

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: July 27th, 2026
Re: Map Amendment Request from CR to R-1 In Florence Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a 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 a limited number of single-family homes to be established.

ATTACHMENTS AND LINKS:

1. Application as submitted
2. Proposed Plat
3. Maps prepared by staff

APPLICATION INFORMATION:

Applicant: Ann and Jeff Bolin (Landowners)
Property Owner: Ann and Jeff Bolin, 29055 County Road 2 Blvd Frontenac, MN 55026
Address of zoning request: 29055 County Road 2 Blvd Frontenac, MN 55026
Parcels: 32.285.0011 and 32.285.0030
Parcel Sizes: 2.46 and 31.97 acres
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.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a Map Amendment request submitted by Ann and Jeff Bolin, 29055 County Road 2 Blvd Frontenac, MN 55026, to Rezone the parcel with IDs 32.285.0011 and 32.285.0030 from CR (Commercial Recreational) to R-1 (Suburban Residential). The property is described as PT 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 3 separate parcels suitable for residential occupancy building. County staff is recommending that only the proposed platted lots be zoned R1 with the remainder of the land to stay CR. It should be noted that that property owners, staff, and Frontenac State Park have had conversations about allowing portions of this site to be eventually acquired by the State Park. The County board expressed concerns with allowing valuable land to be tax exempt and declined to allow the entire area to be included in the future park expansion area. The County was agreeable to allowing a small portion of the site to be used of a future public trail. However, the County's R1 Zoning Ordinance specifically prohibits public parks on R1 property. Therefore, the staff is recommending denial of the request to rezone the entirety of the site. If the Commission so chooses, the 3 lots could be candidates for re-zoning to R1. Currently only Lot 3 exists. Lot 1 and Lot 2 do not exist and are tentative and cannot be platted until zoned to R1.

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).
- 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 designated Shoreland and Floodplain.
- No mining sites exist within 1000 feet of the subject property.
- No utility scale solar or wind sites exist within 1000 feet of the subject property.

Proposed Uses:

- If rezoned, the applicant has indicated that a portion of the total acreage will be used for the development of a limited number of single-family homes.
- Would permit up to one dwelling per one-acre parcel, allowing for the potential development of up to 32 homes based on the total acreage of the site.

Accessibility:

- The proposed rezoned parcels are all accessed via Winona Street.

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 Commercial Recreational District shall not be an overlay district, but shall be an exclusive district when used.”

- 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.”
- While the surrounding area contains a mix of R-1 (Suburban Residential), A-2 (Agricultural), and CR (Commercial Recreational) zoned properties, rezoning the subject property to R-1 would substantially increase the property's residential development potential. Based on the applicant's concept plan, the rezoning could allow for the creation of up to 32 single-family residential lots. This represents a significant increase in residential density and may result in additional impacts to the surrounding area. Staff find that the scale of development made possible by the proposed rezoning should be carefully considered in relation to the existing character of the surrounding properties and the long-term planning objectives for the area.

Goodhue County Comprehensive Plan:

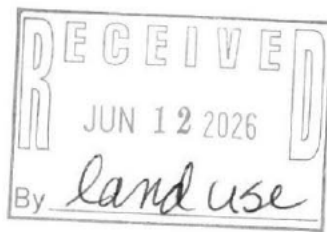
- The proposed rezoning appears to be incompatible with the goals of the County’s Comprehensive Plan and growth management strategies, which promote orderly and compatible development. The proposed R-1 zoning would allow for a level of residential development that may not be appropriate for this location.

Staff Recommendation:

To accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **DENY** the map amendment request to rezone the two parcels containing a total acreage of 34.43 acres from CR (Commercial Recreational) to R-1 (Suburban Residential), based on findings that the proposed rezone is inconsistent with the goals and policies of the County’s Comprehensive Plan.

Alternative:

Recommend approval of the re-zoning of Lot 1, Lot 2, and Lot 3 of Block 1 and keep outlot A zoned CR.



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.

