

To: Goodhue County Planning Advisory Commission  
From: Megan Smith, Land Use Management Director  
Mtg Date: June 16, 2025  
Report Dated: June 5, 2025

**AGENDA ITEM:**

Public hearing and review of a request for a conditional use permit to allow a feedlot expansion for over 500 animal units in an A1 zoning district, at 37298 180<sup>th</sup> Ave, Goodhue, Minnesota.

**ATTACHMENTS:**

1. Application Materials
2. Odor Offset Calculations for both sites
3. Staff prepared maps of the site

**APPLICATION INFORMATION:**

Property Owners: David and Ann Buck  
Applicant/Agent for Owner: MSA Professional Servies, Inc.  
Site Address: 37298 180th Ave, Goodhue MN 55027  
Parcel 33.019.0400 (145 acres) and 25.024.0100 (20 acres)  
Abbreviated Legal Description: THE NW ¼ OF SECTION 19, TWP 111, RANGE 15 AND THE NE ¼ OF SECTION 24, TWP 111, RANGE 16  
Township: Goodhue Township  
Zoning District: A-1 (Agricultural Protection)

**APPLICABLE ORDINANCES:**

Goodhue County Zoning Ordinance, Article 4 Conditional Use and Interim Uses  
Goodhue County Zoning Ordinance, Article 13 Confined Feedlot Regulations  
Goodhue County Zoning Ordinance, Article 21 Agricultural Protection District

**SUMMARY AND BACKGROUND:**

The Goodhue County Zoning ordinance requires a conditional use permit for any feedlot expansion of over 500 animal units in the A1 District. The site is subject to the County Feedlot Registration requirements, and state laws that require a MPCA permit for feedlots over 1000 animal units.

The Buck's proposal is to get the main farm up to 2,596 animal units. They are currently at 1,775 animal units. The construction that has been proposed will allow for the housing of added animal units, primarily due to a new freestall barn which will contain 1076.6 animal units (769 animals), and a new calf barn that will house 16 animal units (80 calves)

**Construction Activities proposed:**

- Two Heifer barn expansions: a 60' x 140' addition on building #32 and a 50' x 80' addition on building #36
- Freestyle barn expansion of 280' x 540' with attached milking parlor that will be 80' x 255'
- New calf shed that will be 65' x 75'

**STAFF RECOMMENDATION:**

- 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 request for a conditional use permit, to allow an expansion of animal feedlot over 500 animal units, not to exceed 2,596 animal units, with the following findings and conditions:

**Findings of Fact:**

1. The proposed feedlot expansion will not be injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor will it substantially diminish and impair property values in the immediate vicinity. This is due to the Feedlot being located in an A1 (Agriculture Protection) zone which was intended to allow for large-scale farming operations.
2. The proposed feedlot expansion will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
3. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
4. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
5. Notification to surrounding property owners was done in compliance with Article 4 of the Goodhue Co Zoning Ordinance.
6. The proposed feedlot is not in conflict with the County's Comprehensive plan.
7. The proposed improvements received an odor offset score of 96% for the nearest dwelling not owned by the Farm and an odor offset score of greater than 99% for the Town of Goodhue.
8. The proposed barn extension is proposed to be 50' from the property line to the south, which is a reduction of the 100' setback to property lines, after the Goodhue County Board of Adjustment approved the variance on April 28, 2025.
9. The request will amend the existing CUP, which was last amended in 2019.

**Conditions:**

1. A building permit must be approved for all building additions and new construction.
2. The feedlot must comply with all necessary state and federal permits and licensing, including Compliance with Goodhue County Zoning Ordinance: Article 13 Confined Feedlot Regulations, and Article 21, Agricultural Protection District.
3. The owners will cooperate with inspections of the facility in coordination with Land Use staff.
4. Animal manure, when utilized as domestic fertilizer, shall not be stored for longer than one year and shall be applied at rates not exceeding local agricultural crop nutrient requirements except where allowed by permit.



