Goodhue County
Land Use Management

Building – Environmental Health – Zoning
509 West 5th Street, Red Wing, MN 55066
651-385-3104

To: Board of Adjustment
From: William Lenzen, Land Use Management
Meeting Date: November 23rd, 2026
Report Date: November 13th, 2026

Agenda Item:
Request for Variance, submitted by Norm Doty (Applicant) on behalf of Doty Dev LLC (Owner) to allow the parcel to be buildable at less than 20,000 square feet of lot area above the Ordinary High Water Mark and less than 100 feet of lot width at the Ordinary High Water Mark.

Application Information:

Applicant	Norm Doty (Applicant) on behalf of Doty Dev LLC (Owner)
Address of zoning request	27704 Greens Point Road, Red Wing, MN 55066
Parcel	43.210.0730
Abbreviated Legal Description	That part of Lot A of Block 6 and that part of vacated Pleasant Avenue, and that part of vacated Lots 2,3,4, and 5 of Block 5, Plat of Wacouta Beach in Section 32, Township 113, Range 13
Township Information	Wacouta Township
Primary Zoning District	R-1 (Suburban Residential)
Overlay Zoning Districts	Floodplain and Shoreland

Attachments and Links:
- Application (11 pages)
- County GIS Map of the Site
- zoning_ordinance.pdf (goodhuecountymn.gov)

Background:
Norm Doty (Applicant) on behalf of Doty Dev LLC (Owner) is looking to construct a new dwelling on parcel 43.210.0730 and are requesting to vary from the required 20,000 square feet of buildable lot area that's above the Ordinance High Water Level (OHWL) by 398 square feet, and to vary from the required 100 feet of lot width at the OHWL by 67 feet.

Variance Standards:
Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes that "practical difficulties" exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the

landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Article 31, Shoreland Regulations

SECTION 8. Shoreland Development Standards

The following development standards shall apply for each lake and river designation for lots platted or created by metes and bounds.

Subd. 1. Lot Standards. Subject to other more restrictive limitations which may be imposed by this Ordinance, the following minimum requirements shall be observed in the following zoning districts which are overlaid by the Shoreland District.

A. *Agriculture (A-1, A-2, A-3). The minimum lot size and width requirements allowable for the Shoreland District shall follow the base zoning districts.*

B. *Residential (R-1).*

1. *Unsewered Lakes.*

a. *Natural Environment.*

	Riparian		*Non-Riparian*	
	Area	*Width*	*Area*	*Width*
Single	*80,000*	*200*	*80,000*	*200*
Duplex	*120,000*	*300*	*160,000*	*400*
Triplex	*160,000*	*400*	*240,000*	*600*
Quad	*200,000*	*500*	*320,000*	*800*

b. *Recreational Development*

	Riparian		*Non-Riparian*	
	Area	*Width*	*Area*	*Width*
Single	*40,000*	*150*	*40,000*	*150*
Duplex	*80,000*	*225*	*80,000*	*265*
Triplex	*120,000*	*300*	*120,000*	*375*
Quad	*160,000*	*375*	*160,000*	*490*

c. *General Development*

	Riparian		*Non-Riparian*	
	Area	*Width*	*Area*	*Width*
Single	*20,000*	*100*	*40,000*	*150*
Duplex	*40,000*	*180*	*80,000*	*265*
Triplex	*60,000*	*260*	*120,000*	*375*
Quad	*80,000*	*340*	*160,000*	*490*

2. *Sewed Lakes.*
3. *River/Stream Lot Width Standards.*
4. *Only land above the ordinary high water level of public waters can be used to meet lot area standards, and lot width standards must be met at both the ordinary high water level and at the building line. The sewer lot area dimensions in Section 8, Subd. 1.B.2 can only be used if publicly owned sewer system service is available to the property.*

Draft Findings of Fact:

1) **Harmony with the general purposes and intent of the official control:**

   - The purpose and intent of the County's Shoreland regulations are to regulate suitable uses of land surrounding protected waters, the size of parcels, length of water frontage, alteration of shorelands of protected waters, location of sanitary facilities adjacent to protected waters, preservation of the natural vegetation, natural topography, and other natural resources to ensure a high standard of environmental quality.
   - The Applicant's proposal is harmonious with the purpose and intent of the official control, by building a residential structure in a residential district, on land that was platted prior to the adoption of zoning or shoreland regulations by the County. The county's shoreland ordinance would not allow the creation of a new lot not meeting minimum lot width or area requirement, however building on an existing parcel, and meeting all setback and flood elevation requirements, has been found to meet the purpose and intend of the zoning ordinance.

2) **The variance request is consistent with the adopted Comprehensive Plan:**

   The Goodhue County Comprehensive Plan supports the individual use of residential property in Goodhue County. The Applicant's request for a dwelling appears consistent with the Goodhue County Comprehensive Plan.

3) **There are "practical difficulties" in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):**

   - The Applicant's request to construct a dwelling is a reasonable use of property in the R-1 District.
   - The deeded area is 20,344 square feet; however:
     - Lot area above the OHWL is 19,602 square feet
     - Lot width at the OHWL is 33 feet
   - The following are practical difficulties in complying with the official control.
     - The lot dimensions are too small at the OHWL, and the application has demonstrated that it is not practical to modify the parcel size because then it would lose the non-conforming building protections allowed by the R1 zoning district.
     - The OHWL is outside of the control of the property owner and is based on the hydrology of the Mississippi River; and it fluctuates over time.
     - Bluff land on the property and adjoining properties makes it impractical to move the house back further from the OHWL.
     - The configuration of Greens Point Road has separated this parcel into two pieces

- The request for variance appears unlikely to alter the essential character of the locality with existing residential development surrounding the subject property.

4) **No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.**

Dwellings are permissible in the R-1 district. This does not constitute a use variance.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing. The Board should specify the facts and reasons that are the basis of the Board's determination. In granting a variance, the Board of Adjustment may impose conditions directly related to and bearing a rough proportionality with the impact(s) created by the variance.

Staff Recommendation:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and **APPROVE** the request submitted by Norm Doty (Applicant) on behalf of Doty Dev LLC (Owner) to allow the parcel to be buildable at less than 20,000 square feet of lot area above the Ordinary High Water Mark and less than 100 feet of lot width at the Ordinary High Water Mark.

