

To: County Board
From: Land Use Management
Meeting Date: April 16, 2024
Report date: April 5, 2024

CONSIDER: CUP request for a Self Service Storage Facility

Request, submitted by Breanna Kohn (Owner, Back Country Properties LLC) for a new self-service storage facility with 70 storage units of varying sizes in 3 structures.

Application Information:

Applicant: Breanna Kohn (Owner, Back Country Properties LLC)

Address of zoning request: 13450 HWY 61 BLVD Welch, MN 55089

Parcel(s): 46.017.0300

Abbreviated Legal: The N 5 acres of the E ½ of the E ½ of the NW ¼ of Section 17 TWP 113 Range 16 in Welch Township

Township Information: Welch Township provided acknowledgment of the proposal via email on February 21, 2024. A variance is needed to Welch Township setback standards for the proposed storage buildings. The Township denied the request on April 4, 2024.

Zoning District: B (Business District)

Attachments and links:

Applications and submitted project summary

March 18, 2024 DRAFT Planning Commission Meeting Minutes

Site Map(s)

Article 11 Section 34 Self-Service Storage Facilities

Article 11 Section 22 Site Development, Landscaping, Screening, and Greenbelt Requirements for Business and Industrial Zoning Districts

Goodhue County Zoning Ordinance (GCZO):

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The Applicant (Breanna Kohn, Back Country Properties LLC) is requesting a CUP to allow a new self-service storage business on property in Welch Township. The property has a lengthy history of past uses including use as a bar/restaurant, retail marine sales, and vehicle sales. In more recent years it remained vacant being used as storage and staging for the previous owners' farming and business operations. Back Country Properties LLC purchased the property in July 2022 and has been using the property for a communications tower business.

The property is currently zoned Business District where self-service storage facilities are a Conditional/Interim Use.

Project Summary:

- The property consists of one parcel comprising approximately 4.4 acres.
- The property is surrounded by properties zoned A-1 (Agriculture Protection District) to the east and south, land zoned A-2 (General Agriculture District) to the north across Highway 61, and land in Trust for the Prairie Island Indian Community to the west. Goodhue County Zoning regulations do not apply to land in trust for PIIC.
- Surrounding land uses include agricultural properties with feedlots and row crop agriculture with a few dwellings in the vicinity. JRS Cattle Sales operates across Highway 61 and the Prairie Island Indian Community land directly to the west is proposed to be used for residential development.
- Access to the site is off Highway 61 BLVD (asphalt surface) on the north side of the property.
- The property consists of two structures and a gravel parking area currently used for the owners' communications tower business. The parking area is fenced with a gate for access at the east entrance. There are two billboards on the property and one pylon sign that is not currently used.
- The Applicant will be installing a new septic system on the property south of the proposed storage buildings.

Proposed Business Information:

- The west side of the property would be used for self-service storage buildings while the east side of the property would continue to be used for the owners' communications tower business.
- There would be 70 storage units for rent in three buildings. The westernmost building would house 40 storage units ranging from 10 feet x 10 feet to 10 feet x 20 feet in size. The middle structure would have 24 units 15 feet x 30 feet in size. The easternmost building would have 6 units 25 feet x 50 feet in size. Storage will be limited to within the structures, no exterior storage is proposed.
- Proposed hours of operation are year-round, 7:00 AM to 9:00 PM, 7 days a week.
- The Applicant indicated several cameras would be installed on-site and the storage units will be fenced in with gated access. Perimeter fencing is required by Article 11 Section 34 of the County Zoning Ordinance. Lighting will be installed on the sides of each building that will be downward facing.
- The Applicant stated the area inside the fencing will be surfaced with an impervious material such as gravel or blacktop.
- There are currently two billboards on the property and one unused pylon sign. The Applicant has indicated a desire to install signage on the side of a building. New signage will need to meet Goodhue County Zoning Ordinance sign ordinance requirements.
- The proposed structure setbacks do not meet County Zoning standards. The Applicant has proposed a 40-foot right-of-way setback where 45 feet is required and a 30-foot side yard setback where 45 feet is required. The Board of Adjustment considered a variance request on March 25, 2024, and tabled consideration of the item until the Applicants supply the grading/drainage plan which may impact the site layout. The Board of Adjustment was also

concerned that the variance request may not meet “practical difficulty” standards because room exists to meet required setbacks on site by moving buildings closer together or reducing the number of units per building. The Applicant has decided to revise their site layout to comply with County setback requirements and withdraw their variance request.

The County Board of Commissioners is being asked to approve the proposed use of the property. A revision to the site layout is not anticipated to drastically affect the proposed use and will be reviewed by County staff before construction begins. The County Board could table the request for consideration after the Applicants have either revised their site plan or the BOA has made a decision. If tabled, staff would need to administratively extend the 60 day timeline for consideration.

Drainage/Landscaping:

- The site is fairly flat. There is a steeper area east of the proposed storage units south of the existing building however this area is not proposed to be used for the storage facility.
- The Applicant is required to submit a professional grading, drainage, and landscaping plan as required by Article 11 Sections 22 and 34. The plan must show grading that will provide adequate drainage to avoid the collection of stagnant water, and unnecessary runoff onto adjoining properties or public roadways, and prevent soil erosion. Stormwater ponding, if needed, must also be shown on the plan.
 - Section 22 specifies that at least 5% of the total lot area shall be landscaped with grass cover and grass areas shall be no less than 10 feet in width. With proposed structure setbacks and existing vegetated areas, this requirement can be met. Staff will review the grading/drainage/landscaping plans for compliance with the Ordinance prior to the start of work.
- Because the property abuts MnDOT right-of-way, the grading and drainage plan must also be submitted to MnDOT District 6 for review to ensure no unnecessary runoff into the public right-of-way is created.

Access:

- The Applicant has proposed to use the western access point from Highway 61 for entrance and exit to the storage facility. There is a right turn lane for the entrance and a left turn lane begins in front of the driveway entrance to facilitate turning at the median to get on Highway 61 north when exiting the property. Customers traveling from the east will need to continue past the facility to the roundabout approximately ½ mile west at the intersection of Highways 61 and 316 to turn around for access via southbound Highway 61.
- MnDOT sent a letter to the Applicant indicating they do not have issues with the proposed access.
 - After the PAC meeting staff received an email from MnDOT District 6 staff indicating they would prefer to see the west entrance closed and access to the property only be via the east

entrance. They stated that Highway 61 is part of the national highway system where two accesses are not appropriate on this property and the west entrance has too short a right turn lane. Staff forwarded these comments to the Applicant. The Applicant should consider revising their access proposal to meet MnDOT's request. MnDOT will provide additional comments when they review the grading/drainage plan as part of their development review process before construction work begins on site.

