

To: Planning Advisory Commission
From: Megan Smith, Land Use Management Director
Meeting Date: October 20, 2025
Re: Rezoning Request from A1 to CS In Pine Island Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request 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.

The application was submitted by Brian Haugen (agent) on behalf of Cael and Mackenzie Marx (buyers) and Andrew Pruett (Current Property Owner and Seller) to rezone 41.37 acres from A1 to CS.

ATTACHMENTS AND LINKS:

- Application as submitted
- Preliminary Plat of subject area
- Site Map prepared by staff
- Article 35 of the Zoning Ordinance, Conservation Subdivisions

APPLICATION INFORMATION:

Applicant: Brian Haugen (agent)

Property Owners: Andrew and Joanna Pruett, 32675 Grit Drive, Lanesboro MN 55949

Property Buyers: Cael and Mackenzie Marx, 44057 Highway 60 Blvd, Zumbrota MN 55992

Address of zoning request: 19643 500th St Pine Island, MN 55963

Parcel: 39.020.0802

Township: Pine Island

Abbreviated Legal: Property located North of 500th St, described as part of the W1/2 SE1/4 & SE1/4 of Sec 20 Twp 109 Range 15 in Pine Island Township.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a request submitted by Brian Haugen, agent for the property owner, Andrew Pruett, 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.

PROJECT SUMMARY:

Since the Planning Advisory Commission does not often deal with creating a new conservation subdivision, staff has decided to attach the County's regulations for doing so. The requirements for establishing a conservation subdivision are found in Article 35 of the Goodhue County Zoning Ordinance and are attached for quick reference.

Staff has found this site to be a good candidate for a conservation subdivision, and the application as proposed either meets or has the ability meet all the County's requirements. Below is a summary of the staff review summary of the project.

Property Information

- The property consists of one parcel comprising approximately 41 acres, that is zoned A1 – Agricultural.
- The section this property is located within is zoned A1, which allows up to 4 homes per section. There are currently 7 dwellings located in this section which exceeds this density limit.
- The nearest feedlot is 220 feet from the edge of the subject property. However, there appears to be areas within the proposed site that would allow for homes to be built 1000 feet from the feedlot.
- The property is surrounded by predominantly farmland and feedlots.
- 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
- 50% of the CS shall remain designated open space.

Proposed Uses:

- If rezoned, the 41 acre parcel would be eligible for up to 4-6 new dwelling sites due to the Conservation Subdivision District's 2 or 3-acre minimum lot size provisions. Although the applicant is proposing two lots, with current plans for construction of one home.
- The Commission must consider the possibilities the zoning district would allow. However, the way the conservation subdivision ordinance works is that home sites must be platted.
- Residential single-family uses are a permitted use in CS zoned properties. Accessory Dwelling units are also permitted

Accessibility:

- The site has access from a public road, which is 500th Street, a township road.

Planning Information:

- The CS Conservation Subdivision District is “intended to provide a residential development option that supports the rural character and residential development goals of Goodhue County, while permanently preserving open space, agriculture, and natural resource areas, beyond planned future extension of urban services.”
- The A1 District’s purpose is “intended to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pastureland, and natural habitat for plant and animal life. This district is intended to encourage long-term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses.”
- The majority of the County’s CS district are either platted residential subdivisions, or lands that are well suited for residential development. They are often near cities and have access 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:

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 recommend the County Board of Commissioners **APPROVE** the map amendment request rezone 41.37 acres from A1 (Agricultural District) to CS (Conservation Subdivision District) finding that the request is in compliance with the County’s comprehensive plan and it’s requirements for creating a conservation subdivision, with the following condition:
 1. The conservation subdivision goes into effect upon approval and recording of a final plat for the property.

RECEIVED

SEP 17 2025

Land Use Management

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME:

Brian Haugen, Agent - 507-208-0791

APPLICANT'S ADDRESS:

C&L & MAKENIE MARK
44057 Highway 60 Blvd
Zumbrota MN 55992

CONTACT FOR PROJECT INFORMATION:

Brian Haugen Landowner

ADDRESS:

14050 490th St
Pine Island, MN 55963

TELEPHONE:

(507) 358-9915

EMAIL:

Same as Above ☐

TELEPHONE:

(507) 208-0791

EMAIL:

- ☒ Map Amendment - Parcel: 390200802; Current District: Ag1 Requested District: LS
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____

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

CS for conservation property to build a home

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

Conservation land and homesite

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

Similar to neighboring parcels

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

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

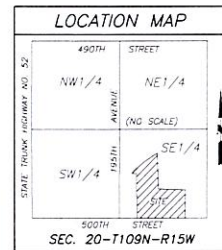
1. The information presented is true and correct to the best of my knowledge.
2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
3. Other information or applications may be required.

