

TO: Board of Adjustment  
FROM: Land Use Management  
MEETING DATE: April 27<sup>th</sup>, 2026  
REPORT DATE: April 17<sup>th</sup>, 2026

**PUBLIC HEARING:**

Request for Variance, submitted by Nathan Arndt (Applicant/Owner) to allow the construction of an accessory building to be less than the required 60-foot setback from the 210<sup>th</sup> Ave Right-of-Way.

**Application Information:**

Applicant(s): Nathan Arndt

Address of zoning request: 32180 210<sup>th</sup> Ave, Red Wing MN, 55066

Parcel: 31.028.0900

Abbreviated Legal Description: W1/2 of the NW1/4 of Section 27, Township 112N, Range 15W

Township: Featherstone Township signed the Township Zoning Application with no additional comments.

Zoning District: A-2 (Agricultural District)

**Attachments:**

- Application
- Staff prepared aerial view of the property
- Property legal description
- Goodhue County Zoning Ordinance: [zoning\\_ordinance.pdf \(goodhuecountymn.gov\)](https://www.goodhuecountymn.gov/zoning_ordinance.pdf)

**Background:**

Nathan Arndt wants to build an accessory shed, proposed to be 54 feet by 36 feet, in his front yard. The shed will be used to store equipment out of the elements. The north property line as shown on the staff map is incorrectly drawn. The legal description describes the property line as being 45 feet farther north. Located approximately at the center line of the driveway where it connects to 210<sup>th</sup> avenue.

**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 6 acres and meets the minimum lot size of 2 acres for the A-2 District.
- The applicant is planning to use the shed for equipment storage. This is a permitted use in the A-2 District
- The shed and its location will not have an impact on the parcel or on surrounding properties.
- This request is 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-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 Applicant’s request to construct an accessory building is a reasonable use of property in the A-2 District.
- Around 1980, land was split to create the 6-acre parcel and build the dwelling. The applicant has stated that they don’t want to cut down more of the large trees on the property to place the accessory building and want to keep adequate space between the dwelling and shed for access to the rear yard. They are proposing to place the building 39 feet from the 210<sup>th</sup> avenue right-of-way.

- 
- The property is surrounded by properties zoned A-2. The primary use of the surrounding land is Agricultural.
  - 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 structures are a permitted use in the A-2 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 Board of Adjustment:

- adopt the staff report into the record;
  - accept the application, testimony, exhibits, and other evidence presented into the record;
- and

**Approve** the request for variance, submitted by Nathan Arndt (Applicant/Owner) to allow the construction of an accessory building to be 39 feet setback from the 210<sup>th</sup> Ave Right-of-Way line.



**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:**

Currently lawn. Reason to build is to store implement on property instead of off property. Access to water and electric.

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

Farm land would be loss due to building on it. Which is loss of income

**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:**

Location of septic. Property lines are not conducive to current set backs

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

No other location without loss of tillable acreage

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

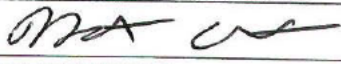
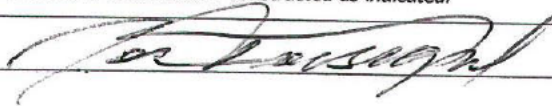
Modified building design to meet township request

**TOWNSHIP ZONING APPLICATION**

TOWNSHIP NAME Featherstone

Goodhue County

Parcel # 31.027.0900

APPLICANT INFORMATION		
Last Name <u>Arndt</u>	First <u>Nathan</u>	M.I. <u>P.</u>
Street Address <u>32180 210<sup>th</sup> ave</u>		Phone
City <u>Red Wing</u>	State <u>MN</u>	ZIP <u>55066</u>
Email Address		
Township <u>Featherstone</u>	Range <u>15</u>	Section <u>27</u>
PROJECT INFORMATION		
Site Address <u>32180 210<sup>th</sup> ave</u>		
Property Owner: <u>Nathan Arndt</u>		
Type of Project <u>Pole shed</u>	Proposed Use <u>Machinery Equipment storage</u>	
Structure Type <u>Pole</u>	Replacement	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Variance #	Conditional Use Permit #	
Zoning District:	Lot size <u>990' x 264'</u>	Structure dimensions <u>54 x 36</u>
DISCLAIMER AND SIGNATURE		
<p><i>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.</i></p>		
Signature 	Date <u>1-12-26</u>	
TOWNSHIP APPROVALS		
<p><i>I hereby certify by signing that I am authorized to act on the behalf of the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.</i></p>		
Signature 	Title <u>CHAIR</u>	Date <u>1/13/26</u>
Signature	Title	Date
Application fee _____	Receipt Number _____	Expiration Date _____