PAC Findings of Fact:

1. The self-service storage facility 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 use is located in a B (Business) zone which is intended to allow for retail, service, and repair establishments. The property has historically been used for various commercial enterprises.
2. The self-service storage facility is not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. The proposal does not appear incompatible with adjacent land uses.
3. A review of the Applicant's submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be installed to accommodate the use.
4. The facility has ample room to provide sufficient off-street parking and loading space to serve the use and meet the Goodhue County Zoning standards.
5. The self-service storage facility is not anticipated to cause offensive odor, fumes, dust, noise, and vibration in a manner that would constitute a nuisance. All lighting is downward projecting, there is little potential for dust generation on the site given the limited traffic and low speeds. Noises generated would be limited in duration and not uncharacteristic of other uses in the vicinity.

PAC Recommendation:

The Planning Advisory Commission recommends the County Board of Commissioners:

- 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 submitted by Breanna Kohn (Owner, Back Country Properties LLC) for a new self-service storage facility with 70 storage units of varying sizes in 3 structures.

Subject to the following conditions:

1. The use shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;

2. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to constructing the buildings;
3. Applicant shall obtain variance approval from the Goodhue County Board of Adjustment prior to constructing buildings that do not meet required setbacks;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 27 (Business District); and Article 11, Section 34 (Self-Service Storage Facilities); and
5. A grading and drainage plan shall be submitted for review to the Zoning Administrator. This plan shall show compliance with Article 11 Section 22. MnDOT District 6 and the Zoning Administrator shall approve this plan before grading and landscaping work commence on-site. This requirement shall not apply to excavation associated with septic installation.



View looking south from the proposed entrance.





Above: View looking west.

Below: Existing buildings



**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
March 18, 2024 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:01 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, Marc Huneke, and Tom Gale

Commissioners Absent: None

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

1. Approval of Agenda

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

Motion carried 7:0

2. Approval of Minutes

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

Motion carried 7:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearing(s):

PUBLIC HEARING: CUP Request for a Self-Service Storage Facility

Request for CUP, submitted by Breanna Kohn (Owner) for a new self-service storage facility with 70 storage units of varying size in 3 structures. Parcel 46.017.0300. 13450 HWY 61 BLVD Welch, MN 55089. The N 5 acres of the E ½ of the E ½ of the NW ¼ of Section 17 TWP 113 Range 16 in Welch Township. B (Business) Zoned District.

Pierret presented the staff report and attachments

Chair Buck Opened the Public Hearing

No one spoke for or against the request

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

Motion carried 7:0

Commissioner Fox stated that Welch Township met with the Applicants and discussed with them that the use does fit the Township's ordinances. The only thing the Applicant would need from the Township is a variance to the ROW setback.

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

- Adopt the staff report into the record

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
March 18, 2024 MEETING MINUTES
DRAFT

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

Recommend the County Board of Commissioners **APPROVE** the Request for CUP, submitted by Breanna Kohn (Owner) for a new self-service storage facility with 70 storage units of varying size in 3 structures.

Subject to the following conditions:

1. The use shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to constructing the buildings.
3. Applicant shall obtain variance approval from the Goodhue County Board of Adjustment prior to constructing buildings that do not meet required setbacks;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 27 (Business District); and Article 11, Section 34 (Self-Service Storage Facilities);
5. A grading and drainage plan shall be submitted for review to the Zoning Administrator. This plan shall show compliance with Article 11 Section 22. MnDOT District 6 and the Zoning Administrator shall approve this plan before grading and landscaping work commence on-site. This requirement shall not apply to excavation associated with septic installation.

Motion carried 7:0

5. Other Discussion

There was no additional discussion.

6. ⁵ADJOURN: Motion by Commissioner Buck and seconded by Commissioner Huneke to adjourn the Planning Commission Meeting at 6:12 p.m.

Motion carried 7:0

Respectfully Submitted,

William Lenzen Zoning Assistant

MOTIONS

¹ APPROVE the PAC meeting agenda

Motion carried 7:0

² APPROVE the previous month’s meeting minutes

Motion carried 7:0

³ Motion to close the Public Hearing

Motion carried 7:0

⁴ APPROVE the Request for CUP Request for a Self-Service Storage Facility

Motion passed 7:0

⁵ ADJOURN. Motion to adjourn the meeting.

Motion carried 7:0

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
March 25, 2024 MEETING MINUTES
DRAFT**

The Meeting of the Goodhue County Board of Adjustment was called to order at 5:00 PM by Chair Daniel Knott at the Goodhue County Government Center Board Room.

Roll Call

Commissioners Present: Daniel Knott, Keith Allen, Randy Rehtzigel, Scott Breuer, and Darwin Fox

Commissioners Absent: None

Staff Present: Zoning Administrator Samantha Pierret, and Zoning Assistant William Lenzen

1. Approval of Agenda

¹Motion by Commissioner Fox and seconded by Commissioner Breuer to approve the meeting agenda.

Motion carried 5:0

2. Approval of Minutes

²Motion by Commissioner Fox and seconded by Commissioner Breuer to approve the previous month's meeting minutes.

Motion carried 5:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings:

PUBLIC HEARING: Request for Variance to Minimum Setback Standards

Request submitted by Breanna Kohn (Owner) to B Zoning District standards to allow three structures for self-service storage units to be established less than 45 feet from Highway 61 Right of Way and less than 45 feet from a side yard property line.

Pierret presented the staff report and attachments.

Commissioner Fox asked if it was possible to reduce the distance between buildings to make them meet Zoning setback standards.

Breanna Kohn (Applicant) stated that the spacing is to allow larger vehicles to turn and back into the units such as trucks with boats.

Commissioner Fox asked if the plan had changed since it was originally proposed. He added that he has a hard time accepting this plan because it's a new build on vacant land where they should design the layout to meet setbacks.

Commissioner Knott asked which way the doors would face on the 25-foot x 50-foot units.

Ms. Kohn stated they will open to the west. There will also be a fence around the perimeter.

Commissioner Rehtzigel asked if the distance will be maintained at 40 feet from ROW on the larger units because the property line appears to slant down closer to the proposed building.

The Applicant stated that the building will maintain the 40 feet because the drawing shows the larger units too far to the east.

Commissioner Allen asked if the distance between the 25' x 50' and 15' x 30' units would remain at 60 feet if the drawing is incorrect and the building is moved further west.

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
March 25, 2024 MEETING MINUTES
DRAFT**

Ms. Kohn stated they would still be 60 feet apart.

The Applicant stated that they recently found out from their engineer that a retention pond will have to be installed. They are unsure of the exact capacity and size at this time but it is anticipated to be installed in the southwest corner of the parcel. They are waiting on proposals from the engineering firm.

Chair Knott opened the Public Hearing

No one spoke for or against the request.