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**To:** Goodhue County  
**From:** MSA Professional Services  
**Subject:** Application for CUP and Variance: Bucks Unlimited  
**Date:** May 23, 2025

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Parcel Number: 33.019.0400  
Deed Holder: DAVID A BUCK RLT  
Deed Holder 2: ANN G BUCK RLT  
Property Address: 37298 180TH AVE GOODHUE, MN 55027-5123  
Class: AG DWELLING  
Tax District: GOODHUE TWP 253  
Zoning: A1  
Sec-Twp-Rng: 19-111-015  
Brief Legal Description: DOC#608476 NW1/4 SEC 19-111-15ID# 33-0000-14900

**Conditional Use Permit:**

The request is for an amendment to an existing conditional use permit for a feedlot over 500 animal units in the A-1 Agricultural Protection District (last amended in 2019).

The proposal includes

- The extension of an existing barn, ultimately adding 280' x 540' to accommodate a total of 1830 milking and dry dairy cows at the Farm. If approved, this will expand the site to a total of 2,596 animal units.
- Addition of a new 60 stall rotary parlor (80' x 255')
- Addition of a 65' x 75' calf barn to house additional calves.

See Conditional Use application for more information. Other information essential for the review of the proposal:

- The proposed Feedlot expansion does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The Feedlot is located in an A1 (Agriculture Protection) zone which was intended to allow for large-scale farming operations. There is also very low residential density in the surrounding area which limits the potential for future land-use conflicts. The proposal appears harmonious with the established uses in the vicinity which include primarily cropland and animal agriculture operations.

## MEMO

May 23, 2025

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- The Feedlot expansion is not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. The farm has submitted and been approved for a variance to reduce the setback of the barn expansion, otherwise the proposal meets or exceeds all setback and development standards of the Goodhue County Zoning Ordinance and appears compatible with adjacent land uses.
- The proposed improvements received an odor offset score of 96% for the nearest dwelling not owned by the Farm and an odor offset score of greater than 99% for the Town of Goodhue.
- The proposed barn extension is proposed to be 50' from the property line to the south, which is a reduction of the 100' setback to property lines. A variance has been approved for this setback reduction.

Bucks' Unlimited Dairy Main Farm

BARN:		Proposed Head	Type	AU Factor	AU
Freestall - Barn 7		656	Milk	1.4	918.4
Barn 1		50	Dry	1.4	70
Barn 2		100	Dry	1.4	140
Barn 3		50	Dry	1.4	70
		80	Spr. Heifers	1.4	112
Barn 4		125	Dry	1.4	175
Barn 5 - Calf Barn		50	Calves	0.2	10
Barn 6 - Hoop		40	Calves	0.2	8
New Freestall (2025)		769	Milk	1.4	1076.6
New Calf Barn (2025)		80	Calves	0.2	16
Total					2596

Current CUP		# Animals		AU Factor	AU
Over 1,000 lbs		1230		1.4	1722
Under 1,000 lbs				1	0
Heifers		30		0.7	21
Calves		160		0.2	32
Total					1775



# GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 330190400

Permit#

## PROPERTY OWNER INFORMATION

Last Name **Buck** First **David A. & Ann G.** Email: **bucks@sleepyeyetel.net**  
Street Address **37298 180th Avenue** Phone **(651) 380-5865**  
City **Goodhue** State **MN** Zip **55027** Attach Legal Description as Exhibit "A" ☐  
Authorized Agent **MSA Professional Services, Inc.** Phone **(608) 355-8936**  
Mailing Address of Landowner: **Same as above.**  
Mailing Address of Agent: **Attn: Andrew Skwor, 1230 South Boulevard, Baraboo, WI 53913**

## PROJECT INFORMATION

Site Address (if different than above): **Same as above.**  
Lot Size **146.39 ac** Structure Dimensions (if applicable) **See attached site plan.**  
What is the conditional/interim use permit request for? **Amendment/Addition to an existing feedlot CUP**  
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized  
**See attachment.**

