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

PUBLIC HEARING:

Request for Variance, submitted by Brett Zimmerman (Applicant) on behalf of Jason Schumacher and Andrew Schumacher (Owners) to allow a shed to be 28 feet from the Highway 19 Blvd Right-of-Way when 60 feet is required.

Application Information:

<u>Applicant(s):</u>	Brett Zimmerman
<u>Parcel:</u>	42.014.0501
<u>Abbreviated Legal Description:</u>	The N1/2 of the SE1/4 of Section 14, Township 112, Range 16
<u>Township:</u>	Vasa Township signed the Township Zoning Application with no additional comments.
<u>Zoning District:</u>	A-1 (Agricultural Protection)

Attachments:

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

Background:

Jason and Andrew Schumacher are proposing to build a new accessory structure to replace the existing shed. The existing shed is about 40 feet by 100 feet in size and is 28 feet from the Hwy 19 Blvd Right-of-Way and the new shed is proposed to be 50 feet by 100 feet and 28 feet from the Hwy 19 Blvd ROW.

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 77 acres and meets the minimum lot size of 2 acres for the A-1 District.
- The applicant is proposing the new accessory structure to be 50 feet by 100 feet and will be 28 feet from the Hwy 19 Blvd ROW. They are proposing to use the structure for Agriculture equipment storage.
- 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 and enhancement of agriculture in the A-1 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 structure is a reasonable use of property in the A-1 District, however the applicant has not demonstrated that a practical difficulty exists in complying with the official controls. The parcel has sufficient area for the placement of a new accessory structure.

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-1 District.

Analysis

Being that the existing structure will be demolished and rebuilt, staff would like to see the new structure be compliant with the current zoning ordinance setback standards. Especially given its proximity along a curve in Hwy 19 Blvd, where the posted speed limit is 60 mph. The area south of the existing shed was lawn around 2005 before it was tilled up for agricultural production.

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

Deny the request for variance, submitted by Brett Zimmerman (Applicant) on behalf of Jason Schumacher and Andrew Schumacher (Owners) to allow a shed to be 28 feet from the Highway 19 Blvd Right-of-Way when 60 feet is required.



Variance Application

For Staff Use Only	
Permit #	726-0076
\$450 Receipt #	18979
DATE:	7/24/2026

SITE ADDRESS, CITY, AND STATE				ZIP CODE:	
LEGAL DESCRIPTION:					
Attached ☐					
PID#:	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):	
42.014.0501	A-1	77 acres		50' x 96'	
APPLICANT OR AUTHORIZED AGENT'S NAME					
BRETT ZIMMERMANN					
APPLICANT'S ADDRESS:				TELEPHONE:	
16399 Cty Rd 41 Blvd					
WELCH MN 55089				EMAIL:	
PROPERTY OWNER'S NAME:					
Same as Above ☐ JASON SCHWABER					
PROPERTY OWNER'S ADDRESS:				TELEPHONE:	
32075 County 1 Blvd					
Red Wing MN 55066				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	Equipment Farm Shed	
☐ Height Limits	☐ Shoreland or Bluff Setbacks	PROPOSED USE:	
☐ Lot Width &/or Area	☐ Other (specify)	SAME	
☐ Subdivision Regulations		BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED:
		26-0316	7/15/26

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
Mike Carlson	Supervisor Mike Carlson	7-18-26

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: _____

Date: 7-18-26

REQUEST SUMMARY

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

Article: 21 Section: 5 Title: At. General Regulations
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:

FARM SHed Equipment SHed
NEW SHed WORK good in SAME SPOT

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

make HARDER To PUT UP NEW SHed
NO SHed WORK in SAME SPOT

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 don't want TO take AG land out of production
the spot is already level and if we move the shed the spot will be useless

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

HAVE TO TAKE FARM LAND OF PRODUCTION

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

TO PUT ON ANOTHER FARM THEN MORE RAMP AROUND
TO FIND SOMEONE TO HELP move EQUIPMENT AROUND
everything AT THIS FARM
requesting to be 28' from Hwy 19 Right of way

EXHIBIT "A"

The North Half of the Southeast Quarter of Section 14, Township 112, Range 16, Goodhue County, Minnesota, EXCEPT that part described as follows:

Commencing at the northeast corner of said North Half of the Southeast Quarter; thence South 89 degrees 14 minutes 34 seconds West (HARN adjustment of the 1983 Goodhue County Coordinate System) along the north line of said North Half of the Southeast Quarter 510.05 feet; thence South 0 degrees 45 minutes 26 seconds East 456.64 feet to the point of beginning of the land to be described; thence South 43 degrees 59 minutes 27 seconds West 589.92 feet; thence North 23 degrees 16 minutes 13 seconds West 149.54 feet; thence North 18 degrees 08 minutes 32 seconds East 183.04 feet; thence North 9 degrees 22 minutes 14 seconds East 137.62 feet; thence North 63 degrees 08 minutes 52 seconds East 142.62 feet; thence North 85 degrees 49 minutes 20 seconds East 43.97 feet; thence South 67 degrees 31 minutes 32 seconds East 236.26 feet to the point of beginning.

