

To: Goodhue County Board of Commissioners
From: Megan Smith, Land Use Management Director
Mtg. Date: August 18, 2026
Re: Approve a conservation subdivision on 40 acres in Section of 11 Belle Creek Township

AGENDA ITEM:

The County Board will hold a public hearing and consider a request to rezone 40 acres of a 70-acre tract of un-platted land located at Parcel ID 25.011.0400 to be re-zoned from A-1 (Agricultural Protection) to CS (Conservation Subdivision) and approve a preliminary and final plat for the 1 lot subdivision.

ATTACHMENTS AND LINKS:

1. Application for Map Amendment
2. Application for Preliminary and Final Plat
3. Maps prepared by staff
4. Draft meeting minutes from July 27, 2026, PAC meeting

APPLICATION INFORMATION:

Applicants: Mikayla and Scott Ryan, 17332 325th St Red Wing, MN 55066

Property Owner: Scott and Kellie Peterson, 17634 325th St Red Wing, MN 55066

Parcel: 25.011.0400

Current Parcel Size: 80 acres

Proposed subdivision size: 40 acres

Current Zoning: A-1 (Agricultural Protection)

Proposed Zoning: CS (Conservation Subdivision)

Township: Belle Creek

Abbreviated Legal: Part of the N 1/2 OF NW ¼ OF SECTION 11, TOWNSHIP 111, RANGE 016, located in Belle Creek Township, Goodhue County, Minnesota

PUBLIC HEARING NOTICE:

The County Board will hold a public hearing and consider a request submitted by applicants Mikayla and Scott Ryan, 17332 325th St Red Wing, MN 55066 , to rezone 40 acres of a 80 acre tract of un-platted land owned by Scott and Kellie Peterson with Parcel ID 25.011.0400, described as part of the N 1/2 OF NW 1/4 SECTION 11 TOWNSHIP 111, RANGE 016, located in Belle Creek Township, Goodhue Co., MN. The applicants are proposing to re-zone the 40 acres from A-1 (Agricultural Protection) to CS (Conservation Subdivision), for the purpose of building a single-family home.

PROJECT SUMMARY:

The applicants are seeking approval of a conservation subdivision to allow for a purchase of 40 acres from the current owners for the purpose of building a family home. The land is part of a larger site owned by Scott and Kellie Peterson, who own 153 acres in Section 11 of Belle Creek Township.

All of Section 11 is currently zoned A1 and already contains 4 homes, which means the section density is full and no additional homes can be built in this section. Ms. Ryan initially submitted a request to the County to rezone all of Section 11 from A1 to A2, which would have allowed up to 12 homes to be built in the section. That request was recommended for denial at the Planning Advisory Commission meeting earlier this spring, faced opposition from several neighbors, and ultimately the application was withdrawn.

With input from Staff and the Planning Advisory Commission, an application was subsequently submitted for a conservation subdivision. This is a tool that the County developed and was adopted into ordinance in June of 2020, and it allows property owners to convert agricultural land to small, clustered residential developments if specific conditions are met. Some of those requirements include a maximum density of no more than 6 homes, and a requirement to put at least 50% of the land in a conservation easement.

The Ryan's request includes splitting 40 acres from Peterson's 70 acres, then platting that property into a conservation subdivision with 1 residential lot on 18.73 acres, and 20 acres placed in conservation. The remainder of the land will be dedicated to the public for right-of-way purposes. The road right of way dedication will be for the following two Belle Creek Township roads: 350th Street and 165th Street.

Zoning Staff have reviewed the application and determined that the site is a suitable candidate for CS (Conservation Subdivision) zoning and is an appropriate location for a subdivision plat, which would be required with the CS zoning change.

Property Information

- The property consists of one parcel comprising 70 acres, that is zoned A-1 (Agricultural Protection). Rezoning 40 of the 70 acres to CS would allow for one dwelling to be built on the subject property.
- There are feedlots directly east and west of the subject property.
- The property is surrounded by predominantly A-2 District and A-1 District land.
- Part of the property is designated Shoreland. Belle Creek runs through majority of the South-Western portion of this section.
- None of the property is designated Floodplain.
- No mining sites exist within 1000 feet of the subject property.

- No utility scale solar sites exist within 1000 feet of the subject property.

Proposed Uses:

- The Conservation subdivision would rezone 40 of the 70 acres, with the remnant remaining Agricultural. Of the 40 acre in the conservation subdivision, a 18.73 acre lot would be created which will eventually contain a building site, and 20 acres will be placed in a conservation easement, with the remaining land dedicated as township ROW for 165th Street and 350th Street.

Accessibility:

- The proposed rezoned parcel will have public road access from both 165th Street and 350th Street, both township roadways.

Planning Information:

- The A-1 (Agricultural Protection) District is “to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long-term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses.”
- The CS (Conservation Subdivision) District’s purpose “to provide a residential development option that supports the rural character and residential development goals of Goodhue County, while permanently preserving open space, agriculture, and natural resource areas, beyond planned future extension of urban services.”
- While the property is currently zoned A-1 (Agricultural Protection), the proposed rezoning of 40 acres to CS (Conservation Subdivision) is consistent with the applicant's intent to create one additional residential lot while maintaining the rural character of the property. The Conservation Subdivision District is intended to accommodate limited residential development in a manner that preserves open space, agricultural land, and natural resources.

Goodhue County Comprehensive Plan:

- The proposed rezoning appears to be compatible with the goals of the County’s Comprehensive Plan and growth management strategies, which encourage orderly rural residential development while preserving agricultural land, open space, and the natural character of the County.

Planning Advisory Commission Recommendation:

To accept the application, testimony, exhibits, and other evidence presented into the record; and recommend **APPROVAL of** an ordinance amending the Goodhue Co Zoning Map rezoning 40 acres of Parcel 25.011.0400 from A-1 (Agricultural Protection) to CS (Conservation Subdivision), based on the following findings and conditions:

1. That the proposed re-zone is consistent with the goals and policies of the County’s Comprehensive Plan.

2. The application was submitted in accordance with the County's requirements for rezonings, as regulated in Article 3 of the Goodhue Co Zoning Ordinance
3. That the preliminary and final plat were submitted and reviewed in accordance with the County's Subdivision regulations.
4. The project complies with Article 35 of the Goodhue Couty Zoning Ordinance, Conservation Subdivisions.
5. A preliminary plat has been submitted and reviewed by the Planning Advisory Commission and is hereby approved with a final plat showing a one lot subdivision to be called the "Ryan Addition" and located in Belle Creek Township, Goodhue County.

Conditions:

1. Prior to construction of a home on Lot 1 of the Ryan Addition, the applicant shall submit to the county a copy of the recorded conservation subdivision for the 20 acres shown as outlot A.
2. The Final Plat must be recorded within 180 days of approval by the County Board, unless an extension is requested and approved in accordance with the ordinance.

Rezoning Application Form

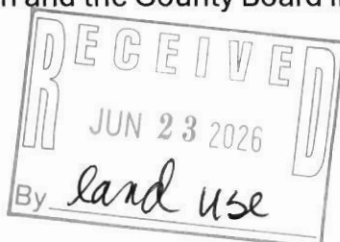
Staff Use Only	
Case #	726-0064
Intake Date	6/23/26
Receipt #	18952

Applicant's Name Mikayla Ryan	
Applicant's Address 17332 325th St Red Wing MN 55066	Phone: [REDACTED]
Property Owner(s): Scott Peterson	
Property Owner Address: 17634 325th St Red Wing MN 55066	TELEPHONE: [REDACTED]
Address or Parcel Number of property subject to the rezoning request 25.011.0400	
Current Zoning District? A1	Proposed Zoning District? Conservation Subdivision
Property Owner Signature Scott Peterson Date: 6-23-2026	
Township Acknowledgment Township Name: Belle Creek Date: 6-19-2026 Township Representative Name and Signature: Chad Ryan [Signature]	

Attach on a separate sheet:

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

2. Soil information
was emailed to
megan



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

We are requesting a map amendment to rezone the property from A1 to conservation subdivision that better aligns with the intended residential and agricultural use of the property. Without disrupting the surrounding agricultural operation, while allowing us to remain directly connected to the land and its stewardship. This request is consistent with the Goodhue County Comprehensive Plan goals of supporting rural housing while preserving productive farmland.

