

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: August 24th, 2026
Re: Map Amendment Request from CR to R-1 In Florence Township

AGENDA ITEM:

The Planning Advisory Commission will consider a tabled request submitted by property owners/applicants, Ann and Jeff Bolin, 29055 County Road 2 Blvd Frontenac, MN 55026, for a re-zoning request from CR (Commercial Recreational) to R-1 (Suburban Residential), to allow for four lots.

ATTACHMENTS AND LINKS:

1. Application
2. Preliminary Plat
3. Staff Prepared Maps

APPLICATION INFORMATION:

Applicant: Ann and Jeff Bolin (Landowners)
Property Owner: Ann and Jeff Bolin, 29055 County Road 2 Blvd Frontenac, MN 55026
Parcels: 32.285.0011 and 32.285.0030
Parcel Sizes: 2.46 and 31.97 acres
Current Property Zoning: CR (Commercial Recreational)
Township: Florence
Abbreviated Legal: PART OF LOT 3, BLOCK 1 OF THE VILLA MARIA ADDITION and PART OF LOT 1 BLOCK 1 OF THE VILLA MARIA ADDITION in FRONTENAC, MN 55026.

PROJECT SUMMARY:

The landowners Jeff and Ann Bolin are seeking approval for a map amendment for property located at PID's 32.285.0011 and 32.285.0030. The intent of the request is for the Landowners to build a limited number of single-family dwellings on proposed land referred to as the Villa Maria Preserve. With this request, the proposal is to create a total of 4 separate parcels suitable for residential occupancy building. County staff is recommending that only the proposed to be platted lots be zoned R1 with the remainder of the land to stay CR.

On August 11, 2026, the Bolin's submitted a plat titled the "Villa Maria Preserve" which is attached to this staff report. The proposed plat shows four lots and one outlot.

Zoning Staff have reviewed the application and determined that the site could be suitable candidate for R-1 (Suburban Residential) Zoning.

Property Information

- The properties consist of two parcels comprising a total of 34.43 total acres, that is zoned CR (Commercial Recreational). Residential uses are not allowed in the CR District.
- There are no feedlots near the subject property.
- The property is surrounded by predominantly A-2 District and R-1 District Land.
- None of the property is within Shoreland or Floodplain areas
- No mining sites exist within 1000 feet of the subject property.
- No utility scale solar sites exist within 1000 feet of the subject property.

Proposed Uses:

- Approval of the rezoning will allow for four new residential lots.
- R1 zoning density allows up to one dwelling per one-acre parcel.

Accessibility:

- The proposed rezoned parcels are all accessed via Winona Street. One lot will be accessed using a private easement; the lot lacks public road frontage.

Planning Information:

- The CR (Commercial Recreational) District is “to provide suitable locations for, and to encourage the development of, commercial recreation facilities in those areas of the county which benefit the recreational needs of both residents and tourists and restrict incompatible commercial and industrial uses.”
- The R-1 (Suburban Residential) District’s purpose “is intended to provide a district which will define and protect areas suitable for low to medium density residential development as the principal land use and to allow related facilities desirable for a residential environment.”
- The amended rezoning request appears suitable for approval, as the newly provided survey clearly identifies the four specific lots proposed for residential development. Limiting the R-1 zoning to Lots 1–4 is consistent with the purpose of the R-1 District by allowing low-density residential development while maintaining the existing CR zoning on the remaining acreage. This approach provides a clear distinction between the proposed residential lots and the remainder of the property, while allowing any future zoning changes to be considered separately as plans for the property develops.

Goodhue County Comprehensive Plan:

- The proposed rezoning appears to be compatible with the goals of the County’s Comprehensive Plan and growth management strategies, which promote orderly and

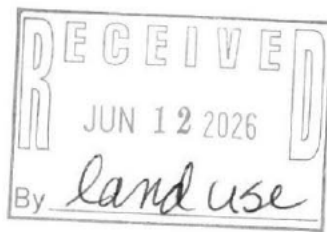
compatible development. The proposed R-1 zoning would allow for a level of residential development that is appropriate for this location.

Future Action Needed:

- Submit a preliminary and final plat application
- The applicant's have expressed interest in the possibility of rezoning the outlot to Agricultural.

Staff Recommendation:

To accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **Approve** the map amendment request to rezone the amended survey showing lots 1-4 from CR (Commercial Recreational) to R-1 (Suburban Residential), based on findings that the proposed rezone is consistent with the goals and policies of the County's Comprehensive Plan.