Signature: M. Haugen Agent

Date: 9/12/25

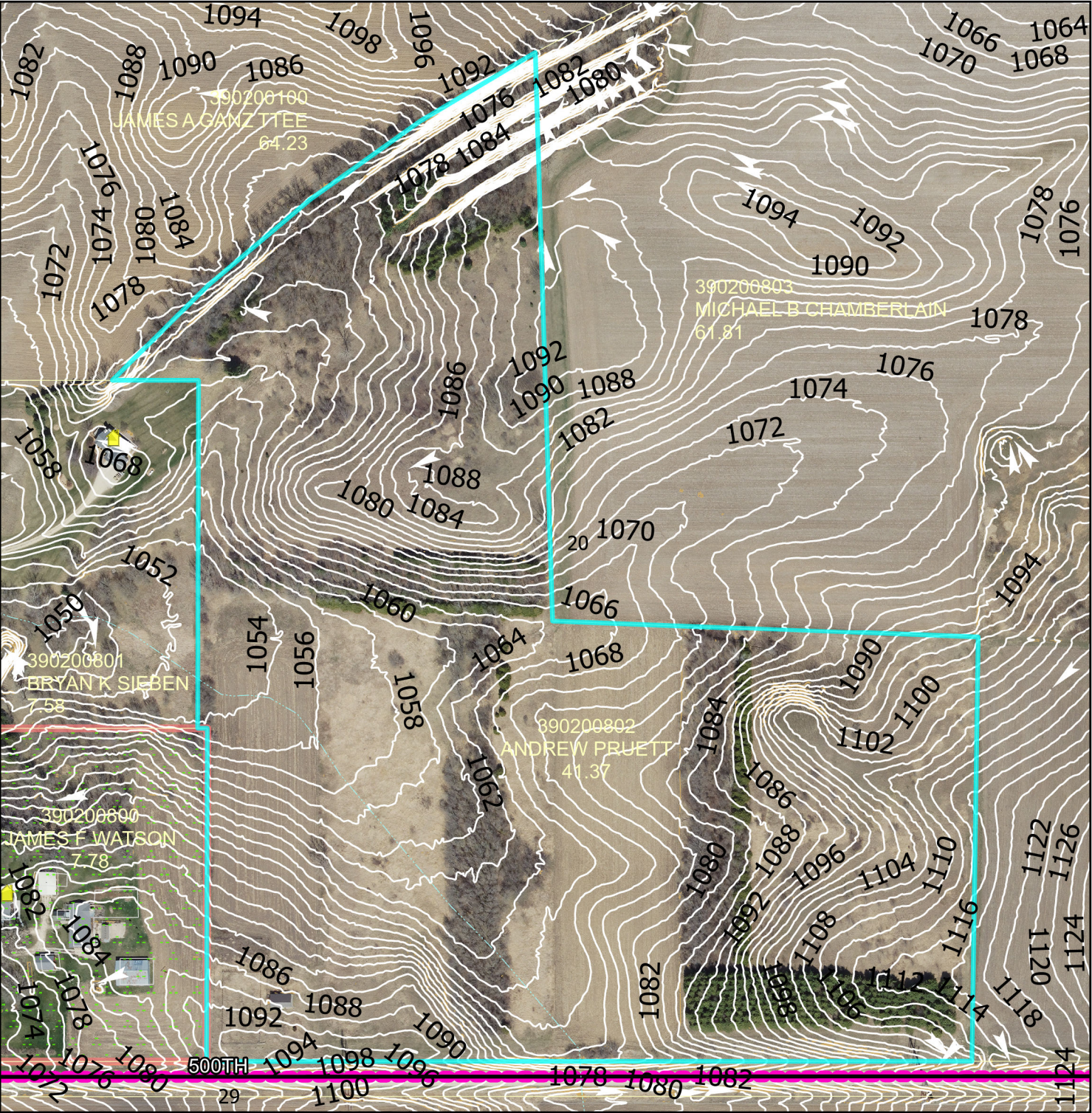
Print name: _____ owner or authorized agent

