



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Board of Adjustment
Government Center- Board Room
509 West 5th St, Red Wing MN 55066

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. October 26, 2020 Meeting Minutes

Documents:

[MINUTES_OCTOBER_BOA_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

PUBLIC HEARING: Request For Variance To Feedlot Setback Standards

Request for Variance, submitted by Benjamin and Dana Ostertag (Owners/Operators), to Article 13 (Confined Feedlot Regulations) setback standards to allow establishment of a new Feedlot within 1000 feet of existing dwellings. Parcel 36.012.0800. 5163 480th Street, Kenyon, MN 55946. Part of the SW ¼ of Section 12 TWP 109 Range 18 in Kenyon Township. A1 Zoned District.

Documents:

[BOAPACKET_OSTERTAG_REDACTED.PDF](#)

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
October 26th, 2020 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Board of Adjustment was called to order at 5:00 PM by Chair Knott virtually via GoToMeeting with staff members present at the Goodhue County Government Center Basement IT Conference Room.

Roll Call

Commissioners Present virtually via GoToMeeting: Daniel Knott, Rich Ellingsberg, Darwin Fox, and Denny Tebbe

Commissioners Absent: Robert Benson

Staff Present: Zoning Administrator Ryan Bechel and Zoning Assistant Samantha Pierret

1. Approval of Agenda

¹Motion by **Fox**, and seconded by **Tebbe** to approve the meeting agenda.

Motion carried 4:0

2. Approval of Minutes

Chair Knott noted a grammatical error on page three of the September Meeting Minutes. Staff noted they would correct this error.

²Motion by **Tebbe** and seconded by **Fox** to approve the previous month's meeting minutes as corrected.

Motion carried 4:0

3. Conflict/Disclosure of Interest

Chair Knott stated he knows some members of the Mid-Continent Gun Club however this would not affect his ability to impartially consider the request.

4. Public Hearings:

PUBLIC HEARING: Request for Variance to Minimum Setback Standards

Request for Variance, submitted by Eric Barnum (Applicant) and Mid-Continent Gun Club (Owner) to A-2 Zoning District standards to allow construction of a permanent trail-side rest structure less than 30 feet from a side-yard property line and less than 60 feet from the Sunset Trail Right-of-Way. Parcel 42.131.0060. 12644 Sunset Trail, Welch, MN 55089. Part of the SW ¼ of the SE ¼ of Section 31 TWP 113 Range 16 in Vasa Township.

Pierret presented the staff report and attachments.

The Applicant was present via GoToMeeting.

Chair Knott opened the Public Hearing.

No one spoke for or against the request.

³ **After Chair Knott asked three times for comments it was moved by Fox and seconded by Ellingsberg to close the public hearing.**

Motion carried 4:0

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Commissioner Fox questioned whether staff had visited the site.

Pierret stated that the Applicant had provided several photos of the site and she has viewed the site in the past.

4th Motion by Fox, seconded by Tebbe, for the Board of Adjustment to:

- 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

APPROVE the request for variance submitted by Eric Barnum (Applicant) and Mid-Continent Gun Club (Owner) to A-2 Zoning District standards to allow construction of a permanent trail-side rest structure 0-feet from the north property line and 0-feet from the Sunset Trail Right-of-Way.

Motion carried 4:0

PUBLIC HEARING: Request for Variance to Minimum Setback Standards

Request for Variance, submitted by Charles and Laura Geissler (owners) to A-1 Zoning District standards to allow construction of an accessory structure less than 30 feet from the rear property line. Parcel 41.032.1300. 1244 HWY 19 BLVD, Stanton, MN 55018. Part of the NW ¼ of Section 32 TWP 112 Range 18 in Stanton Township.

Pierret presented the staff report and attachments.

Commissioner Tebbe questioned whether the Applicants or staff had also received approval from the MNDOT Aeronautics Division.

Pierret stated that an FAA regulations packet was provided by the Applicant and staff did not contact MNDOT for review.

Chair Knott commented that if the FAA prohibits construction on the west side of the Applicants' property, even if MNDOT allowed construction of a structure in this area, the FAA regulations would supersede MNDOT's regulations.

