

To: County Board
From: Land Use Management
Meeting Date: May 7, 2024
Report date: April 19, 2024

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request, submitted by Jon Heitman (Owner) to rezone 1.73 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residence District).

Application Information:

Applicant: Jon Heitman (Owner)
Address of zoning request: Territorial Road Lake City, MN 55041
Parcel(s): 32.200.0291
Abbreviated Legal: Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31 TWP 112 Range 12 in Florence Township
Township Information: Florence Township is aware of the request.

Attachments and links:

Maps
Site Map(s)
Project Review (Rezone)
April 15, 2024, Draft Planning Commission Meeting Minutes
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary:

Jon Heitman (Owner), has submitted a “change of zone” request for a 1.73-acre parcel in Florence Township to rezone the property from A3 (Urban Fringe District) to R1 (Suburban Residence District) for the potential to establish one dwelling site. The current A3 zoning classification does not allow dwelling establishment on the property due to the A3 minimum lot size of 35 acres per principal building or use.

Project Summary:

Area Information:

- The property consists of one parcel comprising approximately 1.73 acres. This parcel was created in 2023 after the Board of Adjustment approved a variance to create two parcels under 35 acres in the A3 District. The BOA was made aware during the decision making process that the buyer of parcel 32.200.0291 may pursue a change of zone to make the parcel buildable.
- Adjacent properties are zoned A3 to the north, east, and south, A2 (General Agriculture District) to the west (owned by the Applicant) in section 36 of Florence Township, and R-1 in the Golf View Ridge First Subdivision southeast of the property.
- The property is surrounded by medium-density residential development and land used for row crop agriculture. This section of Florence Township is a mixture of A-3 and R-1 Zoned properties with land in the City of Lake City also present. There are 19 dwellings in the A-3 zoned areas and 14 dwellings

zoned R-1. Parcel 32.200.0311 was split and rezoned to R-1 in 2023, no building permit has been received for this property yet.

- The property is not located within a Historic Preservation District. It is not anticipated that any historic amenities will be negatively impacted as a result of the rezone.
- No portions of the property are designated Shoreland or Floodplain.

Proposed Uses:

- If rezoned, the 1.73 acre parcel would be eligible for one dwelling site due to the R-1 District’s 1-acre minimum lot size provisions. Septic installation will be permitted by Goodhue County Environmental Health and must be properly designed and inspected according to state and county rules.

Accessibility:

- The Right-of-Way authority for Territorial Road is Florence Township. Future driveway access onto Territorial Road would need to be approved by the Township prior to construction.

Planning Information:

- The R-1 District is intended to provide a district that defines and protects areas suitable for low to medium-density residential development as the principal use of the land and to allow related facilities desirable for a residential environment. It is also intended that the district allows varying densities of development in accordance with the ability to provide water and sewer facilities.
- The 1.73 acres to be rezoned is currently vacant land. There are no registered Feedlots within 1,000 feet or 96% OFFSET odor annoyance-free distance.
- The Prime Farmland Rating for Agriculture is as follows:

| Soil Name | Slope | Amount (acres) | % of Total | Prime Farmland Rating |
|----------------------|-------|----------------|------------|----------------------------------|
| Sparta Loamy Sand | 0-6% | 0.0 | 1.8% | Not Prime Farmland |
| Burkhardt Sandy Loam | 0-6% | 1.8 | 98.2% | Farmland of Statewide Importance |

Goodhue County Comprehensive Plan:

- The proposed rezone appears compatible with the goals and objectives of the Goodhue County Comprehensive Plan:

“Support the establishment of rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County”

PAC Recommendation:

The Planning Advisory Commission recommends the County Board:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the map amendment request from Jon Heitman (Owner) to rezone 1.73 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residence District).

