

To: Planning Advisory Commission
From: Megan Smith, Land Use Management Director
Meeting Date: November 17, 2025
Re: Rezoning Request from A3 to R1 In Zumbrota Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request to rezone land located at 19029 County 10 Blvd, Zumbrota, MN 55992 to allow the parcel to be split and re-zoned to R1 from A3. The remainder of the land will stay zoned A3.

ATTACHMENTS AND LINKS:

- Application as submitted
- Maps prepared by staff

APPLICATION INFORMATION:

Applicant: Dana and Carol Frederixon (Landowner)

Property Owners: Dana Frederixon

Address of zoning request: 19029 County 10 Blvd, Zumbrota MN 55992

Parcel: 47.032.1700

Township: Zumbrota

Abbreviated Legal: Part pf the W 1/2 of NE 1/4 & part of E 1/2 of NW 1/4 S of SEC 32, TWP 110, RANGE 15 in Zumbrota Township.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a request submitted by Dana Frederixon, 19029 County 10 Blvd, Zumbrota, MN 55992, to allow the parcel with ID number 47.032.1700 to be Rezoned from A-3 (Urban Fringe) to R-1 (Residential). The property is described as PART OF THE W 1/2 OF NE 1/4 & PART OF E 1/2 OF NW 1/4 S OF SECTION 32, TOWNSHIP 110, RANGE 15, IN ZUMBROTA TOWNSHIP, GOODHUE COUNTY, MN.

PROJECT SUMMARY:

The applicant Dana Frederixon is seeking approval for a parcel split of the their property located at 19029 County 10 Blvd, Zumbrota MN 55992. The proposal includes dividing approximately 4.80 acres from the existing parcel. Following the split, the proposed 4.80-acre parcel will be rezoned to R-1 (Residential). The remaining acreage will retain its current zoning of A-3 (Urban Fringe). The intent of the request is for the Frederixon's to

retain and continue residing on the newly rezoned R-1 parcel, while the remaining A-3 acreage is intended for sale to provide retirement income.

Zoning Staff have reviewed the application and determined that the site is a suitable candidate for R-1 (Residential) zoning. The proposal meets or has the potential to meet all applicable County zoning and subdivision requirements.

Property Information

- The property consists of one parcel comprising approximately 111 acres, that is zoned A3 –Urban Fringe.
- The section this property is located within is primarily zoned A3, which allows 1 dwelling per 35 acres.
- The nearest feedlot borders the West edge of the subject property which appears to be within city limits.
- The property is surrounded by predominantly A-3 District and City land, however there is a small area East of the property zoned Residential within many dwellings.
- No portions of the property are designated Shoreland or Floodplain.
- No mining sites exist within 1000 feet of the subject property
- No utility scale solar or wind sites exist within 1000 feet of the subject property

Proposed Uses:

- If rezoned, the 4.80-acre parcel could be eligible for another dwelling to be built. However, the intended purpose is to keep home and sell remaining land that would split.
- The Commission must consider the possibilities the zoning district would allow.

Accessibility:

- The proposed rezoned parcel has access from a public road, which is County 10 Blvd.
- The remaining acreage will continue to have accessibility to County 10 Blvd if approved.

Planning Information:

- The A-3 Urban Fringe District is “intended to provide for urban expansion in close proximity to existing incorporated urban centers within Goodhue County in accordance with the Comprehensive Plan by conserving land for farming and other open space land uses for a period of time until urban services become available”.
- The R-1 District’s purpose is “intended to provide a district which will define and protect areas suitable for low to medium density residential development as the principal land use and to allow related facilities desirable for a residential environment.

- The majority of the County's R1 district are often near cities and have access to high volume highways or roads. The County's ordinances take into consideration that land zoned R1 may at some point be connected to a public water supply and a municipal wastewater treatment system.

Goodhue County Comprehensive Plan:

- The proposed rezone appears compatible with the goals of the County's Comprehensive Plan and growth management strategies, which encourages new development to be focused in or around cities, and to protect areas from development.

Staff Recommendation:

To adopt the staff report into the record, accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **APPROVE** the map amendment request rezone 4.80 acres from A3 (Urban Fringe) to R1 (Residential) finding that the request is in compliance with the County's comprehensive plan.

