

To: Goodhue County Board of Commissioners
From: Megan Smith, Land Use Management Director
Date: November 4, 2025 County Board Meeting
Re: Final Plat Review of the “Ohmann Addition”

AGNEDA ITEM:

The County Board will consider a request submitted by property owners/applicants, Ohmann Farms LLC. 30494 23rd Avenue Way Cannon Falls, MN 55009, for a final plat. The application impacts the following tax parcels: 41.180.0370, 41.180.0390, and 41.180.0030. The proposed re-plat is titled “Ohmann Addition” and comprises 123 acres, with 5 proposed lots. A Preliminary Plat review and a public hearing occurred on July 21, 2025, and was approved by the County Board on August 19, 2025.

ATTACHMENTS:

1. Application and Final Plat
2. Email from Keith Ohmann regarding easement
3. Location maps prepared by staff
4. Draft meeting from the PAC meeting of October 20, 2025

APPLICATION INFORMATION:

Applicant: Ohmann Farms LLC

Parcels: 41.180.0370, 41.180.0390, and 41.180.0030

Abbreviated Legal: Lot 20 Block 3, Lot 2 Block 1, and Outlot A of Lake Byllesby West Plat

Zoning District: A-2 (Agriculture District)

SUMMARY:

On October 20, 2025, the Planning Advisory Commission considered a final plat request submitted by property owners/applicants, Ohmann Farms LLC. 30494 23rd Avenue Way Cannon Falls, MN 55009. The land is part of the Lake Byllesby West Plat, and zoned A2 Agricultural District and is also within the Shoreland Overlay of Lake Byllesby.

The proposed re-plat is titled “Ohmann Addition” and comprises 123 acres. If approved, the plat would create a total of 5 lots.

This application is similar to the application reviewed by the County in 2024. A new application was required after the owners did not record the plat within a 6-month timeline from plat approval.

The County Board considered the preliminary plat at their August 19th, 2025, Board meeting and approved the final plat with the following conditions:

1. Prior to submitting a final plat, the applicant shall designate an easement area on the final plat granting Goodhue County access to the County owned small boat landing to Lake Byllesby, through the area shown as Lot 1, Block 1 of the proposed plat.
2. A final plat shall be submitted within 180 days of approval of the preliminary plat.

The property owners have declined dedicating any easement to the County and are requesting final plat approval without dedication of an easement. See attached email from Keith Ohmann. In subsequent conversation with staff, the Ohmann's believe the lack of an easement has been an issue for decades, and the County lacks easement to other land locked parcels in this area. They believe the easements should be negotiated separately from the plat review.

Land Use staff has confirmed with County Public Works that the County has maintained public access to Lake Byllesby through the Ohmann property, and therefore it is the opinion of Land Use Staff the County has access through what is often called a prescriptive easement. Although it would be desirable to get a formal easement in place, the current three property owners of the LLC. do not want further delays or wish to incur additional surveying costs with having to re-do the plat a 3rd time. In conversations with staff, it has been agreed to either bring the issue up with the Land Committee for a possible land swap, or begin easement negotiations with Kevin Ohmann, the future owner of Lot 1 of Block 1.

“OHMANN ADDITION” FINAL PLAT REVIEW:

- Johnson and Scofield Inc. have prepared a Final Plat of the “Ohmann Addition” on behalf of Ohmann Farms LLC for consideration.
- This plat was reviewed by the PAC in August of 2024, and approved by the Co Board in November. The owners did record the plat within the 180 day timeframe, so it expired, and the ordinance requires the process to start again.
- One additional home site could potentially be created within this platted area. Specifically, the proposed plat is in Section 16 of Stanton Township. There are only 3 homes built in this section on land zoned A2, therefore Section 16 could see up to 9 addition homes built before the section density if full.
- The North West quarter-quarter of Section 16 does not have a home in it, and is part of the platted area, and therefore the County could expect to see a home built there. This area is labeled as Lots 2 and Lot 3 of Block 1 on the attached plat. Only one home can be built in this quarter-quarter section, but it could go on either Lot 2 or Lot 3 of Block 1, but not both.
- Regarding the easement, it is the opinion of staff that the County's has demonstrated that a “prescriptive easement” exists which establishes the right of use of the

driveway through continuous and open use of the property for at least 15 years, meeting the requirements of Mn Statute 507.

RECOMMENDATION:

The Planning Advisory Commission recommends the County Board:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record; and forward a recommendation to the County board to **APPROVE** the request submitted by Ohmann Farms LLC for Final Plat of the proposed “Ohmann Addition” Plat.

