

To: Board of Adjustment
From: Land Use Management
Meeting Date: March 23rd, 2026
Report Date: March 13th, 2026

Agenda Item:

Request for Variance, submitted by Brian Mandelkow (Applicant) to allow construction of a new shed addition that will be less than the required 30-foot setback from Bluff Lands and less than the required 30-foot setback from the side yard property line.

Application Information:

Applicant(s): Brian Mandelkow

Address of zoning request: 13000 322nd Street Way, Cannon Falls MN, 55009

Parcel: 420290503

Abbreviated Legal Description: The SW1/4 of the NW1/4 of section 29, Township 112, Range 16

Township Information: Vasa Township signed off on the Variance application with no additional comments

Zoning District: A-1 (Agricultural Protection District)

Attachments and Links:

Application and submitted project summary

Site Map

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

Background:

Brian Mandelkow is building an addition onto his existing pole shed. The addition is proposed to be 68 feet long and 44 feet wide. They intend to house their agricultural equipment in the addition.

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 Bluff Land Protection cited in Article 12, Section 1 is to protect and preserve the sensitive physical features of the bluffs by regulating development, preventing erosion and controlling the cutting of timber on slopes and tops of the bluffs.
- The purpose and intent for the Property line Setback cited in Article 21, Section 5 is to provide adequate separation of structures to neighboring structures.
- The property consists of two parcels, approximately 5 and 35 acres. The minimum lot size in the A-1 District is 2 acres.
- The addition will measure 68 feet in length and 44 feet in width. It is proposed to be 7 feet from the side yard property line and 18 feet from the toe of the Bluff. The existing shed is about 24 feet from the toe of the Bluff.
- It appears that the existing shed has been in this spot since around the 1950's. If this addition is approved, it will require a variance for any future additions or modifications unless the property owner decides to combine the parcels or create a new parcel. Bringing the buildings into compliance with the current zoning ordinance.
- The Applicant's proposal 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 individual use of rural property in the unincorporated areas of Goodhue County.

The Applicant's 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):

- The Applicant's request of a shed addition is a reasonable use of property in the A-1 Zoning District.
- There is space to the East side of the shed for this addition. The applicant has stated that they don't want to take tillable farmland out of production by building the addition anywhere else on the existing shed or a different location.
- This property has bluff land to the north and Belle Creek to the south that has shoreland and floodplains. The shed addition is outside of the 100-foot shoreland setback.

- Zoning staff has recommended combining the parcels to eliminate the property line, separating the two buildings. The applicant has chosen to apply for a variance.
- A review of the existing development pattern in the vicinity reveals medium-density residential development among predominantly Agricultural fields, Bluff land and Woodland.

The request for variance 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.

- Shed additions are permissible in the A-1 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

Deny the request for variance, submitted by Brian Mandelkow (Applicant) for construction of a shed addition that will be less than the required 30-foot setback from Bluff Lands and less than the required 30-foot setback from the side yard property line.



For Staff Use Only	
Permit #	226-0015
\$450 Receipt #	18789
DATE:	2/17/26

Variance Application

SITE ADDRESS, CITY, AND STATE 13000 322 nd St Way Cannon Falls MN			ZIP CODE: 55009
LEGAL DESCRIPTION: Sect -29 TWP-112 Range-016 SW 1/4 of NW 1/4 Sec 29-112-16 Bx 5ac			
PROJ: RP 42.029.0503	ZONING DISTRICT A1	LOT AREA (S/F ACRES): 35 acres	STRUCTURE DIMENSIONS (if applicable): 44x68

APPLICANT OR AUTHORIZED AGENT'S NAME: Brian Mandelkow	
APPLICANT'S ADDRESS: 13000 322 nd St Way Cannon Falls MN 55009	TELEPHONE:
	EMAIL:

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 checked="" type="checkbox"/> Property Line Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Height Limits <input checked="" type="checkbox"/> Shoreland or Bluff Setbacks <input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE: Farm w/outbuilding
	PROPOSED USE: Construct Farm Shop
	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.			Attached <input type="checkbox"/>
TOWNSHIP OFFICIAL'S SIGNATURE: [Signature]	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE: RICK SAMUELSON - VASA TWP CHAIRMAN	DATE: 2-12-2026	

