

To: Planning Advisory Commission
From: Megan Smith, Land Use Management Director
Meeting Date: October 20, 2025
Re: Review Preliminary Plat to accompany a conservation subdivision

AGENDA ITEM:

Hold a public hearing and consider a request to review a preliminary plat for a conservation subdivision, submitted by Brian Haugen, agent for owners, to allow the parcel with ID number 39.020.0802 to receive Preliminary Plat approval creating two lots.

ATTACHMENTS AND LINKS:

- Applications as submitted
- Site Map prepared by staff

APPLICATION INFORMATION:

Applicant: Brian Haugen (agent)

Property Owners: Andrew and Joanna Pruett, 32675 Grit Drive, Lanesboro MN 55949

Property Buyers: Cael and Mackenzie Marx, 44057 Highway 60 Blvd, Zumbrota MN 55992

Address of zoning request: 19643 500th St Pine Island, MN 55963

Parcel: 39.020.0802

Township: Pine Island

Abbreviated Legal: Property located North of 500th St, described as part of the W1/2 SE1/4 & SE1/4 of Sec 20 Twp 109 Range 15 in Pine Island Township.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a request submitted by Brian Haugen on the behalf of Andrew and Joanna Pruett (Landowner), for property located North of 500th St, Pine Island, MN 55963. This application impacts Parcel 39.020.0802. The land is described as part of the W1/2 SE1/4 & SE1/4 of Sec 20 Twp 109 Range 15 in Pine Island Township. The proposed replat is titled “Marx Estate” and is approximately 41 acres.

PROJECT SUMMARY:

Goodhue County’s conservations subdivision ordinance requires that the land be platted if a conservation subdivision is approved. The preliminary plat is attached for the same land that is being considered for rezoning from A1 to Conservation Subdivision.

The proposed plat depicts two new lots: Lot 1 is 26.31 acres and Lot 2 is 15.07 acres. Both have frontage along 500th Street and meet the county’s platting requirements.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners approve the preliminary plat request from Brian Haugen on behalf of Andrew Pruett (Owner) with ID number 39.020.0802, with the following two conditions:
 1. An application for a final plat must be submitted for review within 180 days of approval of the preliminary plat, or the preliminary plat expires
 2. The final plat shall show the area to be dedicated as permanent open space and place in a conservation easement.

Goodhue County Preliminary and Final Plat Application

Goodhue County
Land Use Management

Z 25-0042

Property Owner(s) Information		
Name(s)	<i>Andrew Pruett by Brian Haugen Agent</i>	
Mailing Address	<i>32675 Grit Dr. Leakesboro MN 55549</i>	
Phone Number	<i>527-993-8069 AP (527-208-0791) Brian</i>	
Email Address	<div style="background-color: black; width: 100%; height: 20px;"></div>	
Applicant Information		
Name(s)	<i>Pael & Makenzie Marx</i>	
Mailing Address	<i>44057 Highway 60 Blues Zimmerman MN 55792</i>	
Phone Number	<i>507-358-9715</i>	
Email Address	<div style="background-color: black; width: 100%; height: 20px;"></div>	
Project information		
Proposed Plat Name	<i>Marx Estate</i>	
Application Type	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Both Preliminary and Final	
Total Acres Platted	<i>41.38 Acres</i>	
Will the plat dedicate Right of way?	<input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Township <input type="checkbox"/> City	
List Parcel Numbers:	<i>390200802</i>	
Total Number of Lots:	<i>2</i>	Total Number of Outlots: <input type="checkbox"/>
Property Owner(s) Signature		
Printed Name	Signature	Date
<i>Brian Haugen Agent</i>	<i>[Signature]</i>	<i>9/14/25</i>
Printed Name	Signature	Date
Printed Name	Signature	Date

RECEIVED

SEP 17 2025

Land Use Management

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 \$ 400		Receipt Number 18723	Received Date 9-17-2025
Received by			
Preliminary Review by PAC Date:	Preliminary Approval by Co. Board Date:		
Final Plat Review By PAC Date:	Final Review By Co. Board Date:		

PRELIMINARY PLAT

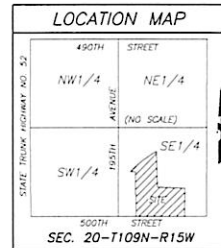
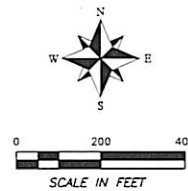
○ DENOTES SET 1/2" X 15 INCH IRON REBAR
MONUMENT WITH PLASTIC CAP MARKED RLS 22044