RECEIVED

OCT 23 2025

Staff Use Only	
Permit #	Z 25-0046
Date	10/23/25
\$500 RECEIPT#	18740

Land Use Management
APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME:

Dana Frederixon and Carol Frederixon

APPLICANT'S ADDRESS:

19029 County 10 Blvd, Zumbrota, MN 55992

TELEPHONE:

507-251-6203

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Same as Above ☒

ADDRESS:

TELEPHONE:

()

EMAIL:

- ☐ Map Amendment - Parcel: 47.032.1700; Current District: A3 Requested District: R1
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____

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

To split off building site from farm land ; 4.8 acres

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

continued home

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

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

Wish to sell land for retirement income but would like to retain home, building site.

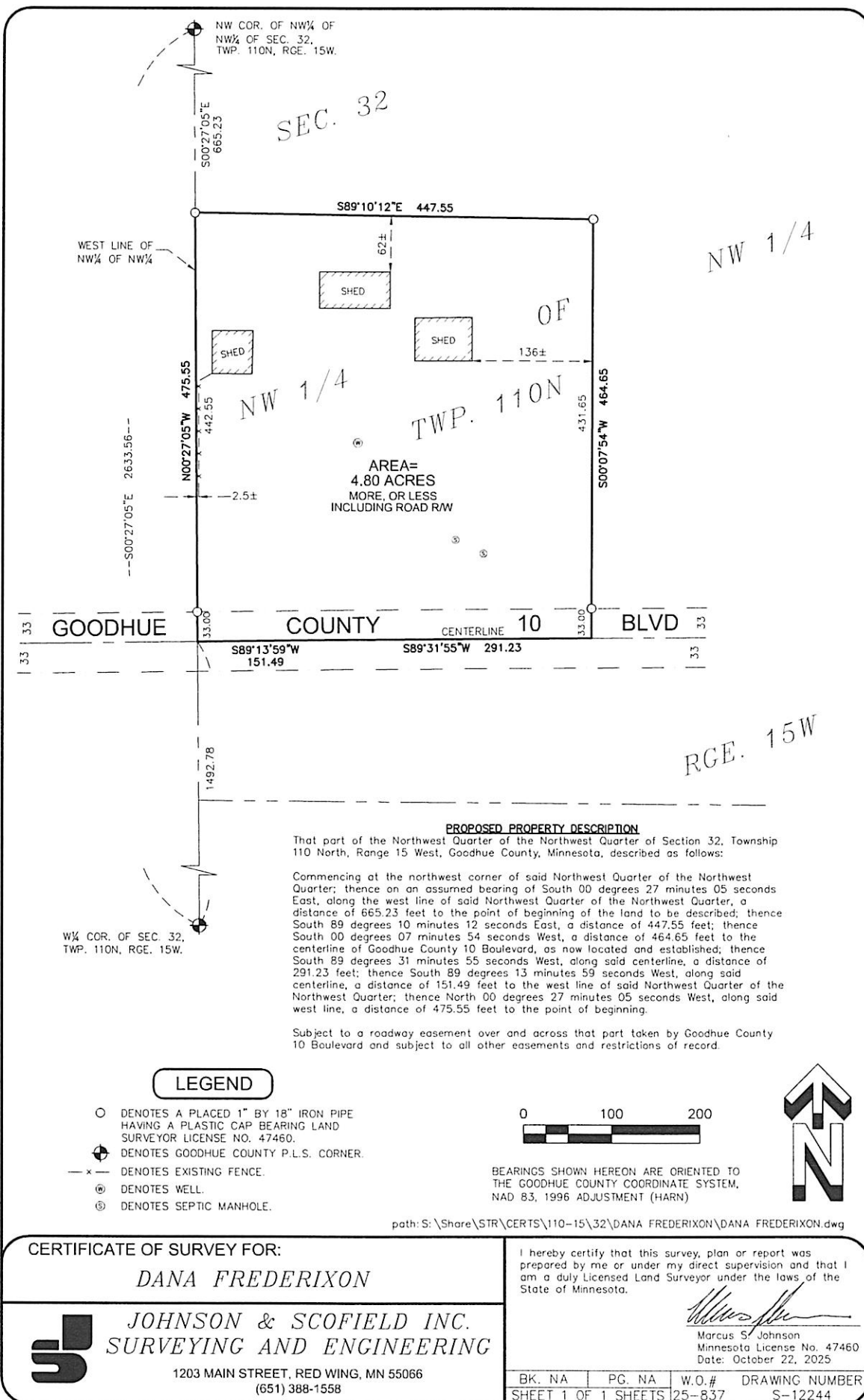
Applicant's Affidavit

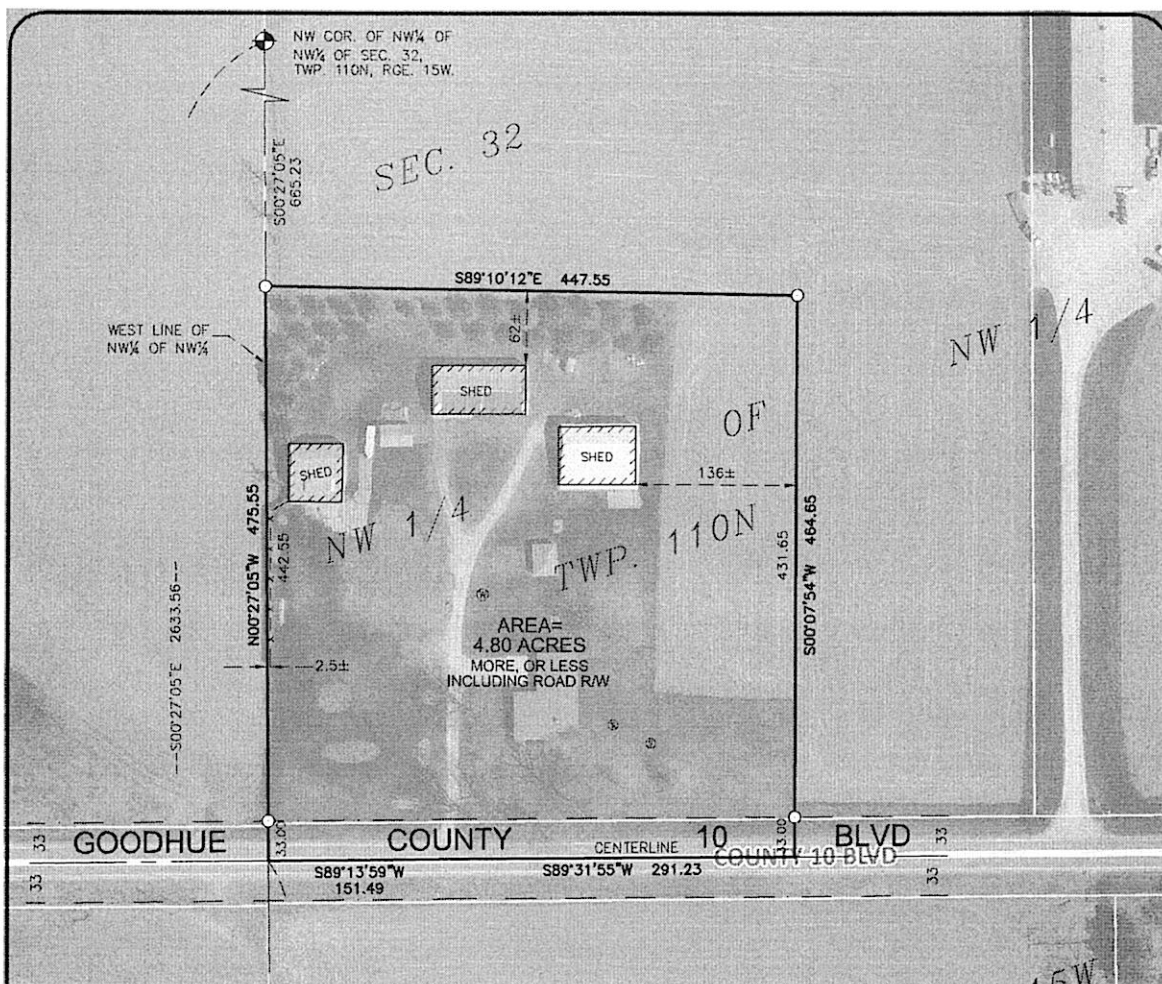
Under penalty of perjury the following declarations are made:

1. The information presented is true and correct to the best of my knowledge.
2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
3. Other information or applications may be required.

