

To: Goodhue County Planning Advisory Commission
From: Megan Smith, Land Use Management Director
Meeting Date: July 21, 2025
Report Date: July 11, 2025

AGNEDA ITEM:

Hold a public hearing and consider a request for preliminary plat approval from Ohmann Farms LLC., for the splitting of 123 acres into 5 lots, located in Station township, along 23rd Avenue, and 23rd Avenue Way, Cannon Falls, MN.

HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a request submitted by property owners/applicants, Ohmann Farms LLC. 30494 23rd Avenue Way Cannon Falls, MN 55009. The application impacts the following tax parcels: 41.180.0370, 41.180.0390, and 41.180.0030. The land is part of the Lake Byllesby West Plat, Lot 20 Block 3, Lot 2 Block 1, and Outlot A. The property is zoned A2 Agricultural District and within the Shoreland Overlay of Lake Byllesby. The proposed replat 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.

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)

ATTACHMENTS:

- Application and Preliminary Plat
- Location Maps prepared by staff

“Ohmann Addition” Preliminary and Final Plat Review:

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

According to the Goodhue County Subdivision Ordinance, any land subdivision that results in the creation of additional building sites other than what would be allowed under the existing zoning designation must be formally platted. Proposed Lot 3 Block 1 will be buildable under County density regulations for the A-2 District.

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.

The proposed plat is in Section 16 of Stanton township, which is a mix of land zoned A2 and R1. 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 East 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 preliminary plat.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission:

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

APPROVE the request submitted by Ohmann Farms LLC for Preliminary Plat of the proposed "Ohmann Addition" Plat.

Application Procedures:

25-0031

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

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

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

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

Landowner Information			
Landowner Name	Ohmann Farms LLC		Email
Mailing Address	30494 23rd AVE Cannon Falls MN 55009		
Daytime Phone	(622) - 229-5104		
Applicant Information (if different than above)			
Applicant Name	Keith Ohmann		Email
Mailing Address	Same		
Daytime Phone	Same		
Township Information			
Township position	Stanton		Date
Signature			
County Use			
Application Fee	\$350	Receipt Number	Received Date
		18675	6/27/25
Initial Reviewed by			
Plat Name	Ohmann Addition		
Request complies with Goodhue County Zoning and Subdivision requirements as attested by me			
_____ the Goodhue County Planner/Zoning Administrator on			
this day _____			