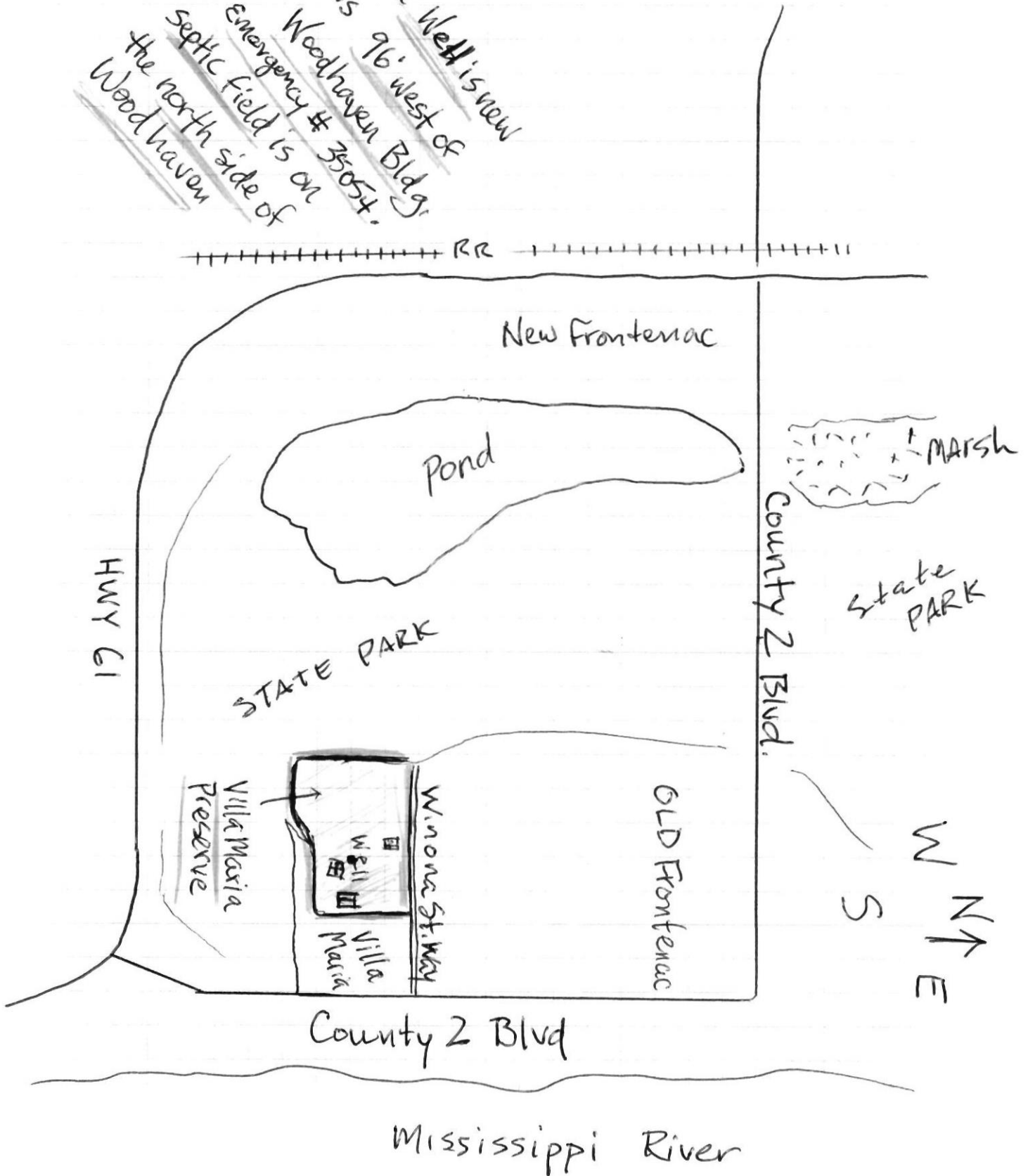
With separate parcel purchases, it is our hope and our plan to zone the sum of these as R1 residential in order to allow a limited number of single family homes along Winona Street Way. Currently there are three structures that exist on said parcels. Two of which will be remodeled as homes, while the 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.

