

**To:** Board of Adjustment  
**From:** Land Use Management  
**Meeting Date:** April 27<sup>th</sup>, 2026  
**Report Date:** April 17<sup>th</sup>, 2026

**Agenda Item:**

Hold a public hearing and consider a Request for Variance, submitted by Daniel Hudson (Applicant) to allow the construction of an accessory shed that is proposed to be 2,352 square feet when 2,100 square feet is the maximum cumulative square footage for accessory buildings in the Suburban Residential District (R-1).

**Application Information:**

Applicants: Daniel Hudson (Applicant/Owner)

Address of zoning request: 32261 Lakeview Drive Lake City, MN 55041

Parcel: 32.200.0550

Abbreviated Legal Description: Pt Of Lot 47 Com 18ft SW Of Cen Line Old RW Lc Rd On S Line Lot 48 Nwly Alng Rd 697.3ft For Beg Swly 300ft Nwly 150ft Nely 300ft Sely 150ft

Township Information: Florence Township signed off on the variance application with no additional comments

Zoning District: R-1 (Suburban Residential)

**Attachments and Links:**

Application and submitted project summary

Site Maps

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

**Background:**

Daniel Hudson (Applicant) wants to build an accessory structure that measures 42ft by 56ft, which is 2,352 square feet. Daniel has requested the building be this size to meet his intended use for heated storage of personal property. The property and dwelling were created sometime around and before 1954.

**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 accessory structure maximum area standards cited in Article 24, Section 4 is to prevent development that is out of scale with the residential character of the neighborhood. This means that the size or bulk of a building is limited to a residential scale rather than a larger scale that would be allowed in agricultural, commercial, or industrial areas. The ordinance allows detached structures up to 2,100 square feet as long as all other requirements, such as setbacks, are met.
- The parcel is approximately 1.04 acres. This meets the required minimum lot size of 20,000 square feet for lots created prior to 2019.
- The Accessory structure will measure 42ft by 56ft. The structure will meet all setback requirements, being 10ft from the side and rear property lines.
- The property is located within the Shoreland District. The applicants accessory structure square footage, combined with all proposed gravel and concrete, and the existing dwelling. Is below the maximum impervious surface coverage of 25% of the total lot area.
- 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 residential property in the unincorporated areas of Goodhue County.

The Applicant's Accessory Structure 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 for an accessory structure is a reasonable use of property in the R-1 District.
- As an R-1 zoned parcel, the maximum square footage for accessory structures is 2,100 square feet for lots greater than 1 acre. This structure is proposed to be 2,352 square feet.
- The applicant intends to use the new structure for personal storage.
- They have discussed the possibility of a smaller shed but have indicated that it would not work for what they intend to store. With the applicant's proposal, there were **No** “practical difficulties” found in complying with the official control.
- A review of the existing development pattern in the vicinity reveals medium-density residential development among agricultural uses.
- 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.**

- Accessory Structures are permissible in the R-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 submitted by Daniel Hudson (Applicant) for the construction of an accessory shed that is proposed to be 2,352 square feet when 2,100 square feet is the maximum cumulative square footage for accessory buildings in the Suburban Residential District (R-1).



**RECEIVED**  
 MAR 18 2026  
 By *land use*

For Staff Use Only	
Permit #	726-0027
\$450 Receipt #	347657276
DATE: 3-18-26	

# Variance Application

SITE ADDRESS, CITY, AND STATE		ZIP CODE	
32261 Lakeview Dr Lake City, MN		55041	
LEGAL DESCRIPTION			
Attached <input checked="" type="checkbox"/>			
PID#	ZONING DISTRICT	LOT AREA (SF/ACRES)	LOT DIMENSIONS
32.200.0550	R1	1.04 Acre	152' x 295' •
			STRUCTURE DIMENSIONS (if applicable)
			42' x 56' x 18' 1/2

APPLICANT OR AUTHORIZED AGENT'S NAME	
Daniel M. Hudson	
APPLICANT'S ADDRESS	TELEPHONE
32261 Lakeview Dr Lake City, MN 55041	[REDACTED]