**The granting of this permit does not exempt the permittee from having to secure other permits from other Local (Goodhue County), State, or Federal units of government which may have jurisdiction over portions of the authorized project.**

**NEIGHBOR CONSENT FOR SETBACK VARIANCE (ACCESSORY STRUCTURE)  
Featherstone Township, Goodhue County, Minnesota**

I, **Sidney T. Featherstone**, am the owner of the real property located at:

**Address:** 32140 210<sup>th</sup> Avenue Red Wing, Minnesota

**Goodhue County Parcel ID:**

I acknowledge that Nathan Paul Arndt, owner of the adjoining property located at:

**Address:** 32180 210<sup>th</sup> Avenue Red Wing, Minnesota

**Goodhue County Parcel ID:** 31.027.0900

has applied for permission to construct an accessory structure (shed) on their property at a setback of ten (10) feet from the shared property line, which may be less than the standard setback required under Featherstone Township zoning regulations.

I hereby **voluntarily consent** to this reduced setback and state that I **do not object** to the construction, placement, or continued presence of the shed at this location, provided that:

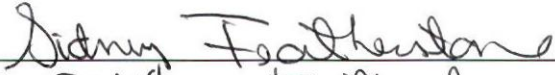
- The structure remains entirely on the applicant's property, and
- The structure complies with all applicable Featherstone Township and Goodhue County building and zoning requirements.

This consent is given for the purpose of review and approval by Featherstone Township and Goodhue County Zoning and Building Officials and may be relied upon as part of a variance or permit application.

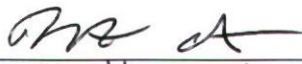
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**Signatures**

**Neighbor / Adjacent Property Owner**

Signature:   
Printed Name: Sidney Featherstone  
Date: Jan 12 26

**Property Owner / Applicant (Recommended)**

Signature:   
Printed Name: Nathan Arndt  
Date: 1-12-26

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509 5TH ST W (All Caps)



300ft

210th ave

well not on property



509 5TH ST W (All Caps)