Goodhue County Preliminary and Final Plat Application



Z 25-0044

Property Owner(s) Information	
Name(s)	Ohmann farms LLC.
Mailing Address	30494 23rd AVE
Phone Number	(612) 229 5104
Email Address	[REDACTED]
Applicant Information	
Name(s)	Keith Ohmann
Mailing Address	30494 23rd AVE
Phone Number	(612) 229 5104
Email Address	[REDACTED]
Project information	
Proposed Plat Name	
Application Type	☐ Preliminary Plat ☒ Final Plat ☐ Both Preliminary and Final
Total Acres Platted	123
Will the plat dedicate Right of way?	☐ State ☐ County ☐ Township ☐ City No
List Parcel Numbers:	
Total Number of Lots:	5
Total Number of Outlots:	0
Property Owner(s) Signature	
Kevin Ohmann Printed Name	Kevin Ohmann Signature
	9-22-25 Date
Keith Ohmann Printed Name	Keith Ohmann Signature
	9-22-25 Date
Stanley N Ohmann Printed Name	Stanley N Ohmann Signature
	9-22-25 Date

Goodhue County

Preliminary and Final Plat Application



Township Acknowledgment			
Name			
Township Position			
Signature		Date	
Township Approval*		Date	
*For townships with a subdivision ordinance and zoning ordinance			
County Use			
Application Fee	\$50 Balance	Receipt Number 18726	Received Date 9/22/25
Received by	Meyon Smith		
Preliminary Review by PAC Date:		Preliminary Approval by Co. Board Date:	
Final Plat Review By PAC Date:		Final Review By Co. Board Date:	

LAKE BYLLESBY



① BIDDERS A FRACTION "1/16" INCH LTR.
 HAVING A PLASTIC CAP BEING NO LAM-
 SATION BEING NUMBER 4780.
 ② BIDDERS FOUND WITH INQUIRY.
 ③ BIDDERS GEORGE COUNTY P.L.S. CORP.
 (28403) BIDDERS GEORGE PLAT 031412.

LEGEND

JOHNSON & SCOTFIELD INC.
SURVEYING AND ENGINEERING
13015 MARSH CIRCLE • MCQUEEN, MINNAPOLIS
65135-1000

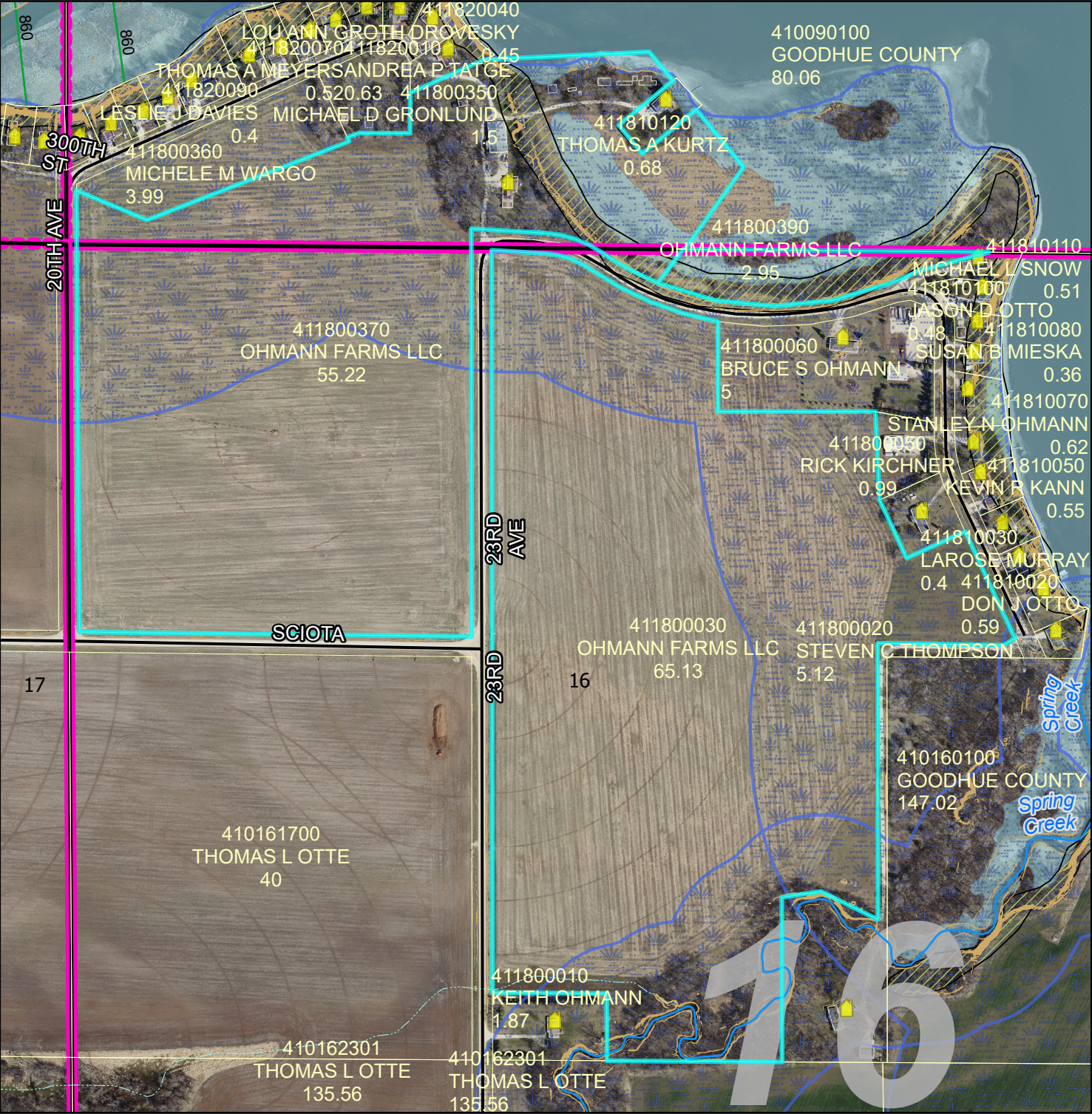
From: [keith ohmann](#)
To: [Smith, Megan](#)
Subject: Ohmann Farms LLC
Date: Wednesday, August 20, 2025 11:10:26 AM

