

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: July 27th, 2026
Re: Map Amendment Request from A-1 to CS In Belle Creek Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request to rezone 40 acres of a 70-acre tract of un-platted land located at Parcel ID 25.011.0400 to be re-zoned from A-1 (Agricultural Protection) to CS (Conservation Subdivision).

ATTACHMENTS AND LINKS:

1. Application as submitted
2. Maps prepared by staff

APPLICATION INFORMATION:

Applicant: Mikayla Ryan
Property Owner: Scott and Kellie Peterson, 17634 325th St Red Wing, MN 55066
Address of zoning request: 17634 325th St Red Wing, MN 55066
Parcel: 25.011.0400
Parcel Size: 70 acres
Property Zoning: A-1 (Agricultural Protection)
Township: Belle Creek
Abbreviated Legal: Part of the N 1/2 OF NW 1/4 SECTION 11 TOWNSHIP 111, RANGE 016, located in Belle Creek Township, Goodhue Co., MN

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a request submitted by applicant Mikayla Ryan, 17332 325th St Red Wing, MN 55066, to rezone 40 acres of a 70 acre tract of un-platted land owned by Scott and Kellie Peterson with Parcel ID 25.011.0400, described as part of the N 1/2 OF NW 1/4 SECTION 11 TOWNSHIP 111, RANGE 016, located in Belle Creek Township, Goodhue Co., MN. The applicant is proposing to re-zone the 40 acres from A-1 (Agricultural Protection) to CS (Conservation Subdivision), for the purpose of building a single-family home.

PROJECT SUMMARY:

The applicant Mikayla Ryan is seeking approval for a map amendment for 40 acres of a 70-acre tract of un-platted land at property located at Parcel ID 25.011.0400. The intent of the request is to create a second lot containing the required 40 acres within the Conservation

Subdivision District. The applicants are requesting the lot split to create a buildable site for a new single-family dwelling, which is not possible under the property's current configuration and A-1 zoning requirements.

Zoning Staff have reviewed the application and determined that the site is a suitable candidate for CS (Conservation Subdivision) zoning and is an appropriate location for a subdivision plat, which would be required with the CS zoning change.

Property Information

- The property consists of one parcel comprising 70 acres, that is zoned A-1 (Agricultural Protection). The property is non-conforming because it does not have density suitable for building availability. Rezoning 40 of the 70 acres to CS would allow for one dwelling to be built on the subject property.
- There are feedlots directly east and west of the subject property.
- The property is surrounded by predominantly A-2 District and A-1 District land.
- Part of the property is designated Shoreland. Belle Creek runs through majority of the South-Western portion of this section.
- None of the property is designated 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:

- The Conservation subdivision would rezone 40 of the 70 acres, with the remnant remaining Agricultural. Of the 40 acre CS, a 18.73 acre lot would be created which will eventually contain a building site, and 20 acres will be placed in a conservation easement, with the remaining land dedicated as township ROW for 165th Street and 350th Street.

Accessibility:

- The proposed rezoned parcel is accessed via 165th Street and 350th Street.

Planning Information:

- The A-1 (Agricultural Protection) District is “to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, 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 CS (Conservation Subdivision) District’s purpose “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.”

- While the property is currently zoned A-1 (Agricultural Protection), the proposed rezoning of 40 acres to CS (Conservation Subdivision) is consistent with the applicant's intent to create one additional residential lot while maintaining the rural character of the property. The Conservation Subdivision District is intended to accommodate limited residential development in a manner that preserves open space, agricultural land, and natural resources.

Goodhue County Comprehensive Plan:

- The proposed rezoning appears to be compatible with the goals of the County's Comprehensive Plan and growth management strategies, which encourage orderly rural residential development while preserving agricultural land, open space, and the natural character of the County.

Staff Recommendation:

To accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **APPROVE** the map amendment request to rezone 40 acres of the 70-acre tract of un-platted Land from A-1 (Agricultural Protection) to CS (Conservation Subdivision), based on findings that the proposed rezone is consistent with the goals and policies of the County's Comprehensive Plan.

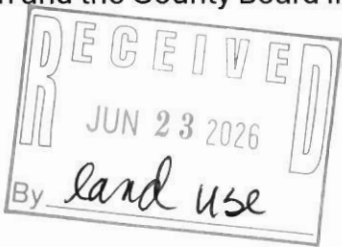
Rezoning Application Form

Staff Use Only	
Case #	726-0064
Intake Date	6/23/26
Receipt #	18952

Applicant's Name Mikayla Ryan	
Applicant's Address 17332 325th St Red Wing MN 55066	Phone: [REDACTED]
Property Owner(s): Scott Peterson	
Property Owner Address: 17634 325th St Red Wing MN 55066	TELEPHONE: [REDACTED]
Address or Parcel Number of property subject to the rezoning request 25.011.0400	
Current Zoning District? A1	Proposed Zoning District? Conservation Subdivision
Property Owner Signature Scott Peterson Date: 6-23-2026	
Township Acknowledgment Township Name: Belle Creek Date: 6-19-2026 Township Representative Name and Signature: Chad Ryan [Signature]	