## DISCLAIMER AND PROPERTY OWNER SIGNATURE

*I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.*

Signature of Landowner:

*Dale A. Beh*

Date **11/20/2024**

Signature of Agent Authorized by Agent:

## TOWNSHIP INFORMATION

Township Zoning Permit Attached? ☐ If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature

*Dale Duke*

Title

*Supervisor*

Date

*11/25/24*

Comments:

*The township board reviewed this permit request. Motion passed unanimously to accept this request. B.H. Clerk*

## COUNTY SECTION

COUNTY FEE \$400

RECEIPT #

DATE PAID

Applicant requests a CUP/IUP pursuant to Article \_\_\_\_\_ Section \_\_\_\_\_ Subdivision \_\_\_\_\_ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland

Lake/Stream Name

Zoning District

Date Received

Date of Public Hearing

DNR Notice

City Notice

Action Taken: ☐ Approve ☐ Deny Conditions:



**PROJECT SUMMARY**

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

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2. Planned use of existing buildings and proposed new structures associated with the proposal.

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3. Proposed number of non-resident employees.

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4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

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5. Planned maximum capacity/occupancy.

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6. Traffic generation and congestion, loading and unloading areas, and site access.

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7. Off-street parking provisions (number of spaces, location, and surface materials).

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8. Proposed solid waste disposal provisions.

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9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

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10. Existing and proposed exterior lighting.

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11. Existing and proposed exterior signage.

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12. Existing and proposed exterior storage.

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13. Proposed safety and security measures.

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14. Adequacy of accessibility for emergency services to the site.

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15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

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16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

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17. Existing and proposed surface-water drainage provisions.

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18. Description of food and liquor preparation, serving, and handling provisions.

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19. Provide any other such information you feel is essential to the review of your proposal.

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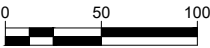


LEGEND

- EXISTING YARD HYDRANT
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- BURIED ELECTRIC
- FENCE LINE
- PROPERTY LINE
- BENCHMARK
- CONTROL POINT
- SOIL BORING
- STRUCTURE I.D.

STRUCTURES

- 31. HEIFER BARN - 70' X 240'
- 32. HEIFER BARN - 60' X 100'
- 33. HOUSE
- 34. WASTE STORAGE FACILITY - 105' X 215'
- 35. HEIFER BARN - 105' X 60'
- 36. HEIFER BARN - 80' X 50'



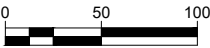


## LEGEND

	EXISTING YARD HYDRANT
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC TRANSFORMER
	BURIED ELECTRIC
	FENCE LINE
	PROPERTY LINE
	BENCHMARK
	CONTROL POINT
	SOIL BORING
	STRUCTURE I.D.

### STRUCTURES

- 31. HEIFER BARN - 70' X 240'
- 32. HEIFER BARN - 60' X 100'
- 32A. PROPOSED HEIFER BARN EXPANSION - 60' X 140'
- 33. HOUSE
- 34. WASTE STORAGE FACILITY - 105' X 215'
- 35. HEIFER BARN - 105' X 60'
- 36. HEIFER BARN - 50' X 80'
- 36A. PROPOSED HEIFER BARN EXPANSION - 50' X 80'



PROJECT DATE: .	DRAWN BY: Init	NO.	VISION
	DESIGNED BY: Init		
	CHECKED BY: Init		
PLOT DATE: 2/28/2025 10:30 AM, G:\20\20044\20044001\CADD\C3D\Goodhue Co Siting Maps.dwg			