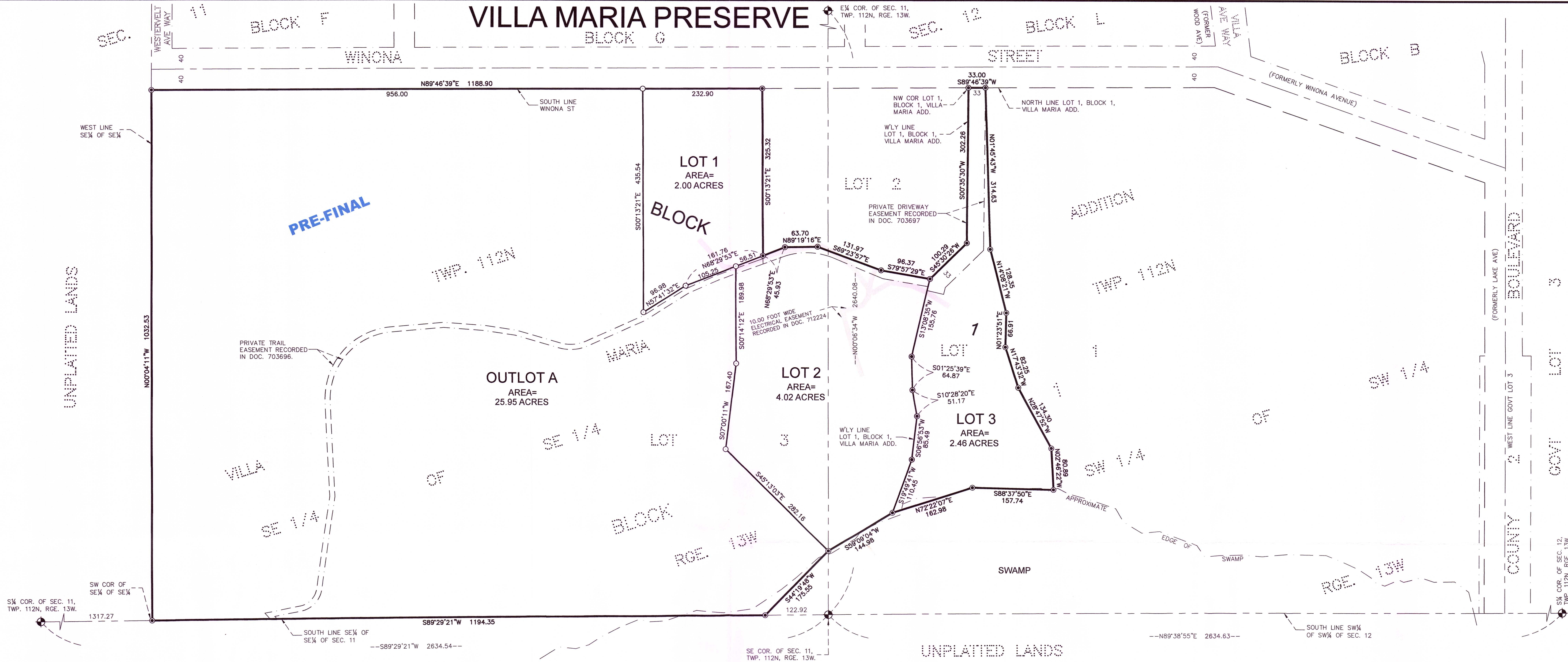
Our goal is to limit encroachment on the natural setting, preserve the Oak Savanna, and protect the site and memory of 51 former burial sites of the Ursuline Sisters and Clergy who ran the school for girls at the former Villa Maria Campus. Thus the preferred name for the request for Map Amendment Re-zone 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





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 28 seconds West, along the westerly line of said Lot 1, a distance of 100.29 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 82.25 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 plotted 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

