
To: Board of Adjustment
From: William Lenzen, Land Use Management
Meeting Date: September 28th, 2026
Report Date: September 18th, 2026

Agenda Item:

Request for Variance, submitted by Ann and William Knutson (Applicant/Owners) to allow a home addition to be 84 feet from the Ordinary High Water Mark when 100 feet is required.

Application Information:

<u>Applicant</u>	Ann and William Knutson
<u>Address of zoning request</u>	29883 20 th Ave Way, Cannon Falls, MN 55009
<u>Parcel</u>	41.182.0080
<u>Abbreviated Legal Description</u>	Lot 4 of Block 2, Plat of Lake Byllesby West Third
<u>Township Information</u>	Stanton Township signed the Variance Application with no additional comments
<u>Primary Zoning District</u>	R-1 (Suburban Residential)
<u>Overlay Zoning Districts</u>	Floodplain and Shoreland

Attachments and Links:

- Application and submitted project summary
- Township Meeting Minutes
- Tax statement
- Construction Plans
- Survey with Site Plan
- Goodhue County Zoning Ordinance: [zoning_ordinance.pdf](#) ([goodhuecountymn.gov](#))

Background:

Ann and William Knutson want to construct an attached accessory dwelling unit (ADU) onto the north side of the dwelling. The addition measures 21 feet by 33 feet and will be 84 feet setback from the Ordinary High Water Mark when 100 feet is required. The dwelling was placed there in 2020.

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 that “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

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

- The purpose and intent of the Shoreland Regulations is to regulate suitable uses of land surrounding protected waters. Regulating the size of parcels, length of water frontage, and alteration of shorelands of protected waters. Regulating the location of sanitary facilities adjacent to protected waters. Preservation of the natural vegetation, natural topography, and other natural resources to insure a high standard of environmental quality.
- The lot is 38,000 square feet.
 - Lot coverage (less than or equal to 20%) = **12.4%** (4,694 square feet)
 - Impervious surface (less than or equal to 25%) = **16.7%** (6,342 square feet)
- The proposed ADU will not have an impact on the parcel or neighboring parcels.
- The Applicant's proposal is in harmony with the purpose and intent of the official control.

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

The Goodhue County Comprehensive Plan supports the individual use of residential property in Goodhue County. The Applicant's request for an ADU 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 an attached ADU is a reasonable use of property in the R-1 District.
- The following are practical difficulties in complying with the official control. The septic system is located to the right or eastern side of the dwelling and adding onto the front or western sides would also encroach on the Right-of-Way and side yard setbacks.
- Staff have not received any comments from the DNR or SWCD at the writing of this report.
- The request for variance appears unlikely to alter the essential character of the locality.

4) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

ADU are permissible in the R-1 district. This 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 submitted by Ann and William Knutson (Applicant/Owners) to allow an attached accessory dwelling unit to be 84 feet from the Ordinary High Water Mark when 100 feet is required.



For Staff Use Only	
Permit #	726-0090
\$450 Receipt #	19002
DATE:	8/24/2026

Variance Application

SITE ADDRESS, CITY, AND STATE		ZIP CODE	
29883 20th Ave Way Cannon Falls MN		55009	
LEGAL DESCRIPTION			
PID#	ZONING DISTRICT	LOT AREA (SFIACRES)	LOT DIMENSIONS
41.182.0080	R-1	0.87	
		STRUCTURE DIMENSIONS (if applicable)	

APPLICANT OR AUTHORIZED AGENT'S NAME	
Ann + William Knutson	
APPLICANT'S ADDRESS	TELEPHONE
29883 20th Ave Way Cannon Falls MN 55009	
	EMAIL

PROPERTY OWNER'S NAME	
Same as Above	
PROPERTY OWNER'S ADDRESS	TELEPHONE
	EMAIL

CONTACT FOR PROJECT INFORMATION	
Same as Above	
ADDRESS	TELEPHONE
	EMAIL

VARIANCE REQUESTED TO: (check all that apply) ☐ Property Line Setbacks ☐ % Lot Coverage ☐ Height Limits ☒ Shoreland or Bluff Setbacks ☐ Lot Width &/or Area ☐ Other (specify) ☐ Subdivision Regulations	CURRENT OR PREVIOUS USE	
	Home we live in	
	PROPOSED USE	
	Home we live in with daughter + her son	
	BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED

TOWNSHIP SIGNATURE: <i>Mintz expected to be approved 8-18-2026</i>		
By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE
<i>Cheryl A. Peters</i>	CHERYL A. PETERS	8-17-26

By signing below, the applicant acknowledges they are the owner or authorized agent of the owner of this property, and the information presented is true and correct to the best of my knowledge.

