

To: Planning Advisory Commission  
From: Megan Smith, Land Use Management Director  
Mtg. Date: February 23, 2026  
Re: Request for Final Plat Review, McKeag Property, Stanton Township

**AGENDA ITEM:**

Review a final plat for a subdivision of 280 acres of land, creating four lots from one tax parcel, located at 32400 Highway 56 Blvd, Dennison MN 55018. The Commission has already held the public hearing on the preliminary plat at the December meeting, and the County Board has subsequently approved the preliminary plat.

**ATTACHMENTS:**

1. Application Materials
2. Final Plat as submitted
3. Vicinity maps prepared by County Staff

**APPLICATION INFORMATION:**

Property Owner: Estate of Audrey McKeag

Site Address: 32400 Highway 56 Blvd., Cannon Falls, MN

Parcel Number: 41.029.0100

Abbreviated Legal Description: The NE 1/4 and the N 1/2 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 29, Township 112, Range 18, Stanton Township, Goodhue County, MN.

Zoning District: A1 (Agricultural Protection District)

Township: Stanton Township

**APPLICABLE COUNTY ORDINANCES:**

- Goodhue County Zoning Ordinance, Article 21, Agricultural Protection District
- Goodhue County Subdivision Regulations

**PROJECT SUMMARY:**

The Commission will consider a request submitted by Daniel McKeag, representing the estate of Audrey McKeag, for a request for a preliminary plat review. The proposed plat will be named the “McKeag Addition”

- Lot 1 is 70.86 acres and is a corner lot with frontage along both Highway 19 Boulevard and Highway 56 Boulevard. No structures exist on this site.

- Lot 2 is 78.10 acres and has frontage along Highway 56 Blvd. This lot has an existing building site with outbuildings.
- Lot 3 is 76.83 acres and has frontage along Highway 56 Blvd. and does not contain any buildings.
- Lot 4 is 35.72 acres and has frontage along both Highway 56 and 330<sup>th</sup> Street. This lot also has an existing home on it. This lot contains a small amount of land subject to the County's shoreland ordinance.

**ANALYSIS:**

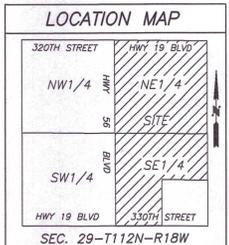
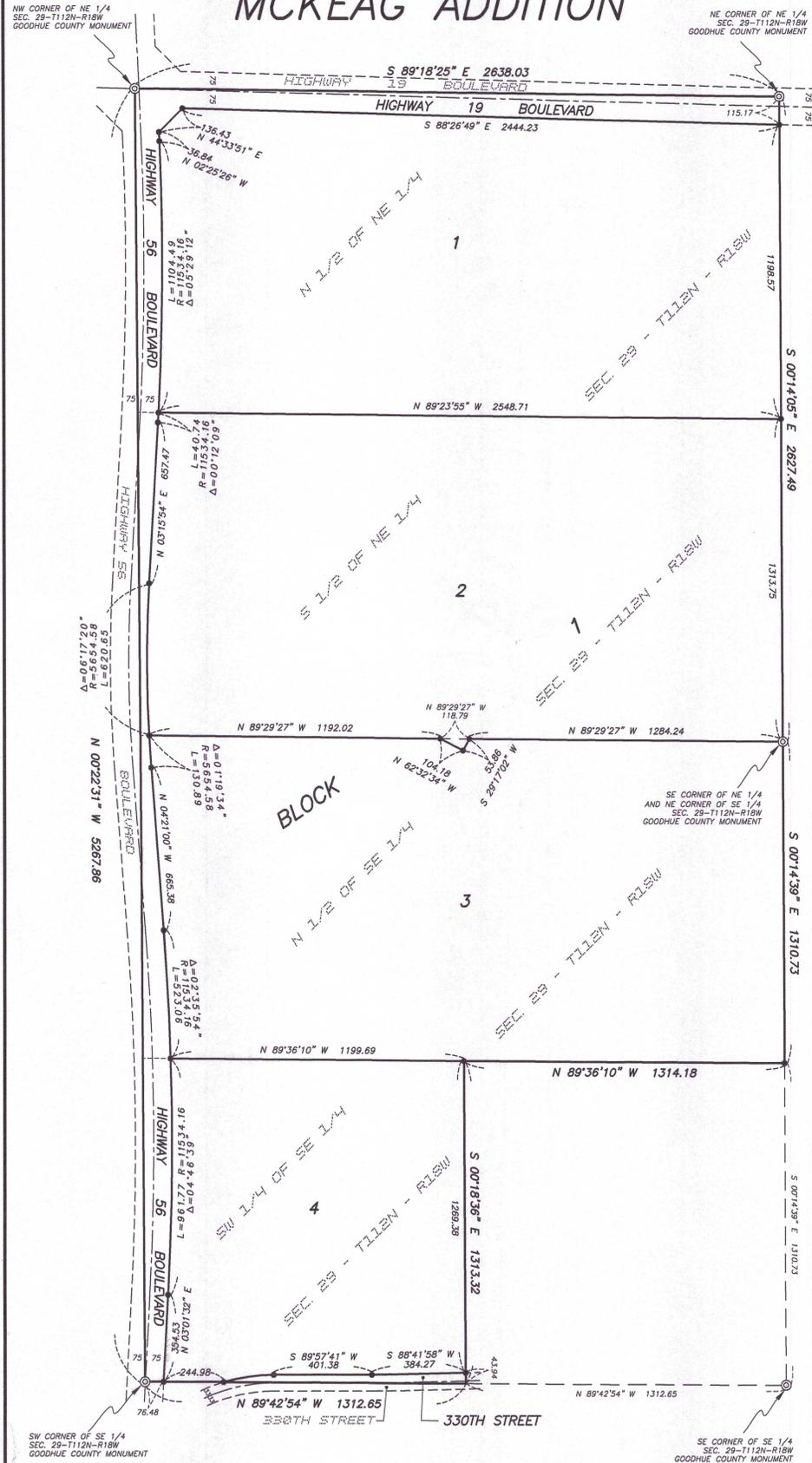
The County's zoning ordinance has specific criteria for lots sizes, and development of land in the A1 district. Staff has reviewed these requirements and found the proposed plat in compliance with all ordinance requirements and meets all standards. A summary of some of the primary requirements are listed below.