Goodhue County
Land Use Management

For Staff Use Only	
Permit #	
Receipt #	DATE:

Variance Application

AMENDED OCTOBER 28, 2026 - LOT AREA AND OHWL LOT WIDTH

SITE ADDRESS, CITY, AND STATE	ZIP CODE:
27704 Greens Point Road, Red Wing, MN	55066

LEGAL DESCRIPTION:
See attached recorded Warranty Deed A708665, Exhibit A (packet pages 7-9). Attached ☑

PID#:	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):
43.210.0730	R-1	20,473.2 SF total 19,602 SF >OHWL	OHWL width: approx. 33 ft reported See signed survey and supplement	See attached site plan / plans

APPLICANT OR AUTHORIZED AGENT'S NAME
Norman D Doty - applicant / authorized representative for Doty Dev LLC

APPLICANT'S ADDRESS:	TELEPHONE: / EMAIL:
2518 North Broadway Rochester, MN 55906	

PROPERTY OWNER'S NAME::
Doty Dev LLC (Norman Doty, representative)

PROPERTY OWNER'S ADDRESS:	TELEPHONE: / EMAIL:
31649 Lakeview Drive Red Wing, MN 55066	

CONTACT FOR PROJECT INFORMATION:
Chad Riesgraf Construction LLC - Chad Riesgraf

ADDRESS:	TELEPHONE: / EMAIL:
W9185 Sand Road Pepin, WI	715.495.0403 chadriesgraf@gmail.com

VARIANCE REQUESTED TO: (check all that apply)

- ☐ Property Line Setbacks
- ☐ % Lot Coverage
- ☐ Height Limits
- ☐ Shoreland or Bluff Setbacks
- ☑ Lot Width &/or Area
- ☐ Other (specify)
- ☐ Subdivision Regulations

AREA + WIDTH AT OHWL; see supplement.

No bluff or shore setback relief requested.

CURRENT OR PREVIOUS USE:
Vacant beach lot

PROPOSED USE:
One single-family residence; see existing project plans

BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED:
26-0257; issued 08/18/2026 Prior permit / review history	06/22/2026

TOWNSHIP SIGNATURE:
By signing this form, the Township acknowledges they are aware of the Applicant's variance request.
In no way does signing this application indicate the Township's position on the variance request. Attached ☐

TOWNSHIP OFFICAL'S SIGNATURE	TOWNSHIP OFFICAL'S PRINTED NAME AND TITLE	DATE
	Fred Plaas - Wacouta Township	

By signing below, the applicant acknowledges they are the owner or authorized agent of the owner of this property, and the information presented is true and correct to the best of my knowledge.

Applicant's Signature: _____ Date: _____

REQUEST SUMMARY

Cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: 24 Section: 5, Subd. 1.B Title: R-1 lot-area requirement

Article: 31 Section: 8, Subd. 1.B Title: Shoreland lot area and width

The property owner bears the burden of providing information to convince the Board to rule in their favor. Please provide answers to the following questions or attach a document.

Discuss your current use of the property and the reason for your variance request:

We propose one single-family residence on the existing vacant R-1 parcel. Amend the October 23 request to include OHWL lot-width relief as requested by Megan Smith. Seek 19,602 SF above OHWL instead of 20,000 SF, and the existing OHWL width shown by the attached survey (reported approx. 33 ft) instead of 100 ft. See supplement; lot-of-record position reserved.

Describe the effects on the property if the variance is not granted:

Without necessary dimensional relief or another lawful approval route, the proposed residence cannot proceed under the County's current interpretation. Smaller or relocated construction would not enlarge the parcel's qualifying area or its width at OHWL. Prior permit review explains our reliance; financial considerations alone are not the basis of this request.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

The existing parcel has a narrow shoreline configuration, bluff terrain, and historic road and lot geometry. Its current configuration dates to 1993 according to the County record. These dimensions and constraints predate this application; we propose no new subdivision. The lot-area and OHWL-width difficulties concern the existing land, not a request to enlarge the house.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

We pursued approval within the existing R-1 and lot-of-record provisions and obtained the prior permit after County and Township review. A smaller or relocated house would not cure these parcel dimensions. No available, lawful boundary change that cures both deficiencies has been established in this record. We reserve the lot-of-record position and request review of the Township record.

Discuss alternatives you considered which would require a lesser variance. If you rejected such alternatives, provide your reasoning:

Area relief is limited to the stated 398-SF shortfall (1.99%). Width relief is limited to the existing OHWL width of this surveyed parcel; the approximately 33-ft figure in the appeal is not adopted as a new survey certification. Request no lot-width reduction at the building line and no bluff or shoreline structure-setback relief. See attached scope and comparable-case analysis.

Article 31: Sec. 8, Subd. 1.B.1.c and B.4. Supporting statement: packet pages 3-4.

OHWL width: existing surveyed parcel; approx. 33 ft is reported, not independently certified here.

Lot-area and lot-width relief are distinct from shoreline or bluff structure-setback relief.

AMENDED VARIANCE - SUPPORTING STATEMENT

Doty Dev LLC | Norman D Doty, applicant / representative
27704 Greens Point Road | PID 43.210.0730 | October 28, 2026

1. Defined relief for one residence on the existing parcel

This amendment supplements the October 23, 2026 application by adding relief from the lot-width requirement at ordinary high water level (OHWL), as identified in Megan Smith's email. The request concerns the same existing parcel and proposed single-family residence; it proposes no new lot split or rezoning. It reserves the applicant's position concerning applicable lot-of-record provisions.

Standard	Relief requested / record basis
Lot area	20,000 SF to stated 19,602 SF above OHWL: 398 SF (1.99%).
Width at OHWL	100 ft to the existing width of the parcel depicted in Exhibit A. Approx. 33 ft is reported in the appeal (approx. 67 ft relief).
Width at building line	No reduction requested; County's prior report identifies 100 ft.
Other protective controls	No bluff or shoreline structure-setback relief requested.

Measurement basis: Exhibit A is the existing Johnson & Scofield survey signed December 18, 2025 (drawing S-12360). It depicts OHWL and a nearby 37.51-ft surveyed segment; that segment is not represented here as a certified ordinance-width measurement. The approximate 33-ft width appears in the September appeal included in the October 15 County packet, PDF page 26. Request relief to the existing surveyed parcel, with the County to identify the controlling measurement and method. The stated area derives from reported rounded survey acreages; any authoritative correction should control the final amount.

2. Practical difficulty arises from the established parcel

The existing shoreline shape, bluff terrain, and historic road and parcel geometry limit the land available for residential development. The County record identifies the current configuration as dating to 1993. The applicant did not propose a new subdivision creating these dimensional deficiencies. A smaller or relocated building cannot increase qualifying lot area or width at OHWL. This property-based difficulty, rather than financial expenditure alone, supports the request.

3. Reasonable use, compatibility, and protective purpose

One single-family house is a permitted residential use in R-1. The project seeks dimensional relief for the existing parcel while retaining the remaining applicable protections for setbacks, sewage treatment, impervious coverage, flood protection, and erosion control. The County's prior written review and the Township record support evaluation of the design and neighborhood fit; they are historical evidence, not an assertion that the former permit overrides the subsequent appeal decision. We ask for findings on each criterion, including harmony with official controls and comprehensive-plan consistency.

SUPPORTING RECORD AND COMPARABLE DECISIONS

4. Township review and documented approval history

The County's October 15, 2026 report states that Township zoning approval remained in place after the Township appeal. The Board should consider the actual Township recommendation and supporting record expressly. The County's prior review also addressed parcel ownership, configuration, setbacks and site conditions. The August 2026 total-area calculation is distinct from the qualifying area above OHWL and is not offered as proof that submerged land counts toward the minimum.

