

To: County Board
From: Land Use Management
Meeting Date: November 5, 2024
Report date: October 23, 2024

Bruce Ohmann/Ohmann Farms LLC

29764 and 29999 23rd AVE Way Cannon Falls, MN 55009. Parcels 41.180.0370, 41.180.0030, 41.180.0390, and 41.180.0060. Lots 03 and 06 Block 01, Lot 20 Block 03, and Outlot A of the Lake Byllesby West Plat. A-2 and R-1 Zoned Districts.

1. CONSIDER: "Ohmann Addition" Preliminary and Final Plat Review

Request for Preliminary and Final Plat review of the proposed Ohmann Addition Plat comprising approximately 131.26 acres.

2. PUBLIC HEARING: Map Amendment (Rezone)

Request for map amendment to rezone parcel 41.180.0060 from R-1 (Suburban Residence District) to A-2 (Agriculture District) to facilitate land combination and avoid the creation of a split-zoned parcel.

Application Information:

Applicant: Bruce Ohmann/Ohmann Farms LLC

Address of zoning request: 29764 and 29999 23rd AVE Way Cannon Falls, MN 55009

Parcel(s): 41.180.0370, 41.180.0030, 41.180.0390, and 41.180.0060

Abbreviated Legal: Lots 03 and 06 Block 01, Lot 20 Block 03, and Outlot A of the Lake Byllesby West Plat

Township Information: Stanton Township is aware of the request and approved the rezoning of parcel 41.180.0060 in September.

Zoning District: A-2 (Agriculture District) and R-1 (Suburban Residence District)

Attachments and links:

Application and submitted project summary

October 21, 2024 PAC Draft Meeting Minutes

Site Map(s)

Project Review (Rezone)

1. "Ohmann Addition" Preliminary and Final Plat Review:

Johnson and Scofield Inc. have prepared a Preliminary and Final Plat of the "Ohmann Addition" on behalf of Bruce Ohmann and Ohmann Farms LLC for consideration.

According to the Goodhue County Subdivision Ordinance, any land subdivision that results in the creation of additional building sites other than what would be allowed under the existing zoning designation must be formally platted. Proposed Lot 2 Block 1 will be buildable under County density regulations for the A-2 District.

PAC Recommendation:

The Planning Advisory Commission recommends the County Board:

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

APPROVE the request submitted by Bruce Ohmann/Ohmann Farms LLC for Preliminary and Final Plat of the proposed “Ohmann Addition” Plat comprising approximately 131.26 acres.

2. Public Hearing: Map Amendment (Rezone)

Request for map amendment to rezone parcel 41.180.0060 from R-1 (Suburban Residence District) to A-2 (Agriculture District) to facilitate land combination and avoid the creation of a split-zoned parcel.

Project Summary:

Property Information:

- The subject property consists of a single parcel comprising approximately 5 acres.
- Adjacent properties are zoned A-2 to the south, west, and north, and R-1 to the south and east across 23rd AVE Way.
- The property is surrounded by medium-density residential development, land used for row crop agriculture, and the Goodhue County boat launch to Lake Byllesby. This section (Section 16) of Stanton Township is a mixture of A-2 and R-1 zoned properties with Residential zoned properties mostly along the lakeshore of Lake Byllesby. There are 3 dwellings located in the A-2 zoned portions of Section 16 and 15 dwellings zoned R-1 including the parcel in question.
- 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.
- The entirety of parcel 41.180.0060 is classified as Shoreland of Lake Byllesby. Section 16 also contains Shoreland of Spring Creek, Shoreland of Prairie Creek, and Floodplain of Spring Creek, Prairie Creek, and Lake Byllesby.

Proposed Uses:

- The Applicant has applied to plat approximately 131 acres of land owned by Bruce Ohmann/Ohmann Farms LLC. The plat proposes to combine the 5 acres zoned R-1 with approximately 27 acres zoned A-2. To avoid creating a split-zoned parcel, staff recommended the Applicant apply to rezone the R-1 land to avoid future planning and zoning issues caused by split-zoning.
- Rezoning land to A-2 would also allow the owner to apply for an Interim Use Permit to operate a Contractor’s Yard on the property that is currently operating without a permit. Staff would like to note that the IUP request will need to be reviewed at a public hearing with the Planning Commission and approved by the County Board. Stanton Township will also need to approve the use of the property as a Contractor’s Yard.
 - It should be noted that the Board’s opinions on whether the Contractor’s Yard is an appropriate use for the area should not be used as a finding to deny this rezoning request. The rezoning is intended to avoid creating a split-zoned parcel where zoning enforcement is difficult for staff.

Planning Information:

- The A-2 District is intended to maintain and conserve agricultural investments and prime agricultural farmland but provides for a slightly higher density of dwellings than the A-1 District. The A-2 District is intended to apply to areas where large farms and feedlots are more scattered and greater numbers of non-farm uses or small parcels are present.
- The 5 acres to be rezoned currently contain a dwelling and an accessory building (40' x 60'). A parking area is also present for the owner's construction business as well as tilled cropland.
- The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Estherville-Ridgeport Complex	0-6%	5.2	100%	Farmland of Statewide Importance

- Rezoning the property to A-2 would not have an effect on the dwelling density allowed in the section. The A-2 portions of Section 16 are limited to 12 dwellings, one per original $\frac{1}{4}$ $\frac{1}{4}$ section. There are currently 3 dwellings in the A-2 zoned portions of the section. The Applicant's dwelling is currently zoned R-1 and therefore does not count towards overall section density. If combined into one 32-acre parcel and rezoned to A-2, the owner's dwelling would then be occupying the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16 and this $\frac{1}{4}$ $\frac{1}{4}$ would not be eligible for another dwelling.
- No new feedlots would be permitted on land zoned A-2 without variances due to the proximity of existing dwellings and land zoned R-1.

Goodhue County Comprehensive Plan:

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

"Lands outside the cities' growth zones will be considered rural and shall be managed to preserve the rural character and be compatible with the continued operation of agricultural uses, their inherent activities, and lifestyle."

