



# Goodhue County

## Minnesota

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

6:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. February 13, 2023 PAC Meeting Minutes

Documents:

[MINUTES\\_DRAFT\\_FEBRUARY\\_2023.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARINGS: Hay Creek Campground (Gareth Brickzin, Owner)  
31655 HWY 58 BLVD Red Wing, MN 55066. Parcels 34.019.4000, 34.019.0900,  
34.019.0901, and 31.024.0201. Part of the W ½ of Section 19 TWP 112 Range 14 in  
Hay Creek Township and Part of the SE ¼ of the NE ¼ of Section 24 TWP 112 Range  
15 in Featherstone Township. B and A-2 Zoned Districts.

1. Map Amendment (Rezone)

Request for map amendment to rezone parcel 34.019.4000 from B (Business District)  
to CR (Commercial Recreational District) and to rezone parcels 34.019.0900,  
34.019.0901, and 31.024.0201 from A-2 (General Agriculture District) to CR.

2. CUP for a Campground Expansion

Request for a Conditional Use Permit (CUP) to permit an existing campground to  
expand by approximately 60 sites and add approximately 6 cabins and additional  
campground facilities including bathhouses.

Documents:

[PACPACKET\\_CAMP.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 ◆

**PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
February 13, 2023 MEETING MINUTES  
DRAFT**

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The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Chris Buck at the Goodhue County Government Center in Red Wing.

**Roll Call**

Commissioners Present: Howard Stenerson, Richard Nystuen, Tom Gale, Richard Miller, Darwin Fox, Chris Buck, Marc Huneke, and Carli Stark.

Commissioners Absent: Todd Greseth

Staff Present: Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Patty Field.

**1. Approval of Agenda**

<sup>1</sup>Motion by Commissioner Miller; seconded by Commissioner Huneke to approve the meeting agenda.

**Motion carried 8:0**

**2. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Fox; seconded by Commissioner Miller to approve the previous month's meeting minutes.

**Motion carried 7:0 (Commissioner Stark abstained)**

**3. Conflict/Disclosure of Interest**

There were no reported conflicts/disclosures of interest.

**4. Public Hearings**

**PUBLIC HEARING: CUP Request for Accessory Building Size**

Request for CUP, submitted by Rodney and Rita Gasser (Owners) to construct an accessory building greater than 7200 square feet. Parcel 40.028.0401. 14057 County 11 BLVD Pine Island, MN 55963. Part of the N 1/2 of the NW 1/4 of Section 28 TWP 109 Range 16 in Roscoe Township. A1 Zoned District.

*Koberoski presented the staff report and attachments.*

*Rita Gasser (Owner) notes that she agrees with the information that was stated. This is for personal use.*

*Commissioner Stenerson asked what percentage of the building will be used for horses?*

**PLANNING ADVISORY COMMISSION  
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DRAFT**

*Rita Gasser indicated that 136 linear feet of the 200 foot length will be used for the horse arena. The storage area will be used to store various trailers, horse supplies, and hay.*

*Commissioner Stenerson noted that these are uses that could be viewed as agricultural for the keeping of horses.*

*Rita Gasser indicated that is correct.*

*Commissioner Nystuen asked if this will be used for their horses only? Will there be any training of horses for others?*

*Rita Gasser said there will be no training and it would be only their horses that she and her daughters ride.*

### **Chair Buck Opened the Public Hearing**

No one spoke for or against the request

**After Chair Buck called three times for additional comments it was moved by Commissioner Fox and seconded by Commissioner Stark to close the Public Hearing.**

### **Motion carried 8:0**

**It was moved by Commissioner Stenerson and seconded by Commissioner Gale for the Planning Advisory Commission 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

Recommend the County Board of Commissioners **APPROVE** the request submitted by Rodney and Rita Gasser (owners) to establish a residential accessory structure no greater than 14,000 square feet. Subject to the following conditions:

1. The structure shall be constructed according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to constructing the new building;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agricultural Protection District) and Article 11 Section 5 (Accessory Buildings);
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

### **Motion carried 8:0**

PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
February 13, 2023 MEETING MINUTES  
**DRAFT**

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**Other Discussion**

There was no additional discussion.

**5ADJOURN: Motion by Commissioner Fox and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 6:09 p.m.**

**Motion carried 8:0**

Respectfully Submitted,

Patty Field, Zoning Administrative Assistant

**MOTIONS**

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<sup>1</sup> APPROVE the PAC meeting agenda

Motion carried 8:0

<sup>2</sup> APPROVE the previous month's meeting minutes

Motion carried 7:0 (Commissioner Stark abstained)

<sup>3</sup> Motion to close the Public Hearing

Motion carried 8:0

<sup>4</sup> APPROVE the CUP request for accessory building size

Motion carried 8:0

<sup>5</sup> ADJOURN. Motion to adjourn the meeting

Motion carried 8:0

UNOFFICIAL UNTIL APPROVED BY THE PAC

# Goodhue County Land Use Management

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

*Lisa M. Hanni, L.S. Director*

Building | Planning | Zoning  
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*County Surveyor / Recorder*

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**To:** Planning Advisory Commission  
**From:** Land Use Management  
**Meeting Date:** March 20, 2023  
**Report date:** March 10, 2023

## **PUBLIC HEARINGS: Hay Creek Campground (Gareth Brickzin, Owner)**

31655 HWY 58 BLVD Red Wing, MN 55066. Parcels 34.019.4000, 34.019.0900, 34.019.0901, and 31.024.0201. Part of the W ½ of Section 19 TWP 112 Range 14 in Hay Creek Township and Part of the SE ¼ of the NE ¼ of Section 24 TWP 112 Range 15 in Featherstone Township. B and A-2 Zoned Districts.

### **1. Map Amendment (Rezone)**

Request for map amendment to rezone parcel 34.019.4000 from B (Business District) to CR (Commercial Recreational District) and to rezone parcels 34.019.0900, 34.019.0901, and 31.024.0201 from A-2 (General Agriculture District) to CR.

### **2. CUP for a Campground Expansion**

Request for a Conditional Use Permit (CUP) to permit an existing campground to expand by approximately 60 sites and add approximately 6 cabins and additional campground facilities including bathhouses.

### **Application Information:**

**Applicant(s):** Gareth Brickzin (Owner)

**Address of zoning request:** 31655 HWY 58 BLVD Red Wing, MN 55066

**PID(s):** 34.019.4000, 34.019.0900, 34.019.0901, and 31.024.0201

**Abbreviated Legal:** Part of the W ½ of Section 19 TWP 112 Range 14 in Hay Creek Township and Part of the SE ¼ of the NE ¼ of Section 24 TWP 112 Range 15 in Featherstone Township

**Zoning District:** B (Business District) and A2 (General Agriculture District)

### **Attachments and links:**

Application and submitted project summary

Site Map(s)

Project Review (Rezone)

Article 16 Section 7 Campground and Recreational Vehicle Site Regulations

Goodhue County Zoning Ordinance (GCZO):

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

### **Summary:**

The Applicant (Gareth Brickzin, Owner) is requesting to rezone various parcels comprising the Hay Creek Campground to Commercial Recreational District. He is subsequently requesting a Conditional Use Permit to expand the existing campground by approximately 60 campsites, 6 cabins, and the addition of various facilities including bathhouses and replacement of the existing pool.

A campground has been operating on the site since the 1960s with the saloon opening sometime in the late-1800s as a general store. Camping activities began on the south side of Hay Creek Trail across from the saloon. Previous owners obtained a CUP in 1984 to expand the campground area north of Hay Creek Trail.

In 2007 the previous owners requested a CUP to expand the number of campsites by 50 sites and requested to have the property rezoned from B-2 Highway Business District and A-2 General Agriculture District to Commercial Recreational District. The CUP request was approved by the County Board in November 2007 with conditions (described below). The CUP was not recorded with the Recorder's Office and there is not a clear record of the proposal.

The rezone request from 2007 was delayed to allow the Applicants time to obtain a survey and correct legal description issues. The Planning Commission considered the rezoning request in June 2008 and unanimously voted to table the request for 60 days. Staff cannot find a record that the rezoning request was brought back to the Planning Commission or the County Board for final approval. No documents were recorded with the Recorder's Office regarding the rezoning.

Based on an aerial imagery review, it appears approximately 15 sites from the 2007 request have been established on-site. Meeting minutes indicate staff at the time was okay with the Applicants establishing 10-15 of the proposed 50 sites prior to the rezone being approved. Staff is unable to locate a depiction of the proposed location of the 35 other sites.

One of the conditions from the 2007 CUP was that the owners formally plat the property to simplify legal descriptions. This plat was never recorded and staff cannot verify that a plat was ever prepared. The Applicant has indicated they cannot locate a plat after checking with local surveyors. Staff has located a survey of the property from 2008 and is recommending the preparation of a formal plat as a condition of the CUP request.

The Brickzins purchased Hay Creek Campground and Saloon in 2020. They have worked hard to improve the property and operations. They are licensed with the Minnesota Department of Health and will work with the staff there to permit the proposed expansion. They have also worked with Hay Creek Township to correct property line encroachment issues to the Town Hall property since purchasing the operation.

## **1. Map Amendment (Rezone)**

Request for map amendment to rezone parcel 34.019.4000 from B (Business District) to CR (Commercial Recreational District) and to rezone parcels 34.019.0900, 34.019.0901, and 31.024.0201 from A-2 (General Agriculture District) to CR.

### **Project Summary:**

#### **Property Information:**

- The subject property consists of four parcels comprising approximately 37 acres situated along Highway 58 approximately 3 miles south of the City of Red Wing along Hay Creek.
- Parcel 34.019.4000 is currently zoned B Business District. This parcel contains most of the campsites, the saloon, and associated campground facilities (bathhouses, sheds, and a pool).
- Parcels 34.019.0900, 34.019.0901, and 31.024.0201 are zoned A-2 General Agriculture District. Parcel 34.019.0901 is currently used for some horse and tent camping sites. Parcel 34.019.0900 is currently vacant and has most recently been used for row crop agriculture. Parcel 31.024.0201 is located in Featherstone Township and mostly encompasses the floodplain area west of Hay Creek. Adjacent zoning districts are A-2 General Agriculture on all sides.
- Surrounding land uses include the Orchard Rangers Inc. campground to the west across Hay Creek along Hay Creek Trail, the Hay Creek Town Hall to the south along Highway 58 and medium-density residential uses border the campground among limited agriculture uses and forestlands/blufflands.

#### **Existing/Proposed Uses:**

- The properties are currently used for the Hay Creek Campground and Saloon. The property also contains multiple bathhouses/laundry facilities, storage sheds, and a playground.
- The Applicant has submitted a CUP request to expand the campground by approximately 60 sites, add 6 cabins, and new bathhouses/laundry buildings.