**PRELIMINARY**



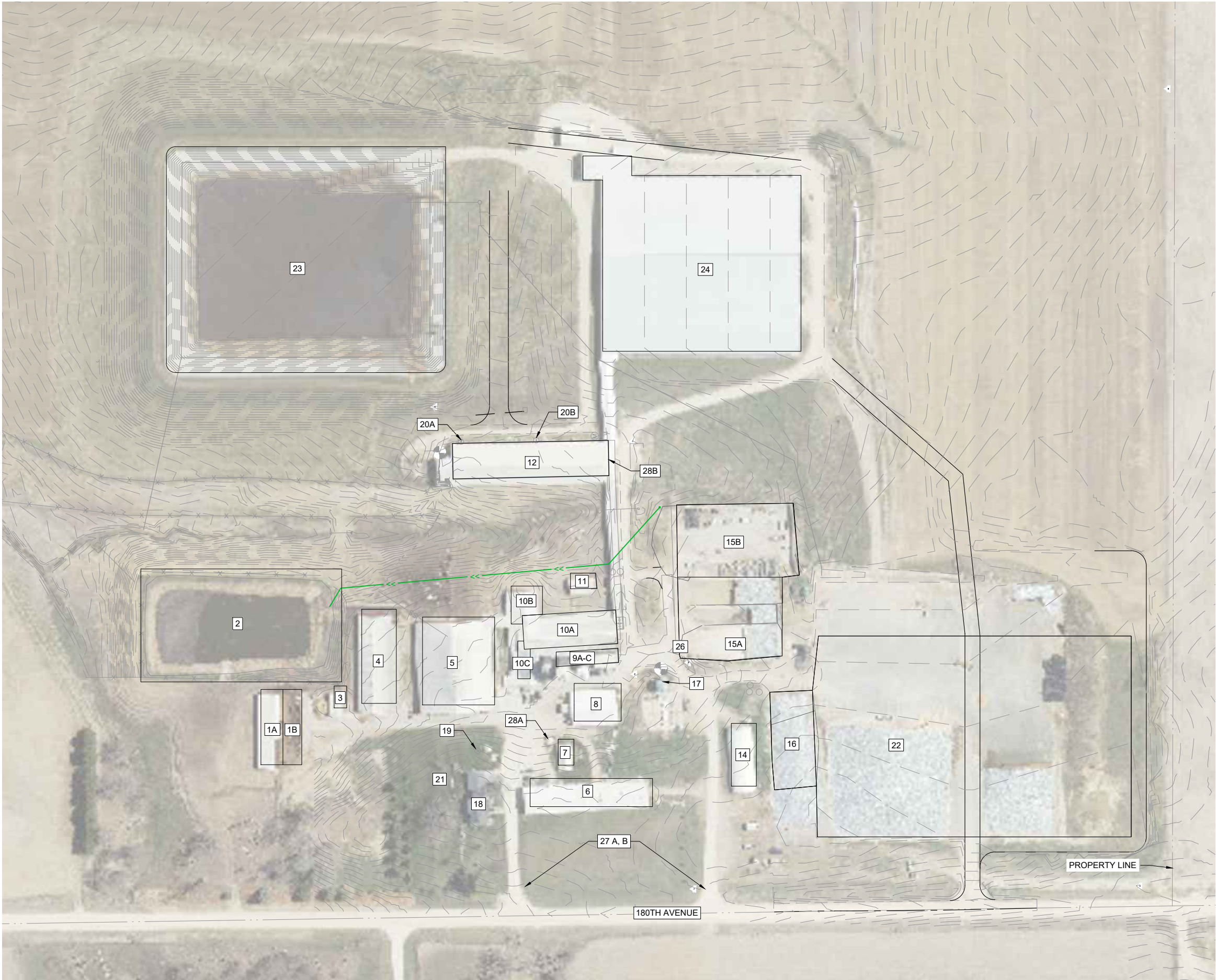
ENGINEERING | ARCHITECTURE | SURVEYING  
FUNDING | PLANNING | ENVIRONMENTAL  
1230 South Boulevard, Baraboo WI 53913  
(608) 356-2771 www.msa-ps.com  
© MSA Professional Services, Inc.