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

<p><b>VARIANCE REQUESTED TO:</b> (check all that apply)</p> <p>Property Line Setbacks    <input type="checkbox"/> % Lot Coverage</p> <p>Height Limits                <input type="checkbox"/> Shoreland or Bluff Setbacks</p> <p>Lot Width &amp;/or Area        <input type="checkbox"/> Other (specify)</p> <p><u>Subdivision Regulations</u></p>	<p>CURRENT OR PREVIOUS USE</p> <p style="font-size: 1.2em;">New Structure on Homestead</p> <p>PROPOSED USE</p> <p style="font-size: 1.2em;">Heated Storage</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BUILDING APPLICATION PERMIT NO. (if any)</td> <td>DATE FILED</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	BUILDING APPLICATION PERMIT NO. (if any)	DATE FILED		
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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	Attached <input type="checkbox"/>
		DATE

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: Daniel M. Hudson

Date: 2/12/2026

# GOODHUE COUNTY – VARIANCE APPLICATION

## Proposed Heated Storage Building – Variance Request

### Parcel Information

Parcel Number: 32.200.0550

Legal Description: AUD SUBD T 112 R 12 1.04 AC DOC#710890 PT OF LOT 47 COM 18FT SW OF CEN LINE OLD RW LC RD ON S LINE LOT 48 NWLY ALNG RD 697.3FT FOR BEG SWLY 300FT NWLY 150FT NELY 300FT SELY 150FT

Requested Variance to Article: 24 Section: 4 Title: Subd. 2

Ordinance Standard: 2,100 sq ft maximum accessory structure size

Requested Allowance: 2,352 sq ft

Variance Amount: 252 sq ft

### 1. Current Use of the Property and Reason for the Variance Request

The property is currently used as a single-family residence. The applicant is requesting a variance to construct a new accessory structure to be used for the heated storage of personal property, including seasonal equipment and items requiring temperature-controlled conditions. The proposed structure exceeds the maximum square footage allowed by ordinance. The additional 252 sq ft is necessary to provide adequate, safe, and functional storage space. The structure has been designed to be compatible with the existing residence and consistent with the established character of the surrounding neighborhood.

### 2. Effects on the Property if the Variance Is Not Granted

If the variance is not granted, the applicant will be unable to construct a storage building of sufficient size to meet the intended use. This would result in inadequate storage capacity and require items to be stored in areas not suited for climate-controlled needs. Denial of the variance would limit the reasonable use of the property and prevent the construction of a structure that is otherwise compliant with all setback, height, and design requirements. The proposed building will not create adverse impacts to neighboring properties or alter the character of the area.

### 3. Unique Physical Limitations of the Property

The property contains physical limitations that restrict feasible placement and size options for an accessory structure. These limitations include the presence of mature trees, which the applicant intends to preserve, a septic system and drain field installed by previous landowner, along with existing easements that reduce the buildable area and restrict where Future Structures may be

placed. These constraints limit the ability to construct a functional building within the 2,100 sq ft maximum. These conditions are not self-created and are not typical of surrounding parcels.

#### **4. Compliant Alternatives Considered**

The applicant considered reducing the size of the proposed structure and utilizing existing storage areas within the residence or garage. These alternatives were determined to be insufficient, as they do not provide adequate climate-controlled storage space and would not meet the intended purpose of the project. A smaller structure would not allow for safe and organized storage and would not represent a reasonable use of the property.

#### **5. Lesser-Variance Alternatives Considered**

The applicant evaluated options involving a reduced footprint or modified layout to require a smaller variance. These alternatives were rejected because they would not provide sufficient usable space and would create functional or structural limitations. Some lesser-variance designs would also result in a building form that is less compatible with the surrounding neighborhood. The requested 252 sq ft represents the minimum variance necessary to allow reasonable use of the property while maintaining neighborhood character.

#### **6. Statement Regarding Practical Difficulties and Public Interest**

Strict application of the ordinance results in practical difficulties due to the property's physical constraints, including mature trees, well and septic system locations, and existing easements that limit the buildable area. These conditions are not self-imposed and are not commonly found on neighboring parcels. Without the variance, the applicant cannot construct a functional climate controlled storage building that meets the reasonable needs of the property.

Granting the variance will not harm public interests. The proposed structure meets all setback, height, and safety requirements; preserves existing natural features; and maintains compatibility with surrounding residential properties. The project will not generate noise, traffic, lighting, or environmental impacts beyond those typical of residential accessory structures. The variance will not alter the essential character of the neighborhood, impair the use or enjoyment of nearby properties, or diminish property values. The requested relief is modest, reasonable, and represents the minimum variance necessary to allow for a practical and beneficial use of the property.