Staff Use Only	
Case #	726-0042
Intake Date	6/12/26
Receipt #	18948

Rezoning Application Form

Applicant's Name

Ann + Jeff Bolin

Applicant's Address

29055 Cty 2 Blvd FRONTENAC
MN 55026

Phone:

[REDACTED] 940-5565

Property Owner(s):

ANN + JEFF BOLIN

Property Owner Address:

29055 Cty 2 Blvd FRONTENAC
MN 55026

TELEPHONE:

[REDACTED]

Address or Parcel Number of property subject to the rezoning request

RD 32.285.0011, RD 32.285.0030

Current Zoning District?

COMMERCIAL RECREATIONAL

Proposed Zoning District?

R-1

Property Owner Signature

Ann Bolin

Date: 6.4.26

Township Acknowledgment

Township Name: FLORENCE TOWNSHIP

Date: 8 June 2026

Township Representative Name and Signature:

Ross Bruck
Planning Commission
Chair

Attach on a separate sheet:

1. Stated reason for map amendment(s) requested
2. Soils information
3. Proposed future use(s) of the property to be rezoned
4. Compatibility of the proposed zoning district with existing land uses in the area.
5. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request.

Map Amendment Re-zone Request

We, Jeff and Ann Bolin, are applying for a map amendment to properties we acquired from John Rupp, Villa Ventures, recently in 2025. The properties were split from the larger property known as Villa Maria. The Villa Maria is currently zoned as Commercial/Recreational. It is our desire to Re-Zone approximately 34 acres we have purchased from the Villa Maria and make a plea for a zoning map amendment of R1 residential.

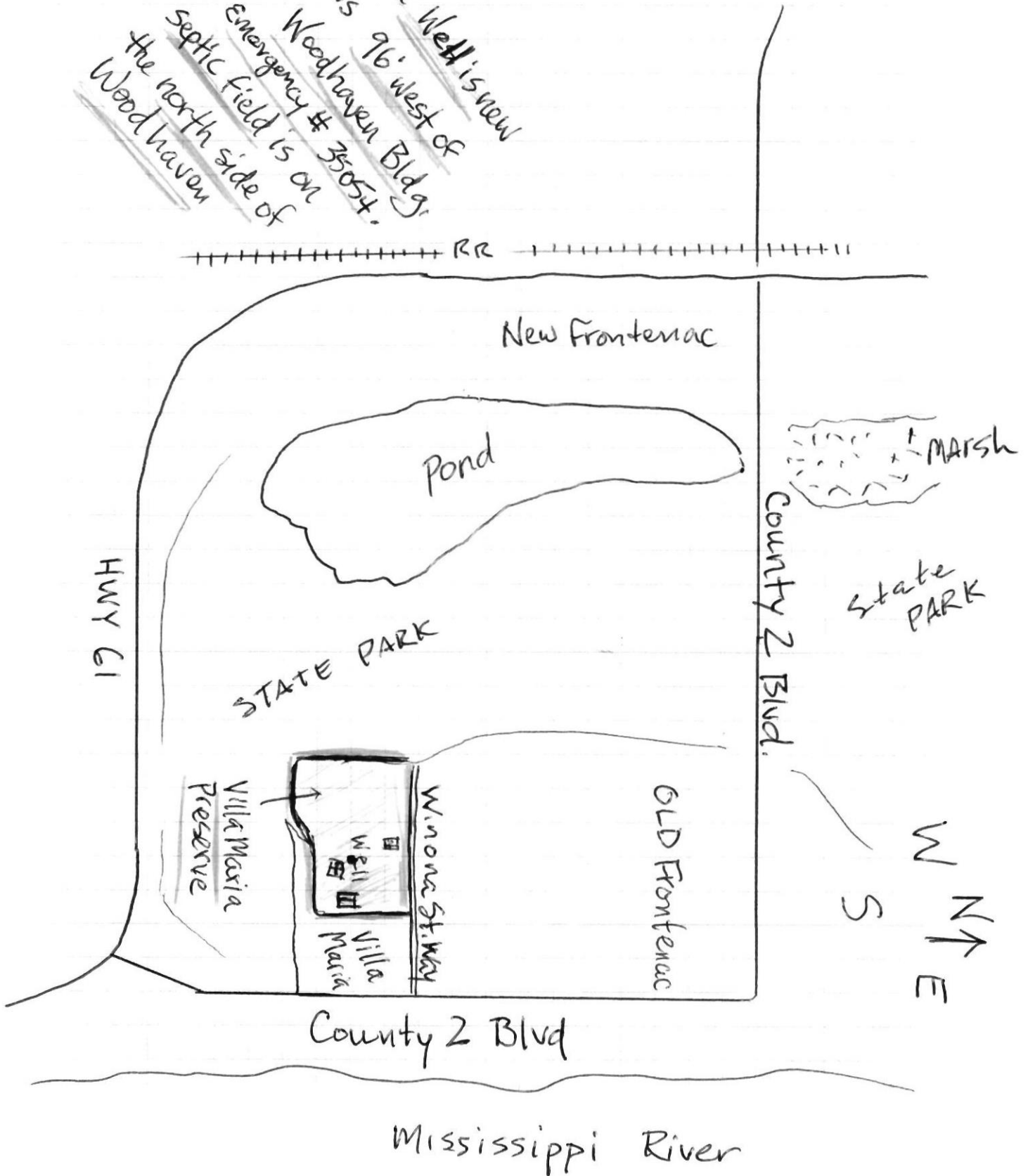
With separate parcel purchases, it is our hope and our plan to zone the sum of these as R1 residential in order to allow a limited number of single family homes along Winona Street Way. Currently there are three structures that exist on said parcels. Two of which will be remodeled as homes, while the 3rd structure is a hobby barn. Much of the property will be managed as woods and prairie to preserve the natural beauty which surrounds the structures and adjoins the Frontenac State Park and runs along the length of Winona Street Way.

