



Goodhue County

Minnesota

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

5:30 PM Call BOA Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. September 25, 2023 DRAFT Meeting Minutes

Documents:

[BOAMEETINGMINUTES_SEPTEMBERMEETING_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

Public Hearing

1. PUBLIC HEARING: Request For Variance To Minimum Setback Standards
Request for Variance, submitted by Corey Behlke (Owner) to allow construction of a dwelling addition 18 feet from a side yard property line where 30 feet is required. Parcel 37.031.0100. 39033 70th AVE Dennison, MN 55018. Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31 TWP 111 Range 17 in Leon Township. A1 Zoned District.

Documents:

[BOA_PACKET_BEHLKE.PDF](#)

Adjourn BOA Meeting

Call PAC Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. September 18, 2023 DRAFT Meeting Minutes

Documents:

[MINUTES_DRAFT_SEPTEMBER_2023.PDF](#)

Conflict/Disclosures Of Interest

Public Hearings:

1. PUBLIC HEARING: "Olson Addition" Preliminary And Final Plat Review
Request, submitted by Dave Rapp (Authorized Agent) on behalf of David Olson (Owner) for Preliminary and Final Plat review of the proposed Olson Addition plat comprising approximately 126.49 acres. Parcels 35.002.0901, 35.002.1300, 35.002.1500, and 35.003.0800. 40783 Bow Trail Nerstrand, MN 55053. Part of the SW ¼ and Part of the NW ¼ of Section 02 and Part of the E ½ of the NE ¼ of the SE ¼ of Section 03 all in TWP 110 Range 18 in Holden Township. A1 Zoned District.

Documents:

[PACPACKET_OLSONPLAT_REDACTED.PDF](#)

2. PUBLIC HEARING: Request For Map Amendment (Rezone)
Request, submitted by Dale and Diane Olson (Owners) to rezone 13.92 acres from A-1 (Agriculture Protection District) to R-1 (Suburban Residence District) to establish one dwelling site. Parcel 39.008.3200. 480th Street Zumbrota, MN 55992. Part of the SW ¼ of the SW ¼ of Section 08 TWP 109 Range 15 in Pine Island Township.

Documents:

[PACPACKET_OLSON_REDACTED.PDF](#)

Adjourn PAC Meeting

Joint Discussion For BOA And PAC

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
September 25, 2023 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Board of Adjustment was called to order at 5:00 PM by Chair Daniel Knott at the Goodhue County Government Center Board Room.

Roll Call

Commissioners Present: Daniel Knott, Randy Rechtzigel, Dennis Tebbe, Scott Breuer.

Commissioners Absent: Darwin Fox, and Keith Allen.

Staff Present: Land use Management Director Lisa Hanni, Zoning Administrator Samantha Pierret, and Zoning Assistant William Lenzen

1. Approval of Agenda

¹Motion by Commissioner Tebbe and seconded by Commissioner Rechtzigel to approve the meeting agenda.

Motion carried 4:0

2. Approval of Minutes

Chair Knott noted a few grammatical errors on the August minutes.

²Motion by Commissioner Knott and seconded by Commissioner Breuer to approve the previous month's meeting minutes as amended.

Motion carried 4:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings:

PUBLIC HEARING: Request for Variance to Minimum Lot Size Standards

Request for Variance, submitted by Daniel Prebe (Owner) to R-1 Suburban Residence District standards to allow the creation of a parcel with less than 1 acre of buildable area to establish a new dwelling. Parcels 32.130.1800, 32.130.1850, and 32.130.1840. Lots 4, 5, and 6 of the Town of Frontenac plat in Florence Township.

Lenzen presented the staff report and attachments.

Commissioner Tebbe stated the survey shows 8 feet between the property line and the garage. What is the required setback?

Pierret stated that it's 10 feet at the Township level and 8 feet at the County level.

Commissioner Knott stated that in the report it mentioned that the PAC would be considering Mr. Prebe's request. What was the PAC's decision?

Pierret stated that the PAC did approve Mr. Prebe's request.

Commissioner Breuer asked why the report mentions three parcels.

Lenzen stated that it was originally three parcels and three lots that are now being platted into two parcels.

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
September 25, 2023 MEETING MINUTES
DRAFT**

Commissioner Breuer questioned whether the driveway would be shared between the two parcels.

Daniel Prebe (Applicant) stated that it would not be shared. The original house would have its own driveway that would exit on the northwest side of the lot and Mr. Prebe's new lot would use that part of the driveway on the south side of the original drive for access.

Chair Knott opened the Public Hearing

No one spoke for or against the request.

3After Chair Knott asked three times for comments, it was moved by Commissioner Rechtzigel and seconded by Commissioner Tebbe to close the Public Hearing.

Motion carried 4:0

Commissioner Tebbe stated that the configuration of these two smaller lots remains consistent with the Frontenac area for lot sizes and he has no problem approving the request.

Commissioner Breuer agreed.

4Motion by Commissioner Tebbe, seconded by Commissioner Breuer for the Board of Adjustment to:

- adopt the amended 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 a variance, submitted by Daniel Prebe (Owner) to R-1 Suburban Residence District standards to allow the creation of a parcel with less than 1 acre of buildable area to establish a new dwelling.

Motion carried 4:0

PUBLIC HEARING: Request for Variance to Minimum Setback Standards

Request for Variance, submitted by Paul Goplen (Owner) to A-1 Zoning District standards to allow a dwelling addition to be established less than 60-feet from the 415th Street Right-of-Way. Parcel 44.012.0401. 11049 415th Street Zumbrota, MN 55992. Part of the SW 1/4 of the NW 1/4 of Section 12 TWP 110 Range 17 in Wanamingo Township.

Lenzen presented the staff report and attachments.

Chair Knott opened the Public Hearing

No one spoke for or against the request.

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

Motion carried 4:0

Commissioner Tebbe stated that the proposed addition looks to be in line with the existing barn concrete slab in terms of its proximity to the road right of way. It's pretty straightforward to support this request.

Commissioner Breuer noted that the original porch is about 10 feet wide and the new addition will be as wide as the existing house and only a few feet closer to the road than the existing porch.

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
September 25, 2023 MEETING MINUTES
DRAFT**

Commissioner Knott asked if the addition would extend out as far as the landscaping seen in the photos.

Paul Goplen (Owner) indicated that it would not extend that far.

6 Motion by Commissioner Breuer, seconded by Commissioner Rechtzigel 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 a variance, submitted by Paul Goplen (Owner) to A-1 Zoning District standards to allow the construction of a dwelling addition 45 feet from the 415th Street Right of Way

Motion carried 4:0

5. Other-Discussion

Commissioner Knott asked if there were any pending applications for the next meeting on October 23rd.

Pierret stated that no formal applications have come in at this time.

Lisa Hanni stated that we will start working on a Comprehensive Plan update and there will be a joint meeting with the Planning Advisory Committee on November 13th. William and Sam will be working on going over what we have achieved and what wasn't achieved from the 2016 Comprehensive Plan. In January we will have our Comp Plan meetings in a subcommittee to discuss where we want to go with the process. Cannabis rules will also be discussed and what the County wants and should do with cannabis legislation.

Commissioner Rechtzigel asked if the November 13th meeting will be a joint meeting.

Hanni stated November 13th will be a joint meeting with the Planning Commission and Board of Adjustment.

7 Motion by Commissioner Rechtzigel, seconded by Commissioner Breuer to adjourn the BOA meeting at 5:30 PM.

Motion carried 4:0

Respectfully submitted:

William Lenzen, Zoning Assistant

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
September 25, 2023 MEETING MINUTES
DRAFT**

MOTIONS

¹ APPROVE the BOA meeting agenda.

Motion carried 4:0

² APPROVE the previous month's meeting minutes as amended.

Motion carried 4:0

³ Motion to close the Public Hearing.

Motion carried 4:0

⁴ APPROVE the Variance to Minimum Lot Size Standards.

Motion carried 4:0

⁵ Motion to close the Public Hearing.

Motion carried 4:0

⁶ APPROVE the Variance to Minimum Setback Standards.

Motion carried 4:0

⁷ Motion to Adjourn

Motion carried 4:0

UNOFFICIAL UNTIL APPROVED BY THE BOA

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
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

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

To: Board of Adjustment
From: Land Use Management
Meeting Date: November 13, 2023
Report date: November 3, 2023

PUBLIC HEARING: Request for Variance, submitted by Corey Behlke (Owner) to allow construction of a dwelling addition 18 feet from a side yard property line where 30 feet is required.

Application Information:

Applicant(s): Corey Behlke (Owner)
Address of zoning request: 39033 70th Ave. Dennison, MN 55018
Parcel: 37.031.0100
Abbreviated Legal Description: Part of the NE ¼ of the NE ¼ of Section 31 TWP 111 Range 17 in Leon Township.
Township Information: Leon Township signed off on the building permit with no additional comments.
Zoning District: A-1 (Agricultural Protection District)

Attachments and Links:

Application and submitted project summary
Site Plan and Maps
Goodhue County Zoning Ordinance:
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

Corey Behlke (Owner) has applied for a variance to A-1 minimum setback standards to construct a 41-foot by 42-foot addition on the north side of the existing dwelling. The proposed structure would be approximately 18 feet from the side yard setback line at its closest point where 30 feet is required.

Variance Standards:

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

1) Harmony with the general purposes and intent of the official control:

- Property line and Right-of-Way setbacks are intended to create separation among adjacent structures and roads to allow for adequate access and accommodate future road expansion.
- The existing home is located 38 feet from the north property line and is a conforming structure. The proposed addition would be located 18 feet from the side yard property line.

The addition is intended to add additional indoor living space to the dwelling on the main level.

- The north property line is a section line separating sections 30 and 31 of Leon Township. The Applicant owns land on both sides of the section line therefore the variance request is to decrease setbacks from a “commonly owned” property line.

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

- The Goodhue County Comprehensive Plan supports the use of existing rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County.

The proposed addition appears consistent with the Goodhue County Comprehensive Plan.

3) **There are “practical difficulties” in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):**

- The Applicant’s request to construct a dwelling addition is a reasonable use of property in the A-1 District. The addition, as proposed, would meet all other required setbacks.
- The Applicant desires to construct an addition as an office or family room with a full bath on the north side of the home for additional living space.
- The property is an existing 20-acre parcel which is a conforming lot size in the A-1 District (2-acre minimum). The property contains a single-family dwelling with an attached garage and two storage sheds. One of the sheds was issued a variance in 2009 to be constructed up to the north property line/section line.

The home was originally permitted and constructed in 1992.

- The Applicant stated that there are no alternative locations for the addition due to the bluff to the west, utilities to the south, and the design of the house. This limits the potential for an addition to only the north.
- The Applicant alternatively considered platting the properties to combine his two parcels however rejected this alternative due to time constraints associated with the platting process (surveying, Planning Commission and County Board approval timelines, and obtaining signatures to record the plat before beginning construction).
- The property is surrounded by A1-zoned properties on all sides. Surrounding uses include low-density residential among wooded bluffs and tilled cropland.
- The request 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.**

- Single-family dwellings are a permitted use in the A-1 Zoning 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 a variance, submitted by Corey Behlke (Owner) to A-1 Zoning District standards to allow the construction of a dwelling addition 18 feet from the north property line.



Figure 1: North Side of House. Area of proposed addition.
(provided by William Lenzen)



Figure 2: West Side of House, showing proximity of bluff to house.
(provided by William Lenzen)



Figure 3: North Side of House, showing project area with an approximate section line drawn for reference. (provided by William Lenzen)

APPLICATION FOR Variance

For Staff Use only

VARIANCE NUMBER:

\$350 RECEIPT#

DATE

SITE ADDRESS, CITY, AND STATE		ZIP CODE:
39033 70 th ave Dennison, MN		55018

LEGAL DESCRIPTION: Attached <input type="checkbox"/>				
PID#:	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):

APPLICANT OR AUTHORIZED AGENT'S NAME	
Cory Behlke	
APPLICANT'S ADDRESS:	EMAIL:
39033 70 th ave Dennison, MN	

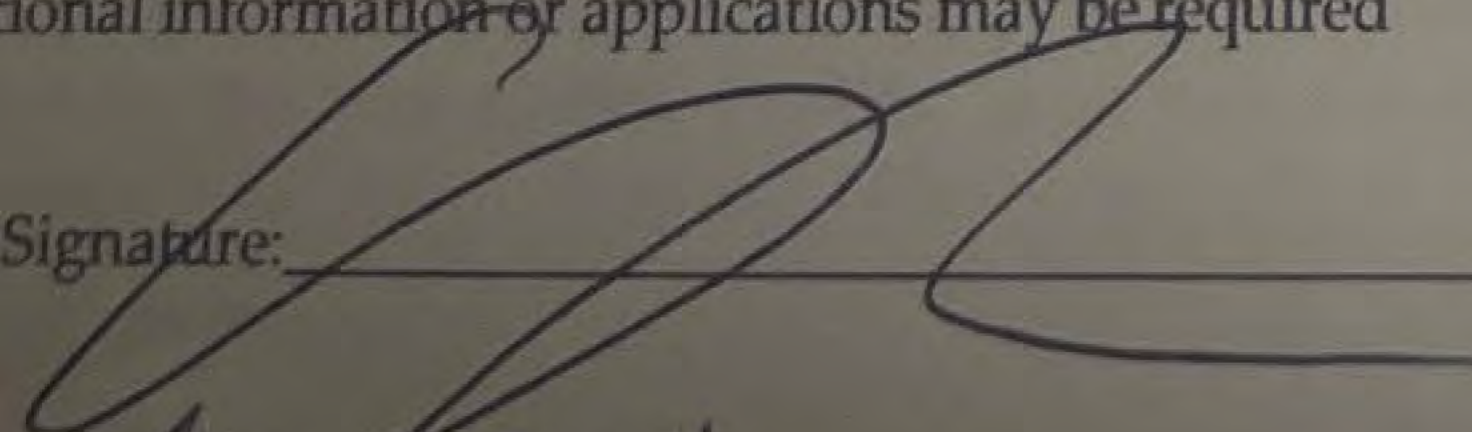
PROPERTY OWNER'S NAME::		TELEPHONE:
Same as Above <input checked="" type="checkbox"/>		
PROPERTY OWNER'S ADDRESS:	EMAIL:	

CONTACT FOR PROJECT INFORMATION:		TELEPHONE:
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	EMAIL:	

VARIANCE REQUESTED TO: (check all that apply) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input checked="" 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 type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE:	
	PROPOSED USE:	
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	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE

- 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:  Date: 10-26-23

Print name: Cory Behlke (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:

Woods, there happens to be a section line running through my property. I own Both PFDs. One previous variance was granted for previous owner to build shed. We are expecting a 3rd child. need more space to work from home.

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

I will be further delayed in my project. My Property taxes wont go up if no addition is added.

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:

steep ravines and large old growth forest limit my addition options.