Attach on a separate sheet:

- 1. Stated reason for map amendment(s) requested
- 2. Soils information
- 3. Proposed future use(s) of the property to be rezoned
- 4. Compatibility of the proposed zoning district with
- 5. Provide any additional information that will assist the Planning Commission and the County Board in reviewing your request



2. Soil information
was emailed to
megan

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

We are requesting a map amendment to rezone the property from A1 to conservation subdivision that better aligns with the intended residential and agricultural use of the property. Without disrupting the surrounding agricultural operation, while allowing us to remain directly connected to the land and its stewardship. This request is consistent with the Goodhue County Comprehensive Plan goals of supporting rural housing while preserving productive farmland.

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

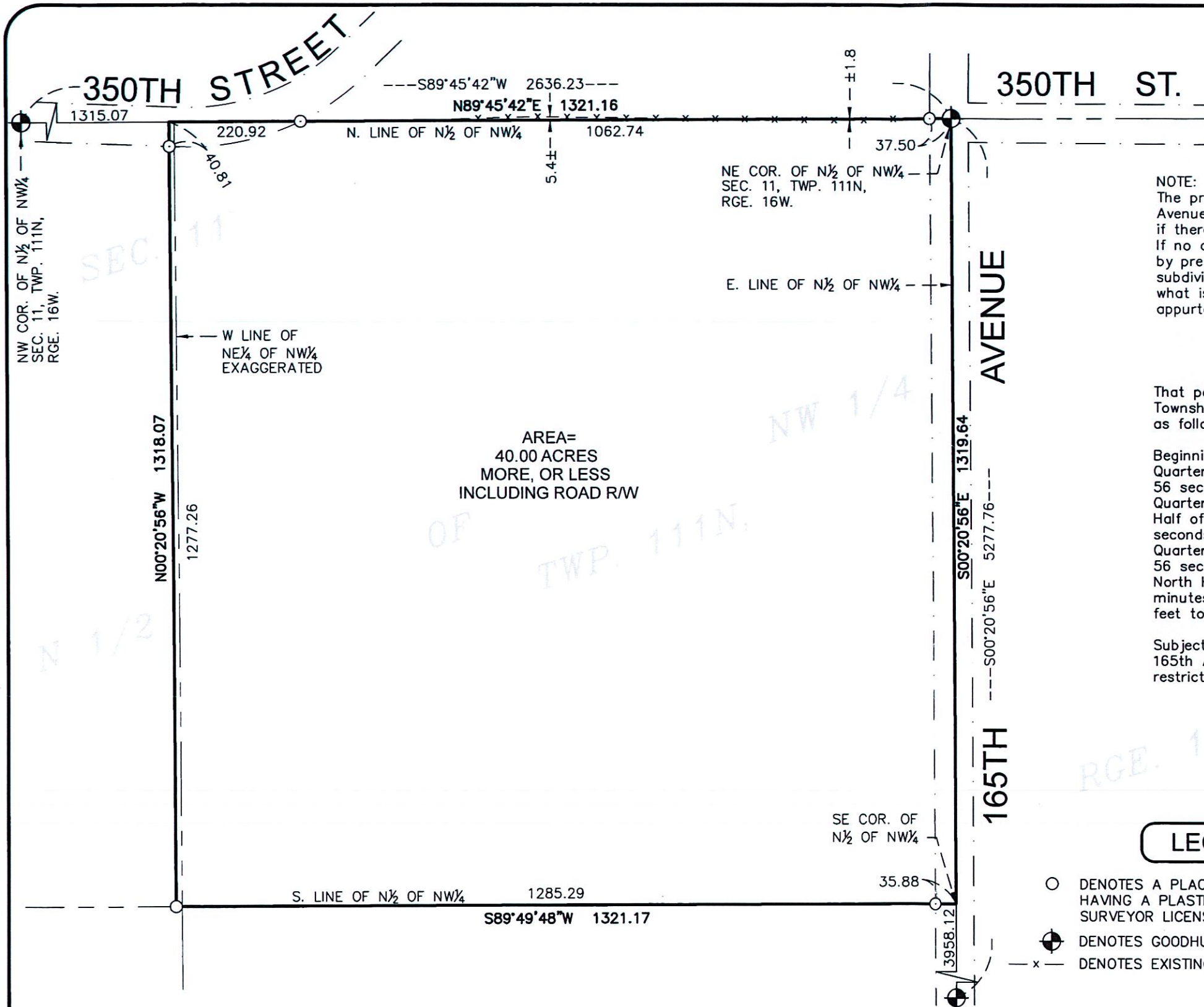
The proposed future use is to build a single-family home on a portion of the property and the other 20 acres to put into conservation subdivision. Intention is to live on the land, raise our family there, and remain closely connected to its care and preservation. The property will be used for small-scale farming, including gardening and raising some livestock for personal use. The remaining acreage will continue to be used for agricultural purposes. This residential use supports the property's long-standing agricultural character while allowing us to pass down the values of land stewardship and rural living to the next generation.