#### **7. Required Findings of Fact**

- Harmony with Official Controls:

The requested variance is in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance. The proposed accessory structure meets all applicable setback, height, safety, and performance standards and supports the ordinance's intent to allow reasonable accessory uses on residential properties.

- Consistency with the Comprehensive Plan:

The variance is consistent with the Goodhue County Comprehensive Plan, as it supports orderly residential use, preserves existing natural features, and maintains the established character of the surrounding area.

- Use Allowed in the Zoning District:

The variance does not authorize any use that is not permitted within the zoning district. Climate controlled storage of personal property is an allowed accessory use, and the variance pertains only to the maximum square footage standard, not the use itself.

- Practical Difficulties Established:

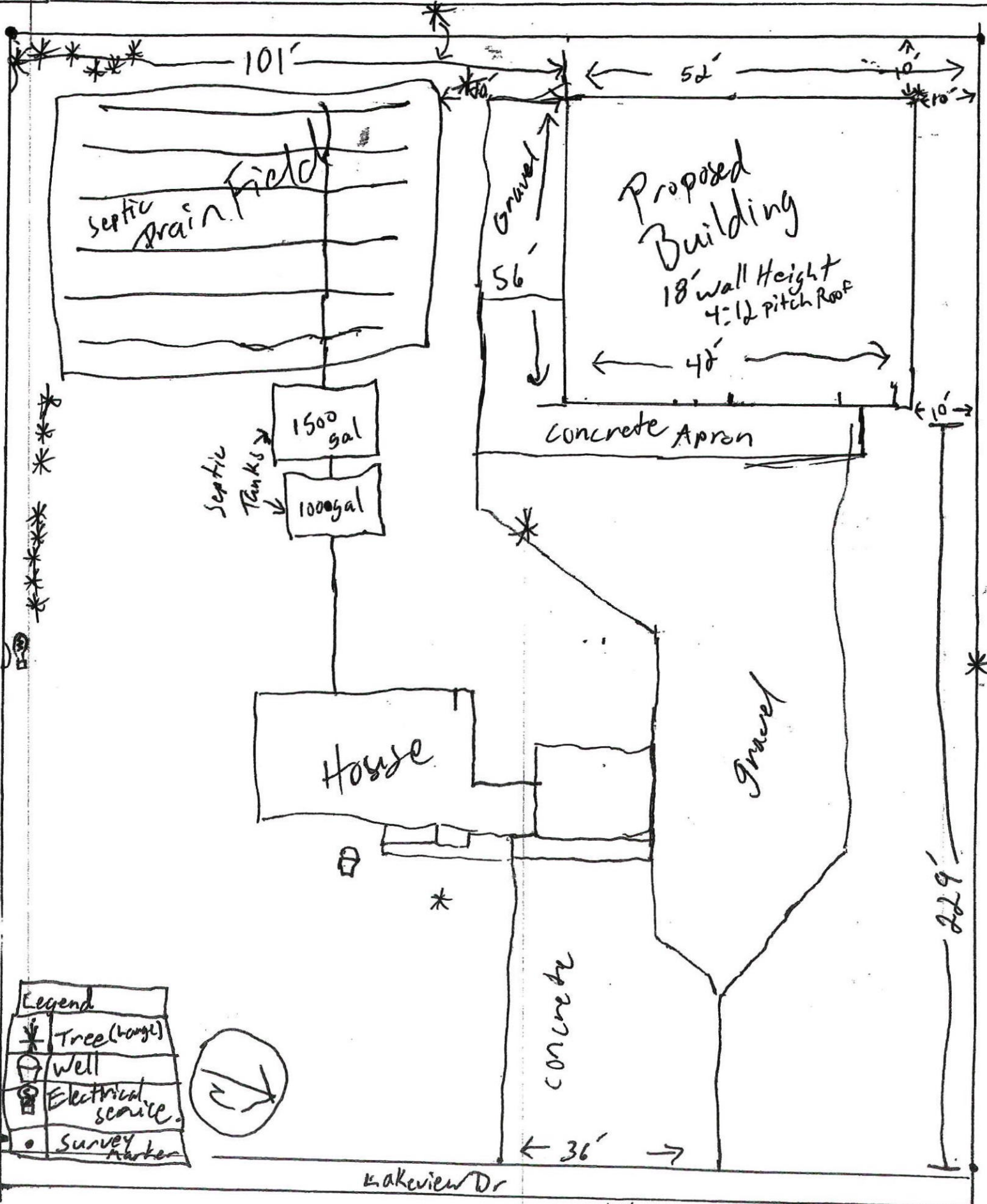
The applicant has demonstrated that practical difficulties exist. The proposed use is reasonable but not permitted under the current official control. The plight of the landowner is due to circumstances unique to the property, including mature trees, septic systems, electrical service lines, and existing easements that limit buildable area. These conditions were not created by the landowner. Granting the variance will not alter the essential character of the locality. Economic considerations alone are not the basis for this request.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Proposed