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

The proposed future use is to build a single-family home on a portion of the property and the other 20 acres to put into conservation subdivision. Intention is to live on the land, raise our family there, and remain closely connected to its care and preservation. The property will be used for small-scale farming, including gardening and raising some livestock for personal use. The remaining acreage will continue to be used for agricultural purposes. This residential use supports the property's long-standing agricultural character while allowing us to pass down the values of land stewardship and rural living to the next generation.

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

The proposed conservation subdivision zoning is consistent with surrounding land uses, which include a combination of agricultural land and rural residential properties. The intended residential use would not interfere with ongoing agricultural operations and would preserve the rural character of the area. Rezoning supports responsible land use while allowing us to continue our long-standing connection to the property and the surrounding farming community. The intent is to preserve the rural character of the area while making reasonable use of the property.

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

A good portion of the 150-acre property is wooded and hilly, as well as a portion of the surrounding section, providing natural protection and privacy from nearby neighbors. The proposed rezoning respects the importance of maintaining productive farmland in the area and is intended to support ongoing agricultural activities. This change will not lead to subdivision or large-scale development but will simply allow a single-family home to be built on the property. We appreciate the opportunity to contribute to the local farming community and are willing to work closely with county staff to ensure all standards and regulations are met throughout the process.



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

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

CERTIFICATE OF SURVEY FOR:

MIKAYLA RYAN

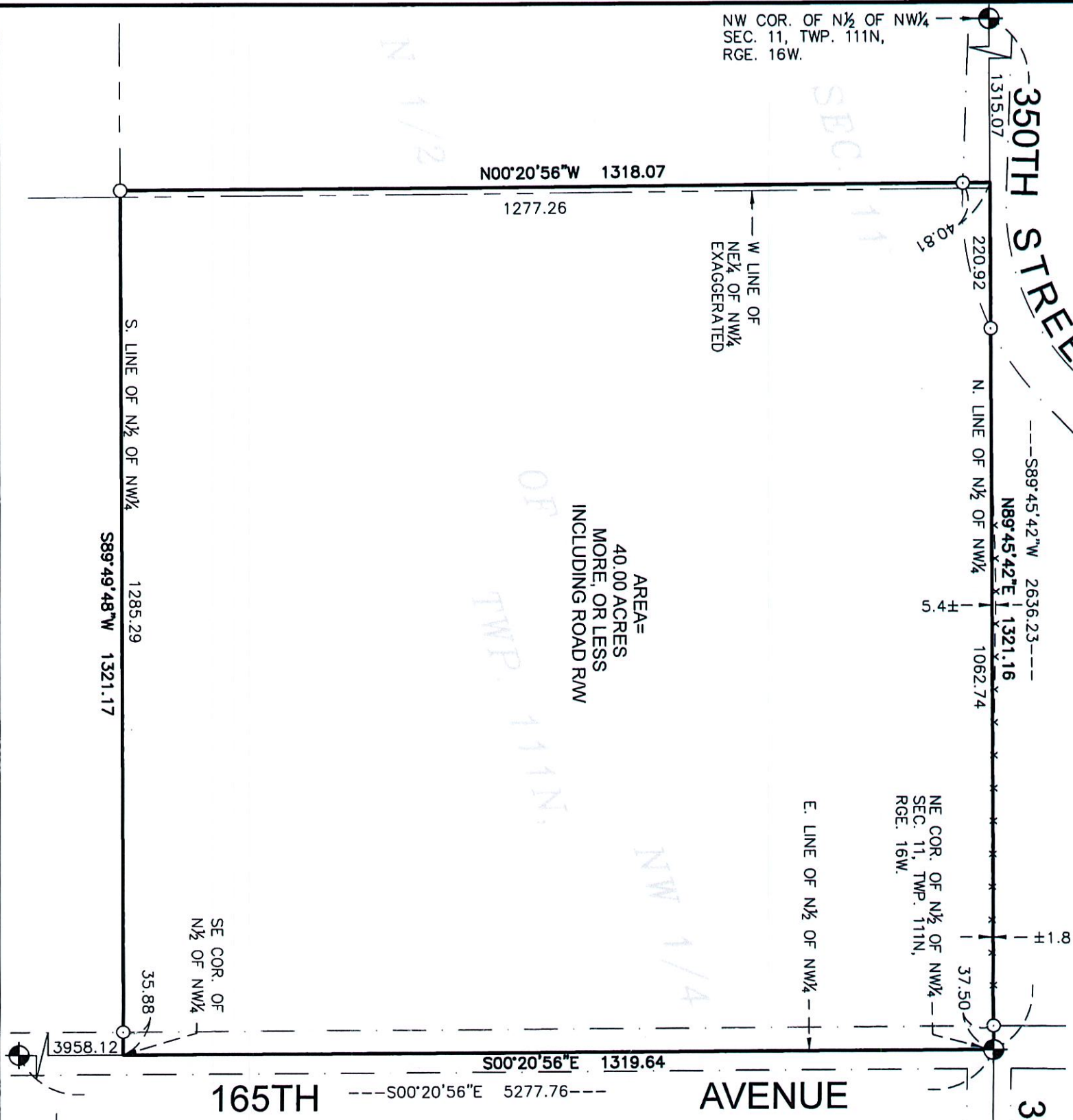
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: May 21, 2026

Marcus S. Johnson
Minnesota License No. 47460

W.O.# DRAWING NUMBER
26-504 S-12654

SHEET 1 OF 1 SHEETS



NOTE:
The property is subject to public roadway easements for 165th Avenue and 350th Street. No research was performed to determine if there were written easements granted to establish these roads. If no documents were recorded, then these road easements exist by prescription, or usage, by authority of Minnesota Statute 160.05, subdivision 1, and have a right of way width which varies based on what is actually used for the physical roadways and their apurtenances.

PROPOSED PROPERTY DESCRIPTION
That part of the North Half of the Northwest Quarter of Section 11, Township 111 North, Range 16 West, Goodhue County, Minnesota, described as follows:

Beginning at the northeast corner of said North Half of the Northwest Quarter; thence on an assumed bearing of South 00 degrees 20 minutes 56 seconds East, along the east line of said North Half of the Northwest Quarter, a distance of 1319.64 feet to the southeast corner of said North Half of the Northwest Quarter; thence South 89 degrees 49 minutes 48 seconds West, along the south line of said North Half of the Northwest Quarter, a distance of 1321.17 feet; thence North 00 degrees 20 minutes 56 seconds West, a distance of 1318.07 feet to the north line of said North Half of the Northwest Quarter; thence North 89 degrees 45 minutes 42 seconds East, along said north line, a distance of 1321.16 feet to the point of beginning.

Subject to a roadway easement over and across those parts taken by 165th Avenue and 350th Street, and subject to all other easements and restrictions of record.