PAC Recommendation:

The Planning Advisory Commission recommends the County Board:

- Adopt the staff report into the record;
 - Accept the application, testimony, exhibits, and other evidence presented into the record; and
- APPROVE** the map amendment request from Bruce Ohmann/Ohmann Farms LLC to rezone 5 acres from R-1 (Suburban Residence District) to A-2 (Agriculture District).

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
October 21st, 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: Zoning Administrator Samantha Pierret and 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 Greseth; seconded by Commissioner Warrington 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 HEARINGS: Bruce Ohmann/Ohmann Farms LLC

29764 and 29999 23rd AVE Way Cannon Falls, MN 55009. Parcels 41.180.0370, 41.180.0030, 41.180.0390, and 41.180.0060. Lots 03 and 06 Block 01, Lot 20 Block 03, and Outlot A of the Lake Byllesby West Plat. A-2 and R-1 Zoned Districts.

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Pierret presented the staff report and attachments.

Bruce Ohmann (Applicant) was present.

Chair Buck Opened the Public Hearing

Jason Otto (29703 23rd Ave Way) was concerned home values would drop if the business operating on the Ohmann property expanded. He asked if split zoning was legally allowed.

Pierret stated that split zoning was legally allowed.

**PLANNING ADVISORY COMMISSION
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Commissioner Gale stated that Mr. Ohmann could have a contractor's yard anywhere in the A-2 District with property permits. He reiterated that the decision tonight was not about the operation of a contractor's yard.

Mr. Otto added that the contractor's yard is currently operating across from his residence and will affect property values if a CUP is approved to allow it in the existing location.

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

Motion carried 6:0

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

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

Recommend the County Board of Commissioners **APPROVE** the request, submitted by Bruce Ohmann/Ohmann Farms LLC for Preliminary and Final Plat of the proposed "Ohmann Addition" Plat comprising approximately 131.26 acres.

Motion carried 6:0

⁵It was moved by Commissioner Miller and seconded by Commissioner Fox for the Planning Advisory Commission to:

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

Recommend the County Board of Commissioners **APPROVE** the map amendment request from Bruce Ohmann/Ohmann Farms LLC to rezone 5 acres from R-1 (Suburban Residential District) to A-2 (Agriculture District)

Motion carried 6:0

CONSIDER: Request for Text Amendments to the Goodhue County Subdivision Ordinance and to the Goodhue County Zoning Ordinance Article 30 (CR, Commercial Recreational District)

Request, submitted by Every River LLC (Megan Smith, Applicant) to consider proposed text amendments to the Goodhue County Subdivision Ordinance and Goodhue County Zoning Ordinance to allow Planned Unit Developments (PUDs) as a Conditional Use in the Commercial Recreational District with specific performance standards. This item was tabled by the PAC at their September 16, 2024, meeting.

Pierret presented the staff report and attachments including comments from the October 14th Florence Township Planning Commission meeting that she attended. She stated that the Township meeting had a lively discussion between the Applicant, John Rupp (owner of the Villa Maria), citizens, the Township Planning Commission, and staff. There was concern about the proposed ordinance amendment as it relates to the Villa Maria property and the implications it would have for the Township. The Township does not have PUD language in its Ordinances. There was also concern from residents about the proposed use of the Villa Maria property and buildings. The Township Planning Commission voted unanimously to recommend the Town Board send comments to the County stating they do not support PUD language, and that the Township would like more time to study the issue. Pierret explained the 60-day timeline the County was currently operating under and that a decision must be made by the County Board by December 20th, 2024, to avoid automatic approval of the request. She added that there is an alternative option to a PUD called a Cooperative CIC where units are not split into individual parcels.

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: **R1 to A2**

D. The current use and the proposed use of the land. **The property contains a single family dwelling, accessory building, and parking area for the owner's construction business. The proposed use of the land is to combine the dwelling site with adjacent tillable cropland.**

E. The reason for the requested change of zoning district. **To avoid the creation of a split zoned parcel upon combination with adjacent cropland zoned A2.**

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
Estherville-Ridgeport Complex	0-6%	5.2	100%	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 located within the Shoreland of Lake Byllesby. Surrounding land within Section 16 is also classified as Shoreland of Lake Byllesby, Spring Creek, and Prairie Creek along with areas of Floodplain. No land classified as bluffs will be impacted by the rezoning. No additional structures or vegetative removal is proposed as part of the rezoning request.

2. The compatibility with surrounding land uses

Surrounding land uses include medium-density residential and tilled cropland along Lake Byllesby. The proposal to rezone an existing parcel to A-2 to facilitate lot combination and avoid creating a split-zoned parcel appears compatible with surrounding land uses.

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

It is not anticipated that any scenic or 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 a mixture of A-2 and R-1 zoned parcels. There are 3 dwellings in the A-2 zoned portions of the section where a maximum of 12 are allowed, one per original $\frac{1}{4}$ $\frac{1}{4}$ section.

There are 15 dwellings in areas zoned R-1 including the parcel in question. No additional dwelling density would be created due to the rezone because the existing dwelling on parcel 41.180.0060 would occupy the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$.

Subd. 7 The impact on any surrounding agricultural uses

A portion of the property is used for row crop agriculture. The entirety of the parcel is classified as Farmland of Statewide Importance. No Prime Farmland would be affected. There are no existing feedlots in Section 16. No new Feedlots may be established within 1,000 feet or 96% OFFSET distance from an R1 District or existing dwellings.

Subd. 8 The impact on the existing transportation infrastructure

The property is accessible via 23rd AVE Way.

Subd. 9 The impact on surrounding zoning districts

The property is surrounded by 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 A2 does not appear to have negative cumulative effects on the immediate surrounding area. The surrounding area is primarily used for medium-density residential among tilled cropland and Lake Byllesby.