Abstract Property - Goodhue County

SEC. 14

SURVEYOR'S NOTES:

- ① THE PURPOSES OF THIS SURVEY IS TO ILLUSTRATE THE PROPOSED 50x100 SHED AND ITS LOCATION IN RELATION TO HIGHWAY 19 BLVD RIGHT OF WAY LINE ON PARCEL ID NUMBER 420140501.

PARCEL ID NO.
420140501

PARCEL ID NO.
420140500

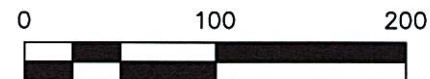
PARCEL ID NO.
420140501

PARCEL ID NO.
420140501

PARCEL ID NO. 420140501

LEGEND

- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE COUNTY P.L.S. CORNER POSITION.
- DENOTES EXISTING SHED TO BE DEMOLISHED.
- ▨ DENOTES EXISTING SHED.



THE BEARINGS AND COORDINATES SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN).

path: S:\Shore\STR\CERTS\112-16\14\BRETT ZIMMERMAN\BRETT ZIMMERMAN.dwg



JOHNSON & SCOFIELD INC.
LAND SURVEYING

1203 MAIN STREET, RED WING, MN 55066
(651) 388-1558

CERTIFICATE OF SURVEY FOR:

BRETT ZIMMERMAN

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.