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

not putting on the addition. really need a quite larger space to work from home

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

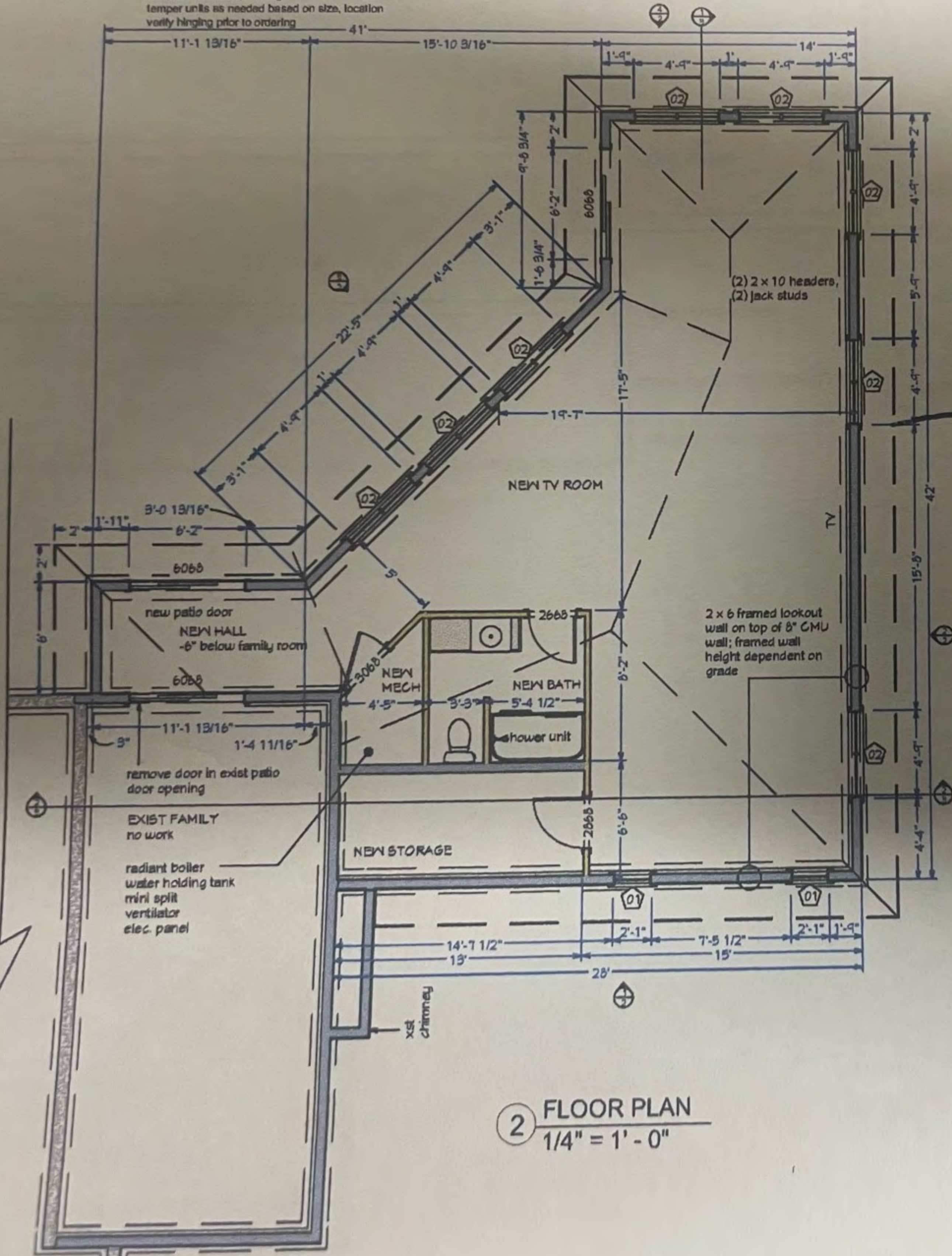
a smaller addition, wouldnt be enough space to consider spending the money on the project.

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

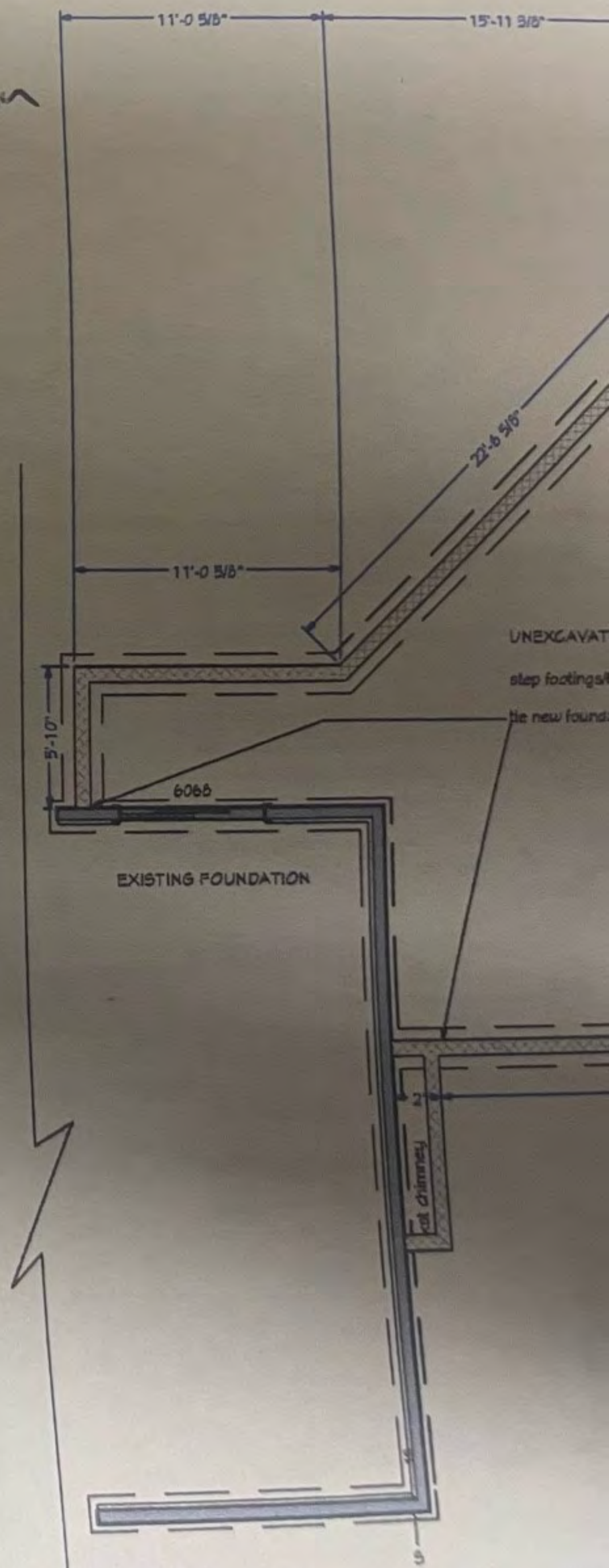
not at all.

Window Schedule						
Number	Label	Qty	Finish	Height	Width	Comments
01	6L 6066	2	34"	25 1/2"	25 3/4 1/2"	Single Awning
02	6L 6066	2	34"	25 1/2"	25 3/4 1/2"	Yes, 2x6 Casement-inset

Marvin Windows
 Elevate Casement, Awning
 temper units as needed based on size, location
 verify hinging prior to ordering



2 FLOOR PLAN
 1/4" = 1' - 0"



MAP 01: PROPERTY OVERVIEW

370301400
HERNKE'S FARM LAND INC
66.91

370301401
COREY A BEHLKE
9.09

370310100
COREY A BEHLKE
20

BOARD OF ADJUSTMENT


















Public Hearing
November 13, 2023

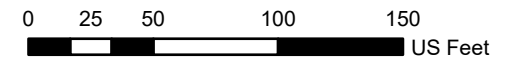
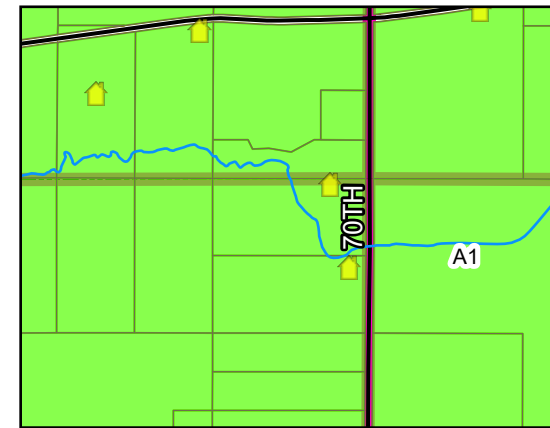
Corey Behlke (Owner)
A1 Zoned District

Part of the NE 1/4 of NE 1/4 of Section 31
TWP 111 Range 17 in
Leon Township

Request for Variance to Minimum Setback
Standards to allow construction of a dwelling
addition 18 feet from side yard property
line where 30 feet is required.

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

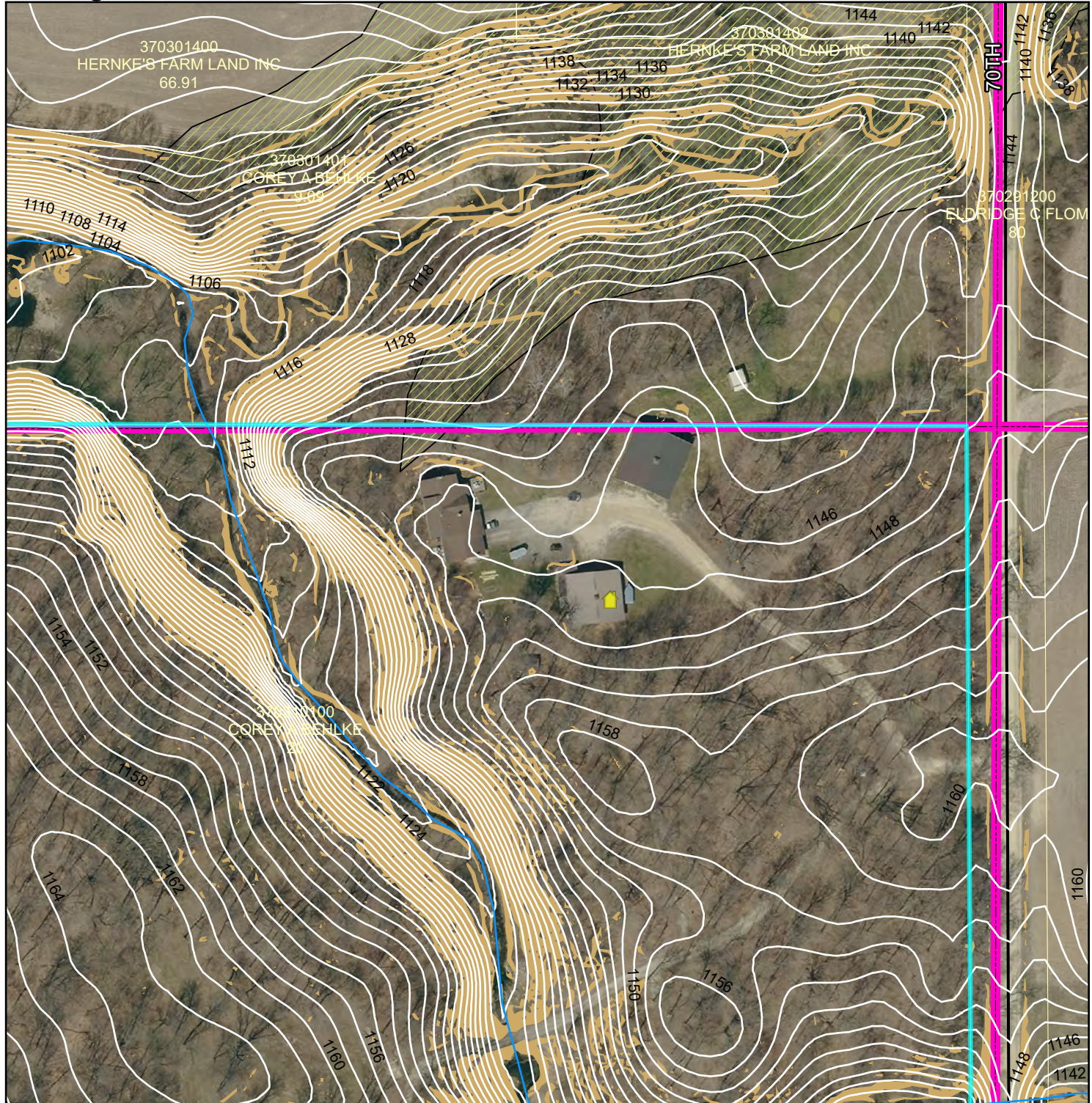


DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2023.

2022Aerial Imagery
Map Created October, 2023 by LUM



MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

Public Hearing
November 13, 2023

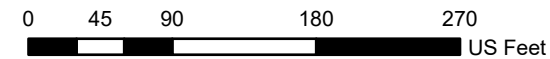
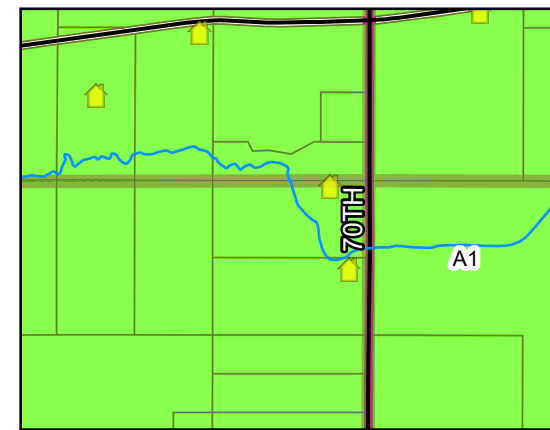
Corey Behlke (Owner)
A1 Zoned District

Part of the NE 1/4 of NE 1/4 of Section 31
TWP 111 Range 17 in
Leon Township

Request for Variance to Minimum Setback
Standards to allow construction of a dwelling
addition 18 feet from side yard property
line where 30 feet is required.

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	



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.