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


Custom Soil Resource Report Soil Map




Custom Soil Resource Report


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 20, Sep 7, 2024

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

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

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
M534B	Estherville-Ridgeport complex, 0 to 6 percent slopes	5.2	100.0%
Totals for Area of Interest		5.2	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, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Goodhue County, Minnesota

M534B—Estherville-Ridgeport complex, 0 to 6 percent slopes

Map Unit Setting

National map unit symbol: 1qfjr
Elevation: 980 to 1,310 feet
Mean annual precipitation: 28 to 33 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 130 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Estherville and similar soils: 55 percent
Ridgeport and similar soils: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Estherville

Setting

Landform: Rises on terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy sediments over sandy and gravelly outwash

Typical profile

Ap,A - 0 to 13 inches: sandy loam
Bw - 13 to 18 inches: sandy loam
2Bw - 18 to 23 inches: loamy coarse sand
2C - 23 to 60 inches: stratified gravelly coarse sand to sand

Properties and qualities

Slope: 0 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: R104XY010IA - Sandy Upland Prairie
Forage suitability group: Sandy (G104XS022MN)
Other vegetative classification: Sandy (G104XS022MN)
Hydric soil rating: No

RECEIVED

SEP 26 2024

Land Use Management

Staff Use Only	
Permit #	724-0047
Date	9-26-2024
\$500 RECEIPT#	18534

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: Bruce Ohmann	
APPLICANT'S ADDRESS: 29764 23rd Ave Way Cannon Falls MN 55009	TELEPHONE: [REDACTED]
EMAIL: [REDACTED]	
CONTACT FOR PROJECT INFORMATION: Same as Above <input type="checkbox"/>	
ADDRESS: [REDACTED]	TELEPHONE: ()
EMAIL: [REDACTED]	

- ☒ Map Amendment - Parcel: 41180060; Current District: R1 Requested District: A2
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____

1. Stated reason for map amendment(s) requested:

Combining property with an additional 38 acres of A2 property

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

Ag

3. Compatibility of the proposed zoning district with existing land uses in the area:

A2 in surrounding Area

4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:

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

Date:

9/26/24

Print name:

Bruce S. Ohmann

owner or authorized agent

Application Procedures:

A. A Minnesota Statue Chapter 505 plat* is required under the following circumstances:

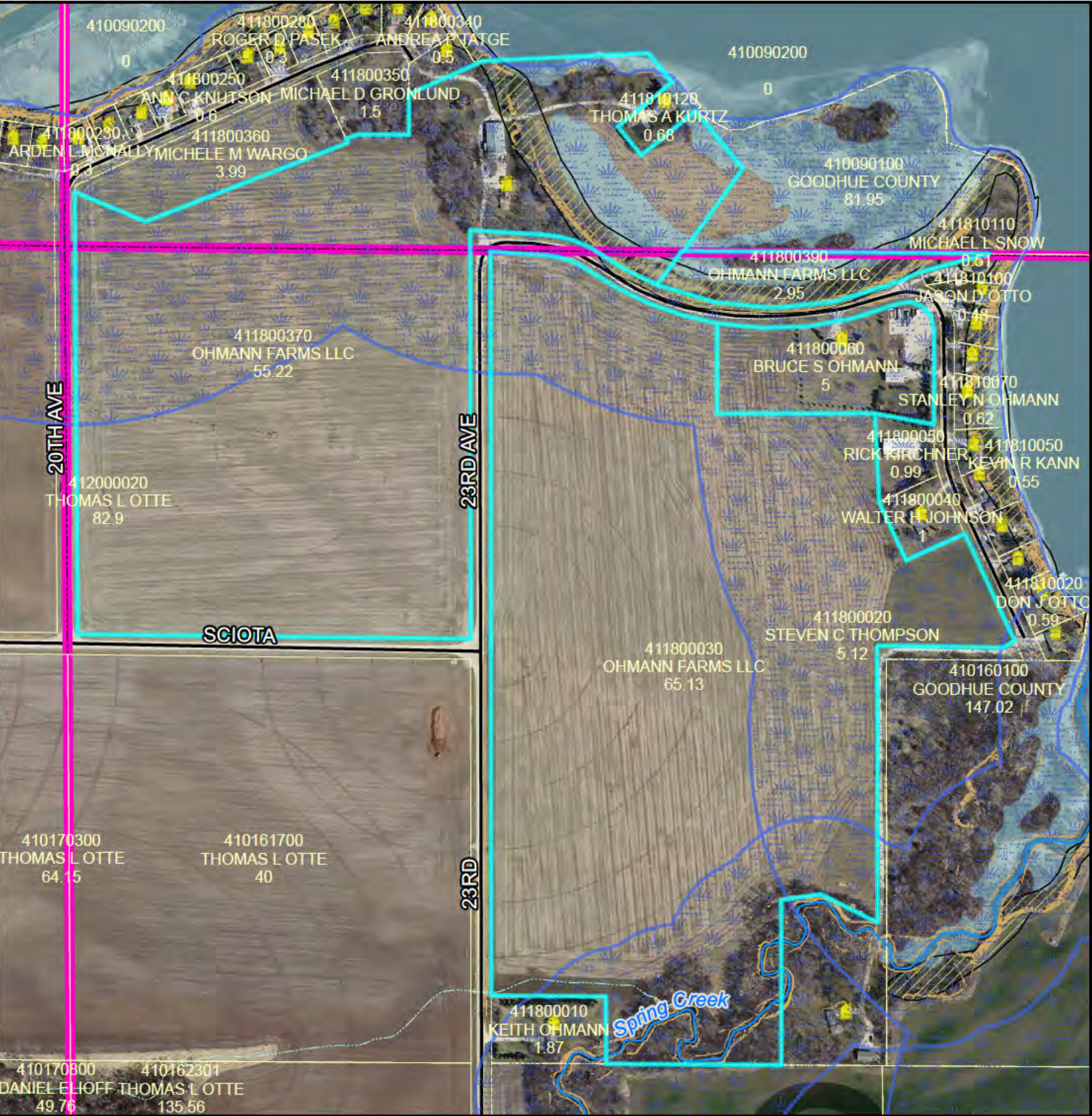
- ☐ 1) The creation of three or more tax parcels from one tax parcel, except when the tax parcels created can be described by an aliquot part of the Public Land Survey. The minimum division shall be a Quarter Quarter of the Section (i.e. SE 1/4 of the NW 1/4). Non-contiguous land must be separate tax parcels. The parcels shown on the plat provide for road access for each new division or reconfiguration of land;
- ☐ 2) If a subdivision of a platted lot or outlot can result in one or more potential dwelling sites, the subdivision must be platted.