THE SOUTH LINE OF THE SW 1/4 OF
SEC. 26-T112N-R14W ASSUMES A
BEARING OF S 89°28'03" W

UNPLATTEO

$$\begin{aligned} C &= 1004.76^\circ \text{ E} \\ CB &= N \ 52^\circ 16' 03'' \\ \Delta &= 18^\circ 32' 09'' \\ L &= 1009.15 \end{aligned} \quad R = 3119.36$$

UNFLATTED



LEGAL DESCRIPTION:

The part of the East Half of Section 20, Township 109 North, Range 15 West of the 5th Principal Meridian, lying southerly of the following described line. Beginning at the northwest corner of the Southwest Quarter of the Southeast Quarter of said section 20, thence East, assumed bearing, along the north line of said Southwest Quarter of the Southeast Quarter a distance of 334.62 feet, thence northwesterly along the westerly line of lands formerly occupied by the Chicago and Great Western Railway Company a distance of 1100.16 feet on a non-tangential curve, concave to said curve, radius 3119.36 feet, central angle 26 degrees 12 minutes 28 seconds and the said line bearing North 62 degrees 05 minutes 49 seconds East, thence North 62 degrees 52 minutes 49 seconds East, tangent to said curve, a distance of 1877.0 feet, more or less, to the east line of said East Half of said line these terminating.

That part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 20, Township 109 North, Range 15 West, of the 6th Principal Meridian, lying westerly of a parallel line 500 feet east of the west line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)

EXCEPT:
The West 518.00 feet of the South One-Half of the Southwest Quarter of the Southeast Quarter of Section 20, Township 109 North, Range 15 West, Goodhue County, Minnesota

EXCERPT

That part of the Southeast Quarter of Section 20 and a part of the Southeast Quarter of the Northeast Quarter of Township 106 North, Range 145 East, Goodhue County, Minnesota described as follows:

Beginning at the southeast corner of said Southeast Quarter of said Section 20, thence North 89 degrees 58 minutes 00 seconds East (for the purpose of this description all bearings are in relation to the Goodhue County Coordinate System NAD83) (1996) Adjacent, along the south line of said Southeast Quarter, 1955 feet 35 inches for a point of beginning, thence North 00 degrees 50 minutes 20 seconds East, \$25.30 foot, thence North 87 degrees 16 minutes 02 seconds West, 800.12 feet, thence North 01 degrees 44 minutes 42 seconds West, 1066.95 feet to the northwesterly right of way line of the former Chicago and North Western Railway Company (now abandoned and being described in the next four courses), thence northeasterly 91.11 feet along said right of way line, along a curve, no tangent line, to the first described course, central angle 90 degrees 40 minutes 00 seconds, radius 1000.00 feet, bearing 100 degrees 40 minutes 00 seconds East, 1000.00 feet to the northeast corner of said Southeast Quarter, being 137.49 feet west of the northeast corner of said Southeast Quarter, thence continue North 62 degrees 52 minutes 10 seconds East, 154.74 feet to the east line of the Northeast Quarter of said Section 20, thence South 00 degrees 10 minutes 57 seconds West, 17 seconds West, along said east line, 70.60 feet to the northeast corner of the Southeast Quarter of said Section 20, thence South 00 degrees 13 minutes 28 seconds West, along the east line of said Section 20, 2015.14 feet to the northeast corner of said Southeast Quarter, thence South 89 degrees 58 minutes 00 seconds West, along said south line, 658.88 feet to the point of beginning.

Subject to all easements and restrictions of record, if any.