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: [Signature]

Date: 2-12-26

REQUEST SUMMARY

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

Article: 12 Section: 4 Subd. 2 Title: General Regulations Bluff setback
Article: _____ Section: _____ Title: Property Line Setback

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:

See Attachment

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

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:

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

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

Discuss your current use of the property and the reason for your variance request:

We own a square 40 acres in Vasa township, comprised of two separate parcels: a 5 acre parcel consisting of our house and one outbuilding, and a 35 acre adjoining parcel with one outbuilding and 21 tillable acres. Current use of the property is corn and soybean crop rotation, with the existing outbuildings used for machinery storage. A variance is requested to get a building permit to construct an addition to the outbuilding which lies on the 35 acre parcel.

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

If variance is not granted the use of the property will remain the same. No construction will be done.

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:

Space for an addition to our existing outbuilding is limited due to a tillable field along the Belle Creek to the south, the existing building to the east, a bluff to the north, and a property line (which we own both sides) to the west.

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

An alternative would be to build above the bluff on tillable farm land. We reject this option because we would be using tillable farm land that we would no longer be able to farm to attempt to make a profit from. The other alternative would be to tear down the existing pole shed and rebuild, but that would cost extra money to tear down and start over.

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

The proposed addition to our outbuilding would be used as a farm shop. The simplest alternative to a lesser variance would be to make the proposed addition smaller. But, to comply with the current setback measurements, the addition would be too small to accommodate the size of modern day farm equipment. We would still be working on equipment outside, which completely defeats the purpose of constructing a usable shop.

PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP

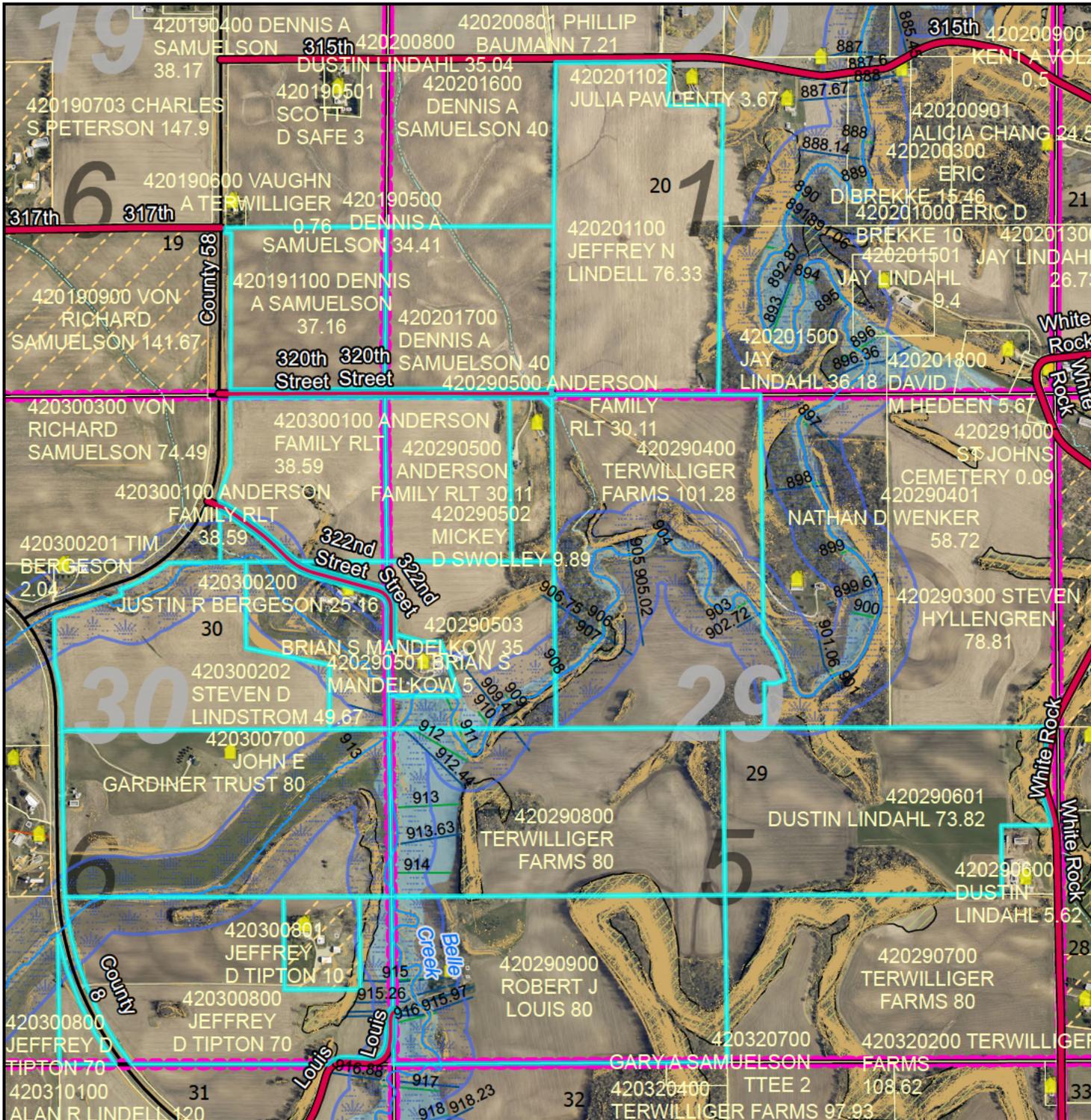
BOARD OF ADJUSTMENT

Public Hearing
March 23, 2026

Brian Mandelkow (Owner)
A-1 Zoned District.

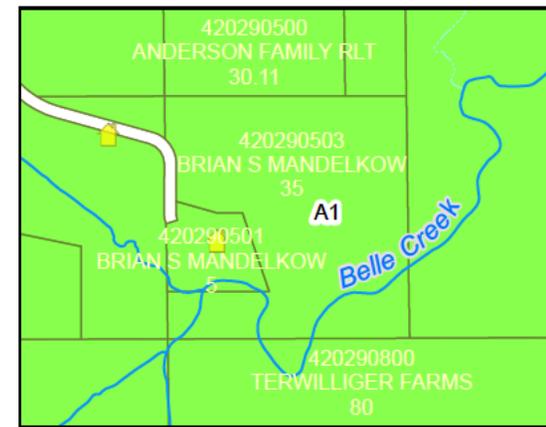
The SW 1/4 of the NW 1/4 of Section
29 TWP 112 Range 16 in Vasa Township.

Request for Variance to construct a new shed
addition that will be less than 30 feet from Bluff
Land and less than 30 feet from the Side Yard
Property Line.



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | 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 | | |