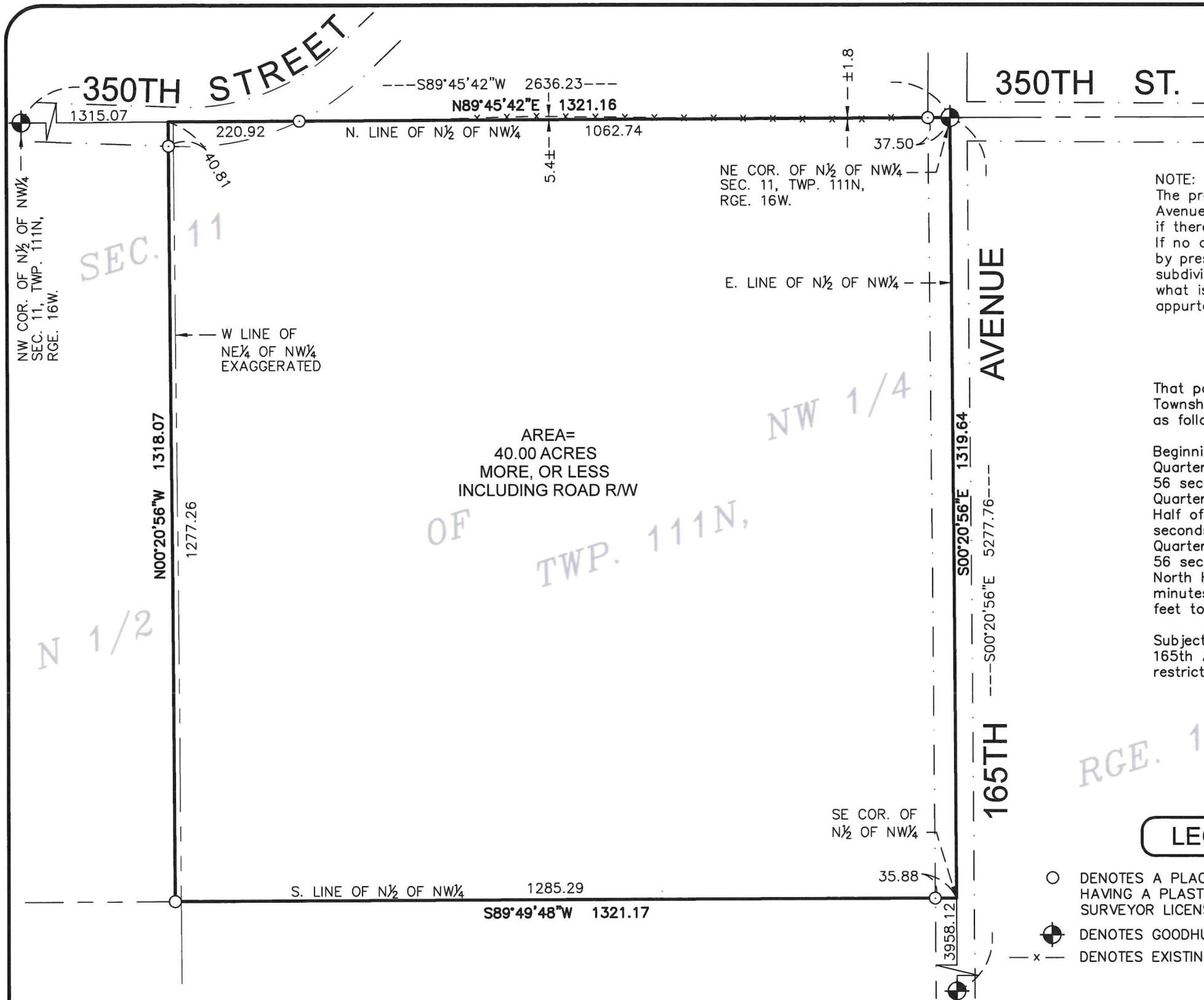
LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- x— DENOTES GOODHUE COUNTY P.L.S. CORNER.
- x— DENOTES EXISTING FENCE.

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

path:S/STR/CERTS/111-16/11/MIKAYLA RYAN/RYAN-CERT.dwg





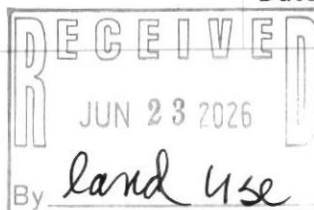
SHEET 1 OF 1 SHEETS

Goodhue County Preliminary and Final Plat Application



726-0065

Property Owner(s) Information		
Name(s)	Scott Peterson	
Mailing Address	17634 325 th St Red Wing MN 55066	
Phone Number	[REDACTED]	
Email Address	[REDACTED]	
Applicant Information		
Name(s)	Tyler + Mikayla Ryan	
Mailing Address	17332 325 th St Red Wing MN 55066	
Phone Number	[REDACTED]	
Email Address	[REDACTED]	
Project information		
Proposed Plat Name	Ryan addition	
Application Type	☒ Preliminary Plat ☐ Final Plat ☐ Both Preliminary and Final	
Total Acres Platted	40 acres	
Will the plat dedicate Right of way?	☐ State ☐ County ☒ Township ☐ City	
List Parcel Numbers:	25.011.0400	
Total Number of Lots:	1	Total Number of Outlots: 1
Property Owner(s) Signature		
Printed Name	Signature	Date
Scott Peterson	Scott Peterson	6-23-2026
Printed Name	Signature	Date
Printed Name	Signature	Date



Goodhue County

Preliminary and Final Plat Application



Township Acknowledgment			
Name	Chad Ryan		
Township Position	Supervisor / Chairman		
Signature		Date	6-19-2026
Township Approval*		Date	
*For townships with a subdivision ordinance and zoning ordinance			
County Use			
Application Fee: \$400		Receipt Number 18952	Received Date 6/23/26
Received by			
Preliminary Review by PAC Date:	Preliminary Approval by Co. Board Date:		
Final Plat Review By PAC Date:	Final Review By Co. Board Date:		

OLD

Application Procedures:

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

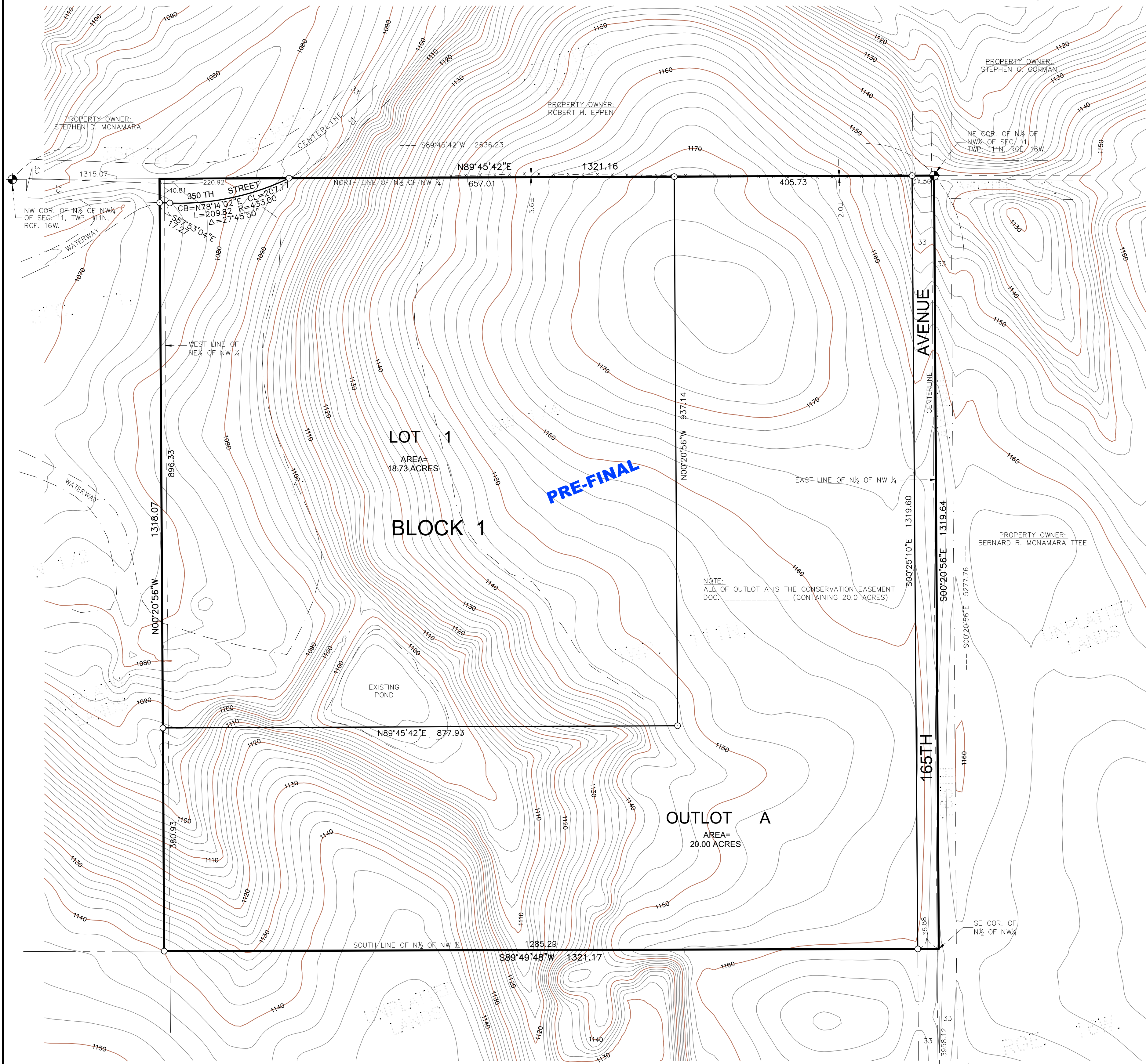
- ☐ 1) The creation of three or more tax parcels from one tax parcel, except when the tax parcels created can be described by an aliquot part of the Public Land Survey. The minimum division shall be a Quarter Quarter of the Section (i.e. SE 1/4 of the NW 1/4). Non-contiguous land must be separate tax 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	SCOTT Peterson	Email	[REDACTED]
Mailing Address	17634 325th St Red Wing MN 55066		
Daytime Phone	[REDACTED]		
Applicant Information (if different than above)			
Applicant Name	Mikayla Ryan	Email	[REDACTED]
Mailing Address	17332 325th St Red Wing MN 55066		
Daytime Phone	[REDACTED]		
Township Information			
Township position	Chairman	Date	6-10-26
Signature	[Signature]		
County Use			
Application Fee	\$350	Receipt Number	Received Date
Initial Reviewed by			
Plat Name			
Request complies with Goodhue County Zoning and Subdivision requirements as attested by me			
_____ the Goodhue County Planner/Zoning Administrator on			
this day _____			

RYAN ADDITION



JOHNSON & SCOFIELD INC.
LAND SURVEYING
1203 MAIN STREET, RED WING, MN 55066
(651)-388-1558

0 100 200
1"=100', SCALE IN FEET

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

LEGEND

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

KNOW ALL PERSONS BY THESE PRESENTS: That Scott L. Peterson, a single person, and Scott L. Peterson, as Personal Representative of the Kellie P. Peterson Estate, deceased, owner, and Farmers Trust and Savings Bank, an Iowa corporation, mortgagee, of the following described property:

That part of the North Half of the Northwest Quarter of Section 11, Township 111 North, Range 16 West, Goodhue County, Minnesota, described as follows:

Beginning at the northeast corner of said North Half of the Northwest Quarter; thence on an assumed bearing of South 00 degrees 20 minutes 56 seconds East, along the east line of said North Half of the Northwest Quarter, a distance of 1319.64 feet to the southeast corner of said North Half of the Northwest Quarter; thence South 89 degrees 49 minutes 48 seconds West, along the south line of said North Half of the Northwest Quarter, a distance of 1321.17 feet; thence North 00 degrees 20 minutes 56 seconds West, a distance of 1318.07 feet to the north line of said North Half of the Northwest Quarter; thence North 89 degrees 45 minutes 42 seconds East, along said north line, a distance of 1321.16 feet to the point of beginning.

Have caused the same to be surveyed and platted as RYAN ADDITION, and do hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Scott L. Peterson, a single person, and Scott L. Peterson, as Personal Representative of the Kellie P. Peterson Estate, deceased, has hereunto set his hands this _____ day of _____, 2026.

Scott L. Peterson

Scott L. Peterson
Personal Representative of the Kellie P. Peterson Estate

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this _____ day of _____, 2026 by Scott L. Peterson, single person, and Scott L. Peterson as Personal Representative of the Kellie P. Peterson Estate, deceased.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said Farmers Trust and Savings Bank, an Iowa corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2026.

Signed: Farmers Trust and Savings Bank, an Iowa corporation

by _____ its _____

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this _____ day of _____, 2026 by _____, its _____ of Farmers Trust and Savings Bank, an Iowa corporation.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 2026.

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

STATE OF MINNESOTA
COUNTY OF GOODHUE

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

Signature

Print Name

Notary Public Goodhue County, Minnesota

My Commission Expires January 31st, 2031

GOODHUE COUNTY BOARD OF COMMISSIONERS

Approved by the County Board of Commissioners, Goodhue County, Minnesota at their _____, 2026 County Board meeting.

By _____ Date: _____
Chairperson

By _____ Date: _____
County Administrator

TOWN BOARD

This plat was approved by the Belle Creek Town Board, Minnesota, this _____ day of _____, 2026.

By _____
Signature

Print Name

COUNTY AUDITOR/TREASURER, GOODHUE COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 2026.

Lucas Dahling, Goodhue County Auditor/Treasurer

COUNTY SURVEYOR

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

By _____
Jeff Ekblad, Goodhue County Surveyor

COUNTY RECORDER, COUNTY OF GOODHUE, STATE OF MINNESOTA

I hereby certify that this plat of RYAN ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 2026,

at ____ o'clock ____ M. and was duly filed as Document No. _____

By _____
Jeff Ekblad, Goodhue County Recorder

VICINITY MAP

NO SCALE

RYAN ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Scott L. Peterson, a single person, and Scott L. Peterson, as Personal Representative of the Kellie P. Peterson Estate, deceased, owner, and Farmers Trust and Savings Bank, an Iowa corporation, mortgagee, of the following described property:

That part of the North Half of the Northwest Quarter of Section 11, Township 111 North, Range 16 West, Goodhue County, Minnesota, described as follows:
Beginning at the northeast corner of said North Half of the Northwest Quarter; thence on an assumed bearing of South 00 degrees 20 minutes 56 seconds East, along the east line of said North Half of the Northwest Quarter, a distance of 1319.64 feet to the southeast corner of said North Half of the Northwest Quarter; thence South 89 degrees 49 minutes 48 seconds West, along the south line of said North Half of the Northwest Quarter, a distance of 1321.17 feet; thence North 00 degrees 20 minutes 56 seconds West, a distance of 1318.07 feet to the north line of said North Half of the Northwest Quarter; thence North 89 degrees 45 minutes 42 seconds East, along said north line, a distance of 1321.16 feet to the point of beginning.

Have caused the same to be surveyed and platted as RYAN ADDITION, and do hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Scott L. Peterson, a single person, and Scott L. Peterson, as Personal Representative of the Kellie P. Peterson Estate, deceased, has hereunto set his hands this _____ day of _____, 2026.

Scott L. Peterson
Personal Representative of the Kellie P. Peterson Estate

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this _____ day of _____, 2026 by Scott L. Peterson, single person, and Scott L. Peterson as Personal Representative of the Kellie P. Peterson Estate, deceased.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said Farmers Trust and Savings Bank, an Iowa corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2026.