- A1 Zoning Requirements state that lots must be at least 2 acres in area, and lots must have frontage along a public street.
- Density is limited by section to no more than 4 homes per section. Section 29 contains a small private airport, and four total homes. Two owned by Audrey McKeag, one owned by Charles and Laura Geissler, and the other owned by Marilyn Meline and others.
- No floodplain, bluffs, mining sites, solar sites, public waters, or other features exist on this site that constrain it or complicate the subdivision process.
- No ROW is proposed to be dedicated on the plat, will all adjoining ROW already dedicated to the public.
- No additional home sites are available in this section. The lots being created are so Ms. McKeag can convey the land to others.
- Stanton township has lot size requirements that will need to be met, and the Township will need to sign the plat.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Advisory Commission: adopt the staff report into the record; accept the application, testimony, and other evidence presented; and recommend that the County Board of Commissioners **APPROVE** the request for a preliminary plat.

# MCKEAG ADDITION



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

THE NORTH LINE OF THE NE 1/4 OF SEC. 29-T112N-R18W ASSUMES A BEARING OF S 89°18'25" E

KNOW ALL PERSONS BY THESE PRESENTS: That Daniel J. McKeag, personal representative of the estate of Audrey L. McKeag, owner of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

The Northeast Quarter, AND the North Half of the Southeast Quarter, AND the Southwest Quarter of the Southeast Quarter, all in Section 29, Township 112 North, Range 18 West, Goodhue County, Minnesota.

Has caused the same to be surveyed and platted as MCKEAG ADDITION and does hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Daniel J. McKeag, personal representative of the estate of Audrey L. McKeag, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Daniel J. McKeag, personal representative of the estate of Audrey L. McKeag

State of Minnesota  
County of Goodhue

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_, by Daniel J. McKeag, personal representative of the estate of Audrey L. McKeag.

\_\_\_\_\_(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 MCKEAG 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 required monuments depicted on the plat will be correctly set within one year of the recording of this plat; that as of the date of this certificate, all water boundaries and wet land, 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 \_\_\_\_\_

STANTON TOWNSHIP BOARD

Approved by the Stanton Township Board of Supervisors this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed \_\_\_\_\_

GOODHUE COUNTY BOARD

Approved by the Goodhue County Commissioners at their \_\_\_\_\_, 20\_\_, County Board meeting.

Signed \_\_\_\_\_

Chairperson

Signed \_\_\_\_\_

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\_\_.