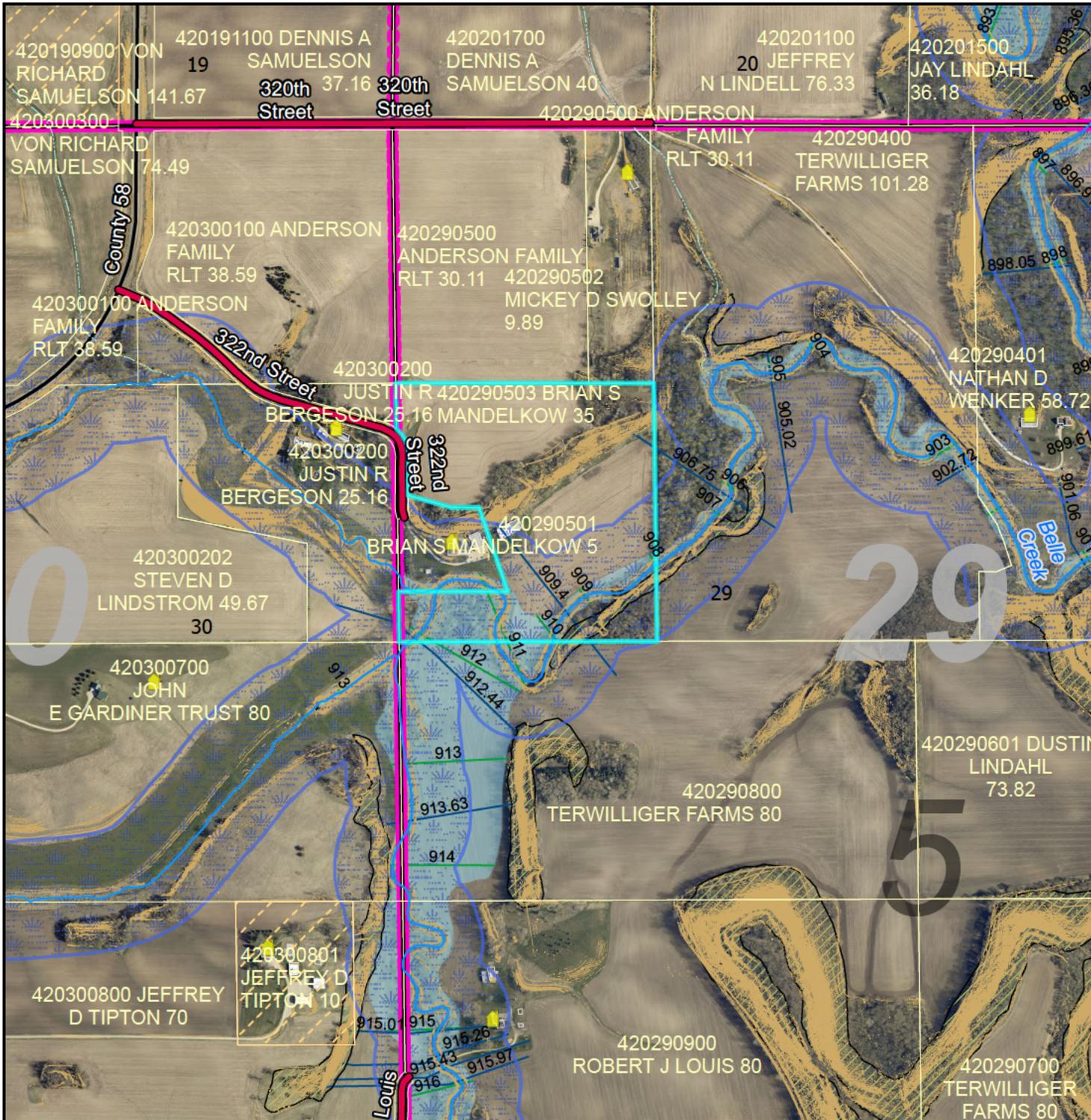
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US Feet

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MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
March 23, 2026

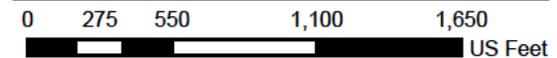
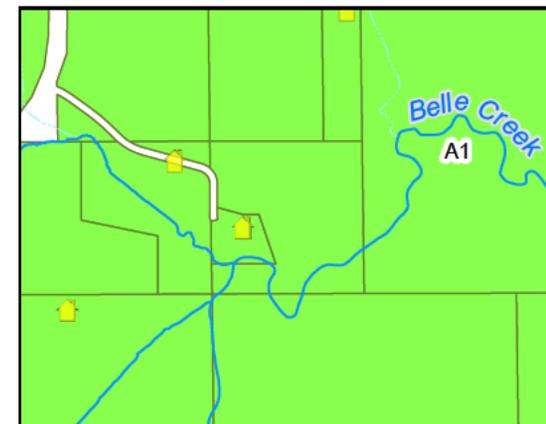
Brian Mandelkow (Owner)
A-1 Zoned District.

The SW 1/4 of the NW 1/4 of Section
29 TWP 112 Range 16 in Vasa Township.

Request for Variance to construct a new shed
addition that will be less than 30 feet from Bluff
Land and less than 30 feet from the Side Yard
Property Line.