Signed: Farmers Trust and Savings Bank, an Iowa corporation

by _____ its _____

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this _____ day of _____, 2026 by _____, its _____ of Farmers Trust and Savings Bank, an Iowa corporation.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 2026.

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

STATE OF MINNESOTA
COUNTY OF GOODHUE

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

Signature

Print Name

Notary Public Goodhue County, Minnesota

My Commission Expires January 31st, 2031

GOODHUE COUNTY BOARD OF COMMISSIONERS

Approved by the County Board of Commissioners, Goodhue County, Minnesota at their _____, 2026 County Board meeting.

By _____ Date: _____

By _____ Date: _____

TOWN BOARD

This plat was approved by the Belle Creek Town Board, Minnesota, this _____ day of _____, 2026.

By _____ Signature

Print Name

COUNTY AUDITOR/TREASURER, GOODHUE COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 2026.

Lucas Dahling, Goodhue County Auditor/Treasurer

COUNTY SURVEYOR

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

By _____
Jeff Ekblad, Goodhue County Surveyor

COUNTY RECORDER, COUNTY OF GOODHUE, STATE OF MINNESOTA

I hereby certify that the this plat of RYAN ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 2026,

at _____ o'clock _____ M. and was duly filed as Document No. _____

By _____
Jeff Ekblad, Goodhue County Recorder

LOT 1

AREA= 18.73 ACRES

BLOCK 1

PRE-FINAL

NOTE:
ALL OF OUTLOT A IS THE CONSERVATION EASEMENT
DOC. _____ (CONTAINING 20.0 ACRES)

OUTLOT A

AREA= 20.00 ACRES

PRE-FINAL



JOHNSON & SCOFIELD INC.
LAND SURVEYING
1203 MAIN STREET, RED WING, MN 55066
(651)-388-1558



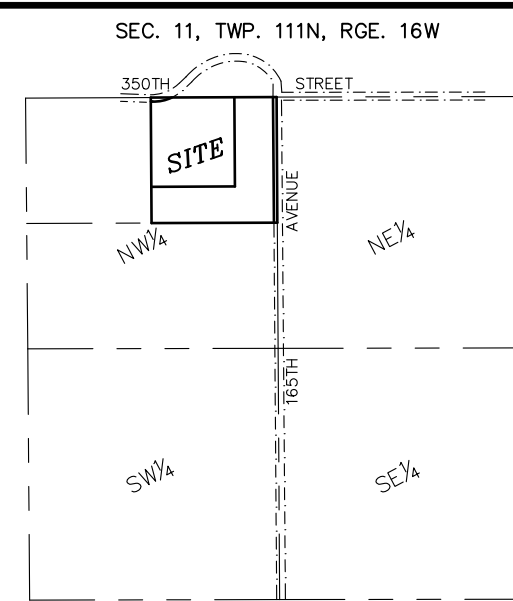
0 100 200
1"=100', SCALE IN FEET

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

LEGEND

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

VICINITY MAP



Goodhue County

Preliminary and Final Plat Application

Property Owner(s) Information	
Name(s)	Scott Peterson
Mailing Address	17634 325th St Red Wing MN55066
Phone Number	651 580 4707
Email Address	[REDACTED]
Applicant Information	
Name(s)	Tyler and Mikayla Ryan
Mailing Address	17332 325th St Red Wing MN55066
Phone Number	651-764-9770 507-323-0115
Email Address	[REDACTED]
Project information	
Proposed Plat Name	Ryan Addition
Application Type	☐ Preliminary Plat ☒ Final Plat ☐ Both Preliminary and Final
Total Acres Platted	40 acres
Will the plat dedicate Right of way?	☐ State ☐ County ☒ Township ☐ City
List Parcel Numbers:	25.011.0400
Total Number of Lots:	1
Total Number of Outlots:	1
Property Owner(s) Signature	
Printed Name	Signature
Scott Peterson	[Signature]
Date	7-31-2026

Printed Name	Signature	Date
Printed Name	Signature	Date

Township Acknowledgment

Name	<i>Chad Ryan</i>		
Township Position	<i>Chairman</i>		
Signature	<i>Chad Ryan</i>	Date	<i>7-30-2026</i>
Township Approval*		Date	

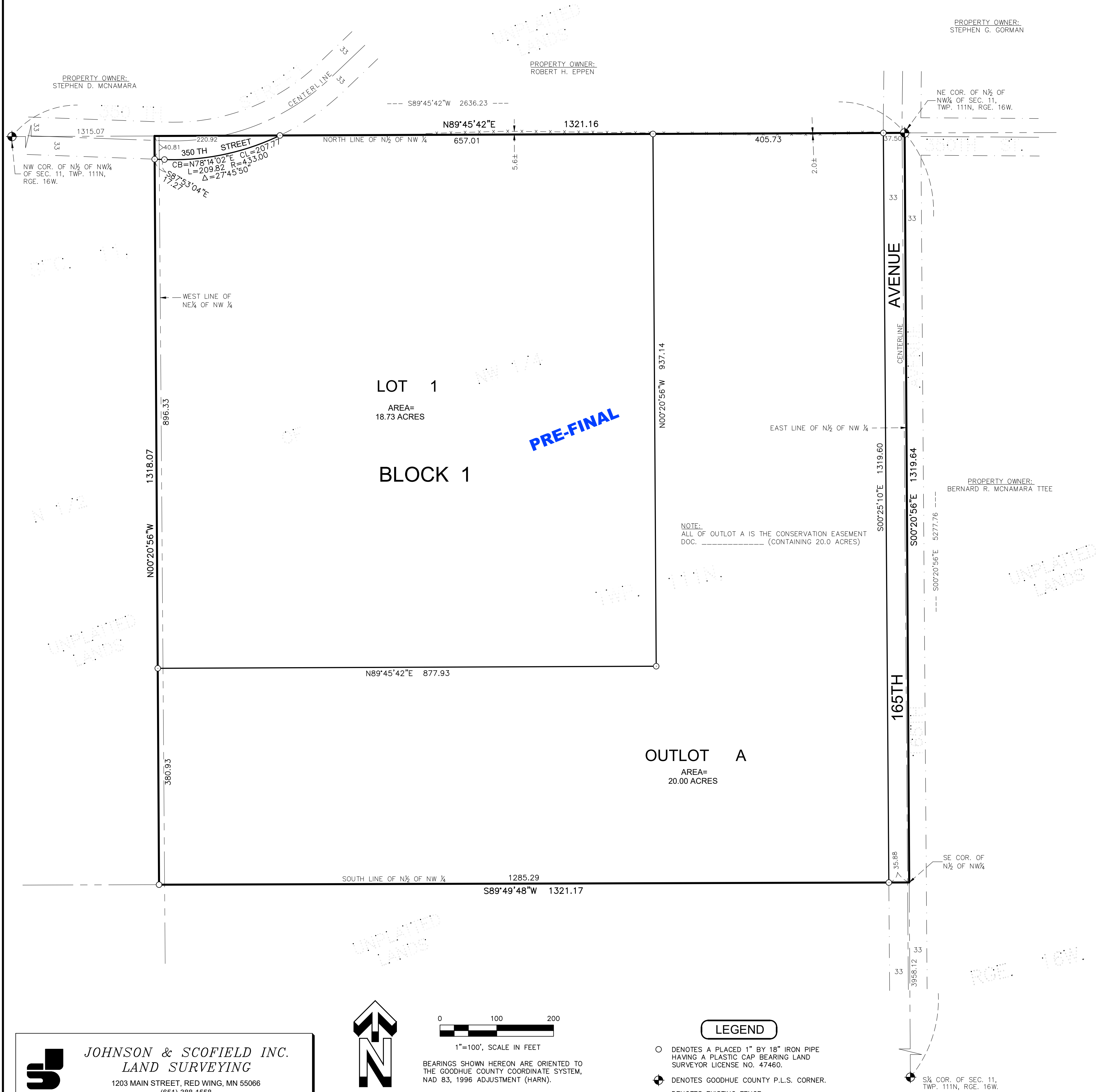
*For townships with a subdivision ordinance and zoning ordinance

