

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

Agenda Item:

Request for Variance, submitted by Brent and Wendy Lexvold (Applicant/Owner) to allow the construction of an Accessory Dwelling Unit (ADU) to be 564 feet from the primary dwelling when ADU's are required to be within 100 feet from the principle dwelling.

Application Information:

<u>Applicant</u>	Brent and Wendy Lexvold
<u>Address of zoning request</u>	34645 190 th Street, Goodhue, MN 55026
<u>Parcel</u>	33.006.1100
<u>Abbreviated Legal Description</u>	The SE1/4 of the SE1/4 of Section 6, Township 111, Range 15
<u>Township Information</u>	Goodhue Township signed the township zoning application with no additional comments
<u>Zoning District</u>	A-2 (Agricultural District)

Attachments and Links:

- Application materials
- County Staff prepared maps
- Site plan

Summary:

The applicant has stated that there is no room within 100 feet of the primary dwelling to build an ADU and have decided on the next closest location, that will be approximately 564 feet from the primary dwelling. They have mentioned that there are no alternative suitable locations for an ADU.

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 that “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 purpose and intent of the maximum distance an Accessory Dwelling Unit can be from the primary dwelling (not more than 100 feet) as cited in Article 11 Section 31 is to prevent the splitting of tax parcels, thus increasing the dwelling density of the section.
- The property consists of one parcel containing approximately 160 acres and is zoned A2

- The ADU, being 564 feet from the primary dwelling, will not have a negative effect on the parcel or to neighboring parcels.
- The Applicant's proposal is harmonious 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 individual use of rural property in the unincorporated areas of Goodhue County. The Applicant's ADU request 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):

- They have shown that there are sufficient practical difficulties in complying with the official control that were not created by the landowner. Existing structures on the property prevent the ADU from being closer to the primary dwelling.
- A review of the existing development pattern in the section reveals low-density residential development among predominantly agricultural uses.

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 Dwelling Units are permissible in the A-2 district. This does not constitute a use variance.

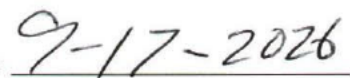
The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing. The Board should specify the facts and reasons that are the basis of the Board's determination. In granting a variance, the Board of Adjustment may impose conditions directly 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 submitted by Brent and Wendy Lexvold (Applicant/Owner) to allow the construction of an Accessory Dwelling Unit (ADU) to be 564 feet from the primary dwelling with the following condition.

1. The ADU can't be split from the primary dwelling and must remain on the same tax parcel as the primary dwelling.



REQUEST SUMMARY

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

Article: _____ Section: _____ Title: _____

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 would like to build a new house on the farm, but the current buildings don't provide enough space for a home within 100 ft of the existing home. Our son/partner has medical needs, and it would work best if we describe the effects on the property if the variance is not granted: can all work together.

We would not be able to have the second generation living/working on the farm.

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:

We have other buildings that prevent us from building close to the existing home.

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

We looked at other locations on the same parcel, but chose the proposed spot that would enable us to be close to the farm.

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

Not aware of other practical alternatives.

Proposed ADU to be 540 feet from the primary dwelling. Bal

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME

Goodhue

Goodhue County

Parcel # _____

APPLICANT INFORMATION

Last Name Lexwood First Brent M.I. A
 Street Address 34645 190th Ave Phone _____
 City Goodhue State MN ZIP 55027
 Email Address _____
 Township 111 Range 33.006.4 Section 1100 6

PROJECT INFORMATION

Site Address 34645 190th Ave Goodhue MN 55027
 Zoning District _____ Lot Size 1 acre + - Structure Dimensions 36x80?
 Type of Project New Construction Proposed Use Housing needs
 Structure Type House Replacement? YES ☐ NO ☒
 Variance # _____ Conditional Use Permit # _____

GPS Coordinates

DISCLAIMER AND SIGNATURE

I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

Signature

Date

3-22-26

TOWNSHIP APPROVALS

I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.