PROJECT NAME
CLIENT NAME
LOCATION

PROPOSED ANN
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PROJECT NO.
SHEET
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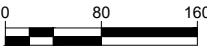


LEGEND

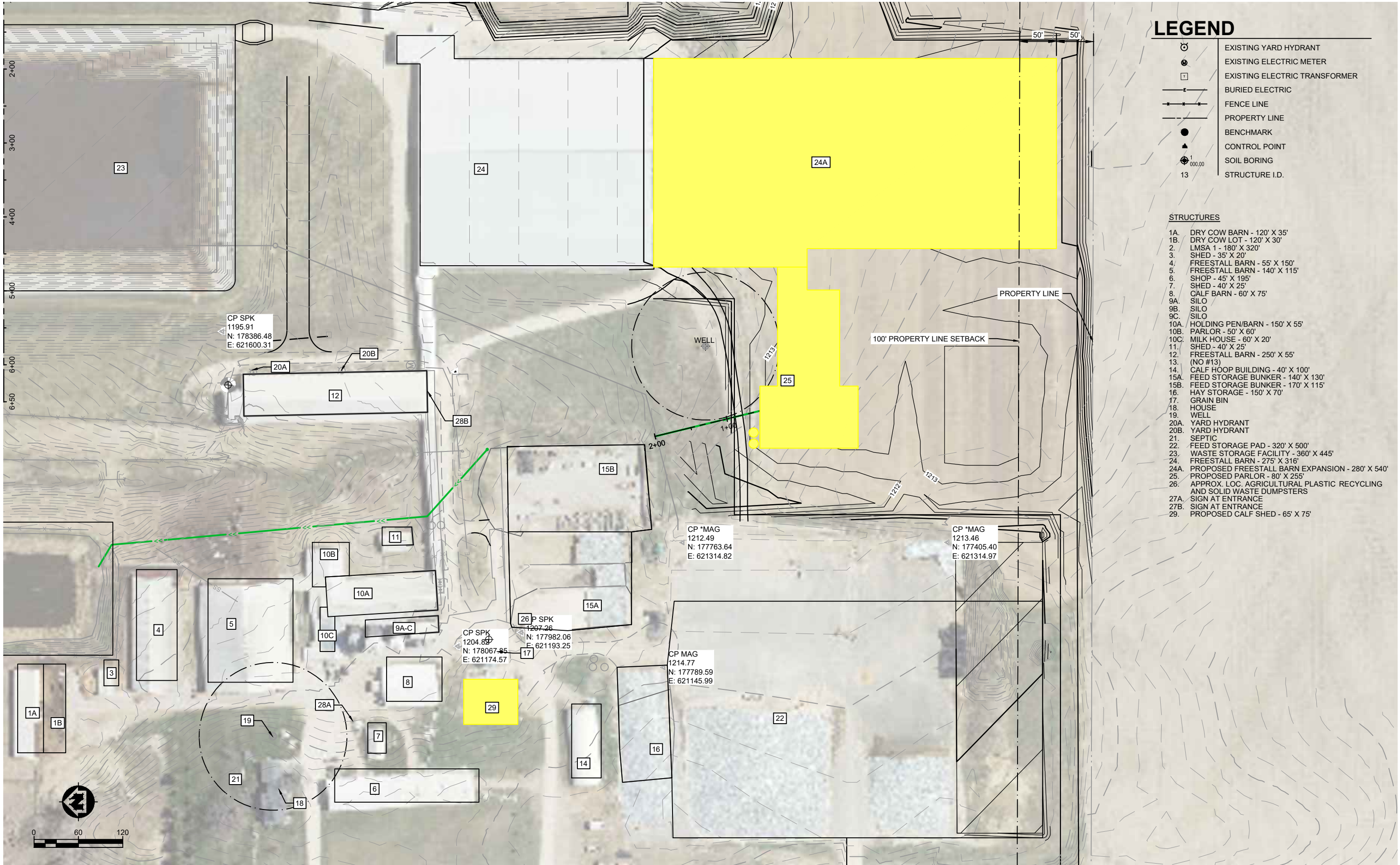
- EXISTING YARD HYDRANT
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- BURIED ELECTRIC
- FENCE LINE
- PROPERTY LINE
- BENCHMARK
- CONTROL POINT
- SOIL BORING
- STRUCTURE I.D.