5. Comparable County decisions support individual findings

Caverly / Enblom, Wacouta Point, 2019 (PID 43.230.0060). The County report identifies a 15,000-SF waterfront R-1 lot, recognizes the 20,000-SF R-1 minimum, and reports DNR consultation concerning development of the nonconforming lot of record. The County approved a floodplain CUP for the proposed home. Its report states that the lot meets the 100-ft width requirement. This supports examination of comparable area and lot-of-record treatment, rather than a claim that Caverly approved the OHWL-width reduction requested here. Its 1921 plat and prior dwelling history must be considered.

Leroy Otto, Frontenac, February 28, 2022 (PID 32.130.0421). The Board approved establishment of a dwelling on a 15,000-SF, 100-ft-wide non-riparian R-1 shoreland parcel, including relief from the 40,000-SF / 150-ft shoreland standards and the 20,000-SF R-1 area minimum. The recorded vote in the posted minutes was 3-2, with a Type I septic condition. This is relevant to combined area-and-width relief. Its non-riparian setting, existing building, historic plat, and different degree of width reduction distinguish it from this application.

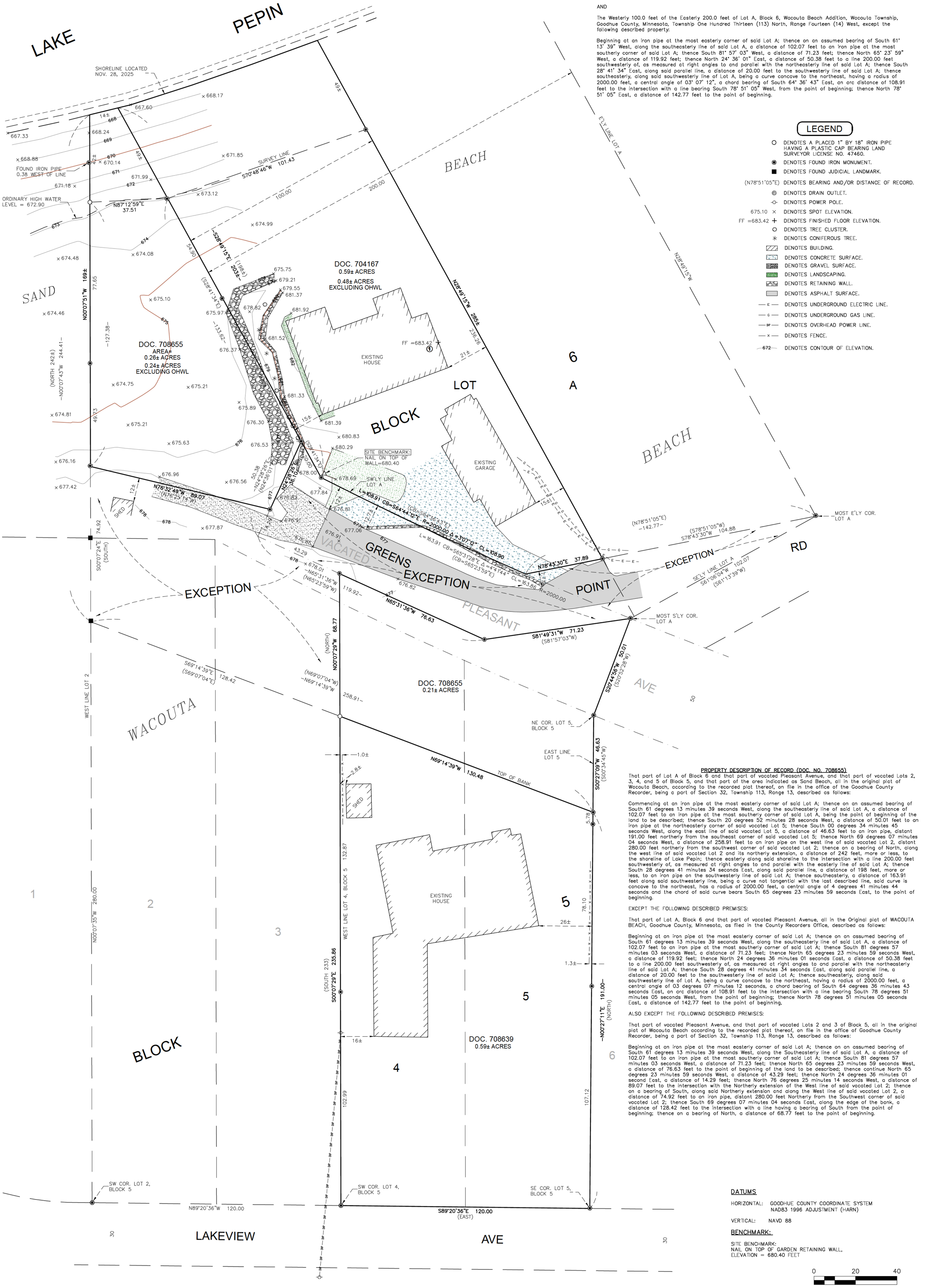
Prebe (September 25, 2023) and Herron (June 28, 2021). These approved R-1 lot-size variances considered established parcel patterns, sewage-treatment capacity, and neighborhood character. They involved the one-acre standard and are supporting comparisons, not equivalent OHWL-width cases.

6. Alternatives, proportionality, and requested decision

The applicant pursued approval under existing residential and lot-of-record provisions. Reducing or relocating the structure would leave these parcel-dimensional deficiencies unchanged. The present record does not establish an available boundary adjustment that would supply both missing qualifying area and OHWL width; we do not assert that every possible acquisition has been investigated. Relief should be limited to the existing parcel dimensions needed for this proposal. We ask the Board to consider the Township record, address material distinctions from comparable decisions, make project-specific findings, and grant the necessary area and OHWL-width relief with conditions directly related and proportionate to identified impacts.

Attachments: Exhibit A - signed survey, packet pages 5-6. Exhibit B - recorded Warranty Deed A708665 and full Exhibit A legal description, pages 7-9. Exhibit C - previously submitted site plan, page 10. The appended site plan and prior findings remain subject to applicable permit conditions and the Board's decision.

County sources: Caverly: February 19, 2019 County Board packet, PDF pp. 14-17; March 5 packet, pp. 4-5, 38-39. Otto: February 28, 2022 BOA packet, pp. 32-34; April 25 packet, pp. 4-8. Prebe: September 25, 2023 BOA packet, pp. 8-10; October 3 County Board report. Herron: June 28, 2021 BOA packet, pp. 5-7; July 26 packet, June minutes. October 15, 2026 appeal packet, pp. 3, 5-6, 26, 127. Legal criteria: Minn. Stat. 394.27, subds. 5 and 7; lot-of-record position: 394.36, subd. 5. Official records are on goodhuecountymn.gov; statutes on revisor.mn.gov.