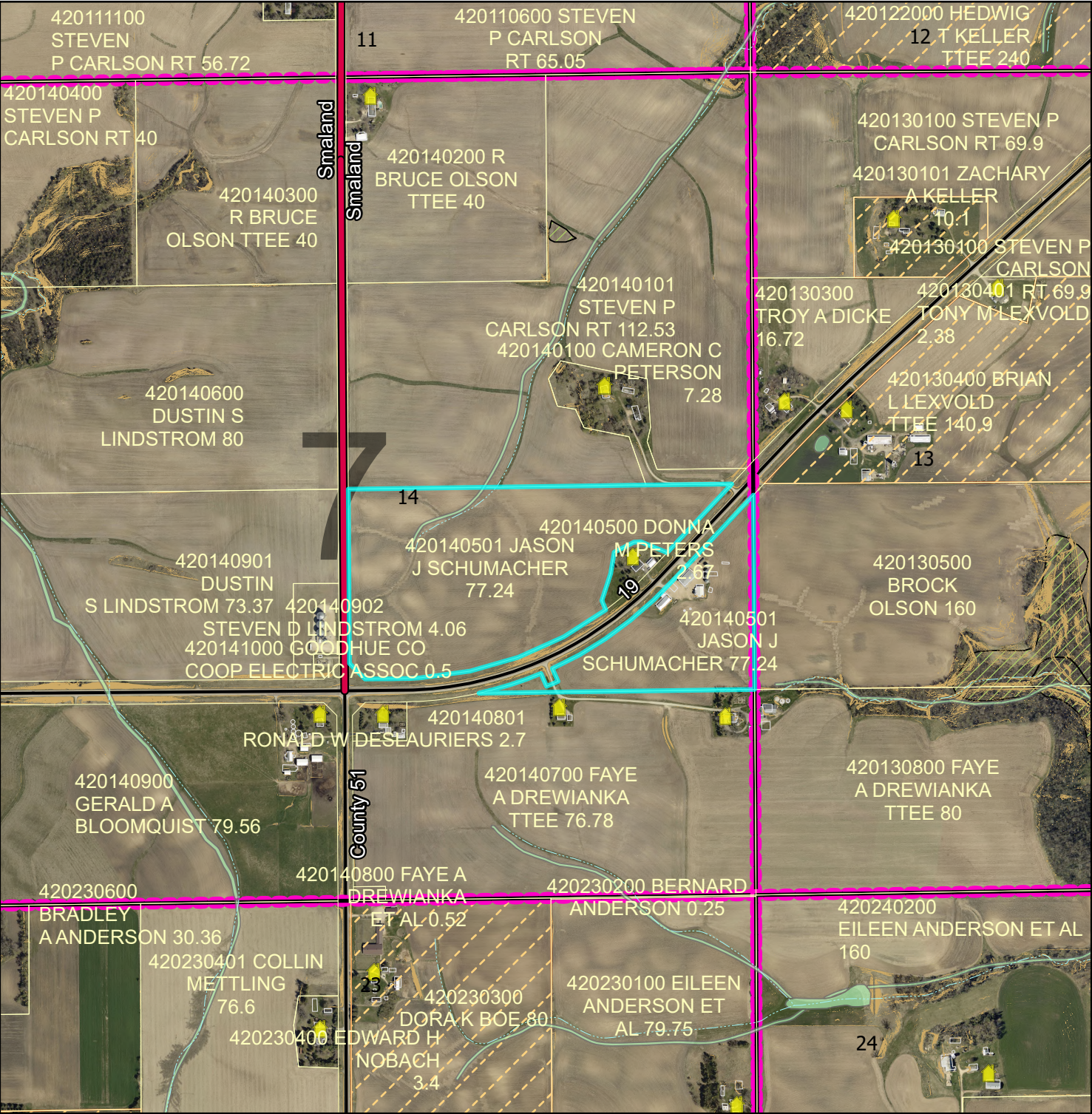
Date: July 23, 2026

David A. Johnson
Minnesota License No. 12788

W.O.# 26-763
DRAWING NUMBER S-12788

SHEET 1 OF 1 SHEETS

MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
August 24, 2026

Brett Zimmerman (Applicant) on behalf of
Jason Schumacher and Andrew Schumacher
(Owners), A-1 Zoned District.

The N1/2 of the SE1/4 of Section 14,
Township 112, Range 16, in Vasa Township.

Request for variance to allow a shed to be
28 feet from the Hwy 19 Blvd Right-of-Way
when 60 feet is required.