County Use

Application Fee:	Receipt Number	Received Date
\$400		
Received by	<i>7/31/26</i>	
<i>WL</i>		
Preliminary Review	Preliminary Approval	
by PAC Date:	by Co. Board Date:	
Final Plat Review	Final Review	
By PAC Date:	By Co. Board Date:	



RYAN ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That Scott L. Peterson, a single person, and Scott L. Peterson, as Personal Representative of the Kellie P. Peterson Estate, deceased, owner, and Farmers Trust and Savings Bank, an Iowa corporation, mortgagee, of the following described property:

That part of the North Half of the Northwest Quarter of Section 11, Township 111 North, Range 16 West, Goodhue County, Minnesota, described as follows:

Beginning at the northeast corner of said North Half of the Northwest Quarter; thence on an assumed bearing of South 00 degrees 20 minutes 56 seconds East, along the east line of said North Half of the Northwest Quarter, a distance of 1319.64 feet to the southeast corner of said North Half of the Northwest Quarter; thence South 89 degrees 49 minutes 48 seconds West, along the south line of said North Half of the Northwest Quarter, a distance of 1321.17 feet; thence North 00 degrees 20 minutes 56 seconds West, a distance of 1318.07 feet to the north line of said North Half of the Northwest Quarter; thence North 89 degrees 45 minutes 42 seconds East, along said north line, a distance of 1321.16 feet to the point of beginning.

Have caused the same to be surveyed and platted as RYAN ADDITION, and do hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Scott L. Peterson, a single person, and Scott L. Peterson, as Personal Representative of the Kellie P. Peterson Estate, deceased, has hereunto set his hands this ____ day of _____, 2026.

Scott L. Peterson

Scott L. Peterson
Personal Representative of the Kellie P. Peterson Estate

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this ____ day of _____, 2026 by Scott L. Peterson, single person, and Scott L. Peterson as Personal Representative of the Kellie P. Peterson Estate, deceased.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said Farmers Trust and Savings Bank, an Iowa corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 2026.

Signed: Farmers Trust and Savings Bank, an Iowa corporation

by _____ its _____

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this ____ day of _____, 2026 by _____, its _____ of Farmers Trust and Savings Bank, an Iowa corporation.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this ____ day of _____, 2026.

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

STATE OF MINNESOTA
COUNTY OF GOODHUE

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

Signature

Print Name

Notary Public Goodhue County, Minnesota

My Commission Expires January 31st, 2031

GOODHUE COUNTY BOARD OF COMMISSIONERS

Approved by the County Board of Commissioners, Goodhue County, Minnesota at their _____, 2026 County Board meeting.

By _____ Date: _____
Chairperson

By _____ Date: _____
County Administrator

TOWN BOARD

This plat was approved by the Belle Creek Town Board, Minnesota, this ____ day of _____, 2026.

By _____
Signature

Print Name

COUNTY AUDITOR/TREASURER, GOODHUE COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 2026.

Lucas Dahling, Goodhue County Auditor/Treasurer

COUNTY SURVEYOR

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

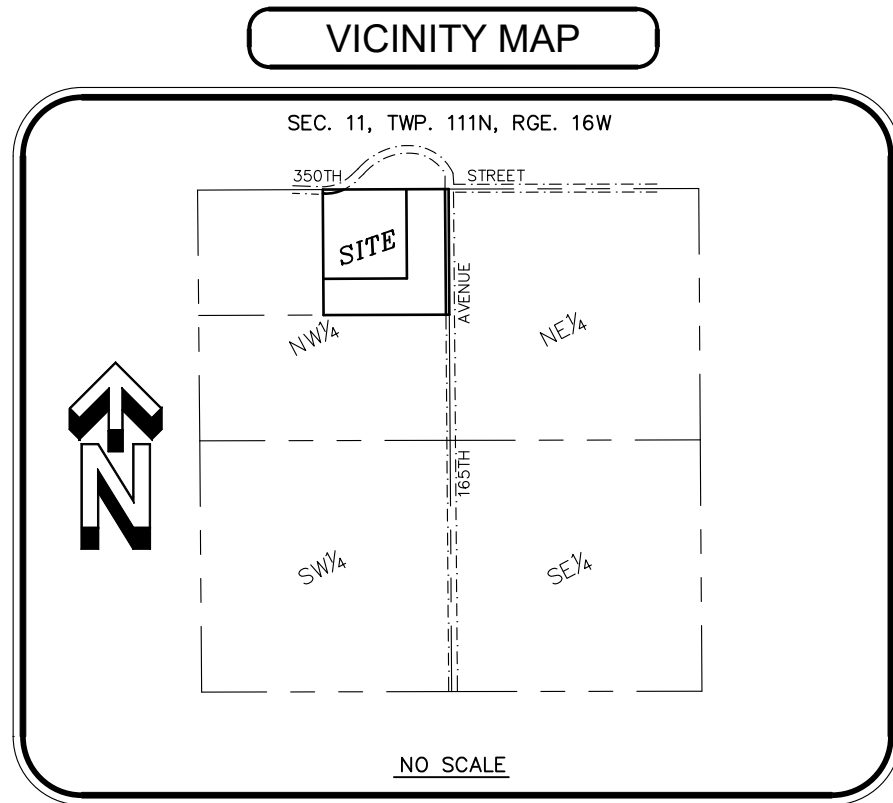
By _____
Jeff Ekblad, Goodhue County Surveyor