Signature

Title

Supervisor

Date

March 24, 25

Signature

Title

Supervisor

Date

3-24-2025

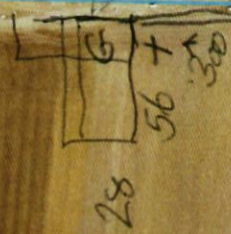
Application fee

Receipt Number

Supervisor

9-17-2026

Brent & Wendy Lovvick



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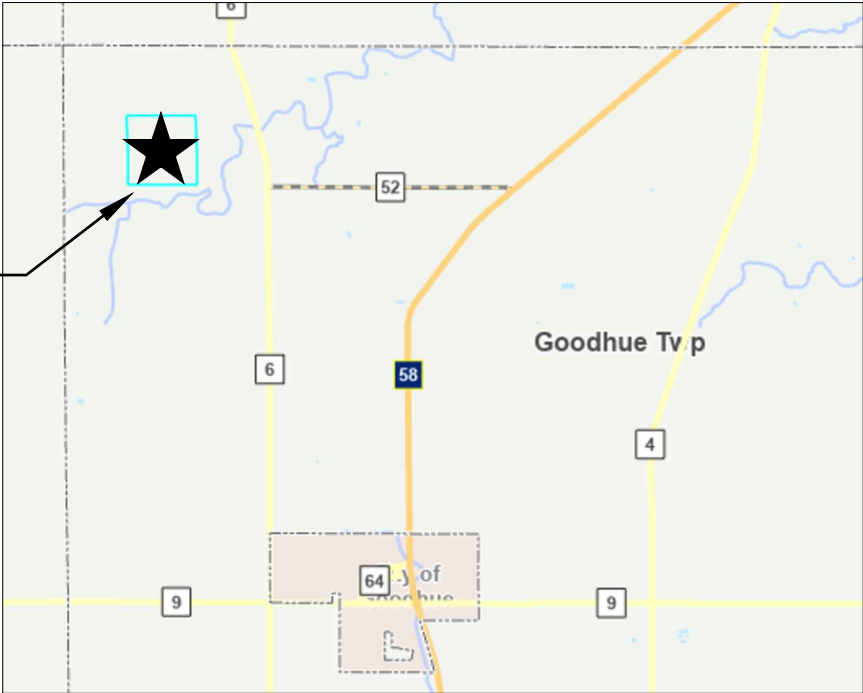
BRENT AND WENDY LEXVOLD RESIDENCE
LEXVOLD FAMILY FARM

34645 190TH AVE
GOODHUE MN 55027
Goodhue Township, Goodhue County MN

OWNER/APPLICANT
Brent and Wendy Lexvold
34645 190th Avenue
Goodhue, MN 55027

ENGINEER
GADIENT ENGINEERING, LLC
KELLI GADIENT, PE
1901 RED FOX DRIVE
RED WING, MN
PHONE: 651-380-7027

PROJECT LOCATION
34645 190th AVENUE
GOODHUE MN 55027



GOODHUE COUNTY, MN

CERTIFICATION

SHEET INDEX

- C1.0 TITLE & LOCATION
- C2.0 SITE PLAN
- C2.1 SITE PLAN - EXPANDED VIEW



GOPHER STATE ONE CALL
CALL 811 OR 800-252-1166

NOTES:
CONTRACTOR SHALL CONFIRM THAT ALL EXISTING SITE CONDITIONS
MATCH PRECONSTRUCTION CONDITIONS SHOWN ON PLANS.

CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES. UTILITIES
SHOWN ON PLANS SHALL BE ASSUMED AS APPROXIMATE.

ALL CONSTRUCTION TO CONFORM TO LOCAL AND STATE CONSTRUCTION
STANDARDS AND TECHNICAL SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL
UTILITIES, INCLUDING WATER AND SEWER SERVICES.

TITLE AND LOCATION		Drawing Status:		Drawn By: KJG----	Revision	
LEXVOLD RESIDENCE		Preliminary	X	Checked By:		
34645 190TH AVE		Authority Approved		Date: 2026-09-25		
GOODHUE MN, 55027		Final Design				
Client: BRENT AND WENDY LEXVOLD		Issued for Construction				
Project ID		Record Plans				
C1.0						