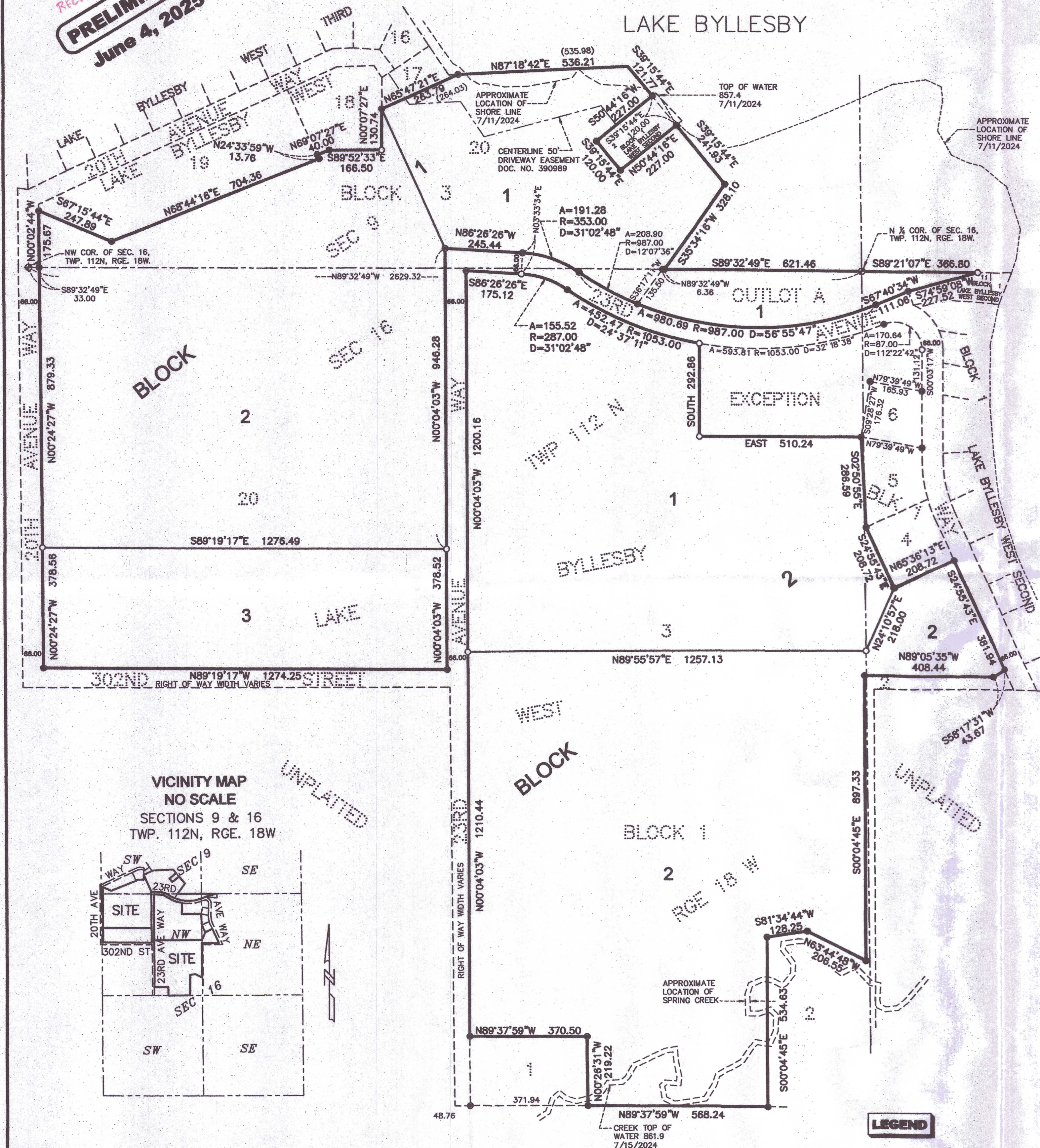
PIDs: 41.180.0030, 41.180.0370, 41.180.0390



OHMANN ADDITION

RECEIVED JUNE 18, 2025
PRELIMINARY
June 4, 2025

LAKE BYLLESBY



KNOW ALL PERSONS BY THESE PRESENTS: That Ohmann Farms, LLC, a Minnesota Limited Liability Company, and Castle Rock Bank, a Minnesota corporation, mortgagee, of the following described property:

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

EXCEPT: That part of Lot 3, Block 1, LAKE BYLLESBY WEST, according to the recorded plat thereof, Goodhue County, Minnesota, described as follows: Beginning at the southwest corner of Lot 6, Block 1, said LAKE BYLLESBY WEST; thence on a bearing of West (assuming the south line of said Lot 6 has a bearing of North 79 degrees 38 minutes 48 seconds West) a distance of 510.24 feet; thence on a bearing of North 292.86 feet to the north line of said Lot 3; thence easterly 593.81 feet along said north line of Lot 3 along a curve concave to the north, radius of 1053.00 feet, central angle of 32 degrees 18 minutes 38 seconds and a chord that bears North 83 degrees 49 minutes 54 seconds East; thence easterly, southeasterly and southerly 170.64 feet along the northerly and easterly line of said Lot 3 along a curve concave to the southwest, radius of 87.00 feet, central angle of 112 degrees 22 minutes 42 seconds and a chord that bears South 56 degrees 08 minutes 04 seconds East; thence South 0 degrees 03 minutes 17 seconds West along the east line of said Lot 3 a distance of 131.12 feet to the northeast corner of said Lot 6; thence North 79 degrees 38 minutes 48 seconds West along the north line of said Lot 6 a distance of 165.93 feet to the northwest corner thereof; thence South 9 degrees 28 minutes 27 seconds West along the west line of said Lot 6 a distance of 176.32 feet to the point of beginning.

Has caused the same to be surveyed and platted as OHMANN ADDITION.