#### **Planning Information:**

- The intent of the CR District is to provide suitable locations for, and to encourage the

development of, commercial recreation facilities in those areas of the County which benefit the recreational needs of both residents and tourists and restrict incompatible commercial and industrial uses. The Commercial Recreational District shall not be an overlay district, but shall be an exclusive district when used.

- Only parcel 34.019.0900 and the easternmost portion of parcel 34.019.4000 have been used for row crop agriculture in recent years.
- The campground has been operating in a Business District for many years. Campgrounds are not a permitted or conditionally permitted use in the Business District. Campgrounds are a conditional use Agricultural Districts however staff feels it is important the entire Hay Creek Campground complex be uniformly zoned.
- The proposed rezone to Commercial Recreational best suits the operation where resort facilities including cabins, campgrounds and recreational vehicle sites, and on-site restaurants are conditional uses.
- Single-family dwellings are not a permitted use in the Business District unless occupied by the owner or their employee in the principal building. Dwelling development density in the A-2 District is a maximum of 12 dwellings per section, one dwelling per original  $\frac{1}{4}$   $\frac{1}{4}$  section. There are currently 27 dwellings in Section 19 therefore there is no additional dwelling density available in the section. Dwellings are not a permitted use within the Commercial Recreational District.

**Hay Creek Township:**

The Township is aware of the Applicant's request. Comments received from the Township after preparation of the staff report will be presented at the March 20, 2023 PAC meeting.

**Staff Recommendation:**

LUM Staff recommends the Planning Advisory Commission

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

Recommend the County Board of Commissioners **APPROVE** the map amendment request from Gareth Brickzin, Owner to rezone parcels 34.019.4000, 34.019.0900, 34.019.0901, and 31.024.0201 from B (Business District) and A-2 (General Agriculture District) to CR (Commercial Recreational District).



## **Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses**

*No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*

## **2. CUP for a Campground Expansion**

Request for a Conditional Use Permit (CUP) to permit an existing campground to expand by approximately 60 sites and add approximately 6 cabins and additional campground facilities including bathhouses.

### **PROJECT SUMMARY:**

#### **Property Information:**

The property consists of four parcels comprising approximately 37 acres situated along Highway 58 approximately 3 miles south of the City of Red Wing along Hay Creek. The parcels are currently zoned B Business District and A-2 General Agriculture District. The property owner has submitted a request for all parcels associated with the operation to be rezoned to Commercial Recreational District.

The A-2 District allows a maximum of 12 dwellings per section, one per original  $\frac{1}{4}$   $\frac{1}{4}$  section. Section 19 of Hay Creek Township currently has 27 dwellings therefore there is no additional dwelling density available in the section. Section 24 of Featherstone Township is also zoned A-2 and has 9 dwellings. Further dwelling development in this section is possible however is limited to areas not impacted by the floodplain of Hay Creek or blufflands. Much of Section 24 is owned by the State of Minnesota further limiting potential dwelling locations.

Surrounding land uses include the Orchard Rangers Inc. campground to the west across Hay Creek along Hay Creek Trail, the Hay Creek Town Hall to the south along Highway 58 and medium-density residential bordering the campground properties among limited agriculture uses and forestlands/blufflands.

#### **Current Operations:**

- The campground currently consists of approximately 180 sites for RV and tent camping. This includes approximately 40 “horse camping” sites. There are also bathhouses/laundry facilities on site, a playground, a pool, and the saloon. Water and electricity are available on-site and directly to the campsites. A dump station is also available to park users.
  - “Horse camping” sites allow customers to bring their horse(s) to utilize the surrounding trails. Customers can set up a paddock area if desired or horses are tied up at their campsite.
  - Users are required to clean up after their horses. Campground staff assist in properly disposing of manure.
- The campground is open from April to October each year with a few sites occupied on a year-round basis. The saloon is open year-round.
- The campground and saloon are licensed by the State Department of Health. The Applicant is working with MDH staff to permit the proposed expansion. MDH requires all local permit processes to be completed before they will issue an amended license.

## **Proposed Expansion:**

- The Applicant has proposed to add approximately 60 camping sites to accommodate RV, tent, and horse camping. The non-horse sites would be located on parcels 34.019.0900 and 34.019.4000 on existing cropland. New horse sites would be located on parcel 34.019.0901 north of the existing horse camping area.
- Six cabins have been proposed east of Hay Creek on parcel 34.019.0901. The Applicant also intends to construct two new bathhouses and a new pool on-site as part of the expansion.
- The Applicant intends for this expansion to be done incrementally over multiple years.

## **Utilities:**

- The property and campsites currently have electricity service. Electric service would be extended to the new campsites, cabins, and bathhouses.
- The property contains an existing septic system. The Applicant is working with the Goodhue County Environmental Health Department and will work with the MPCA as needed to achieve compliance with septic regulations. It is anticipated the septic system will need to be upgraded to accommodate increased demand. The Applicant must provide Environmental Health staff with a copy of a contract for a septic system inspection and preparation of a plan that encompasses the entire property and proposed uses. Staff recommends that this document be sent to staff prior to County Board approval.
- An existing well provides potable water to the campsites. Water service will be extended to new campsites, cabins, and bathhouses. The well must comply with MDH regulations.
- Solid waste disposal services are provided locally. Any hazardous materials or fluids generated are properly disposed of. Manure from horse camping sites is properly disposed of by users with assistance from campground staff.

## **Safety and Security Measures:**

- Street lights are present within and around the campground. Additional lights will be installed to accommodate new camping areas. These lights should be properly shielded and deflected downward to prevent impacts on neighboring dwellings.
- The campground has an existing camera system used for security. An employee is on-site at all times to ensure guest safety and compliance with campground rules.
- The campground has several rules for guests to abide by including where campfires may take place, pool rules, and rules for pets.

## **Landscaping/Drainage:**

- Grading is anticipated to occur to prepare the new campsites. A grading plan including erosion control measures and runoff mitigation must be submitted to the Zoning Administrator before beginning grading or excavation activities. The disturbance of over 1 acre of land will require an NPDES permit from the MPCA.
- The property abuts Hay Creek and is partially located within floodplain and shoreland areas. Some new horse camping sites and the new cabins are proposed to be established in the shoreland district. No development is proposed within the floodplain. All structures are subject to shoreland development standards including setbacks from the Ordinary High Water Mark and bluffland setbacks. Grading or excavation within the shoreland will be reviewed for conformance with shoreland rules.
- The Applicant intends to plant additional vegetation around the campground boundaries and install fencing between existing dwellings and the campground.

## **Dust/Noise/Odor/Fumes:**

- An increase in campsites could lead to additional dust, noise, odor, or fumes from the

campground. Dust will be mitigated by speed limits of 5 miles per hour within the campground. Noise impacts are reduced by having quiet hours between 11 PM and 7 AM. Odors associated with horse manure will be addressed by prompt cleanup and proper disposal. Garbage and refuse containers are emptied regularly and are hauled away by a local professional service. The proposed vegetation and fencing will also mitigate impacts to neighbors.

**Access:**

- The campground is accessed via Hay Creek Trail from State Highway 58. Both roads are asphalt surfaced near the campground. Hay Creek Trail becomes aggregate surfaced west of the creek. MnDOT District 6 has been notified of the proposed expansion and staff will update the board with any comments received.

**Food & Liquor Provisions:**

- All required federal, state, and local licensing requirements for food and liquor are followed for the saloon.

**Article 16 Compliance:**

- Article 16 Section 7 of the Zoning Ordinance specifies requirements for new campgrounds/camping areas. The campground as a whole must meet all MDH regulations and the Conditional Use Permit request is to permit the entire facility. Existing campsites and buildings permitted via CUP in 1984 and established prior to November 2022 are considered “existing non-conformities”.
  - The Applicant has submitted a proposed site plan depicting new campsites, new bathhouses, a new pool, and cabins. All new facilities will meet the required setbacks from property lines and rights-of-way.
  - A properly landscaped area shall be adequately maintained around the campground. The Applicant’s proposed vegetation and fencing along with existing vegetation that will remain undisturbed will meet this standard.
  - The site plan proposes 30-foot wide driveways. This complies with Article 16 which specifies all campsites shall front a driveway or clear unoccupied space not less than 16 feet wide.
  - Each new campsite will have space for two vehicles. There is also an overflow lot available for additional vehicles.
  - Several items required by Article 16 exist at the campground including central toilet/bathing/laundry facilities, central community building, and existing utilities.

**Draft Findings of Fact:**

*The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.*

1. The proposed campground expansion does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The campground has been operating on-site since the 1960s. The land owned by the Applicant intended for further campsite development was owned by the campground’s previous owners for many years. The nearest homeowners purchased or were deeded their properties while the campground was operating and while the owners of the campground owned the surrounding acreage. The proposed expansion in 2007 was approved by the PAC and County Board at the time. No new dwellings have been established bordering the campground since 2007. The proposed use would be established in an area zoned Commercial Recreational if the rezoning is approved by the PAC and County Board.
2. The campground expansion is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The proposed expansion is proposed to meet all development standards of the Goodhue County Zoning Ordinance. The project will also be subject to licensure by the State of Minnesota.

3. A review of the Applicant's submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are existing or will be extended to serve the proposed expansion.
4. The submitted plans identify means and space is available to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. The campground expansion may produce odor, fumes, dust, or noise. The Applicant intends to plant vegetative buffers and use fencing to combat these impacts to neighbors. The campground also has rules for customers regarding quiet hours and permissible activities.

*Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.*

**Staff Recommendation:**

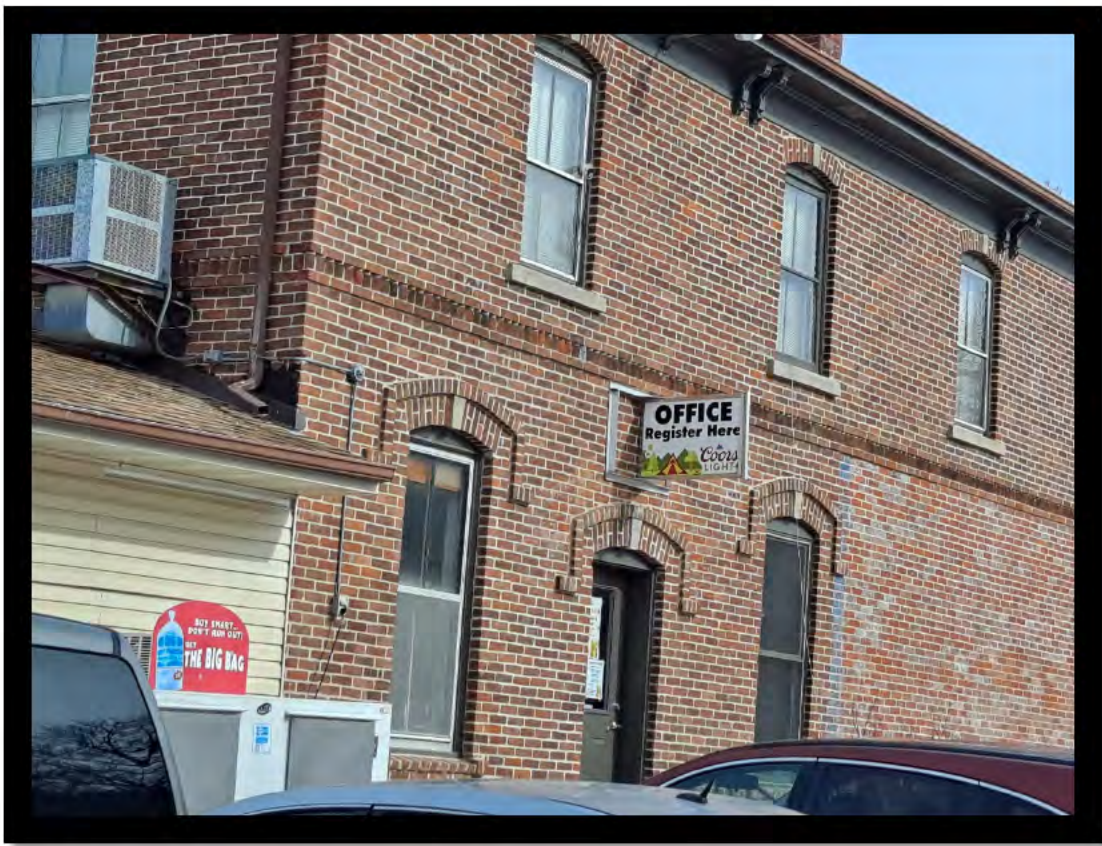
LUM Staff recommends the Planning Advisory Commission

- 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

Recommend that the County Board of Commissioners **APPROVE** Request for a Conditional Use Permit (CUP) to permit an existing campground to expand by approximately 60 sites, add approximately 6 cabins, and construct additional campground facilities including bathhouses. This permit shall revoke and replace CUP 1984-12 and the 2007 CUP. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Hours of operation for the saloon shall be year-round, 7-days per week from 9:00 AM to midnight;
3. On-street parking and loading/off-loading shall be prohibited on Highway 58;
4. Applicant shall obtain Building Permit approvals for proposed structures from the Goodhue County Building Permits Department prior to beginning construction;
5. Applicant shall obtain all appropriate well and septic system permits from the Goodhue County Environmental Health Department and/or Minnesota Pollution Control Agency prior to opening new campsites or cabins to the public;
6. A contract with a licensed professional for septic inspection, upgrades, and preparation of an operating plan shall be submitted to Environmental Health staff prior to County Board consideration of this request;
7. New campsites shall not open for public use until septic compliance is achieved to the satisfaction of the Goodhue County Environmental Health Department;
8. Compliance with Goodhue County Zoning Ordinance including Article 30 CR, Commercial Recreational District and Article 16 Section 7 Campground and Recreational Vehicle Site Regulations;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations. Proof of appropriate licenses and permits should be submitted to the Zoning Administrator prior to public use of new campsites, cabins, and bathhouses;
10. Applicant shall submit a Land Alteration Permit and grading/erosion control plan or proof of an NPDES permit from the MPCA to the Zoning Administrator prior to beginning grading or excavation work on-site;
11. Applicant shall plat the property in compliance with the Goodhue County Subdivision Ordinance prior to the issuance of any building permits for new structures.





Saloon with sign for campground registration



Looking east on Hay Creek Trail. Highway 58 is behind the camera.





Campground area south of Hay Creek Trail



Saloon



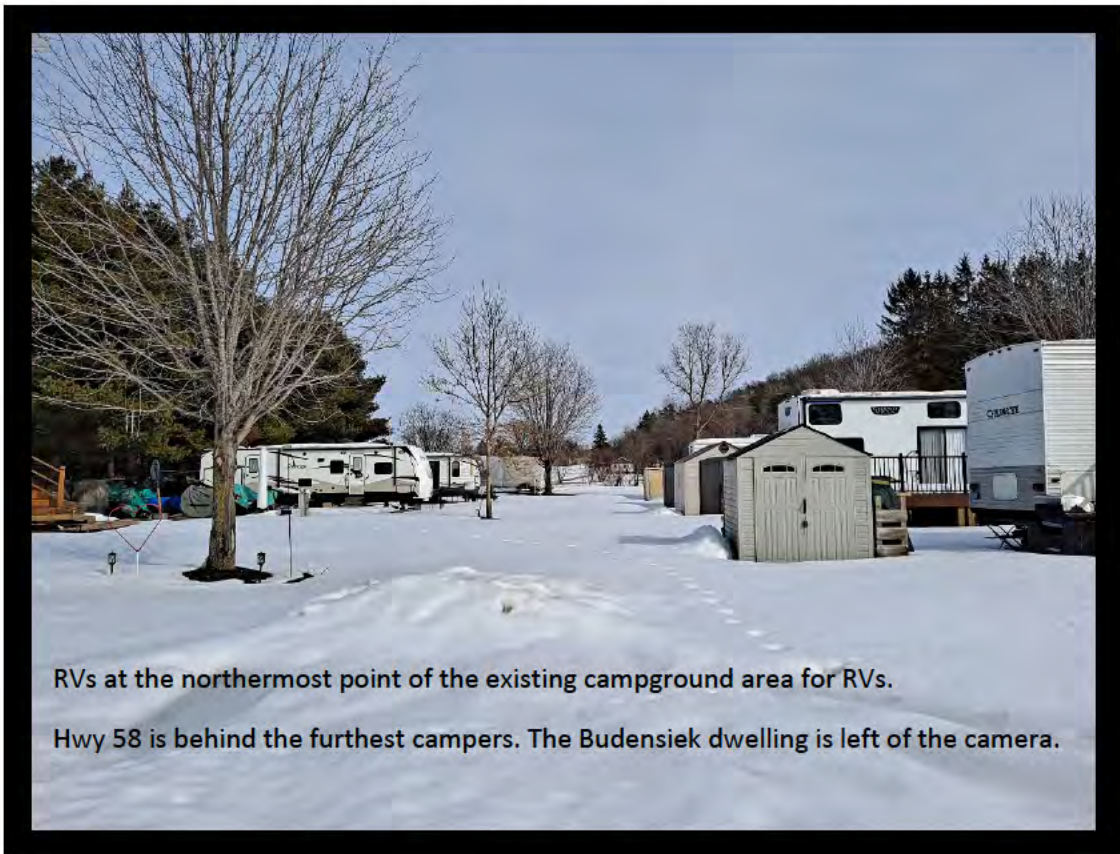
Saloon with patio area and fencing separating patio from Shaw dwelling.



Bathhouse on north side of Hay Creek Trail



Playground and a stage north of the saloon. Horse shoe pits are to the right of the camera.



RVs at the northernmost point of the existing campground area for RVs.

Hwy 58 is behind the furthest campers. The Budensiek dwelling is left of the camera.



Electric and water hookup example. Each site has a similar setup.



Facing westward towards horse camping sites and creek. Cabin shown on site plan is brown structure with green roof in foreground.



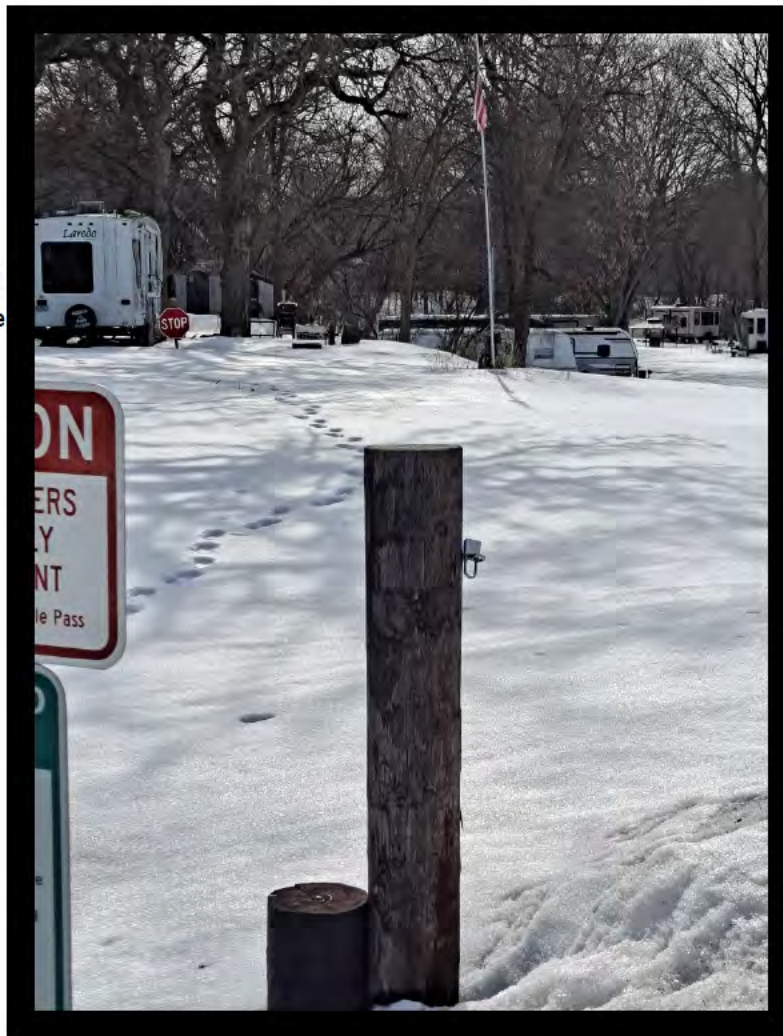
Campsites and storage building facing west towards creek.



Rules posted on south side of campground



South side of  
Campground.  
Additional rules  
Signs posted. Pool  
Is to the left of the  
Camera.



Looking north towards proposed horse camping sites. Existing  
Horse camping in foreground.



New RV campsite area, driveway to Kelly, Boldt, and Whipple properties to the right. Looking westward. Highway 58 in foreground.



Campground area visible from Old Church Road intersection with HWY 58. Peters home visible on left side.