[You don't often get email from keithohmann@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Use caution opening links or attachments!

Today I am writing to you on behalf of the plot That is being split by the three partners of Ohmann Farms LLC . this is a very basic split between three partners yesterday you . Approved a split and reached out to me asking for easement for you to access the County park ...that you have been crossing for many years we will not entertain or have our surveyors deal with this issue. At this time. Once the split occurs you can take this matter up with Kevin being he will be the soul owner.Of that property Thank you !!! The letter you requested as of 8/19/25
Sent from my iPhone

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
July 21, 2025

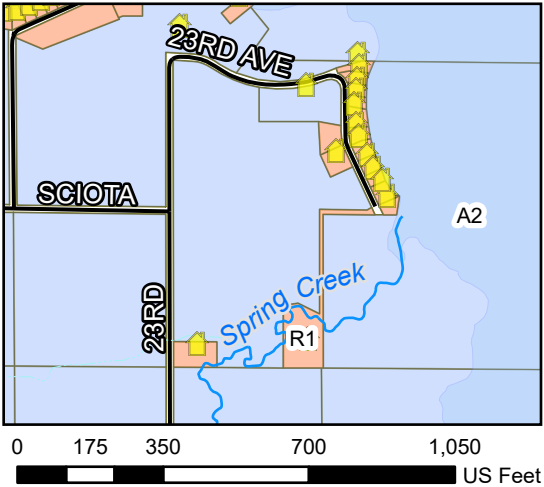
Ohmann Farms LLC (Owner)
A-2 Zoned District.

Lot 20 Block 3, Lot 2 Block 1, and
Out Lot A of the Lake Byllesby West Plat
in Stanton Township.

Request for a replat of the
Ohmann Addition.