*Requires approval and public hearings from the Planning Commission and County Board

The Subdivider shall engage a Minnesota Licensed Land Surveyor, Engineer, or Landscape Architect to prepare a **Preliminary Plat** of the area to be subdivided. The Preliminary Plat shall contain:

Landowner Information			
Landowner Name	Bruce Ohmann	Email	[REDACTED]
Mailing Address	29764 23 Ave Way Cannon Falls MN 55009		
Daytime Phone	[REDACTED]		
Applicant Information (if different than above)			
Applicant Name	Same	Email	
Mailing Address			
Daytime Phone			
Township Information			
Township position		Date	
Signature			
County Use			
Application Fee	\$350	Receipt Number	Fee waived by ZA Applied for Rezone
Initial Reviewed by	[REDACTED]		
Plat Name			
Request complies with Goodhue County Zoning and Subdivision requirements as attested by me			
_____ the Goodhue County Planner/Zoning Administrator on			
this day _____			

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
October 21, 2024

Bruce Ohmann/Ohmann Farms LLC

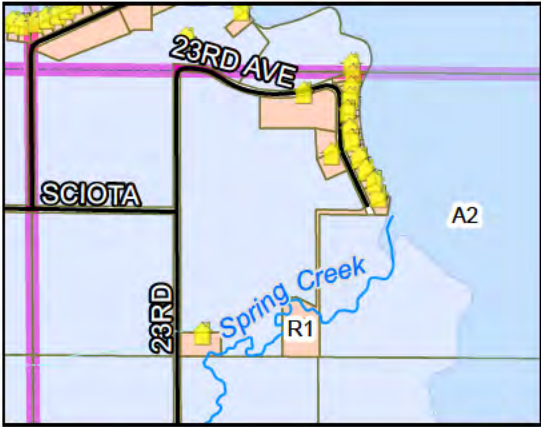
A2/R1 Zoned District

Lots 03 and 06 Block 01, Lot 20 Block 03,
and Outlot A of the Lake Byllesby West
Plat in Stanton Township

Preliminary and Final Plat review of the
proposed Ohmann Addition and request
for map amendment to rezone parcel
41.180.0060 from R1 to A2.

Legend

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



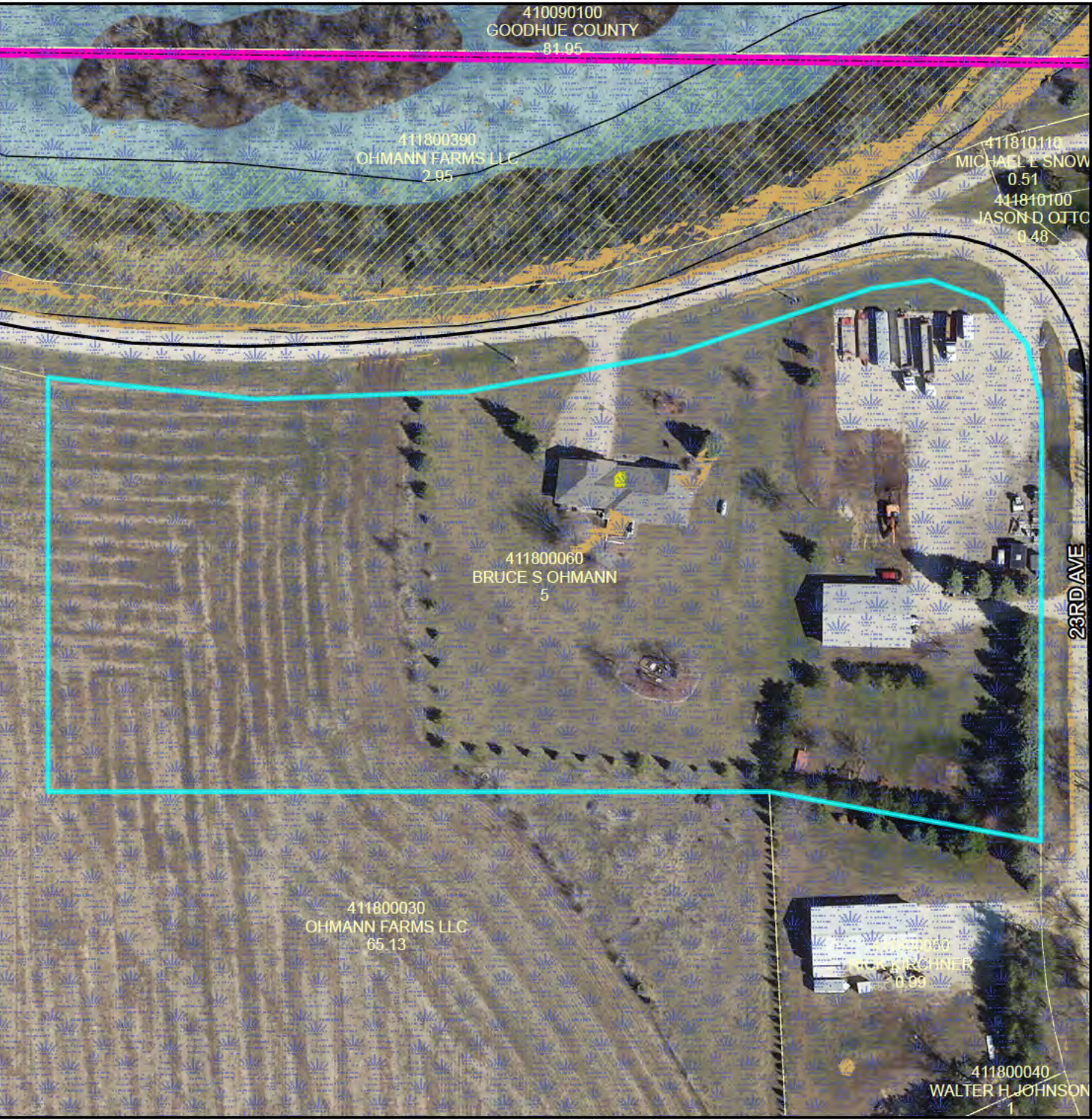
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US Feet

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2024 Aerial Imagery
Map Created October, 2024 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
October 21, 2024