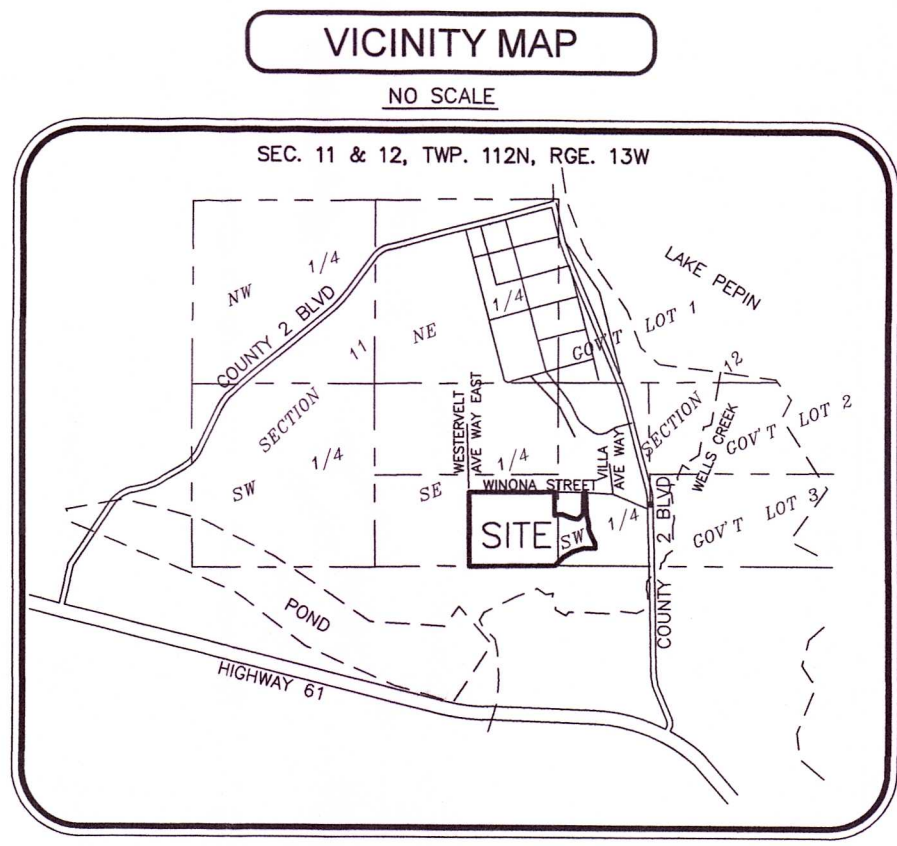
SURVEYOR'S CERTIFICATE
I, Marcus S. Johnson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels 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.