Chair Knott opened the Public Hearing

No one spoke for or against the request.

5th After Chair Knott asked three times for comments it was moved by Tebbe and seconded by Fox to close the Public Hearing.

Motion carried 4:0

Commissioner Tebbe commented that this request appears reasonable given the restricted building location possibilities on the property.

Chair Knott noted the application was very thorough and the Applicants appeared to have provided staff with a significant amount of information on the FAA regulations.

6th Motion by Tebbe, seconded by Fox, for the Board of Adjustment to:

- adopt the staff report into the record;

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- adopt the findings of fact;
- accept the application, testimony, exhibits and other evidence presented into the record; and

APPROVE the request for a variance, submitted by Charles and Laura Geissler (Owners) to A-1 Zoning District standards to allow construction of an accessory building 20-feet from the south property line.

Motion carried 4:0

5. Other-Discussion

Staff noted that there will be a BOA meeting in November and this meeting is the joint meeting with the Planning Commission.

Bechel noted that the new Zoning Administrative Assistant will be starting on November 2nd.

ADJOURN

⁷Motion by Tebbe, seconded by Ellingsburg to adjourn the BOA meeting at 5:27 PM.

Motion carried 4:0

Respectfully submitted:

Samantha Pierret, Goodhue County Zoning Assistant

MOTIONS

¹ APPROVE the meeting agenda. Motion carried 4:0

² APPROVE the previous meeting's minutes as corrected. Motion carried 4:0

³ Close the Public Hearing. Motion carried 4:0

⁴ APPROVE the variance request to allow construction of a permanent trail-side rest 0-feet from the side-yard property line and 0-feet from the Sunset Trail ROW.

⁵ Close the Public Hearing. Motion carried 4:0

⁶ APPROVE the variance request to allow construction of an accessory structure 20-feet from the south property line. Motion carried 4:0

⁷ ADJOURN. Motion carried 4:0

Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director



County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: November 16, 2020
Report date: November 6, 2020

PUBLIC HEARING: Request for Variance to Feedlot Setback Standards

Request for Variance, submitted by Benjamin and Dana Ostertag (Owners/Operators), to Article 13 (Confined Feedlot Regulations) setback standards to allow establishment of a new Feedlot within 1000 feet of existing dwellings.

Application Information:

Applicant: Benjamin and Dana Ostertag (Owners/Operators)
Address of zoning request: 5163 480th Street, Kenyon, MN 55946
Parcel: 36.012.0800
Abbreviated Legal Description: Part of the SW ¼ of Section 12 TWP 109 Range 18 in Kenyon Township.
Township Information: Kenyon Township signed acknowledgement of the Applicants' request and did not provide any additional comments
Zoning District: A1 (Agriculture Protection District)

Attachments and Links:

Application and project summary
Odor Offset calculations
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The Applicants have applied for a variance to allow them to establish a 100-head beef cattle operation (102.5 Animal Units) that would be located less than 1,000-feet or 94% odor annoyance-free rating (as determined by the OFFSET model) from two existing dwellings. The Goodhue County Zoning Ordinance requires new Feedlots to meet odor Offset requirements to existing off-site dwellings.

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:

- The purpose of the A1 district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long-term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses.
- Reciprocal feedlot setbacks between feedlots and dwellings are intended to decrease potential conflict between residential and agricultural uses.

Two dwellings are located within the 1000-foot required setback area for the proposed Feedlot. The dwellings are owned by Gary and Peggy Patterson and Allen and Lenice Hoversten. The Patterson's dwelling is located approximately 475-feet southwest of the proposed Feedlot and the Hoversten's dwelling is located approximately 715-feet west of the proposed Feedlot. At these distances, the Feedlot would achieve a 97% and 98% odor annoyance-free rating (as determined by the OFFSET model) respectively where 94% is required.

- All other dwellings are more than 1,000 feet from the proposed Feedlot.
- The Applicants' variance request appears harmonious with the purpose and intent of the official controls.