2020 Aerial Imagery
Map Created October, 2023 by LUM



MAP 01: PROPERTY OVERVIEW

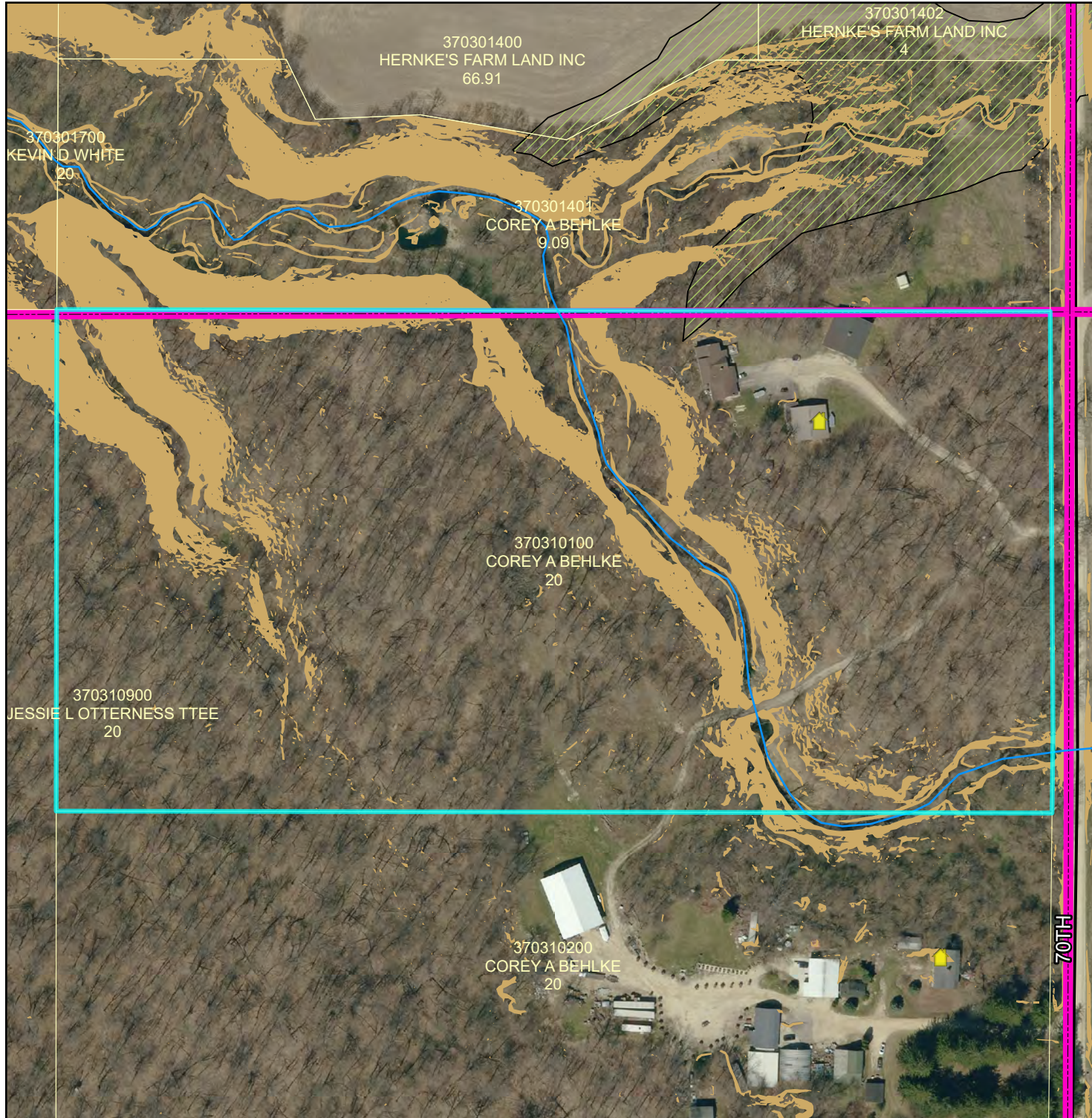
BOARD OF ADJUSTMENT

Public Hearing
November 13, 2023

Corey Behlke (Owner)
A1 Zoned District

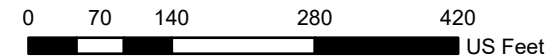
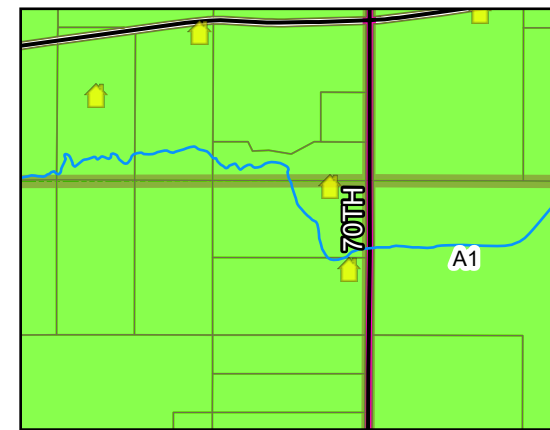
Part of the NE 1/4 of NE 1/4 of Section 31
TWP 111 Range 17 in
Leon Township

Request for Variance to Minimum Setback
Standards to allow construction of a dwelling
addition 18 feet from side yard property
line where 30 feet is required.



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



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.

2022Aerial Imagery
Map Created October, 2023 by LUM



PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP

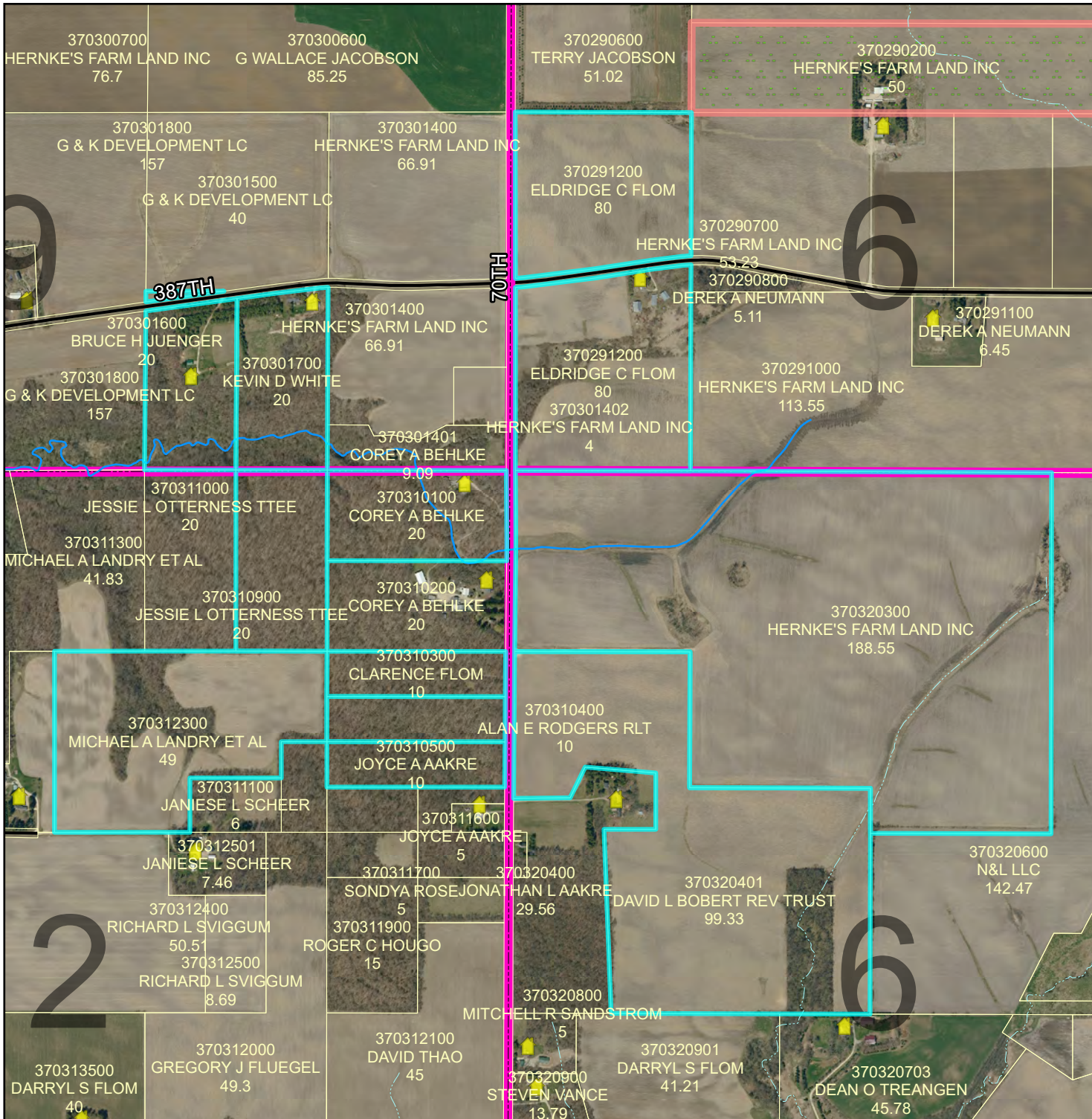
PLANNING COMMISSION

Public Hearing
November 13, 2023

Corey Behlke (Owner)
A1 Zoned District

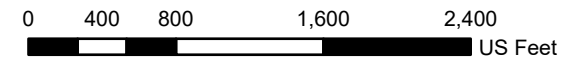
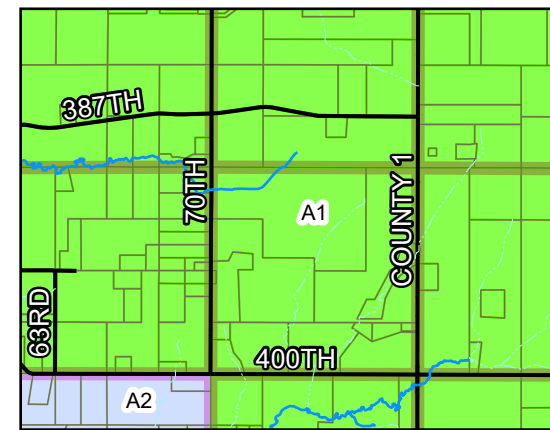
Part of the NE 1/4 of NE 1/4 of Section 31
TWP 111 Range 17 in
Leon Township

Request for Variance to Minimum Setback
Standards to allow construction of a dwelling
addition 18 feet from side yard property
line where 30 feet is required.



Legend

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



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.

2020 Aerial Imagery
Map Created October, 2023 by LUM



MAP 02: VICINITY MAP

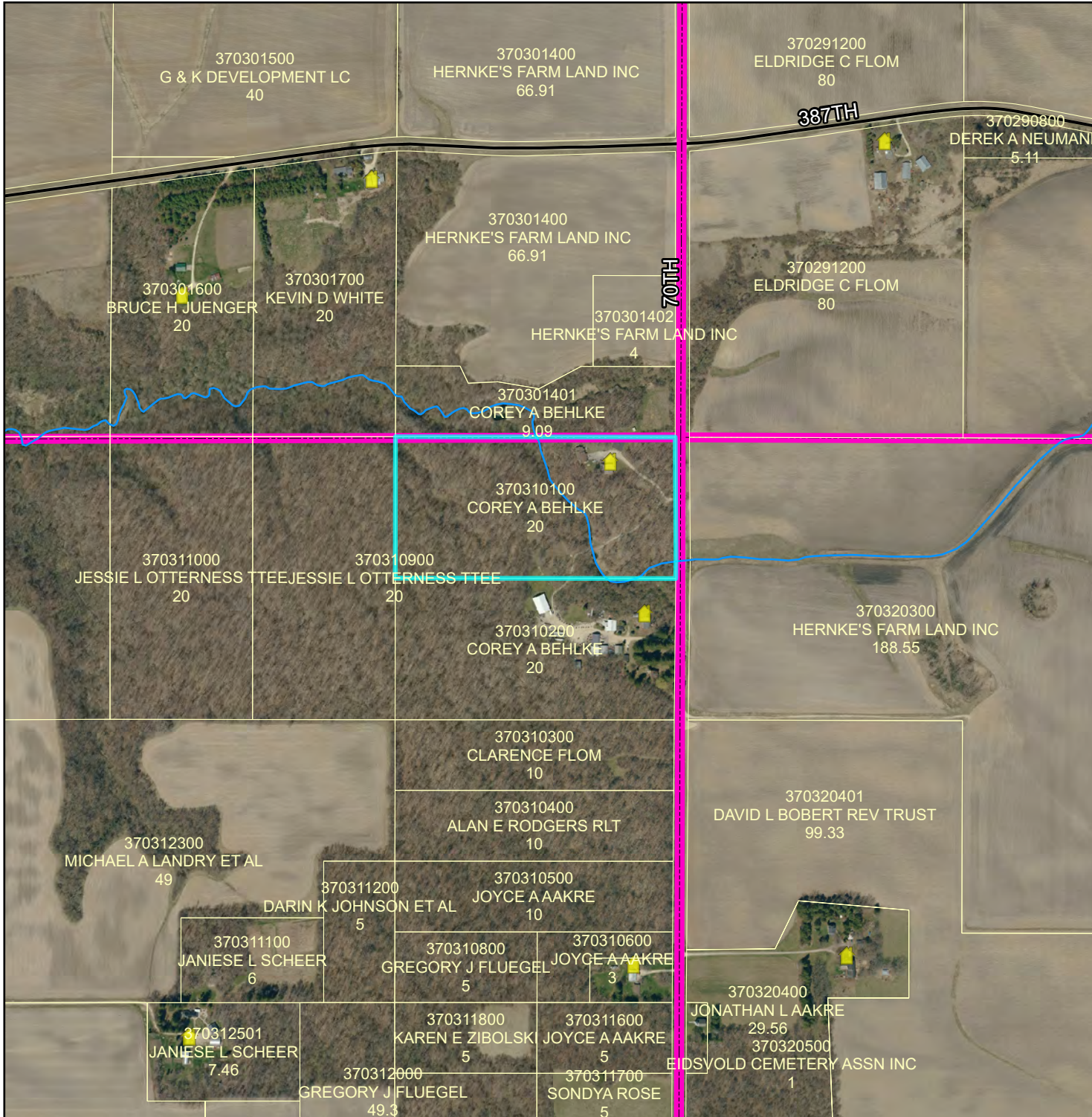
BOARD OF ADJUSTMENT

Public Hearing
November 13, 2023

Corey Behlke (Owner)
A1 Zoned District

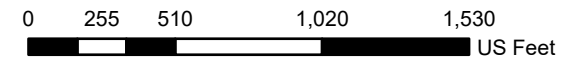
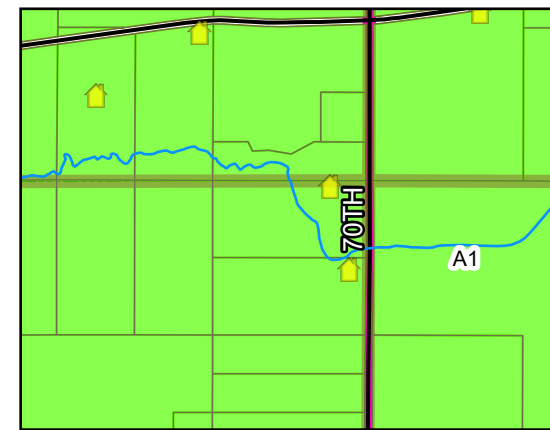
Part of the NE 1/4 of NE 1/4 of Section 31
TWP 111 Range 17 in
Leon Township

Request for Variance to Minimum Setback
Standards to allow construction of a dwelling
addition 18 feet from side yard property
line where 30 feet is required.



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 |



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.

2022 Aerial Imagery
Map Created October, 2023 by LUM



**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
September 18, 2023 MEETING MINUTES
DRAFT**

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: Tom Gale, Richard Miller, Darwin Fox, Howard Stenerson, Richard Nystuen, Chris Buck, and Todd Greseth

Commissioners Absent: Marc Huneke

Staff Present: Land Use Director Lisa Hanni, Zoning Administrator Samantha Pierret, Zoning Assistant William Lenzen

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Greseth to approve the meeting agenda.

Motion carried 7:0

2. Approval of Minutes

²Motion by Commissioner Greseth; seconded by Commissioner Fox to approve the previous month's meeting minutes.

Motion carried 7:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings

PUBLIC HEARING: "Prebe Estates" Preliminary and Final Plat Review

Request submitted by Daniel Prebe (Owner) for Preliminary and Final Plat review of the proposed Prebe Estates plat comprising approximately 1.69 acres. Parcels 32.130.1800, 32.130.1850, and 32.130.1840. 59134 Westervelt Avenue Way Frontenac, MN 55026. Lots 4, 5, and 6 of the Town of Frontenac plat in Florence Township. R-1 Zoned District.