Applicant's Signature: *Ann Knutson*

Date: *8-16-2026*

REQUEST SUMMARY

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

Article: 31 Section: 8 Subd. 2. Title: Shoreland Development Standards
Article: _____ Section: _____ Title: _____

The property owner bears the burden of providing information to convince the Board to rule in their favor. Please provide answers to the following questions or attach a document.

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

Our daughter's partner is in the army and has been stationed
in Alaska. Their special needs son can't get the services he needs
there. We want the addition so our daughter and her son can move
Describe the effects on the property if the variance is not granted: in with us.

It doesn't impact the property if no change is made

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:

N A

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

Our home is a manufactured home so it doesn't make
sense to go up (add a 2nd story). Adding anything
to the back of the home would be less than 100 ft from high
Discuss alternatives you considered which would require a lesser variance. If you rejected such alternatives, provide your reasoning: water mark.
We are also too close to the
road to build in front. Our home doesn't
even have a basement. The septic is
on the other side of the house
Stanton township doesn't allow
tiny homes.

Township Officials Attending: Chair, Hannah Regenscheid; Commissioners: Mary Lundell, Cheryle Peters and Jeff Davis; Danny Lundell

Pledge of Allegiance: Chair, Hannah Regenscheid, called the meeting to order; the pledge of allegiance was recited.

Agenda: The agenda was reviewed.

Approval of Minutes from June 9th, 2026: Mary Lundell made a motion to approve the June 9th meeting minutes; Jeff Davis seconded the motion. The motion passed 4/0.

Public to Speak:

Zoning Requests:

1. Jill Burcum, 31159 37th Avenue Way, Cannon Falls, MN 55009, requested a zoning certificate approving the construction of a 34x40 horse barn. Parcel # 410220100 is 20 acres in the A-2 zoning district. Setbacks were reviewed. Demo has been finished. Hannah Regenscheid made a motion to recommend, to the Town Board, approval for the request. Jeff Davis seconded the motion. The motion passed 4/0. The Burcums were advised to attend the Town Board meeting July 21, 2026 for a review.
2. Saundra Urbacke and Tom Fletcher, 33205 57th Avenue, Cannon Falls, MN 55009, requested a zoning certificate approving the construction of a 60x40x10 barn for livestock shelter and a 11x16 chicken coop. Parcel #410361000 is 5.34 acres in the A-2 zoning district. The project is a replacement for property damaged in a fire, June 1st, 2026. Jeff Davis made a motion to recommend, to the Town Board, approval of the request. Mary Lundell seconded the motion. The motion passed 4/0. The applicants stated that they would not be able to attend the Town Board meeting due to a previous commitment. Mr. Fletcher submitted payment for the zoning certificate. In the absence of the applicants, Cheryle had offered to communicate the characteristics of the project, to the Town Board, for review.
3. Jonathan Lechner, 5810 324th Street, Cannon Falls, MN 55009, requested a zoning certificate approving the construction of a 50x41 addition to the existing home. Parcel #411700220 is 1.28 acres in the R-1 zoning district. The addition would be attached to the back side of the house. The site plan was reviewed. Jeff Davis made a motion to recommend, to the Town Board, for approval of the request. Hannah Regenscheid seconded the motion. The motion passed 4/0. Mr. Lechner was advised to attend the Town Board meeting July 21, 2026 for a review.
4. Ann Knutson, 29883 20th Avenue Way, Cannon Falls, MN 55009, requested a zoning certificate approving the construction of a 22x32 addition to the existing home, R-1, township zoning district, Parcel #411820080 of the Lake Byllesby Third Plat. Goodhue County regulates the shoreland in that area and might require a Variance to reconcile the lake front setback. Hannah Regenscheid made a motion to recommend, to the Town Board, approval of the request contingent upon Goodhue County approval of the shoreland setbacks. Mary Lundell seconded the motion. The motion passed 4/0. Ms. Knutson was advised to attend the Town Board meeting July 21, 2026 for a review.

TOWNSHIP ZONING APPLICATION

Goodhue County

TOWNSHIP NAME Stanton

Parcel # 41.180.0250

APPLICANT INFORMATION

Last Name Knutson

First Ann & William

M.I.

Street Address 29883 20th Ave Way

Phone

City Cannon Falls

State MN

Zip 55009

Email Address

Township Range 1

Stanton

Section

PROJECT INFORMATIONSite Address 29883 20th Ave Way

Zoning District

Lot Size 136 X 200

Structure Dimensions 32 X 22

Type of Project house addition

Proposed Use daughter live in

Structure Type

Replacement?

YES

NO X

Variance #

Conditional Use Permit #

GPS Coordinates

DISCLAIMER AND SIGNATURE

I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be compiled with whether specified herein or not.