2) The variance request is consistent with the adopted Comprehensive Plan:

- The Comprehensive Plan prioritizes agricultural land uses over dwellings to protect farmland and decrease conflict between residential and agricultural uses. The proposed variance is not likely to produce conflict among residential and agricultural uses.
- The occupants of the dwellings not meeting the minimum setback have submitted letters of support for the variance request. Future buyers of the dwellings will have the opportunity to be informed of the existence of the Feedlot. The request appears consistent with the adopted 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 property comprises 6.4-acres and is a conforming lot in the A1 district (2-acre minimum). The Applicants' request to establish a registered Feedlot is a reasonable use of property in the A1 District.
- The property is an existing farmstead that has been historically used for agriculture, mainly raising animals such as cattle.

Staff discussed historical feedlot registration for the site with Goodhue County Feedlot Officer Kelsey Petit. Ms. Petit commented after reviewing the property file it is uncertain why the property has never been registered. She noted it is possible the previous owners were not aware of registration requirements or did not exceed the 10 Animal Unit threshold requirement for Feedlot Registration in Goodhue County.

- The Feedlot would be sited on the southwest side of the property within the existing barn and pens. The existing structure meets all applicable property line setback requirements of the Goodhue County Zoning Ordinance for buildings containing livestock (100-foot minimum).

- The Applicants stated that there are no alternatives as locating a Feedlot anywhere on their property would result in an encroachment on the 1000 foot distance to neighboring dwellings. The Applicants also wish to use the existings structures and pens for the Feedlot rather than construct a new structure away from the existing farmyard.
 - A review of the existing development pattern in the vicinity reveals very low-density residential development among predominantly agricultural uses (mostly row-crop agriculture). 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.**
- Feedlots are permissible uses in the A1 district. The request 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

APPROVE the request for variance, submitted by Benjamin and Dana Ostertag (Owners/Operators) to Article 13 (Confined Feedlot Regulations) setback standards to allow a new feedlot to be established no closer than 475 feet of two existing dwellings.

APPLICATION FOR Variance

For Staff Use only	
VARIANCE NUMBER:	
\$350 RECEIPT#	DATE

SITE ADDRESS, CITY, AND STATE <i>5163 480th Street, Kenyon MN</i>	ZIP CODE: <i>55946</i>
LEGAL DESCRIPTION:	

PID#: <i>310-012-0800</i>	ZONING DISTRICT: <i>1</i>	LOT AREA (SF/ACRES): <i>4.7 acres</i>	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):	Attached <input type="checkbox"/>
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APPLICANT OR AUTHORIZED AGENT'S NAME: <i>Benjamin & Dana Ostertag</i>	
APPLICANT'S ADDRESS: <i>5163 480th Street Kenyon MN 55946</i>	TELEPHONE: [REDACTED]
	EMAIL: [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:

VARIANCE REQUESTED TO: (check all that apply) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input checked="" type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations <i>Feedlot Registration</i>	CURRENT OR PREVIOUS USE: <i>Farm-cow/half operation/feedlot</i>	
	PROPOSED USE: <i>Registered feedlot</i>	
	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: <i>Joyce Anderson</i>	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE: <i>Joyce Anderson Clerk</i>	DATE: <i>10/14/2020</i>	

- By signing below, the applicant acknowledges:
1. The undersigned is the owner or authorized agent of the owner of this property.
 2. The information presented is true and correct to the best of my knowledge.
 3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
 4. Additional information or applications may be required

Applicant's Signature: *Dana Ostertag / Ben Ostertag* Date: *9-28-2020*

Print name: *Dana Ostertag / Ben Ostertag* (owner or authorized agent)

REQUEST SUMMARY

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

Article: _____ Section: _____ Name: _____

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

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

Primary residency and housing cattle during winter months. Would like to be in compliance with registration process.