Site Plan Daniel M. Hudson  
32261 Lakeview Dr Lake City, MN 55041  
Parcel # 32.200.550

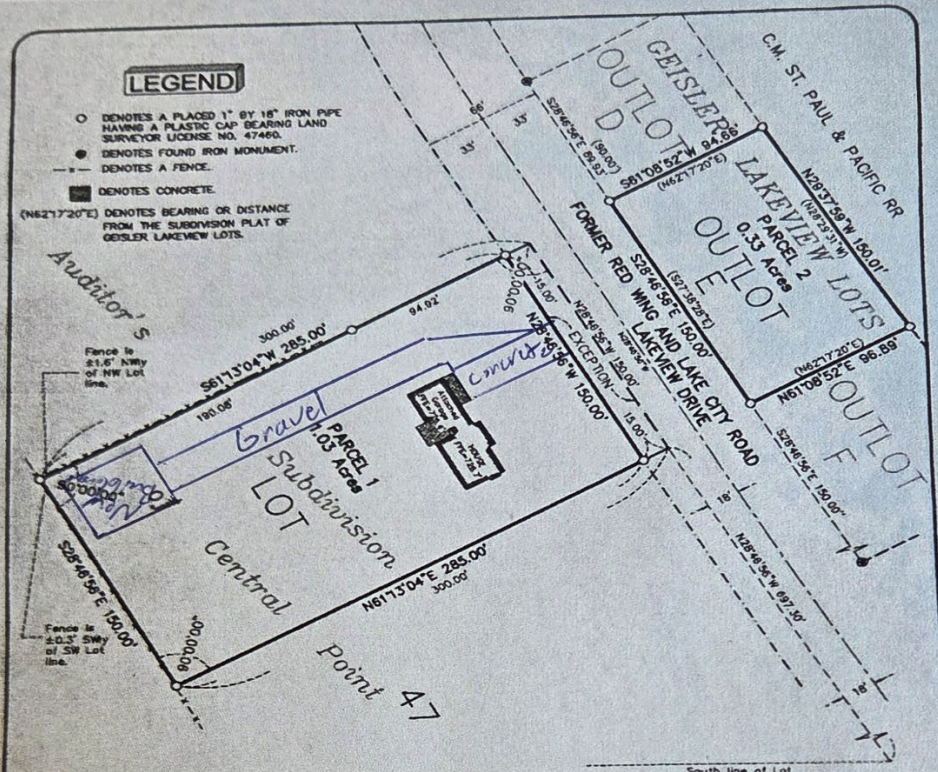


Legend	
	Tree (large)
	Well
	Electrical service
	Survey marker



Lakeview Dr

Site Survey



Proposed Building = 2352

Gravel = 200' x 20' = 4000 ft<sup>2</sup>  
Concrete = 30' x 80' = 2400 ft<sup>2</sup>

CERTIFICATE OF SURVEY FOR:

Joan Kopacz



**JOHNSON & SCOFIELD INC.**  
SURVEYING AND ENGINEERING

626 JEFFERSON AVENUE, WABASHA, MN 55981  
(651) 565-3244, FAX(651)565-4394

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Magous S. Johnson*  
Magous S. Johnson  
Minnesota License No. 47460  
Date: December 6, 2017