THE SOUTH LINE OF THE SW 1/4 OF
SEC. 26-T112N-R14W ASSUMES A
BEARING OF S 89°28'03" W

[illegible]

RAPP LAND SURVEYING, INC. 45867 HIGHWAY 56 BLVD KENNYON, MN 55046 (812) 532-1263		
DRAWN BY: BOR	DATE: 9-11-25	PROJECT NO. 025253
SCALE: 1" = 200'	SHEET 1 of 1 sheet	BOOK/PAGE N/A

MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
October 20th, 2025

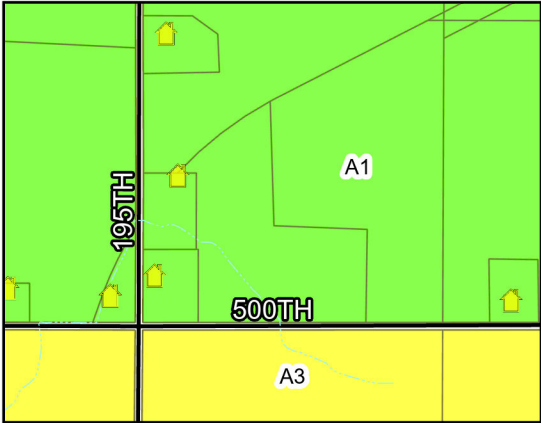
Brian Haugen (Applicant)
A-1 Zoned District.

The W1/2 SE1/4 & SE1/4 of Sec 20
Twp 109 Range 15 in Pine Island Township.

Request for Rezone from A1 Agriculture
to CS Conservation Subdivision.