³After Chair Knott asked three times for comments, it was moved by Commissioner Fox and seconded by Commissioner Allen to close the Public Hearing.

Motion carried 5:0

Commissioner Fox stated that he has a hard time granting a variance for something new that has the potential to change versus a request that already has an established structure where zoning ordinances have changed since its construction. The stormwater pond could affect the potential placement of the structures.

Commissioner Rehtzigel stated that he also has difficulty granting a variance like this because it's a new project.

Commissioner Knott stated that there are two issues. One is the west property line variance and the second is a variance to right of way setbacks. He added that the plan might change when they receive information on the stormwater pond.

There was discussion as to whether the Board should deny the variance until the Applicant receives the retention pond engineering data.

Commissioner Knott added that he is aware there is a timeline for Applicants to wait to re-apply after a request is denied.

Pierret stated that applicants must wait 6 months after denial of a request to re-apply. As an alternative to denying the request, the variance could be tabled. She asked for clarification about the variance the Applicants needed from Welch Township.

Commissioner Fox stated that it would be from the ROW setback where Welch Township needs a variance.

There was discussion about approving one of the variances and tabling the other request.

Pierret stated that it would be best to act on all requests at one time rather than splitting the requests.

Commissioner Allen asked if there are septic system setback requirements from property lines.

Pierret stated that the County Environmental Health went out for soil tests and determined only one available location for the septic.

Commissioner Fox stated that tabling the request would give them more time to grasp how a retention pond could change the plan.

Pierret clarified that the Applicants could decide to return to the BOA with their engineered drawings or decide to amend their site plan to meet County setbacks in which case the variance would be withdrawn and the item would not be brought back to the BOA.

⁴Motion by Commissioner Rehtzigel, seconded by Commissioner Fox for the Board of Adjustment to:

TABLE the request for a variance, submitted by Breanna Kohn (Back Country Properties LLC, Owner) to B Zoning District Standards to construct three self-service storage structures less than 45 feet from Highway 61 Right of Way and less than 45 feet from a side yard property line.

Motion carried 5:0

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # _____

Permit# _____

PROPERTY OWNER INFORMATION

Last Name Kohn

First Breanna

Email: _____

Street Address 40540 Bow Trail

Phone _____

City Nerstrand

State MN Zip 55053

Attach Legal Description as Exhibit "A"

Authorized Agent Breanna Kohn

Phone same as above

Mailing Address of Landowner: same as above

Mailing Address of Agent: " "

PROJECT INFORMATION

Site Address (if different than above): 13450 Hwy 61 Blvd Welch, MN 55089

Lot Size 4.44 acres Structure Dimensions (if applicable) 40x180, 60x180, 50x150

What is the conditional/interim use permit request for? Self storage on approx 1/2 of our property

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

With all of the homes coming soon to adjacent property and to keep personal items of community members in place extra storage is often needed to help the community with demand for self storage and access we will add this business and service.

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: [Signature]

Date 2/8/24

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 _____

Title _____

Date _____

Comments: _____

COUNTY SECTION _____ COUNTY FEE \$350 400 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).

Self storage units for public use.

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

Self storage - see attached

3. Proposed number of non-resident employees.

none

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

7a - 9p, 7 days a week

5. Planned maximum capacity/occupancy.

70 units ranging from 10x10 to 25x50'

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

Site already has DOT access and DOT approved access/ right of way. Access via US-61. No expectations of traffic congestion due to varying hours storage units are accessed

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

none

8. Proposed solid waste disposal provisions.

none - see attached

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

none

10. Existing and proposed exterior lighting.

Exterior lighting will be downward facing and on premises, lights affixed to buildings.

11. Existing and proposed exterior signage.

Sign to side of building.

12. Existing and proposed exterior storage.

none

13. Proposed safety and security measures.

Security gate, numerous on-site cameras.

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

excellent

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

none

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

see attached professional landscape look, grading per county requirements.

17. Existing and proposed surface-water drainage provisions.

see attached

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

none

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

No set back required by DOT, see attached. We own land in middle of Hwy 61, road put through property when Hwy added.

From: [Clerk Welch](#)
To: [Pierret, Samantha](#)
Subject: Kohn Conditional Use Permit
Date: Wednesday, February 21, 2024 7:42:49 PM

You don't often get email from clerkwelchtownship@gmail.com. [Learn why this is important](#)

External Email - Use caution opening links or attachments!

Samantha,

This email serves as Welch Township's acknowledgement of the conditional use permit applied for by Breanna Kohn. Property address 13450 Hwy 61 Blvd in Welch.

Breanna had stated that an email would suffice. If you need me to sign the form for her, please let me know.

Thank you,
Jessi

--

Jessica Jacobson

Welch Township Clerk

Email: clerkwelchtownship@gmail.com



District 6 Rochester
2900 48th St. NW
Rochester, MN 55901

507-577-1928
richard.singbusch@state.mn.us

Breanna Kohn

RE: **Building setbacks on state trunk highways**
Location: 13450 Highway 61 South, Welch, MN

Per our phone conversation on 01/29/2024, MNDOT does not have any building setback regulations on our trunk highways. Any setback and building restrictions would be controlled by the local governing authority.

The current access to State Trunk Highway 61 and the existing right turn lane should be adequate for your proposed use of the property and no access changes will be required at this time.

If you have any question, please contact me at 507-577-1928.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Singbusch'.

