

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Building | Planning | Zoning
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TO: Goodhue County Board of Commissioners
FROM: Lisa M. Hanni, LUM Director / County Surveyor / County Recorder
DATE: May 17, 2022 County Board meeting
RE: Goodhue County Land Transfers – Byllesby Land Appraisals

Summary:

Staff has received an appraisal for the land values along the Lake Byllesby.

Background:

- The County Board passed a resolution at their October 5, 2021 meeting to sell County owned land along Lake Byllesby to the adjoining landowners.
- The County passed a resolution and filed a certificate with the Secretary of State in order for the potential sales to be statutorily valid.
- The Department of Revenue instructed staff to hire an outside appraiser to determine the land value.

Staff received the appraisal valuing the land at \$2500 per acre as of December 20, 2021. As an example, square footages received from the landowner's Land Surveyor for Block 2 range from approximately 0.04 – 0.28 acres, resulting in projected land sale values between \$100 and \$700.

In addition to the land value, the Land Committee discussed applying an Administrative Fee and a portion of the cost of the appraisal to each lot sale. We used 10 hours of staffing costs (salary and benefits) for five of the most involved employees plus the cost of the appraisal and divided it by 29 lots. This would result in approximately \$130 per lot. After further discussion with the County Attorney's office, the board may want to consider an administrative fee for 20 hours of staff time.

Recommendation:

Staff recommend the County Board:

- 1) Accept the appraisal report and make it public information;
- 2) Approve the land value at \$2500 per acre for the land sale of the County owned land to the adjacent landowners;
- 3) Approve an administrative fee to each lot, dividing the appraisal cost and ___ hours of staff time to each lot;
- 4) Notify the landowners to proceed to work with the County Surveyor and County Attorney to replat the lots according to the attached County Process document.

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County Process – Byllesby Land Sale

Survey:

- The plat will be reviewed per Minnesota Statutes 505;
- Each existing parcel (Lot) in Lake Byllesby West plat will be combined with the County owned land and shown as a new Lot in a new plat;
- The new Lot line boundary between the County and individual landowners will be the 856' contour (1988, NAVD88);
- The existing Lot lines will be extended to the 856' contour (1988, NAVD88);
- The Surveyor, hired by the owners, shall provide a tabulation of the area of the County owned property that will attached to each lot;
- Title work (owners and encumbrances) for all parcels will need to be submitted as part of the plat checking process;
- Each owner and mortgagor will need to sign the plat;
- All current year's taxes have to be paid prior to plat recording;
- Plat checking fees are the responsibility of the owners, and are \$20/lot/outlot + \$150, with a minimum fee of \$250;
- Plat recording fees are the responsibility of the owners, and are \$56/plat

Zoning:

The County property along Blocks 1 and 2, Lake Byllesby West have a County zoning district designation of A2. The County property along Rauvola Addition is also considered A2 zoning district.

As part of this process, the County will initiate the zoning change so the new lots created will be entirely zoned as R1, unless it is decided to keep the property along Rauvola Addition as A2. Once we receive a plat to review, we can submit the plat to begin the two-month process for the zoning changes. This process can be completed at or after the plat recording. The County will be the applicant and pay for the cost of the zoning change at the County level.

Purchase Agreements:

Each landowner must sign a purchase agreement and pay the purchase price to the County prior to the plat recording.

Deeds:

Each landowner will receive a deed for the new Lot. The deeds will reserve mineral rights and riparian rights to the County, and be prepared by the landowner's surveyor or attorney. Deeds should be submitted to the County for review before filing for recording. The deeds should accompany the plat and will be recorded immediately after the plat recording. Recording fees are the responsibility of the landowners and are \$46/each.