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

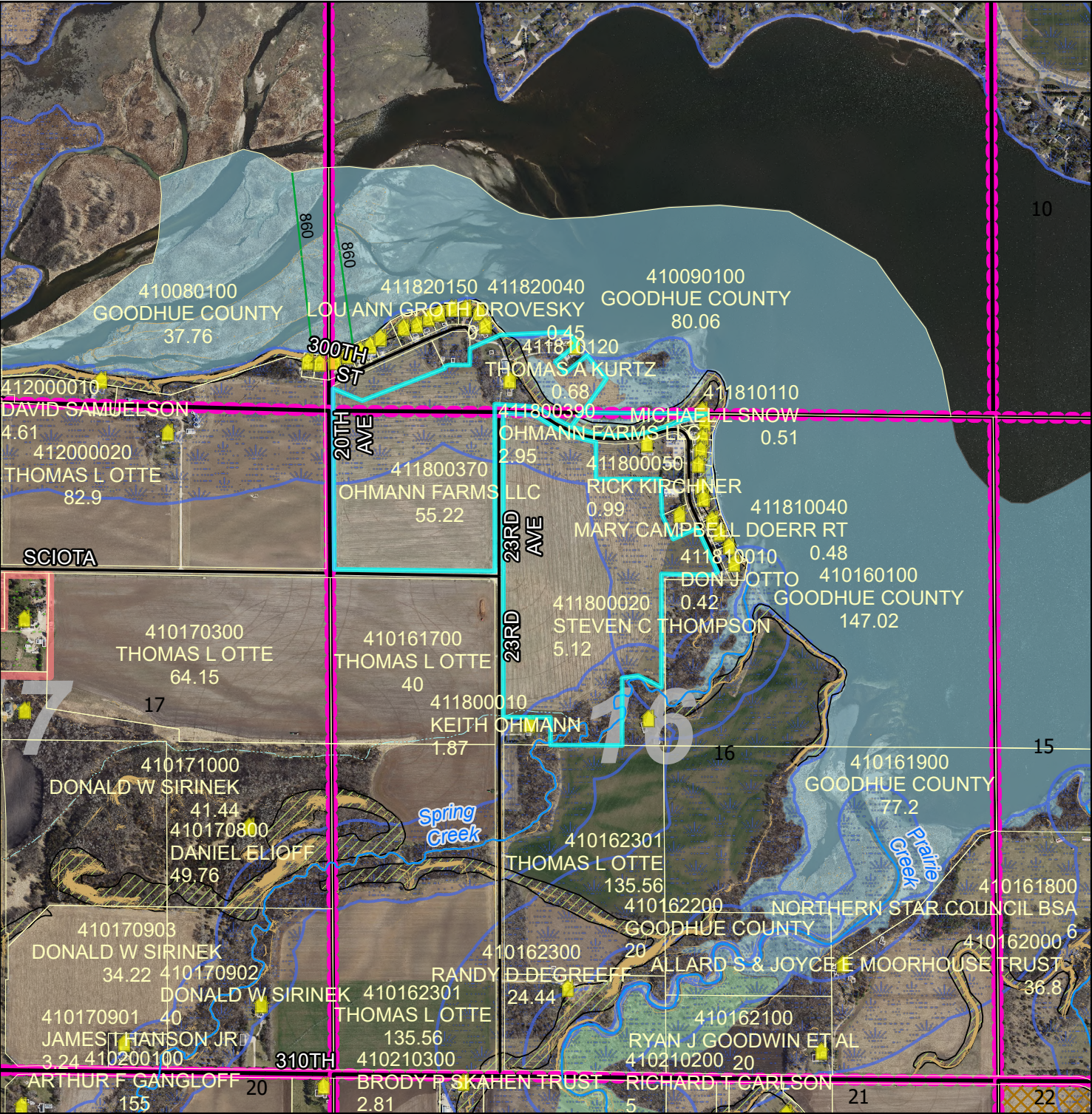


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or consequential damages that may result from its use
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2024 Aerial Imagery
Map Created July, 2025 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
July 21, 2025

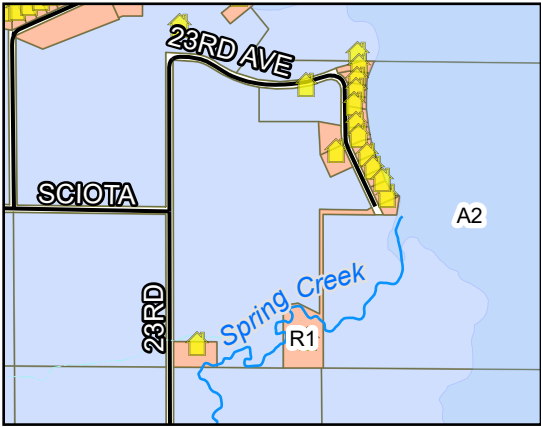
Ohmann Farms LLC (Owner)
A-2 Zoned District.

Lot 20 Block 3, Lot 2 Block 1, and
Out Lot A of the Lake Byllesby West Plat
in Stanton Township.

Request for a replat of the
Ohmann Addition.

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 |



0 430 860 1,720 2,580
US Feet

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or consequential damages that may result from its use
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2024 Aerial Imagery
Map Created July, 2025 by LUM



ArcGIS Web Map



8/4/2025, 2:32:26 PM

Parcels

House Number

PIN

Full Name

Goodhue County Roads

CEM; ; OCTY; OCRLN; CTRLN

Municipal Boundaries

Cached2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,372

00.010.020.04

mi

00.020.040.07

km

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
October 20th, 2025, MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:03 PM by Chair Chris Buck at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Charlie Dicke, Christopher Warrington, Richard Miller, and Chirs Buck

Commissioners Absent: Carol Overland, Marc Huneke, and Todd Greseth

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

1. Approval of Agenda

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

Motion carried 4:0

2. Approval of Minutes

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

Motion carried 4:0

3. Conflict/Disclosure of Interest

No conflicts or disclosures.