Project Review per Article 3, Section 2, Subd. 5-10:

Subd. 5

- A. The names and addresses of the petitioner or petitioners and their signatures to the petition. **See application**
- B. Survey information: **See application**
- C. The current and proposed district: **A3 to R1**
- D. The current use and the proposed use of the land. **The property is currently vacant and consists of tilled cropland.**
- E. The reason for the requested change of zoning district. **Due to A-3 minimum lot size provisions, the Applicant has proposed to rezone the property to a residential district to allow the establishment of one dwelling.**
- F. A copy of the soil map showing the soils types within the proposed boundary and the surrounding area. **A soils map for the site has been prepared.**
- G. Prime Farmland Rating of the soil types in F.

- The Prime Farmland Rating for Agriculture is as follows:

| Soil Name | Slope | Amount (acres) | % of Total | Prime Farmland Rating |
|----------------------|-------|----------------|------------|----------------------------------|
| Sparta Loamy Sand | 0-6% | 0.0 | 1.8% | Not Prime Farmland |
| Burkhardt Sandy Loam | 0-6% | 1.8 | 98.2% | Farmland of Statewide Importance |

H. A statement of how the requested change is compatible with the Goodhue County Comprehensive Plan including but not limited to the following:

1. The environmental impacts of the proposed use of land on the:
 - a. Groundwater
 - b. Natural plant and animal communities
 - c. Existing trees and vegetation
 - d. Bluffland stability
 - e. Shoreland stability

The property is not located within any bluffland, Shoreland, or Floodplain Districts. No existing trees or vegetation would need to be removed to establish a dwelling on site. Septic system installation will be permitted by Goodhue County Environmental Health and must be properly designed and inspected according to state and county rules. A septic professional will need to analyze the site to prepare a permit.

2. The compatibility with surrounding land uses

Surrounding land uses include medium-density residential and tilled cropland among wooded blufflands. There are over 20 dwellings in the vicinity in the Golf View Ridge subdivision and the Anderson Oak Ridge subdivision with the Lake City Golf Course across Territorial Road to the east.

3. The physical and visual impacts on any scenic or historic amenities within or surrounding the proposed parcel.

It is not anticipated that any historic amenities will be negatively impacted as a result of the proposed rezone.

Subd. 6 The housing density of the affected Section

This Section is an A3-zoned section with additional portions zoned R1 and land in the City of Lake City. There are 19 dwellings in the A3 zoned areas and 14 dwellings zoned R1. A3 Districts only allow dwelling sites on parcels 35 acres or greater.

Subd. 7 The impact on any surrounding agricultural uses

A majority of the property is used for row crop agriculture. The land is classified as Farmland of Statewide Importance. No Prime Farmland would be affected. There are no existing feedlots in Section 36. No new Feedlots may be established in the A3 or R1 District, within 1,000 feet or 96% OFFSET distance from an R1 District or existing dwellings, or within 1 mile of the City of Lake City.

Subd. 8 The impact on the existing transportation infrastructure

The property is accessible via Territorial Road (asphalt surface). Future access points would need to be approved by the road authority (Florence Township).

Subd. 9 The impact on surrounding zoning districts

The property is surrounded by A3, A2, and R1 zoned properties.

Subd. 10 A statement concerning the cumulative effect and compatibility of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel.

Rezoning the subject parcel to R1 does not appear to have negative cumulative effects on the immediate surrounding area or the City of Lake City. The surrounding area is primarily used for medium-density residential among cropland, wooded bluffs, and the Lake City Golf Course.

Subd. 11. Additional information as may be requested by the Planning Commission or zoning staff.

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
April 15, 2024 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Chris Buck at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Christopher Warrington, Richard Miller, Chris Buck, Todd Greseth, Darwin Fox, and Tom Gale

Commissioners Absent: Marc Huneke

Staff Present: Land Use Director Lisa Hanni, Zoning Administrator Samantha Pierret, Zoning Assistant William Lenzen

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Fox to approve the meeting agenda.

Motion carried 6:0

2. Approval of Minutes

²Motion by Commissioner Gale; seconded by Commissioner Miller to approve the previous month's meeting minutes.

Motion carried 6:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearing(s):

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request, submitted by Jon Heitman (Owner) to rezone 1.73 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residence District). Parcel 32.200.0291. Territorial Road Lake City, MN 55041. Part of the NW ¼ of the NW ¼ of Section 31 TWP 112 Range 12 in Florence Township.