Signature: Dana Frederixon Date: Oct 23, 2025

Print name: Dana Frederixon owner or authorized agent





PROPOSED PROPERTY DESCRIPTION

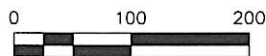
That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 110 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 00 degrees 27 minutes 05 seconds East, along the west line of said Northwest Quarter of the Northwest Quarter, a distance of 665.23 feet to the point of beginning of the land to be described; thence South 89 degrees 10 minutes 12 seconds East, a distance of 447.55 feet; thence South 00 degrees 07 minutes 54 seconds West, a distance of 464.65 feet to the centerline of Goodhue County 10 Boulevard, as now located and established; thence South 89 degrees 31 minutes 55 seconds West, along said centerline, a distance of 291.23 feet; thence South 89 degrees 13 minutes 59 seconds West, along said centerline, a distance of 151.49 feet to the west line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 27 minutes 05 seconds West, along said west line, a distance of 475.55 feet to the point of beginning.

Subject to a roadway easement over and across that part taken by Goodhue County 10 Boulevard and subject to all other easements and restrictions of record.

LEGEND

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



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



path: S:\Share\STR\CERTS\110-15\32\DNA FREDERIXON\DNA FREDERIXON.dwg

CERTIFICATE OF SURVEY FOR:

DANA FREDERIXON



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
Marcus S. Johnson
Minnesota License No. 47460
Date: October 22, 2025

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	25-837	S-12244	

REMNANT LEGAL FOR REZONING APPLICATION

PROPOSED REMNANT DESCRIPTION FOR DANA FREDERIXON

The West Half of the Northwest Quarter of Section 32, Township 110 North, Range 15 West, Goodhue County, Minnesota.

AND

That part of the West Half of the Northeast Quarter and the East Half of the Northwest Quarter of Section 32, Township 110 North, Range 15 West, Goodhue County, Minnesota, which lies south of County 10 Boulevard (formerly Forest Mills Road) and west of 195th Avenue.

EXCEPT:

Part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 32, in Township 110 North, Range 15 West, described as follows:

Commencing at a point on the center line of County Road No. 10, 713.30 feet easterly of the west line of said Section 32, as measured along said centerline; thence at right angles to said centerline on an assumed bearing of South 0 degrees 14 minutes 30 seconds East for a distance of 182.84 feet to the northerly right of way line of the Chicago Great Western Railroad; thence South 78 degrees 53 minutes 00 seconds East along said right of way line for a distance of 323.92 feet; thence North 0 degrees 14 minutes 30 seconds West for a distance of 246.68 feet to the centerline of County Road No. 10; thence South 89 degrees 45 minutes 30 seconds West along said centerline for a distance of 317.58 feet to the place of beginning. EXCEPTING therefrom the northerly 33 feet of above described tract for road purposes.

ALSO EXCEPT:

That part of the abandoned railroad right of way of the Chicago and Northwestern Railway Company (formerly the Chicago Great Western Railway Company, and also the Wisconsin Minnesota and Pacific Rail Road Company), situated in the Northwest Quarter (NW 1/4) of Section 32, Township 110 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the Southwest corner of said Northwest Quarter (NW 1/4) of Section 32; thence North 1491.50 feet; thence East 713.30 feet; thence South 182.84 feet to point of beginning of land to be described, said point being on the north right-of-way line of said railroad right-of-way; thence due South 100 feet more or less, to a point on the south right-of-way line of said railroad right-of-way; thence South 78 degrees 53 minutes 00 seconds East along said right-of-way line for a distance of 323.92 feet more or less; thence North 0 degrees 14 minutes 30 seconds West for a distance of 100 feet more or less to a point on the north right-of-way line of said abandoned railroad bed; thence Northwesterly along the north right-of-way line of said railroad for a distance of 323.92 feet more or less to the place of beginning.