Bruce Ohmann/Ohmann Farms LLC

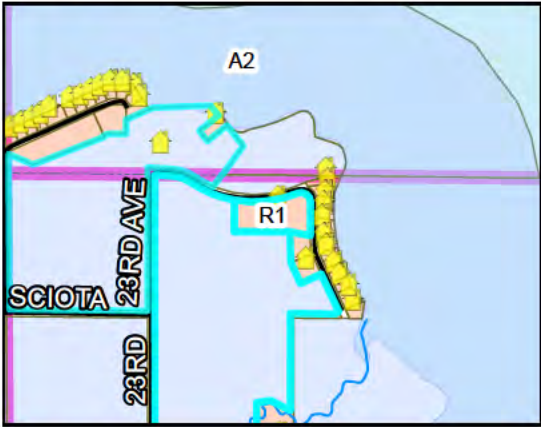
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| Historic Districts | 2% Annual Chance |
| Parcels | A |
| Registered Feedlots | AE |
| Dwellings | AO |
| Municipalities | X |



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2024 Aerial Imagery
Map Created October, 2024 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
October 21, 2024

Bruce Ohmann/Ohmann Farms LLC

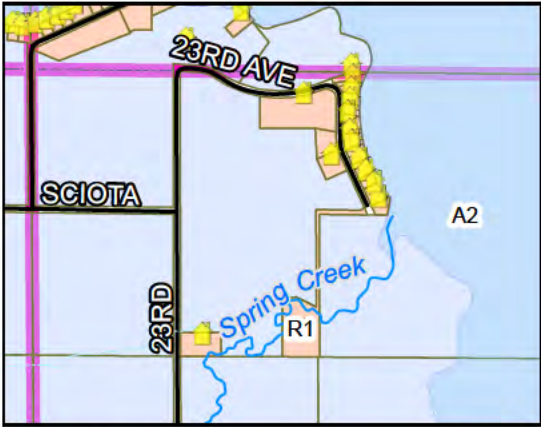
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- | | |
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| Shoreland | FEMA Flood Zones |
| Historic Districts | 2% Annual Chance |
| Parcels | A |
| Registered Feedlots | AE |
| Dwellings | AO |
| Municipalities | X |

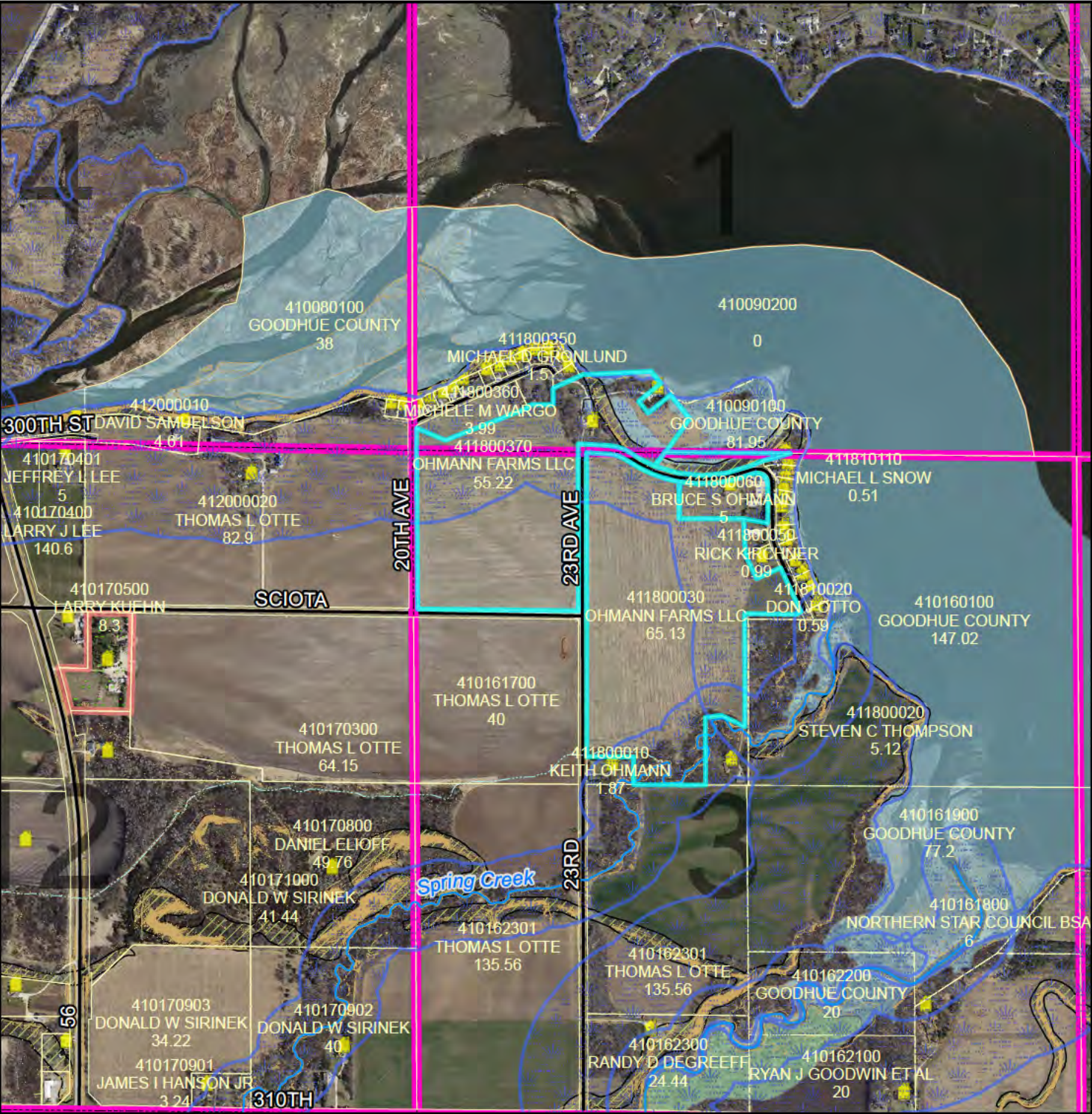


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2024 Aerial Imagery
Map Created October, 2024 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

