

To: Goodhue County Planning Advisory Commission  
From: Megan Smith, Land Use Management Director  
Meeting Date: October 20, 2025  
Re: Final Plat Review of the “Ohmann Addition”

**AGNEDA ITEM:**

The Planning Advisory Commission will consider a request submitted by property owners/applicants, Ohmann Farms LLC. 30494 23<sup>rd</sup> Avenue Way Cannon Falls, MN 55009, for a final plat. The application impacts the following tax parcels: 41.180.0370, 41.180.0390, and 41.180.0030. The proposed re-plat is titled “Ohmann Addition” and comprises 123 acres, with 5 proposed lots. A Preliminary Plat review and a public hearing occurred on July 21, 2025.

**ATTACHMENTS:**

1. Application and Final Plat
2. Email from Keith Ohmann regarding easement
3. Location Maps prepared by staff

**APPLICATION INFORMATION:**

Applicant: Ohmann Farms LLC

Parcels: 41.180.0370, 41.180.0390, and 41.180.0030

Abbreviated Legal: Lot 20 Block 3, Lot 2 Block 1, and Outlot A of Lake Byllesby West Plat

Zoning District: A-2 (Agriculture District)

**SUMMARY:**

On July 21, 2025, the Planning Advisory Commission held a public hearing and considered a request submitted by property owners/applicants, Ohmann Farms LLC. 30494 23<sup>rd</sup> Avenue Way Cannon Falls, MN 55009. The land is part of the Lake Byllesby West Plat, and zoned A2 Agricultural District and is also within the Shoreland Overlay of Lake Byllesby.

The proposed re-plat is titled “Ohmann Addition” and comprises 123 acres. If approved, the plat would create a total of 5 lots.

This application is similar to the application reviewed by the County in 2024. A new application was required after the owners did not record the plat within a 6-month timeline from plat approval.

The County Board considered the preliminary plat at their August 19<sup>th</sup>, 2025, Board meeting and approved the final plat with the following conditions:

1. Prior to submitting a final plat, the applicant shall designate an easement area on the final plat granting Goodhue County access to the County owned small boat landing to Lake Byllesby, through the area shown as Lot 1, Block 1 of the proposed plat.
2. A final plat shall be submitted within 180 days of approval of the preliminary plat.

The property owners have declined dedicating any easement to the County and are requesting final plat approval without dedication of an easement. See attached email from Keith Ohmann. In subsequent conversation with staff, the Ohmann's believe the lack of an easement has been an issue for decades, and the County lacks easement to other land locked parcels in this area. They believe the easements should be negotiated separately from the plat review.

**"OHMANN ADDITION" FINAL PLAT REVIEW:**

- Johnson and Scofield Inc. have prepared a Final Plat of the "Ohmann Addition" on behalf of Ohmann Farms LLC for consideration.
- This plat was reviewed by the PAC in August of 2024, and approved by the Co Board in November. The owners did record the plat within the 180 day timeframe, so it expired, and the ordinance requires the process to start again.
- One additional home site could potentially be created within this platted area. Specifically, the proposed plat is in Section 16 of Stanton Township. There are only 3 homes built in this section on land zoned A2, therefore Section 16 could see up to 9 addition homes built before the section density is full. The North West quarter-quarter of Section 16 does not have a home in it, and is part of the platted area, and therefore the County could expect to see a home built there. This area is labeled as Lots 2 and Lot 3 of Block 1 on the attached plat. To clarify, Lot 3 and Part of Lot 2 are not both buildable. Because they are in a vacant quarter-quarter section, a home could be built on either, but not both.
- Regarding the easement, it is the opinion of staff that the County's has demonstrated that a "prescriptive easement" exists which establishes the right of use of the driveway through continuous and open use of the property for at least 15 years, meeting the requirements of Mn Statute 507.

**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 forward a recommendation to the County board to **APPROVE** the request submitted by Ohmann Farms LLC for Final Plat of the proposed "Ohmann Addition" Plat.