STRUCTURES

- 1A. DRY COW BARN - 120' X 35'
- 1B. DRY COW LOT - 120' X 30'
- 2. LMSA 1 - 180' X 320'
- 3. SHED - 35' X 20'
- 4. FREESTALL BARN - 55' X 150'
- 5. FREESTALL BARN - 140' X 115'
- 6. SHOP - 45' X 195'
- 7. SHED - 40' X 25'
- 8. CALF BARN - 60' X 75'
- 9A. SILO
- 9B. SILO
- 9C. SILO
- 10A. HOLDING PEN/BARN - 150' X 55'
- 10B. PARLOR - 50' X 60'
- 10C. MILK HOUSE - 60' X 20'
- 11. SHED - 40' X 25'
- 12. FREESTALL BARN - 250' X 55'
- 13. (NO #13)
- 14. CALF HOOP BUILDING - 40' X 100'
- 15A. FEED STORAGE BUNKER - 140' X 130'
- 15B. FEED STORAGE BUNKER - 170' X 115'
- 16. HAY STORAGE - 150' X 70'
- 17. GRAIN BIN
- 18. HOUSE
- 19. WELL
- 20A. YARD HYDRANT
- 20B. YARD HYDRANT
- 21. SEPTIC
- 22. FEED STORAGE PAD - 320' X 500'
- 23. WASTE STORAGE FACILITY - 360' X 445'
- 24. FREESTALL BARN - 275' X 316'
- 26. APPROX. LOC. AGRICULTURAL PLASTIC RECYCLING AND SOLID WASTE DUMPSTERS
- 27A. SIGN AT ENTRANCE
- 27B. SIGN AT ENTRANCE
- 28A. YARD LIGHT
- 28B. YARD LIGHT







LEGEND

- EXISTING YARD HYDRANT
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- BURIED ELECTRIC
- FENCE LINE
- PROPERTY LINE
- BENCHMARK
- CONTROL POINT
- SOIL BORING
- STRUCTURE I.D.

STRUCTURES

- 1A. DRY COW BARN - 120' X 35'
- 1B. DRY COW LOT - 120' X 30'
- 2. LMSA 1 - 180' X 320'
- 3. SHED - 35' X 20'
- 4. FREESTALL BARN - 55' X 150'
- 5. FREESTALL BARN - 140' X 115'
- 6. SHOP - 45' X 195'
- 7. SHED - 40' X 25'
- 8. CALF BARN - 60' X 75'
- 9A. SILO
- 9B. SILO
- 9C. SILO
- 10A. HOLDING PEN/BARN - 150' X 55'
- 10B. PARLOR - 50' X 60'
- 10C. MILK HOUSE - 60' X 20'
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- 15A. FEED STORAGE BUNKER - 140' X 130'
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- 20A. YARD HYDRANT
- 20B. YARD HYDRANT
- 21. SEPTIC
- 22. FEED STORAGE PAD - 320' X 500'
- 23. WASTE STORAGE FACILITY - 360' X 445'
- 24. FREESTALL BARN - 275' X 316'
- 24A. PROPOSED FREESTALL BARN EXPANSION - 280' X 540'
- 25. PROPOSED PARLOR - 80' X 255'
- 26. APPROX. LOC. AGRICULTURAL PLASTIC RECYCLING AND SOLID WASTE DUMPSTERS
- 27A. SIGN AT ENTRANCE
- 27B. SIGN AT ENTRANCE
- 29. PROPOSED CALF SHED - 65' X 75'