Signature

Ann Knutson

Date 8-3-2026

TOWNSHIP APPROVALS

I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.

Signature

Cheryl A. Peters

Title

Clerk

Date

8-3-26

Signature

Title

Date

Application fee

Receipt Number

Expiration Date

Hearing Fee Schedule:

*PUBLIC HEARING FEE IS \$175.00; this fee is charged for a Conditional Use Permit hearing, a Variance hearing, a Text Amendment hearing or Zoning Change Request hearing. Fees by, cash or check, are due at the Stanton Town Board meeting that sets your hearing date.



509 W. 5th Street
Red Wing, MN 55066
651-385-3040
goodhuecountymn.gov

Taxpayer ID #: 46277

Property ID Number: RP 41.182.0080

ANN C KNUTSON
WILLIAM O KNUTSON
29883 20TH AVENUE WAY
CANNON FALLS MN 55009

Property Description: DOC#702462 LAKE BYLLESBY WEST THIRD LOT
4 BLK 2

Property Address: 29883 20TH AVENUE WAY, CANNON FALLS MN 55009

2026 Property Tax Statement

VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year:		
	2025		2026
	Estimated Market Value:	447,700	447,700
	Homestead Exclusion:	6,257	6,257
	Taxable Market Value:	441,443	441,443
	New Improvements:		
Step 2	Property Classification:	RES HSTD	RES HSTD
	Sent in March 2025		
Step 3	PROPOSED TAX		
	3,380.00 Sent November 2025		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due MAY 15:		1,692.00
	Second half taxes due OCTOBER 15:		1,692.00
	Total Taxes Due in 2026:		3,384.00

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

Property Tax and Credits

3. Property taxes before credits
4. Credits that reduce property taxes:
 - A. Agricultural Market Value Credits
 - B. Other Credits

5. Property taxes after credits

Property Tax by Jurisdiction

6. County: GOODHUE

7. City or Town: STANTON TWP

8. State General Tax

9. School District: 0195

10. Special Taxing Districts:

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

Special Assessments on Your Property

13. Special Assessments

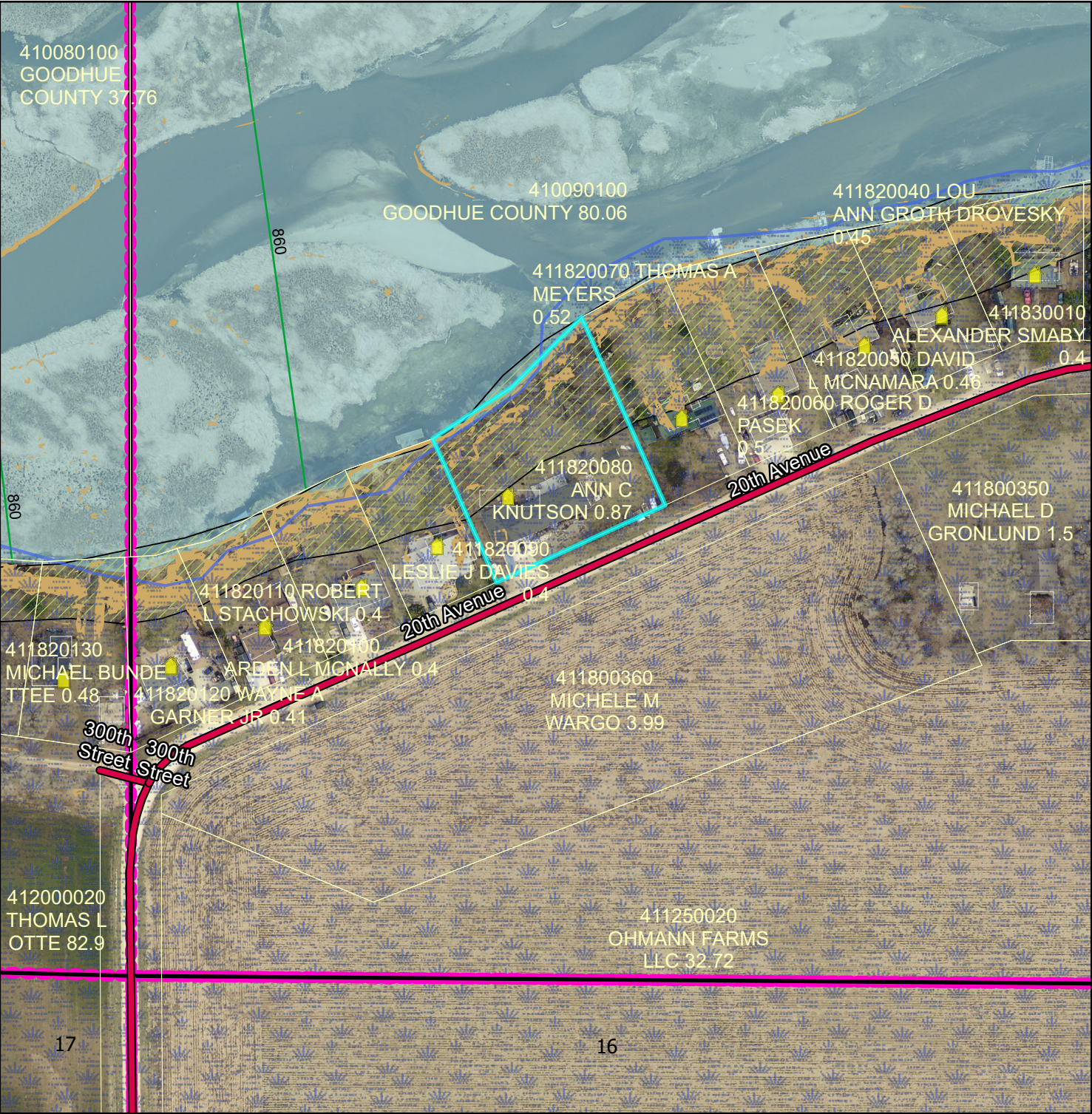
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2025	2026
	3,384.00
3,410.00	
3,410.00	3,384.00
0.00	0.00
0.00	0.00
3,410.00	3,384.00
1,802.72	1,854.50
393.90	412.42
0.00	0.00
349.62	104.04
840.48	989.94
0.00	0.00
23.28	23.10
3,410.00	3,384.00
3,410.00	3,384.00