Pierret presented the staff report and attachments.

Chair Buck Opened the Public Hearing

No one spoke for or against the request.

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
September 18, 2023 MEETING MINUTES
DRAFT**

3After Chair Buck called three times for comments it was moved by Commissioner Stenerson and seconded by Commissioner Miller to close the Public Hearing.

Motion carried 7:0

Commissioner Stenerson stated that he has seen problems arising with septic systems on lots smaller than 2 acres. The reason for having 2-acre lots is to allow extra space for a new septic system should the old one fail. Places like Frontenac and Welch that have lots smaller than 1 acre, and high dwelling density, might want to consider going to a community septic system or installing a public system. He is concerned that cluster housing developments at some point will have to install treatment facilities.

Commissioner Fox stated that Welch has a community septic system and the costs are divided to each property owner. The Township helped get the community septic system installed and started but the Township doesn't own the system, it's owned by all of the individual landowners and the cost is assessed to each owner.

Commissioner Stenerson asked if the County got a loan or grant to help Welch Township with distributing the costs.

Land Use Director Lisa Hanni stated they had a loan from DEED, then it was billed back to the landowners. Ben Hoyt (County Sanitarian) was working with "New Frontenac" on the feasibility of installing a community septic system but it never took off.

4It was moved by Commissioner Greseth and seconded by Commissioner Gale for the Planning Advisory Commission to:

- 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 request submitted by Daniel Prebe (Owner) for Preliminary and Final Plat review of the proposed Prebe Estates plat comprising approximately 1.69 acres. Parcels 32.130.1800, 32.130.1850, and 32.130.1840. Lots 4, 5, and 6 of the Town of Frontenac plat in Florence Township. R-1 Zoned District.

Motion carried 7:0

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request, submitted by Laurie Johnson (Applicant) on behalf of Terry G Forehand Et Al (Owners) to rezone 20.49 acres from A-2 (General Agriculture District) to R-1 (Suburban Residence District). Parcel 41.036.2500. TBD County 24 BLVD Cannon Falls, MN 55009. Part of the NW ¼ of the NW ¼ of Section 36 TWP 112 Range 18 in Stanton Township.

Pierret presented the staff report and attachments.

Commissioner Stenerson stated his concern that if this parcel is zoned R1 Residential, is there the potential for it to be split in the future and sold off in smaller lots?

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
September 18, 2023 MEETING MINUTES
DRAFT**

Pierret stated that if the owners wanted to make this parcel smaller they would have to get it platted and approved by the Planning Commission and County Board. The Little Cannon River runs right down the middle of this parcel and the floodplain takes up about half the acreage of the parcel. Between the cost of platting, building in a flood zone, and the cost of getting the floodplain professionally surveyed it's very unlikely this parcel would be split into smaller, buildable lots.

Chair Buck Opened the Public Hearing

Thomas Fletcher (33205 57th Ave Cannon Falls) asked where would their road access be located.

Kathy Anderson (realtor) stated that the existing right-of-way access that Bobby Underwood uses would only be shared within the public right-of-way and then the driveway would split after the public right-of-way onto the Forehand's parcel.

Thomas Fletcher asked whether the builders would remove the row of trees between the Forehand and Underwood/Rechtzigel properties.

Kathy Anderson stated the trees would remain and it is a sloped area that provides more screening.

John Peknic (32574 Oxford Mill Road Cannon Falls) stated his concern over Agricultural land being turned into residential and increasing houses rather than agricultural uses. He urged the commission to stick to the current zoning restrictions.

Commissioner Stenerson asked whether the proposed dwelling would be in the existing field.

Terry Forehand (owner) confirmed the field is the proposed dwelling location.

Commissioner Stenerson noted the field is a stand-alone field and building a dwelling here would not negatively impact other farming operations.

Kathy Anderson stated that Stanton Township has an ordinance requiring each residence to have a minimum size of 20 acres. This property meets that requirement.

5After Chair Buck called three times for comments it was moved by Commissioner Fox and seconded by Commissioner Stenerson to close the Public Hearing.

Commissioner Stenerson stated that he appreciates having 20-acre lots for septic systems.

Motion carried 7:0

6It was moved by Commissioner Stenerson and seconded by Commissioner Greseth for the Planning Advisory Commission to:

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
September 18, 2023 MEETING MINUTES
DRAFT**

- adopt the staff report into the record;
- adopt the finding 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 Laurie Johnson (Applicant) on behalf of Terry G Forehand Et Al (Owners) to rezone 20.49 acres from A-2 (General Agriculture District) to R-1 (Suburban Residence District). Parcel 41.036.2500.

Motion carried 7:0

Other Discussion

Commissioner Stenerson stated that it has been brought up many times about approaching individual Townships regarding zoning density changes.

Hanni stated that Stanton and Pine Island Townships were the only Townships that wanted more dwellings and other Townships didn't want to see increased dwelling densities per past surveys.

Commissioner Stenerson mentioned that a Farmette zone approach might be something to consider for the future. He explained that a farmette is a parcel consisting of 5 acres, zoned agricultural. That way it allows people to live in a rural setting, raise some livestock, and doesn't have to be zoned residential.

Discussion continued regarding proposed Comprehensive Plan updates and the potential to discuss density with Townships. There was also discussion on lowering the number of PAC members from nine to six or seven to more easily have a quorum and save on per diems. Cannabis legislation and permitting were also briefly discussed.

7ADJOURN: Motion by Commissioner Miller and seconded by Commissioner Greseth to adjourn the Planning Commission Meeting at 6:50 p.m.

Motion carried 7:0

Respectfully Submitted,

William Lenzen Zoning Assistant

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
September 18, 2023 MEETING MINUTES
DRAFT**

MOTIONS

¹ APPROVE the PAC meeting agenda

Motion carried 7:0

² APPROVE the previous month's meeting minutes

Motion carried 7:0

³ Motion to close the Public Hearing

Motion carried 7:0

⁴ APPROVE the request for a Preliminary and Final Plat Review

Motion carried 7:0

⁵ Motion to close the Public Hearing

Motion carried 7:0

⁶ APPROVE the request for a Map Amendment (Rezone)

Motion carried 7:0

⁷ ADJOURN. Motion to adjourn the meeting

Motion carried 7:0

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
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

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

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: November 13, 2023
Report date: November 3, 2023

PUBLIC HEARING: “Olson Addition” Preliminary and Final Plat Review

Request, submitted by Dave Rapp (Authorized Agent) on behalf of David Olson (Owner) for Preliminary and Final Plat review of the proposed Olson Addition plat comprising approximately 126.49 acres.

Application Information:

Applicant: Dave Rapp (Authorized Agent) on behalf of David Olson (Owner)
Address of zoning request: 40783 Bow Trail Nerstrand, MN 55053
Parcel(s): 35.002.0901, 35.002.1300, 35.002.1500, and 35.003.0800
Abbreviated Legal Description: Part of the SW ¼ and Part of the NW ¼ of Section 02 and Part of the E ½ of the NE ¼ of the SE ¼ of Section 03 all in TWP 110 Range 18 in Holden Township
Zoning District: A1 (Agricultural Protection District)
Township: Holden Township has been made aware of the request and must sign off on the plat before official recording. The Township has indicated that proposed Lot 4 may not be buildable under Township zoning rules. This will be discussed at their Tuesday, November 14th meeting.

Attachments and links:

Application
Site Map(s)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary:

Dave Rapp with Rapp Land Surveying has prepared a Preliminary and Final Plat to reconfigure four existing parcels in two sections of Holden Township. The reconfigured parcels will allow land in Section 02 and Section 03 to be combined to facilitate access from Bow Trail to parcel 35.003.0800.

According to the Goodhue County Subdivision Ordinance, any land subdivision that dedicates any interests to the public such as easements or roads must be formally platted. The proposed “Olson Addition” dedicates frontage to Bow Trail. Parcel 35.003.0800 is already considered buildable under County zoning rules as it is within an A1 zoned section with 2 existing dwellings where up to 4 dwellings may be constructed. The Applicant has not indicated a desire to develop proposed Lot 4. No additional building sites would be created by the plat. Section 02 is also zoned A1 and already has 5 dwellings.

The plat meets all requirements for access and parcel size.

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 that the County Board of Commissioners **APPROVE** the request submitted by Dave Rapp (Authorized Agent) on behalf of David Olson (Owner) for the Preliminary and Final Plat of the proposed “Olson Addition” comprising approximately 126.49 acres.

723-0052

FILE #	
PARCEL #	35.002.0901

35.002.1300 35.002.1500
35.003.0800

505 Plat Application

A. A Minnesota Statue Chapter 505 plat* is required under the following circumstances:

- 1) The creation of three or more tax parcels from one tax parcel, except when the tax parcels created can be described by an aliquot part of the Public Land Survey. The minimum division shall be a Quarter Quarter of the Section (i.e. SE 1/4 of the NW 1/4). Non-contiguous land must be separate tax parcels. The parcels shown on the plat provide for road access for each new division or reconfiguration of land;
- 2) If a subdivision of a platted lot or outlot can result in one or more potential dwelling sites, the subdivision must be platted.

*Requires approval and public hearings from the Planning Commission and County Board

Landowner Information

Landowner Name	DAVID OLSON	Email	
Mailing Address	7480 COUNTY 17 BLVD CANNON FALLS MN 55009		
Daytime Phone			

Applicant Information (if different than above)

Applicant Name	DAVID G. RAPP	Email	
Mailing Address	45967 HWY 56 BLVD KENYON MN 55946		
Daytime Phone			

Township Information

Township position		Date	
Signature			

County Use

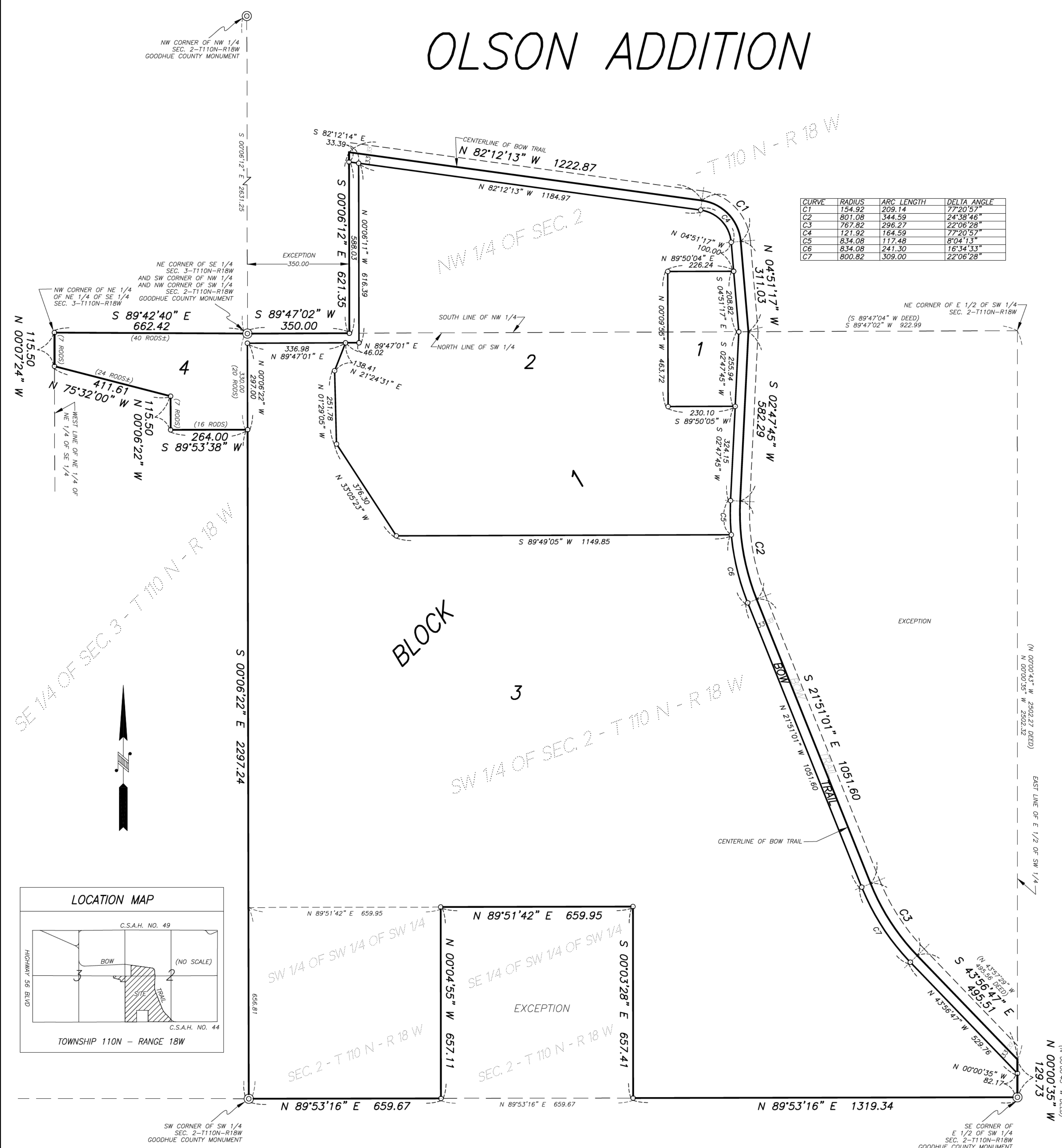
Application Fee	\$350	Receipt Number	ONLINE	Received Date	11-1-23
Initial Reviewed by					
Plat Name	OLSON ADDITION				

Request complies with Goodhue County Zoning and Subdivision requirements as attested by me
_____ the Goodhue County Planner/Zoning Administrator on
this day _____

RECEIVED

OCT 31 2023

OLSON ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That David R. Olson, Trustee of the 2001 Revocable Trust of Richard G. Olson, as amended and restated March 10, 2020, fee owner of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

The Southwest Quarter of Section 2, Township 110 North, Range 18 West, Goodhue County, Minnesota, EXCEPT That part of the East Half of the Southwest Quarter of Section 2, Township 110 North, Range 18 West, Goodhue County, Minnesota, described as follows: Commencing at the southeast corner of said East Half of the Southwest Quarter; thence North 00 degrees 00 minutes 43 seconds West, assumed bearing, along the east line thereof, a distance of 129.73 feet to the point of beginning of the land to be described; thence continuing North 00 degrees 00 minutes 43 seconds West, along said East line, a distance of 2502.27 feet to the northeast corner of said East Half of the Southwest Quarter; thence South 89 degrees 47 minutes 04 seconds West, along the north line of said East Half of the Southwest Quarter, a distance of 922.99 feet to the centerline of Bow Trail as now located and established; thence South 02 degrees 47 minutes 45 seconds West, along said centerline, a distance of 582.29 feet; thence southerly along said centerline, a distance of 344.59 feet, along a tangential curve concave to the east, having a central angle of 24 degrees 38 minutes 46 seconds and a radius of 801.08 feet; thence South 21 degrees 51 minutes 01 second East, along said centerline and tangent to said curve, a distance of 1051.60 feet; thence southeasterly, along said centerline, a distance of 296.27 feet, along a tangential curve concave to the northeast, having a central angle of 22 degrees 06 minutes 28 seconds and a radius of 767.82 feet; thence South 43 degrees 57 minutes 29 seconds East, along said centerline and tangent to said curve, a distance of 495.56 feet to the point of beginning.