# Odors From Feedlots Setback Estimation Tool

**OFFSET Ver 2.0**  
University of Minnesota  
1/21/2017

Farm Name Ann Buck- Bucks Unlimited  
Address or County Goodhue County  
Evaluator K. Petit  
Date 5/29/2025

Clear All

**OFFSET**  
Annoyance-free  
more than 99%

Source Edge to Nearest Neighbor (ft) 8007  
Source Edge to Property Line (ft) 186

## Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Dairy - loose housing	50	80	1	4000	None	
Dairy - loose housing	60	106	1	6360	None	
Dairy - loose housing				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

## AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
<b>Add Source Type</b>	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
<b>Add a Control Technology</b>	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
<b>Add a Source Type</b>	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
<b>Add Control Technology</b>	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	



# Odors From Feedlots Setback Estimation Tool

**OFFSET Ver 2.0**  
University of Minnesota  
1/21/2017

Farm Name Ann Buck- Bucks Unlimited  
Address or County Goodhue County  
Evaluator K. Petit  
Date 5/29/2025

Clear All

**OFFSET**  
**Annoyance-free**  
**99%**

Source Edge to Nearest Neighbor (ft) 1350  
Source Edge to Property Line (ft) 186

## Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Dairy - loose housing	50	80	1	4000	None	
Dairy - loose housing	60	106	1	6360	None	
Dairy - loose housing				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

## AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
<b>Add Source Type</b>	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
<b>Add a Control Technology</b>	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
<b>Add a Source Type</b>	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
<b>Add Control Technology</b>	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

# Odors From Feedlots Setback Estimation Tool

**OFFSET Ver 2.0**  
University of Minnesota  
1/21/2017

Farm Name Bucks Unlimited Odor Offset  
Address or County Goodhue County  
Evaluator K. Petit  
Date 1/27/25

Clear All

**OFFSET**  
**Annoyance-free**  
**96%**

Source Edge to Nearest Neighbor (ft) 1946  
Source Edge to Property Line (ft) 50

## Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Dairy - free stall ▼	280	540	1	151200	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	Biofilter ▼	

## AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

# Odors From Feedlots Setback Estimation Tool

**OFFSET Ver 2.0**  
University of Minnesota  
1/21/2017

Farm Name Bucks Unlimited Town of Goodhue Offset  
Address or County Goodhue County  
Evaluator K. Petit  
Date 1/27/25

Clear All

**OFFSET**  
Annoyance-free  
more than 99%

Source Edge to Nearest Neighbor (ft) 6640  
Source Edge to Property Line (ft) 50

## Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Dairy - free stall ▼	280	540	1	151200	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	Biofilter ▼	

## AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing  
June 16, 2025

MSA Professional Services (Applicant) on  
behalf of David and Ann Buck (Owners)  
A-1 Zoned District.

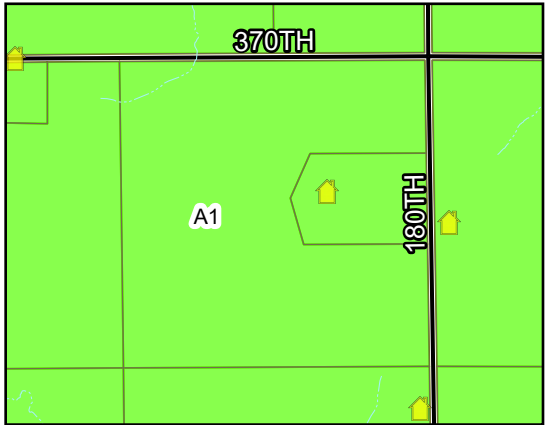
The NW1/4 of Section 19 TWP 111  
Range 15 in Goodhue Township.

The SE1/4 of Sec 24, TWP 111, Range 16  
in Belle Creek Township.

Request for CUP Amendment for the expansion  
of the herd to 2,596 animal units and  
construction of a Free-stall barn, Parlor,  
and additional calf housing.

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                            |



0 280 560 1,120 1,680  
US Feet

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