210th ave

Property line

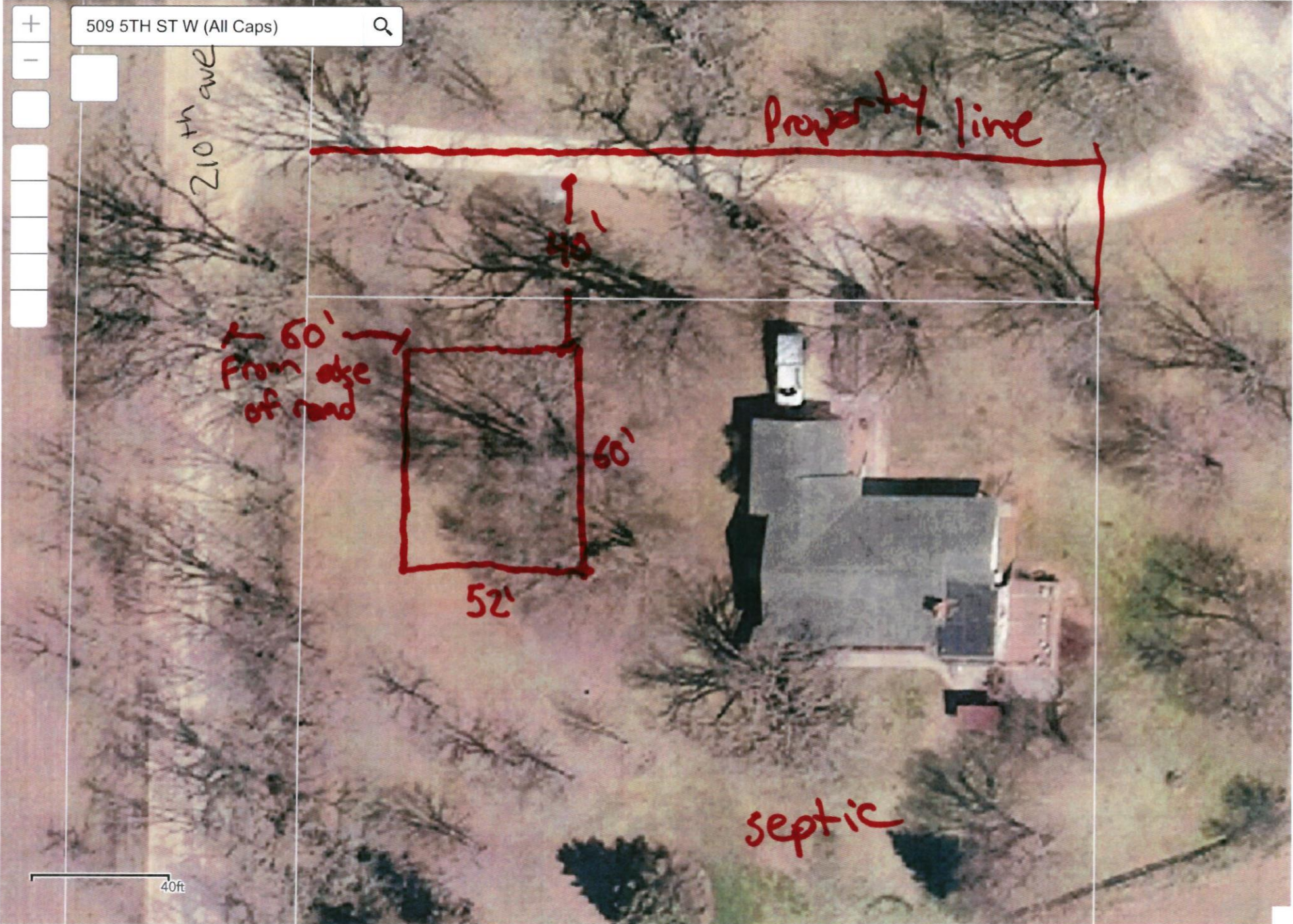
48'

60'  
From edge  
of road

60'

52'

septic



This document identifies protected waters and wetlands in Goodhue County, Minnesota, as defined in Laws Of Minnesota 1979, Chapter 199. See Record for details.

No. 59

Richard G. Featherstone and Ruth Featherstone,  
husband and wife.

-to-

Sidney T. Featherstone and Marcia J.  
Featherstone, as tenants in common and not  
as joint tenants.

CONTRACT FOR DEED  
Dated February 12, 1982  
Recorded February 17, 1982  
In Book 190 of M.R., page 592  
Consideration \$216,000.00  
Due in 15 years.

An agreement to convey the following:

All that part of the NW $\frac{1}{4}$  of Section 27, Township 112 North, Range 15 West, lying north of the Township Road; excepting therefrom the following described property, to-wit: Commencing at the SW corner of the land herein conveyed, thence north along the centerline of the Township Road a distance of approximately 990 feet to the center of the driveway now in existence; thence east along the centerline of said driveway a distance of 264 feet; thence south approximately 990 feet to the center of the township road being a point 264 feet east of the point of beginning; thence west 264 feet along the center of the Township Road to the point of beginning.

No. 60

Sidney T. Featherstone and Marcia J.  
Featherstone, husband and wife.

-to-

White Rock State Bank.

MORTGAGE FOR \$51,000.00  
Dated December 30, 1982  
Recorded March 23, 1983  
In Book 213 of Mortgages, page 227  
Due December 31, 1985  
Contains power of sale.

Covers premises described same as in No. 59 hereof.

# PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP

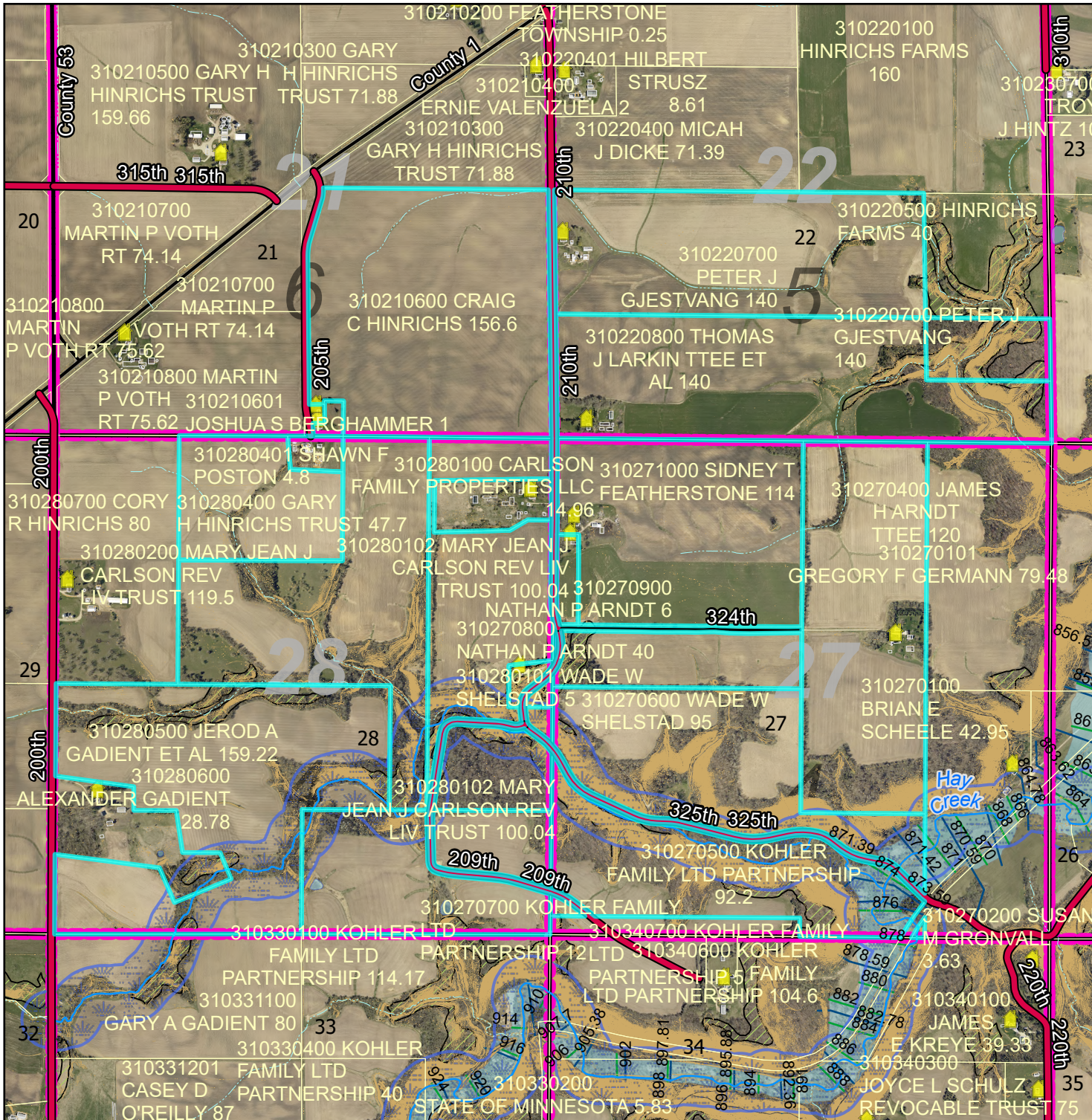
## BOARD OF ADJUSTMENT

Public Hearing  
April 27th, 2026

Nathan Arndt (Owner)  
A-2 Zoned District.