PREPAID FIRST HALF \$52.00

Payment must be in U.S. dollars by money order or draft from a U.S. bank or U.S. branch. Draft must have bank's coded transit number along bottom edge. Payments not meeting these requirements cannot be accepted since substantial collection fees will be charged by the banks involved.

MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
September 28, 2026

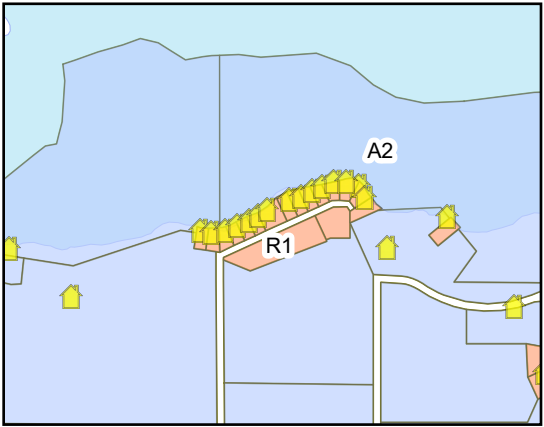
Ann and William Knuston (Owners)
R-1 Zoned District.

Lot 4 of Block 2, Plat of Lake Byllesby West
Third in Stanton Township.

Request for variance to allow a home addition
to be 84 feet from the Ordinary High Water
Mark when 100ft is required.