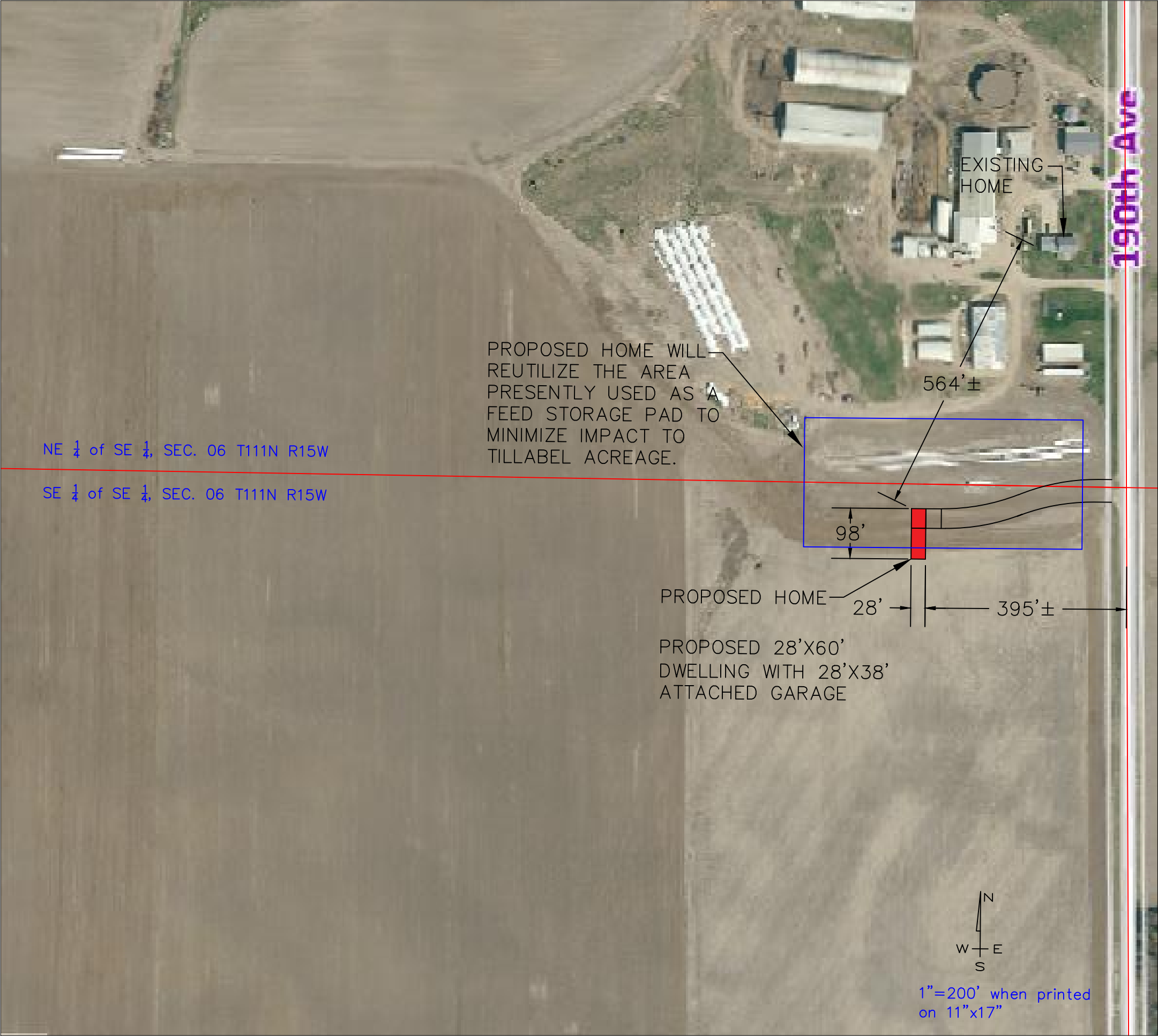
VARIANCE REQUEST SUMMARY

Brent and Wendy Lexvold are requesting a variance to construct a new second farm dwelling on the property of their existing dairy farm. The existing home lies in the middle of the farm establishment. Due to the presence of other agricultural buildings in use, it is not practicable to construct the home within 100’ of the existing dwelling, in conformance with the current zoning standards. An alternative home location has been identified directly adjacent to the farm yard and on the southern side of the farmstead. The alternate location lies approximately 564 ft. southwest of the existing dwelling and approximately 395 ft west of 190th Avenue. The proposed second dwelling location will minimize the utilization of tillable land by constructing the home on an area that lies partially on a feed storage pad and uses an existing farm driveway and access area directly adjacent to the farm. The driveway to the new home with use the existing farm access and roadway. It is anticipated that the home and landscaped yard will require less than 1 acre of tillable acreage.