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

Sell the property or convert to rotational grazing

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:

None

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

None

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

None

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

No

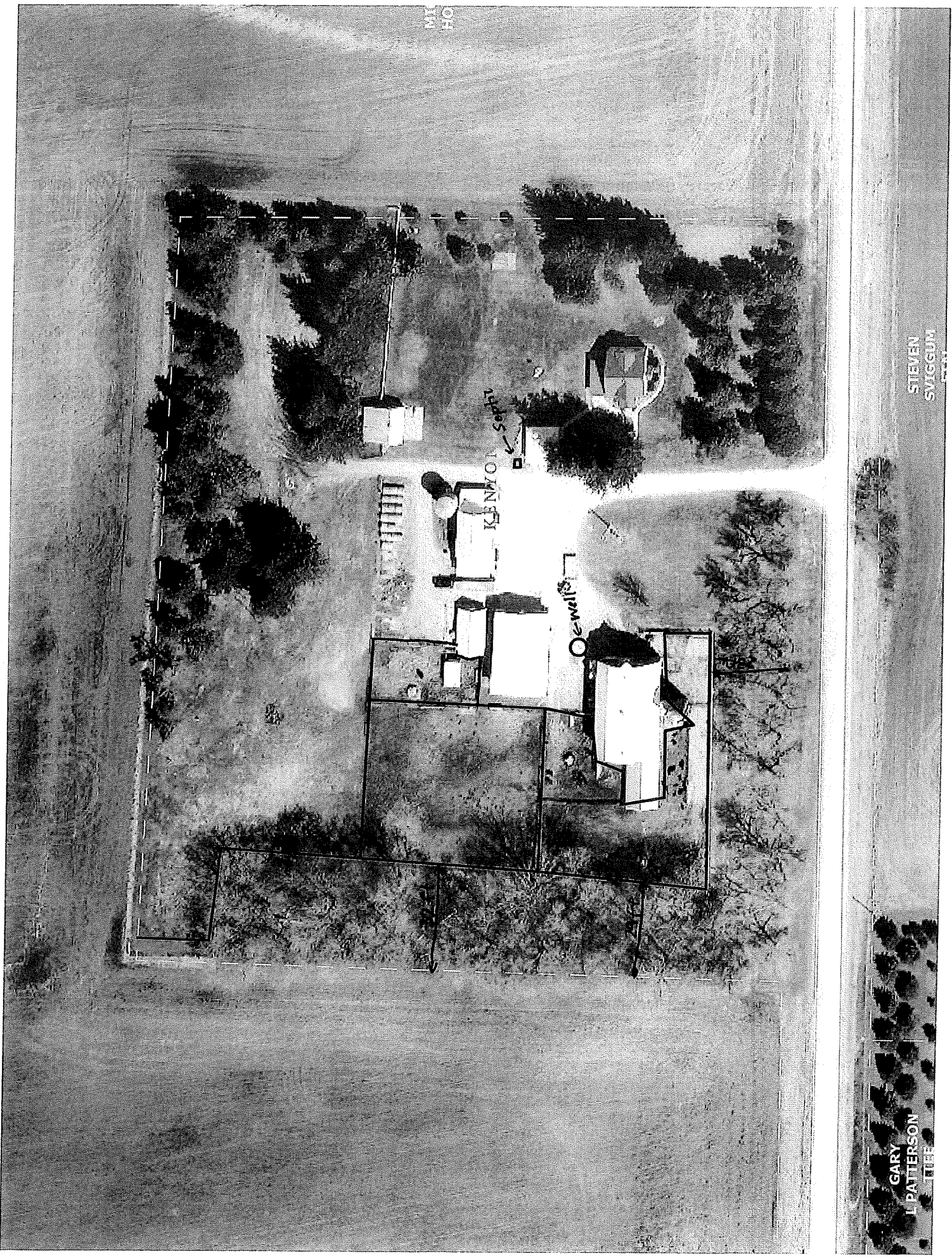
TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Kenyon