Legend

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



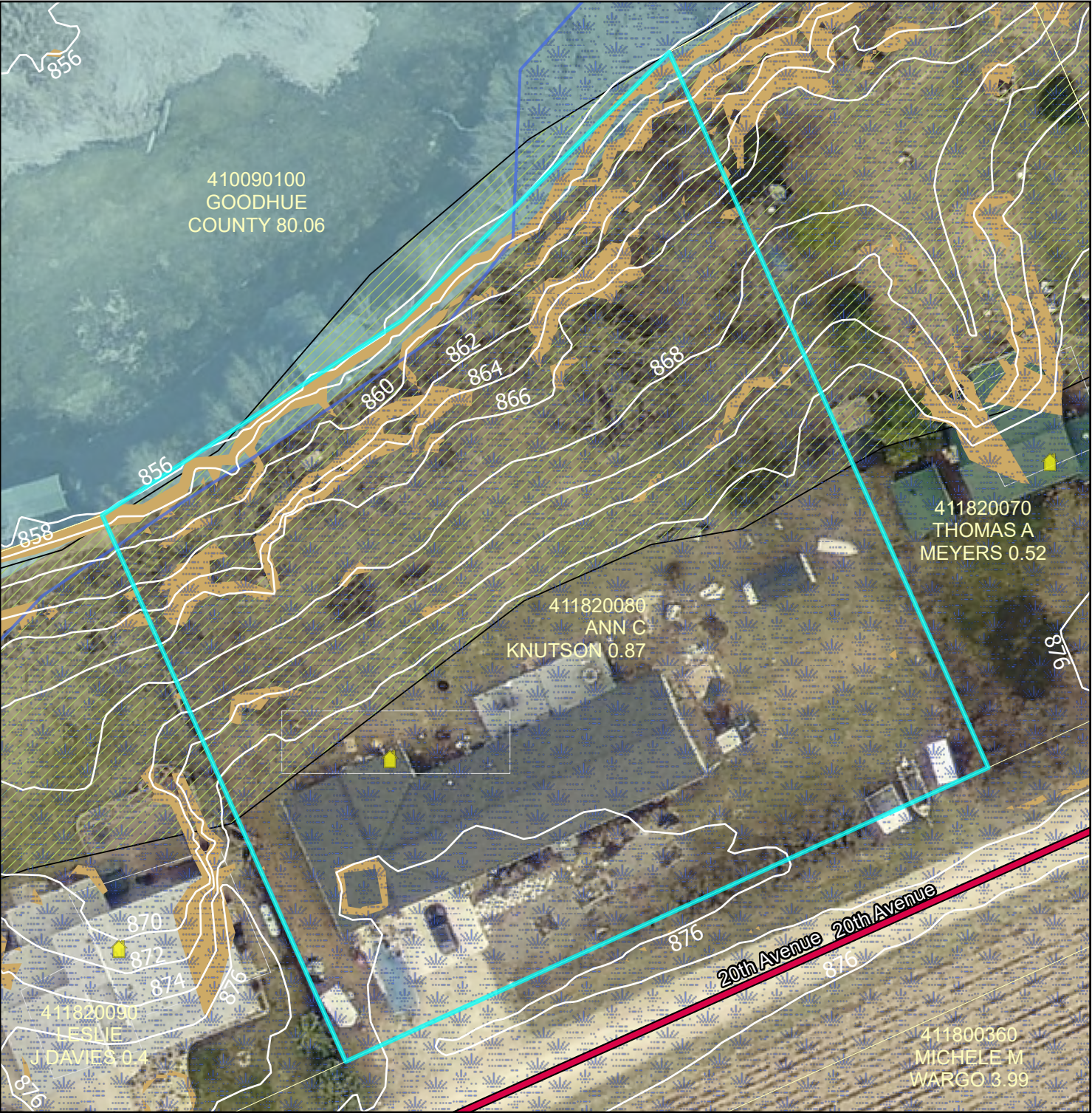
0 55 110 220 330 US Feet

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2024 Aerial Imagery
Map Created September, 2026 by LUM



MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

Public Hearing
September 28, 2026

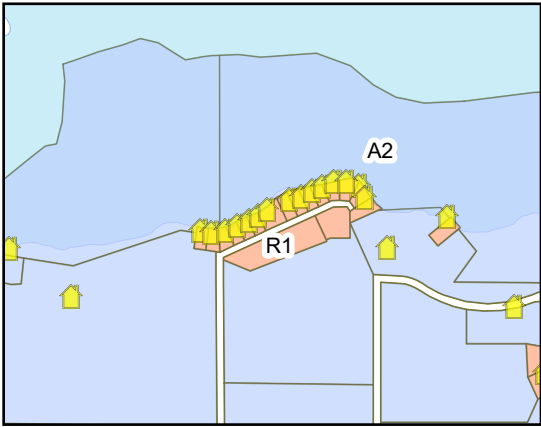
Ann and William Knuston (Owners)
R-1 Zoned District.

Lot 4 of Block 2, Plat of Lake Byllesby West
Third in Stanton Township.

Request for variance to allow a home addition
to be 84 feet from the Ordinary High Water
Mark when 100ft is required.

Legend

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



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2024 Aerial Imagery
Map Created September, 2026 by LUM



MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
September 28, 2026

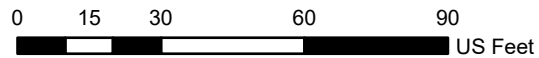
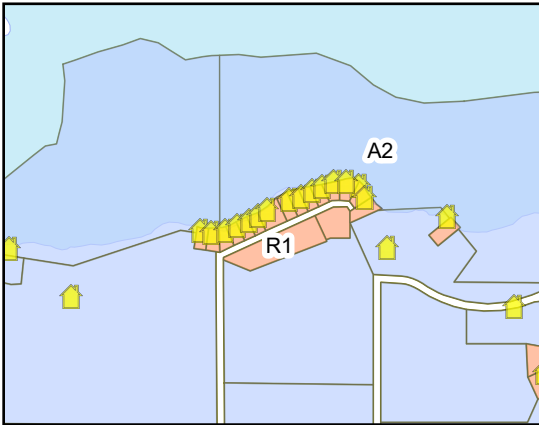
Ann and William Knuston (Owners)
R-1 Zoned District.