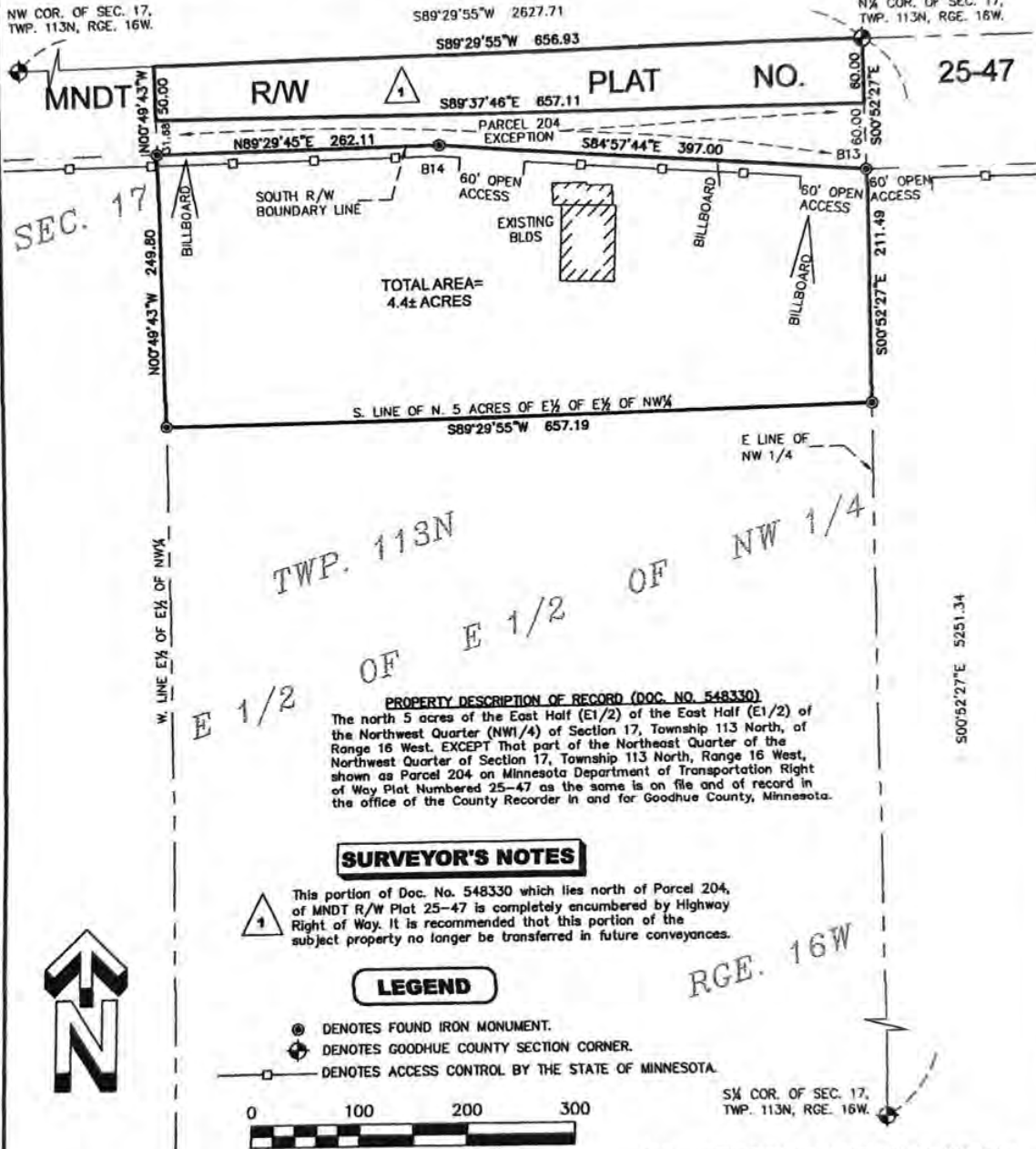
D6 Permits

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

STATE TRUNK HIGHWAY NO. 61

NW COR. OF SEC. 17, TWP. 113N, RGE. 16W.

N¼ COR. OF SEC. 17, TWP. 113N, RGE. 16W.



TOTAL AREA = 4.4± ACRES

PROPERTY DESCRIPTION OF RECORD (DOC. NO. 548330)
 The north 5 acres of the East Half (E1/2) of the East Half (E1/2) of the Northwest Quarter (NW¼) of Section 17, Township 113 North, of Range 16 West, EXCEPT That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 113 North, Range 16 West, shown as Parcel 204 on Minnesota Department of Transportation Right of Way Plat Numbered 25-47 as the same is on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota.

SURVEYOR'S NOTES

⚠ This portion of Doc. No. 548330 which lies north of Parcel 204, of MNDT R/W Plat 25-47 is completely encumbered by Highway Right of Way. It is recommended that this portion of the subject property no longer be transferred in future conveyances.

LEGEND

- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE COUNTY SECTION CORNER.
- DENOTES ACCESS CONTROL BY THE STATE OF MINNESOTA.



RGE. 16W

S¼ COR. OF SEC. 17, TWP. 113N, RGE. 16W.

S:\Share\STR\CERTS\113-16\17\RIES\RIES FARMS.dwg

CERTIFICATE OF SURVEY FOR:

RIES FARMS



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

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

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

REVISED DATE:
 JUNE 22, 2022

Marcus S. Johnson
 Minnesota License No. 47460
 Date: June 20, 2022

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	22-577	S-10202	

HIGHWAY 61



FIELD VERIFY ALL SITE
DIMENSIONS AND BEARINGS

Breanna Kohn - Welch Minnesota
Site Plan

Pella Building Systems, INC.
906 WEST 9TH ST.
Pella, Iowa 50219
1-800-225-0491 or 1-841-628-9300
www.Pellabuilding.com