Our goal is to limit encroachment on the natural setting, preserve the Oak Savanna, and protect the site and memory of 51 former burial sites of the Ursuline Sisters and Clergy who ran the school for girls at the former Villa Maria Campus. Thus the preferred name for the request for Map Amendment Re-zone as R1 residential property should be referred to as the ***Villa Maria Preserve***. It will honor our history and preserve what makes the site uniquely a part of Frontenac.

Sincerely,

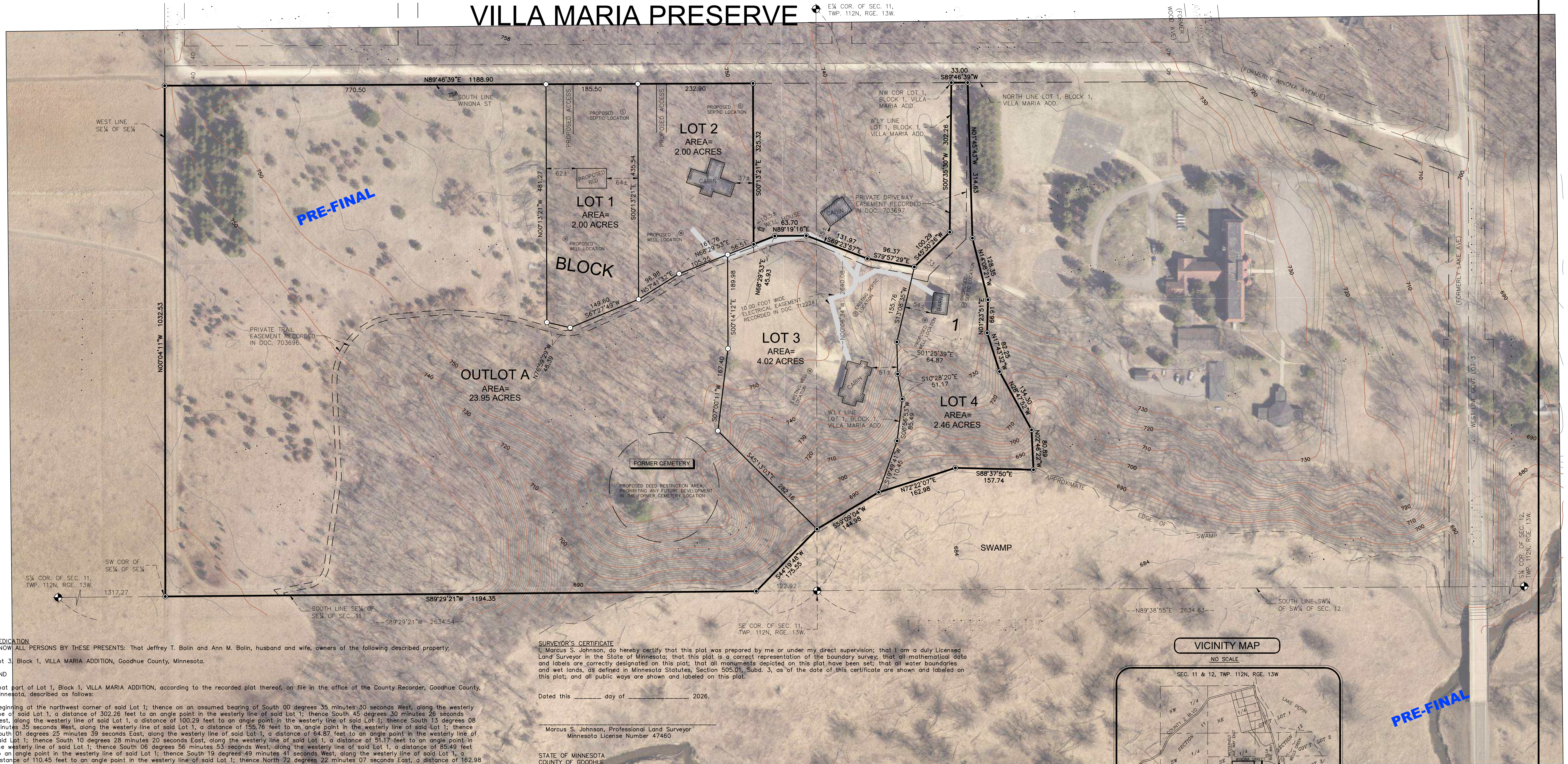
Jeff and Ann Bolin
29055 County 2 Blvd
Frontenac, MN 55026