PAC Meeting
October 21, 2024

Bruce Ohmann/Ohmann Farms LLC

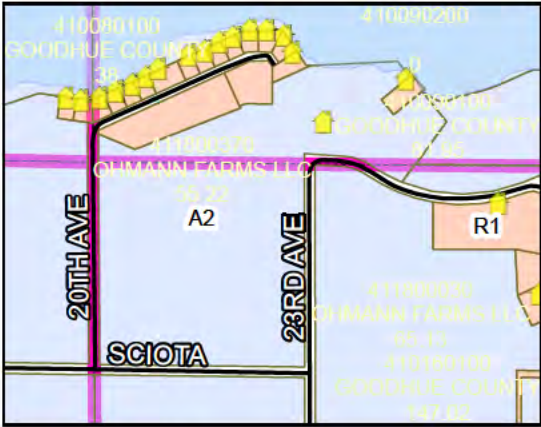
A2/R1 Zoned District

Lots 03 and 06 Block 01, Lot 20 Block 03,
and Outlot A of the Lake Byllesby West
Plat in Stanton Township

Preliminary and Final Plat review of the
proposed Ohmann Addition and request
for map amendment to rezone parcel
41.180.0060 from R1 to A2.

Legend

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



0 430 860 1,720 2,580
US Feet

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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 2024.

2024 Aerial Imagery
Map Created October, 2024 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
October 21, 2024

Bruce Ohmann/Ohmann Farms LLC

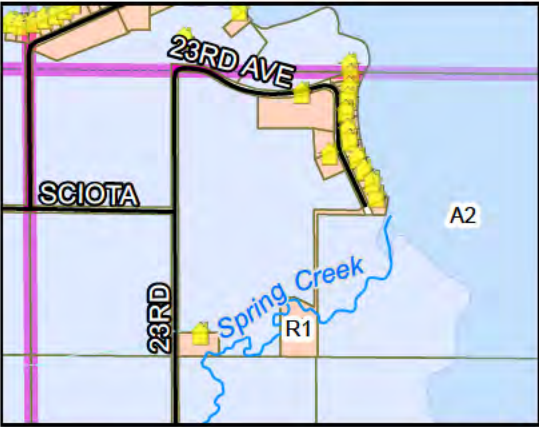
A2/R1 Zoned District

Lots 03 and 06 Block 01, Lot 20 Block 03,
and Outlot A of the Lake Byllesby West
Plat in Stanton Township

Preliminary and Final Plat review of the
proposed Ohmann Addition and request
for map amendment to rezone parcel
41.180.0060 from R1 to A2.

Legend

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



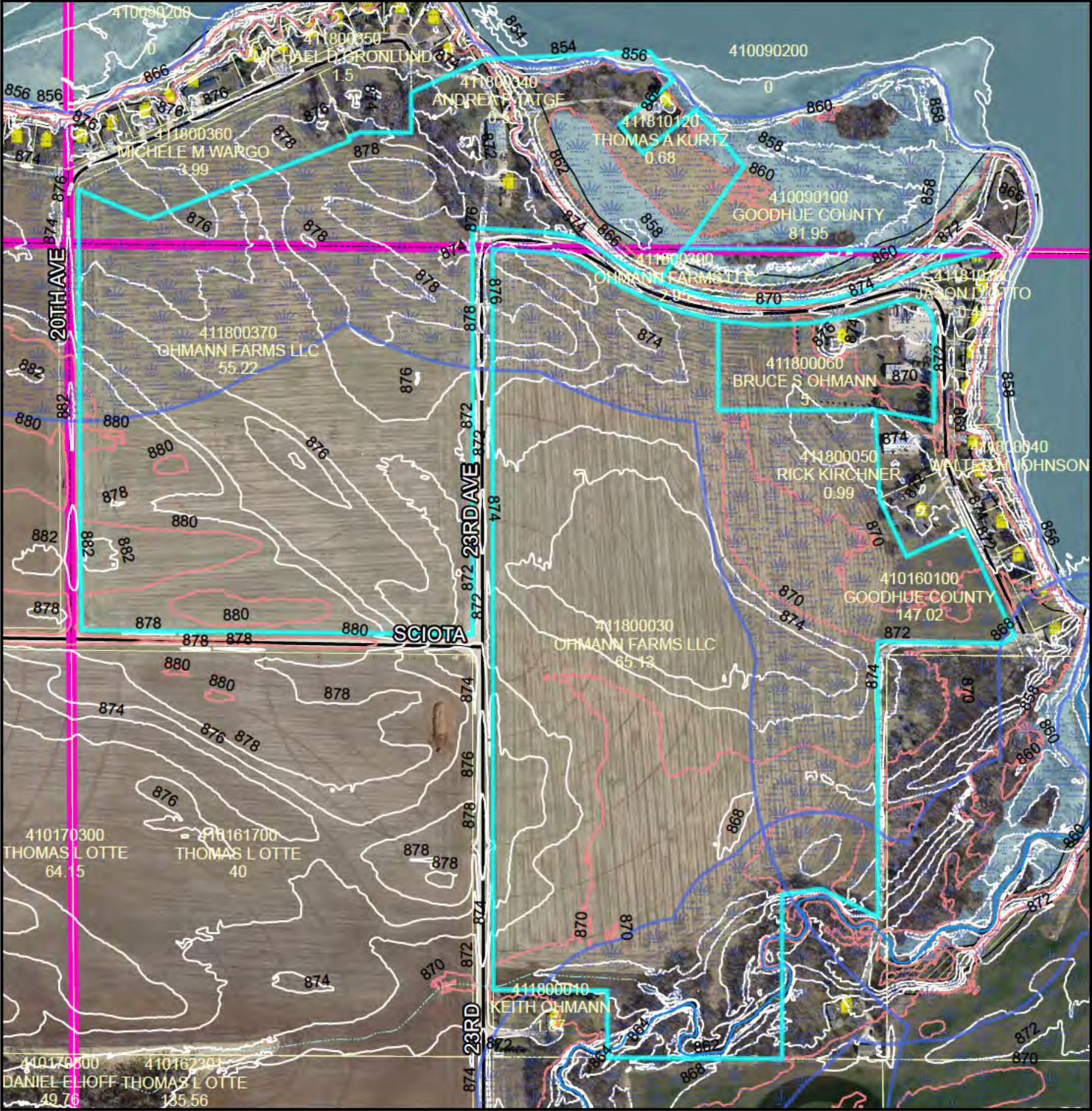
0 175 350 700 1,050
US Feet

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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 2024.