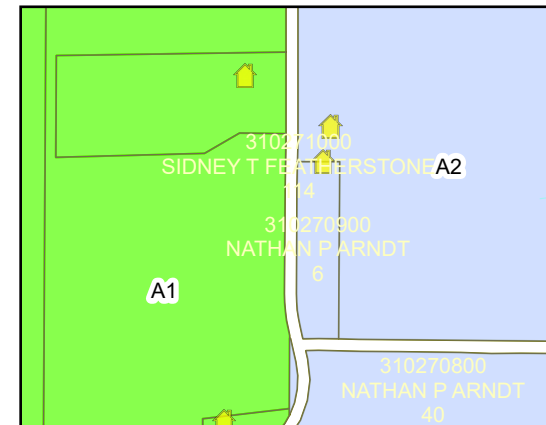
The W1/2 of the NW1/4 of Section 27,  
Township 112N, Range 15W.  
Featherstone Township

Request for Variance to allow the construction  
of an accessory building to be less than the  
required 60-foot setback from the 210th Ave  
Right-of-Way.



### 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             |  |                              |



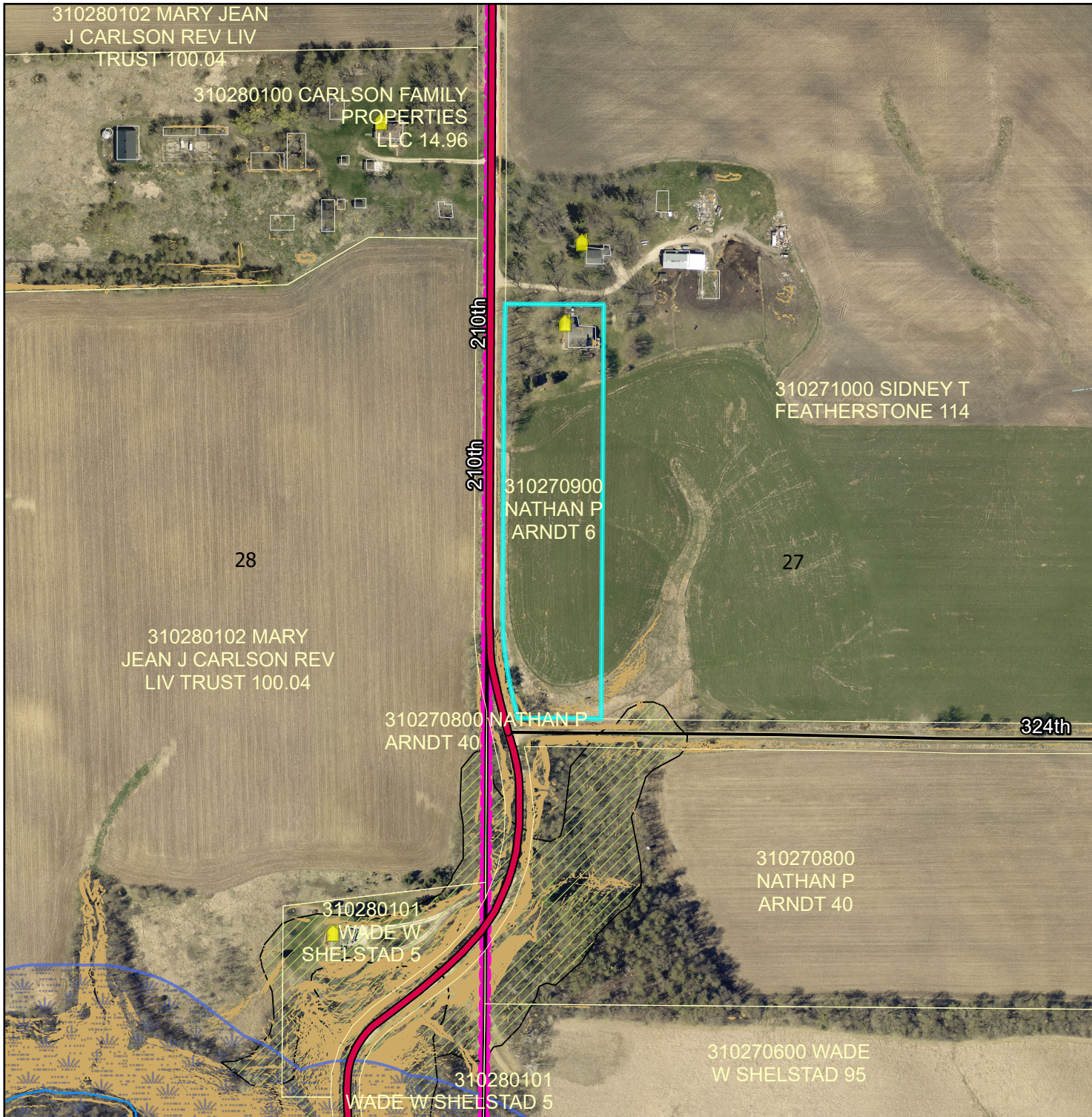
0 500 1,000 2,000 3,000  
US Feet