The Well is new
and is 96' west of
Woodhaven Bldg.
Emergency # 35054.
Septic field is on
the north side of
Woodhaven



VILLA MARIA PRESERVE

EX. COR. OF SEC. 11,
TWP. 112N, RGE. 13W.



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Jeffrey T. Bolin and Ann M. Bolin, husband and wife, owners of the following described property:

Lot 3, Block 1, VILLA MARIA ADDITION, Goodhue County, Minnesota.

AND

That part of Lot 1, Block 1, VILLA MARIA ADDITION, according to the recorded plat thereof, on file in the office of the County Recorder, Goodhue County, Minnesota, described as follows:

Beginning at the northwest corner of said Lot 1; thence on an assumed bearing of South 00 degrees 35 minutes 30 seconds West, along the westerly line of said Lot 1, a distance of 302.26 feet to an angle point in the westerly line of said Lot 1; thence South 45 degrees 30 minutes 26 seconds West, along the westerly line of said Lot 1, a distance of 100.23 feet to an angle point in the westerly line of said Lot 1; thence South 13 degrees 08 minutes 35 seconds West, along the westerly line of said Lot 1, a distance of 155.76 feet to an angle point in the westerly line of said Lot 1; thence South 01 degrees 25 minutes 39 seconds East, along the westerly line of said Lot 1, a distance of 64.87 feet to an angle point in the westerly line of said Lot 1; thence South 10 degrees 28 minutes 20 seconds East, along the westerly line of said Lot 1, a distance of 51.17 feet to an angle point in the westerly line of said Lot 1; thence South 06 degrees 56 minutes 53 seconds West, along the westerly line of said Lot 1, a distance of 85.49 feet to an angle point in the westerly line of said Lot 1; thence South 19 degrees 49 minutes 41 seconds West, along the westerly line of said Lot 1, a distance of 110.45 feet to an angle point in the westerly line of said Lot 1; thence North 72 degrees 22 minutes 07 seconds East, a distance of 162.98 feet; thence South 88 degrees 37 minutes 50 seconds East, a distance of 157.74 feet; thence North 02 degrees 46 minutes 22 seconds West, a distance of 80.89 feet; thence North 28 degrees 47 minutes 52 seconds West, a distance of 134.30 feet; thence North 17 degrees 43 minutes 32 seconds West, a distance of 62.25 feet; thence North 01 degrees 23 minutes 51 seconds East, a distance of 66.91 feet; thence North 14 degrees 08 minutes 21 seconds West, a distance of 128.35 feet; thence North 01 degrees 45 minutes 43 seconds West, a distance of 314.63 feet to the north line of said Lot 1; thence South 89 degrees 46 minutes 39 seconds West, along said north line, a distance of 33.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as VILLA MARIA PRESERVE.

In witness whereof said Jeffrey T. Bolin and Ann M. Bolin, husband and wife, have hereunto set their hands this _____ day of _____, 2026.

Jeffrey T. Bolin

Ann M. Bolin

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledge before me on this _____ day of _____, 2026 by Jeffrey T. Bolin and Ann M. Bolin.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

COUNTY RECORDER, COUNTY OF GOODHUE, STATE OF MINNESOTA

I hereby certify that the this plat of VILLA MARIA PRESERVE was filed in the office of the County Recorder for public record on this _____ day of _____, 2026, at ____ o'clock ____ M. and was duly filed as Document No. _____

By _____
Jeff Ekblad, Goodhue County Recorder

SURVEYOR'S CERTIFICATE

I, Marcus S. Johnson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2026.

Marcus S. Johnson, Professional Land Surveyor
Minnesota License Number 47460

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this _____ day of _____, 2026, by Marcus S. Johnson, Professional Land Surveyor.