SHEET 1 OF 1 SHEETS W.O.# 17-1164 DRAWING NUMBER S-7204

# PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP

## BOARD OF ADJUSTMENT

Public Hearing  
April 27th, 2026

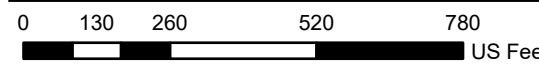
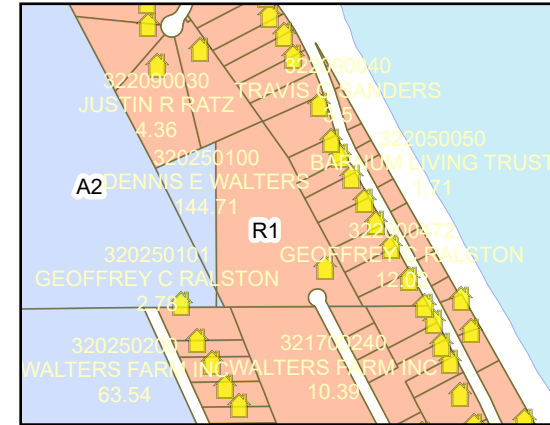
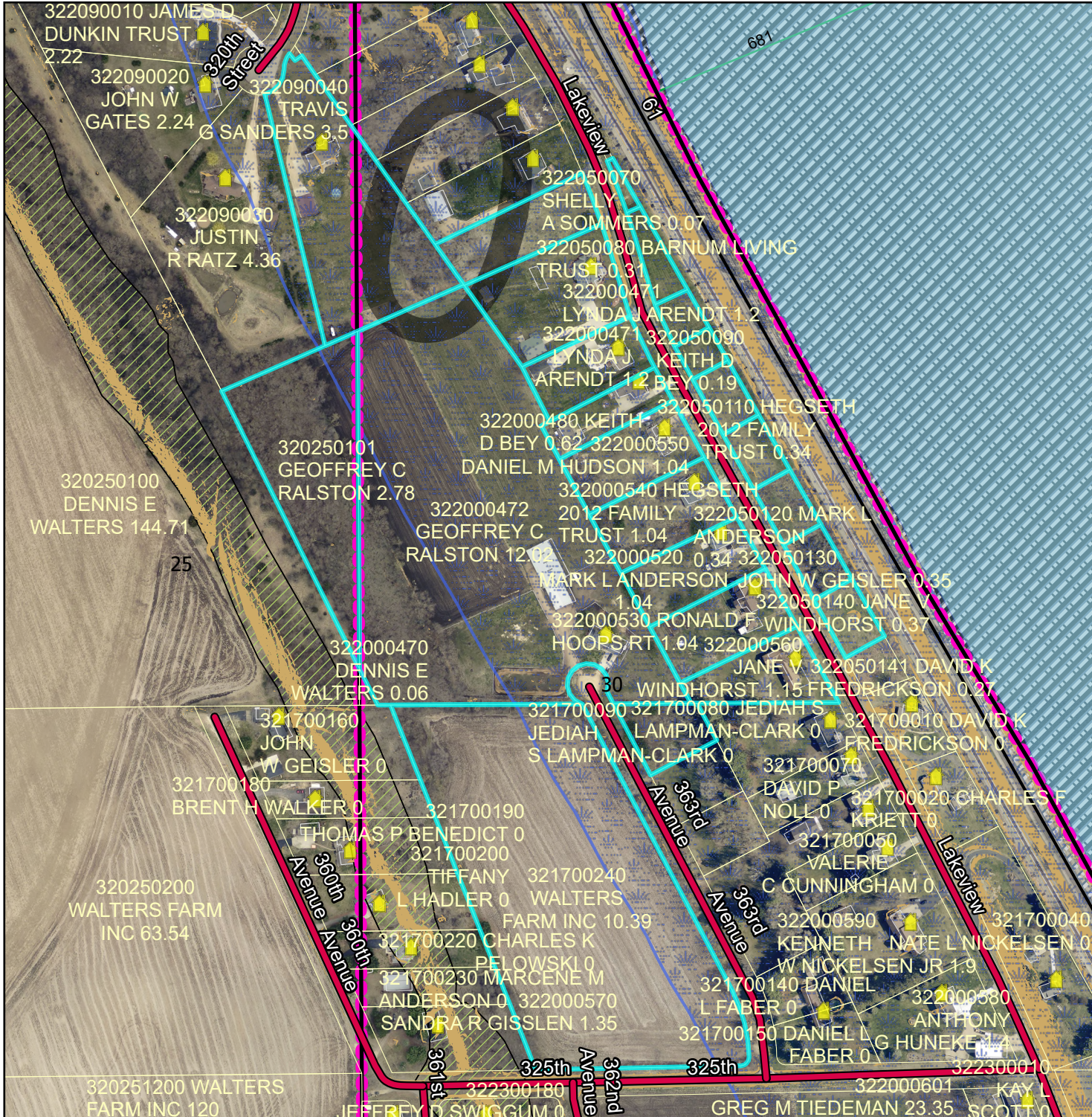
Daniel Hudson (Owner)  
R-1 Zoned District.