COUNTY RECORDER, COUNTY OF GOODHUE, STATE OF MINNESOTA

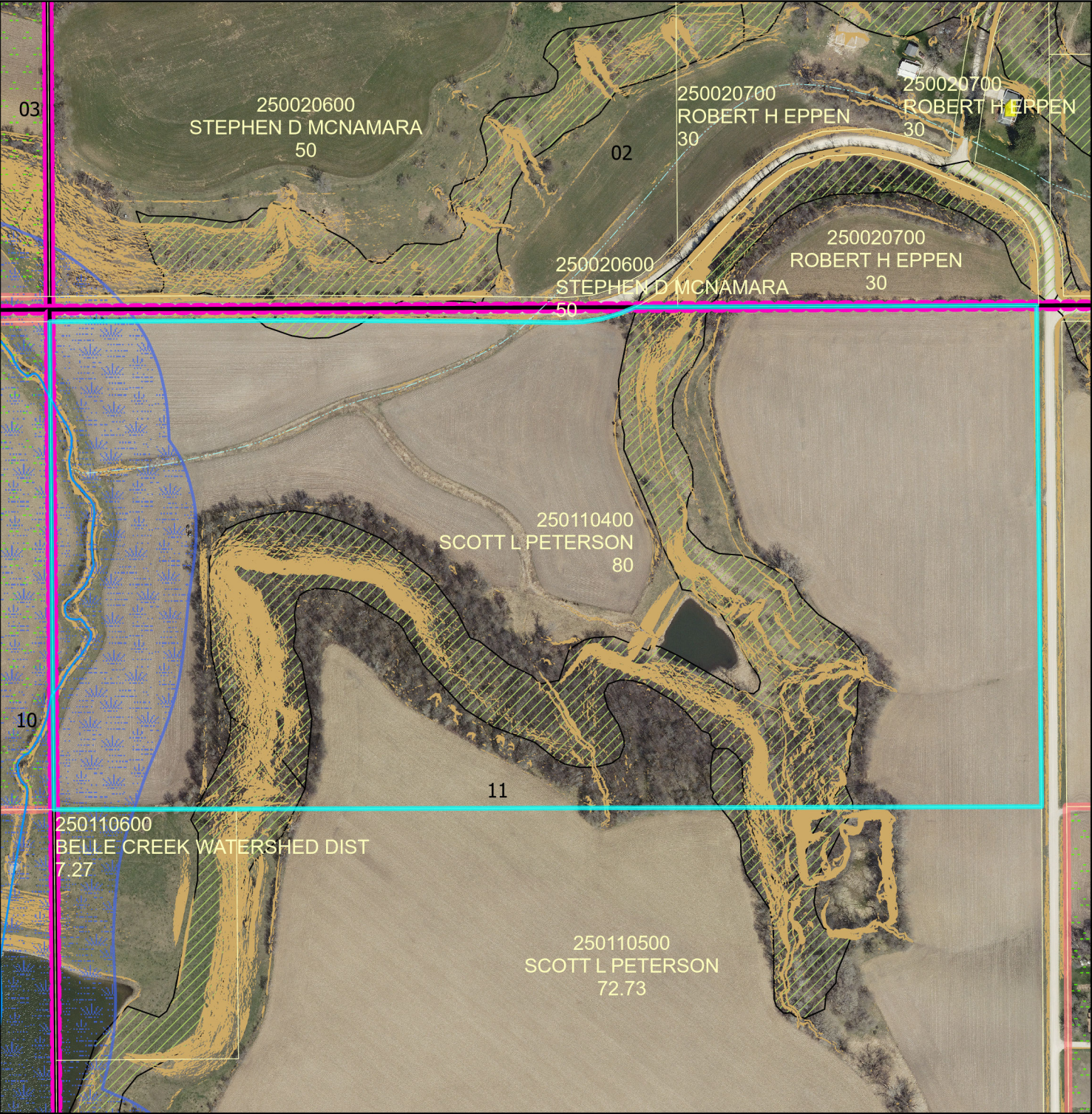
I hereby certify that the this plat of RYAN ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 2026,

at ____ o'clock ____ M. and was duly filed as Document No. _____

By _____
Jeff Ekblad, Goodhue County Recorder



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
July 27th, 2026

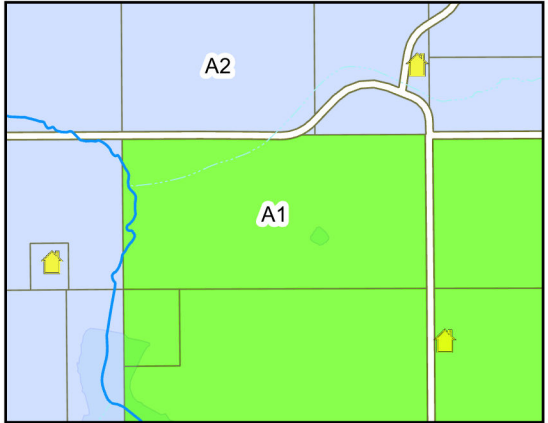
Mikayla Ryan (Applicant)
A-1 (Agricultural Protection) Zoned District.

Part of N1/2 OF NW1/4 of Section 11 Township
111 Range 016 in Red Wing, MN

Request for pending rezoned property
(Conservation Subdivision) to receive Preliminary
Plat approval.

Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | |
| Historic Districts | FEMA Flood Zones |
| Parcels | 2% Annual Chance |
| Registered Feedlots | A |
| Dwellings | AE |
| Municipalities | AO |
| | X |



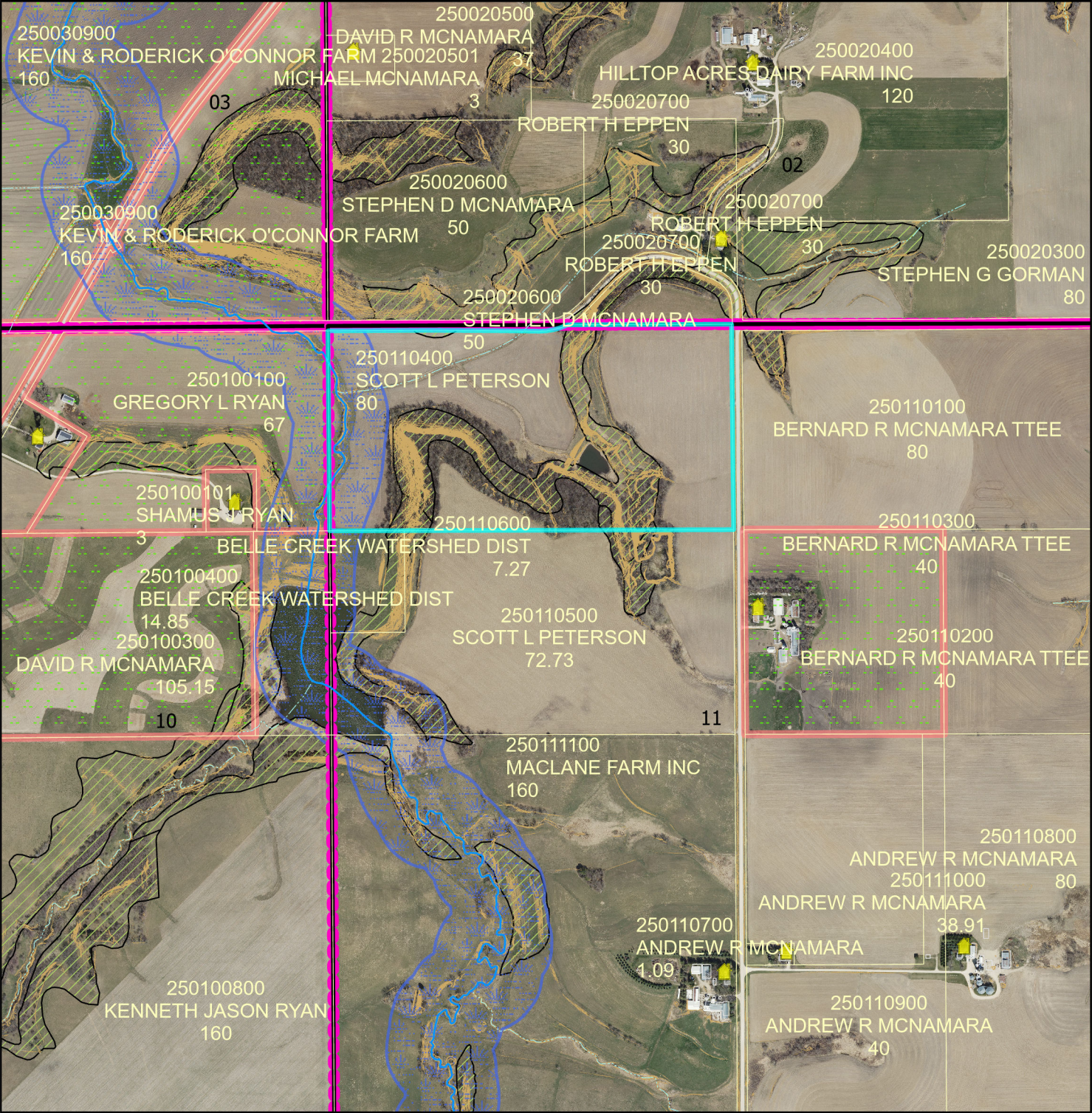
0 140 280 560 840 US Feet

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

2024 Aerial Imagery
Map Created July, 2026 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
July 27th, 2026

Mikayla Ryan (Applicant)
A-1 (Agricultural Protection) Zoned District.