Signature

Print Name

Notary Public Goodhue County, Minnesota

My Commission Expires January 31st, 2031

TOWNSHIP

Acknowledged by the Florence Township Board, this _____ day of _____, 2026,

By _____

Township Supervisor

COUNTY AUDITOR/TREASURER, GOODHUE COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 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 _____, 2026.

Lucas Dahling, Goodhue County Auditor/Treasurer

COUNTY SURVEYOR

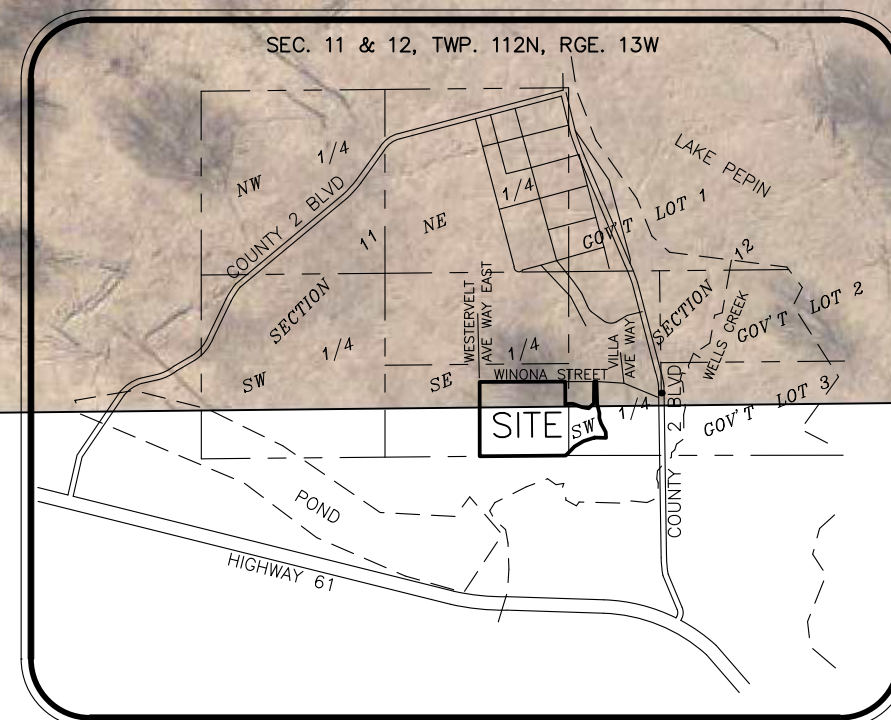
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2026.