Pierret presented the staff report and attachments.

Commissioner Miller stated that he was wondering what would happen if Florence Township didn't approve the rezone.

Jon Heitman (Owner/Applicant) stated that he called Florence Township twice and received no comments.

Pierret stated that Florence Township may have it already zoned R1 because they have their own zoning.

Chair Buck Opened the Public Hearing

No one spoke for or against the request

³After Chair Buck called three times for comments, it was moved by Commissioner Greseth and seconded by Commissioner Miller to close the Public Hearing.

Motion carried 6:0

Commissioner Fox stated that if Florence Township has its own zoning, the Township can address the matter when a building permit is applied for.

⁴It was moved by Commissioner Miller and seconded by Commissioner Fox for the Planning Advisory Commission to:

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
April 15, 2024 MEETING MINUTES
DRAFT**

-
- Adopt the staff report into the record
 - Adopt the findings of fact
 - Accept the application, testimony, exhibits, and other evidence into the record; and

Recommend the County Board of Commissioners **APPROVE** the Request, submitted by Jon Heitman (Owner) to rezone 1.73 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residence District).

Motion carried 6:0

PUBLIC HEARING: CUP Request to Elevate a Dwelling within a Floodplain by Means Other than Fill

Request submitted by Rose and Wayne Decklever (Owners) to elevate a proposed dwelling above the base flood elevation of a Floodplain area by means of a “tuck under” garage foundation. Parcel 32.130.0190, 29282 Lake Avenue Way Frontenac, MN 55026. Lot 1 Block 8 of the Town of Frontenac plat. R-1 (Suburban Residence) District.

Pierret presented the staff report and attachments. She added that the Applicants provided engineered plans for flood openings earlier that day therefore the PAC could remove that portion of proposed Condition 3.

Chair Buck Opened the Public Hearing

No one spoke for or against the request.

⁵ After Chair Buck called three times for comments, it was moved by Commissioner Fox and seconded by Commissioner Warrington to close the Public Hearing.

Motion carried 6:0

⁶ It was moved by Commissioner Greseth and seconded by Commissioner Gale for the Planning Advisory Commission to:

- Adopt the staff report into the record
- Adopt the findings of fact
- Accept the application, testimony, exhibits, and other evidence into the record; and

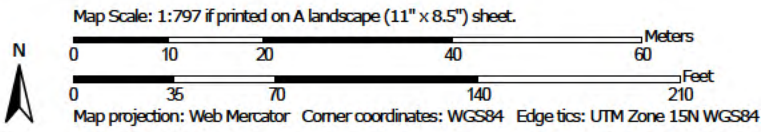
Recommend the County Board of Commissioners **APPROVE** the Request submitted by Rose and Wayne Decklever (Owners) to elevate a proposed dwelling above the base flood elevation of a Floodplain area by means of a “tuck under” garage foundation.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicants shall obtain all required Building and Environmental Health permits before beginning construction;
3. Applicants shall provide ~~professionally engineered plans for required flood openings and~~ a preliminary Elevation Certificate prior to issuance of any building permits;
4. Applicants shall provide an as-built Elevation Certificate verifying the first-floor elevation and all electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities meet or exceed the regulatory flood protection elevation (RFPE) of 683.0 feet mean sea level; and
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 24 (Suburban Residence District), Article 31 (Shoreland Regulations), and Article 32 (Floodplain District).


Motion carried 6:0

Custom Soil Resource Report Soil Map





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Goodhue County, Minnesota
 Survey Area Data: Version 19, Sep 9, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 17, 2020—Sep 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| N593B | Sparta loamy sand, 0 to 6 percent slopes | 0.0 | 1.8% |
| N623B | Burkhardt sandy loam, 0 to 6 percent slopes | 1.8 | 98.2% |
| Totals for Area of Interest | | 1.8 | 100.0% |

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

RECEIVED

MAR 12, 2024

| Staff Use Only | |
|----------------|--------------------------|
| Permit # | Z 24-0013 |
| Date | 3/12/2024 |
| \$500 RECEIPT# | 264677835 CREDIT CARD |