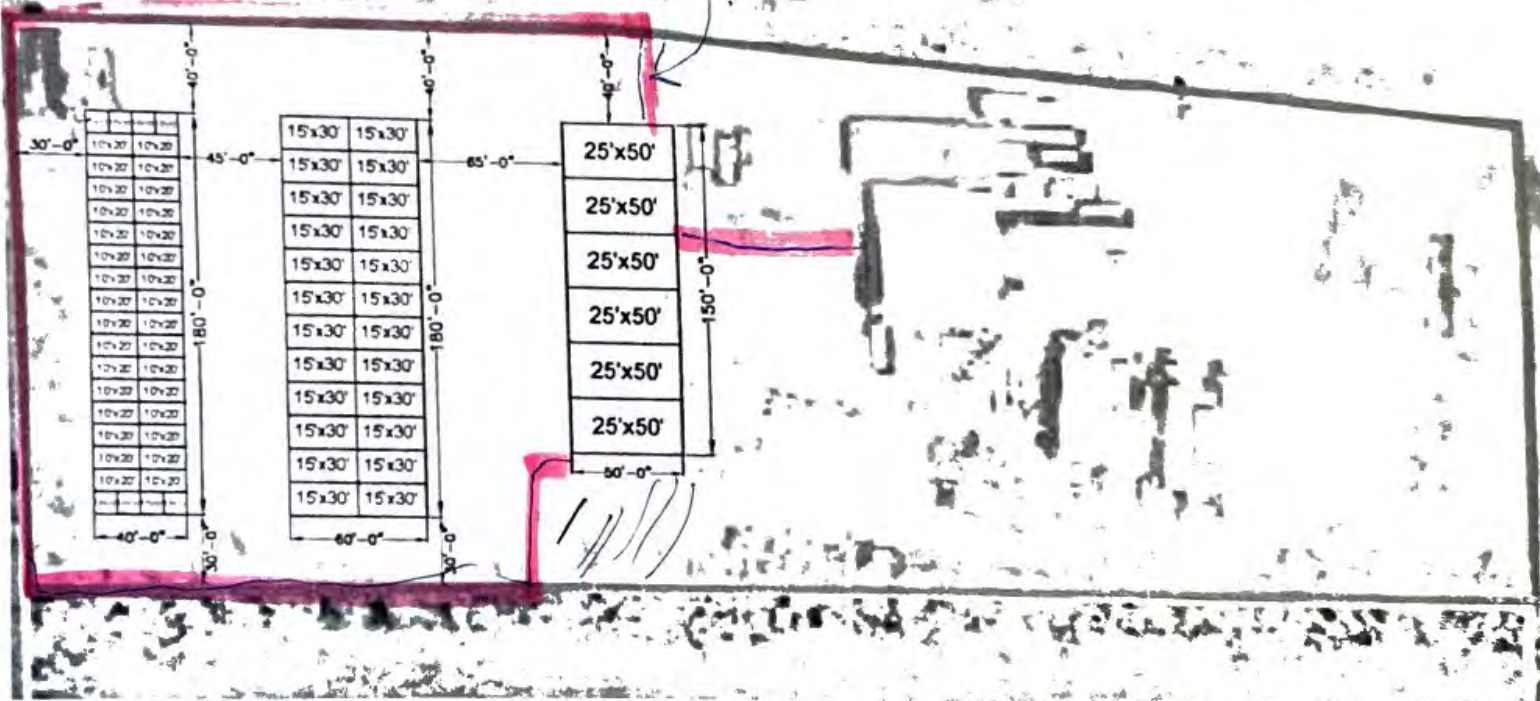


Pella Building Systems, Inc.
THE INDUSTRY'S LEADER IN SELF STORAGE DESIGN AND CONSTRUCTION

Fence

////// = septic

HIGHWAY 61



FIELD VERIFY ALL SITE DIMENSIONS AND BEARINGS

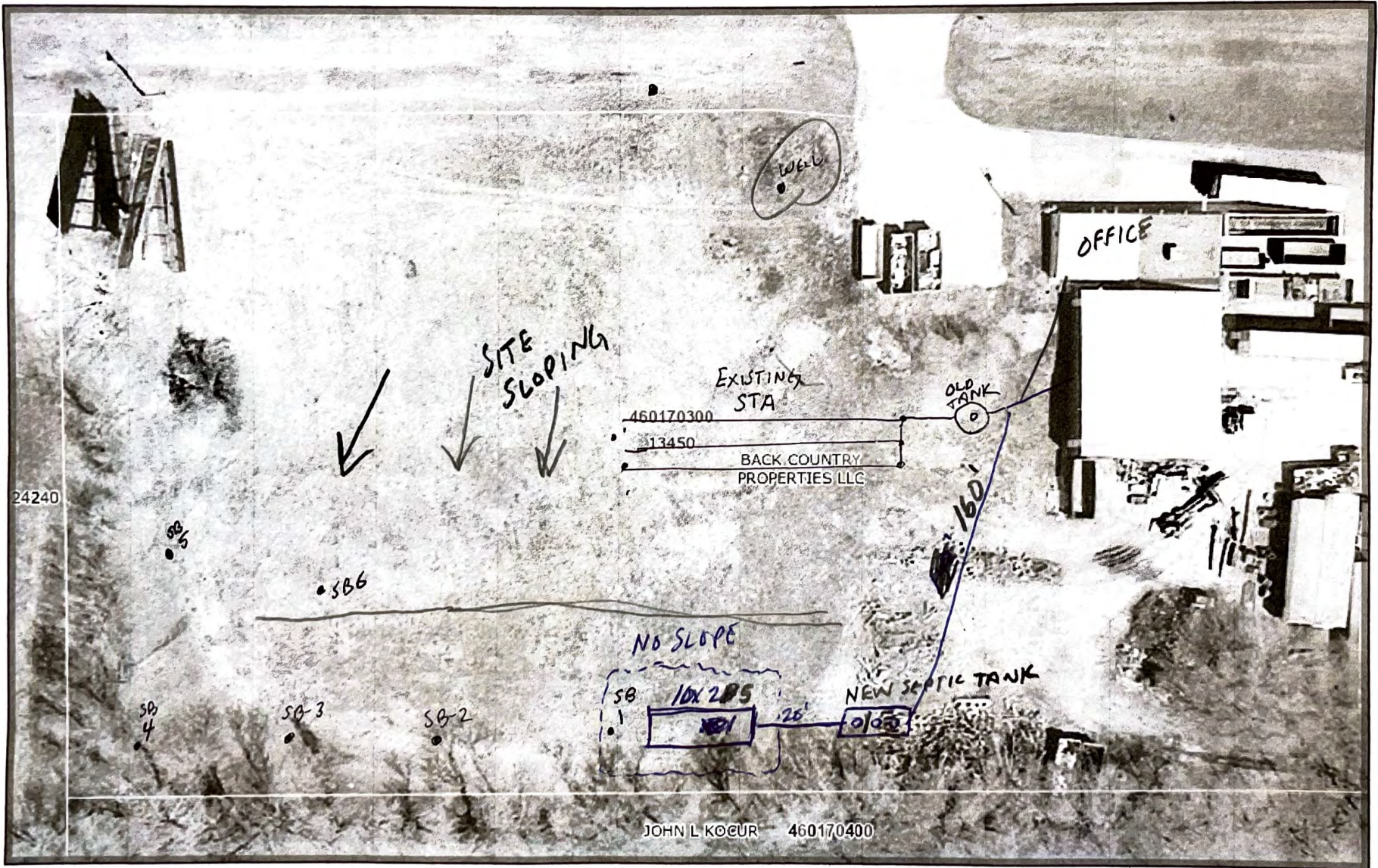
Breanna Kohn - Welch Minnesota
Site Plan

Pella Building Systems, Inc.
908 W. ST. 9TH ST.
Pella, Iowa 50219
1 800 225-0491 or 1 641 628-9000
www.PellaBuilding.com



Pella Building Systems, Inc.
THE INDUSTRY'S LEADER IN SELF-STORAGE DESIGN AND CONSTRUCTION

ArcGIS WebMap

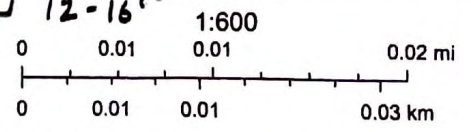


October 28, 2022

- Public Land Survey
- Municipal Boundary

House Number
PIN

ALL S.O. HAD MOTTLIS BETWEEN 12-16"
DESIGN W/ 24" SAND
Parcels 0-12 104R 3/2 (LOAM)
12'+ 104R 4/4 W/ MOTTLIS (CLAY LOAM)