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 |



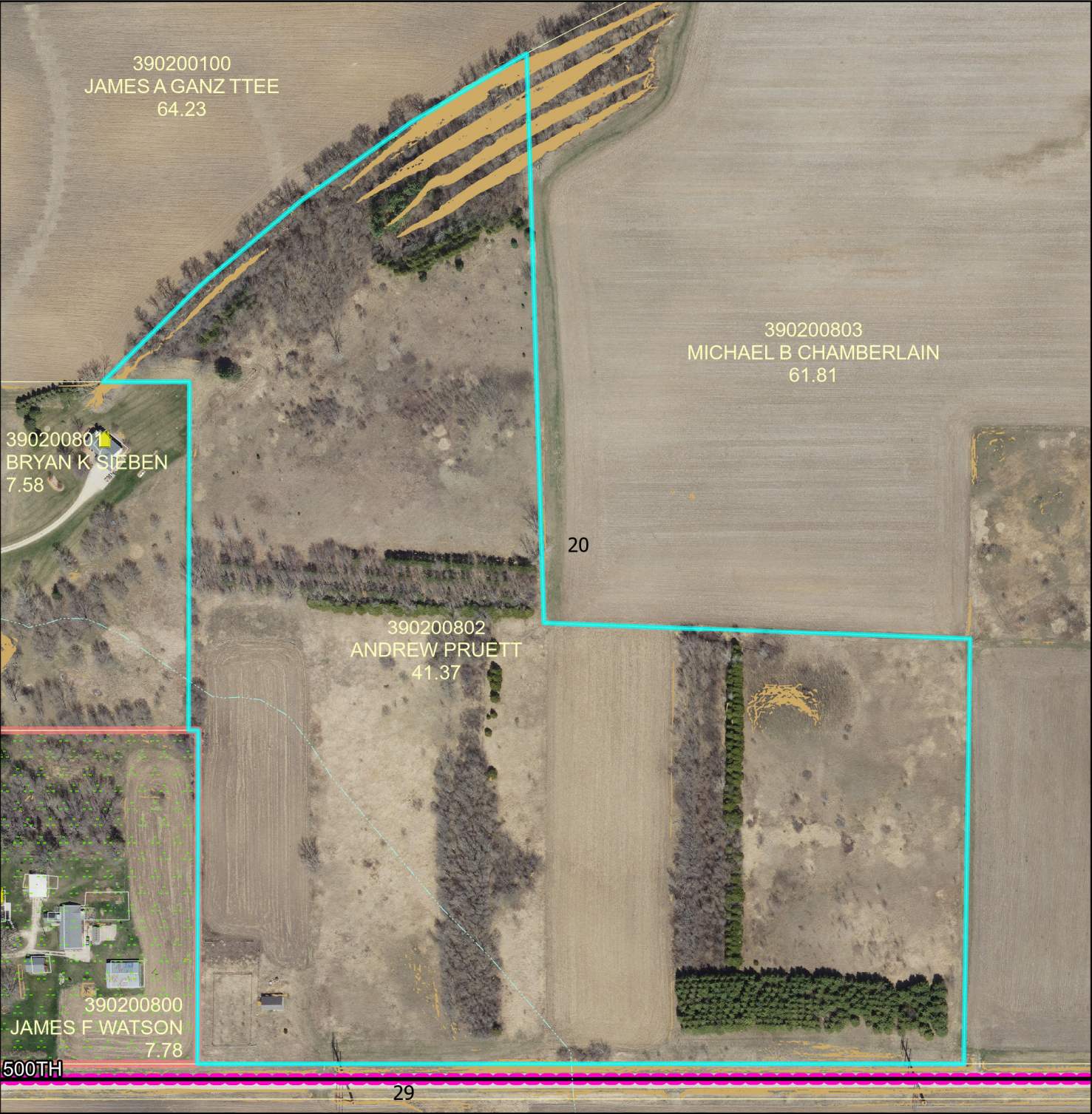
0 100 200 400 600
US Feet

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2024 Aerial Imagery
Map Created September, 2025 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
October 20th, 2025

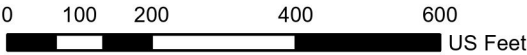
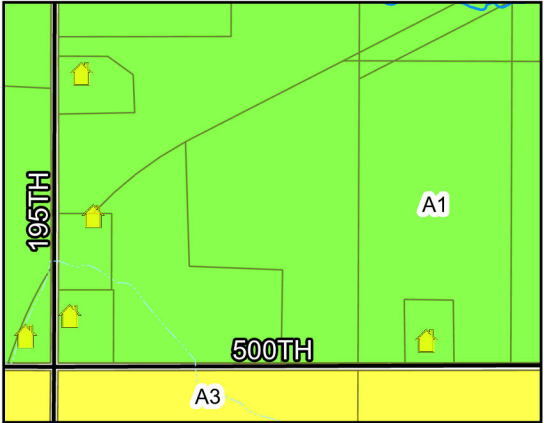
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Legend