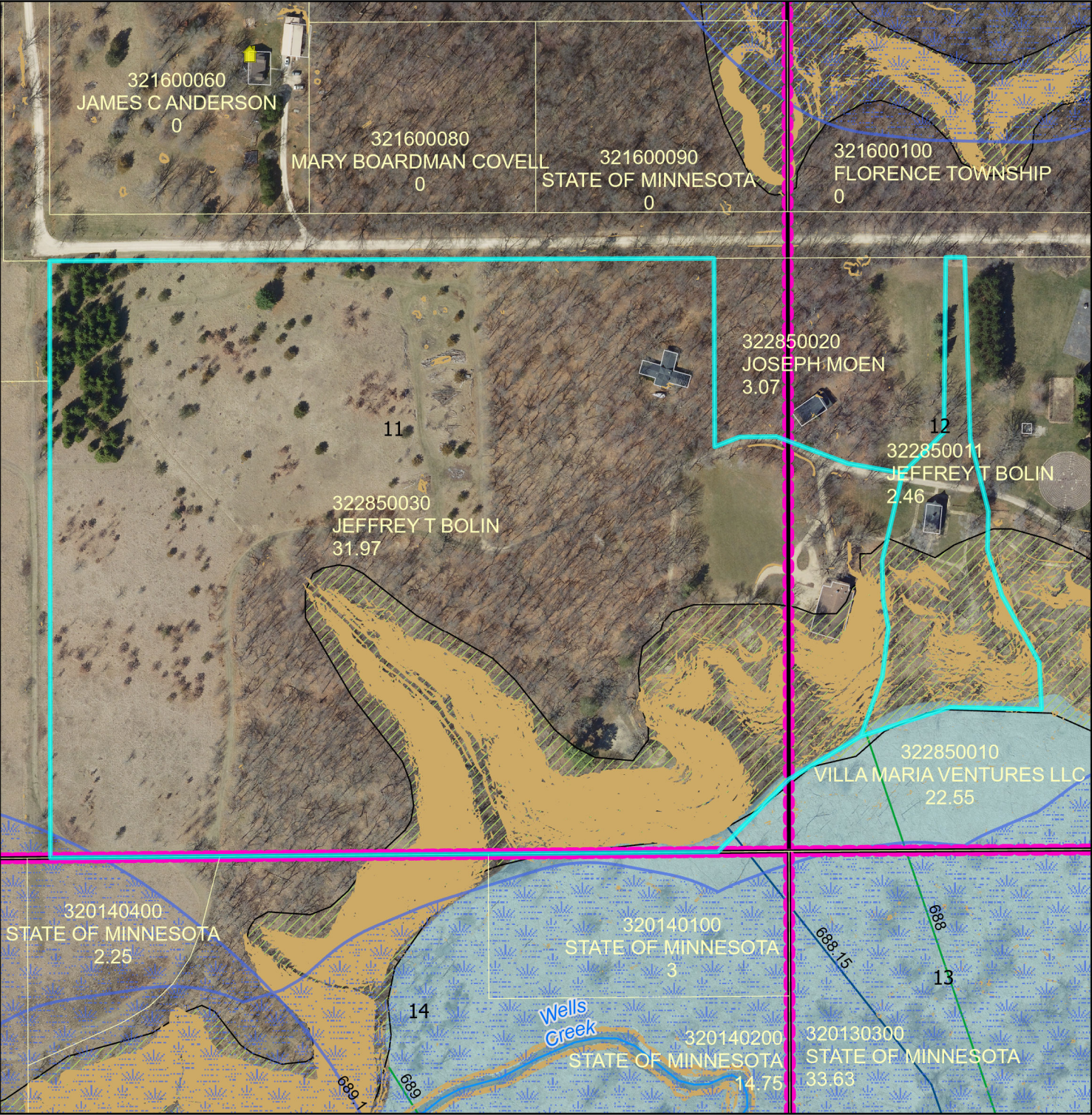
Lucas Dahling, Goodhue County Auditor/Treasurer
COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2026.
By _____
Jeff Ekblad, Goodhue County Surveyor



- 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

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
July 27th, 2026

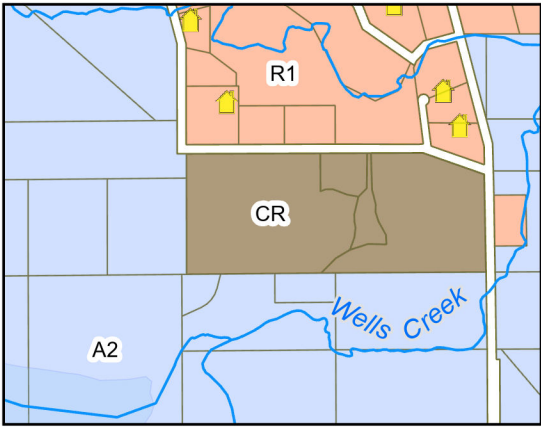
Ann and Jeff Bolin (Landowners)
CR (Commercial Recreational) Zoned District.