## **WE ALWAYS WANT YOU TO HAVE FUN, BUT WE DO HAVE A FEW RULES.**

### **HEY CREEK CAMPGROUND RULES**

- Check in time is any time after 1:00PM and check out is 12:00PM
- 5MPH speed limit in campground
- Only two vehicles per campsite (We have an overflow lot available)
- All animals must be leashed, cleaned up after
- All fires must be within fire ring (each site has one)
- All fires must be put out when done
- An adult must accompany children under the age of 14 in the pool area
- Campground noise ordinance is enforced from 11pm - 8am
- All campers are required to clean up garbage from site before check out
- No one under the age of 16 is allowed to operate any motorized vehicles
- Visitors must show proof of insurance if they are bringing a golf cart
- No side by sides, four wheelers, dirt bikes
- Only use approved firewood (We have bundles available)
- No fireworks
- No refunds because of weather conditions
- No refunds for cancellations prior to two weeks of reservation
- No refunds for cancellations prior to two weeks of reservation

### **HORSE CAMP RULES**

- Owners must clean up after horse
- Horses must be tied up or in pen
- Horses must stay in horse camp area (no horses up by saloon)

Information from [www.haycreekcampground.com](http://www.haycreekcampground.com)

## **HORSE CAMPING AMENITIES**

- Water
- Electric
- Many of our sites have high ties
- Wheelbarrow for manure cleanup
- Room to bring your own pen
- Separate from main campground but close enough to walk

# 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  
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Project Review per Article 3, Section 2, Subd. 5-10:

- Subd. 5
- A. The names and addresses of the petitioner or petitioners and their signatures to the petition. **See application**
  - B. Survey information: **See application**
  - C. The current and proposed district: **B and A2 to CR**
  - D. The current use and the proposed use of the land. **The property is currently used as a campground and saloon. The Applicant is proposing to expand the campground by 60 sites and 6 cabins also adding bathhouses and associated campground facilities.**
  - E. The reason for the requested change of zoning district. **The Applicant is requesting the zone change so all campground owned properties are commonly zoned within an appropriate district that allows campgrounds and associated restaurants as conditional uses.**
  - F. A copy of the soil map showing the soils types within the proposed boundary and the surrounding area. **A soils map for the site has been prepared.**
  - G. Prime Farmland Rating of the soil types in F.
    - The Prime Farmland Rating for Agriculture is as follows:

<i>Soil Name</i>	<i>Slope</i>	<i>Amount (acres)</i>	<i>% of Total</i>	<i>Prime Farmland Rating</i>
Meridian Silt Loam	0-3%	11.8	33.7%	Prime Farmland
Meridian Silt Loam	6-12%	0.1	0.4%	Farmland of Statewide Importance
Hawick Sandy Loam	12-18%	4.6	13%	Not Prime Farmland
Kalmarville-Redford Complex, frequently flooded	0-3%	6.0	14.9%	Not Prime Farmland
Ankeny Zumbro Complex, occasionally flooded	0-3%	13.3	38%	Farmland of Statewide Importance

- H. A statement of how the requested change is compatible with the Goodhue County Comprehensive Plan including but not limited to the following:
  - 1. The environmental impacts of the proposed use of land on the:
    - a. Groundwater
    - b. natural plant and animal communities
    - c. existing trees and vegetation
    - d. Bluffland stability
    - e. shoreland stability

**The property contains portions designated shoreland and floodplain. Most of these areas are already used for the existing campground operation. Any future disturbance to these areas would be required to conform to Ordinance requirements**

protecting these sensitive areas from the potential negative impacts of development. There may be areas designated as blufflands near Hay Creek. Any proposed development near these features must comply with bluffland protection rules. The property is required to maintain landscaped areas around the campground which assists with erosion control and runoff management. The area near Hay Creek will retain its existing vegetation. Various stabilization efforts along the creek have been pursued in cooperation with the MNDNR and SWCD. Additional trees and vegetation are proposed to be established to provide buffer from the campground to neighboring dwellings.

2. The compatibility with surrounding land uses

**Surrounding land uses include the Orchard Rangers Inc. campground to the west across Hay Creek along Hay Creek Trail, the Hay Creek Town Hall to the south along Highway 58 and medium density residential bordering the campground among limited agriculture uses and forestlands.**

3. The physical and visual impacts on any scenic or historic amenities within or surrounding the proposed parcel.

**Development within the shoreland area may cause a visual impact from Hay Creek. Shoreland Ordinances require consideration of the scenic/viewshed impact of development within the Shoreland. Maintaining existing vegetation will aid in the visual impact of any development in the Shoreland district. The campground expansion would be visible from Highway 58 however with proposed vegetation and fencing the visual impacts will be minimized. The campground is currently visible from Highway 58 and Hay Creek Trail.**

Subd. 6 The housing density of the affected Section

**Section 19 is currently zoned A2 with one parcel zoned B Business District. A2 Districts permit a maximum of 12 dwellings per section, one per original ¼ ¼ section. Section 19 currently has 27 dwellings therefore no additional dwellings would be permitted within this section. Section 24 of Featherstone Township is also zoned A-2 and contains 9 dwellings. Single-family dwellings are not a permitted or conditionally permitted use in the CR zone so the dwelling density would be unaffected by the change of zone.**

Subd. 7 The impact on any surrounding agricultural uses

**Land proposed to be used for 60 new campsites is currently use for row crop agriculture. This land has been owned by the owners of the campground for several years and it was anticipated additional campground development would take place here around 2007. There are some crop farming activities in the area and one feedlot. The change of zone is not expected to impact those operations as the campground has been operating for almost 60 years and it was anticipated these properties would be rezoned in 2008. Agricultural activities have not increased in the area since 2008.**

Subd. 8 The impact on the existing transportation infrastructure

**The property will continue to be accessed using Hay Creek Trail via Highway 58. MNDOT has been notified of the proposed expansion and the Applicant will need to work with them on any requirements.**

Subd. 9 The impact on surrounding zoning districts

**The property is currently zoned A2 and B. Adjacent zoning districts are A2 on all sides. Rezoning the parcels to CR would not appear to have any substantial negative impacts to the existing and potential future uses of the surrounding zoning districts.**

Subd. 10 A statement concerning the cumulative effect and compatibility of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel.

**Rezoning the subject parcels to CR does not appear to have negative cumulative effects on the immediate surrounding area. There are no cities within 2 miles of the property. Hay Creek Township is aware of the request.**

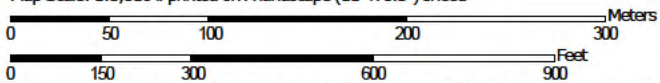
Subd. 11. Additional information as may be requested by the Planning Commission or zoning staff.



# Custom Soil Resource Report Soil Map



Map Scale: 1:3,810 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84


# Custom Soil Resource Report


## MAP LEGEND


### Area of Interest (AOI)

 Area of Interest (AOI)


### Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points


### Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit


 Gravelly Spot


 Landfill


 Lava Flow


 Marsh or swamp


 Mine or Quarry


 Miscellaneous Water


 Perennial Water


 Rock Outcrop


 Saline Spot


 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot


 Other


 Special Line Features


### Water Features

 Streams and Canals


### Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Goodhue County, Minnesota  
Survey Area Data: Version 18, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 17, 2020—Sep 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
N607A	Meridian silt loam, 0 to 3 percent slopes	11.8	33.7%
N607C2	Meridian silt loam, 6 to 12 percent slopes, moderately eroded	0.1	0.4%
N609D	Hawick sandy loam, 12 to 18 percent slopes	4.6	13.0%
N614A	Kalmarville-Radford complex, 0 to 3 percent slopes, frequently flooded	5.2	14.9%
N622A	Ankeny-Zumbro complex, 0 to 3 percent slopes, occasionally flooded	13.3	38.0%
<b>Totals for Area of Interest</b>		<b>35.0</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not

7 20004

MAP Amendment

\$500 RECEIPT# 18055 DATE 2/22/2023

APPLICATION FOR

# Map Amendment

## Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: <u>Gareth Bruckin</u>	
APPLICANT'S ADDRESS: <u>2127 Frazier St Welch, MN 55089</u>	TELEPHONE:  EMAIL: 
CONTACT FOR PROJECT INFORMATION: <u>Above</u> <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS:  	TELEPHONE: ( ) EMAIL: 

- Map Amendment - Parcel: 34.019.4000 ; Current District: B Requested District: CR  
 - Parcel: \_\_\_\_\_ ; Current District: A2 Requested District: CR  
 - Parcel: \_\_\_\_\_ ; Current District: \_\_\_\_\_ Requested District: \_\_\_\_\_  
 - Parcel: \_\_\_\_\_ ; Current District: \_\_\_\_\_ Requested District: \_\_\_\_\_  
 - Parcel: \_\_\_\_\_ ; Current District: \_\_\_\_\_ Requested District: \_\_\_\_\_

1. Stated reason for map amendment(s) requested:

Campground expansion + permitting

RECEIVED

FEB 22 2023

2. Proposed future use(s) of the property to be rezoned:

Same

Land Use Management

3. Compatibility of the proposed zoning district with existing land uses in the area:

existing campground

4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:

n/a

### Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- The information presented is true and correct to the best of my knowledge.
- If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
- Other information or applications may be required.

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

Date: 2/22/2023

Print name: Gareth Bruckin

owner or authorized agent

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 34.019.4000 +

230005  
Permit# 34.019.4000 etc.

PROPERTY OWNER INFORMATION

Last Name Brickzin First Gareth Email: \_\_\_\_\_  
 Street Address 2127 Frazier st Phone \_\_\_\_\_  
 City Welch State MN Zip 55089 Attach Legal Description as Exhibit "A"   
 Authorized Agent \_\_\_\_\_ Phone \_\_\_\_\_  
 Mailing Address of Landowner: \_\_\_\_\_  
 Mailing Address of Agent: \_\_\_\_\_

PROJECT INFORMATION

Site Address (if different than above): 31655 MN 58 Red Wing MN 55066  
 Lot Size \_\_\_\_\_ Structure Dimensions (if applicable) \_\_\_\_\_  
 What is the conditional/interim use permit request for? Campground expansion  
 Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized \_\_\_\_\_

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner: [Signature] Date 2/22/2023

Signature of Agent Authorized by Agent: \_\_\_\_\_

TOWNSHIP INFORMATION

Township Zoning Permit Attached?  If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_

COUNTY SECTION

COUNTY FEE \$350 RECEIPT # 18055 DATE PAID 2/22/2023

Applicant requests a CUP/IUP pursuant to Article \_\_\_\_ Section \_\_\_\_ Subdivision \_\_\_\_ of the Goodhue County Zoning Ordinance

What is the formal wording of the request? \_\_\_\_\_

Shoreland \_\_\_\_\_ Lake/Stream Name \_\_\_\_\_ Zoning District \_\_\_\_\_

Date Received \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_ DNR Notice \_\_\_\_\_ City Notice \_\_\_\_\_

Action Taken:  Approve  Deny Conditions: \_\_\_\_\_

RECEIVED

FEB 22 2023

Land Use Management



# GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

## PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

Campground & Saloon

2. Planned use of existing buildings and proposed new structures associated with the proposal.

All existing Business, Add new Bathhouse,  
lean to, shed, cabins, Pavilion

3. Proposed number of non-resident employees.

25

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

9am-12am @ 365 ~~365~~ Saloon  
24/7 365 Campground

5. Planned maximum capacity/occupancy.

180 sites current 60 new sites + 6 cabins

6. Traffic generation and congestion, loading and unloading areas, and site access.

All existing

7. Off-street parking provisions (number of spaces, location, and surface materials).

Room for 2 cars per site

8. Proposed solid waste disposal provisions.

Dumpster service

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

Working with MN + County staff will  
upgrade as needed. Well for potable water.