By _____

Jeff Ekblad, Goodhue County Surveyor

VICINITY MAP

NO SCALE



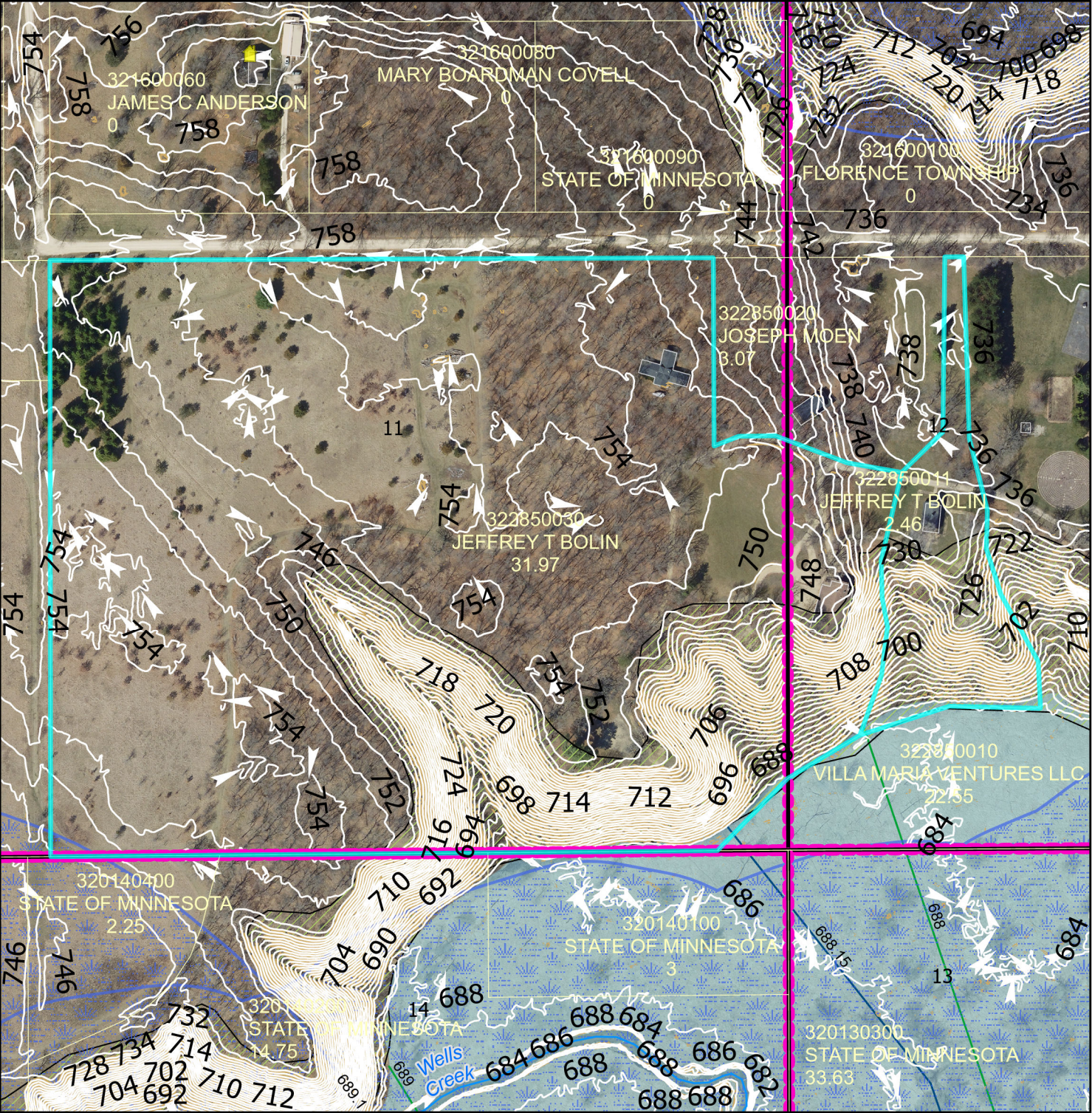
LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE COUNTY P.L.S. CORNER.

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1203 MAIN STREET, RED WING, MN 55066
(651)3881558

BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN).

MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
July 27th, 2026

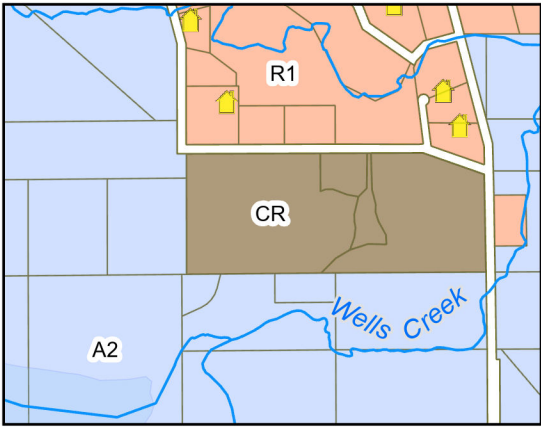
Ann and Jeff Bolin (Landowners)
CR (Commercial Recreational) Zoned District.

DOC#707132 PT OF LOT 1 BLK 1 VILLA MARIA ADD BEG AT NW COR, and
DOC#703698 LOT 3 BLK 1 VILLA MARIA ADDITION in FRONTENAC, MN 55026

Request for property to be rezoned from CR (Commercial Recreational) to R-1 (Suburban Residential)