PROPERTY DESCRIPTION OF RECORD (EXCERPT FROM DOC. NO. 704167)

All that land located in Section Thirty-two (32), Township One Hundred Thirteen (113) North, Range Thirteen (13) West of the Fifth Principal Meridian, Goodhue County, Minnesota, lying between the Westerly 100 feet of the Easterly 200 feet of Lot A in Block Six (6) of the original plat of Wacouta Beach and the low water of Lake Pepin.

AND

The Westerly 100.0 feet of the Easterly 200.0 feet of Lot A, Block 6, Wacouta Beach Addition, Wacouta Township, Goodhue County, Minnesota, Township One Hundred Thirteen (113) North, Range Fourteen (14) West, except the following described property:

Beginning at an iron pipe at the most easterly corner of said Lot A; thence on an assumed bearing of South 61° 13' 39" West, along the southeasterly line of said Lot A, a distance of 102.07 feet to an iron pipe at the most southerly corner of said Lot A; thence South 81° 57' 03" West, a distance of 71.23 feet; thence North 65° 23' 59" West, a distance of 119.92 feet; thence North 24° 36' 01" East, a distance of 50.38 feet to a line 200.00 feet southwesterly of, as measured at right angles to and parallel with the northeasterly line of said Lot A; thence South 28° 41' 34" East, along said parallel line, a distance of 20.00 feet to the southwesterly line of said Lot A; thence southeasterly, along said southwesterly line of Lot A, being a curve concave to the northeast, having a radius of 2000.00 feet, a central angle of 03° 07' 12", a chord bearing of South 64° 36' 43" East, an arc distance of 108.91 feet to the intersection with a line bearing South 78° 51' 05" West, from the point of beginning; thence North 78° 51' 05" East, a distance of 142.77 feet to the point of beginning.

LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- DENOTES FOUND JUDICIAL LANDMARK.
- (N78°51'05"E) DENOTES BEARING AND/OR DISTANCE OF RECORD.
- DENOTES DRAIN OUTLET.
- DENOTES POWER POLE.
- 675.10 × DENOTES SPOT ELEVATION.
- FF =683.42 + DENOTES FINISHED FLOOR ELEVATION.
- DENOTES TREE CLUSTER.
- DENOTES CONIFEROUS TREE.
- DENOTES BUILDING.
- DENOTES CONCRETE SURFACE.
- DENOTES GRAVEL SURFACE.
- DENOTES LANDSCAPING.
- DENOTES RETAINING WALL.
- DENOTES ASPHALT SURFACE.
- E — DENOTES UNDERGROUND ELECTRIC LINE.
- G — DENOTES UNDERGROUND GAS LINE.
- OHP — DENOTES OVERHEAD POWER LINE.
- x — DENOTES FENCE.
- 672 DENOTES CONTOUR OF ELEVATION.

PROPERTY DESCRIPTION OF RECORD (DOC. NO. 708655)

That part of Lot A of Block 6 and that part of vacated Pleasant Avenue, and that part of vacated Lots 2, 3, 4, and 5 of Block 5, and that part of the area indicated as Sand Beach, all in the original plat of Wacouta Beach, according to the recorded plat thereof, on file in the office of the Goodhue County Recorder, being a part of Section 32, Township 113, Range 13, described as follows:

Commencing at an iron pipe at the most easterly corner of said Lot A; thence on an assumed bearing of South 61 degrees 13 minutes 39 seconds West, along the southeasterly line of said Lot A, a distance of 102.07 feet to an iron pipe at the most southerly corner of said Lot A, being the point of beginning of the land to be described; thence South 20 degrees 52 minutes 28 seconds West, a distance of 50.01 feet to an iron pipe at the northeasterly corner of said vacated Lot 5; thence South 00 degrees 34 minutes 45 seconds West, along the east line of said vacated Lot 5, a distance of 46.63 feet to an iron pipe, distant 191.00 feet northerly from the southeast corner of said vacated Lot 5; thence North 69 degrees 07 minutes 04 seconds West, a distance of 258.91 feet to an iron pipe on the west line of said vacated Lot 2, distant 280.00 feet northerly from the southwest corner of said vacated Lot 2; thence on a bearing of North, along the west line of said vacated Lot 2 and its northerly extension, a distance of 242 feet, more or less, to the shoreline of Lake Pepin; thence easterly along said shoreline to the intersection with a line 200.00 feet southwesterly of, as measured at right angles to and parallel with the easterly line of said Lot A; thence South 28 degrees 41 minutes 34 seconds East, along said parallel line, a distance of 198 feet, more or less, to an iron pipe on the southwesterly line of said Lot A; thence southeasterly, a distance of 163.91 feet along said southwesterly line, being a curve not tangential with the last described line, said curve is concave to the northeast, has a radius of 2000.00 feet, a central angle of 4 degrees 41 minutes 44 seconds and the chord of said curve bears South 65 degrees 23 minutes 59 seconds East, to the point of beginning.

EXCEPT THE FOLLOWING DESCRIBED PREMISES:

That part of Lot A, Block 6 and that part of vacated Pleasant Avenue, all in the Original plat of WACOUTA BEACH, Goodhue County, Minnesota, as filed in the County Recorders Office, described as follows:

Beginning at an iron pipe at the most easterly corner of said Lot A; thence on an assumed bearing of South 61 degrees 13 minutes 39 seconds West, along the southeasterly line of said Lot A, a distance of 102.07 feet to an iron pipe at the most southerly corner of said Lot A; thence South 81 degrees 57 minutes 03 seconds West, a distance of 71.23 feet; thence North 65 degrees 23 minutes 59 seconds West, a distance of 119.92 feet; thence North 24 degrees 36 minutes 01 seconds East, a distance of 50.38 feet to a line 200.00 feet southwesterly of, as measured at right angles to and parallel with the northeasterly line of said Lot A; thence South 28 degrees 41 minutes 34 seconds East, along said parallel line, a distance of 20.00 feet to the southwesterly line of said Lot A; thence southeasterly, along said southwesterly line of Lot A, being a curve concave to the northeast, having a radius of 2000.00 feet, a central angle of 03 degrees 07 minutes 12 seconds, a chord bearing of South 64 degrees 36 minutes 43 seconds East, an arc distance of 108.91 feet to the intersection with a line bearing South 78 degrees 51 minutes 05 seconds West, from the point of beginning; thence North 78 degrees 51 minutes 05 seconds East, a distance of 142.77 feet to the point of beginning,

ALSO EXCEPT THE FOLLOWING DESCRIBED PREMISES:

That part of vacated Pleasant Avenue, and that part of vacated Lots 2 and 3 of Block 5, all in the original plat of Wacouta Beach according to the recorded plat thereof, on file in the office of Goodhue County Recorder, being a part of Section 32, Township 113, Range 13, described as follows:

Beginning at an iron pipe at the most easterly corner of said Lot A; thence on an assumed bearing of South 61 degrees 13 minutes 39 seconds West, along the Southeasterly line of said Lot A, a distance of 102.07 feet to an iron pipe at the most southerly corner of said Lot A; thence South 81 degrees 57 minutes 03 seconds West, a distance of 71.23 feet; thence North 65 degrees 23 minutes 59 seconds West, a distance of 76.63 feet to the point of beginning of the land to be described; thence continue North 65 degrees 23 minutes 59 seconds West, a distance of 43.29 feet; thence North 24 degrees 36 minutes 01 second East, a distance of 14.29 feet; thence North 76 degrees 25 minutes 14 seconds West, a distance of 89.07 feet to the intersection with the Northerly extension of the West line of said vacated Lot 2; thence on a bearing of South, along said Northerly extension and along the West line of said vacated Lot 2, a distance of 74.92 feet to an iron pipe, distant 280.00 feet Northerly from the Southwest corner of said vacated Lot 2; thence South 69 degrees 07 minutes 04 seconds East, along the edge of the bank, a distance of 128.42 feet to the intersection with a line having a bearing of South from the point of beginning; thence on a bearing of North, a distance of 68.77 feet to the point of beginning.

DATUMS

HORIZONTAL: GOODHUE COUNTY COORDINATE SYSTEM NAD83 1996 ADJUSTMENT (HARN)

VERTICAL: NAVD 88

BENCHMARK:

SITE BENCHMARK:
NAIL ON TOP OF GARDEN RETAINING WALL,
ELEVATION = 680.40 FEET

0 20 40

PROPERTY DESCRIPTION OF RECORD (DOC. NO. 708639)

All that part of Government Lot 2 of section 32, in township 113 north, of range 13 west of the fifth principal meridian, in the County of Goodhue and State of Minnesota, described as follows:

Beginning at the southwest corner of Lot 4 in Block 5 of Wacouta Beach according to the plat thereof on file and of record in the office of the County Recorder for the County of Goodhue, State of Minnesota; running thence east along Lakeview Avenue 120 feet; thence north 191 feet to edge of bank; thence northwesterly along edge of bank, to the west line of said Lot 4 in Block 5; thence south 233 feet to the place of beginning.

The above described Premises being also known as that part of Lots 4 and 5 in Block 5 of Wacouta Beach (vacated) lying south of the edge of the bank.

SURVEYOR'S NOTES:

① THE FINISHED FLOOR ELEVATIONS SHOWN ON THE EXISTING HOUSE ARE APPROXIMATE. THE ELEVATIONS WERE MEASURED AT THE BOTTOM OF THE SCREEN DOOR THRESHOLD OUTSIDE OF THE HOUSE.

path: S:\Share\PLATS\WACOUTA BEACH\BLOCK 6\NORM & TAMARA DOTY\DOTY.dwg

CERTIFICATE OF SURVEY FOR:
NORM & TAMARA DOTY C/O CHAD RIESCRAF

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.

Marcus S. Johnson
Minnesota License No. 47460
Date: December 18, 2025

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS		25-1017	S-12360



PROPERTY DESCRIPTION OF RECORD (EXCERPT FROM DOC. NO. 704167)

All that land located in Section Thirty-two (32), Township One Hundred Thirteen (113) North, Range Thirteen (13) West of the Fifth Principal Meridian, Goodhue County, Minnesota, lying between the Westerly 100 feet of the Easterly 200 feet of Lot A in Block Six (6) of the original plat of Wacouta Beach and the low water of Lake Pepin.

AND

The Westerly 100.0 feet of the Easterly 200.0 feet of Lot A, Block 6, Wacouta Beach Addition, Wacouta Township, Goodhue County, Minnesota, Township One Hundred Thirteen (113) North, Range Fourteen (14) West, except the following described property:

Beginning at an iron pipe at the most easterly corner of said Lot A; thence on an assumed bearing of South 61° 13' 39" West, along the southeasterly line of said Lot A, a distance of 102.07 feet to an iron pipe at the most southerly corner of said Lot A; thence South 81° 57' 03" West, a distance of 71.23 feet; thence North 65° 23' 59" West, a distance of 119.92 feet; thence North 24° 36' 01" East, a distance of 50.38 feet to a line 200.00 feet southwesterly of, as measured at right angles to and parallel with the northeasterly line of said Lot A; thence South 28° 41' 34" East, along said parallel line, a distance of 20.00 feet to the southwesterly line of said Lot A; thence southeasterly, along said southwesterly line of Lot A, being a curve concave to the northeast, having a radius of 2000.00 feet, a central angle of 03° 07' 12", a chord bearing of South 64° 36' 43" East, an arc distance of 108.91 feet to the intersection with a line bearing South 78° 51' 05" West, from the point of beginning; thence North 78° 51' 05" East, a distance of 142.77 feet to the point of beginning.

LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- DENOTES FOUND JUDICIAL LANDMARK.
- (N78°51'05"E) DENOTES BEARING AND/OR DISTANCE OF RECORD.
- DENOTES DRAIN OUTLET.
- DENOTES POWER POLE.
- 675.10 × DENOTES SPOT ELEVATION.
- FF =683.42 + DENOTES FINISHED FLOOR ELEVATION.
- DENOTES TREE CLUSTER.
- DENOTES CONIFEROUS TREE.
- DENOTES BUILDING.
- DENOTES CONCRETE SURFACE.
- DENOTES GRAVEL SURFACE.
- DENOTES LANDSCAPING.
- DENOTES RETAINING WALL.
- DENOTES ASPHALT SURFACE.
- — E — DENOTES UNDERGROUND ELECTRIC LINE.
- — G — DENOTES UNDERGROUND GAS LINE.
- — OHP — DENOTES OVERHEAD POWER LINE.
- — x — DENOTES FENCE.
- 672 DENOTES CONTOUR OF ELEVATION.

PROPERTY DESCRIPTION OF RECORD (DOC. NO. 708655)

That part of Lot A of Block 6 and that part of vacated Pleasant Avenue, and that part of vacated Lots 2, 3, 4, and 5 of Block 5, and that part of the area indicated as Sand Beach, all in the original plat of Wacouta Beach, according to the recorded plat thereof, on file in the office of the Goodhue County Recorder, being a part of Section 32, Township 113, Range 13, described as follows:

Commencing at an iron pipe at the most easterly corner of said Lot A; thence on an assumed bearing of South 61 degrees 13 minutes 39 seconds West, along the southeasterly line of said Lot A, a distance of 102.07 feet to an iron pipe at the most southerly corner of said Lot A, being the point of beginning of the land to be described; thence South 20 degrees 52 minutes 28 seconds West, a distance of 50.01 feet to an iron pipe at the northeasterly corner of said vacated Lot 5; thence South 00 degrees 34 minutes 45 seconds West, along the east line of said vacated Lot 5, a distance of 46.63 feet to an iron pipe, distant 191.00 feet northerly from the southeast corner of said vacated Lot 5; thence North 69 degrees 07 minutes 04 seconds West, a distance of 258.91 feet to an iron pipe on the west line of said vacated Lot 2, distant 280.00 feet northerly from the southwest corner of said vacated Lot 2; thence on a bearing of North, along the west line of said vacated Lot 2 and its northerly extension, a distance of 242 feet, more or less, to the shoreline of Lake Pepin; thence easterly along said shoreline to the intersection with a line 200.00 feet southwesterly of, as measured at right angles to and parallel with the easterly line of said Lot A; thence South 28 degrees 41 minutes 34 seconds East, along said parallel line, a distance of 198 feet, more or less, to an iron pipe on the southwesterly line of said Lot A; thence southeasterly, a distance of 163.91 feet along said southwesterly line, being a curve not tangential with the last described line, said curve is concave to the northeast, has a radius of 2000.00 feet, a central angle of 4 degrees 41 minutes 44 seconds and the chord of said curve bears South 65 degrees 23 minutes 59 seconds East, to the point of beginning.