10. Existing and proposed exterior lighting.

will add more street lights  
Thought park

11. Existing and proposed exterior signage.

will add directional signage  
as needed

12. Existing and proposed exterior storage.

n/a

13. Proposed safety and security measures.

camera system, host on  
site at all times.

14. Adequacy of accessibility for emergency services to the site.

NO ISSUES

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

Quite times at 11, trees + fence around campground  
in future.

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

Remove + clean up of uneven ground

17. Existing and proposed surface-water drainage provisions.

will work with county staff

18. Description of food and liquor preparation, serving, and handling provisions.

Bar + Restaurant properly licensed

19. Provide any other such information you feel is essential to the review of your proposal.

existing campground since 1960's working on improving.  
currently license through state of MN

Hay Creek Township  
PO Box 550  
Red Wing, MN 55066

March 8, 2023

Goodhue County Planning Advisory Commission  
509 West 5<sup>th</sup> Street  
Red Wing, MN 55066

To Whom It May Concern:

The Hay Creek Township supervisors met on March 6, 2023 for their regular monthly meeting.

During this meeting the supervisors held a discussion regarding the CUP for Gareth Brickzin's campground expansion.

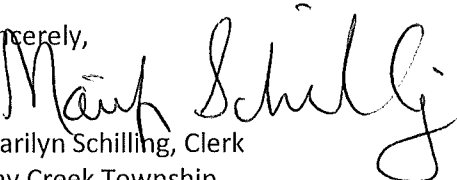
Hay Creek Campground has been a good neighbor for many years. That being said, a significant increase in the number of camp sites is concerning to the supervisors for the following reasons:

- Safety concerns on the township road and state highway 58 intersection with the increased traffic that would come with the increased number of sites.
- As campers check in at the saloon, there is already significant congestion at that dangerous intersection.
- Safety concerns have been raised by the campground due to the speed of traffic passing through the campground area. Children and adults who fail to pay attention as they cross the township road is concerning.
- Increased traffic loads will require more road maintenance.
- The nearby residents have concerns with the noise levels that come from the campground until late into the night. Those noise levels will increase with increased campsites.

The supervisors do not object to the CUP. However, they would like to see provisions for improving traffic and pedestrian safety included in the plan as the campground expands. Some ideas could be a location for campers to park, off the roadway, when checking in, an additional exit onto state highway 58 so that all the traffic doesn't concentrate at the one intersection, working with the state to reduce the speed limit in the area, some type of barrier (fencing, hedges) to limit the access to pedestrians when they cross the township road.

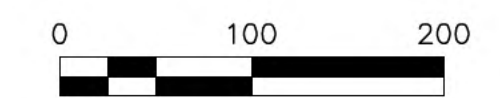
Thank you for your consideration in this matter.

Sincerely,

  
Marilyn Schilling, Clerk  
Hay Creek Township



# HAY CREEK VALLEY CAMPGROUND 5 YEAR CONCEPT PLAN



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SKETCH FOR:

GARETH BRICKZIN



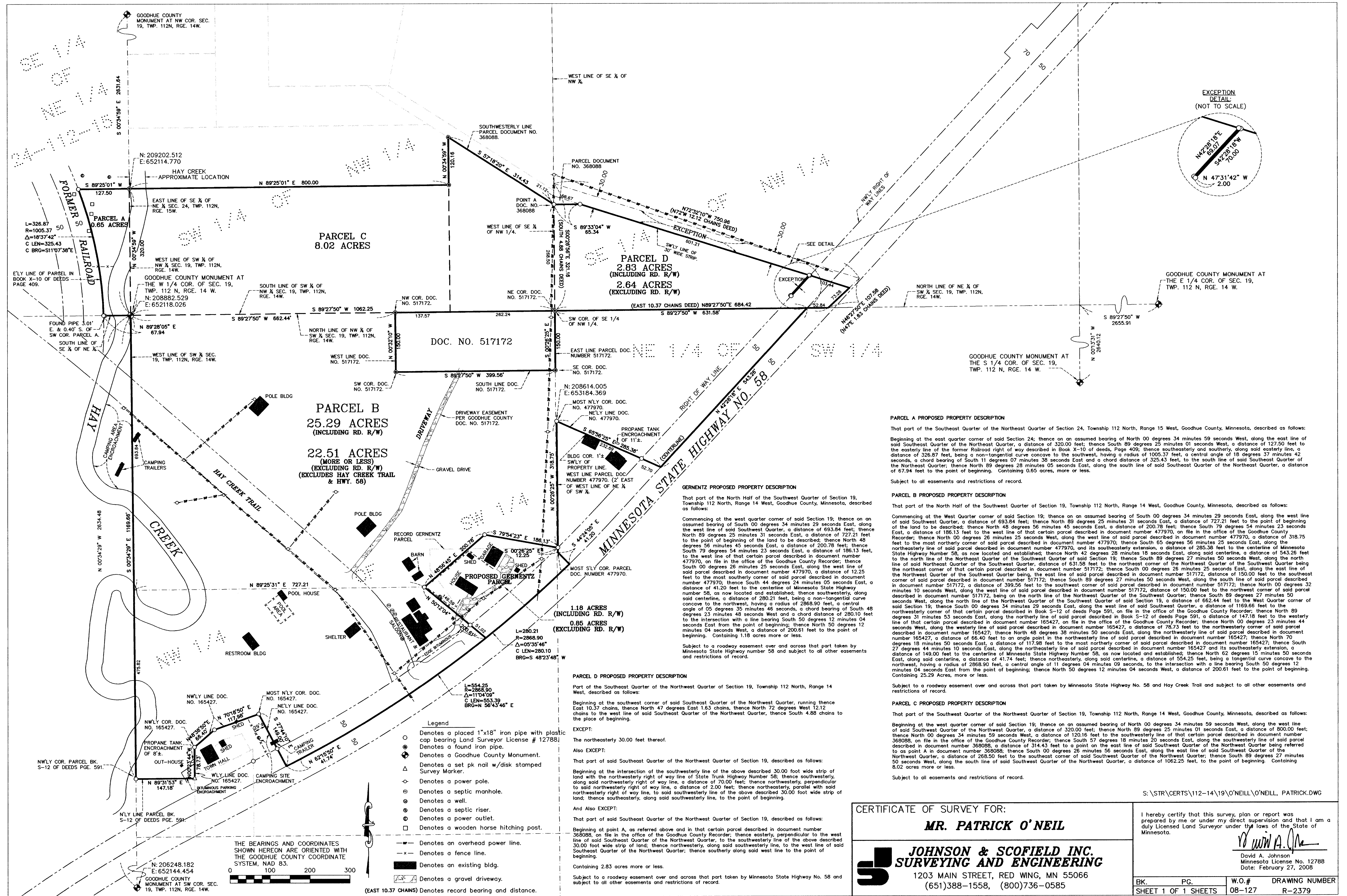
**JOHNSON & SCOFIELD INC.**  
SURVEYING AND ENGINEERING

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

FEBRUARY 20, 2023

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	23-122		S-10601





**PARCEL A PROPOSED PROPERTY DESCRIPTION**  
 That part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 112 North, Range 15 West, Goodhue County, Minnesota, described as follows:  
 Beginning at the east quarter corner of said Section 24; thence on an assumed bearing of North 00 degrees 34 minutes 59 seconds West, along the east line of said Southeast Quarter of the Northeast Quarter, a distance of 320.00 feet; thence South 89 degrees 25 minutes 01 seconds East, a distance of 127.50 feet to the easterly line of the former Railroad right of way described in Book X-10 of deeds, Page 406; thence southeasterly and southerly along said easterly line, a distance of 326.87 feet, being a non-tangential curve concave to the southwest, having a radius of 1005.37 feet, a central angle of 18 degrees 37 minutes 42 seconds, a chord bearing of South 11 degrees 07 minutes 38 seconds East and a chord distance of 325.43 feet; to the south line of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 28 minutes 05 seconds East, along the south line of said Southeast Quarter of the Northeast Quarter, a distance of 67.84 feet to the point of beginning. Containing 0.65 acres, more or less.  
 Subject to all easements and restrictions of record.

**PARCEL B PROPOSED PROPERTY DESCRIPTION**  
 That part of the North Half of the Southwest Quarter of Section 19, Township 112 North, Range 14 West, Goodhue County, Minnesota, described as follows:  
 Commencing at the West Quarter corner of said Section 19; thence on an assumed bearing of South 00 degrees 34 minutes 29 seconds East, along the west line of said Southwest Quarter, a distance of 693.84 feet; thence North 89 degrees 25 minutes 31 seconds East, a distance of 727.21 feet to the point of beginning of the land to be described; thence North 48 degrees 26 minutes 45 seconds East, a distance of 200.78 feet; thence South 79 degrees 54 minutes 23 seconds East, a distance of 186.13 feet to the west line of that certain parcel described in document number 477970, on file in the office of the Goodhue County Recorder; thence North 00 degrees 26 minutes 25 seconds East, along the west line of said parcel described in document number 477970, a distance of 186.13 feet; to the west line of that certain parcel described in document number 477970, on file in the office of the Goodhue County Recorder; thence South 00 degrees 26 minutes 25 seconds East, along the west line of said parcel described in document number 477970, a distance of 12.25 feet to the most southerly corner of said parcel described in document number 477970; thence South 44 degrees 24 minutes 05 seconds East, a distance of 41.20 feet to the centerline of Minnesota State Highway number 58, as now located and established; thence southeasterly, along said centerline, a distance of 280.21 feet, being a non-tangential curve concave to the northwest, having a radius of 2868.90 feet, a central angle of 09 degrees 35 minutes 46 seconds, a chord bearing of South 48 degrees 23 minutes 48 seconds West and a chord distance of 280.10 feet to the intersection with a line bearing South 50 degrees 12 minutes 04 seconds East from the point of beginning; thence North 50 degrees 12 minutes 04 seconds West, a distance of 200.61 feet to the point of beginning. Containing 1.18 acres more or less.  
 Subject to a roadway easement over and across that part taken by Minnesota State Highway number 58 and subject to all other easements and restrictions of record.