SURVEYOR:
RAPP LAND SURVEYING, INC.
45967 HWY 56 BLVD
KENYON, MN 55946

DEVELOPER:
CAEL AND MAKENZIE MARX
44057 HIGHWAY 60 BLVD
ZUMBROTA, MN 55992

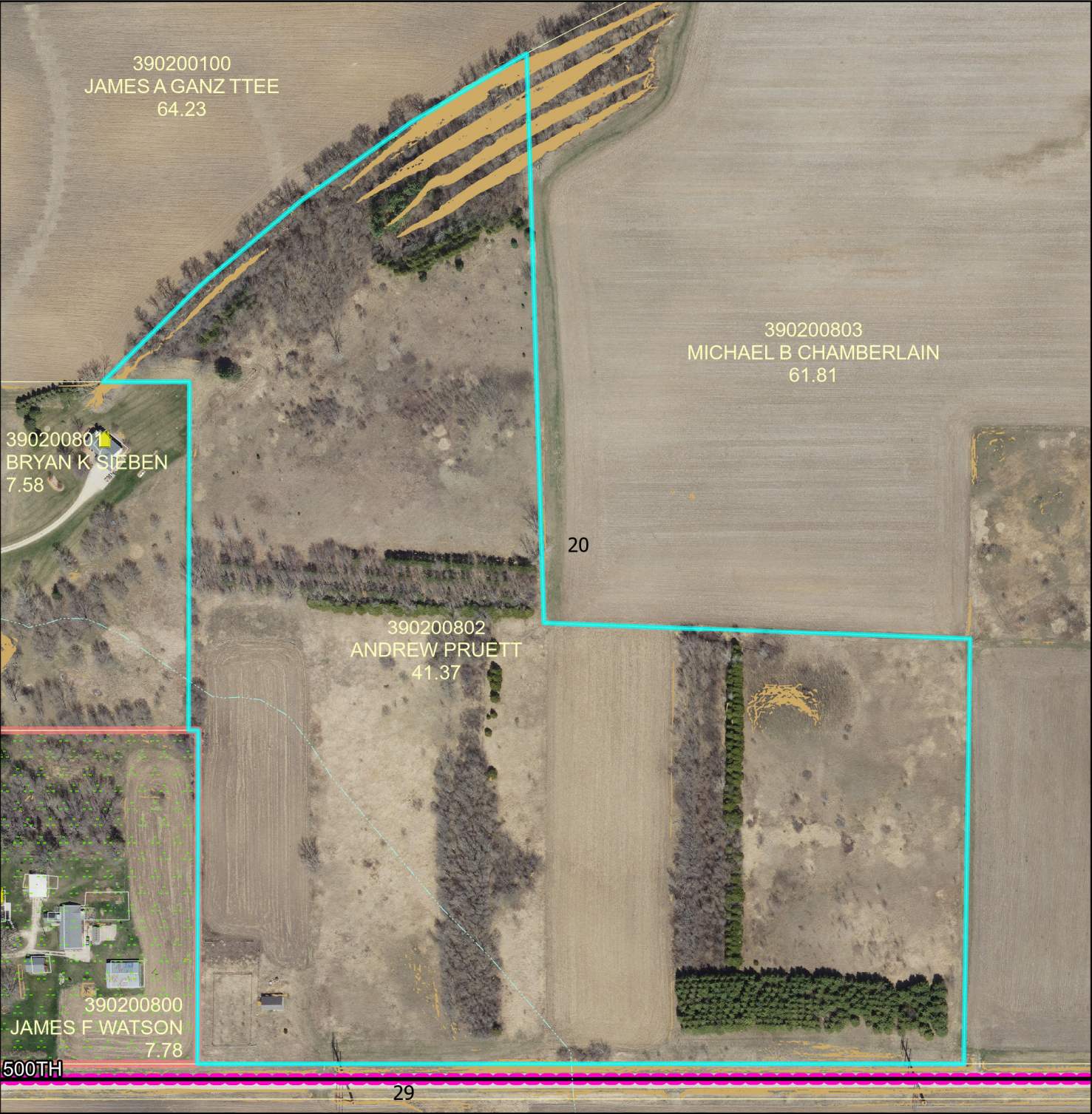
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.

SEPTEMBER 11, 2025 Daniel A. Rappaport
Signed _____
Printed _____ Minnesota Registration No. 33944

RAPP LAND SURVEYING, INC.
45067 HIGHWAY 56 SE/DJ
KENTON, MN 55846
(812) 532-1263

DRAWN BY: DOR	DATE: 9-11-25	PROJECT NO. 025253
1" = 200'	SHEET 1 of 1 sheet	BOOK/PAGE N/A

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
October 20th, 2025

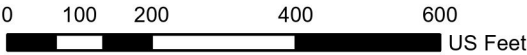
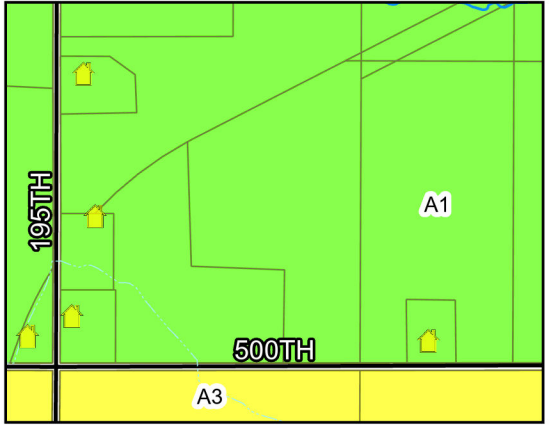
Brian Haugen (Applicant)
A-1 Zoned District.

The W1/2 SE1/4 & SE1/4 of Sec 20
Twp 109 Range 15 in Pine Island Township.

Request for Parcel to receive
a Preliminary Plat.