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 |



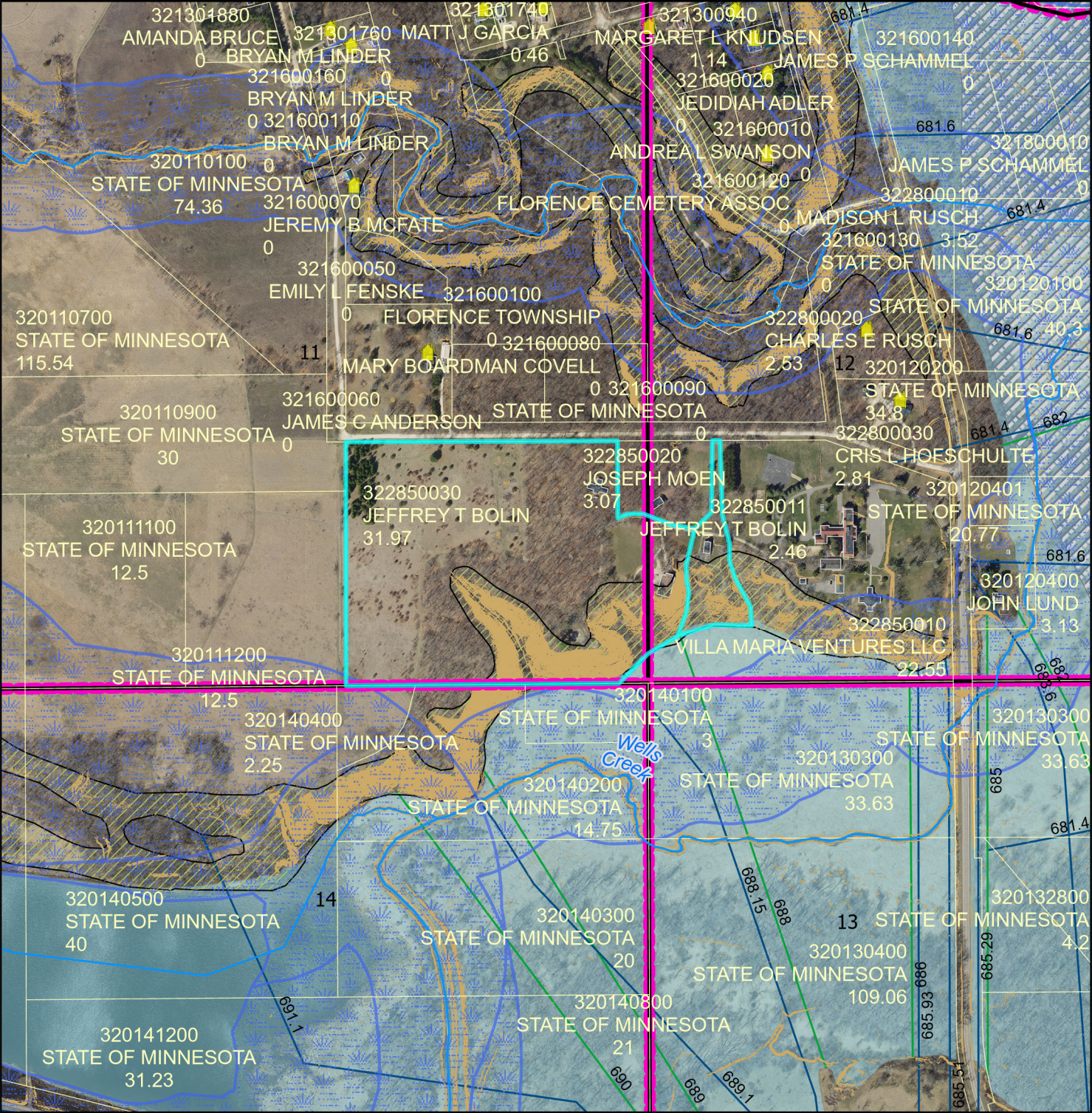
0 90 180 360 540
US Feet

DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2026.

2024 Aerial Imagery
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

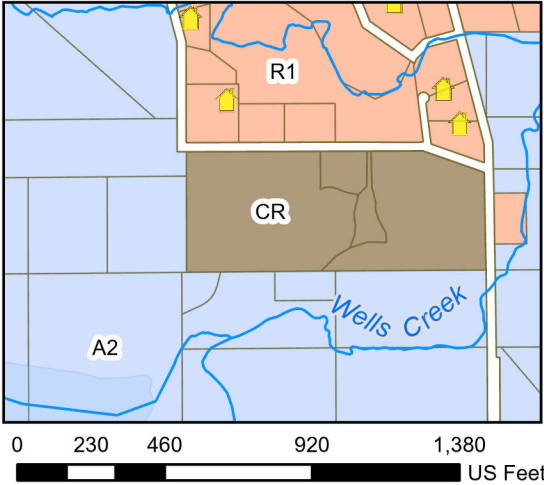
2% Annual Chance

A

AE

AO

X



DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2026.

2024 Aerial Imagery
Map Created July, 2026 by LUM