**PARCEL C PROPOSED PROPERTY DESCRIPTION**  
 Part of the Southeast Quarter of the Northwest Quarter of Section 19, Township 112 North, Range 14 West, Goodhue County, Minnesota, described as follows:  
 Beginning at the southwest corner of said Southeast Quarter of the Northwest Quarter, running thence East 10.37 chains, thence North 47 degrees East 1.63 chains, thence North 72 degrees West 12.12 chains to the west line of said Southeast Quarter of the Northwest Quarter, thence South 4.88 chains to the place of beginning.  
 EXCEPT:  
 The northeasterly 30.00 foot strip.  
 Also EXCEPT:  
 That part of said Southeast Quarter of the Northwest Quarter of Section 19, described as follows:  
 Beginning at the intersection of the southeasterly line of the above described 30.00 foot wide strip of land with the northeasterly right of way line of State Trunk Highway Number 58, thence southeasterly, along said northeasterly right of way line, a distance of 70.00 feet; thence northeasterly, perpendicular to said northeasterly right of way line, a distance of 2.00 feet; thence northeasterly, parallel with said northeasterly right of way line, to said southeasterly line of the above described 30.00 foot wide strip of land; thence southeasterly, along said southeasterly line, to the point of beginning.  
 And Also EXCEPT:  
 That part of said Southeast Quarter of the Northwest Quarter of Section 19, described as follows:  
 Beginning at point A, as referred to above and in that certain parcel described in document number 368088, on file in the office of the Goodhue County Recorder; thence westerly, perpendicular to the west line of said Southeast Quarter of the Northwest Quarter, a distance of 70.00 feet; thence southeasterly, along said southeasterly line of the above described 30.00 foot wide strip of land; thence northeasterly, along said southeasterly line, to the west line of said Southeast Quarter of the Northwest Quarter; thence southerly along said west line to the point of beginning.  
 Containing 2.83 acres more or less.  
 Subject to a roadway easement over and across that part taken by Minnesota State Highway No. 58 and subject to all other easements and restrictions of record.

CERTIFICATE OF SURVEY FOR:  
**MR. PATRICK O'NEIL**  
**JOHNSON & SCOFIELD INC.**  
 SURVEYING AND ENGINEERING  
 1203 MAIN STREET, RED WING, MN 55066  
 (651)388-1558, (800)736-0585

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.  
 David A. Johnson  
 Minnesota License No. 12788  
 Date: February 27, 2005

BK.	PG.	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS		08-127	R-2379





	PLAYGROUND		PERMANENT CAMPING
	BAND SHELL		TENT CAMPING
	PAVILION		HORSE CAMPING
	LAUNDRY		MONTHLY CAMPING
	BATHHOUSE		CABIN SITE
	DUMPSTERS	 <b>Hay Creek</b> <b>CAMPGROUND</b> RED WING, MN	

TOWN HALL

GOODHUE

HWY 85

RED WING

1  
2  
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4  
5

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11

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31 32  
29 30  
27 28  
25 26  
23 24

POOL

44 46 48 50 52  
45 47 49 51 53

54 55 56 57 58 59 60 61

62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77

78  
79  
80

6  
7  
8

12  
14  
13

15  
16

CAMPGROUND OFFICE  
RESTAURANT

DUMP STATION

81 82 83 84 85 86 87 88 89 90

1H 2H 3H 4H 5H 6H

7H  
8H

92 93 94 95 96 97 98 99

9H 10H

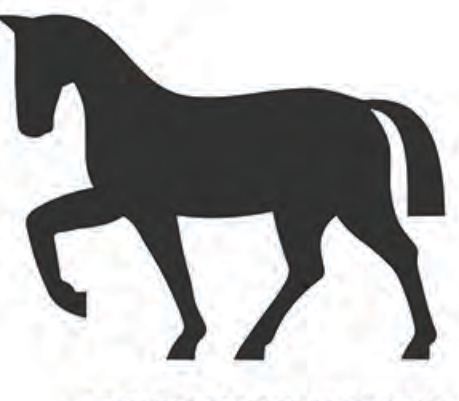
11H 12H 13H 14H  
17H 18H 19H 20H

105 106 107 108 109 110 111 112

23H 24H

25H 26H

27H 28H



A B C D E F  
G H I J K L  
M N O P

30H 29H

GG FF EE DD CC BB  
AA Z Y X W V  
U T S R Q

36H 35H 34H 33H 32H 31H

H3  
H2  
H1

C2  
C1

BN

HORSESHOES

BASKETBALL



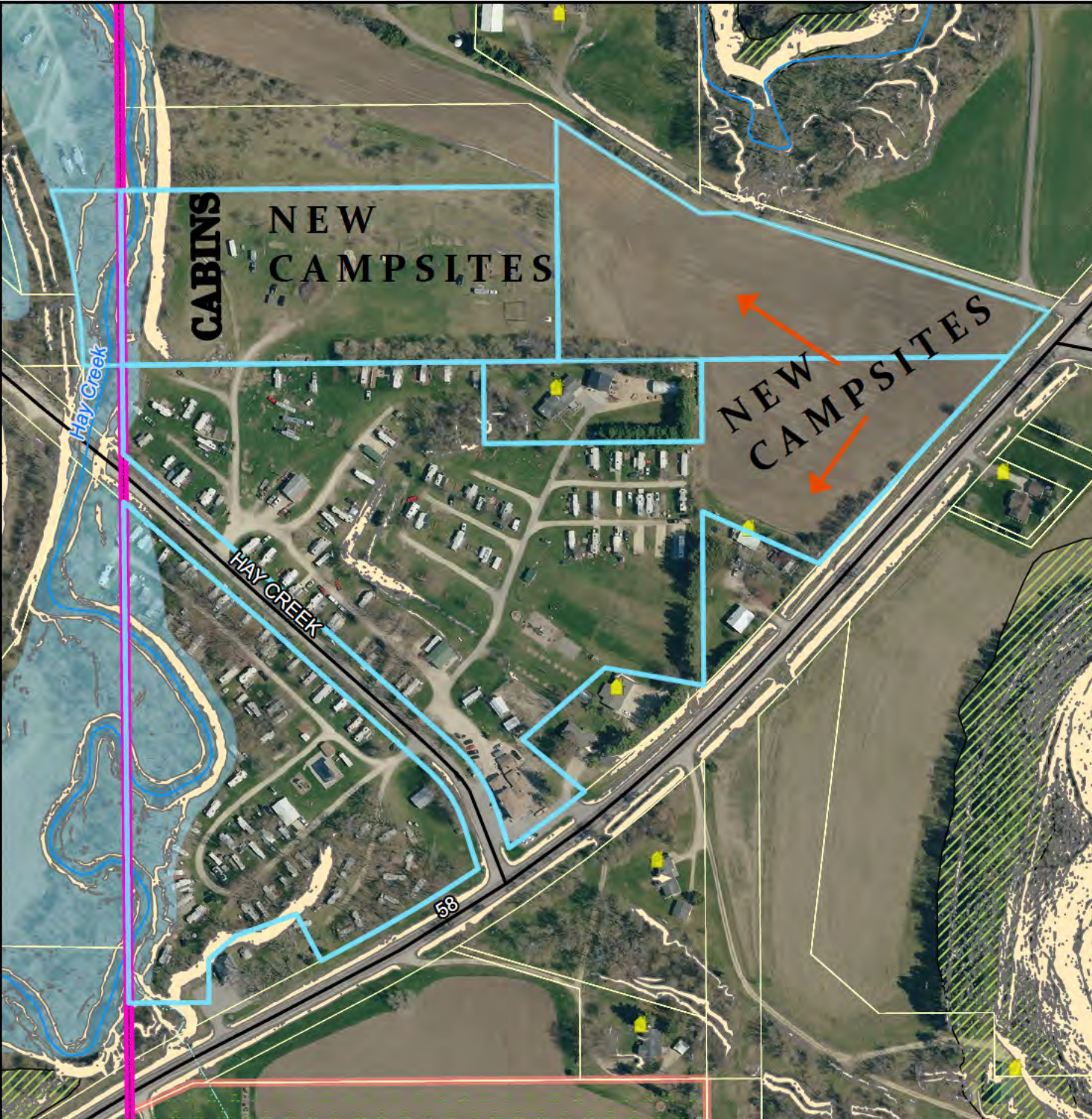
**PLANNING COMMISSION**

PAC Meeting  
March 20, 2023

Gareth Brickzin (Owner)  
Business and A-2 Zoned Districts

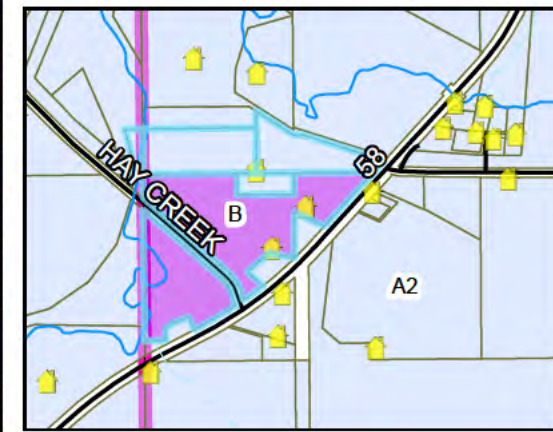
Part of the W 1/2 of  
Section 19 TWP 112 Range 14 in Hay  
Creek Township

Request for map amendment to rezone  
parcels from B and A2 to CR District  
and request for CUP to expand an  
existing campground