Goodhue County

Parcel # 36-012-0800

APPLICANT INFORMATION			
Last Name	<u>Ostertag</u>	First	<u>Benjamin^J and Dana^R</u>
Street Address	<u>5163 480th Street</u>	Phone	<u>651-329-4724</u>
City	<u>Kenyon</u>	State	<u>MN</u>
Email Address	<u>danaostertag2@gmail.com</u>		
Township	<u>109</u>	Range	<u>018</u>
		Section	<u>12</u>
PROJECT INFORMATION			
Site Address	<u>5163 480th Street, Kenyon MN 55946</u>		
Zoning District	<u>1</u>	Lot Size	<u>7 acres</u>
Type of Project	<u>Registered Feedlot</u>	Proposed Use	<u>Registered Feedlot for cow-calf operation</u>
Structure Type	<u>NA</u>	Replacement?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Variance #	Conditional Use Permit #		
GPS Coordinates			
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	<u>Bu Ostertag / Dana Ostertag</u>		Date <u>9-28-2020</u>
TOWNSHIP APPROVALS			
<p><i>I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.</i></p>			
Signature	<u>Wayne P Clark</u>	Title	<u>approved By Planning Commission</u>
Signature	<u>Joyce Anderson</u>	Title	<u>Clerk</u>
Application fee	<u>\$100.00</u>	Receipt Number	<u>CK # 5579</u>



STEVEN SVIGGUM

GARY L PATTERSON

Neighbor Approval

The undersigned landowner agrees to allow Benjamin & Dana Ostertag the rights to have a registered feedlot. We understand that our dwelling is within 1000 ft of the feedlot.

Peggy A. Patterson

Nancy Patterson
Signature of Landowner

10-19-2020
Date

Gary and Peggy Patterson
Name of Landowner

48054 50th Ave.
Address

507-330-5001
Phone Number

Date: 5 Oct, 2020

To whom it may concern:
Lenice Haversten

I, Allen Haversten
Name (please print)

am (in support of / opposed to) (circle preference) the

proposed variance for parcel number 36.012.0800 in Kenyon Township, Goodhue County,
requesting feedlot registration.

Address: 47949 50th Ave.

City: Kenyon State: MN ZIP: 55946

Signature: Allen Haversten

Comments (Optional):

Date: 10-5-20

To whom it may concern:

I, ~~noted~~ Michael Hope, am (in support of) opposed to) (circle preference) the
Name (please print)
proposed variance for parcel number 36.012.0800 in Kenyon Township, Goodhue County,
requesting feedlot registration.

Address: 47454 40th Ave

City: Kenyon State: mn ZIP: 55946

Signature: Michael Hope

Comments (Optional):



104 East 3rd Avenue - PO Box 335
 Goodhue, MN 55027
 651-923-5286 Ext. 4

Feedlot registration form

Feedlot Program

Doc Type: Feedlot Registration

Instructions: Minn. R. ch. 7020 requires most owners of livestock operations to provide information requested in this form to the Minnesota Pollution Control Agency (MPCA) at least once in a four-year cycle, unless a permit application has been made. Feedlots with a National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) permit cannot use this form to document change of name or ownership.

Submittal Instructions:

For feedlots located in a delegated county: Send this form to your County Feedlot Officer

Facility name and address The information below reflects a change to the name of an existing registered facility.

Facility name: Benjamin & Dana Ostertag Registration number: _____
 Facility Address: 5103 480th Street Parcel ID number: 310-012-0800
 City: Kenyon State: MN Zip code: 55946
 Phone: 651-329-4724 Email: danaostertag1@gmail.com

Ownership information The information below reflects a change of ownership of an existing registered facility.

Feedlot owner Same as feedlot name and address **Contact person** Same as feedlot owner information
 Name: _____ Name: _____
 Address: _____ Address: _____
 City: _____ State: _____ City: _____ State: _____
 Phone: _____ Zip: _____ Phone: _____ Zip: _____
 Email: _____ Email: _____

Facility locational information

County: Goodhue City/Township: Kenyon

Township (26-71 or 101-168)	Range (1-51)	Section (1-36)	¼ Section (NW, NE, SW, SE)	¼ of ¼ Section (NW, NE, SW, SE)
<u>109</u>	<u>18</u>	<u>12</u>		

Any surface waters or tile intakes within 1,000 feet of the facility? (If Yes, indicate types below) Yes No
 Lake/Pond larger than 25 acres Wetland Drainage ditch River/Stream/Creek Tile intake
 Is any part of the facility within 300 feet of a river/stream? Yes No
 Any part of the facility located within a delineated flood plain (100 year flood)? Yes No
 Any part of the facility located within designated shoreland? Yes No
 Any part of the facility within 300 feet of a known sinkhole? Yes No