Land Use Management

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME:
Jon P. Heitman

APPLICANT'S ADDRESS:
35389 Cty #5 BLVD.
Lake City MN 55041

TELEPHONE: _____

EMAIL: _____

CONTACT FOR PROJECT INFORMATION: _____ Same as Above

ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

32.200.0291 ~~R 32.036.0100~~

Map Amendment - Parcel: R-32.200; Current District: 813 Requested District: 813

- Parcel: _____; Current District: _____ Requested District: _____

- Parcel: _____; Current District: _____ Requested District: _____

1. Stated reason for map amendment(s) requested:
would like to have it rezoned. So that this 1.73 Acre parcel can be built on

2. Proposed future use(s) of the property to be rezoned:
Single family dwelling

3. Compatibility of the proposed zoning district with existing land uses in the area:
Adjacent properties are being utilized in this manner

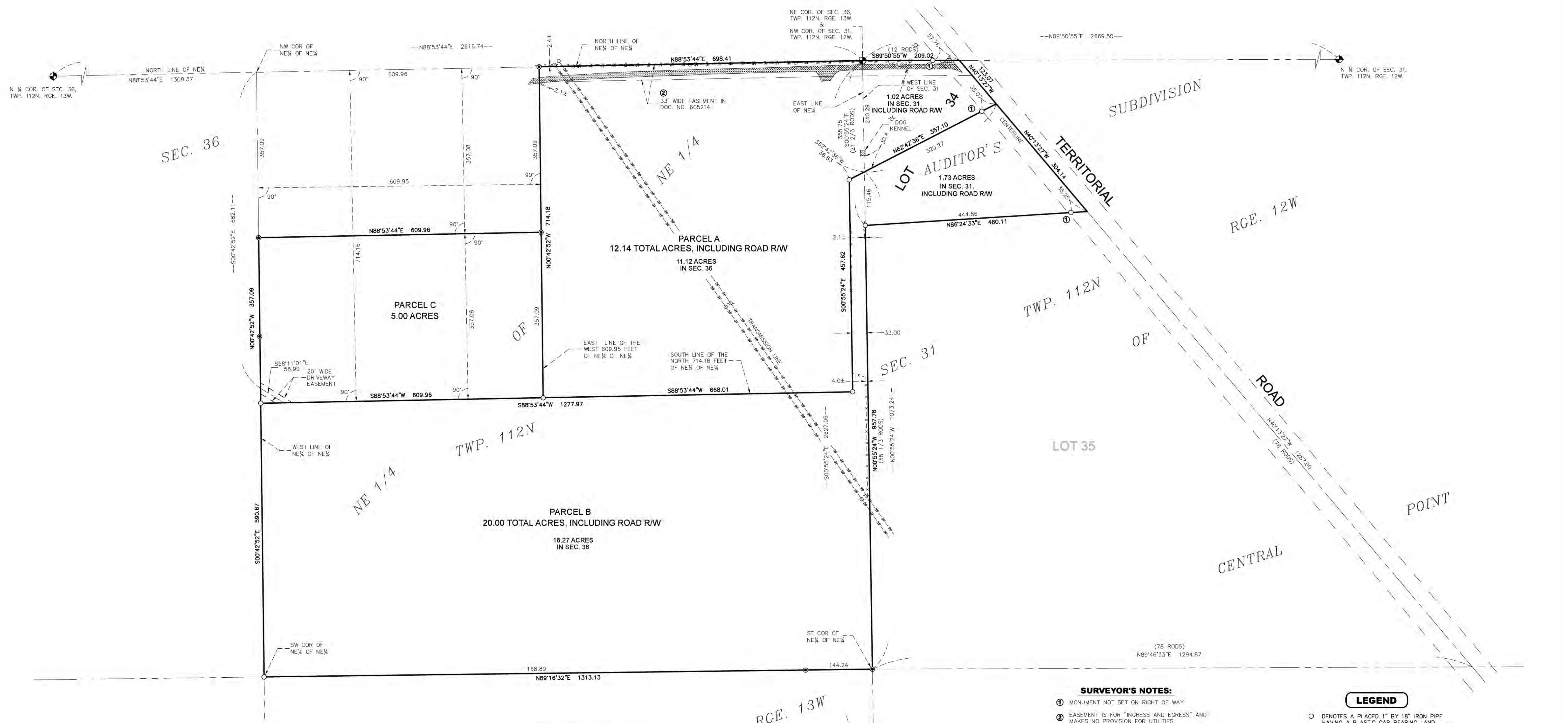
4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:
Similar areas nearby have received the same Ammendment. Area currently has same issue. It connects to my property for future