**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             |                                 |

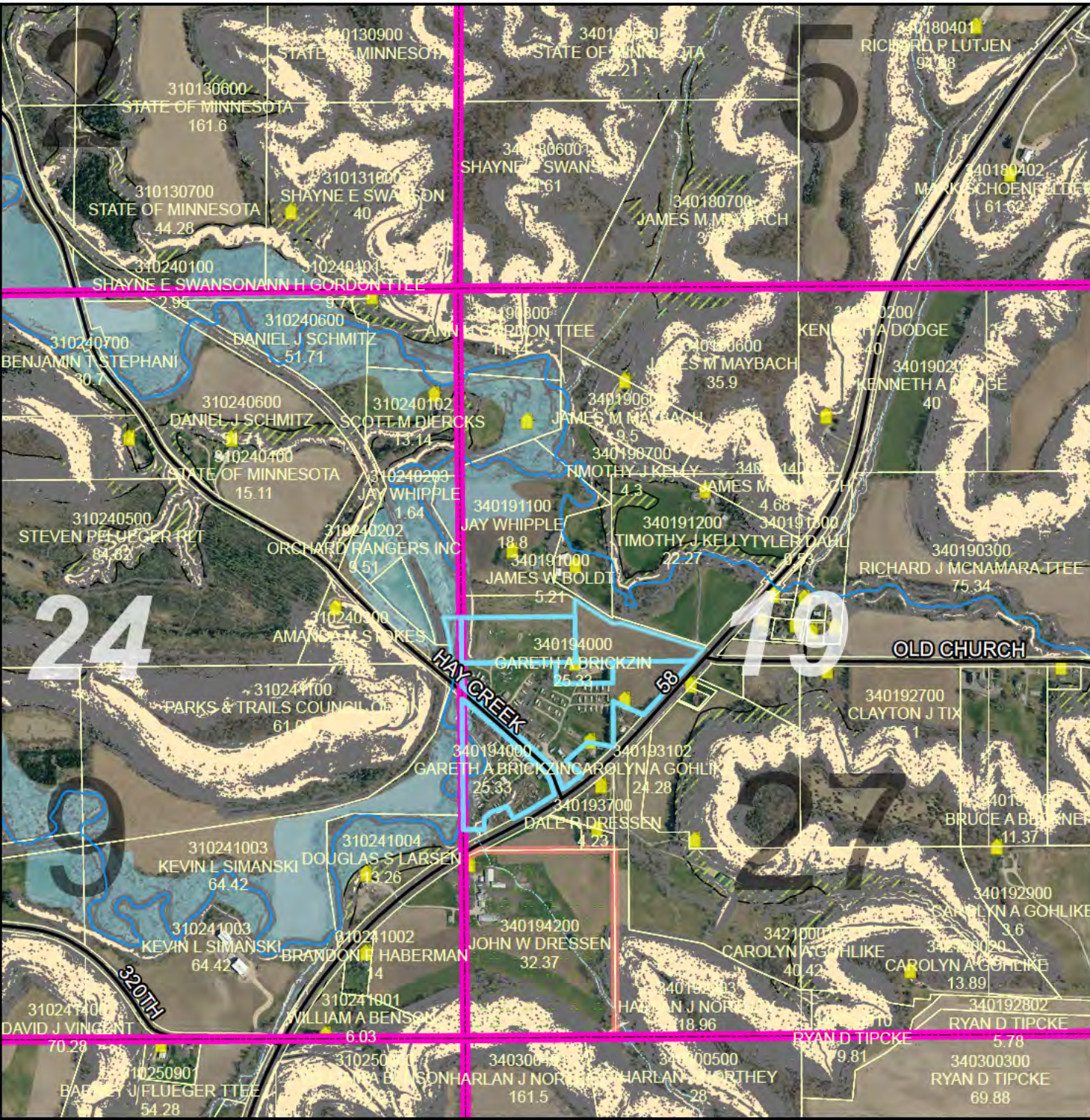


DATA DISCLAIMER: Goodhue County assumes  
NO liability for the accuracy or completeness of this map  
OR responsibility for any associated direct, indirect,  
or consequential damages that may result from its use  
or misuse. Goodhue County Copyright 2023.





MAP 02: VICINITY MAP



**PLANNING COMMISSION**

PAC Meeting  
March 20, 2023

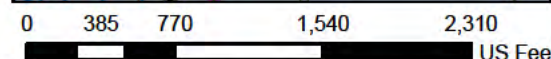
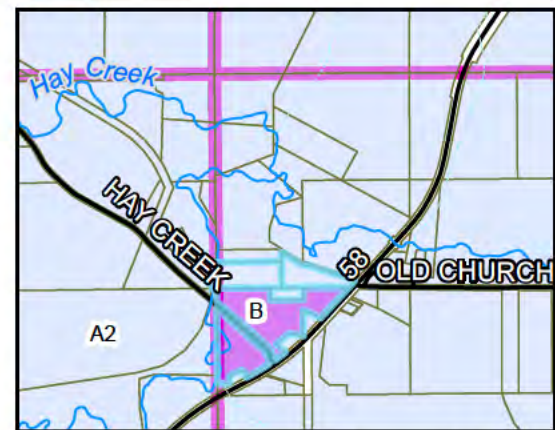
Gareth Brickzin (Owner)  
Business and A-2 Zoned Districts

Part of the W 1/2 of  
Section 19 TWP 112 Range 14 in Hay  
Creek Township

Request for map amendment to rezone  
parcels from B and A2 to CR District  
and request for CUP to expand an  
existing campground

**Legend**

- |                            |                           |
|----------------------------|---------------------------|
| Intermittent Streams       | <b>Blufflands</b>         |
| Protected Streams          | 30% Slope or Greater      |
| Lakes & Other Water Bodies | Bluffland Protected Soils |
| Shoreland                  | <b>FEMA Flood Zones</b>   |
| Historic Districts         | 2% Annual Chance          |
| Parcels                    | A                         |
| Registered Feedlots        | AE                        |
| Dwellings                  | AO                        |
| Municipalities             | X                         |



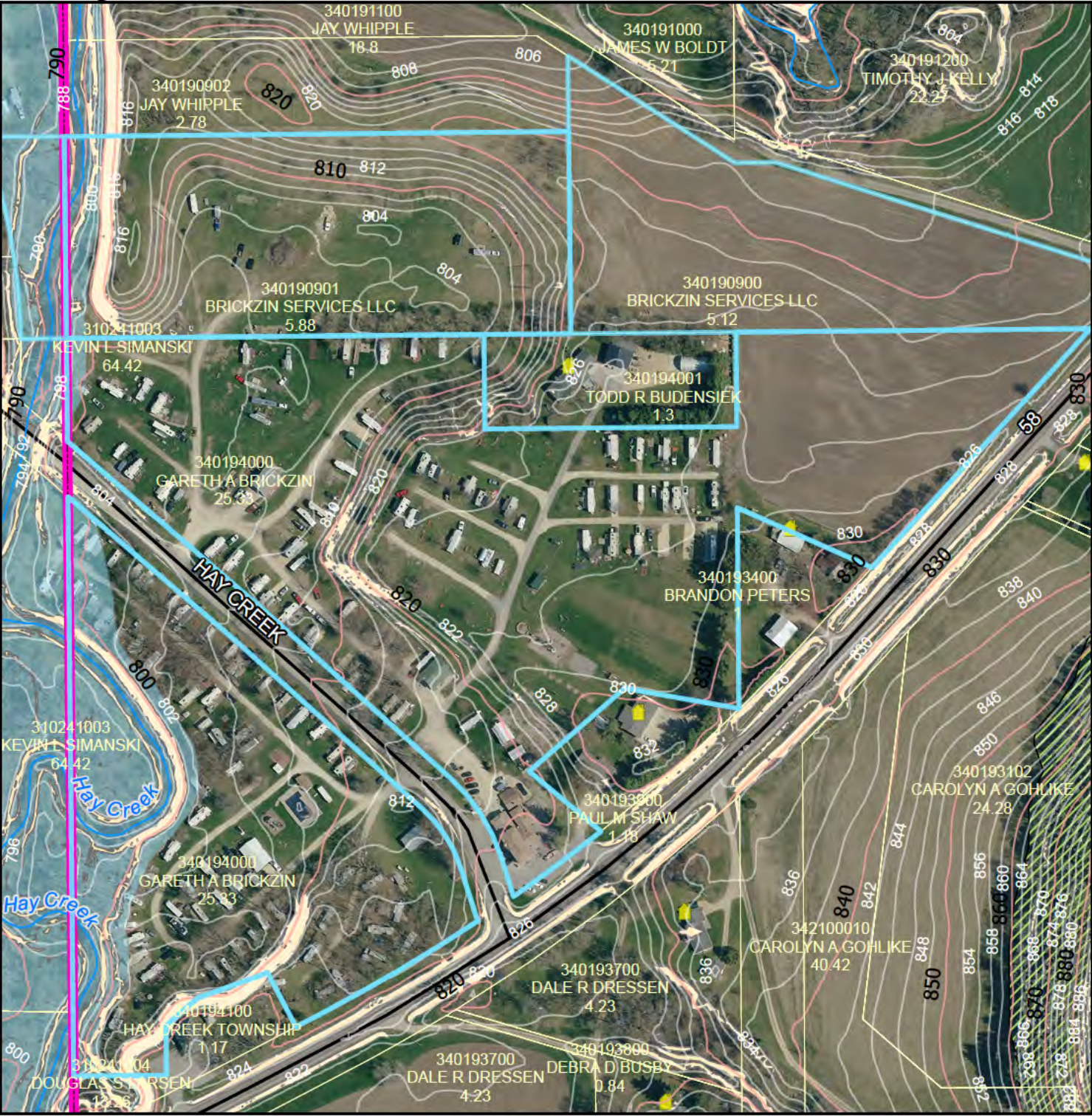
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2022 Aerial Imagery  
Map Created March, 2023 by LUM





**MAP 03: ELEVATIONS**



**PLANNING COMMISSION**

PAC Meeting  
March 20, 2023

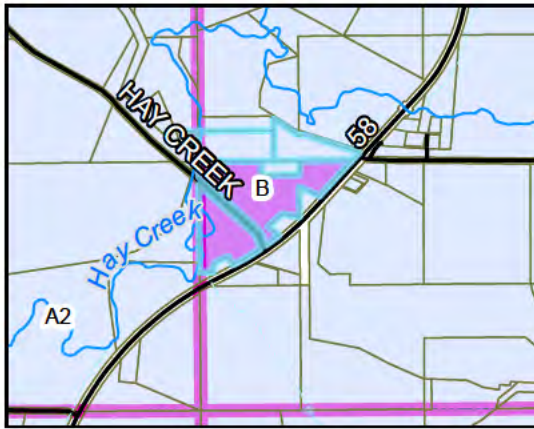
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**Legend**

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



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- Subd. 10. No person shall erect, place, construct, reconstruct, relocate, alter, maintain, use or occupy a cabana or structure in a manufactured home park without the written consent of the owner or operator of the manufactured home park.
- Subd. 11. The park management shall provide for the weekly collection and disposal of garbage, waste and trash as approved by the County.

## SECTION 7. CAMPGROUND AND RECREATIONAL VEHICLE SITE REGULATIONS

- Subd. 1. Campground Operation. No person, firm, or corporation shall develop or operate any campground without having first obtained a conditional use permit.
- Subd. 2. Application. The application for conditional use permit, in addition to the requirements, shall indicate the name and address of the developer and a general description of the construction schedule and construction costs. The application for a conditional use permit shall be accompanied by 20 copies of plans, which indicate the following:
- A. Location and size of site.
  - B. Location and size of all vehicle or tent sites, dead storage areas, recreation areas, laundry drying areas, roadways, parking spaces, and all setback dimensions.
  - C. Detailed landscaping plans and specifications.
  - D. Detailed grading plan with two (2) foot contour intervals.
  - E. Plans for sanitary sewage disposal, surface drainage, water systems, electrical service, and gas service.
  - F. Plans for overhead street lighting system shall be submitted for approval by the Zoning Administrator.
  - G. The method of disposing of garbage and refuse.
  - H. Location and size of all streets abutting the site.
  - I. Road construction plans and specifications.
  - J. Plans for any and all structures.
  - K. Such other information as may be required or requested by the County.
- Subd. 3. Designation of Uses. The campground design shall designate specific areas for private tent camping, recreation vehicles, and trailers.
- Subd. 4. Lot Size. The minimum lot size of each lot in the campground shall be two thousand (2,000) square feet.
- Subd. 5. Performance Standards for Campgrounds.
- A. All water supply and sanitary facilities must conform to the current standards of the Minnesota Department of Health and Pollution Control Agency.
  - B. All utilities, such as sewer, water, fuel, electric, telephone, and television antenna lead-ins, shall be buried to a depth specified by the State Department

of Health, and there shall be no overhead wires or support poles except those essential services for street or other lighting purposes. All utility connections shall be approved by the State Department of Health prior to connection. Plans for the disposal of surface storm water shall be approved by the Zoning Administrator.