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Map Created October, 2024 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
October 21, 2024

Bruce Ohmann/Ohmann Farms LLC

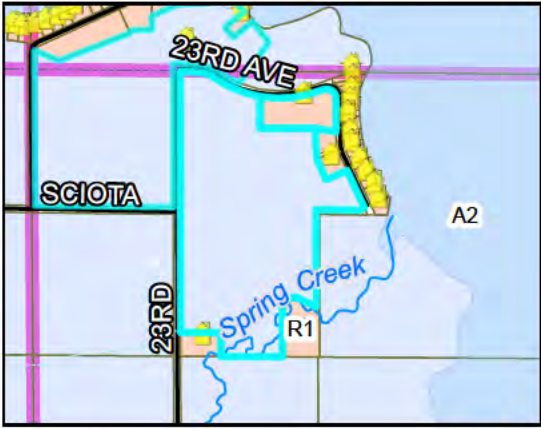
A2/R1 Zoned District

Lots 03 and 06 Block 01, Lot 20 Block 03,
and Outlot A of the Lake Byllesby West
Plat in Stanton Township

Preliminary and Final Plat review of the
proposed Ohmann Addition and request
for map amendment to rezone parcel
41.180.0060 from R1 to A2.

Legend

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



0 175 350 700 1,050
US Feet

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OR responsibility for any associated direct, indirect,
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or misuse. Goodhue County Copyright 2024.

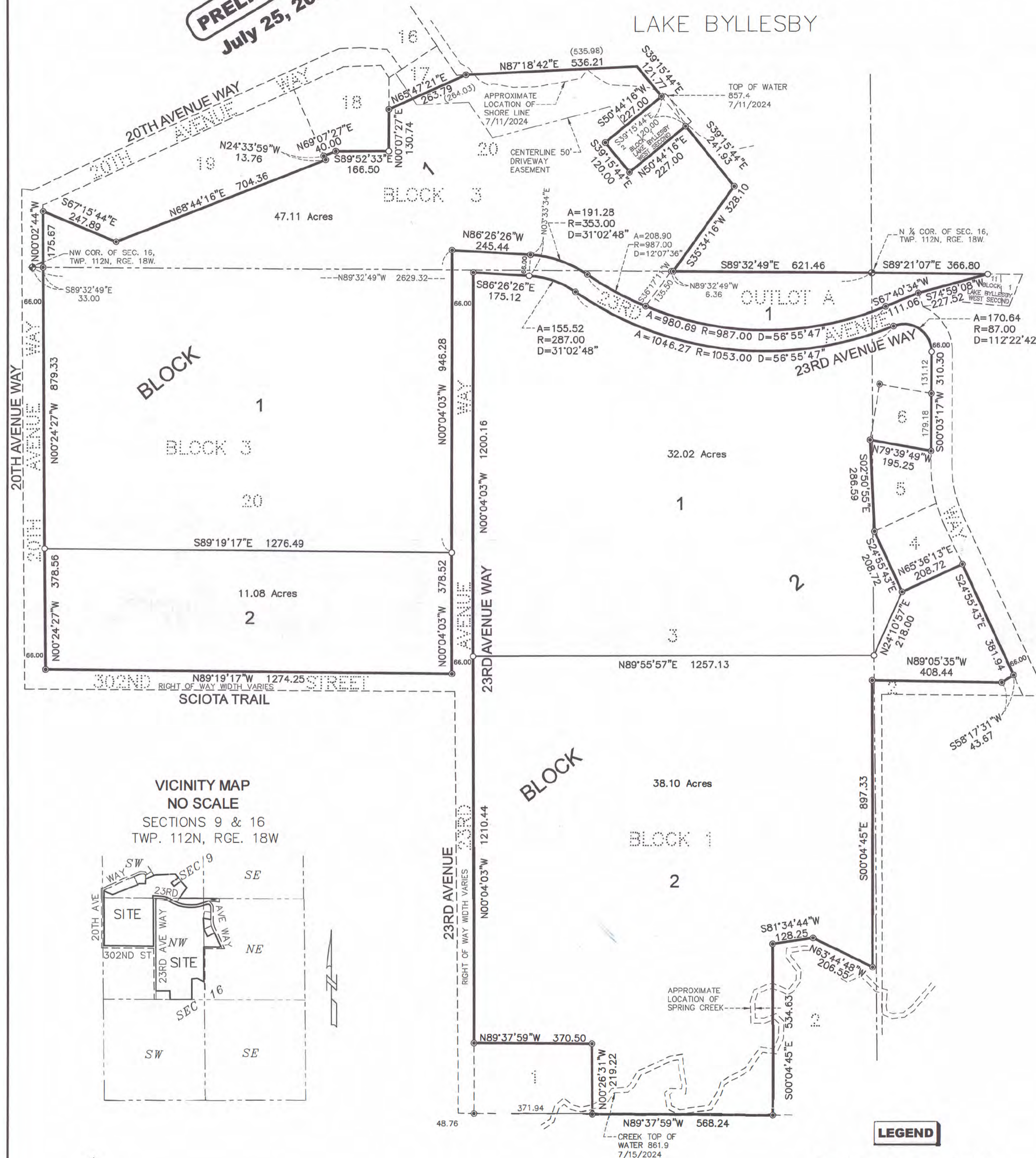
2024 Aerial Imagery
Map Created October, 2024 by LUM



OHMANN ADDITION

PRELIMINARY
July 25, 2024

LAKE BYLLESBY



KNOW ALL PERSONS BY THESE PRESENTS: That Ohmann Farms, LLC, a Minnesota Limited Liability Company, and Bruce S. Ohmann and Bria D. Ohmann, husband and wife, owners of the following described property, and TruStone Financial Credit Union, a Minnesota corporation, and Castle Rock Bank, a Minnesota corporation, mortgagees of the following described property: Lots 3 and 6, Block 1, Lot 20, Block 3, and Outlot A, all in LAKE BYLLESBY WEST, according to the recorded plat thereof, on file in the office of the County Recorder, Goodhue County, Minnesota.