Applicant's Affidavit
Under penalty of perjury the following declarations are made:

1. The information presented is true and correct to the best of my knowledge.
2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
3. Other information or applications may be required.

Signature: Jon P. Heitman Date: 3/11/24

Print name: Jon Perry Heitman owner or authorized agent



PARCEL A PROPOSED PROPERTY DESCRIPTION

That part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 112 North, Range 13 West, Goodhue County, Minnesota, described as follows:

Beginning at the northeast corner of said Section 36; thence South 0 degrees 55 minutes 24 seconds East, oriented with the Goodhue County Coordinate System, NAD83, 1996 adjustment (HARN), along the east line of the Northeast Quarter of said Section 36, a distance of 240.29 feet;

thence South 62 degrees 42 minutes 36 seconds West, a distance of 36.83 feet;

thence South 0 degrees 55 minutes 24 seconds East, a distance of 457.62 feet to the south line of the north 714.16 feet of the Northeast Quarter of the Northeast Quarter of said Section 36;

thence South 88 degrees 53 minutes 44 seconds West, along said south line, a distance of 668.01 feet to the east line of the west 609.95 feet of the Northeast Quarter of said Section 36;

thence North 0 degrees 42 minutes 52 seconds West, along said east line, a distance of 714.18 feet to the north line of the Northeast Quarter of the Northeast Quarter of said Section 36;

thence North 88 degrees 53 minutes 44 seconds East, along said north line, a distance of 698.41 feet to the point of beginning.

Containing 11.12 acres, more or less.

Subject to all easements and restrictions of record.

PARCEL B PROPOSED PROPERTY DESCRIPTION

That part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 112 North, Range 13 West, Goodhue County, Minnesota, described as follows:

Commencing at the northeast corner of said Section 36; thence South 0 degrees 55 minutes 24 seconds East, oriented with the Goodhue County Coordinate System, NAD83, 1996 adjustment (HARN), along the east line of the Northeast Quarter of said Section 36, a distance of 240.29 feet to the point of beginning of the land to be described;

thence South 62 degrees 42 minutes 36 seconds West, a distance of 36.83 feet;

thence South 0 degrees 55 minutes 24 seconds East, a distance of 457.62 feet to the south line of the north 714.16 feet of the Northeast Quarter of the Northeast Quarter of said Section 36;

thence South 88 degrees 53 minutes 44 seconds West, along said south line, a distance of 1277.97 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 36;

thence South 0 degrees 42 minutes 52 seconds East, along said west line, a distance of 590.67 feet to the southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 36;

thence North 89 degrees 16 minutes 32 seconds East, a distance of 1313.13 feet to the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 36;

thence North 0 degrees 55 minutes 24 seconds West, a distance of 1073.24 feet to the point of beginning.

Containing 18.27 acres, more or less.

Subject to all easements and restrictions of record.

PARCEL C PROPOSED PROPERTY DESCRIPTION

That part of Lot 34, Block A, AUDITOR'S SUBDIVISION OF CENTRAL POINT, as filed in the Goodhue County Recorder's Office, which lies northwesterly of the following described line;

Commencing at the northwest corner of Section 31, Township 112 North, Range 12 West, being the northwest corner of said Lot 34; thence South 0 degrees 55 minutes 24 seconds East, oriented with the Goodhue County Coordinate System, NAD83, 1996 adjustment (HARN), along the west line of said Section 31, being the west line of said Lot 34, a distance of 240.29 feet to the point of beginning of the line to be described;

thence North 62 degrees 42 minutes 36 seconds East, distance of 320.27 feet to the northeasterly line of said Lot 34, being the centerline of Territorial Road and there terminating.