PLANNING COMMISSION

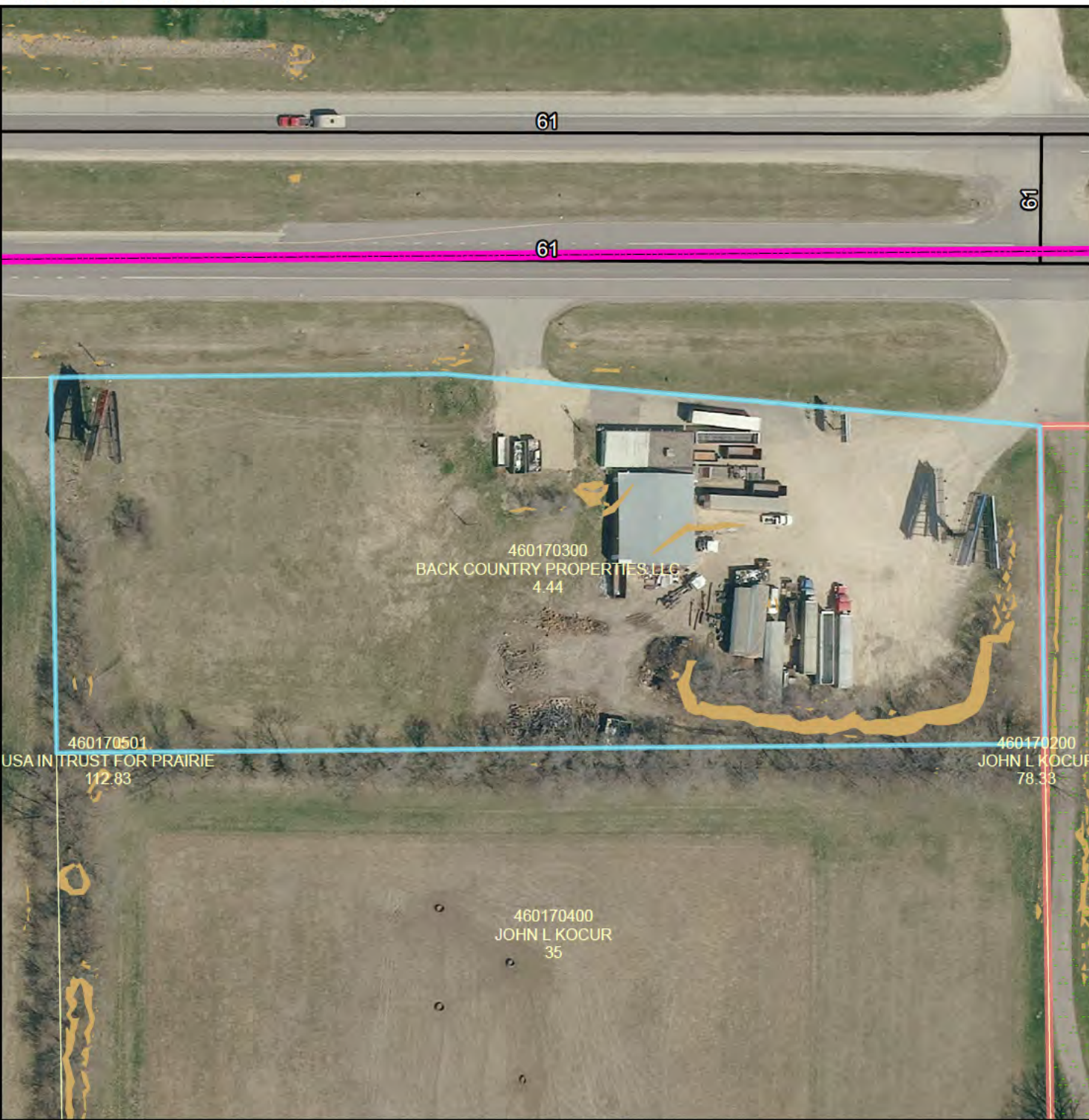
PAC Meeting
March 18, 2024

Breanna Kohn (Owner)

B Zoned District

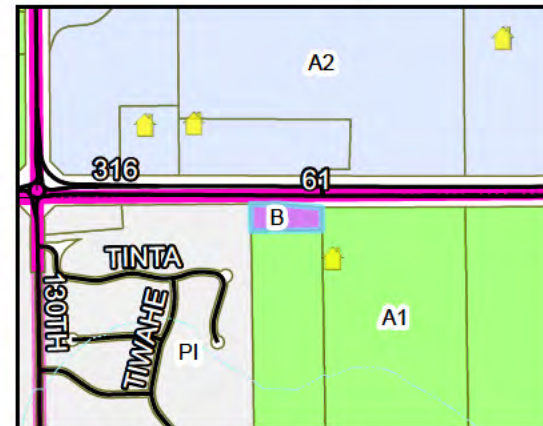
The N 5 acres of the E 1/2 of the E 1/2
of the NW 1/4 of Section 17 TWP 113
Range 16 in Welch Township

CUP request for a new self-service storage
facility with 70 storage units in 3
structures



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 |



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 2024.

2022 Aerial Imagery
Map Created February, 2024 by LUM

N

PLANNING COMMISSION

PAC Meeting
March 18, 2024

Breanna Kohn (Owner)

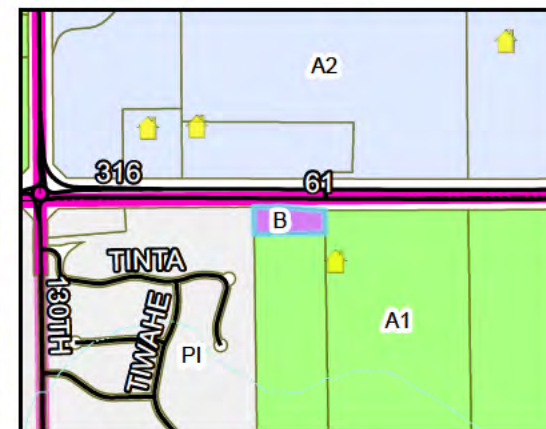
B Zoned District

The N 5 acres of the E 1/2 of the E 1/2
of the NW 1/4 of Section 17 TWP 113
Range 16 in Welch Township

CUP request for a new self-service storage
facility with 70 storage units in 3
structures