AND EXCEPT Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 2, Township 110 North, Range 18 West, Goodhue County, Minnesota. AND EXCEPT Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 2, Township 110 North, Range 18 West, Goodhue County, Minnesota. TOGETHER WITH that part of the Northwest Quarter of Section 2, Township 110 North, Range 18 West, Goodhue County, Minnesota, lying south and west of the centerline of the Township Road, EXCEPTING THEREFROM the West 350.00 feet thereof. ALSO TOGETHER WITH the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 2, Township 110 North, Range 18 West, Goodhue County, Minnesota. ALSO TOGETHER WITH that part of the Southeast Quarter of Section 3, Township 110 North, Range 18 West, Goodhue County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter of Section 3; running thence South 20 rods; thence North 7 rods; thence in a Northwesterly direction 24 rods more or less to a point 7 rods South of the northwest corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 3; thence North 7 rods; thence East 40 rods to the place of beginning.

Have caused the same to be surveyed and platted as OLSON ADDITION and do hereby dedicate to the public for public use the public ways as created by this plat. In witness whereof said David R. Olson, Trustee of the 2001 Revocable Trust of Richard G. Olson, as amended and restated March 10, 2020, has hereunto set his hand this _____ day of _____, 20__.

David R. Olson, Trustee of the 2001 Revocable Trust of Richard G. Olson, as amended and restated March 10, 2020

State of Minnesota
County of Goodhue

This instrument was acknowledged before me on _____, 20__, by David R. Olson, Trustee of the 2001 Revocable Trust of Richard G. Olson, as amended and restated March 10, 2020.

_____(signed)
_____(print)
Notary Public,
My Commission expires _____

I hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; that I prepared or directly supervised the preparation of this plat of OLSON ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been correctly set; that as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesota Statutes 505.01, Subd. 3, are correctly shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

David G. Rapp, Land Surveyor
Minnesota License Number 22044

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20__, by David G. Rapp, Land Surveyor.

_____(sign)
_____(print)
Notary Public, Goodhue County, Minnesota
My commission expires _____

HOLDEN TOWNSHIP BOARD

Approved by the Holden Township Board this _____ day of _____, 20__.

Signed _____
Chairperson

GOODHUE COUNTY BOARD

Approved by the Goodhue County Commissioners at their _____, 20__, County Board meeting.

Signed _____ Signed _____
Chairperson County Administrator

ATTORNEY APPROVAL

I do hereby certify that proper evidence of title has been presented to and examined by me and I approve the plat as to form and execution this _____ day of _____, 20__.

By _____, County Attorney

GOODHUE COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20__.

Lisa Hanni
Goodhue County Surveyor

GOODHUE COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20__.

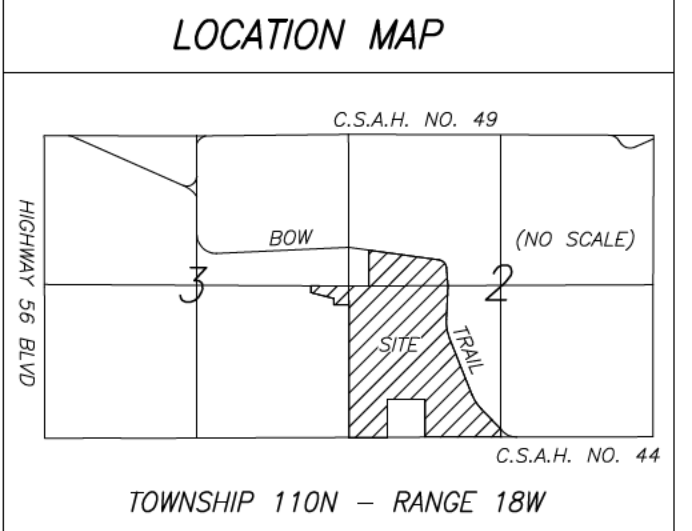
Goodhue County Auditor / Treasurer

GOODHUE COUNTY RECORDER

County Recorder, County of Goodhue, State of Minnesota
I hereby certify that this plat of OLSON ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20__, at _____ o'clock _____ M. and was duly recorded as Document Number _____.

Lisa Hanni
Goodhue County Recorder

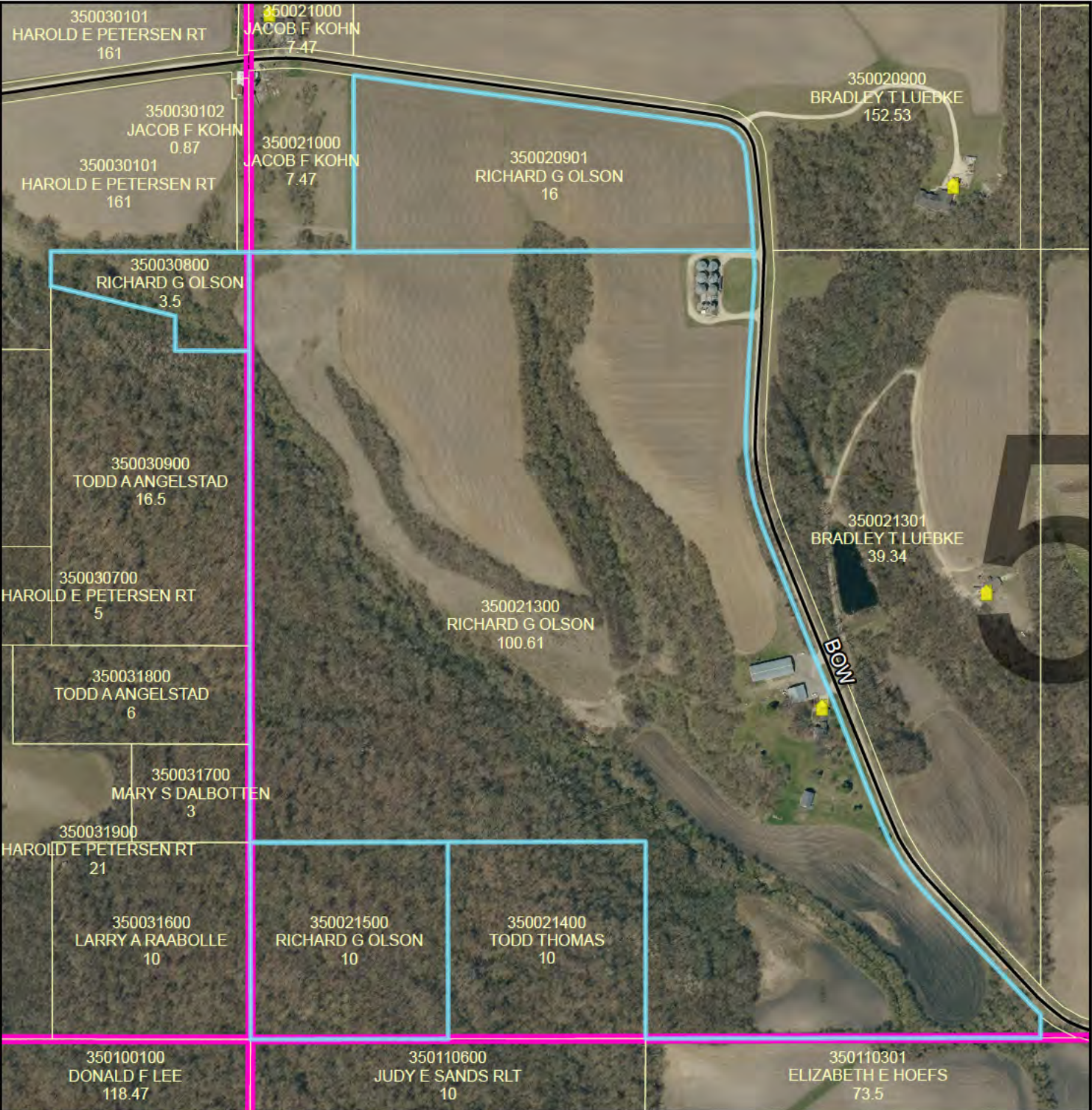
RAPP LAND SURVEYING, INC.
45967 HIGHWAY 56 BLVD
KENYON, MN 55946
612-532-1263



• DENOTES FOUND IRON MONUMENT
○ DENOTES SET 1/2" X 15 INCH IRON REBAR MONUMENT WITH PLASTIC CAP MARKED RLS 22044

THE EAST LINE OF THE SW 1/4 OF SEC. 2-T110N-R18W ASSUMES A BEARING OF N 00°00'35" W
SCALE IN FEET

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
November 13, 2023

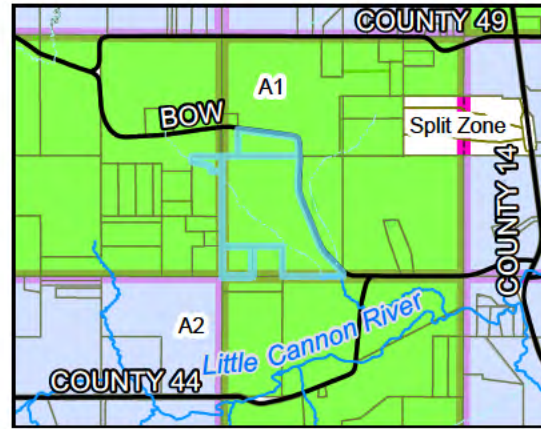
David Rapp (Applicant) on behalf
of David Olson (Owner)

A1 Zoned District

Part of the SW 1/4 and Part of the NW
1/4 of Section 02 and Part of the E
1/2 of the NE 1/4 of the SE 1/4 of
Section 03 all in TWP 110 Range 18
in Holden Township

Preliminary and Final Plat review of
Olson Addition plat
Legend

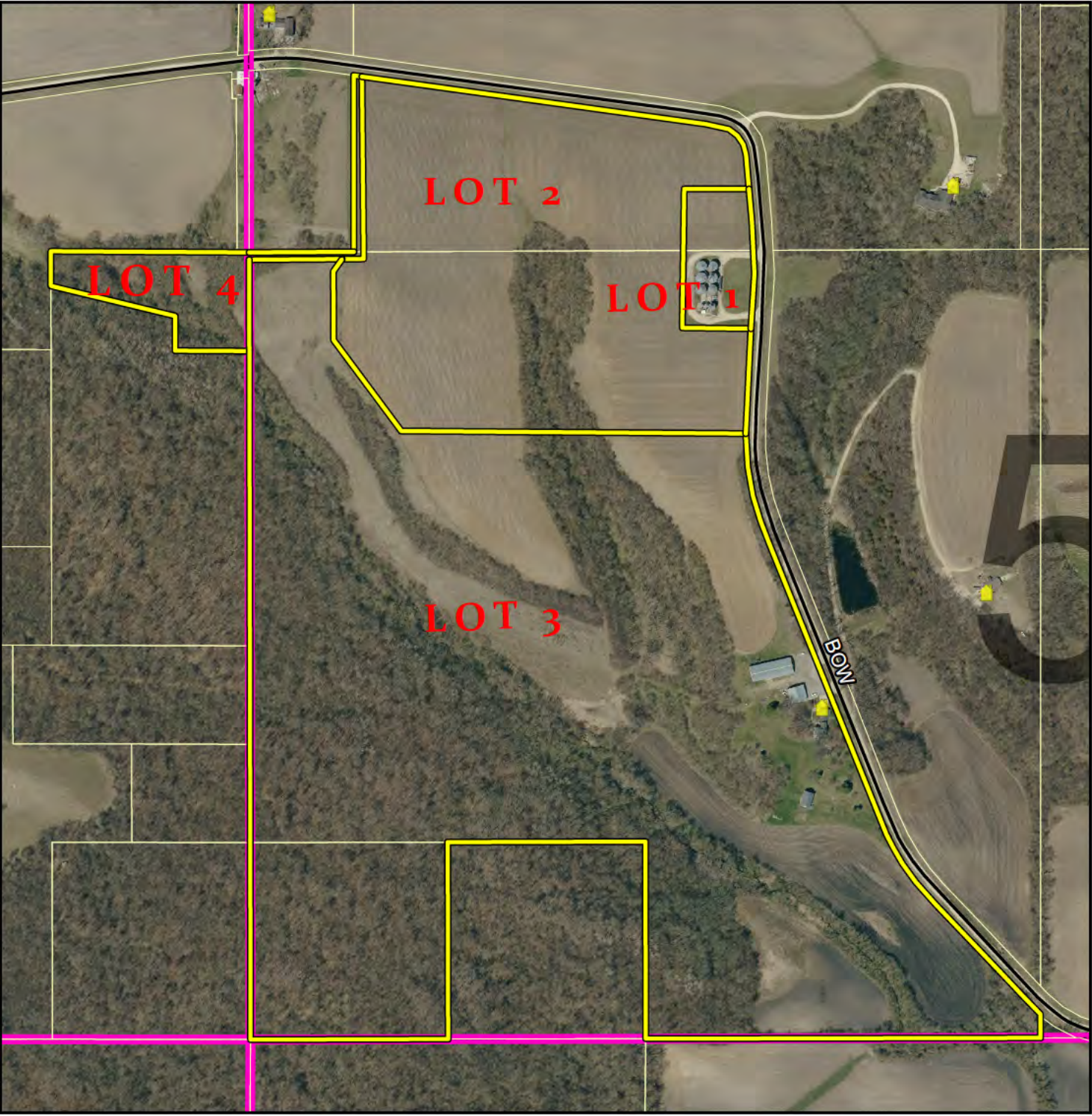
- | | |
|----------------------------|---------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) 20 |
| Protected Streams | Bluff Impact Zones (% slope) 30 |
| Lakes & Other Water Bodies | FEMA Flood Zones |
| Shoreland | 2% Annual Chance |
| Historic Districts | A |
| Parcels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



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.