Containing 1.02 acres, more or less.

Subject to a roadway easement over and across that part taken by Territorial Road and subject to all other easements and restrictions of record.

PROPOSED EASEMENT DESCRIPTION

A 20.00 foot wide easement for driveway purposes over and across part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 112 North, Range 13 West, Goodhue County, Minnesota. The centerline of said easement is described as follows:

Commencing at the north quarter corner of said Section 36; thence North 88 degrees 53 minutes 44 seconds East, oriented with the Goodhue County Coordinate System, NAD83, 1996 adjustment (HARN), along the north line of the Northeast Quarter of said Section 36, a distance of 1308.37 feet to the northwest corner of said Northeast Quarter of the Northeast Quarter;

thence South 0 degrees 42 minutes 52 seconds East, along the west line of the Northeast Quarter of the Northeast Quarter of said Section 36, a distance of 882.11 feet to the point of beginning of the centerline to be described;

thence South 58 degrees 11 minutes 01 seconds East, a distance of 58.99 feet to the south line of the north 714.16 feet of the Northeast Quarter of the Northeast Quarter of said Section 36 and there terminating.

The side-lines of said easement shall be prolonged or shortened to terminate at the west line of the Northeast Quarter of the Northeast Quarter of said Section 36 and at the south line of the north 714.16 feet of the Northeast Quarter of the Northeast Quarter of said Section 36.

SURVEYOR'S NOTES:

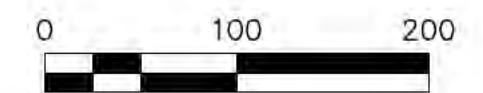
- ① MONUMENT NOT SET ON RIGHT OF WAY.
- ② EASEMENT IS FOR "INGRESS AND EGRESS" AND MAKES NO PROVISION FOR UTILITIES.

LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460, GUARDED BY 4 FT WHITE PLASTIC TEE FENCE POST.
- DENOTES FOUND IRON MONUMENT.
- ⊙ DENOTES GOODHUE COUNTY P.L.S. CORNER POSITION.
- (78 RODS) DENOTES BEARING AND/OR DISTANCE OF RECORD.
- ▨ EXISTING GRAVEL SURFACE.
- DENOTES POWER POLE.
- #— DENOTES OVERHEAD POWER LINE.
- x— DENOTES FENCE LINE.

NOTE:
The property is subject to a public roadway easement for Territorial Road. No research was performed to determine if there was a written easement granted to establish this road. If no documents were recorded, then this road easement exists by prescription, or usage, by authority of Minnesota Statute 160.05, subdivision 1, and has a right of way width which varies based on what is actually used for the physical roadway and its appurtenances.

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



path: S:\Share\STR\CERTS\112-13\36\SUCKOW\JAKE_SUCKOW.dwg

CERTIFICATE OF SURVEY FOR:
JAKE SUCKOW

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

1203 MAIN STREET, RED WING, MN 55066
(651) 388-1558

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 Land Surveyor under the laws of the State of Minnesota.

David A. Johnson
David A. Johnson
Minnesota License No. 12788
Date: March 20, 2023

BK. NA | PG. NA | W.O.# | DRAWING NUMBER
SHEET 1 OF 1 SHEETS | 23-186 | S-10620

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
April 15, 2024

Jon Heitman (Owner)

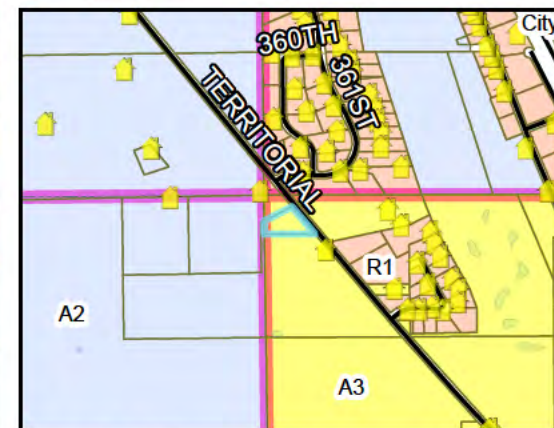
A3 Zoned District

Part of the NW 1/4 of the NW 1/4
of Section 31 TWP 112 Range 12
in Florence Township