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

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

STATE OF MINNESOTA

COUNTY OF GOODHUE

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

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

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

Notary Public _____ County, Minnesota

My Commission Expires _____

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

by _____ its _____

STATE OF MINNESOTA

COUNTY OF GOODHUE

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ its _____ on behalf of said

Notary Public _____ County, Minnesota

My Commission Expires _____

I, Marcus S. Johnson do hereby certify:

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

Dated this _____ day of _____, 20____.

Marcus S. Johnson, Professional Land Surveyor

Minnesota License Number 47460

STATE OF MINNESOTA

COUNTY OF GOODHUE

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

Notary Public _____ County, Minnesota

My Commission Expires _____

Approved by the Goodhue County Board of Commissioners at their County Board meeting on _____, 20____.

Signed _____ Chairperson, Goodhue County Board of Commissioners Attest: County Administrator

Approved by Stanton Township at their Board meeting on _____, 20____.

Signed _____ Chairperson, Stanton Township

Approved by the Goodhue County Attorney as to form and execution. Stephen O'Keefe, County Attorney: _____ Date: _____

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

By _____ Goodhue County Auditor/Treasurer

By _____ Deputy

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

By _____ Jeffrey Ekblad, Goodhue County Surveyor

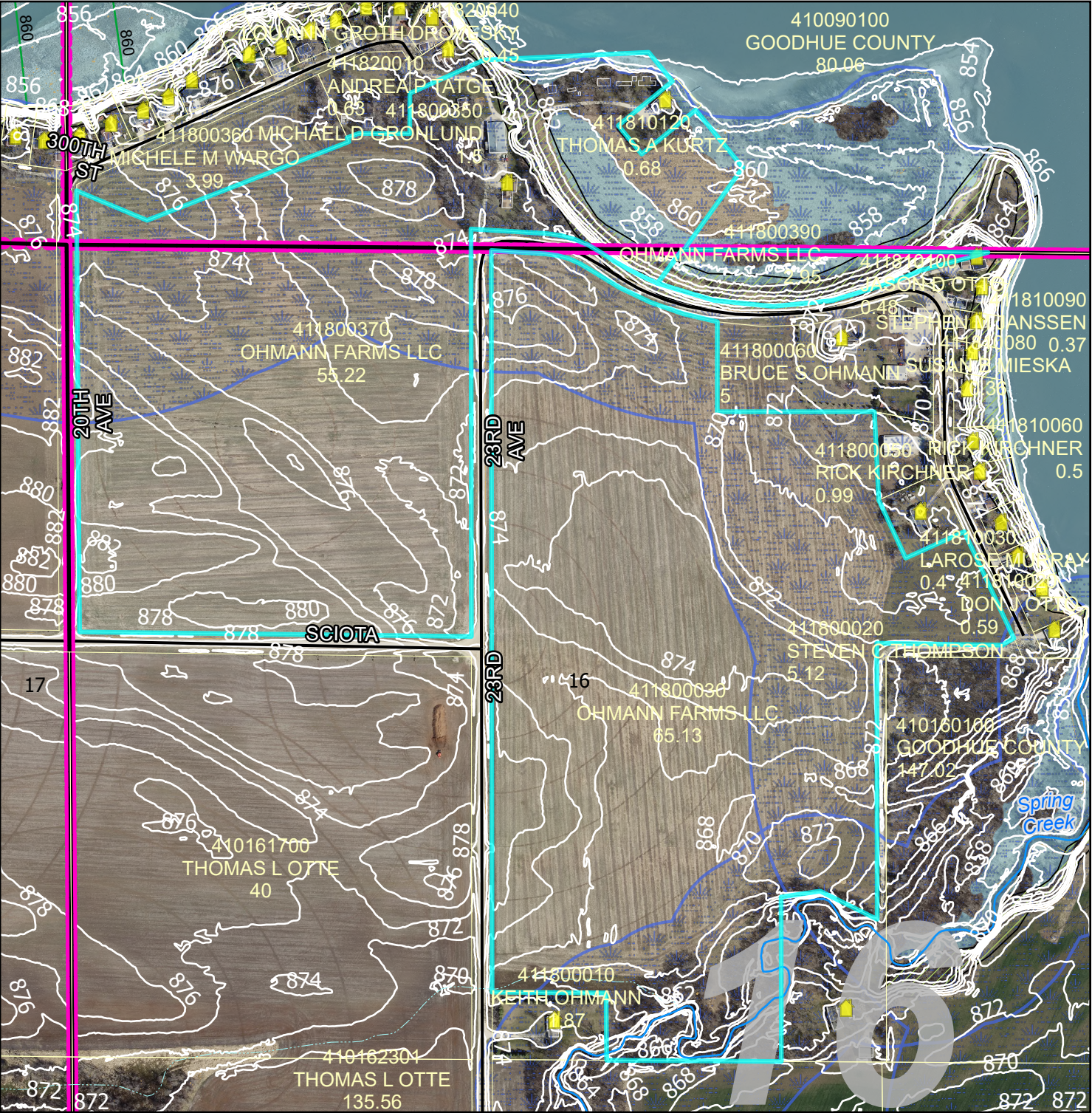
I hereby certify that the within instrument was filed in this office for record this _____ day of _____, 20____ at _____m and was