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 |

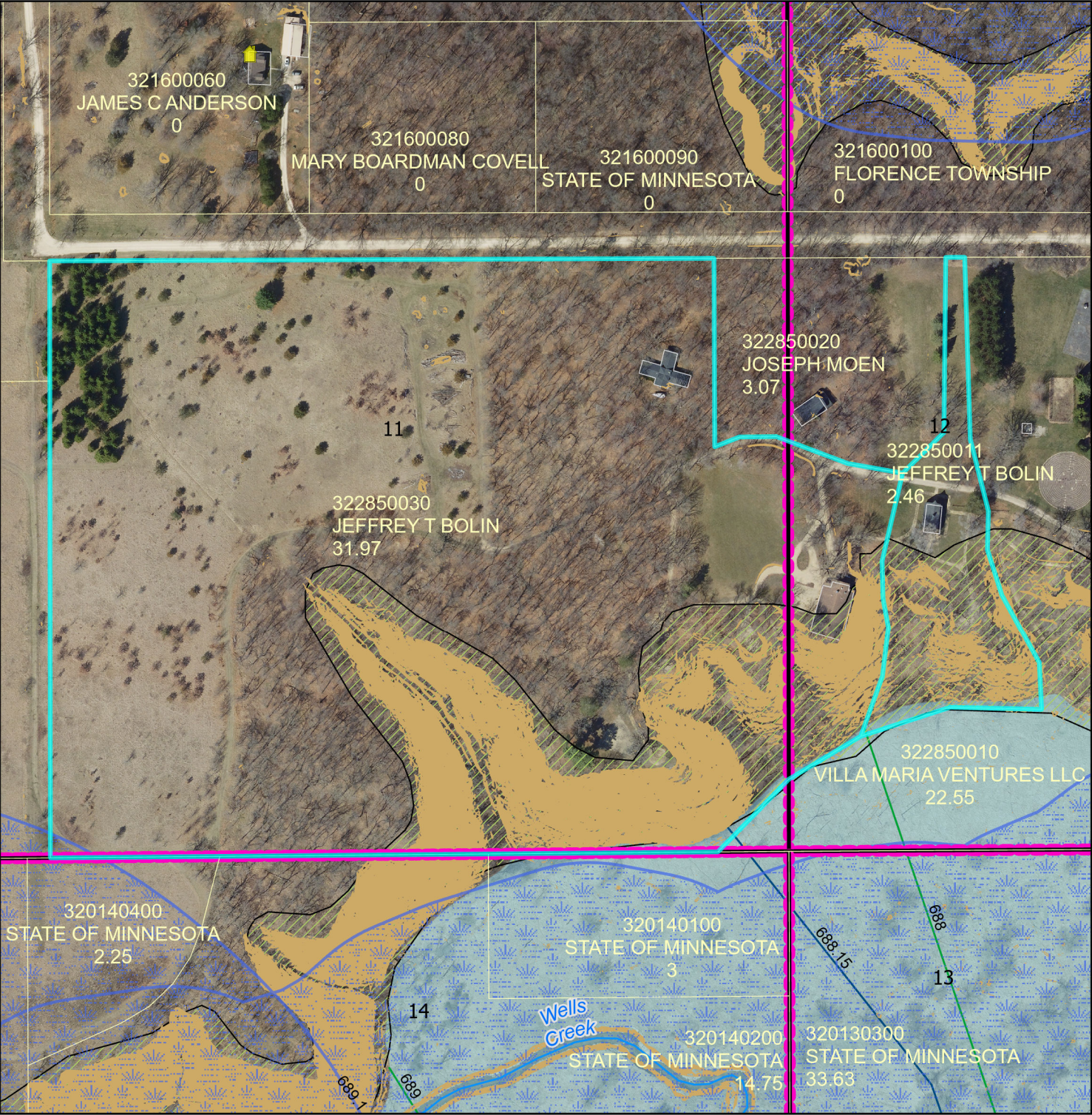


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Map Created July, 2026 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
July 27th, 2026

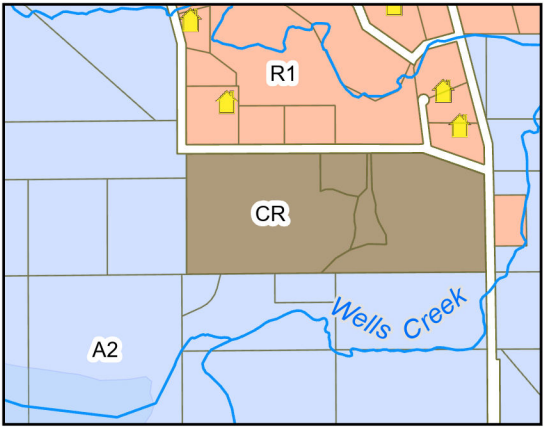
Ann and Jeff Bolin (Landowners)
CR (Commercial Recreational) Zoned District.

DOC#707132 PT OF LOT 1 BLK 1 VILLA MARIA
ADD BEG AT NW COR, and DOC#703698 LOT 3
BLK 1 VILLA MARIA ADDITION in FRONTENAC,
MN 55026

Request for property to be rezoned from CR
(Commercial Recreational) to R-1 (Suburban
Residential)