EXCEPT THE FOLLOWING DESCRIBED PREMISES:

That part of Lot A, Block 6 and that part of vacated Pleasant Avenue, all in the Original plat of WACOUTA BEACH, Goodhue County, Minnesota, as filed in the County Recorders Office, described as follows:

Beginning at an iron pipe at the most easterly corner of said Lot A; thence on an assumed bearing of South 61 degrees 13 minutes 39 seconds West, along the southeasterly line of said Lot A, a distance of 102.07 feet to an iron pipe at the most southerly corner of said Lot A; thence South 81 degrees 57 minutes 03 seconds West, a distance of 71.23 feet; thence North 65 degrees 23 minutes 59 seconds West, a distance of 119.92 feet; thence North 24 degrees 36 minutes 01 seconds East, a distance of 50.38 feet to a line 200.00 feet southwesterly of, as measured at right angles to and parallel with the northeasterly line of said Lot A; thence South 28 degrees 41 minutes 34 seconds East, along said parallel line, a distance of 20.00 feet to the southwesterly line of said Lot A; thence southeasterly, along said southwesterly line of Lot A, being a curve concave to the northeast, having a radius of 2000.00 feet, a central angle of 03 degrees 07 minutes 12 seconds, a chord bearing of South 64 degrees 36 minutes 43 seconds East, an arc distance of 108.91 feet to the intersection with a line bearing South 78 degrees 51 minutes 05 seconds West, from the point of beginning; thence North 78 degrees 51 minutes 05 seconds East, a distance of 142.77 feet to the point of beginning,

ALSO EXCEPT THE FOLLOWING DESCRIBED PREMISES:

That part of vacated Pleasant Avenue, and that part of vacated Lots 2 and 3 of Block 5, all in the original plat of Wacouta Beach according to the recorded plat thereof, on file in the office of Goodhue County Recorder, being a part of Section 32, Township 113, Range 13, described as follows:

Beginning at an iron pipe at the most easterly corner of said Lot A; thence on an assumed bearing of South 61 degrees 13 minutes 39 seconds West, along the Southeasterly line of said Lot A, a distance of 102.07 feet to an iron pipe at the most southerly corner of said Lot A; thence South 81 degrees 57 minutes 03 seconds West, a distance of 71.23 feet; thence North 65 degrees 23 minutes 59 seconds West, a distance of 76.63 feet to the point of beginning of the land to be described; thence continue North 65 degrees 23 minutes 59 seconds West, a distance of 43.29 feet; thence North 24 degrees 36 minutes 01 second East, a distance of 14.29 feet; thence North 76 degrees 25 minutes 14 seconds West, a distance of 89.07 feet to the intersection with the Northerly extension of the West line of said vacated Lot 2; thence on a bearing of South, along said Northerly extension and along the West line of said vacated Lot 2, a distance of 74.92 feet to an iron pipe, distant 280.00 feet Northerly from the Southwest corner of said vacated Lot 2; thence South 69 degrees 07 minutes 04 seconds East, along the edge of the bank, a distance of 128.42 feet to the intersection with a line having a bearing of South from the point of beginning; thence on a bearing of North, a distance of 68.77 feet to the point of beginning.

DATUMS

HORIZONTAL: GOODHUE COUNTY COORDINATE SYSTEM NAD83 1996 ADJUSTMENT (HARN)

VERTICAL: NAVD 88

BENCHMARK:

SITE BENCHMARK:
NAIL ON TOP OF GARDEN RETAINING WALL,
ELEVATION = 680.40 FEET

0 20 40

path: S:\Share\PLATS\WACOUTA BEACH\BLOCK 6\NORM & TAMARA DOTY\DOTY.dwg

PROPERTY DESCRIPTION OF RECORD (DOC. NO. 708639)

All that part of Government Lot 2 of section 32, in township 113 north, of range 13 west of the fifth principal meridian, in the County of Goodhue and State of Minnesota, described as follows:

Beginning at the southwest corner of Lot 4 in Block 5 of Wacouta Beach according to the plat thereof on file and of record in the office of the County Recorder for the County of Goodhue, State of Minnesota; running thence east along Lakeview Avenue 120 feet; thence north 191 feet to edge of bank; thence northwesterly along edge of bank, to the west line of said Lot 4 in Block 5; thence south 233 feet to the place of beginning.

The above described Premises being also known as that part of Lots 4 and 5 in Block 5 of Wacouta Beach (vacated) lying south of the edge of the bank.

SURVEYOR'S NOTES:

① THE FINISHED FLOOR ELEVATIONS SHOWN ON THE EXISTING HOUSE ARE APPROXIMATE. THE ELEVATIONS WERE MEASURED AT THE BOTTOM OF THE SCREEN DOOR THRESHOLD OUTSIDE OF THE HOUSE.

CERTIFICATE OF SURVEY FOR:
NORM & TAMARA DOTY C/O CHAD RIESCRAF

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.

Marcus S. Johnson
Minnesota License No. 47460
Date: December 18, 2025

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS		25-1017	S-12360

Certificate of Real Estate Value # 39088
Transfer Entered 10/8/2025
No Deliquent Taxes
Deed Tax: $33.00

Lucas Dahling, Auditor
By Deputy: DM
Goodhue County Minnesota

Document No. A708665
Certified, Filed, Recorded On
10/8/2025 10:48 AM
DEPUTY: TP
JEFFREY S EKBLAD, COUNTY RECORDER
GOODHUE COUNTY, MN
Recording Fee: $46.00
This document has been electronically recorded and returned to submitter

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.1.3 (2018)

e-CRV No.: 1813177

DATE: 10-6-25

DEED TAX DUE: $33.00

FOR VALUABLE CONSIDERATION, Joseph A. Peter, a single person **("Grantor")**, hereby conveys and warrants to Doty Dev LLC **("Grantee")**, a Limited Liability Company under the laws of Minnesota, real property in Goodhue County, Minnesota, legally described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Easments, Covenants and Restrictions of record, if anything.