4. Public Hearing(s):

Map Amendment Rezone for Brian Haugen

The Planning Advisory Commission will consider a request submitted by Brian Haugen, agent for the property buyers, Cael and Mackenzie Marx, to rezone land located at 19643 500th St, Pine Island, MN 55963, to allow the parcel with ID number 39.020.0802 to be Rezoned from A-1 (Agriculture) to CS (Conservation Subdivision). Part of the W1/2 SE1/4 & SE1/4 of Sec 20 Twp 109 Range 15 in Pine Island Township.

Smith presented the staff report and attachments.

Brian Haugen (applicant) stated that he is aware of the nearby feedlot and that a dwelling(s) would still be able to be built.

Chair Buck Opened the Public Hearing

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

Motion carried 4:0

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

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
October 20th, 2025, MEETING MINUTES
DRAFT**

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

Recommend the County Board **Approve** the request submitted by Brian Haugen (applicant), to allow the Map Amendment of Parcel 39.020.0802 to be rezoned from A-1 (Agriculture) to CS (Conservation Subdivision).

Motion carried 4:0

Preliminary Plat, Brian Haugen

The Planning Advisory Commission will consider a request submitted by Brian Haugen, agent for the property buyers, Cael and Mackenzie Marx, to plat land located at 19643 500th St. Pine Island, MN 55963. To create two lots, with ID number 39.020.0802. Part of the W1/2 SE1/4 & SE1/4 of Sec 20 Twp 109 Range 15 in Pine Island Township.

Smith presented the staff report and attachments.

Brian Haugen (applicant) stated that he was in agreement with the staff recommendation and didn't have further comments.

Chair Buck Opened the Public Hearing

⁵**After Chair Buck called three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Warrington to close the Public Hearing.**

Motion carried 4:0

⁶**It was moved by Commissioner Warrington and seconded by Commissioner Dicke for the Planning Advisory Commission to:**

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

Recommend the County Board **Approve** the request submitted by Brian Haugen (Owner), to receive Preliminary Plat approval of Parcel 39.020.0802 in order to allow dwellings to be built.

Motion carried 4:0

5. Review(s):

Final Plat for Ohmann Farms LLC

The Planning Advisory Commission will consider a request submitted by property owners/applicants, Ohmann Farms LLC. 30494 23rd Avenue Way Cannon Falls, MN 55009, for a final plat. The application impacts the following tax parcels: 41.180.0370, 41.180.0390, and

**PLANNING ADVISORY COMMISSION
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DRAFT**

41.180.0030. The proposed re-plat is titled "Ohmann Addition" and comprises 123 acres, with 5 proposed lots. A Preliminary Plat review and a public hearing occurred on July 21, 2025.

Smith presented the staff report and attachments.

Kieth Ohmann (applicant) stated that the lake access "road" has been present for a lengthy period and that he is not looking for an easement at this time or, potentially, at all.

⁷It was moved by Commissioner Miller and seconded by Commissioner Dicke for the Planning Advisory Commission to:

- Adopt the staff report into the record;
 - Accept the application, testimony, exhibits, and other evidence into the record; and,
- Recommend the County Board **Approve** the request submitted by Kieth Ohmann (Owner), to receive Final Plat approval of Parcels 41.180.0370, 41.180.0390, and 41.180.0030.

Motion carried 4:0

6. Other Discussion

a. None

7. ⁸ADJOURN: Motion by Commissioner Warrington and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 6:32 p.m.

Motion carried 4:0

Respectfully Submitted,
Leah Pieper, Zoning Assistant

MOTIONS

¹ APPROVE the PAC meeting agenda.

Motion carried 4:0

² APPROVE the previous month's meeting minutes.

Motion carried 4:0

³ Motion to close the Public Hearing.

Motion carried 4:0

⁴ Approve the Map Amendment for Haugen

Motion carried 4:0

⁵ Motion to close the Public Hearing.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
October 20th, 2025, MEETING MINUTES
DRAFT

Motion carried 4:0

⁶ **Approve the Preliminary Plat for Haugen**

Motion carried 4:0

⁷ **Approve the Final Plat for Ohmann**

Motion carried 4:0

⁸ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 4:0