- C. All land area shall be adequately drained and properly maintained free of dust, refuse, garbage, rubbish or debris. The proposed method of garbage, waste, and trash disposal must be approved by the County and must meet or exceed the current Minnesota Department of Health Standards.
- D. All structures shall require a building permit.
- E. Periodic inspection of the entire campground by the Zoning Administration may be required.
- F. No trailer shall be allowed in a campground that does not conform to the requirements of the Motor Vehicle Code of the State of Minnesota. Every structure in a campground shall be developed and maintained in a safe, approved, and substantial manner.
- G. A properly landscaped area shall be adequately maintained around each campground. No tents, RVs or buildings shall be located within twenty (20) feet of the exterior boundary or within forty (40) feet of any exterior existing public right-of-way.
- H. The operator of every campground shall maintain a register in the office indicating the name and address of the owner and occupants of each site, the license number of each trailer and automobile of each occupant, and the date of arrival and departure of each vehicle. The corners of each lot shall be clearly marked and each lot shall be adequately lighted from sunset to sunrise.
- I. No campground shall be located so that drainage from the campground will endanger any water supply. All sites shall be well drained. No portion of the campground shall be located in an area subject to flooding. No waste water from the trailers or other recreational vehicles shall be deposited on the surface of the ground.
- J. Each lot shall abut or face a driveway or clear unoccupied space of not less than sixteen (16) feet in width, which shall have unobstructed access to the internal road system.
- K. Each lot, or pair of lots, shall contain adequate containers to store, collect, and dispose of refuse and garbage so as to create no health hazards, rodent damage, insect breeding, accident or hazardous fire areas, or air pollution. Each lot, or pair of lots, shall have such an insect proof, water tight, rodent proof refuse container on the lot(s).
- L. Each lot shall be no further than four hundred (400) feet from the nearest readily available drinking water supply.
- M. Each lot with an individual water system connection shall have a water supply capable of supplying one hundred (100) gallons of water per site per day.



- N. Incineration of refuse, garbage, or other wastes shall not be permitted within any campground.
- O. All centralized refuse collection containers and maintenance equipment shall be stored in a screened and fenced service yard within the campground.
- P. Each campground must have one (1) or more central community buildings with central heating which must be maintained in a safe, clean, and sanitary condition. Said buildings shall be adequately lighting during all hours of darkness and shall contain laundry washers, dryers, and drying areas, in addition to public toilets and lavatory. Each campground shall have a building for the use of the operator distinctly marked "office" and such marking shall be illuminated during all hours of darkness. An illuminated map of the campground shall be displayed at the office.
- Q. An adult caretaker must be on duty at all times in the campground.
- R. Each lot shall have two hundred (200) square feet of off-street parking space, or as approved by the Zoning Administrator, for two (2) automobiles. No parking spaces shall be closer than ten (10) feet to any side yard lot line.
- S. All campgrounds shall be equipped with at least one (1) central toilet, bathing, and laundry building which meets or exceeds the requirements of the Minnesota Department of Health, except that in primitive tent camping areas, only toilet facilities shall be required as per the Minnesota Department of Health

# **ARTICLE 30 CR, COMMERCIAL RECREATIONAL DISTRICT**

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## SECTION 1. PURPOSE

The intent of the CR Commercial Recreational District is to provide suitable locations for, and to encourage the development of, commercial recreation facilities in those areas of the county which benefit the recreational needs of both residents and tourists and restrict incompatible commercial and industrial uses. The Commercial Recreational District shall not be an overlay district, but shall be an exclusive district when used.

## SECTION 2. PERMITTED USES

Subd. 1. None.

## SECTION 3. CONDITIONAL USES AND INTERIM USES

All condition and interim uses are subject to zoning and building permits.

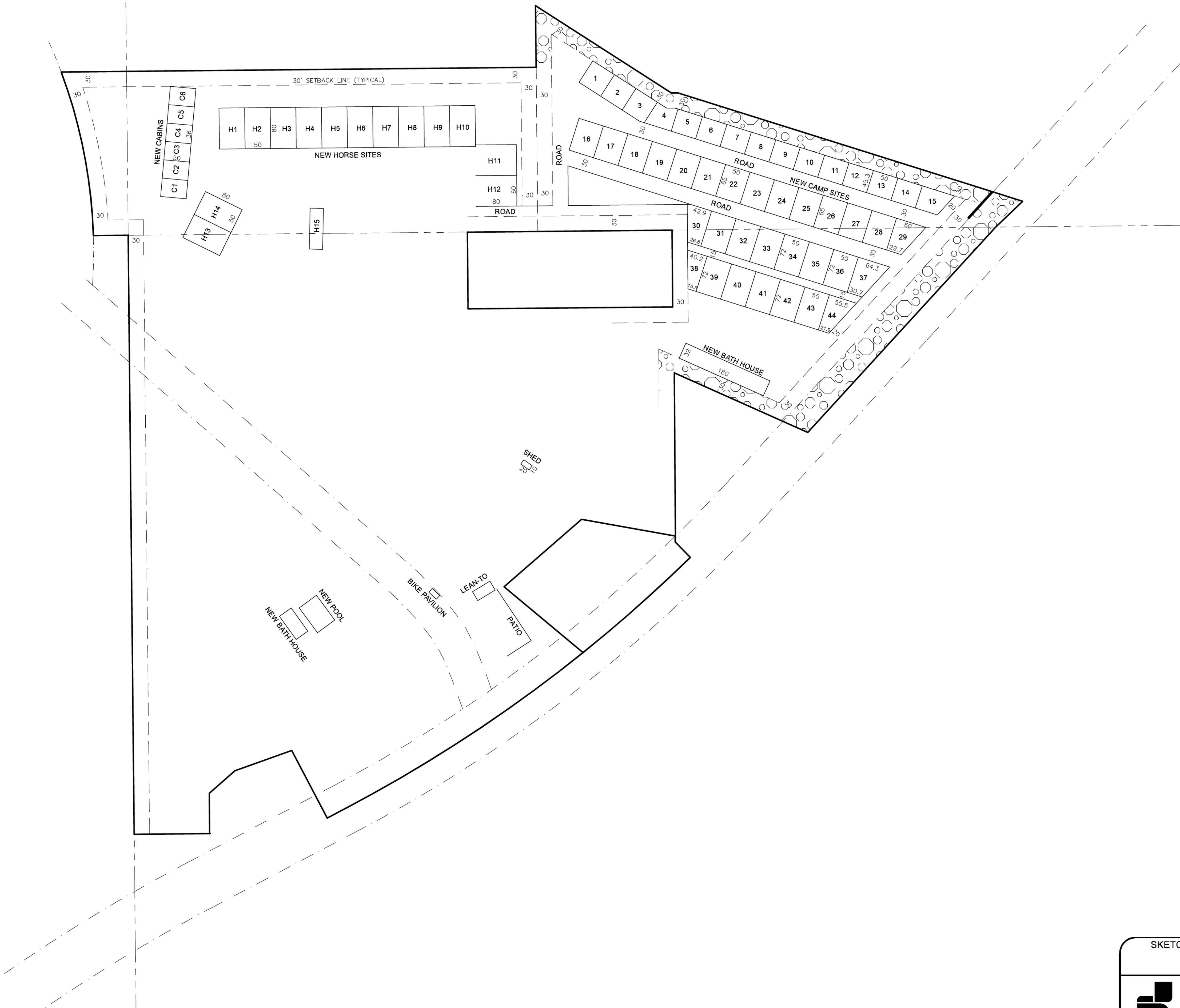
- Subd. 1. Resort facilities to include lodges, guesthouses, cabins and retreat facilities.
- Subd. 2. On-site taverns where the main function is servicing a resort or recreational development.
- Subd. 3. On-site restaurants where the main function is servicing a resort or recreational development.
- Subd. 4. Golf courses and clubhouses.
- Subd. 5. Dinner theaters.
- Subd. 6. Ski areas, ski jumps, related lifts, lodges, and maintenance facilities.
- Subd. 7. Yacht slips, service and storage marinas, harbor and docking facilities subject also to all approved regulations and ordinances of governmental agencies for the same.
- Subd. 8. Campgrounds and Recreational Vehicle sites.
- Subd. 9. Nature trails, snowmobile trails, ski trails, and similar facilities.
- Subd. 10. Museums and commercialized historical attractions.
- Subd. 11. Accessory uses to be determined through the CUP process.
- Subd. 12. Outdoor recreational uses including, but not limited to: zip lines, rope or disc golf courses and mountain bike trails.
- Subd. 13. Outdoor concert facilities.

## SECTION 4. GENERAL DISTRICT REGULATIONS


- Subd. 1. Maximum height limitations for structures and related facilities shall be determined through the CUP process.
- Subd. 2. Each lot or parcel shall have an area of not less than two (2) acres.
- Subd. 3. Structures shall meet the following setbacks:
  - A. Front yard
    - 1. A front yard of not less than forty five (45) feet shall be provided as measured from the right-of-way line of any public road or highway.
    - 2. In the event any building is located on a lot at the intersection of two (2) or more roads or highways, such a lot shall have a front yard abutting each such road or highway.
  - B. Side and Rear Yard
    - 1. Side and Rear yards shall be a minimum of thirty (30) feet. However, livestock buildings shall be subject to a side and rear yard setback of one hundred (100) feet.
- Subd. 4. Lot Width. Each lot shall have a minimum width of one hundred (100) feet.



# HAY CREEK VALLEY CAMPGROUND 5 YEAR CONCEPT PLAN



S:\Shore\STR\CERTS\112-14\19\BRICKZIN\BRICKZIN CONCEPT PLAN.dwg

SKETCH FOR:		GARETH BRICKZIN	
	JOHNSON & SCOFIELD INC.		FEBRUARY 20, 2023
	SURVEYING AND ENGINEERING		
1203 MAIN STREET, RED WING, MN 55066		BK. NA	PG. NA
(651) 388-1558		W.O.#	DRAWING NUMBER
		SHEET 1 OF 1 SHEETS	23-122 S-10601