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# MAP 02: VICINITY MAP



## BOARD OF ADJUSTMENT

Public Hearing  
April 27th, 2026

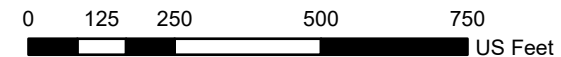
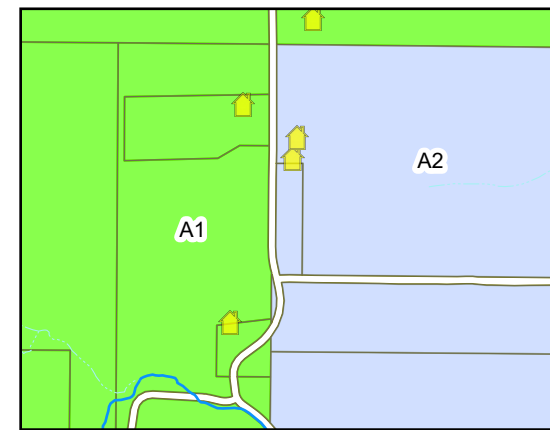
Nathan Arndt (Owner)  
A-2 Zoned District.

The W1/2 of the NW1/4 of Section 27,  
Township 112N, Range 15W.  
Featherstone Township

Request for Variance to allow the construction of an accessory building to be less than the required 60-foot setback from the 210th Ave Right-of-Way.