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

The proposed conservation subdivision zoning is consistent with surrounding land uses, which include a combination of agricultural land and rural residential properties. The intended residential use would not interfere with ongoing agricultural operations and would preserve the rural character of the area. Rezoning supports responsible land use while allowing us to continue our long-standing connection to the property and the surrounding farming community. The intent is to preserve the rural character of the area while making reasonable use of the property.

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

A good portion of the 150-acre property is wooded and hilly, as well as a portion of the surrounding section, providing natural protection and privacy from nearby neighbors. The proposed rezoning respects the importance of maintaining productive farmland in the area and is intended to support ongoing agricultural activities. This change will not lead to subdivision or large-scale development but will simply allow a single-family home to be built on the property. We appreciate the opportunity to contribute to the local farming community and are willing to work closely with county staff to ensure all standards and regulations are met throughout the process.



NOTE:

The property is subject to public roadway easements for 165th Avenue and 350th Street. No research was performed to determine if there were written easements granted to establish these roads. If no documents were recorded, then these road easements exist by prescription, or usage, by authority of Minnesota Statute 160.05, subdivision 1, and have a right of way width which varies based on what is actually used for the physical roadways and their appurtenances.

PROPOSED PROPERTY DESCRIPTION

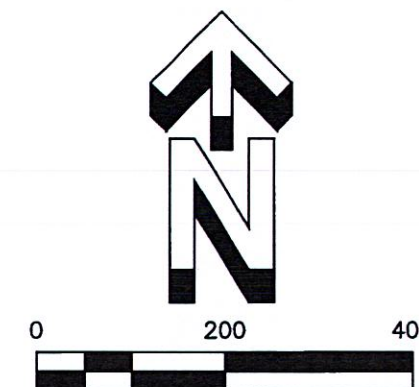
That part of the North Half of the Northwest Quarter of Section 11, Township 111 North, Range 16 West, Goodhue County, Minnesota, described as follows:

Beginning at the northeast corner of said North Half of the Northwest Quarter; thence on an assumed bearing of South 00 degrees 20 minutes 56 seconds East, along the east line of said North Half of the Northwest Quarter, a distance of 1319.64 feet to the southeast corner of said North Half of the Northwest Quarter; thence South 89 degrees 49 minutes 48 seconds West, along the south line of said North Half of the Northwest Quarter, a distance of 1321.17 feet; thence North 00 degrees 20 minutes 56 seconds West, a distance of 1318.07 feet to the north line of said North Half of the Northwest Quarter; thence North 89 degrees 45 minutes 42 seconds East, along said north line, a distance of 1321.16 feet to the point of beginning.

Subject to a roadway easement over and across those parts taken by 165th Avenue and 350th Street, 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.



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

path: S/STR/CERTS/111-16/11/MIKAYLA RYAN/RYAN-CERT.dwg



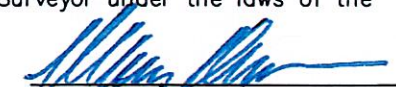
JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1203 MAIN STREET, RED WING, MN 55066
(651) 388-1558

CERTIFICATE OF SURVEY FOR:

MIKAYLA RYAN

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.