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 |

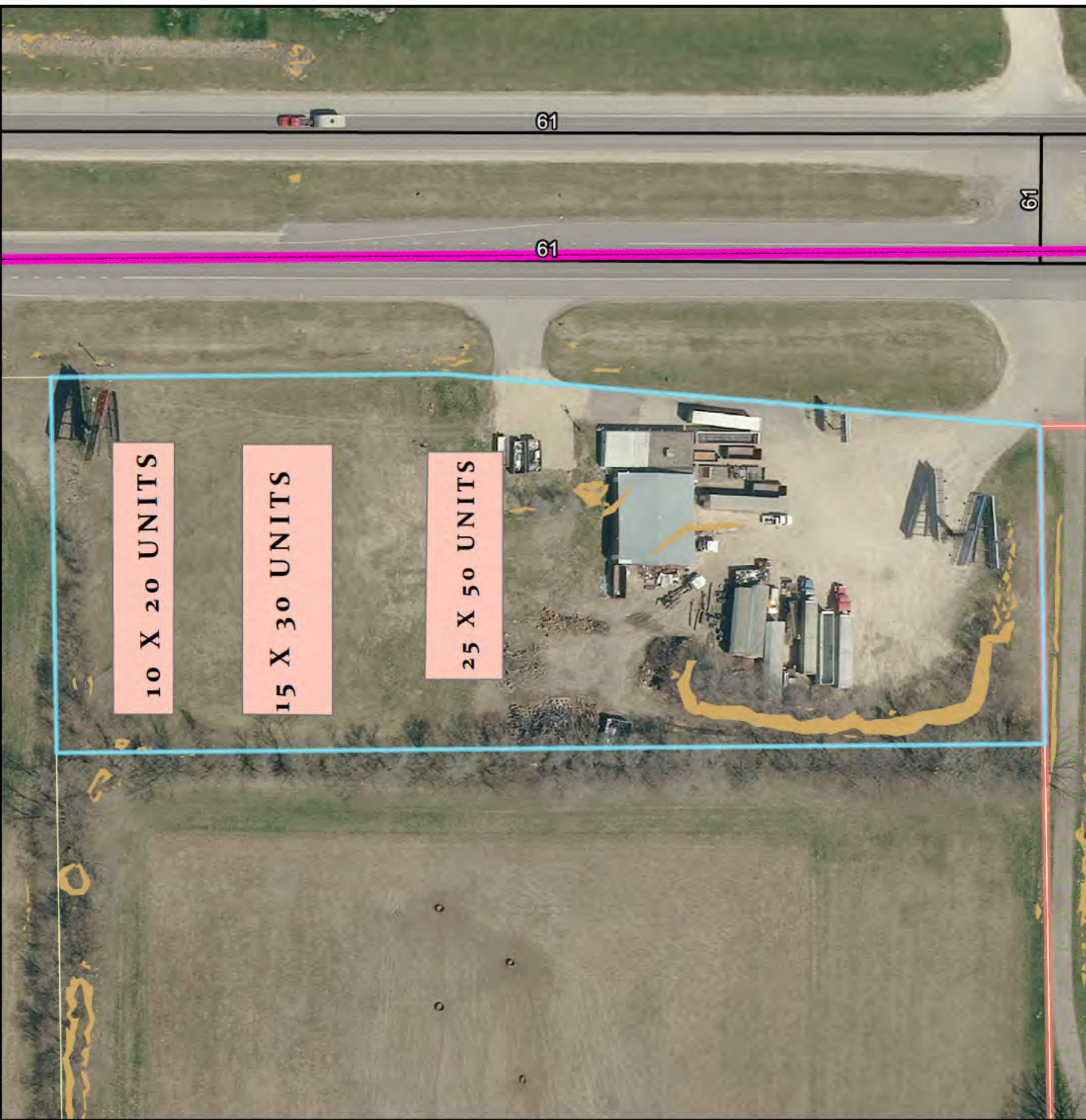


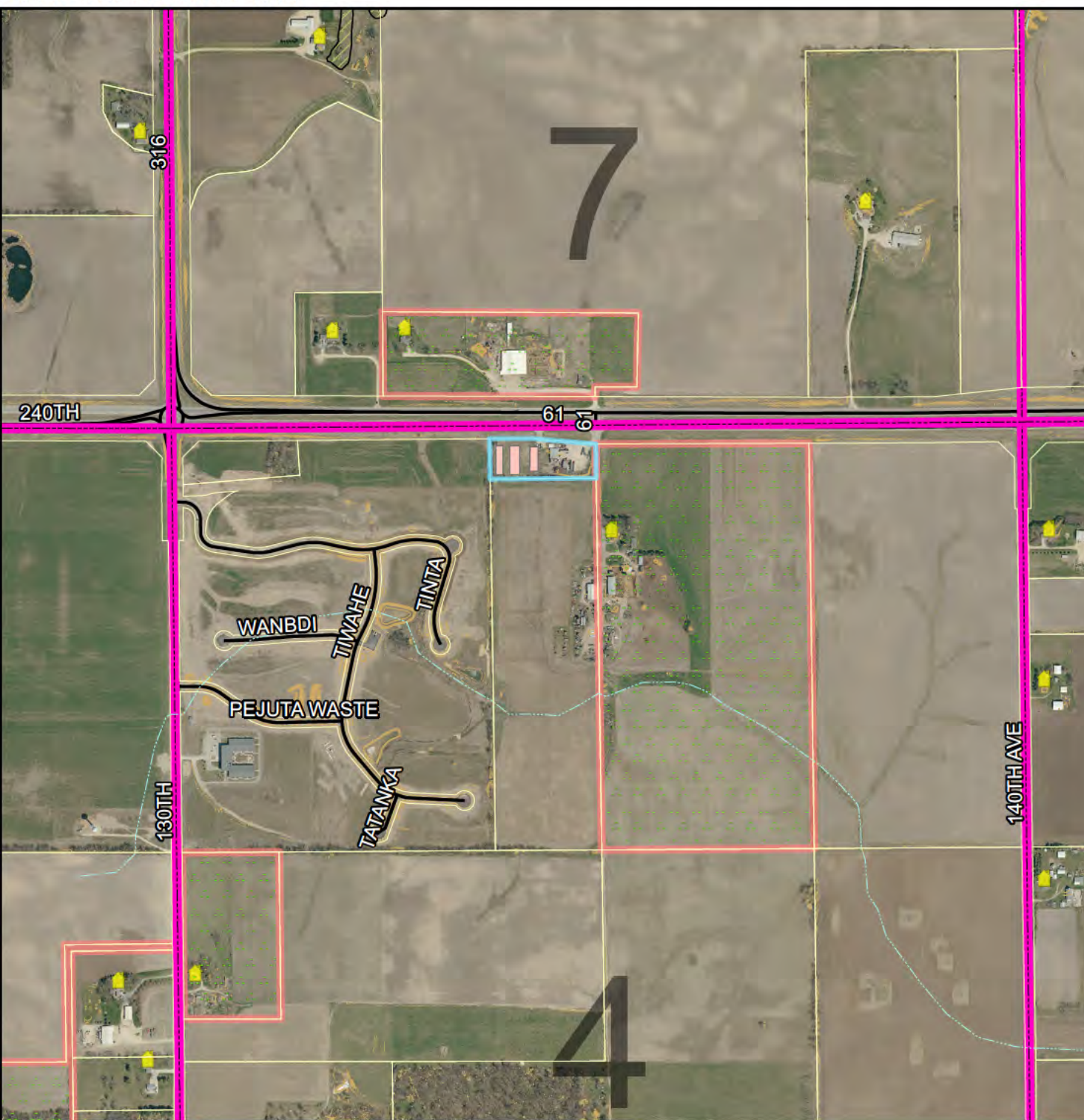
0 35 70 140 210 US Feet

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N





PLANNING COMMISSION

PAC Meeting
March 18, 2024

Breanna Kohn (Owner)