2022 Aerial Imagery
Map Created October, 2023 by LUM





PLANNING COMMISSION

PAC Meeting
November 13, 2023

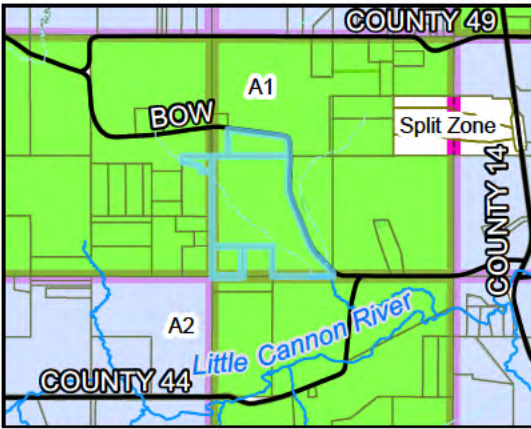
David Rapp (Applicant) on behalf
of David Olson (Owner)

A1 Zoned District

Part of the SW 1/4 and Part of the NW
1/4 of Section 02 and Part of the E
1/2 of the NE 1/4 of the SE 1/4 of
Section 03 all in TWP 110 Range 18
in Holden Township

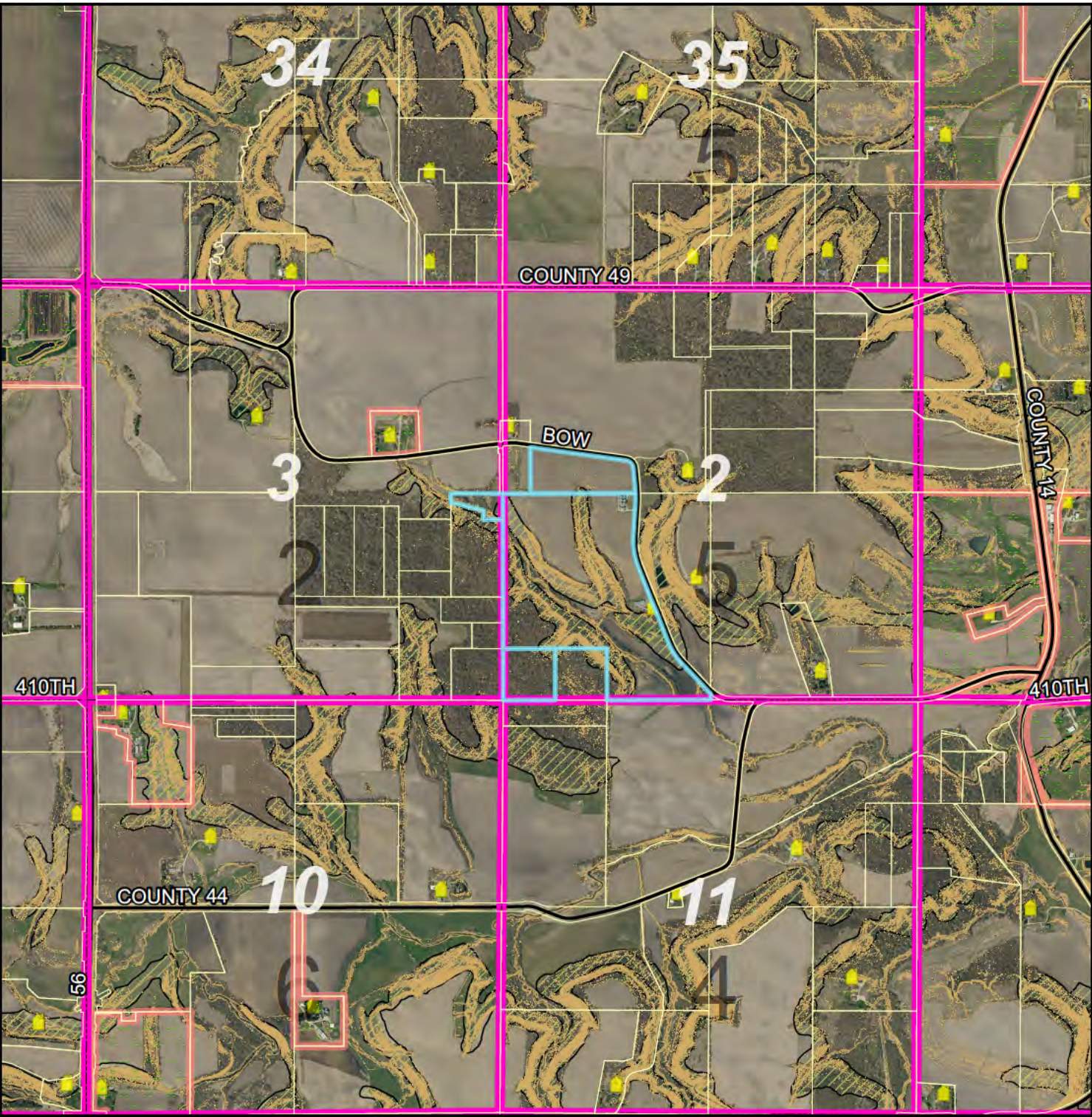
Preliminary and Final Plat review of
Olson Addition plat
Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | 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 |



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.





PLANNING COMMISSION

PAC Meeting
November 13, 2023

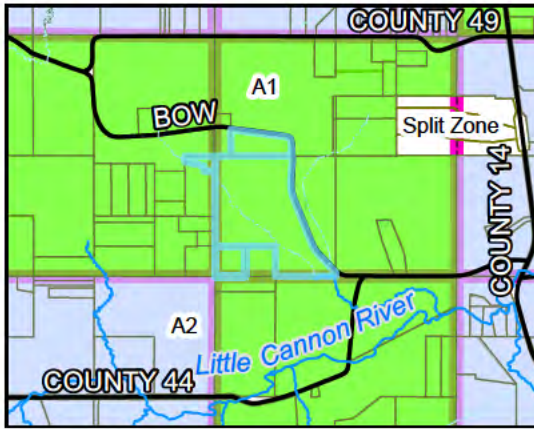
David Rapp (Applicant) on behalf
of David Olson (Owner)

A1 Zoned District

Part of the SW 1/4 and Part of the NW
1/4 of Section 02 and Part of the E
1/2 of the NE 1/4 of the SE 1/4 of
Section 03 all in TWP 110 Range 18
in Holden Township

Preliminary and Final Plat review of
Olson Addition plat

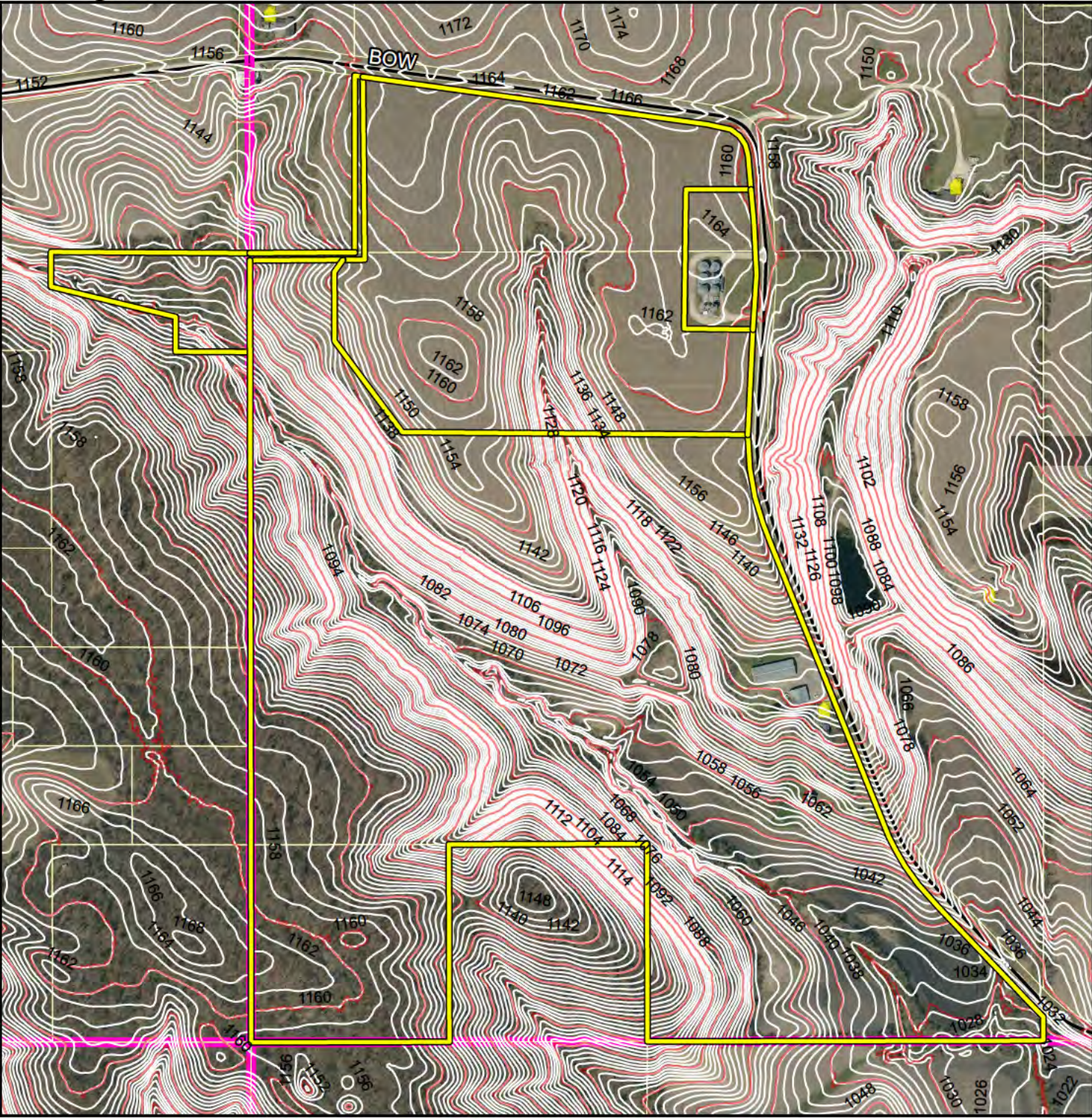
- Legend**
- Intermittent Streams
 - Protected Streams
 - Lakes & Other Water Bodies
 - Shoreland
 - Historic Districts
 - Parcels
 - Registered Feedlots
 - Dwellings
 - Municipalities
 - Bluff Impact Zones (% slope)**
 - 20
 - 30
 - FEMA Flood Zones**
 - 2% Annual Chance
 - A
 - AE
 - AO
 - X



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 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
November 13, 2023

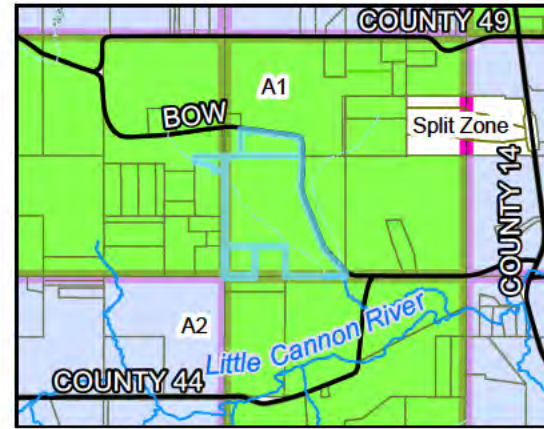
David Rapp (Applicant) on behalf of David Olson (Owner)

A1 Zoned District

Part of the SW 1/4 and Part of the NW 1/4 of Section 02 and Part of the E 1/2 of the NE 1/4 of the SE 1/4 of Section 03 all in TWP 110 Range 18 in Holden Township

Preliminary and Final Plat review of Olson Addition plat
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 |



DATA DISCLA MER: 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.

2022 Aerial Imagery
Map Created October, 2023 by LUM



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
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

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

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: November 13, 2023
Report date: November 3, 2023

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request, submitted by Dale and Diane Olson (Owners) to rezone 13.92 acres from A-1 (Agriculture Protection District) to R-1 (Suburban Residence District) to establish one dwelling site.

Application Information:

Applicant: Dale and Diane Olson (Owners)
Address of zoning request: 480th Street Zumbrota, MN 55992
Parcel: 39.008.3200
Legal Description: Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 08 TWP 109 Range 15 in Pine Island Township.

Attachments and links:

Application and submitted project summary
Site Map(s)
Project Review (Rezone)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Overview:

Dale and Diane Olson (Owners) have submitted a “change of zone” request for a 13.92-acre parcel in Pine Island Township to rezone the property from A1 (Agriculture Protection District) to R1 (Suburban Residence District) to allow the potential to establish one dwelling site.

The current A1 zoning classification does not allow dwelling establishment on the property due to the A1 section density maximum of 4 dwellings. Section 08 of Pine Island Township currently has 16 dwellings, 15 within the A1 zoned portions of the section and one within a Conservation Subdivision that was approved in 2022.

Project Summary:

Property Information:

- The subject property consists of a single parcel comprising 13.92 acres. The parcel consists of woodlands and approximately 1.4 acres of tilled cropland.
- The property is currently zoned A1, Agriculture Protection District. Adjacent properties to the west, north, and south across 480th Street are zoned A1. Land to the east is part of a Conservation Subdivision approved in 2022 for one dwelling site.
- The subject property is surrounded by medium-density residential development, woodlands, and tilled cropland. There are 11 dwellings in the immediate vicinity on 480th Street and 191st Avenue Way.
- The parcel is located less than 2 miles from the City of Zumbrota.
- The property is not located within a Historic Preservation District. It is not anticipated that any historic amenities will be negatively impacted as a result of the proposed rezone. The property is not located within any Shoreland or Floodplain districts.

Proposed Uses:

- The Applicant has proposed to establish one dwelling on the south portion of the parcel if rezoned. Septic system installation will be permitted by Goodhue County Environmental Health and must be properly designed and inspected according to state and county rules.

Accessibility:

- The dwelling would be accessed via 480th Street. The road authority, Pine Island Township, will need to permit any new access points or construction work within their right-of-way.
- Highway 52 is located 0.15 miles west of the property. Future access to Highway 52 may be restricted here during future MnDOT projects. The property would then be accessible via 480th Street from 195th Avenue to the east from Highway 60 BLVD to the north.

Planning Information:

- The R1 District is intended to provide a district that defines and protects areas suitable for low to medium-density residential development as the principal use of the land and to allow related facilities desirable for a residential environment. It is also intended that the district allows varying densities of development in accordance with the ability to provide water and sewer facilities.
- The property consists of woodlands with a tilled area at the southernmost point along 480th Street. Section 08 does not contain any registered feedlots and there are no feedlots within 1,000 feet or 96% OFFSET distance.
- The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Downs-Hersey Complex	2-6%	10.3	80.4%	Prime Farmland
Joy Silt Loam	1-3%	2.5	19.6%	Prime Farmland

- Staff performed a review of the surrounding area’s density and zoning classification for consideration:
 - There are 8 dwellings along 191st Avenue Way and on the north side of 480th Street, all zoned A1. The parcels range in size from 0.51 acres to 7.56 acres. There are two dwellings south of 480th Street in Section 17 of Pine Island Township also zoned A1.
 - Seven of these existing dwellings were constructed between 1962 and 1974, prior to zoning ordinances and building codes being enforced in Goodhue County. Only the dwelling on parcel 39.017.0600 was constructed after this time (in 1978) with a Special Use Permit. All of these dwellings were built on Prime Farmland.
 - Between the 8 dwellings discussed in Section 08, there are only 3 septic systems. Parcel 39.008.3000 has a private septic system. Parcels 39.008.3701, 39.008.3700, 39.008.3600, 39.008.3601, and 39.008.2900 share a septic system that is located on parcel 39.008.2900. These dwellings also share two wells. Parcels 39.008.3500 and 39.008.3400 share a septic system.
 - With this information in mind, these properties could be candidates for rezoning to R1 due to their lot size, use, and configuration. The Planning Commission and County Board could direct staff to begin the rezoning process for these dwellings by beginning discussions with the property owners and the Township.
 - The surrounding neighborhood area is similar to other R-1 Zoned areas in Goodhue County given lot sizes, shared septic systems, and the use of the properties.
 - Staff’s goal is to appropriately zone properties based on their use and location. Similar projects to rezone properties from Agriculture to Residential have been undertaken in the past in Stanton Township.