# Goodhue County Preliminary and Final Plat Application



Z 25-0044

Property Owner(s) Information	
Name(s)	Ohmann farms LLC.
Mailing Address	30494 23rd AVE
Phone Number	(612) 229 5104
Email Address	[REDACTED]
Applicant Information	
Name(s)	Keith Ohmann
Mailing Address	30494 23rd AVE
Phone Number	(612) 229 5104
Email Address	[REDACTED]
Project information	
Proposed Plat Name	
Application Type	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> Both Preliminary and Final
Total Acres Platted	123
Will the plat dedicate Right of way?	<input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Township <input type="checkbox"/> City No
List Parcel Numbers:	
Total Number of Lots:	5
Total Number of Outlots:	0
Property Owner(s) Signature	
Kevin Ohmann Printed Name	Kevin Ohmann Signature
	9-22-25 Date
Keith Ohmann Printed Name	Keith Ohmann Signature
	9-22-25 Date
Stanley N Ohmann Printed Name	Stanley N Ohmann Signature
	9-22-25 Date

# Goodhue County Preliminary and Final Plat Application



Township Acknowledgment			
Name			
Township Position			
Signature		Date	
Township Approval*		Date	
*For townships with a subdivision ordinance and zoning ordinance			
County Use			
Application Fee	\$50 Balance	Receipt Number 18726	Received Date 9/22/25
Received by	Meyon Smith		
Preliminary Review by PAC Date:		Preliminary Approval by Co. Board Date:	
Final Plat Review By PAC Date:		Final Review By Co. Board Date:	



## LAKE BYLLESBY



1 INCH = 200 FEET  
0 200 400  
SCALE IN FEET

ELEVATIONS ARE NAVDODS DATA. DEMONSTRATE  
GROUNTS W/OUT BOUNDARY LINE. 875 21  
THE DEMONSTRATE SHOWN HEREON ARE BASED ON  
THE RECORDS PLAT OF LAND WILLIAMSON.

@ ECHOES FOUND WITH MONUMENT.  
 \* ECHOES COCKLE COUNTY P.L.S. CORRECT  
 DENOTES ORIGINAL PLAT DISTANCE.

**LEGEND**

[illegible]

**From:** [keith ohmann](#)  
**To:** [Smith, Megan](#)  
**Subject:** Ohmann Farms LLC  
**Date:** Wednesday, August 20, 2025 11:10:26 AM

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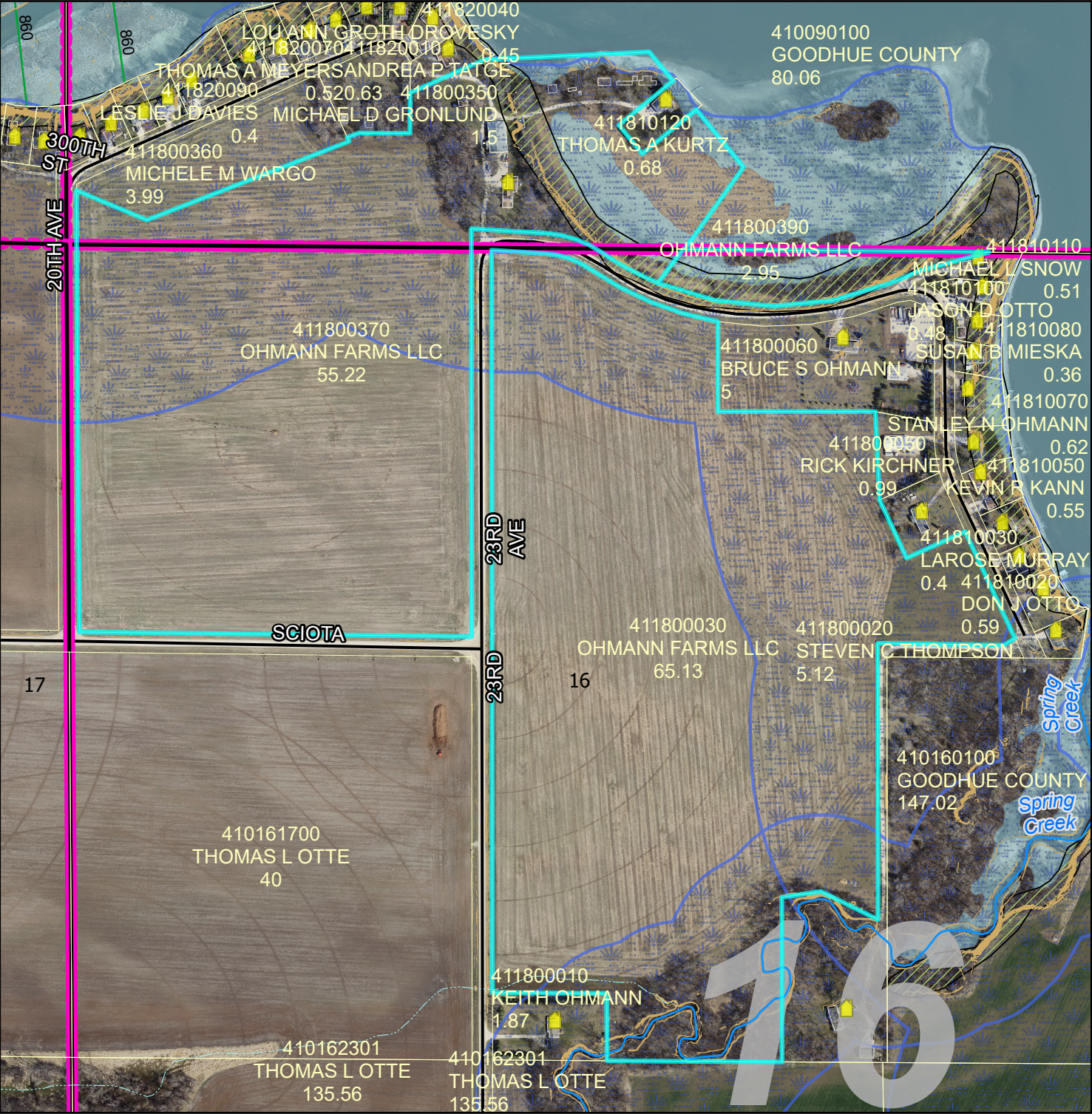
[You don't often get email from keithohmann@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email - Use caution opening links or attachments!