Facility operations information (indicate components that are currently part of your livestock or poultry operation)

Animals on pasture for part of the year Yes No
 Open lots (dirt, concrete, other) that are designed as animal holding areas some dirty, some grass Yes No
 Buildings that are designed for animal confinement or as animal holding areas Yes No
 If yes to either above, what is the shortest distance from an animal holding area to a well? (including unused or unsealed wells) _____ feet
 A liquid manure storage structure Yes No
 A manure stockpile (solid manure storage area) Yes No
 If yes to either above, what is the shortest distance from a manure storage area to a well? (including unused or unsealed wells) _____ feet
 If you closed a liquid manure storage area or permanent manure stockpile since your last registration, complete the following:
 Date closed: _____ Liquid storage Solid storage Date closed: _____ Liquid storage Solid storage

Number of animals at the facility

If you currently do **not** maintain animals at the site, list the date that you last had animals (mm/dd/yyyy): / /

Enter in column C the maximum number of animals that you have maintained (standing herd or flock size) at the facility at any given time in the **past five years**.

Then calculate the animal units in column D by multiplying the value in column C by the value in column B.

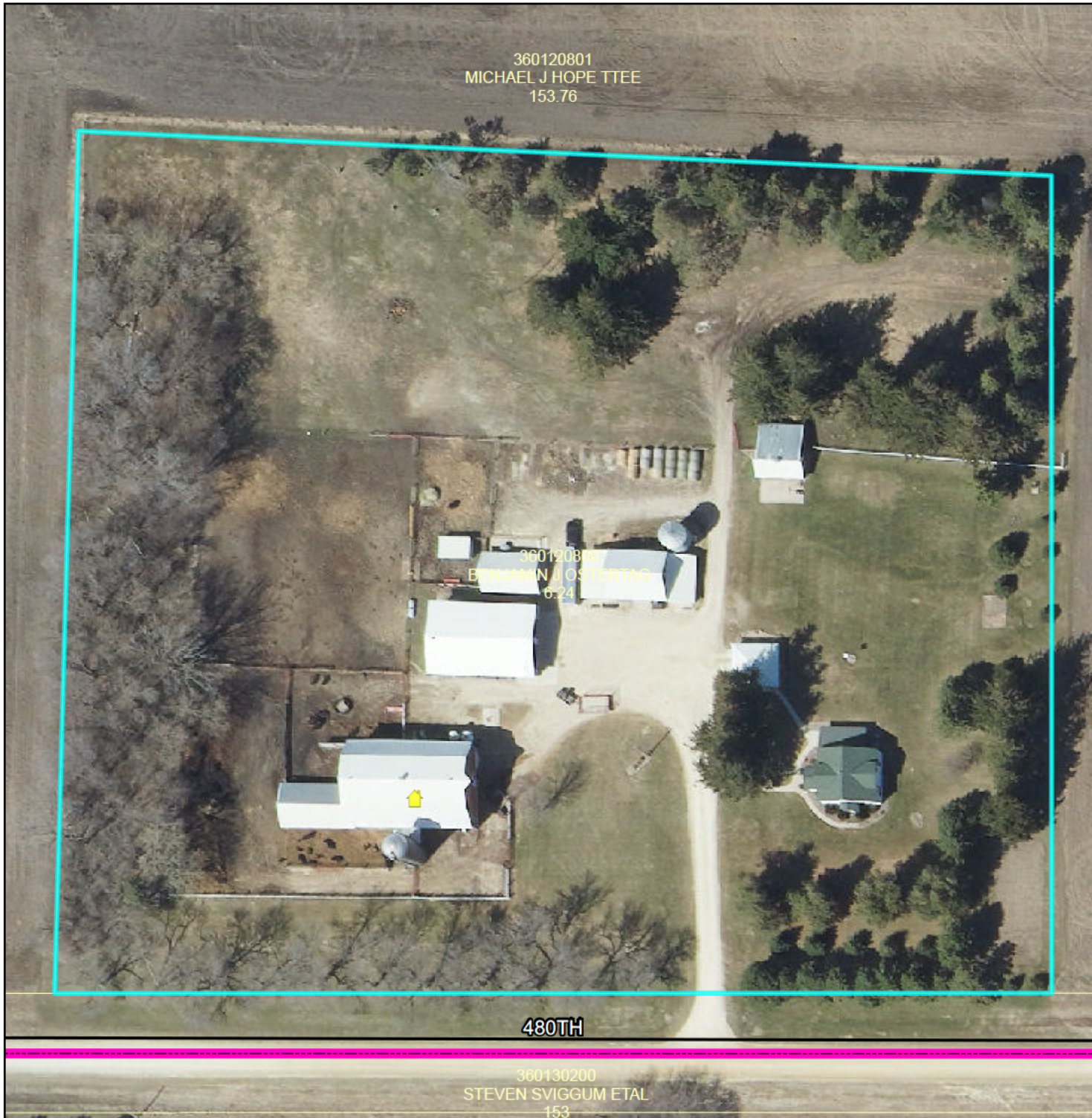
A	B	C	D
Animal type	Animal unit factor	Maximum number (head) maintained at anytime in past 5 years	Animal Units (B x C)
Dairy – mature cow (<i>milked or dry</i>) over 1,000 lbs.	1.4		
Dairy – mature cow (<i>milked or dry</i>) under 1,000 lbs.	1.0		
Dairy – heifer	0.7		
Dairy – calf	0.2		
Beef – slaughter steer or stock cow	1.0	25	25
Beef – feeder cattle (<i>stocker or backgrounding</i>) or heifer	0.7	25	17.5
Beef – cow and calf pair	1.2	50	60
Beef – calf	0.2		
Veal – calf	0.2		
Swine – over 300 pounds	0.4		
Swine – between 55 and 300 pounds	0.3		
Swine – under 55 pounds (<i>and separated from sow</i>)	0.05		
Horse	1.0		
Sheep or lamb	0.1		
Chickens – all sizes with liquid manure system	0.033		
Chickens – broiler 5 lbs. and over – dry manure system	0.005		
Chickens – broiler under 5 lbs. – dry manure system	0.003		
Chickens – layers 5 lbs. and over – dry manure system	0.005		
Chickens – layers under 5 lbs. – dry manure system	0.003		
Turkeys – over 5 lbs.	0.018		
Turkeys – under 5 lbs.	0.005		
Ducks – dry manure system	0.01		
Ducks – liquid manure system	0.01		
Other animals (<i>not listed above – specify in space below</i>):			
		100	Total AU 102.50