ALSO EXCEPT:

That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 110 North, Range

15 West, Goodhue County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 32; thence South 88 degrees 44 minutes 18 seconds East, assumed bearing, along the south line of said Northwest Quarter, 773.76 feet; thence North 01 degree 15 minutes 42 seconds East, 1505.16 feet to the center line of County Road No. 10 for a point of beginning; thence North 00 degrees 11 minutes 32 seconds East, 63.00 feet; thence North 50 degrees 30 minutes 22 seconds East, 350.88 feet; thence North 01 degree 15 minutes 42 seconds East, 836.62 feet to the north line of said Northwest Quarter; thence North 88 degrees 46 minutes 04 seconds West, along said north line, 432.22 feet; thence South 00 degrees 23 minutes 23 seconds West, 1131.04 feet to the center line of County Road No. 10; thence South 89 degrees 40 minutes 34 seconds East, along said center line, 150.41 feet to the point of beginning.

ALSO EXCEPT:

That part of the Northwest Quarter of the Northwest Quarter of Section 32, and that part of the Southwest Quarter of the Southwest Quarter of Section 29, all in Township 110 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 32; thence on an assumed bearing of East, along the south line of said Northwest Quarter of Section 32, a distance of 773.76 feet; thence on a bearing of North, a distance of 1505.16 feet to a durable steel pipe on the centerline of County Road Number 10, as now located; thence North 01 degree 04 minutes 10 seconds West, a distance of 63.00 feet to a durable steel pipe; thence North 49 degrees 14 minutes 40 seconds East, a distance of 350.88 feet to a durable steel pipe at the point of beginning of the land to be described; thence North 88 degrees 55 minutes 50 seconds East, parallel with the centerline of said County Road Number 10, a distance of 71.49 feet to a durable steel pipe; thence South 01 degree 04 minutes 10 seconds East, a distance of 287.05 feet to a durable steel pipe on the centerline of said County Road Number 10; thence easterly along said centerline to the east line of said Northwest Quarter of the Northwest Quarter of Section 32; thence northerly along said east line and along the east line of said Southwest quarter of the Southwest Quarter of Section 29, to the southerly shoreline of the North Branch of the Zumbro River; thence westerly along said southerly shoreline to the intersection with a line bearing North from the point of beginning; thence on a bearing of South, to the point of beginning.

Except the abandoned 100 foot wide right of way of Chicago, Milwaukee, St. Paul and Pacific Railroad Company across the Southwest Quarter of the Southwest Quarter of Section 29, Township 110 North, Range 15 West, now owned by the Zumbro Chapter #220 of the Izaak Walton League of America, a voluntary association.

ALSO EXCEPT:

That part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 32, Township 110 North, Range 15 West described as follows:

Beginning at a point 1505.16 feet North and 773.76 feet East of the Southwest Corner of said W½ of the NW1/4 of Section 32, Township 110 North, Range 15 West, said point lying on Centerline of Goodhue County Highway No. 10, thence N. 01 degrees 04' 10" W. 33.00 feet to North highway right-of-way line, thence N. 01 degrees 04' 10" W. 30.00 feet, thence N. 49 degrees 14' 40" E. 350.88 feet, thence N. 88

degrees 55' 50" E. 71.49 feet on line parallel and 287.05 feet perpendicular distant from said centerline Goodhue County Highway No. 10, thence S. 01 degrees 04' 10" E. 254.05 feet to said North highway right-of-way line, thence S. 01 degrees 04' 10" E. 33.00 feet to centerline Goodhue County Highway No. 10, thence S. 88 degrees 55' 50" W. 341.52 feet on said centerline Goodhue County Highway No. 10 to point of beginning, containing 1.55600 Acres more or less, subject to road easement over and across the Southerly 33.00 feet with all corners monumented with durable steel pipe monuments. For purposes of this description the South line of the Northwest Quarter of Section 32, Township 110 North, Range 15 West is assumed N. 90 degrees E.