Legend

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

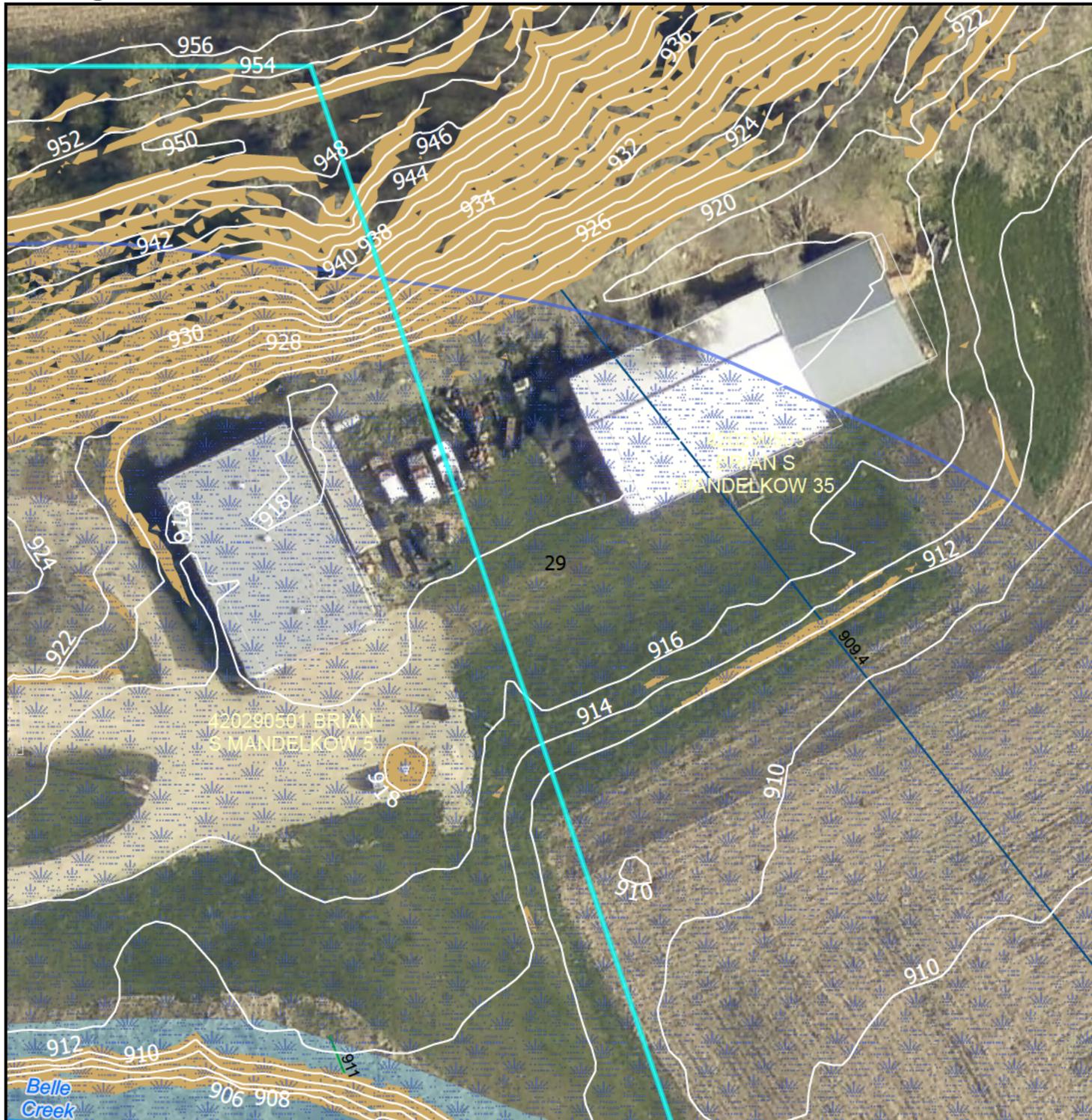


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MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

Public Hearing
March 23, 2026

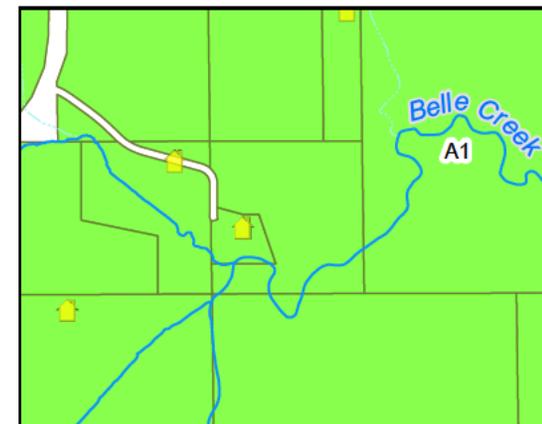
Brian Mandelkow (Owner)
A-1 Zoned District.