Signature (person completing the form) and Submittal

Print name: Dana Ostertag / Ben Ostertag Title: Owners

Signature: Dana Ostertag / Ben Ostertag Date: 9-28-2020

MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
November 16th, 2020

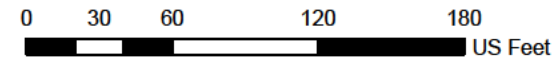
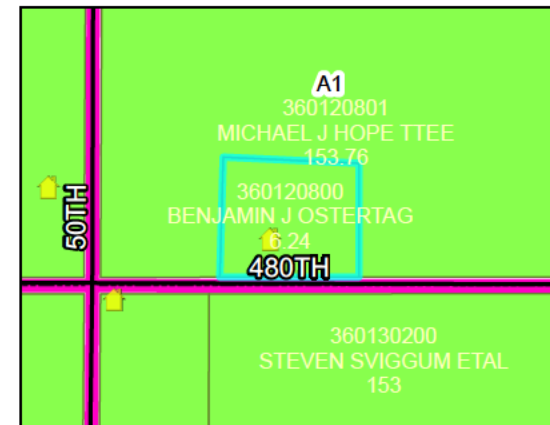
Benjamin and Dana Ostertag (Owners)
A1 Zoned District

Part of the SW 1/4 of Section 12
TWP 109 Range 18 in Kenyon Township

Variance request to allow establishment
of a new Feedlot within 1000 feet of
existing dwellings

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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Map Created November, 2020 by LUM