Has caused the same to be surveyed and platted as OHMANN ADDITION TO LAKE BYLLESBY WEST.

In witness whereof said Ohmann Farms, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this _____ day of _____, 20__.

By _____ Stan N. Ohmann _____ and _____ Keith E. Ohmann _____ and _____ Kevin R. Ohmann _____

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me this _____ day of _____, 20__ by its proper officers

By _____ Stan N. Ohmann _____ and _____ Keith E. Ohmann _____ and _____ Kevin R. Ohmann _____

of said Ohmann Farms LLC, a Minnesota Limited Liability Company.

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said Bruce S. Ohmann and Bria D. Ohmann, husband and wife, have hereunto set their hands this _____ day of _____, 20__.

Bruce S. Ohmann

Bria D. Ohmann

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me this _____ day of _____, 20__ by Bruce S. Ohmann and Bria D. Ohmann, husband and wife.

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said TruStone Financial Credit Union, a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

by _____ its _____

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me this _____ day of _____, 20__ by _____ its _____ on behalf of said TruStone Financial Credit Union, a Minnesota Corporation.

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said Castle Rock Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

by _____ its _____

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me this _____ day of _____, 20__ by _____ its _____ on behalf of said Castle Rock Bank, a Minnesota Corporation.

Notary Public _____ County, Minnesota

My Commission Expires _____

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 _____, 20__.

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

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me this _____ day of _____, 20__, by Marcus S. Johnson, Professional Land Surveyor.

Notary Public _____ County, Minnesota

My Commission Expires _____

Approved by the Stanton Township Board, this _____ day of _____, 20__.

Signed _____ Chairperson

Taxes payable in the year 20__ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this _____ day of _____, 20__.

By _____ Goodhue County Auditor/Treasurer

By _____ Deputy

Pursuant to Chapter 389.09, laws of Minnesota, and Goodhue County Ordinance No. 2-78, this plat has been approved this _____ day of _____, 20__.

By _____ Jeffrey Ekblad, Goodhue County Surveyor

I hereby certify that the within instrument was filed in this office for record this _____ day of _____, 20__, at _____m and was duly recorded as document number _____, file number _____.

By _____ Goodhue County Recorder

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1203 MAIN STREET, RED WING, MN 55066
(651)389-1558

OHMANN ADDITION

PRELIMINARY
July 25, 2024



1 INCH = 200 FEET
0 200 400
SCALE IN FEET

ELEVATIONS ARE NAVD88 DATUM. BENCHMARK
MNDOT MONUMENT DOLPH. ELE: 879.51
THE BEARINGS SHOWN HEREON ARE BASED ON
THE RECORDED PLAT OF LAKE BYLLESBY WEST

- DENOTES A PLACED 1"X18" IRON PIPE
HAVING A PLASTIC CAP BEARING LAND
SURVEYOR LICENSE NUMBER 47460.
● DENOTES FOUND IRON MONUMENT.
◆ DENOTES GOODHUE COUNTY P.L.S. CORNER.
(264.03) DENOTES ORIGINAL PLAT DISTANCE.

KNOW ALL PERSONS BY THESE PRESENTS: That Ohmann Farms, LLC, a Minnesota Limited Liability Company, and Bruce S. Ohmann and Bria D. Ohmann, husband and wife, owners of the following described property, and TruStone Financial Credit Union, a Minnesota corporation, and Castle Rock Bank, a Minnesota corporation, mortgagees of the following described property:

Lots 3 and 6, Block 1, Lot 20, Block 3, and Outlot A, all in LAKE BYLLESBY WEST, according to the recorded plat thereof, on file in the office of the County Recorder, Goodhue County, Minnesota.

Has caused the same to be surveyed and platted as OHMANN ADDITION TO LAKE BYLLESBY WEST.

In witness whereof said Ohmann Farms, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this ____ day of ____, 20__.

By _____ and _____ and _____
Stan N. Ohmann Keith E. Ohmann Kevin R. Ohmann

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me this ____ day of ____, 20__, by its proper officers

By _____ and _____ and _____
Stan N. Ohmann Keith E. Ohmann Kevin R. Ohmann

of said Ohmann Farms LLC, a Minnesota Limited Liability Company.

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said Bruce S. Ohmann and Bria D. Ohmann, husband and wife, have hereunto set their hands this ____ day of ____, 20__.

Bruce S. Ohmann Bria D. Ohmann

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me this ____ day of ____, 20__, by Bruce S. Ohmann and Bria D. Ohmann, husband and wife.

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said TruStone Financial Credit Union, a Minnesota Corporation, has caused these presents to be signed by its proper officer this ____ day of ____, 20__.

by _____ its _____

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me this ____ day of ____, 20__, by _____ its _____ on behalf of said TruStone Financial Credit Union, a Minnesota Corporation.

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said Castle Rock Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officer this ____ day of ____, 20__.

by _____ its _____

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me this ____ day of ____, 20__, by _____ its _____ on behalf of said Castle Rock Bank, a Minnesota Corporation.

Notary Public _____ County, Minnesota

My Commission Expires _____

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 ____, 20__.

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

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me this ____ day of ____, 20__, by Marcus S. Johnson, Professional Land Surveyor.

Notary Public _____ County, Minnesota

My Commission Expires _____

Approved by the Stanton Township Board, this ____ day of ____, 20__.

Signed _____
Chairperson

Taxes payable in the year 20__ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this ____ day of ____, 20__.

By _____
Goodhue County Auditor/Treasurer

By _____
Deputy

Pursuant to Chapter 389.09, laws of Minnesota, and Goodhue County Ordinance No. 2-78, this plat has been approved this ____ day of ____, 20__.

By _____
Jeffrey Ekblad, Goodhue County Surveyor

I hereby certify that the within instrument was filed in this office for record this ____ day of ____, 20__, at _____m and was

duly recorded as document number _____ file number _____.

By _____
Goodhue County Recorder

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1203 MAIN STREET, RED WING, MN 55068
(651)3881558