Today I am writing to you on behalf of the plot That is being split by the three partners of Ohmann Farms LLC . this is a very basic split between three partners yesterday you . Approved a split and reached out to me asking for easement for you to access the County park ...that you have been crossing for many years we will not entertain or have our surveyors deal with this issue. At this time. Once the split occurs you can take this matter up with Kevin being he will be the soul owner.Of that property Thank you !!! The letter you requested as of 8/19/25  
Sent from my iPhone



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing  
July 21, 2025

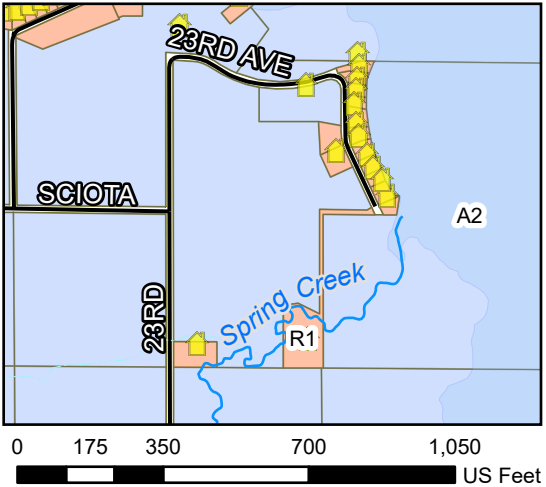
Ohmann Farms LLC (Owner)  
A-2 Zoned District.

Lot 20 Block 3, Lot 2 Block 1, and  
Out Lot A of the Lake Byllesby West Plat  
in Stanton Township.

Request for a replat of the  
Ohmann Addition.