Legend

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



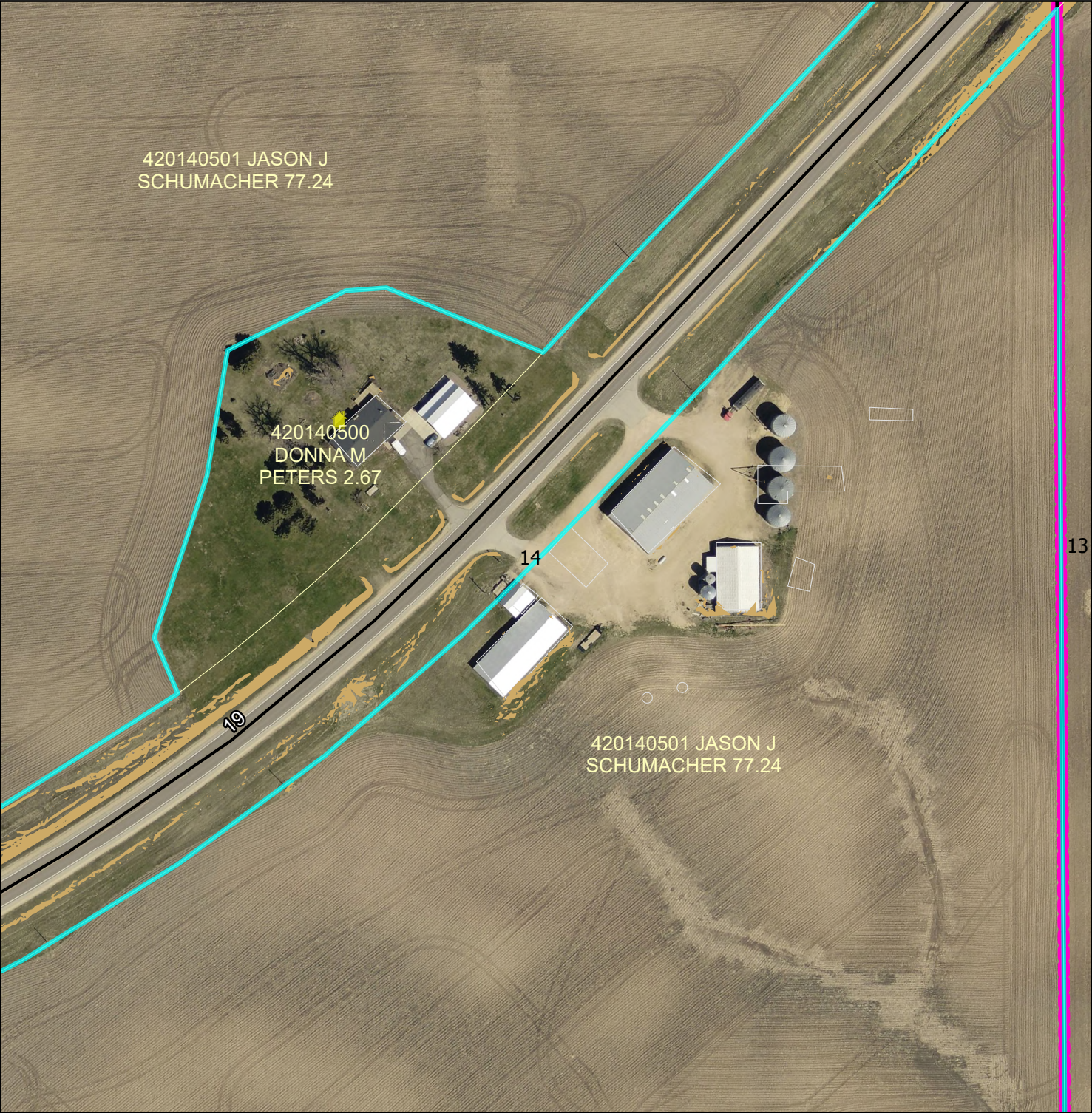
0 350 700 1,400 2,100
US Feet

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2024 Aerial Imagery
Map Created August, 2026 by LUM



MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
August 24, 2026

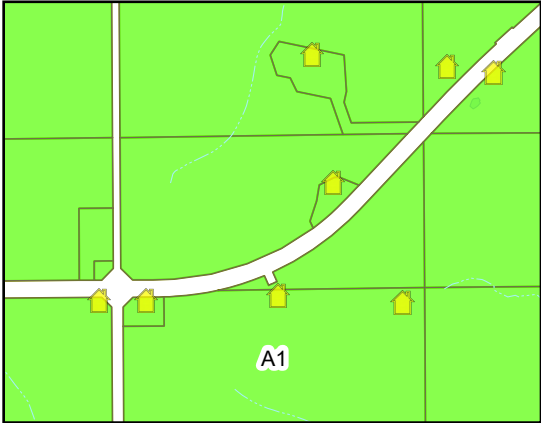
Brett Zimmerman (Applicant) on behalf of
Jason Schumacher and Andrew Schumacher
(Owners), A-1 Zoned District.

The N1/2 of the SE1/4 of Section 14,
Township 112, Range 16, in Vasa Township.

Request for variance to allow a shed to be
28 feet from the Hwy 19 Blvd Right-of-Way
when 60 feet is required.

Legend

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



0 55 110 220 330 US Feet

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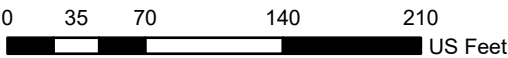
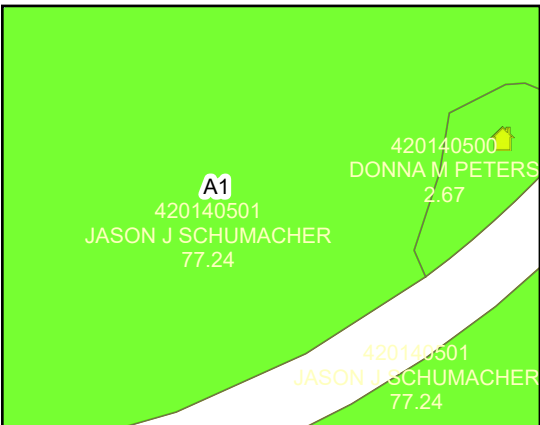
SITE PLAN

State the use of the property. Show the size, shape and location of structures with distance to property lines and location of ALL wells and septic systems.

2005 Image

Legend

- | | |
|----------------|-------------------|
| Township Roads | Blufflands |
| Dwelling Point | Soils_Type |
| Tax Parcels | Slope |
| Section Lines | Soils |
| Shoreland | Mining Areas |



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2025 Aerial Imagery
Map Created August, 2026 by William Lenzen





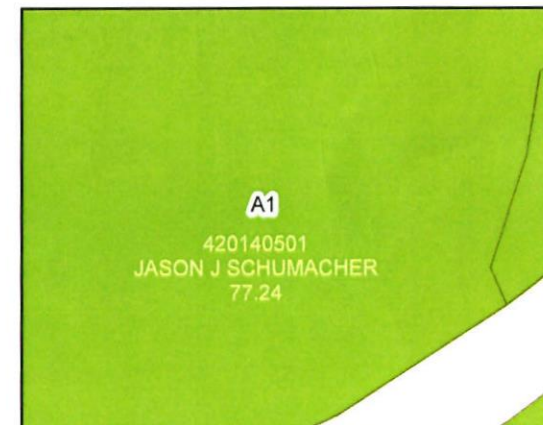
SITE PLAN

State the use of the property. Show the size, shape and location of structures with distance to property lines and location of ALL wells and septic systems.

- new shed will be 50ft x 96ft
- existing shed is 44ft x 100ft

Legend

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



0 20 40 80 120
US Feet

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