Request to rezone 1.73 acres from A3
(Urban Fringe District) to R1 (Suburban
Residence District)

Legend

| | |
|----------------------------|------------------------------------|
| Intermittent Streams | Blufflands 30% Slope or Greater |
| Protected Streams | Bluffland Protected Soils |
| Lakes & Other Water Bodies | FEMA Flood Zones |
| Shoreland | 2% Annual Chance |
| Historic Districts | A |
| Parcels | AE |
| Registered Feedlots | AO |
| Dwellings | X |
| Municipalities | |



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
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2022 Aerial Imagery
Map Created March, 2024 by LUM

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MAP 02: VICINITY MAP

PLANNING COMMISSION

PAC Meeting
April 15, 2024

Jon Heitman (Owner)

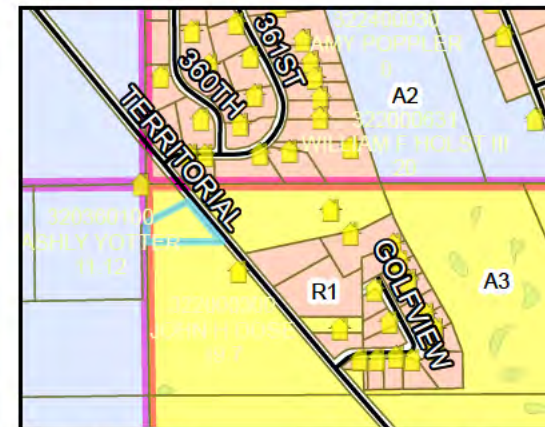
A3 Zoned District

Part of the NW 1/4 of the NW 1/4
of Section 31 TWP 112 Range 12
in Florence Township

Request to rezone 1.73 acres from A3
(Urban Fringe District) to R1 (Suburban
Residence District)