Legend

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



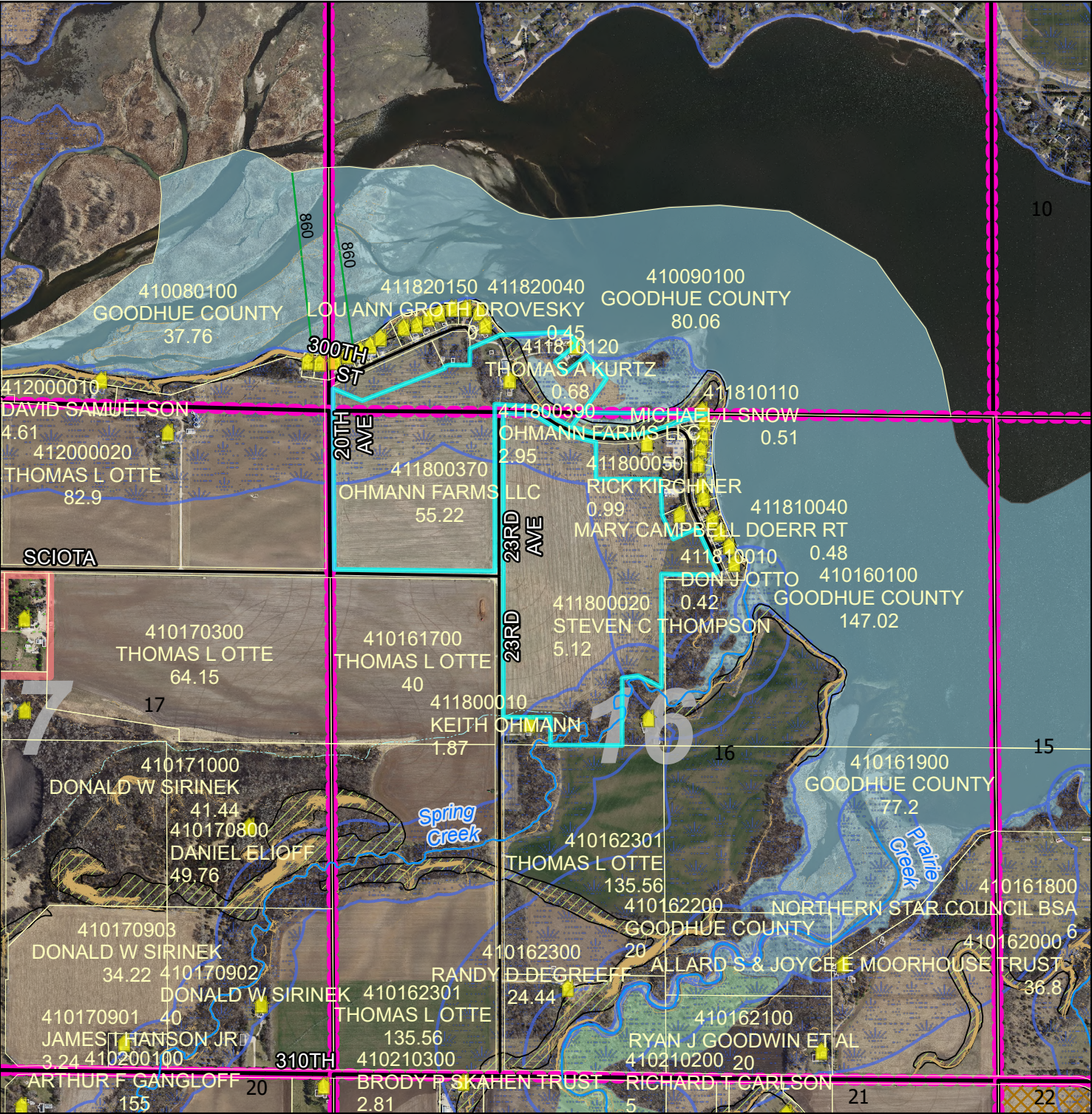
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2024 Aerial Imagery  
Map Created July, 2025 by LUM





MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing  
July 21, 2025

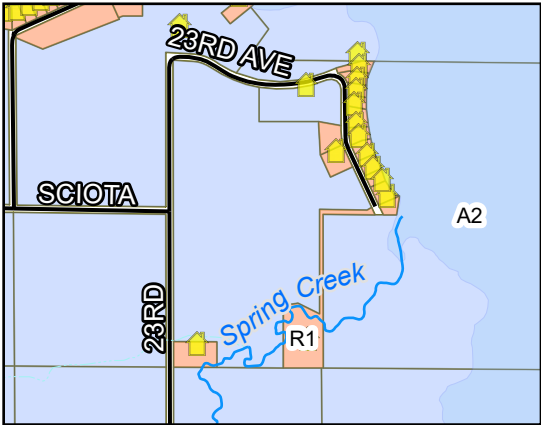
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Ohmann Addition.

Legend

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



0 430 860 1,720 2,580  
US Feet

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2024 Aerial Imagery  
Map Created July, 2025 by LUM





ArcGIS Web Map



8/4/2025, 2:32:26 PM

1:1,372

Parcels

House Number

PIN

Full Name

Goodhue County Roads

CEM; ; OCTY; OCRLN; CTRLN

Municipal Boundaries

Cached2024

Red: Band\_1

Green: Band\_2

Blue: Band\_3