duly recorded as document number _____ file number _____

By _____ Goodhue County Recorder

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1203 MAIN STREET, RED WING, MN 55066
(651)3881558

MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
July 21, 2025

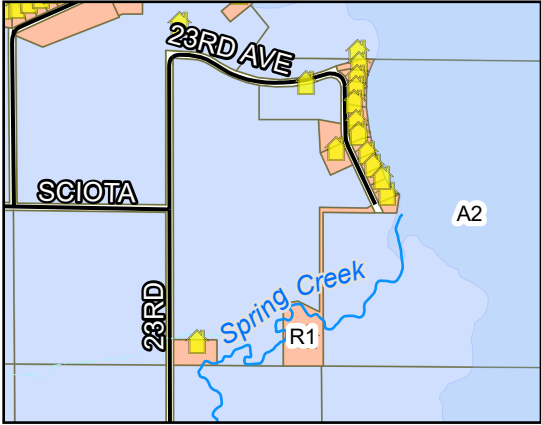
Ohmann Farms LLC (Owner)
A-2 Zoned District.

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 |

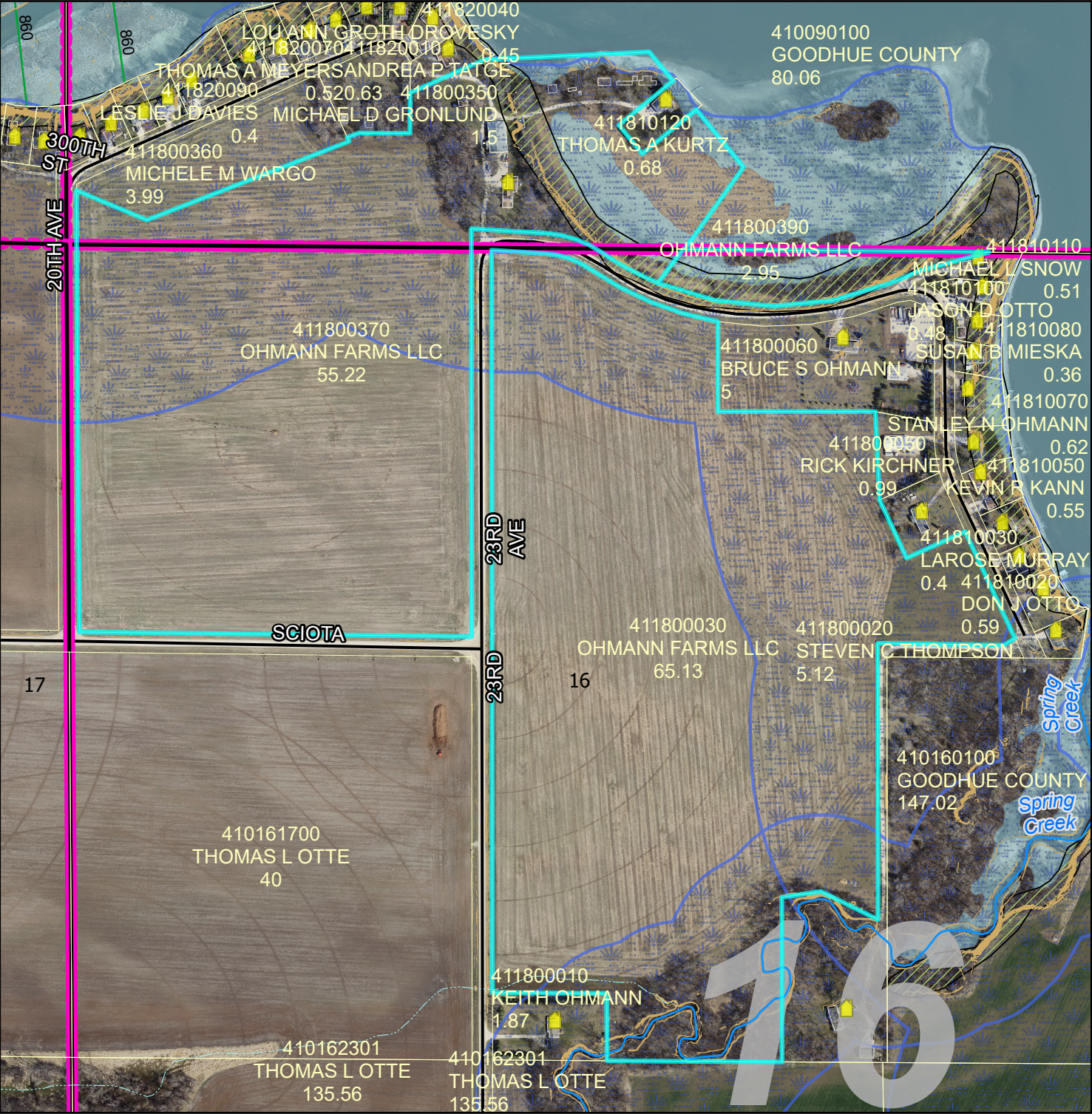


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2024 Aerial Imagery
Map Created July, 2025 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
July 21, 2025

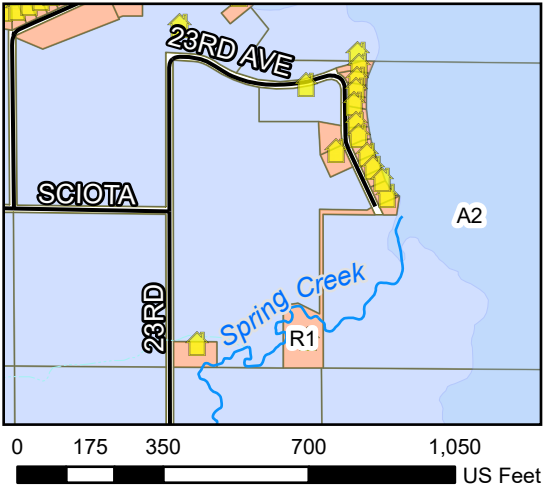
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|----------------------------|------------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope)
20 |
| Protected Streams | 30 |
| Lakes & Other Water Bodies | |
| Shoreland | FEMA Flood Zones |
| Historic Districts | 2% Annual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