ALSO EXCEPT:

That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 110 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 00 degrees 27 minutes 05 seconds East, along the west line of said Northwest Quarter of the Northwest Quarter, a distance of 665.23 feet to the point of beginning of the land to be described; thence South 89 degrees 10 minutes 12 seconds East, a distance of 447.55 feet; thence South 00 degrees 07 minutes 54 seconds West, a distance of 464.65 feet to the centerline of Goodhue County 10 Boulevard, as now located and established; thence South 89 degrees 31 minutes 55 seconds West, along said centerline, a distance of 291.23 feet; thence South 89 degrees 13 minutes 59 seconds West, along said centerline, a distance of 151.49 feet to the west line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 27 minutes 05 seconds West, along said west line, a distance of 475.55 feet to the point of beginning.

Subject to a roadway easement over and across that part taken by Goodhue County 10 Boulevard and 195th Avenue and subject to all other easements and restrictions of record.

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Commencing at the Southwest corner of said Northwest Quarter (NW 1/4) of Section 32; thence North 1491.50 feet; thence East 713.30 feet; thence South 182.84 feet to point of beginning of land to be described, said point being on the north right-of-way line of said railroad right-of-way; thence due South 100 feet more or less, to a point on the south right-of-way line of said railroad right-of-way; thence South 78 degrees 53 minutes 00 seconds East along said right-of-way line for a distance of 323.92 feet more or less; thence North 0 degrees 14 minutes 30 seconds West for a distance of 100 feet more or less to a point on the north right-of-way line of said abandoned railroad bed; thence Northwesterly along the north right-of-way line of said railroad for a distance of 323.92 feet more or less to the place of beginning.

ALSO EXCEPT:

That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 110 North, Range

degrees 55' 50" E. 71.49 feet on line parallel and 287.05 feet perpendicular distant from said centerline Goodhue County Highway No. 10, thence S. 01 degrees 04' 10" E. 254.05 feet to said North highway right-of-way line, thence S. 01 degrees 04' 10" E. 33.00 feet to centerline Goodhue County Highway No. 10, thence S. 88 degrees 55' 50" W. 341.52 feet on said centerline Goodhue County Highway No. 10 to point of beginning, containing 1.55600 Acres more or less, subject to road easement over and across the Southerly 33.00 feet with all corners monumented with durable steel pipe monuments. For purposes of this description the South line of the Northwest Quarter of Section 32, Township 110 North, Range 15 West is assumed N. 90 degrees E.

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Subject to a roadway easement over and across that part taken by Goodhue County 10 Boulevard and 195th Avenue and subject to all other easements and restrictions of record.