The SW 1/4 of the NW 1/4 of Section
29 TWP 112 Range 16 in Vasa Township.

Request for Variance to construct a new shed
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Land and less than 30 feet from the Side Yard
Property Line.

Legend

Intermittent Streams	Bluff Impact Zones (% slope) 20
Protected Streams	Bluff Impact Zones (% slope) 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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US Feet

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MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
March 23, 2026

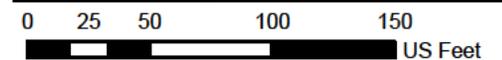
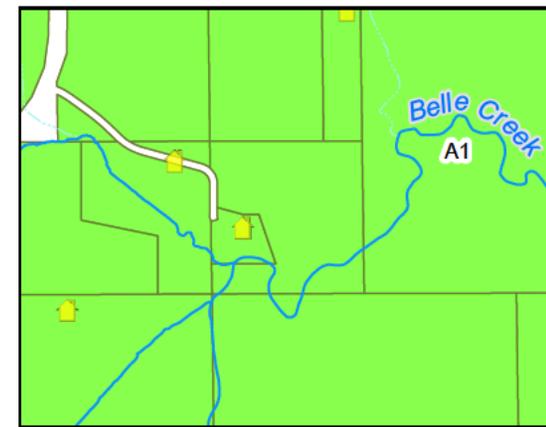
Brian Mandelkow (Owner)
A-1 Zoned District.

The SW 1/4 of the NW 1/4 of Section
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Request for Variance to construct a new shed
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Land and less than 30 feet from the Side Yard
Property Line.

Legend

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



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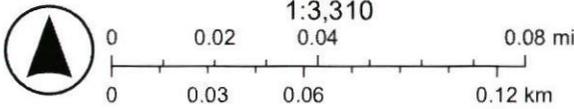
ArcGIS Web Map



2/12/2026, 1:55:43 PM

- GoodhueCo_PLSS Goodhue County Roads
- Municipal Boundary
- CEM; ; OCTY; OCRLN; CTRLN
- House Number

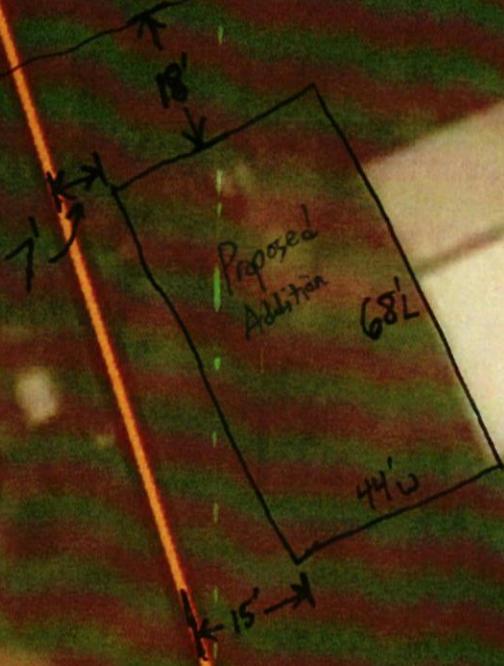
- PIN
- Full Name
- Parcels
- Imagery2025 Red: Band_1
- Imagery2025 Green: Band_2
- Imagery2025 Blue: Band_3



Property Line

Mandelkow Site Plan

Hill / Bluff



Existing Pole Building

Brian Mandelkow
 13000 322nd St Way
 Cannon Falls MN 55009
 651-380-4064
 bmandelkow79@gmail.com



North

5 acre property

RP 42.029.0501

Property Line

35 acre property

RP 42.029.0503