Jeff Ekblad  
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

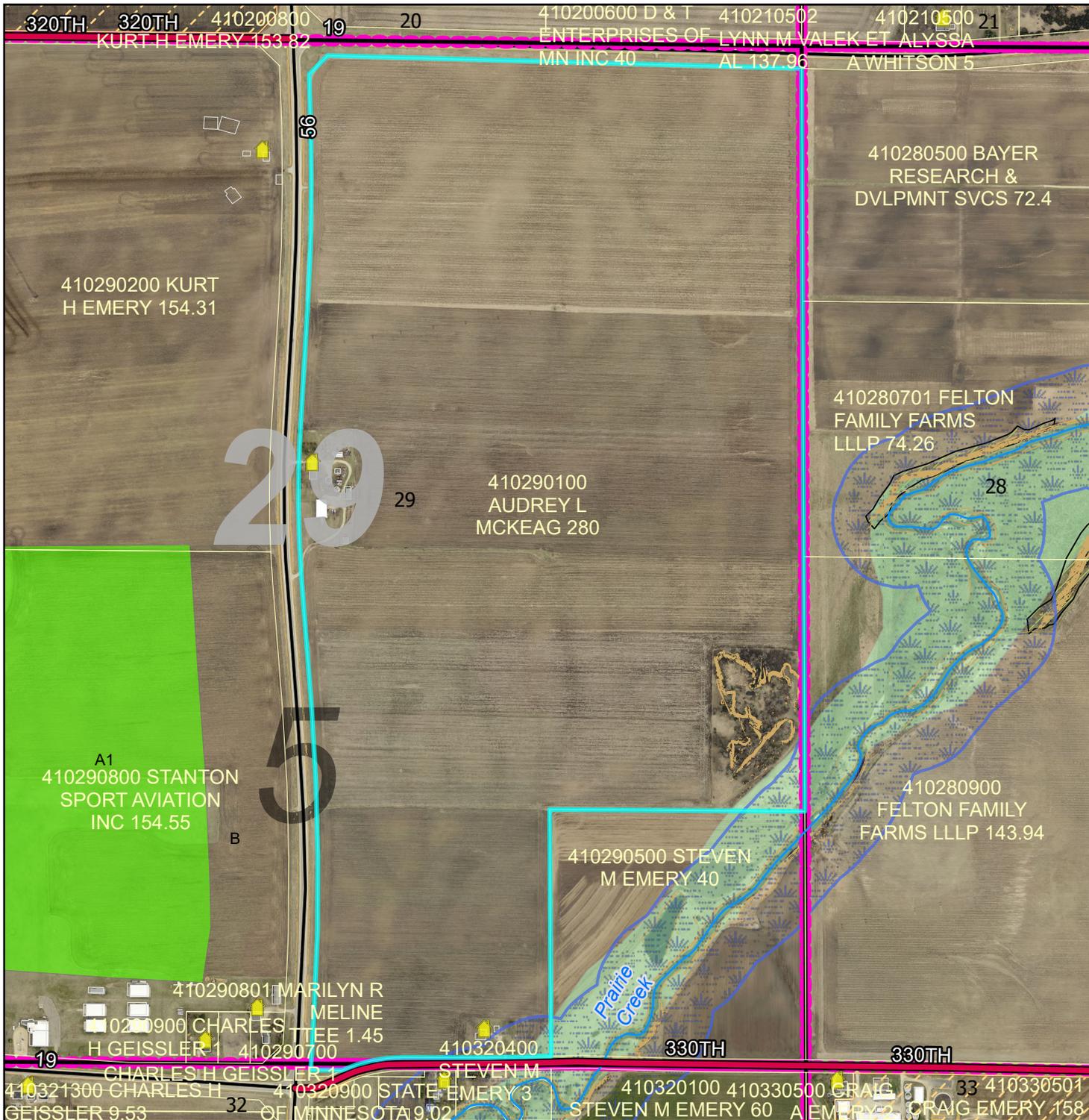
County Recorder, County of Goodhue, State of Minnesota

I hereby certify that this plat of MCKEAG 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 \_\_\_\_\_.

Jeff Ekblad  
Goodhue County Recorder

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

# MAP 01: PROPERTY OVERVIEW



## PLANNING COMMISSION

Public Hearing  
 December 15, 2025

Daniel McKeag (Applicant) on behalf of  
 The Estate of Audrey L. McKeag (Owner)  
 A-1 Zoned District.