Lot 4 of Block 2, Plat of Lake Byllesby West
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Request for variance to allow a home addition
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Mark when 100ft 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 |

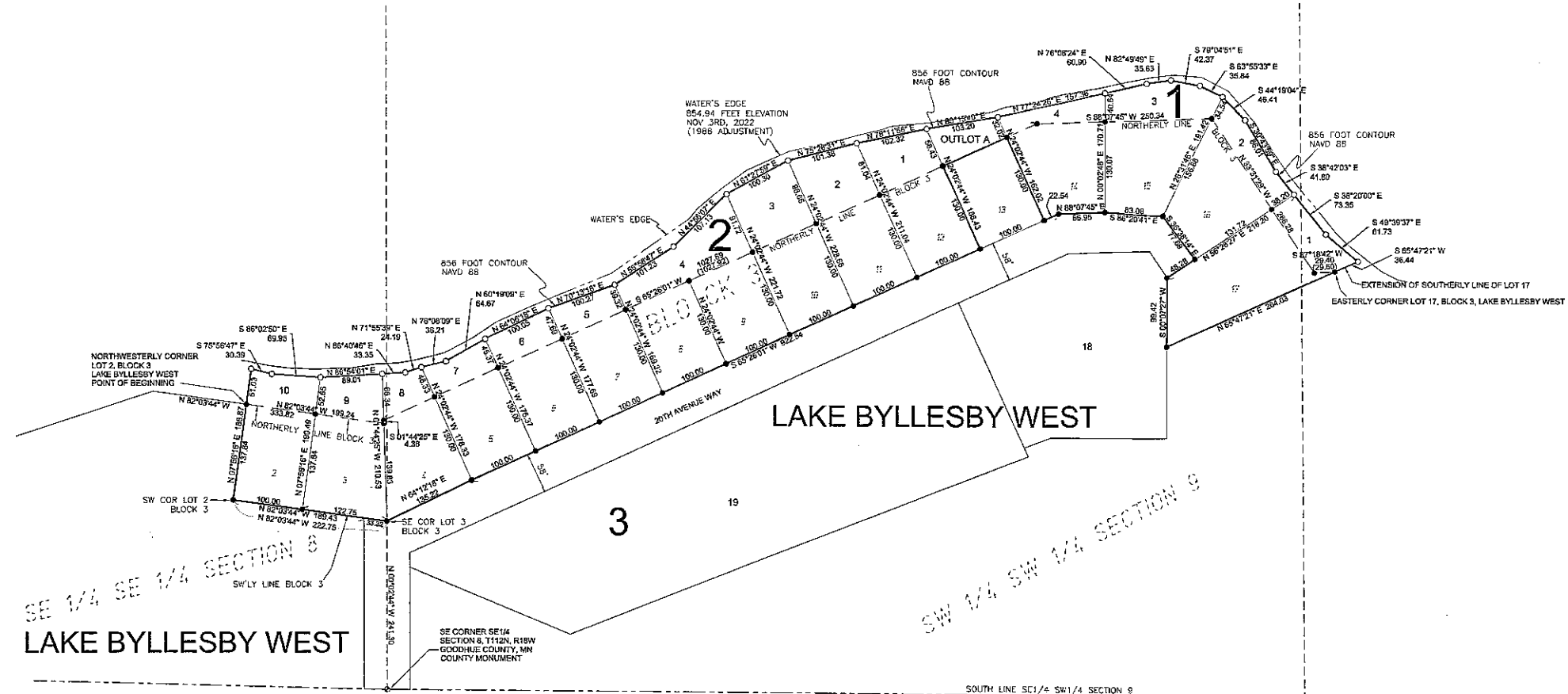


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2024 Aerial Imagery
Map Created September, 2026 by LUM



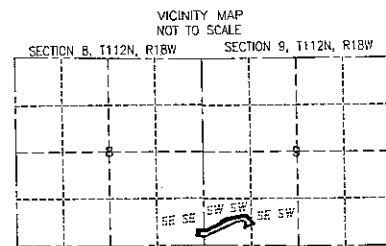
LAKE BYLLESBY WEST THIRD



BENCHMARK:
MNDOT Station name: DOLPH MNDT
Elev = 879.513
NAVD88

BEARINGS
ALL BEARINGS ARE
BASED ON LAKE
BYLLESBY WEST
SUBDIVISION.