Check applicable box:

☑ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Joseph A. Peter

State of Minnesota, County of Olmsted

This Instrument was acknowledged before me on 10-6-25, by Joseph A. Peter, a single person.

(Stamp)

Megan Stensland
Notary Public
Minnesota
My Commission Expires Jan. 31, 2030

(signature of notarial officer)

Title (and Rank): Notary

My commission expires: 1-31-30
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Knight Barry Title United LLC
433 W 3rd Street
Red Wing, MN 55066

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Doty Dev LLC
~~31649 Lakeview Ave~~ 27710 Greens Pt Rd
Red Wing, MN 55066

EXHIBIT "A"

That part of Lot A of Block 6 and that part of vacated Pleasant Avenue, and that part of vacated Lots 2, 3, 4, and 5 of Block 5, and that part of the area indicated as Sand Beach, all in the original plat of Wacouta Beach, according to the recorded plat thereof, on file in the office of Goodhue County Recorder, being a part of Section 32, Township 113, Range 13, described as follows:

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EXCEPT THE FOLLOWING DESCRIBED PREMISES:

That part of Lot A, Block 6 and that part of vacated Pleasant Avenue, all in Original, plat of WACOUTA BEACH, Goodhue County, Minnesota, as filed in the County Recorders Office, described as follows:

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Private ramps: site and construction criteria

- The site can support a ramp without pilings, dredging, or other special site preparations.
- The ramp will be constructed of gravel, natural rock, steel matting, or other durable inorganic material not exceeding 7 inches in thickness.
- The ramp will be no more than 12 feet wide along shore and 10 feet waterward of the shoreline or into a water depth of 4 feet, whichever is less.
- Excavation of no more than 5 cubic yards (to create a suitable slope and launching area) and placement of no more than 5 cubic yards of crushed rock, gravel, clean sand, or small stone are allowed to provide a stable base or maintain use of the ramp.

Rip Rap

Rip Rap or Boulder Retaining Wall

OHW

OHW Setback

Retaining Wa
Changes to Rip Rap or
Bou ders

Proposed
House and
Garage
1485 Sq Ft
(Floor elevation at or above
RFPE 685')

Proposed Well

Fill at structure

- The Shaded areas which is 15' around the house will be filled to at least BFE (682')

Proposed
Septic Box
Mount
422 Sq Ft inside
Concrete Walls
(Verified By Goodhue County)

104'-9"
Lot Width at Building

Poured Retaining Wall

88'-6"

19'-4"

17'-4 11/16"

17'-4"

Erosion Control Measures

- The site will be surrounded with Silt Fence as needed
- We will reinstall or replace ripped, collapsed, undermined or decomposed fencing. Remove sediment if deposits reach 1/3 of the silt fence height.
- Removal of silt fences and other sediment control devices will happen only after permanent stabilization is established.

• 674 ..... 10% Slope on 65' = 5' Drop ..... • 681

• 681 ..... 5' ..... 10% Slope ..... • 677

S 49°15'E (198±)

100.00

200.00

83'

36'

53'

53'

35'

30'

65'

15'

15'

15'

15'

28'

21'

39'

15'-6"

23'

5'

20'-6"

1'

1'