The NE1/4 and the N1/2 of the SE1/4  
 and the SW1/4 of the SE1/4 of Section 29,  
 Township 112, Range 18, Stanton Township.

Request for a Preliminary Plat to split one  
 parcel containing 280 acres into four lots.

### 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



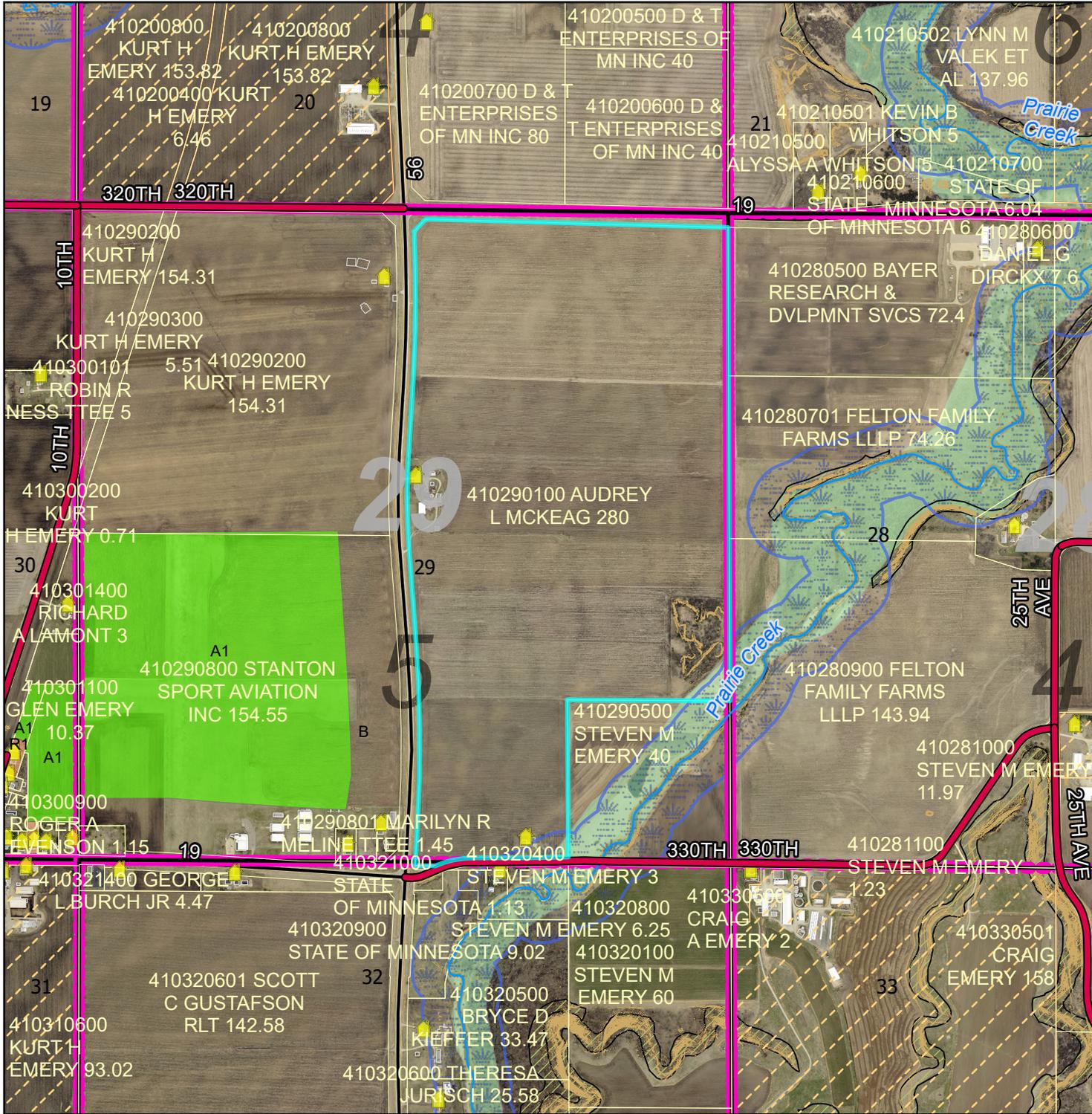
0 280 560 1,120 1,680  
 US Feet

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# MAP 02: VICINITY MAP



## PLANNING COMMISSION

Public Hearing  
December 15, 2025

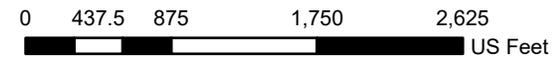
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