726800021
JAMES D WENDT TTEE
33.55

470321700
DANA R FREDERIXON TTEE
111.17

470321702
TANK REAL ESTATE HOLDINGS LLC
9.9

470321900
JEFF S WHITCOMB
1.56

470321800
DAVID W PETERSBURG
1.57

470320400
DAVID W PETERSBURG
0.74

726800020
KENDEL J OHLROGGE
5.3

470310200
KENDEL J OHLROGGE
40

31

32

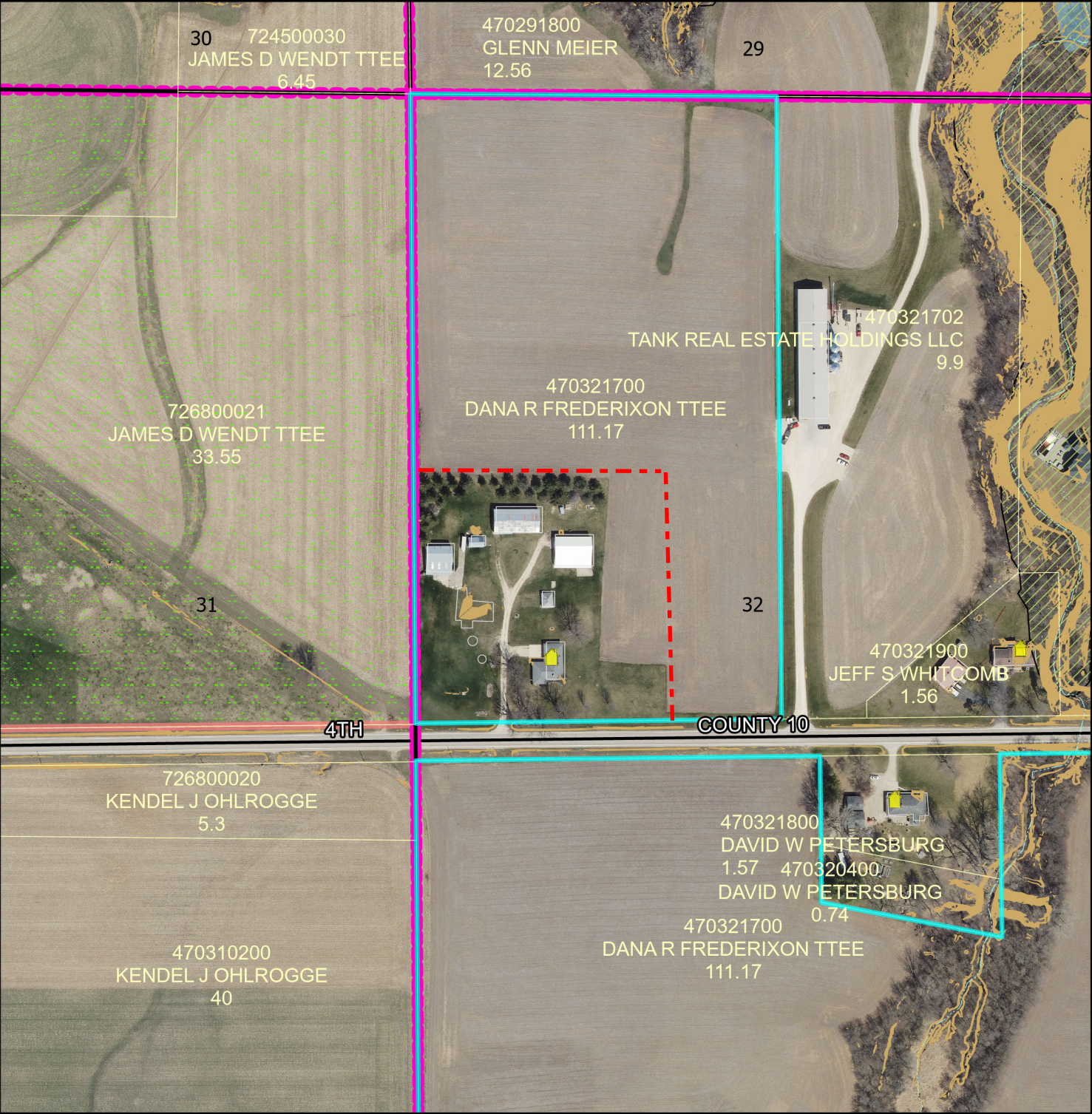
4TH

COUNTY 10

2024 Aerial Imagery
Map Created October, 2025 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
November 17, 2025

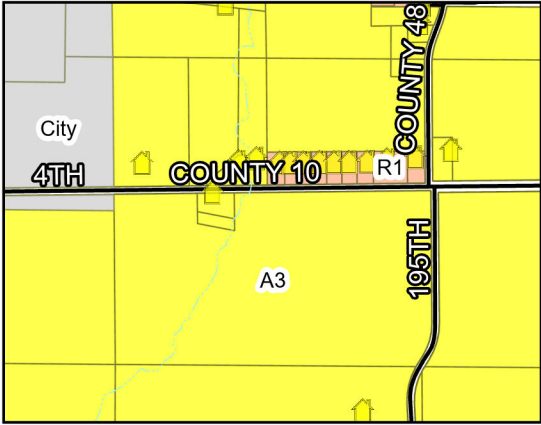
Dana Frederixon (Owner)
A-3 Zoned District.

W1/2 of NE1/4 & part of E1/2 of NW1/4 S
of Sec 32 Twp 110 Range 15
in Zumbrota Township.

Request for Map Amendment to rezone
A3 (Urban Fringe) to R1 (Residential)
so they can keep the current
home and sell existing land.

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 95 190 380 570
US Feet

DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2025.

2024 Aerial Imagery
Map Created October, 2025 by LUM