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 |

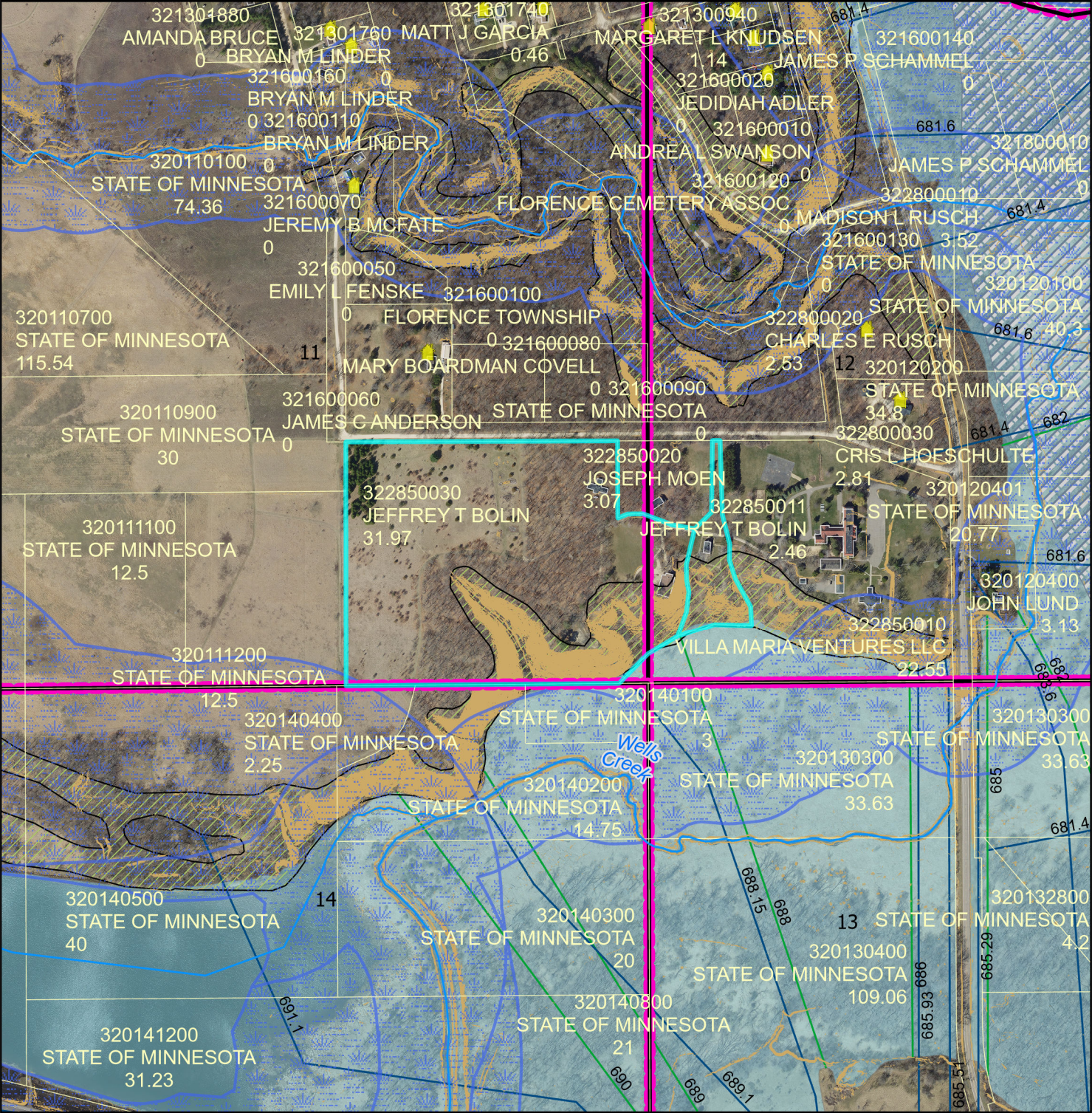


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Map Created July, 2026 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
July 27th, 2026

Ann and Jeff Bolin (Landowners)
CR (Commercial Recreational) Zoned
District.

DOC#707132 PT OF LOT 1 BLK 1 VILLA
MARIA ADD BEG AT NW COR, and
DOC#703698 LOT 3 BLK 1 VILLA MARIA
ADDITION in FRONTENAC, MN 55026

Request for property to be rezoned from
CR (Commercial Recreational) to R-1
(Suburban Residential)

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

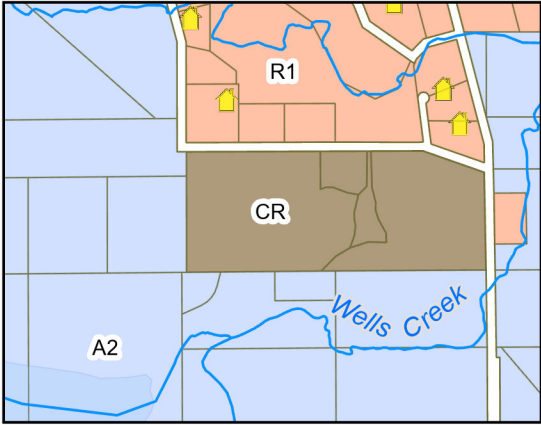
2% Annual Chance

A

AE

AO

X



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