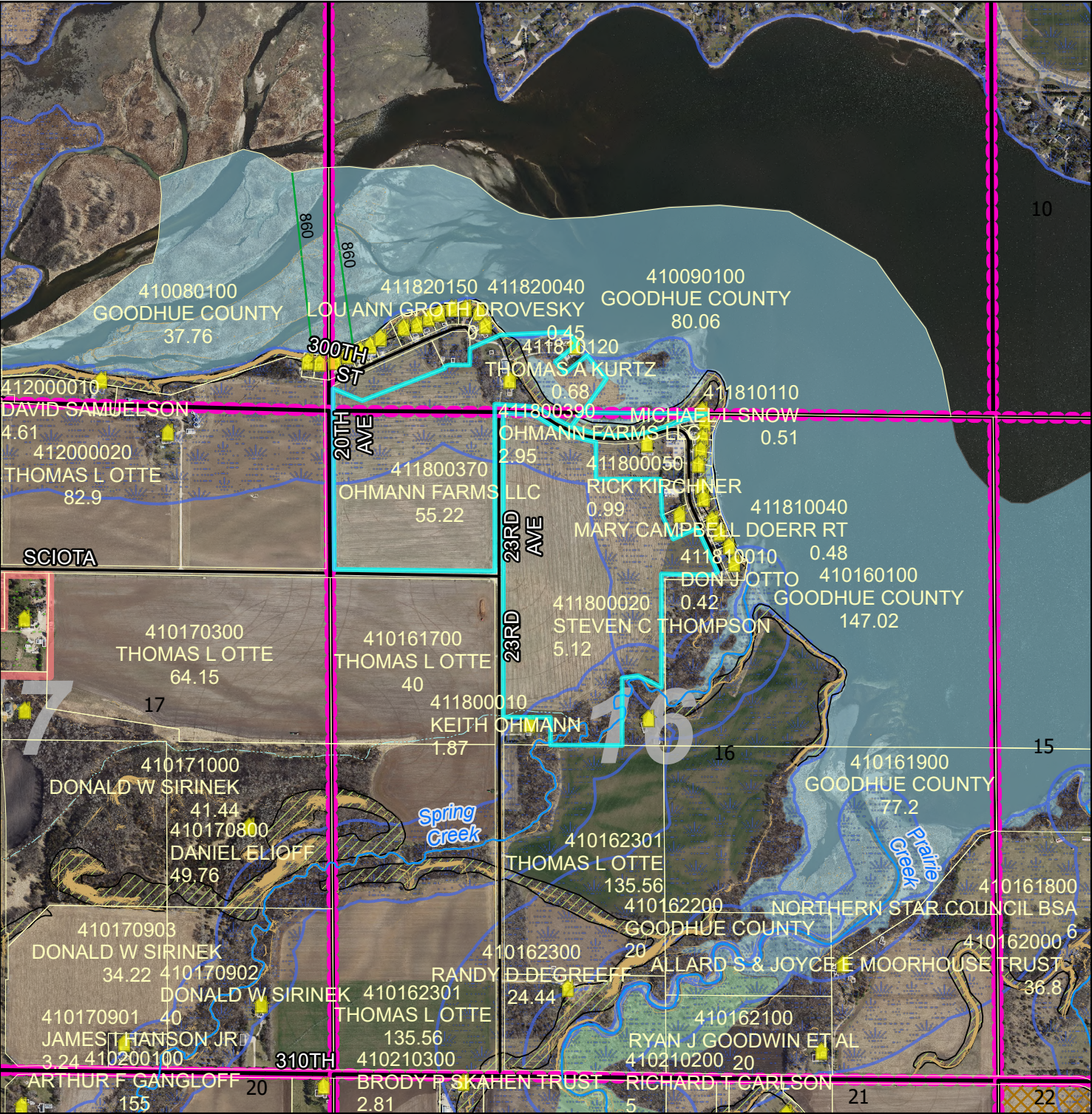


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MAP 02: VICINITY MAP



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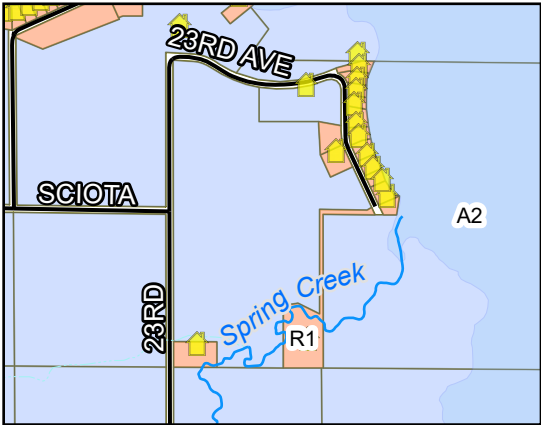
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- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
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| Shoreland | |
| Historic Districts | FEMA Flood Zones |
| Parcels | 2% Annual Chance |
| Registered Feedlots | A |
| Dwellings | AE |
| Municipalities | AO |
| | X |



0 430 860 1,720 2,580
US Feet

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