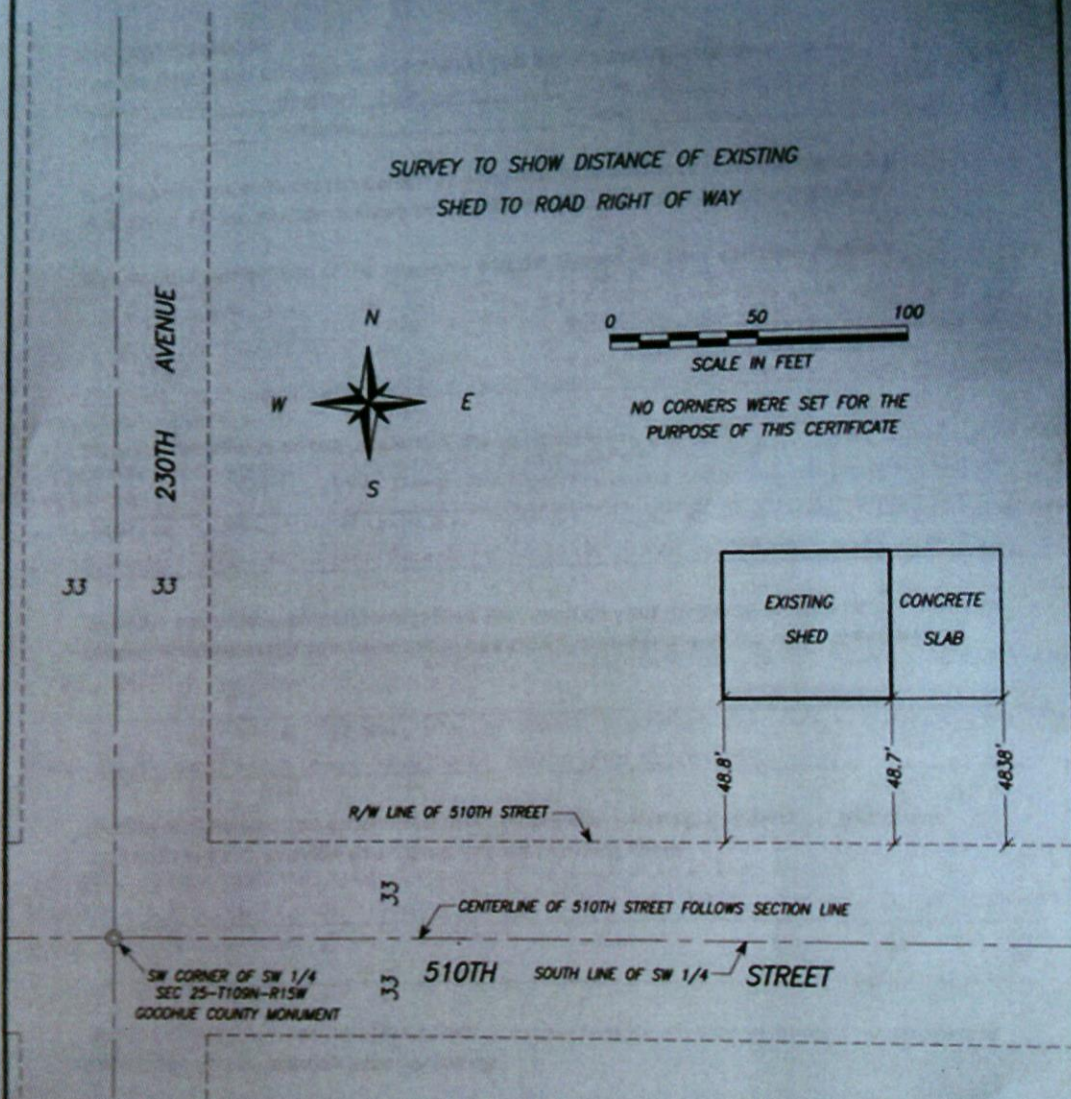


 **OLSON** Greg Olson
Associates Consulting, LLC
golson@olsonassociatesconsulting.com
office: 1.651.301.2121 | cell: 1.651.301.2107

ProEd Premium


 **ROSSMAN**
ATTORNEY GROUP, PLLC
Benjamin J. Kirk | Attorney at Law
651.380.3799
benjamin.kirk@rossmanattorneygroup.com

SURVEY TO SHOW DISTANCE OF EXISTING
SHED TO ROAD RIGHT OF WAY



CERTIFICATE FOR:
DAVID KLINGSPORN
23025 510TH STREET
PINE ISLAND, MN 55963

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.

JULY 23, 2026

Dated:

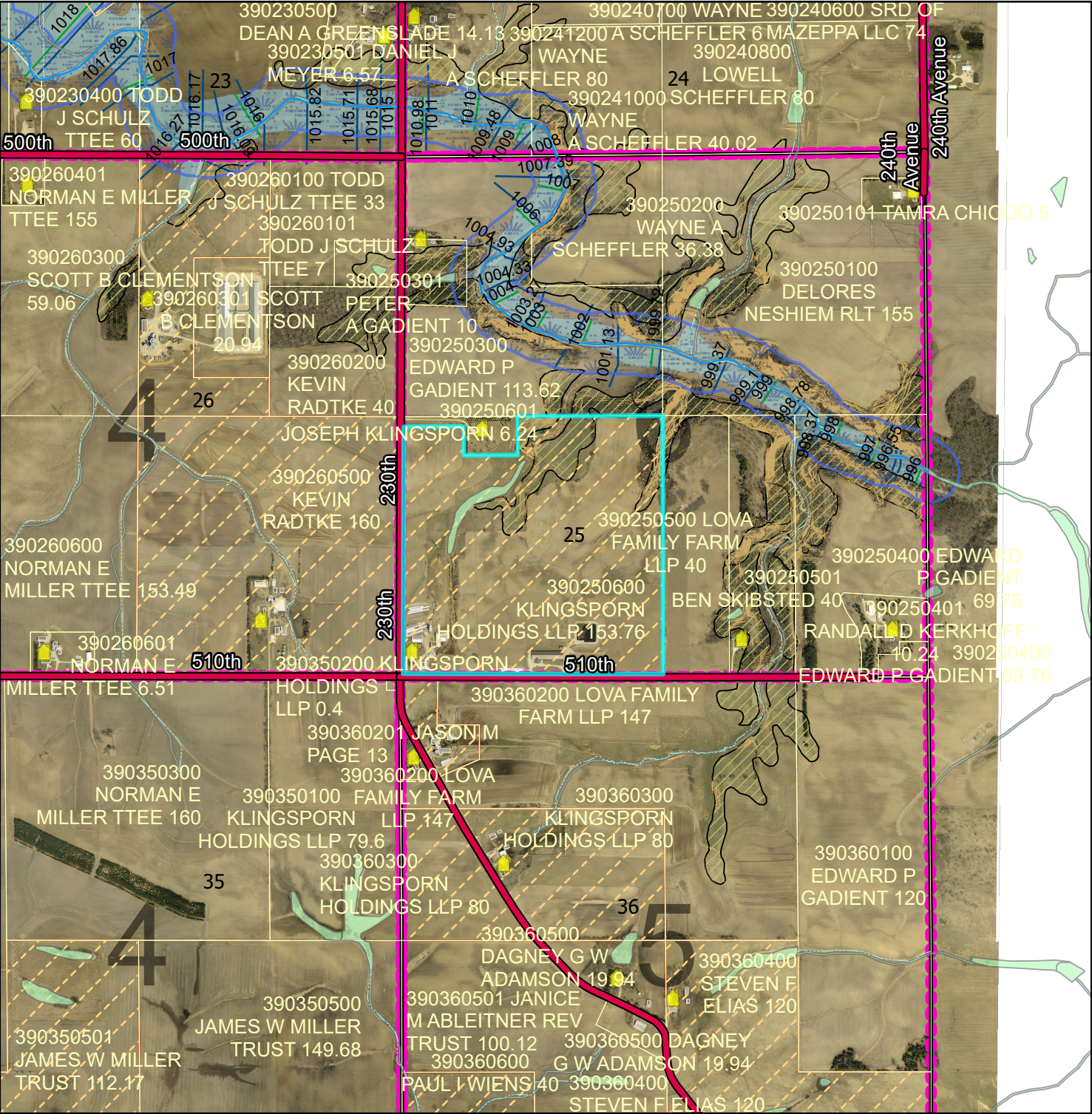
David G. Rapp

David G. Rapp
Minnesota Registration No. 22044

RAPP LAND SURVEYING, INC.
45967 HIGHWAY 56 BLVD
KENYON, MN 55946
612-532-1263

DRAWN BY: DGR	DATE: 7-23-26	PROJECT NO. D26195
SCALE: 1"=50'	SHEET 1 of 1 sheet	BOOK/PAGE N/A

MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
August 24, 2026

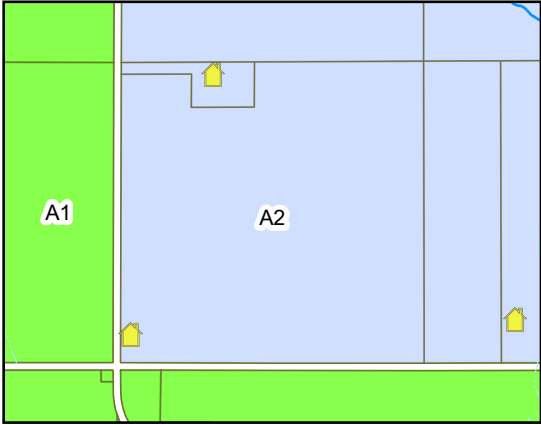
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A-2 Zoned District.

The SW1/4 of Section 25, Township 109,
Range 15 in Pine Island Township.

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an existing shed to be 48ft from the 510 Street
Right-of-Way when 60ft is required.

Legend

- Township Roads
- Roads
- Streams
- Shoreland
- Intermittent
- Protected
- Feedlots2022Poly
- Blufflands
- Dwelling Point
- Soils_Type
- SDE.National_Wetland_I
- Slope
- Tax Parcels
- Soils
- Section Lines



0 500 1,000 2,000 3,000
US Feet

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MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
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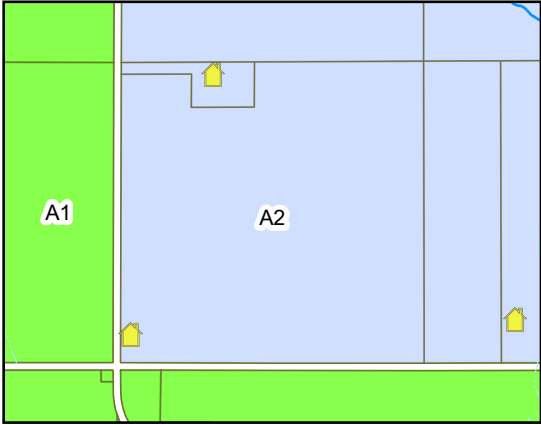
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0 35 70 140 210
US Feet

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