Pt Of Lot 47 Com 18ft Sw Of Cen Line Old  
Rw Lc Rd On S Line Lot 48 Nwly Alng Rd  
697.3ft For Beg Swly 300ft Nwly 150ft Nely  
300ft Sely 150ft in Florence Township.

Request for an Accessory Building to  
be 2,352 square feet when 2,100 square  
feet is the maximum cumulative square  
footage in the R-1 District.

### 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 Created April, 2026 by LUM



# MAP 02: VICINITY MAP

## BOARD OF ADJUSTMENT

Public Hearing  
April 27th, 2026

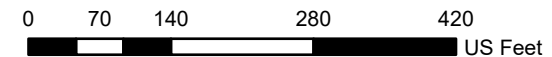
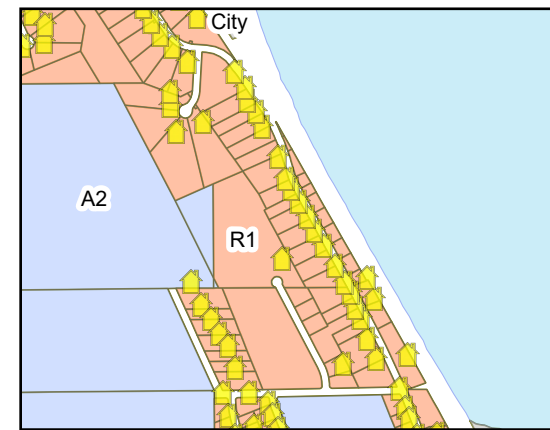
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### Legend

	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 Created April, 2026 by LUM

N



# MAP 03: ELEVATIONS



## BOARD OF ADJUSTMENT

Public Hearing  
April 27th, 2026

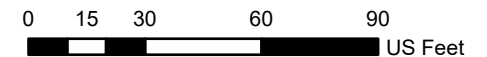
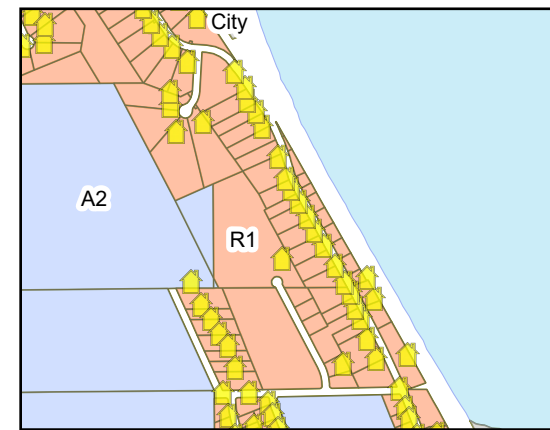
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Request for an Accessory Building to be 2,352 square feet when 2,100 square feet is the maximum cumulative square footage in the R-1 District.

### 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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# MAP 01: PROPERTY OVERVIEW



## BOARD OF ADJUSTMENT

Public Hearing  
April 27th, 2026

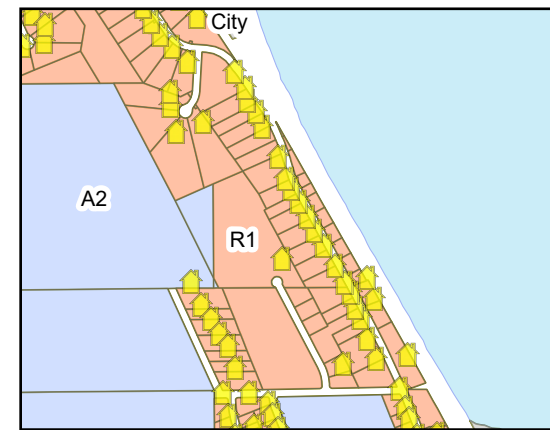
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### Legend

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



0 15 30 60 90 US Feet

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