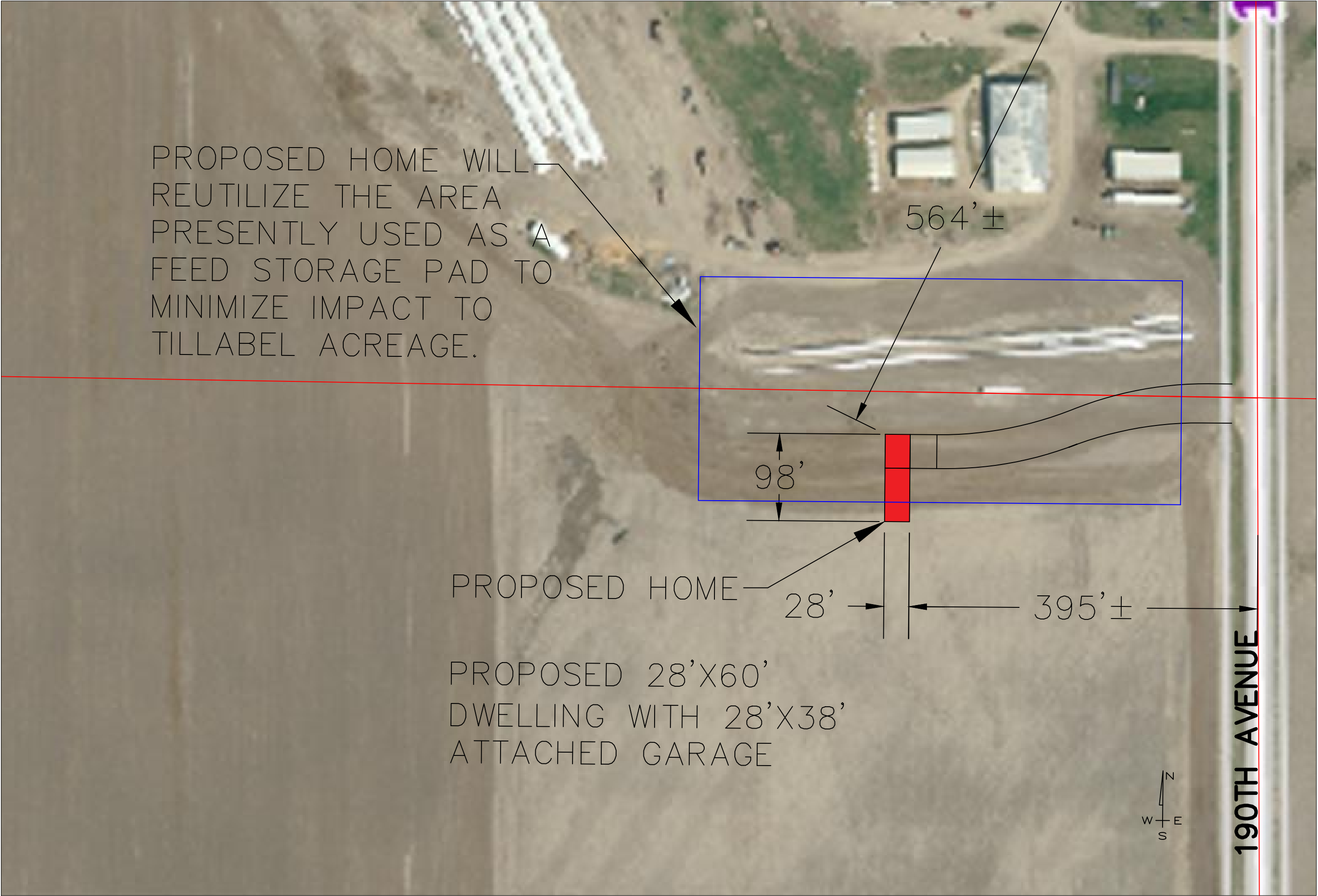
The Lexvolds are operating a multigenerational dairy farm and would like to continue working on the farm as a family, with son Cody. Cody is farming full time with his parents, with plans to be the primary successor of the farming operation. The Brent and Wendy Lexvold will occupy the new dwelling, and their son Cody will occupy the existing home. Because of the strong family nature of the farming operation, it is best for the family and the future of the farm that both families can live in separate dwellings in close proximity to the main farm.

Both families have a strong desire to continue farming together for many years. The succession plan for the Lexvold Family Farm to continue its multigenerational legacy depends on their ability to transition together and support one another long term on the farm. Cody is engaged to be married and start his own family in the near future. It is not feasible or desirable for both families to occupy the same dwelling long term.

In addition, the Lexvolds have specific health related circumstances that would be best handled if the family can continue to live near each other with two households on the farm. The Lexvolds would like to share the circumstances with the Board and express the importance of their joint commitment to each other and the true nature of family farm.



SITE PLAN LEXVOLD RESIDENCE 34645 190TH AVENUE GOODHUE, MN 55027 Client: BRENT AND WENDY LEXVOLD Project ID:	Drawing Status:		Drawn By: KJG----	Revision	
	Preliminary		Checked By:		
	X Authority Approved		Date: 2026-09-25		
	Final Design				
	Issued for Construction				
Record Plans					
C2.0					



C2.1	SITE PLAN - EXPANDED VIEW				Drawing Status:	Drawn By: KJG----	Revision
	LEXVOLD RESIDENCE			X	Preliminary	Checked By:	
	34645 190TH AVENUE				Authority Approved	Date: 2026-09-25	
	GOODHUE, MN 55027				Final Design		
	Client: BRENT AND WENDY LEXVOLD				Issued for Construction		
	Project ID:				Record Plans		