Goodhue County Comprehensive Plan:

- The proposed rezone may conflict with the goals and objectives of the Goodhue County Comprehensive Plan:

“Support the establishment of rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County”

“Work with Townships to evaluate and designate suitable residential sites that minimize conflicts with agricultural and rural uses”

“Direct the location of new or replacement dwelling sites in areas that minimize loss or conversion of prime agriculture soils”

The only portion of prime agricultural soils that would be impacted would be the 1.4 tilled acres along 480th Street. The rest of the prime agricultural soils are located in the wooded area that is not being used for agricultural purposes.

Pine Island Township:

The Applicants have discussed their proposal with Pine Island Township. The Township is in favor of adding dwelling density in their Township.

Staff Recommendation:

LUM Staff has prepared two recommendations for the Planning Advisory Commission to consider:

The Planning Advisory Commission may:

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

recommend that the County Board of Commissioners **APPROVE** the map amendment request from Dale and Diane Olson (Owners) to rezone 13.92 acres from A-1 (Agricultural Protection District) to R-1 (Suburban Residence District) and direct staff to begin the process of rezoning existing properties along 191st Avenue Way and 480th Street in Section 08 to R-1 by working with residents and Pine Island Township.

OR

The Planning Advisory Commission may:

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

recommend that the County Board of Commissioners **DENY** the map amendment request from Dale and Diane Olson (Owners) to rezone 13.92 acres from A-1 (Agricultural Protection District) to R-1 (Suburban Residence District).

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
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

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

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: **A1 to R1**
 - D. The current use and the proposed use of the land. **The property is currently vacant and consists of woodlands with approximately 1.4 acres of tilled cropland.**
 - E. The reason for the requested change of zoning district. **Due to County dwelling density restrictions, the Applicant has proposed to rezone the property to a residential district to allow the establishment of one dwelling.**
 - 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:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Downs-Hersey Complex	2-6%	10.3	80.4%	Prime Farmland
Joy Silt Loam	1-3%	2.5	19.6%	Prime Farmland

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 is not located within any bluffland, Shoreland, or Floodplain Districts. The proposed dwelling would be established on the tillable acreage and the woodlands would be retained.

Septic system installation will be permitted by Goodhue County Environmental Health and must be properly designed and inspected according to state and county rules.

2. The compatibility with surrounding land uses

Surrounding land uses include medium-density residential and tilled cropland among wooded areas. There are 11 dwellings in the immediate vicinity with 8 dwellings located along 191st Avenue Way in a residential, neighborhood-like setting.

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

It is not anticipated that any historic amenities will be negatively impacted as a result of the proposed rezone.

Subd. 6 The housing density of the affected Section

Section 08 is an A1-zoned section with 16 dwellings. A1 Districts allow a maximum of 4 dwellings per section. There are currently 15 dwellings within

the A1 portions of the section and one dwelling within a Conservation Subdivision therefore no dwelling site eligibility exists.

Subd. 7 The impact on any surrounding agricultural uses

Approximately 1.4 acres of the property is used for row crop agriculture. All of the land is classified as Prime Farmland however a majority of the parcel is wooded. The Prime Farmland that would be affected is the 1.4 acres of tilled cropland. There are no existing feedlots in Section 36. No new Feedlots may be established in an R1 District or within 1,000 feet or 96% OFFSET distance from an R1 District or existing dwellings. Section 08 consists mainly of tilled cropland and woodlands with a residential cluster in the SW ¼ of the section.

Subd. 8 The impact on the existing transportation infrastructure

The Applicant's property is currently accessed off of 480th Street (aggregate surface) using an existing field access. Highway 52 is located 0.15 miles west of the property. Future access to Highway 52 may be restricted here during future MnDOT projects. The property would then be accessible via 480th Street from 195th Avenue to the east from Highway 60 BLVD to the north.

Subd. 9 The impact on surrounding zoning districts

The property and all surrounding properties to the north, west, and south are zoned A1. Land to the east is located within a Conservation Subdivision District. The Planning Commission and County Board may consider directing staff to begin the process of rezoning properties along 191st Avenue Way to Residential by working with property owners and Pine Island Township.

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.

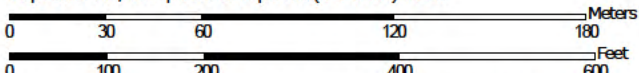
Rezoning the subject parcel to R1 does not appear to have negative cumulative effects on the immediate surrounding area or the City of Zumbrota. The surrounding area is already used primarily for tilled cropland and woodlands with medium-density residential uses in the immediate vicinity. Staff is willing to begin the rezoning process for the properties along 191st Avenue Way to R-1 which would best suit the existing lot sizes and uses of the properties.

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

Custom Soil Resource Report Soil Map



Map Scale: 1:2,360 if printed on A portrait (8.5" x 11") 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 19, Sep 9, 2023

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
N574B	Downs-Hersey complex, 2 to 6 percent slopes	10.3	80.4%
N602A	Joy silt loam, 1 to 3 percent slopes	2.5	19.6%
Totals for Area of Interest		12.8	100.0%

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 mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

OCT 26 2023

MAP Amendment

\$500 RECEIPT# 18306 DATE 10/24/2023

723-0050

APPLICATION FOR Land Use Management

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: Dale + Diane Olson	
APPLICANT'S ADDRESS: 300 E. 9th Street Zumbrota, MN 55992	TELEPHONE: [REDACTED]
	EMAIL: [REDACTED]
CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

- Map Amendment - Parcel: R 39.008.3200 Current District: A1 Requested District: R1
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____

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

In District A1, we can not build a Dwelling.

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

We would like to build one single-family home dwelling.

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

There are approximately 12 houses currently in immediate vicinity.

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

The future, one single-family home dwellings would be built on the south end of this parcel.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- 1. The information presented is true and correct to the best of my knowledge.
- 2. 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.
- 3. Other information or applications may be required.

Signature: Dale Olson + Diane Olson

Date: 10-25-2023

Print name: Dale Olson + Diane Olson owner or authorized agent

NE CORNER OF SW 1/4 OF SW 1/4 SEC. 8-T109N-R15W

NORTH LINE OF SW 1/4 OF SW 1/4

N 89°56'11" E 606.00

N 89°56'11" E 516.39

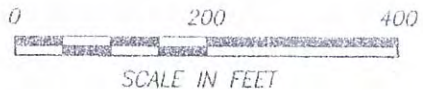
Jim + Joan Wood



Dale + Diane

OLSON

13.92 ACRES



E'LY ROW LINE OF HIGHWAY NO. 52

N 00°41'23" W 1176.90

PARALLEL WITH E'LY ROW LINE OF HIGHWAY NO. 52

N 00°41'23" W 860.15

- ⊙ DENOTES FOUND IRON MONUMENT
- DENOTES SET IRON MONUMENT W/PLASTIC CAP "RLS 22044"

↑ Woods

PARALLEL WITH NORTH ROW LINE

122.99 S 89°59'47" W

Joel + Heather Hauser

↑ Woods

N 00°41'23" W 417.40

PARALLEL WITH E'LY ROW LINE OF HIGHWAY NO. 52

Cory + Laurie Hinrichs

1.4 acres tillable

N 89°59'48" E 729.00

NORTH ROW LINE

S 89°59'47" W 390.36

480TH STREET

SOUTH LINE OF SW 1/4

N 89°59'48" E 1325.40

SE CORNER OF SW 1/4 OF SW 1/4

SW CORNER OF SW 1/4 SEC. 8-T109N-R15W GOODHUE COUNTY MONUMENT

SE CORNER OF SW 1/4 SEC. 8-T109N-R15W GOODHUE COUNTY MONUMENT

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
November 13, 2023

Dale and Diane Olson (Owners)

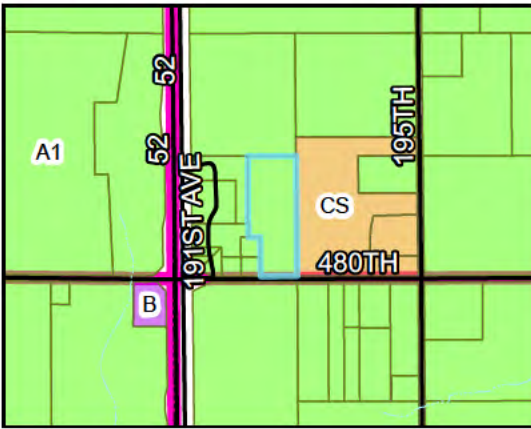
A1 Zoned District

Part of the SW 1/4 of the SW 1/4 of
Section 08 TWP 109 Range 15 in
Pine Island Township

Request to rezone 13.92 acres from A-2
to R-1

Legend

- | | | | |
|--|----------------------------|--|---------------------------------------|
| | Intermittent Streams | | Bluff Impact Zones
Protected Soils |
| | Protected Streams | | 30% Slope or greater |
| | Lakes & Other Water Bodies | | FEMA Flood Zones
2% Annual Chance |
| | Shoreland | | A |
| | Historic Districts | | AE |
| | Parcels | | AO |
| | Registered Feedlots | | X |
| | Dwellings | | |
| | Municipalities | | |



0 65 130 260 390 US Feet

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.

2022 Aerial Imagery
Map Created October, 2023 by LUM



MAP 02: VICINITY MAP

PLANNING COMMISSION

PAC Meeting
November 13, 2023

Dale and Diane Olson (Owners)

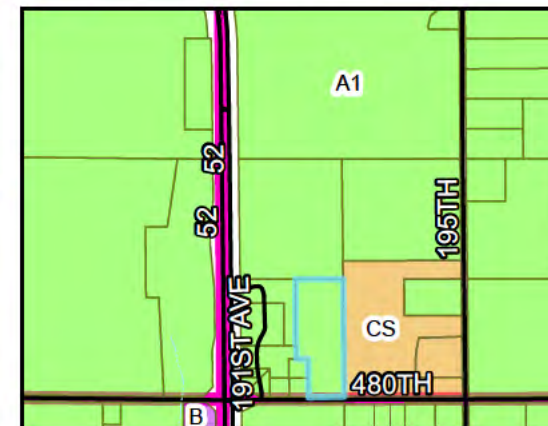
A1 Zoned District

Part of the SW 1/4 of the SW 1/4 of
Section 08 TWP 109 Range 15 in
Pine Island Township

Request to rezone 13.92 acres from A-2
to R-1

Legend

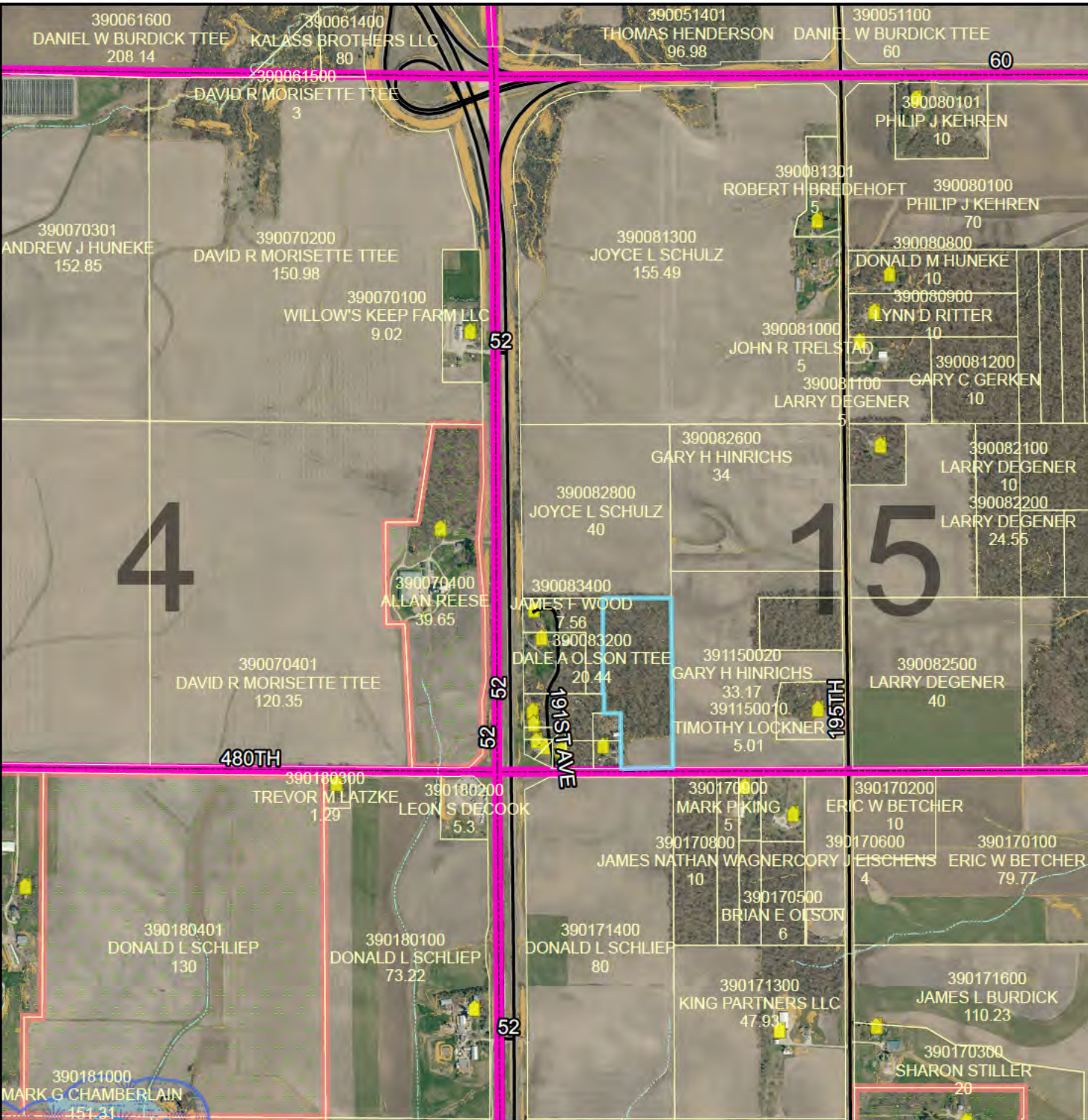
- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 20 |
| | Lakes & Other Water Bodies | | 30 |
| | Shoreland | | FEMA Flood Zones |
| | Historic Districts | | 2% Annual Chance |
| | Parcels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



0 412.5 825 1,650 2,475 US Feet

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.