	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

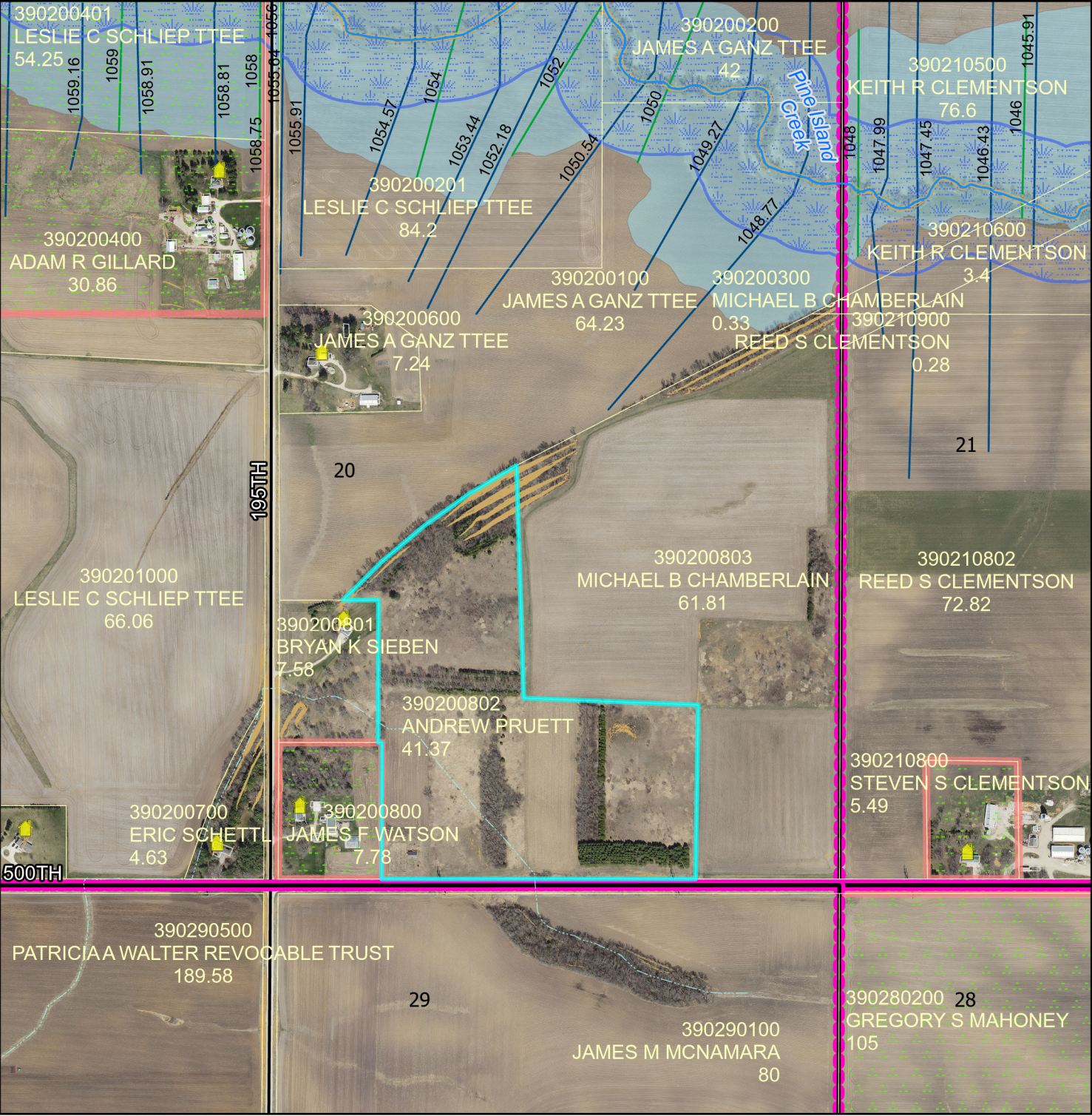


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MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
October 20th, 2025

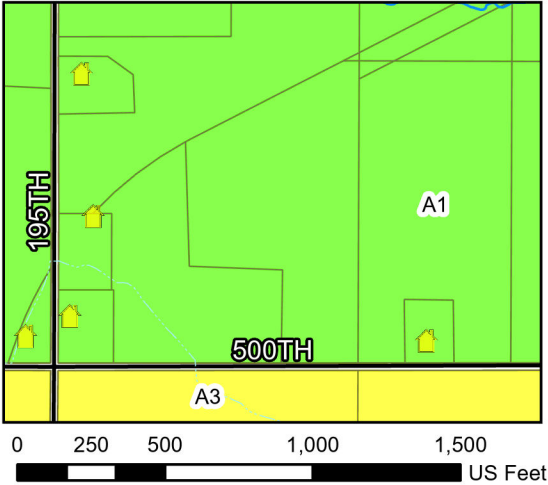
Brian Haugen (Applicant)
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Request for Rezone from A1 Agriculture
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Legend

- | | |
|----------------------------|------------------------------|
| 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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ARTICLE 35 CS, CONSERVATION SUBDIVISION DISTRICT

SECTION 1. PURPOSE

The Conservation Subdivision (CS) District is intended to provide a residential development option that supports the rural character and residential development goals of Goodhue County, while permanently preserving open space, agriculture, and natural resource areas, beyond planned future extension of urban services.

Section 2. PERMITTED USES

All permitted uses are subject to zoning and building permits. Permitted uses allowed in the CS Zoning District shall be as shown in Article 20, Section 7, “Table of Uses”.

Section 3. CONDITIONAL USES AND INTERIM USES

All conditional uses and interim uses are subject to zoning and building permits. Conditional and interim uses allowed in the CS Zoning District shall be as shown in Article 20, Section 7, “Table of Uses.”