Legend

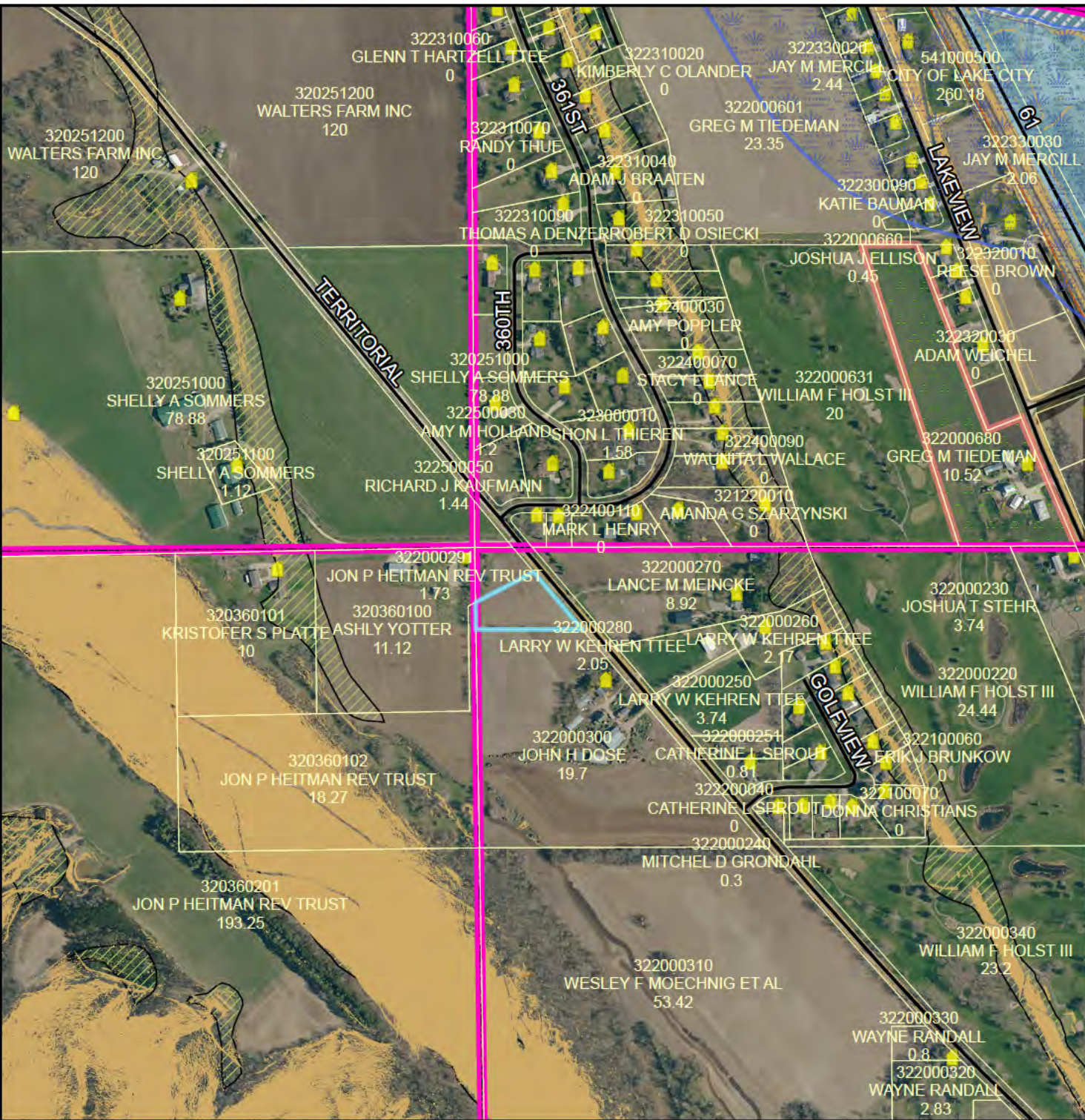
| | | | |
|--|----------------------------|--|---|
| | Intermittent Streams | | Blufflands 30% Slope or Greater |
| | Protected Streams | | Bluffland Protected Soils |
| | Lakes & Other Water Bodies | | FEMA Flood Zones 2% Annual Chance |
| | Shoreland | | A |
| | Historic Districts | | AE |
| | Parcels | | AO |
| | Registered Feedlots | | X |
| | Dwellings | | |
| | Municipalities | | |



0 237.5 475 950 1,425 US Feet

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2022 Aerial Imagery
Map Created March, 2024 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
April 15, 2024

Jon Heitman (Owner)

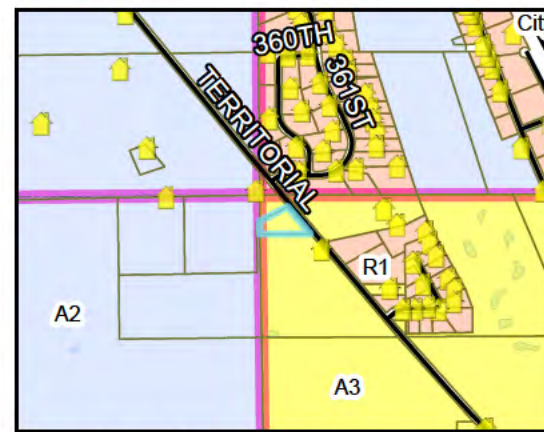
A3 Zoned District

Part of the NW 1/4 of the NW 1/4
of Section 31 TWP 112 Range 12
in Florence Township

Request to rezone 1.73 acres from A3
(Urban Fringe District) to R1 (Suburban
Residence District)

Legend

- | | |
|----------------------------|------------------------------------|
| Intermittent Streams | Blufflands 30% Slope or Greater |
| Protected Streams | Bluffland Protected Soils |
| Lakes & Other Water Bodies | FEMA Flood Zones |
| Shoreland | 2% Annual Chance |
| Historic Districts | A |
| Parcels | AE |
| Registered Feedlots | AO |
| Dwellings | X |
| Municipalities | |



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