### Legend

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

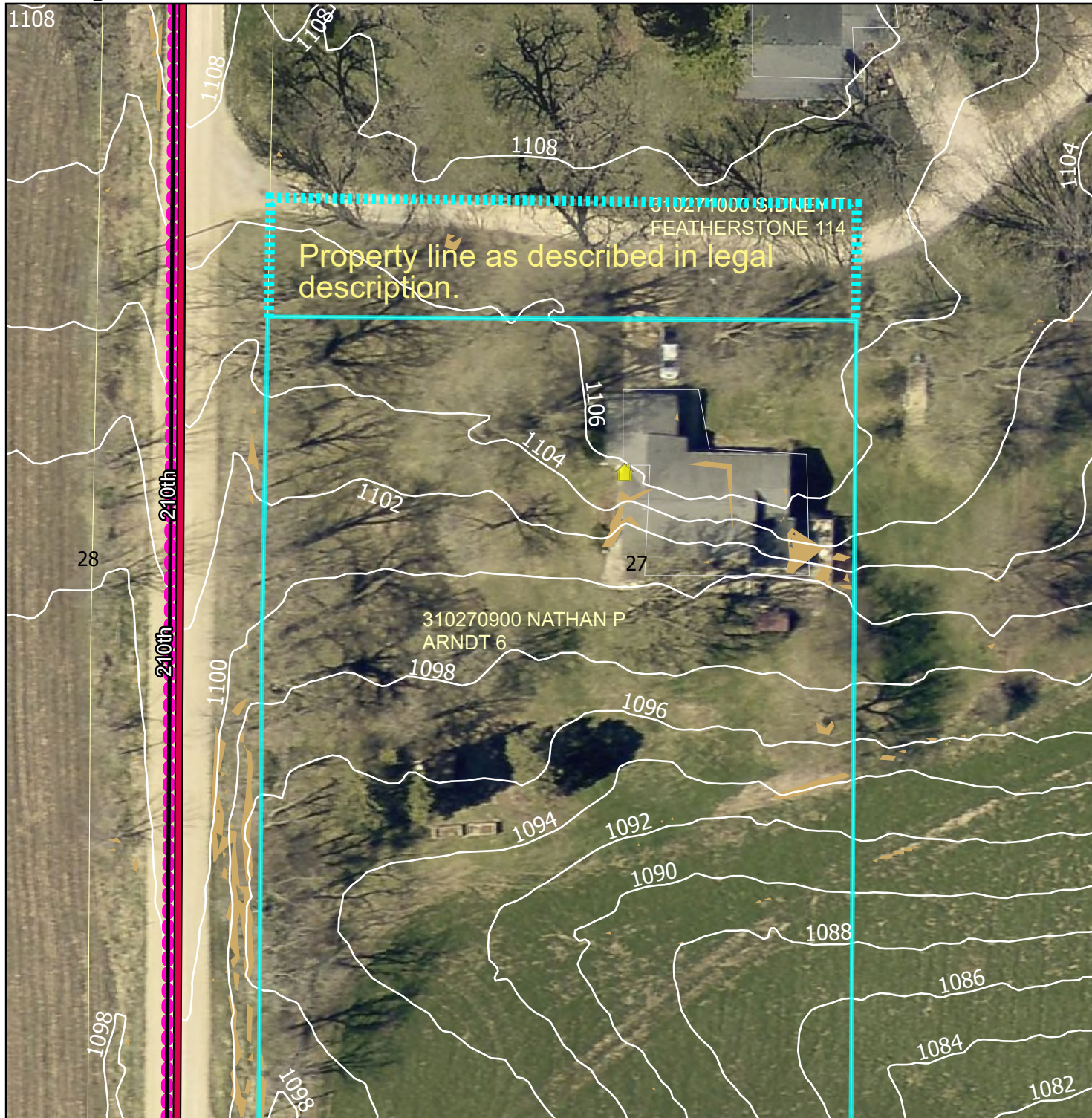


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# MAP 03: ELEVATIONS



## BOARD OF ADJUSTMENT

Public Hearing  
April 27th, 2026

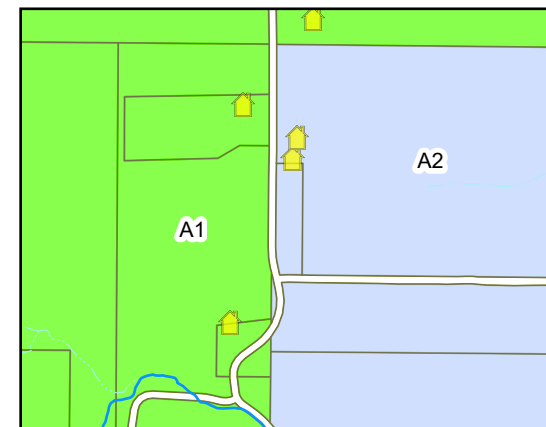
Nathan Arndt (Owner)  
A-2 Zoned District.

The W1/2 of the NW1/4 of Section 27,  
Township 112N, Range 15W.  
Featherstone Township

Request for Variance to allow the construction of an accessory building to be less than the required 60-foot setback from the 210th Ave Right-of-Way.