- 1/2" x 18" Iron Pipe set w/ Plastic Cap #48632
- Found 1/2" Iron Pipe
- County Monument
- (328.10) Record Information



0' 100' 200'
SCALE IN FEET

KNOW ALL PERSONS BY THESE PRESENTS:

- Brandon M. McDonnell, Jasmine R. Scholtefeld, as joint tenants, First Farmers & Merchants Bank;
- Michael Bunde, Mary Bunde, as joint tenants;
- Wayne A. Garner, Jr., Mary J. Garner, as joint tenants, Associated Bank, NA;
- Susan C. Stachowski, Robert L. Stachowski, as joint tenants, Merchants Bank, NA;
- Ardan L. McNally, Sherianne McNally, as joint tenants;
- Leslie J. Davies, a single person;
- Ann C. Knutson, William O. Knutson, as joint tenants, Bell Bank;
- Thomas A. Meyers, a single person, Lend Smart Mortgage, LLC, Firefly Federal Credit Union;
- Roger D. Pasek, Peggy J. Pasek, as joint tenants, Flagstar Bank, FSB;
- David L. McNamara, a single person, Merchants Bank, NA;
- LouAnn Groh, a single person;
- Duane Marek, Karen Marek, as joint tenants, New Market Bank;
- Patrick B. Johnston and Ivana N. Micalef Joint Revocable Trust dated March 4, 2021, Patrick B. Johnston and Ivana N. Micalef, as Trustees;
- Andrea P. Tatge, Justin J. Tatge, as joint tenants, Mortgages Unlimited Inc., Technology Credit Union;
- Goodhue County, a municipal corporation;

Owners and Proprietors of the following described property to-wit:

Lots 2,3,4,5,6,7,8,9,10,11,12,14,15,16,17, Block 3, LAKE BYLLESBY WEST, on file and of record in the Goodhue County Recorder's Office;

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 8, and that part of the South Half of the Southwest Quarter of Section 9, all in Township 112 North, Range 18 West, Goodhue County, Minnesota, lying northerly of Block 3, LAKE BYLLESBY WEST, on file and of record in the Goodhue County Recorder's Office, and southerly of the 856 foot contour line (NAVD88) described as follows:

Commencing at the Southeast corner of said Section 8; thence North 00 degrees 02 minutes 44 seconds West 241.30 feet to the southeast corner of Lot 3, Block 3, of said LAKE BYLLESBY WEST, according to the plat thereof on file at the County Recorder's Office, Goodhue County, Minnesota; thence North 82 degrees 03 minutes 04 seconds West along the southwesterly line of said Block 3, 222.75 feet to the southwesterly corner of Lot 2, of said Block 3; thence North 07 degrees 56 minutes 18 seconds East, 137.84 feet along the westerly line of Lot 2, of said Block 3 to the northwesterly corner of said Lot 2 and the point of beginning; thence North 07 degrees 56 minutes 16 seconds East 51.03 feet to the 856 foot contour line; (the next 25 courses are along said 856 foot contour line) thence South 75 degrees 56 minutes 47 seconds East 30.39 feet; thence South 85 degrees 02 minutes 50 seconds East 89.95 feet; thence North 86 degrees 54 minutes 01 seconds East 69.01 feet; thence North 85 degrees 40 minutes 46 seconds East 33.35 feet; thence North 71 degrees 55 minutes 39 seconds East 24.19 feet; thence North 76 degrees 08 minutes 09 seconds East 36.21 feet; thence North 60 degrees 10 minutes 09 seconds East 64.67 feet; thence North 64 degrees 06 minutes 18 seconds East 100.05 feet; thence North 70 degrees 13 minutes 18 seconds East 100.27 feet; thence North 56 degrees 58 minutes 47 seconds East 101.23 feet; thence North 44 degrees 56 minutes 07 seconds East 107.13 feet; thence North 61 degrees 27 minutes 59 seconds East 100.30 feet; thence North 75 degrees 26 minutes 31 seconds East 101.38 feet; thence North 78 degrees 11 minutes 56 seconds East 102.32 feet; thence North 80 degrees 15 minutes 40 seconds East 103.20 feet; thence North 77 degrees 24 minutes 26 seconds East 157.36 feet; thence North 76 degrees 08 minutes 24 seconds East 60.90 feet; thence North 82 degrees 49 minutes 49 seconds East 35.63 feet; thence South 79 degrees 04 minutes 51 seconds East 42.37 feet; thence South 63 degrees 55 minutes 33 seconds East 35.84 feet; thence South 44 degrees 19 minutes 04 seconds East 48.41 feet; thence South 30 degrees 43 minutes 59 seconds East 89.01 feet; thence South 36 degrees 42 minutes 03 seconds East 41.80 feet; thence South 38 degrees 20 minutes 00 seconds East 72.35 feet; thence South 49 degrees 39 minutes 37 seconds East 61.73 feet to the northeasterly extension of the southerly line of Lot 17 of said Block 3; thence South 65 degrees 47 minutes 21 seconds West, along said southerly extension, 36.44 feet to the easterly corner of said Lot 17; thence South 87 degrees 18 minutes 42 seconds West, along the northerly line of said Block 3, 29.40 feet (the next 5 courses are along said northerly line of said Block 3); thence North 33 degrees 31 minutes 29 seconds West 286.28; thence South 88 degrees 07 minutes 45 seconds West 250.34; thence South 65 degrees 26 minutes 01 seconds West 1,027.89; thence South 01 degrees 44 minutes 25 seconds East 4.36; thence North 82 degrees 03 minutes 44 seconds West 199.24 to the point of beginning.