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

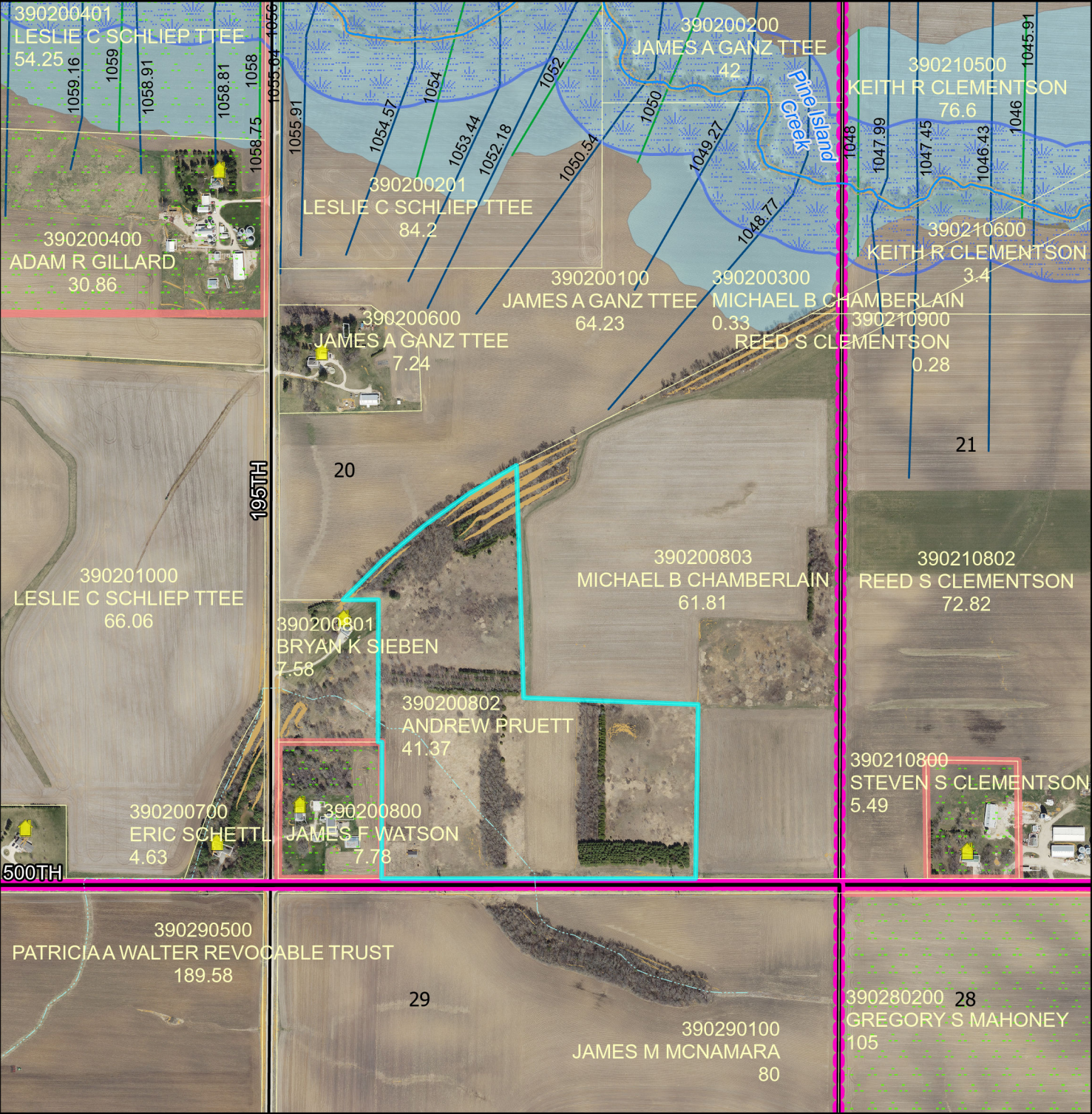


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Map Created September, 2025 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
October 20th, 2025

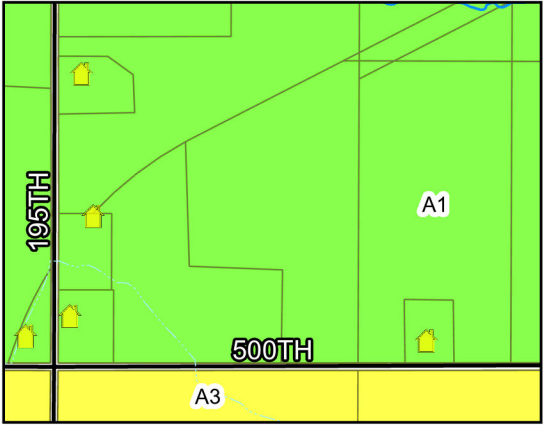
Brian Haugen (Applicant)
A-1 Zoned District.

The W1/2 SE1/4 & SE1/4 of Sec 20
Twp 109 Range 15 in Pine Island Township.

Request for Parcel to receive
a Preliminary Plat.

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 |



0 250 500 1,000 1,500
US Feet

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