2022 Aerial Imagery
Map Created October, 2023 by LUM



MAP 02: VICINITY MAP

PLANNING COMMISSION

PAC Meeting
November 13, 2023

Dale and Diane Olson (Owners)

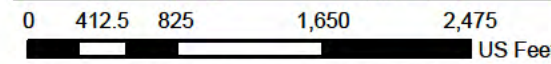
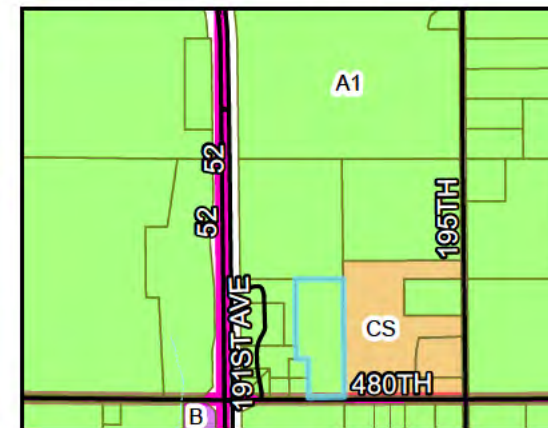
A1 Zoned District

Part of the SW 1/4 of the SW 1/4 of
Section 08 TWP 109 Range 15 in
Pine Island Township

Request to rezone 13.92 acres from A-2
to R-1

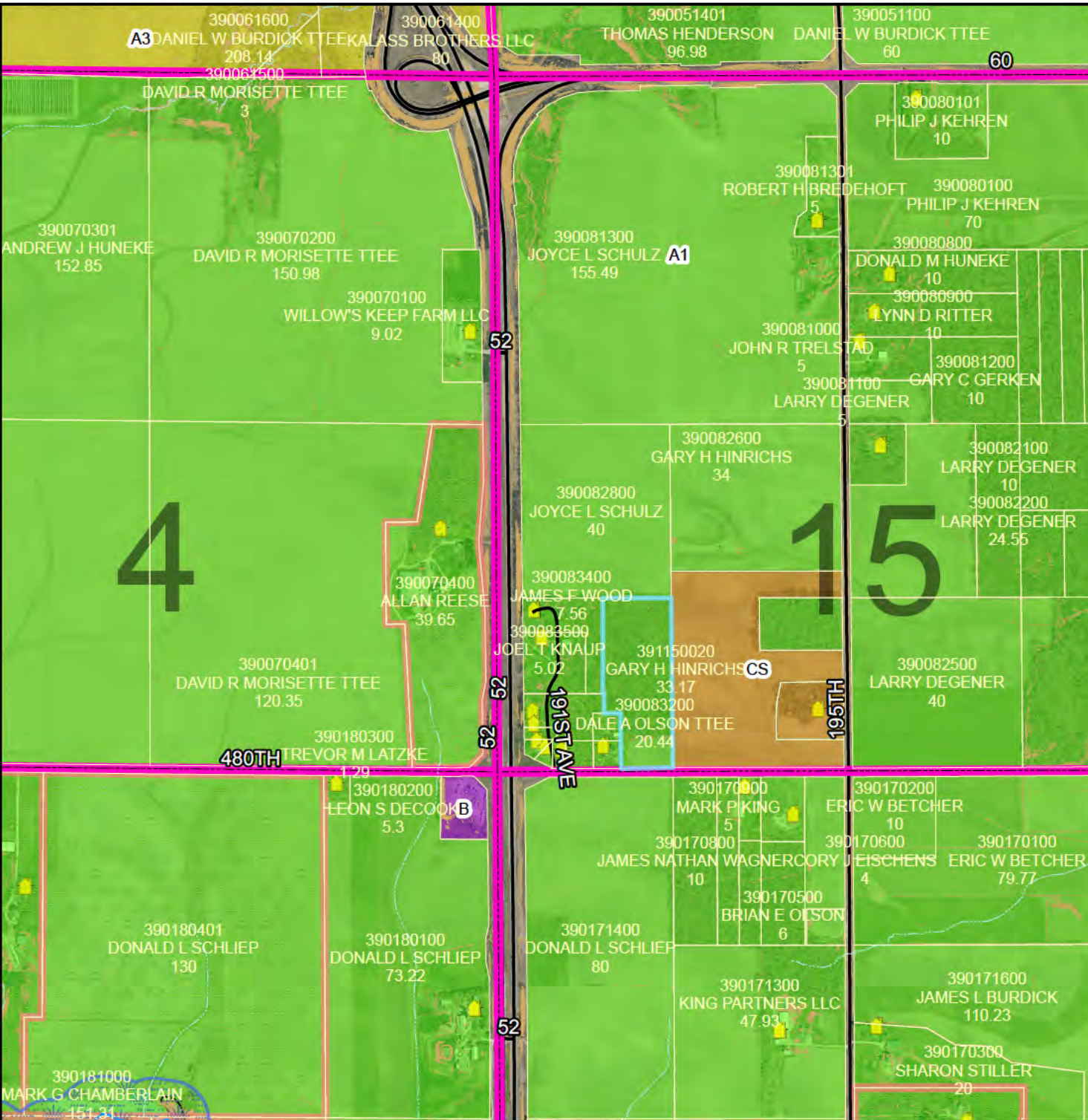
Legend

- | | | | |
|--|----------------------------|-------------------------|------------------------------|
| | 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 |

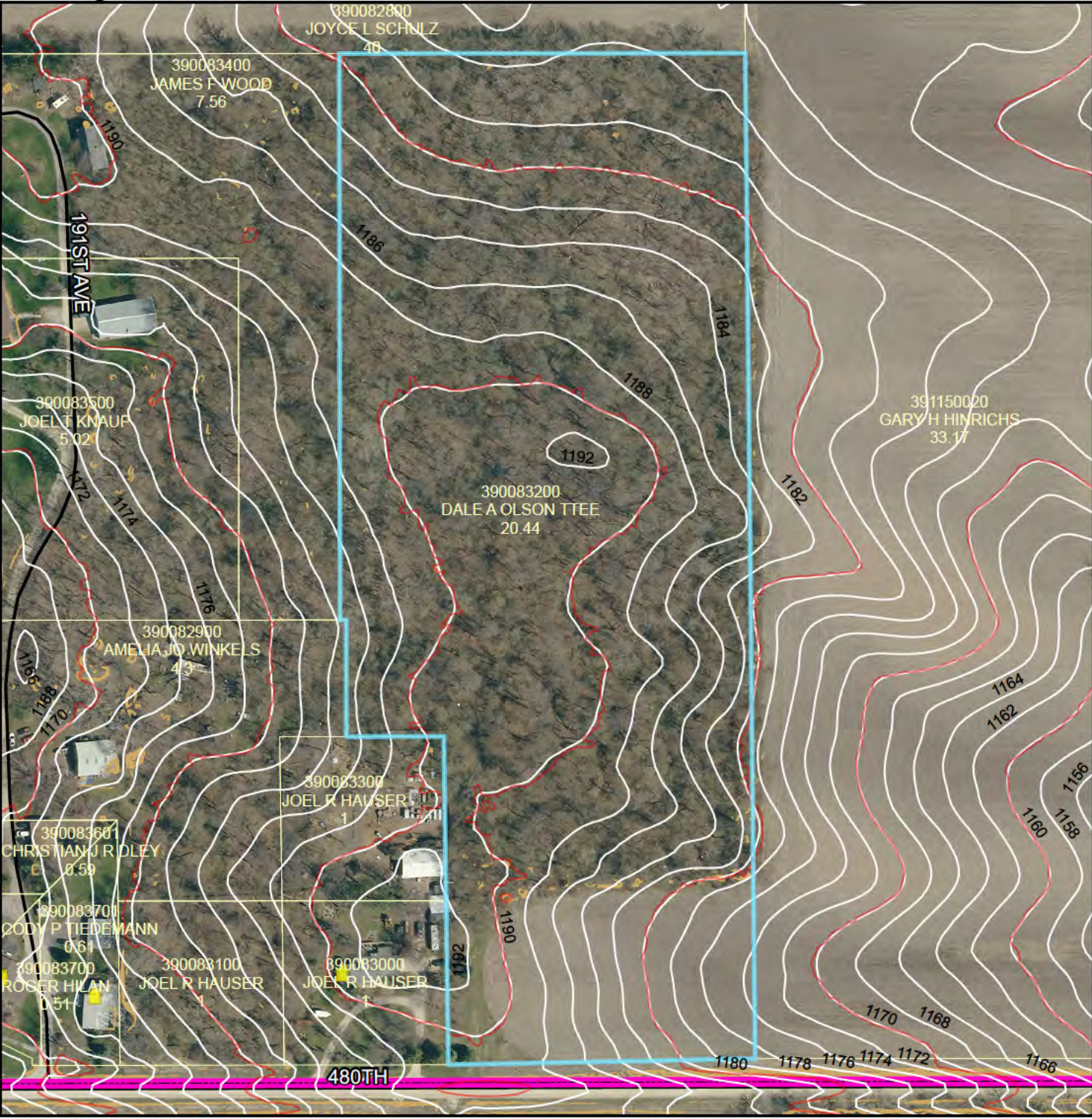


DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2023.

2022 Aerial Imagery
Map Created October, 2023 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
November 13, 2023

Dale and Diane Olson (Owners)

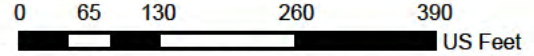
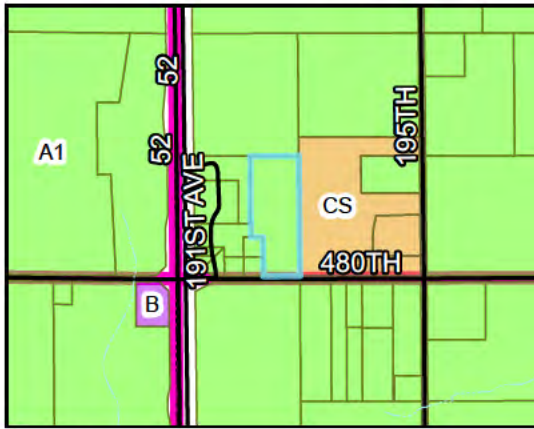
A1 Zoned District

Part of the SW 1/4 of the SW 1/4 of
Section 08 TWP 109 Range 15 in
Pine Island Township

Request to rezone 13.92 acres from A-2
to R-1

Legend

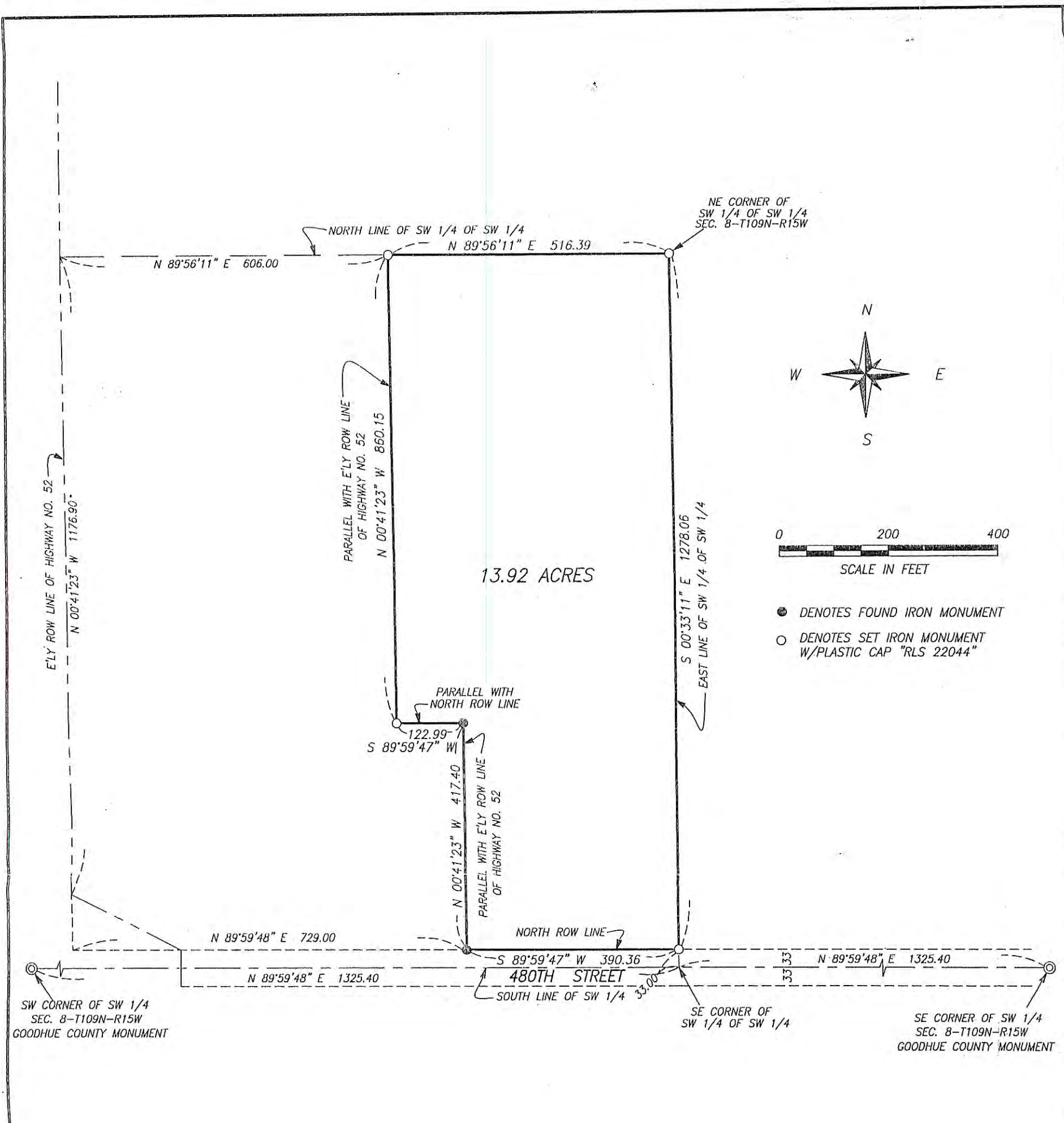
- | | |
|----------------------------|---------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) 20 |
| Protected Streams | Bluff Impact Zones (% slope) 30 |
| Lakes & Other Water Bodies | FEMA Flood Zones |
| Shoreland | 2% Annual Chance |
| Historic Districts | A |
| Parcels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



DATA DISCLA MER: 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.

2022 Aerial Imagery
Map Created October, 2023 by LUM





LEGAL DESCRIPTION:

That part of the Southwest Quarter of the Southwest Quarter of Section 8, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows: Commencing at a point on the north line of said Southwest Quarter of the Southwest Quarter which is 606.00 feet east of the east right of way line of Highway No. 52; thence east to the northeast corner of said Southwest Quarter of the Southwest Quarter; thence south on the east line of said Southwest Quarter of the Southwest Quarter to the north right of way line of the Township Road (480th Street); thence west along the north right of way line of said Township Road to a point 729.00 feet east of the east right of way line of Highway No. 52; thence north, parallel with the east right of way line of said Highway No. 52, a distance of 417.40 feet; thence west, parallel with said north right of way line of Township Road, 122.99 feet to a point due south of the point of beginning; thence north to the point of beginning. Containing 13.92 acres, more or less. Subject to a public road easement and all other easements and restrictions of record, if any.

CERTIFICATE FOR:
 LINDA SCHEFFLER
 3918 BERKSHIRE ROAD SW
 ROCHESTER, MN 55902

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

APRIL 8, 2019
 Dated: David G. Rapp
 David G. Rapp
 Minnesota Registration No. 22044



RAPP LAND SURVEYING, INC.
 45967 HIGHWAY 56 BLVD
 KENYON, MN 55946
 612-532-1263

DRAWN BY: DGR	DATE: 4-08-19	PROJECT NO. D18236
SCALE: 1"=200'	SHEET 1 of 1 sheet	BOOK/PAGE 44/13