Section 4. ACCESSORY STRUCTURES AND USES

Accessory buildings in the CS district may be permitted when located on the same parcel as the principal building and shall comply with the following standards:

- Subd. 1. No accessory buildings shall be permitted on a parcel prior to the establishment of the principal building.
- Subd. 2. Detached accessory buildings shall be limited in size to 7,200 square feet in area.
- Subd. 3. Greenhouses, conservatories, swimming pools, tennis courts or similar non-commercial recreational facilities for the private enjoyment and convenience of the residents of the principal use and their guests shall be allowed.
- Subd. 4. Livestock shall be permissible as an accessory use provided no parcel exceeds 9 Animal Units.
- Subd. 5. Any temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of such construction work.

Section 5. DIMENSIONAL REQUIREMENTS

- Subd. 1 Minimum Subdivision Size. The minimum area required for a Conservation Subdivision shall be 40 contiguous acres.
- Subd 2. Density. The maximum density of Conservation Subdivisions without a shared SSTs shall be 4 dwellings. The maximum density of Conservation Subdivisions with a shared SSTs shall be 6 dwellings.

- Subd. 3 Lot Size. Any lot on which a single-family dwelling unit is to be erected shall contain a minimum of 3 acres of Buildable Area. Lots with a shared SSTS shall be a minimum of 2 acres of Buildable Area.
- Subd. 4 Yard Requirements. Every building shall meet the following Yard requirements:
- A. Front Yard.
 - 1. There shall be a minimum setback of 40 feet from the right-of-way line of any public road or highway.
 - 2. There shall be a minimum setback of 25 feet from the right-of-way line any private road.
 - B. Side and Rear Yards. Every building shall have a minimum setback of 40 feet.
 - C. Buffer zones. All dwellings and accessory structures shall have a minimum setback of 100 feet from surrounding agricultural uses.
- Subd. 5 Height Requirements. Every building shall have a maximum height of 35 feet.
- Subd. 6 Open Space Requirements. Conservation Subdivisions shall identify a conservation theme. Conservation themes may include, but are not limited to, forest, water quality, farmland, or view-shed preservation. The conservation theme shall guide the location and use of the designated Open Space.
- A. A minimum of 50% of the total acreage in the Conservation Subdivision shall be designated as Open Space.
 - B. Where practical, designated Open Space shall be contiguous with adjacent agriculture, wildlife corridors, forestry, natural habitats, preserves, or trails.

SECTION 6. GENERAL DISTRICT REGULATIONS

- Subd. 1 A proposed Minnesota Statute 505 plat shall accompany all Conservation Subdivision change of zone requests and shall be considered part of the application. The plat must obtain the approval of the Township in which it is located in order to be recorded. No buildings or development may occur on the site until the plat is recorded.
- Subd. 2 Open Space Ownership and Management. All lands and improvements in designated Open Spaces shall be established, managed and maintained in accordance with the following:
- A. Conservation Easement. A permanent Conservation Easement that encompasses the entire Open Space area must be recorded prior to, or at the time of platting.
 - B. Conservation Easements shall be governed by Minnesota Statute 84C.01-84C.05, and include:
 - 1. The entity to maintain the designated Open Space;
 - 2. The purposes of the Conservation Easement;

3. The legal description of the land within the easement;
 4. The restrictions on the use of the land;
 5. A restriction from future dwelling development of the easement;
 6. The standards under which the Open Space will be maintained; and
 7. Who will have access to the Open Space.
- C. All structures located within the designated Open Space must obtain appropriate permits. As part of the permit application, structures must demonstrate they are in harmony with the associated Open Space theme. Shared SSTS and shared wells within the Conservation Subdivision may be located within the Open Space designated parcels if allowed by the Conservation Easement restrictions.

Subd. 3. Public Road Frontage or Road Access Easements Standards:

- A. Each Parcel shall include a minimum 33 feet of frontage on a public road right-of-way line extending to the building line. As an alternative, a single parcel that does not front on a public road may be permitted upon the recording (with the Goodhue County Recorder) of a driveway access easement that is a minimum of 33 feet in width and has been determined to be acceptable by the Goodhue County Land Use Management Department.
- B. Access for two or more lots shall follow the Road Design Standards in the Goodhue County Subdivision Controls Ordinance.