x 673.12

674

x 675.10

675

681.92

682

52

FF =683.42
1

EXISTING
HOUSE

21±

15±

681.39

x 680.83

680.29

SITE BENCHMARK:
NAIL ON TOP OF
WALL=680.40

x 678.69

SW'LY LINE
LOT A

EXISTING
GARAGE

15±

Page # 1

SHEET TITLE: Site Map

PROJECT DESCRIPTION: Doty Retreat

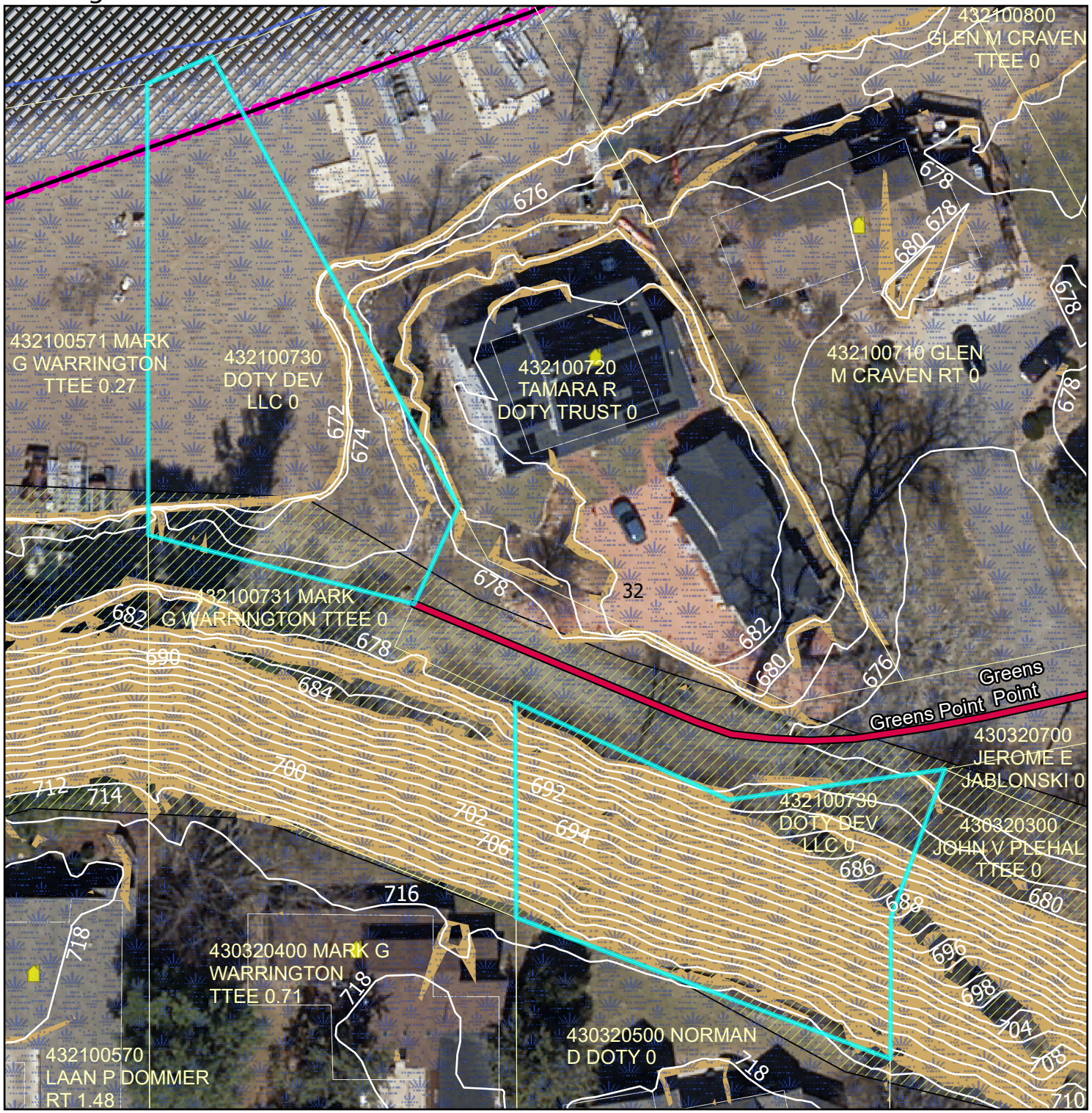
715.495.0403
chadriesgraf@gmail.com

CHAD RIESGRAF CONSTRUCTION

Date: 00-00-00

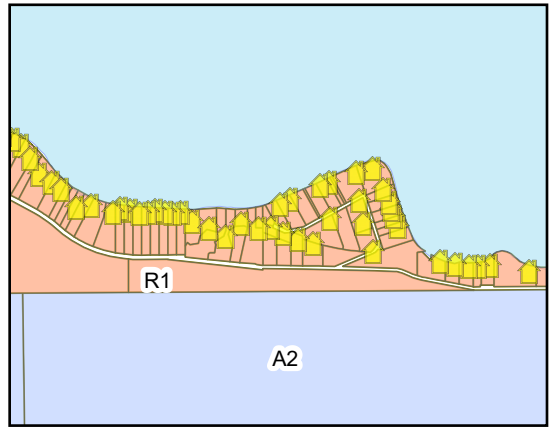
MAP 03: ELEVATIONS

BOARD OF ADJUSTMENT



Legend

- Township Roads
- Streams
  - Intermittent
  - Protected
- Dwelling Point
- Tax Parcels
- Section Lines
- Roads
- Contours_2ft
- Shoreland
- Feedlots2026Poly
- Blufflands
- Soils_Type
  - Slope
  - Soils



0 15 30 60 90 US Feet

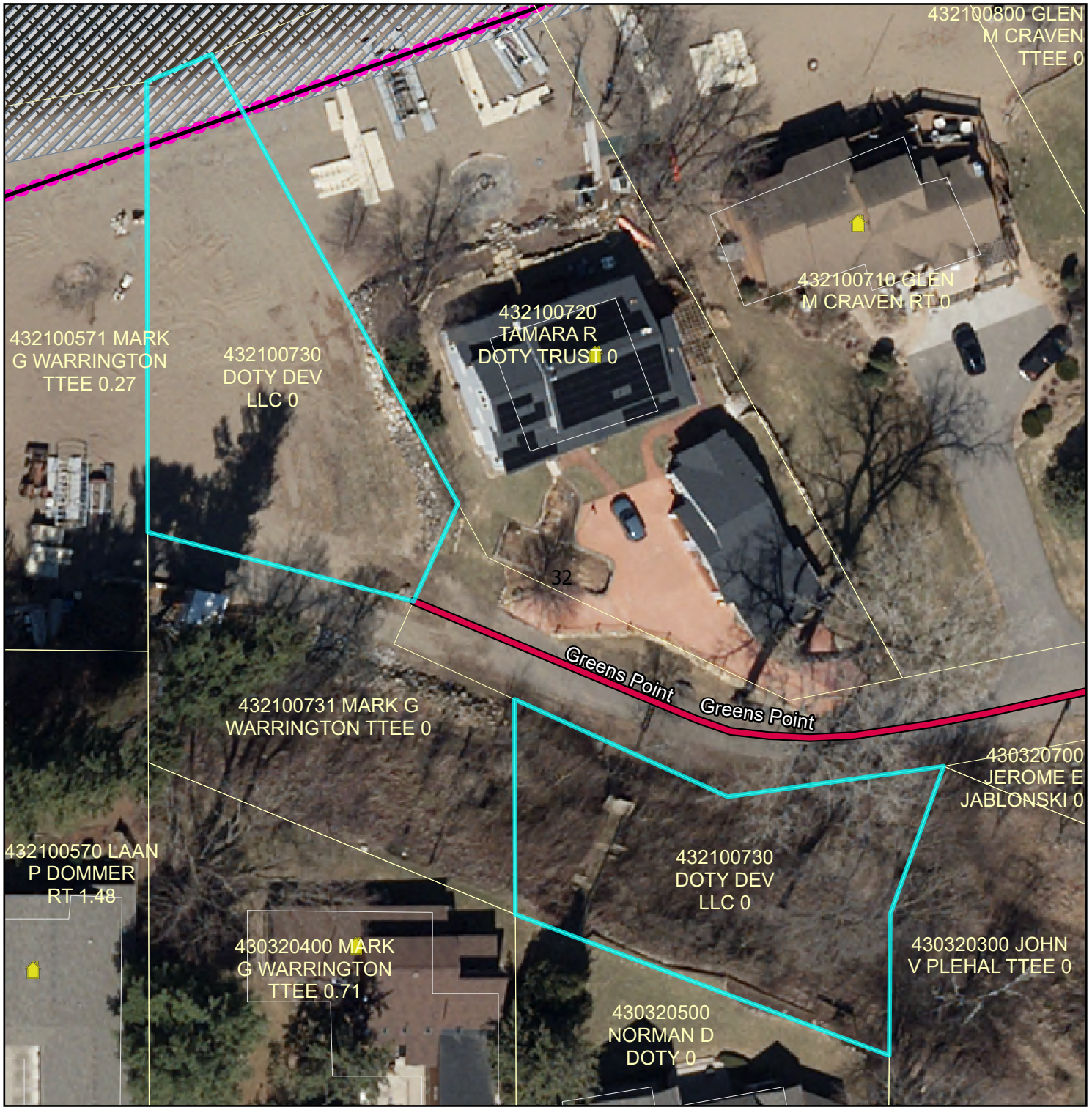
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2024 Aerial Imagery
Map Created November, 2026 by LUM

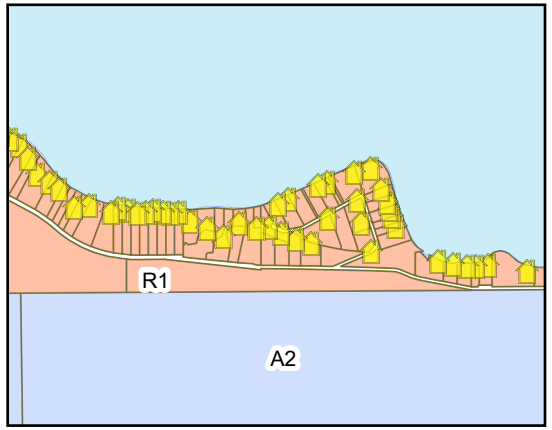
MAP 01: PROPERTY OVERVIEW

BOARD OF ADJUSTMENT



Legend

- Township Roads
- Streams
  - Intermittent
  - Protected
- Dwelling Point
- Tax Parcels
- Section Lines
- Roads
- Feedlots2026Poly



0 15 30 60 90 US Feet

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2024 Aerial Imagery
Map Created November, 2026 by LUM