### 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



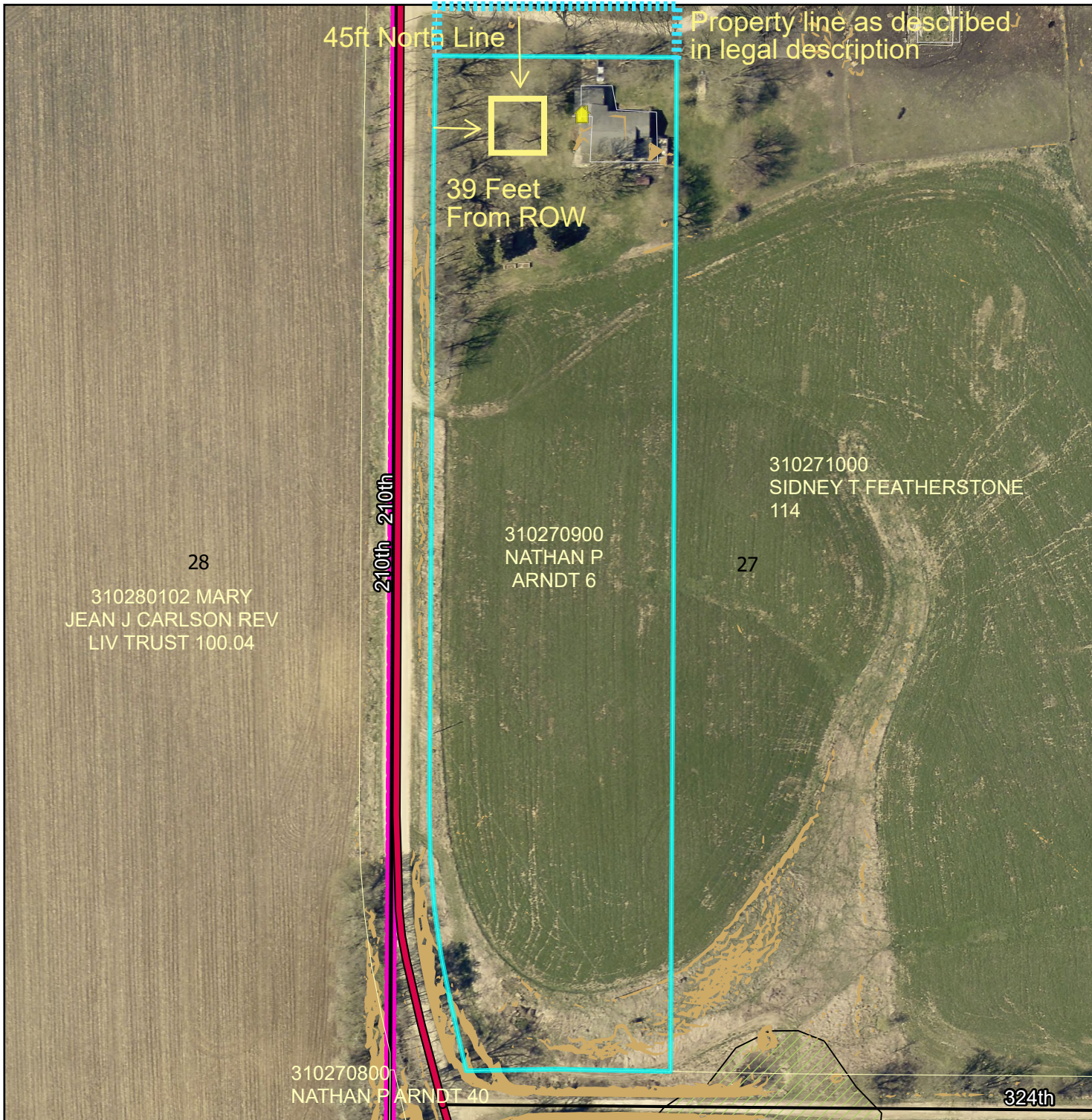
0 20 40 80 120 US Feet

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# MAP 01: PROPERTY OVERVIEW



## BOARD OF ADJUSTMENT

Public Hearing  
April 27th, 2026

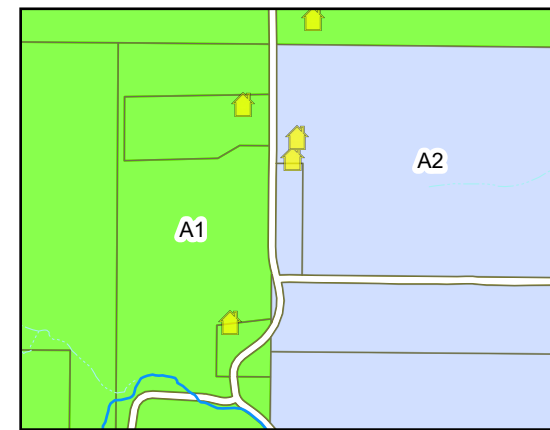
Nathan Arndt (Owner)  
A-2 Zoned District.

The W1/2 of the NW1/4 of Section 27,  
Township 112N, Range 15W.  
Featherstone Township

Request for Variance to allow the construction of an accessory building to be less than the required 60-foot setback from the 210th Ave Right-of-Way.

### Legend

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



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