SURVEYOR CERTIFICATE AND ACKNOWLEDGEMENT

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 as LAKE BYLLESBY WEST THIRD; 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 outside boundary monuments of the plat have been correctly set and that all other required monuments will be correctly set within one year of the recording of the plat; that as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesota Statutes 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this 11th day of August, 2024.

Chad J. Nolte, Licensed Land Surveyor
Minnesota License No. 48632

STATE OF MINNESOTA
COUNTY OF Goodhue

This instrument was acknowledged before me on 08/08/2024 by Chad J. Nolte.

Notary Public, Goodhue County, Minnesota
My commission expires 07/31/2028

BOARD OF COUNTY COMMISSIONERS

Approved by the Goodhue County Board of Commissioners at their County Board meeting on Aug 20th, 2024.

Dated this 15th day of Nov, 2024.

Chairperson, Goodhue County Board of Commissioners

STANTON TOWNSHIP

Approved by Stanton Township at their Board Meeting on 9-17, 2024.

Chairperson, STANTON TOWNSHIP

COUNTY RECORDER

DOCUMENT NUMBER 7024135
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED IN THE OFFICE OF THE COUNTY RECORDER ON THIS 15th DAY OF Nov, 2024, AT 3:40 O'CLOCK P.M. AND WAS DULY RECORDED AS DOCUMENT # 7024135.
COUNTY RECORDER, GOODHUE COUNTY

COUNTY SURVEYOR

Pursuant to Chapter 389.09, laws of Minnesota, and Goodhue County Ordinance 2-78,

this plat has been approved this 15th day of Nov, 2024.

Goodhue County Surveyor

COUNTY AUDITOR/TREASURER

Taxes payable in the year 2024 on the land herein described have been paid, and there are no delinquent taxes entered this 6th day of Nov, 2024.

By: County Auditor

COUNTY ATTORNEY

I hereby approve this plat as to form.

Goodhue County Attorney



NOLTE'S SURVEYING
10488 COUNTY 139 SE, CHATFIELD, MN 55923
507-421-5427
COPYRIGHT 2024 NOLTE'S SURVEYING

429-A

LAKE BYLLESBY

SHORELINE

ON 9-11-2020, LATH WERE PLACED
AT THE PROPOSED HOUSE CORNERS.

APPROXIMATE

N65°26'01"E 200.00

100.00

N24°02'44"W 130.00

N24°02'44"W 130.00

BLOCK 3

LOT 9

LOT 8

SETBACK LINE

SETBACK LINE

PROPOSED HOUSE

PROPOSED GARAGE

N24°02'44"W 130.00

LOT 7

100.00

N65°26'01"E 200.00

100.00

WAY

58.00

CENTERLINE

AVENUE

20TH

58.00



AREA

26001 Sq. Feet
0.60 Acres

NOTE:
FINISHED FLOOR ELEVATIONS WILL BE
ESTABLISHED BY OWNER.



THE BEARINGS SHOWN HEREON ARE BASED ON THE
RECORDED PLAT OF LAKE BYLLESBY WEST.

PROPERTY LOCATION

Lots 8 and 9, Block 3, LAKE BYLLESBY WEST,
according to the recorded plat thereof, on file
in the office of the County Recorder, Goodhue
County, Minnesota.

LEGEND

● DENOTES FOUND IRON MONUMENT.

△ DENOTES LATH PLACED BY SEPTIC INSTALLER.

CERTIFICATE OF SURVEY FOR:

BILL KNUTSON

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING



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

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.

Marcus E. Johnson

Marcus E. Johnson
Minnesota License No. 47460
Date: September 23, 2020

PATH: S:\Share\PLATS\LAKE BYLLESBY WEST\BILL KNUTSON 2020 HARN

BK. NA PG. NA W.O.# DRAWING NUMBER
SHEET 1 OF 1 SHEETS 20-836 S-9082

From addition to lake 84 feet
garage to lake currently 106 feet