Part of N1/2 OF NW1/4 of Section 11 Township
111 Range 016 in Red Wing, MN

Request for pending rezoned property
(Conservation Subdivision) to receive Preliminary
Plat approval.

Legend

- Intermittent Streams

Protected Streams

Lakes & Other Water Bodies

Shoreland

Historic Districts

Parcels

Registered Feedlots

Dwellings

Municipalities
- Bluff Impact Zones (% slope)

20

30
- FEMA Flood Zones

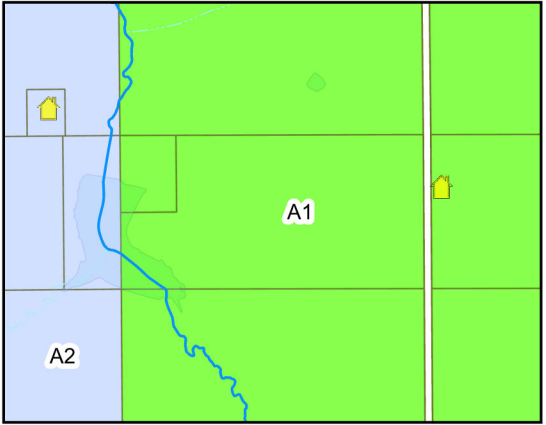
2% Annual Chance

A

AE

AO

X



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NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
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2024 Aerial Imagery
Map Created July, 2026 by LUM



**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
July 27th, 2026, MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 5:30 PM by Vice Chair Chris Warrington at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Richard Miller, Christopher Warrington, Charlie Dicke, Flinton Stehr, and Todd Greseth

Commissioners Absent: Carol Overland and Chris Buck

Staff Present: Zoning Assistant, Leah Pieper and Land Use Management Director, Megan Smith

1. Approval of Agenda

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

Motion carried 5:0

2. Conflict/Disclosure of Interest

No conflicts or disclosures.

3. Approval of June 22nd Minutes

²Motion by Commissioner Dicke; seconded by Commissioner Stehr to approve the meeting agenda.

Motion carried 5:0

4. Public Hearing(s):

Map Amendment Request by Ann and Jeff Bolin

Request submitted by Ann and Jeff Bolin (Landowners), for property located at 29055 County Road 2 Blvd Frontenac, MN 55026, to rezone the parcel with ID 32.285.0011 and 32.285.0030 from CR (Commercial Recreational) to R-1 (Residential). The properties are described as DOC#707132 PT OF LOT 1 BLK 1 VILLA MARIA ADD BEG AT NW COR, and DOC#703698 LOT 3 BLK 1 VILLA MARIA ADDITION in FRONTENAC, MN 55026

Pieper presented the staff report and attachments.

Applicant Jeff Bolin made a statement to the board and provided an additional map. (Attachment A)

Vice Chair, Chris Warrington Opened the Public Hearing

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

Motion carried 5:0

Staff and commissioners exchanged in discussion.

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

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
July 27th, 2026, MEETING MINUTES
DRAFT**

-
- Accept the application, testimony, exhibits, and other evidence into the record; and,
- Recommend the County Board **Table** the Map Amendment Request from Jeff and Ann Bolin.
Motion carried 5:0

5. Map Amendment Request by Mikayla Ryan

Request submitted by Mikayla Ryan (Applicant), for property located at 17634 325th St Red Wing, MN 55066, to rezone the parcel with ID 25.011.0400 from A-1 (Agricultural Protection) to CS (Conservation Subdivision). The property is described as PT OF DOC#682426 N1/2 OF NW1/4 SECTION 11 TOWNSHIP 111, RANGE 016 in RED WING, MN 55066.

Pieper presented the staff report and attachments.

Applicants, Mikayla and Tyler Ryan, made a statement to the board. The applicants addressed concerns made at a previous meeting and explained their hopes for the property to retain agricultural uses.

Vice Chair, Chris Warrington Opened the Public Hearing

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

Motion carried 5:0

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

- Accept the application, testimony, exhibits, and other evidence into the record; and,
- Recommend the County Board **Approve** the Map Amendment Request from Mikayla Ryan.
Motion carried 5:0

6. Preliminary Plat Request by Tyler and Mikayla Ryan

Request submitted by Tyler and Mikayla Ryan, for property located at 17634 325th St Red Wing, MN 55066, to allow the parcel with ID 25.011.0400 to receive a Preliminary Plat in conjunction with their pending Map Amendment request. The property is described as PT OF DOC#682426 N1/2 OF NW1/4 SECTION 11 TOWNSHIP 111, RANGE 016 in RED WING, MN 55066.

Pieper presented the staff report and attachments.

Vice Chair, Chris Warrington Opened the Public Hearing

⁷After Vice Chair Warrington called three times for comments, it was moved by Commissioner Stehr and seconded by Commissioner Greseth to close the Public Hearing.

Motion carried 5:0

⁸It was moved by Commissioner Miller and seconded by Commissioner Greseth for the Planning Advisory Commission to:

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
July 27th, 2026, MEETING MINUTES
DRAFT**

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

Recommend the County Board **Approve** the Preliminary Plat Request from Tyler and Mikayla Ryan.

Motion carried 5:0

7. Conditional Use Permit Request by Pine Island White Pines Sportsman's Club

Request submitted by Pine Island White Pines Sportsman's Club, for property located at 155 White Pines Road SE Pine Island, MN 55963, to allow the parcel with ID 39.033.0900 to expand current conditional use in additional acreage. The property is described as PT OF S165FT OF NE1/4 BEG AT SE COR, W ALNG S LINE 1068.28FT SECTION 33, TOWNSHIP 109, RANGE 015 in PINE ISLAND, MN 55963.

Pieper presented the staff report and attachments.

Applicant, Steve Tri, addressed the Commission about the project.

Vice Chair, Chris Warrington Opened the Public Hearing

A member of the Public, Trisha Studer, made a public comment. She asked questions to the board and applicants. Concerns were expressed about her existing business nearby and the noise this expansion would produce.

Applicant, Kevin Collins and Steve Tri, addressed the questions raised and presented more information to the board about the expansion in question.

⁹After Vice Chair Warrington called three times for comments, it was moved by Commissioner Greseth and seconded by Commissioner Dicke to close the Public Hearing.

Motion carried 5:0

¹⁰**It was moved by Commissioner Greseth and seconded by Commissioner Stehr for the Planning Advisory Commission to:**

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

Recommend the County Board **Amend** the existing Conditional Use and **Approve** the new CUP Request from The White Pines Sportsman's Club.

Motion carried 5:0

8. Other Discussion

- a. None

9. ¹¹ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 6:25 p.m.

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
July 27th, 2026, MEETING MINUTES
DRAFT**

Motion carried 5:0

Respectfully Submitted,
Leah Pieper, Zoning Assistant

MOTIONS

¹ **APPROVE the PAC meeting agenda.**

Motion carried 5:0

² **APPROVE the PAC meeting minutes.**

Motion carried 5:0

³ **Motion to close the Public Hearing.**

Motion carried 5:0

⁴ **Motion to Table Map Amendment Request**

Motion carried 5:0

⁵ **Motion to close the Public Hearing.**

Motion carried 5:0

⁶ **Motion to Approve Map Amendment Request**

Motion carried 5:0

⁷ **Motion to close the Public Hearing.**

Motion carried 5:0

⁸ **Motion to Approve Preliminary Plat Request**

Motion carried 5:0

⁹ **Motion to close the Public Hearing.**

Motion carried 5:0

¹⁰ **Motion to Approve CUP Request**

Motion carried 5:0

¹¹ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 5:0

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
July 27th, 2026, MEETING MINUTES
DRAFT

(Attachment A)