MAP 02: VICINITY MAP

BOARD OF ADJUSTMENT

Public Hearing
November 16th, 2020

Benjamin and Dana Ostertag (Owners)
A1 Zoned District

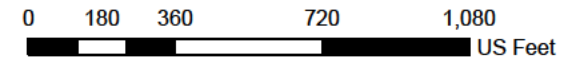
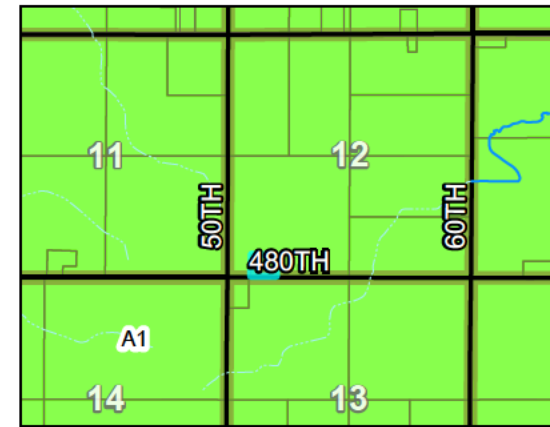
Part of the SW 1/4 of Section 12
TWP 109 Range 18 in Kenyon Township

Variance request to allow establishment
of a new Feedlot within 1000 feet of
existing dwellings



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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2018 Aerial Imagery
Map Created November, 2020 by LUM



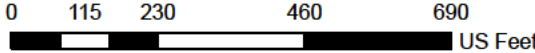
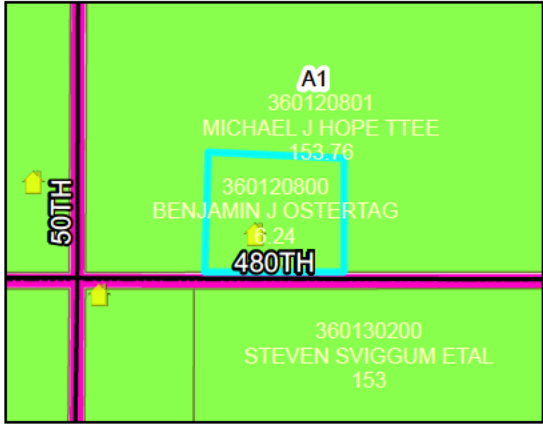
SITE PLAN

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.



Legend

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



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2018 Aerial Imagery
Map Created November, 2020 by Samantha Pierret



Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
 University of Minnesota
10/1/2017

Farm Name	Ben and Dana Ostertag
Address or County	Goodhue County
Evaluator	K. Petit Goodhue CFO
Date	10/20/2020

Clear All

OFFSET Annoyance-free 97%
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Source Edge to Nearest Neighbor (ft)	475
Source Edge to Property Line (ft)	23

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Beef - loose housing ▼	50	99.6	1	4980	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	Biofilter ▼	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

OFFSET Summary and Results



Farm Name	Ben and Dana Osterlag
County	Goodhue County
Evaluator	K. Petit Goodhue CFO
Date	10/20/2020

Source Characteristics Summary	Similar Sources	Emit Area sq ft	Control Technology Type	Percent Treated	Flux Rates (with control technology)				Source Emission Rates*			
					Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s	
Buildings												
Beef - loose housing	1	4980	None	0%	1.2	6.0	1.7	25.0	569	787	11572	
Area Sources												

*includes control technologies

Site Emissions	
Total Site Area (ft2)	4,980
Total Odor Emission Factor (TOEF)	3
Total Site H2S Emissions (mg/s)	1
Total Site H2S Emission AVERAGE (lbs/day)	0
Total Site H2S Emission MAX (lbs/day)	0
Total Site H2S Emissions (tons/yr)	0
Total Site Ammonia Emissions (mg/s)	12
Total Site Ammonia Emission AVERAGE (lbs/day)	2
Total Site Ammonia Emissions MAX (lbs/day)	4
Total Site Ammonia Emissions (tons/yr)	0

Source Edge to Nearest Neighbor (ft)	475
OFFSET Annoyance-free frequency	97%