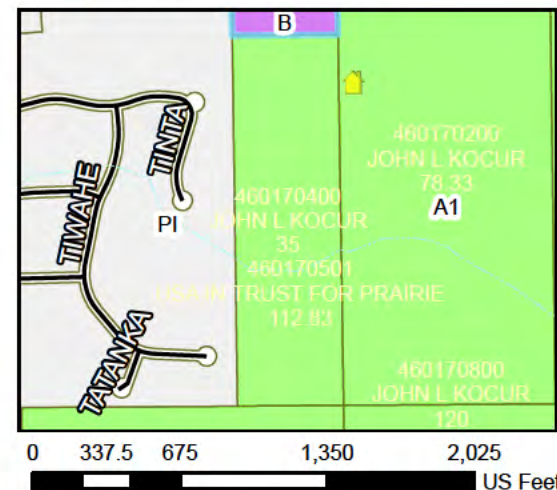
B Zoned District

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of the NW 1/4 of Section 17 TWP 113
Range 16 in Welch Township

CUP request for a new self-service storage
facility with 70 storage units in 3
structures

Legend

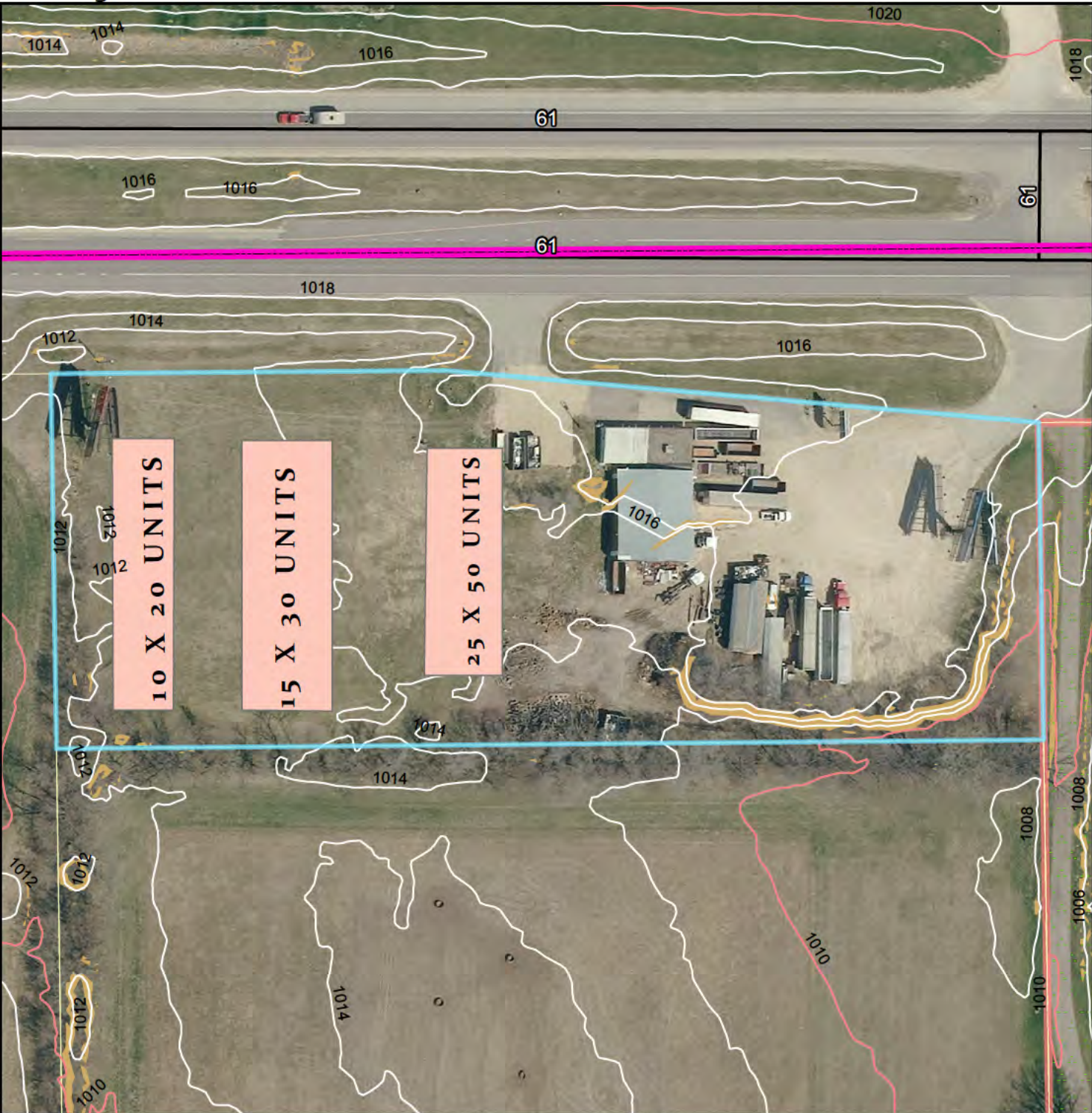
- | | |
|----------------------------|---------------------------|
| Intermittent Streams | Blufflands |
| Protected Streams | 30% Slope or Greater |
| Lakes & Other Water Bodies | Bluffland Protected Soils |
| Shoreland | FEMA Flood Zones |
| Historic Districts | 2% Annual Chance |
| Parcels | A |
|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



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MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
March 18, 2024

Breanna Kohn (Owner)

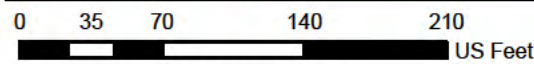
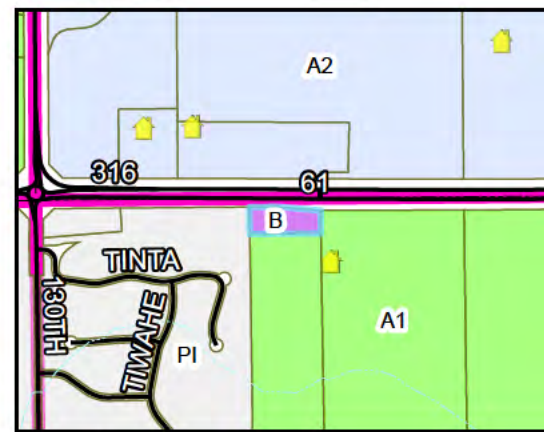
B Zoned District

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Range 16 in Welch Township

CUP request for a new self-service storage
facility with 70 storage units in 3
structures

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 |



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