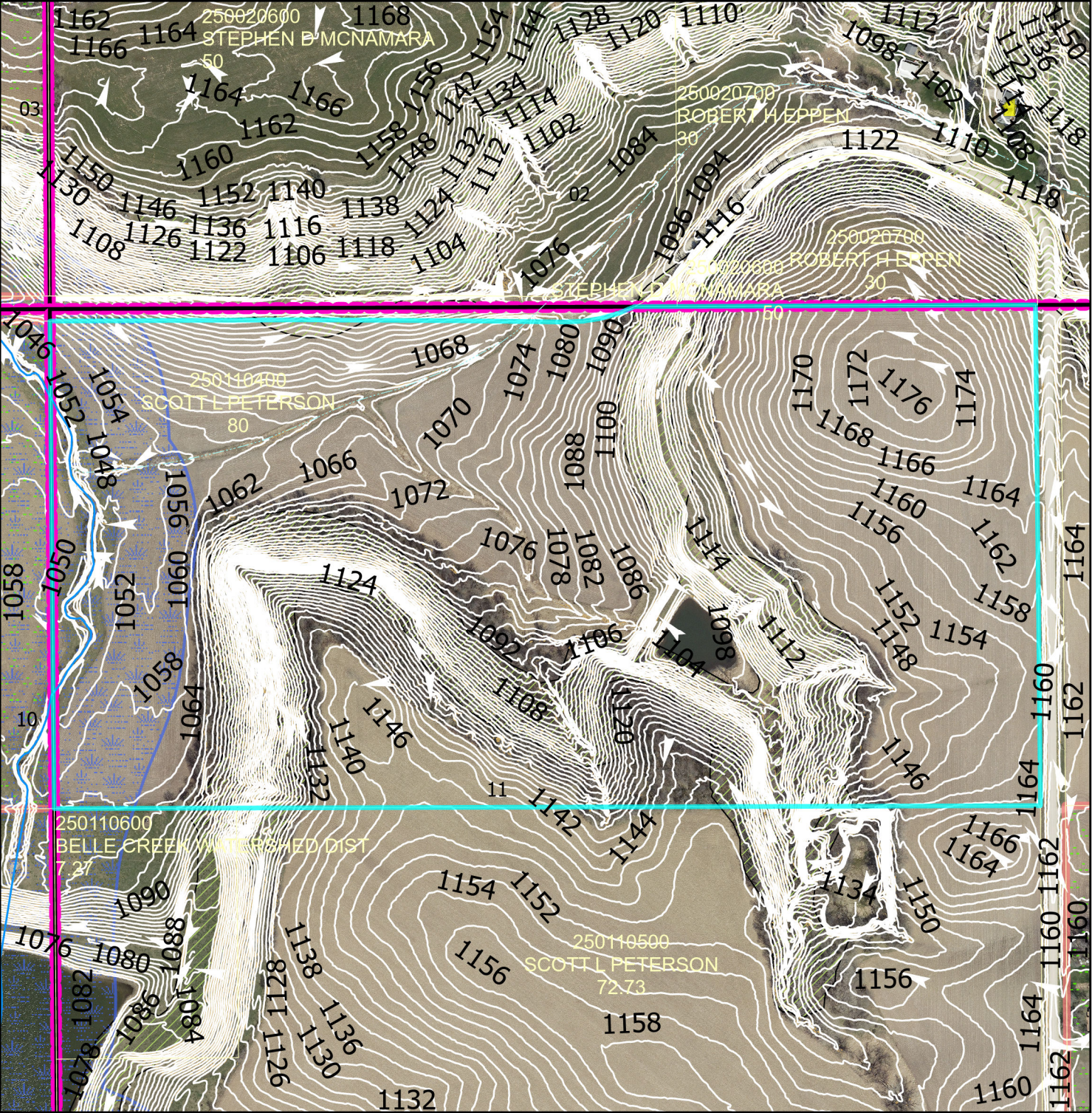
Date: May 21, 2026


Marcus S. Johnson
Minnesota License No. 47460

W.O.# 26-504 DRAWING NUMBER S-12654

SHEET 1 OF 1 SHEETS

MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
July 27th, 2026

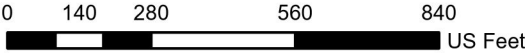
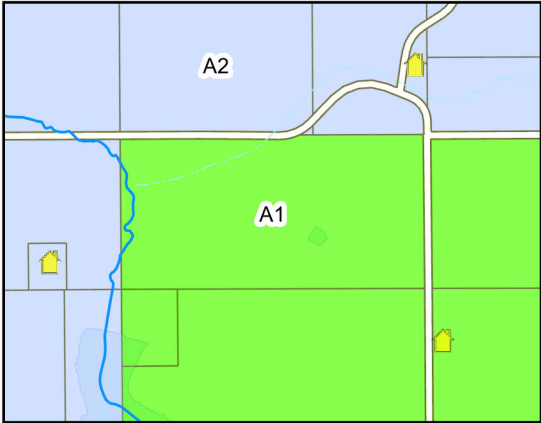
Mikayla Ryan (Applicant)
A-1 (Agricultural Protection) Zoned District.

Part of N1/2 OF NW1/4 of Section 11 Township
111 Range 016 in Red Wing, MN

Request for property to be Rezoned from A-1
(Agricultural Protection) to CS Conservation
Subdivision).

Legend

- | | |
|---|--|
| <ul style="list-style-type: none">Intermittent StreamsProtected StreamsLakes & Other Water BodiesShorelandHistoric DistrictsParcelsRegistered FeedlotsDwellingsMunicipalities | <ul style="list-style-type: none">Bluff Impact Zones (% slope)<ul style="list-style-type: none">2030FEMA Flood Zones<ul style="list-style-type: none">2% Annual ChanceAAEAOX |
|---|--|

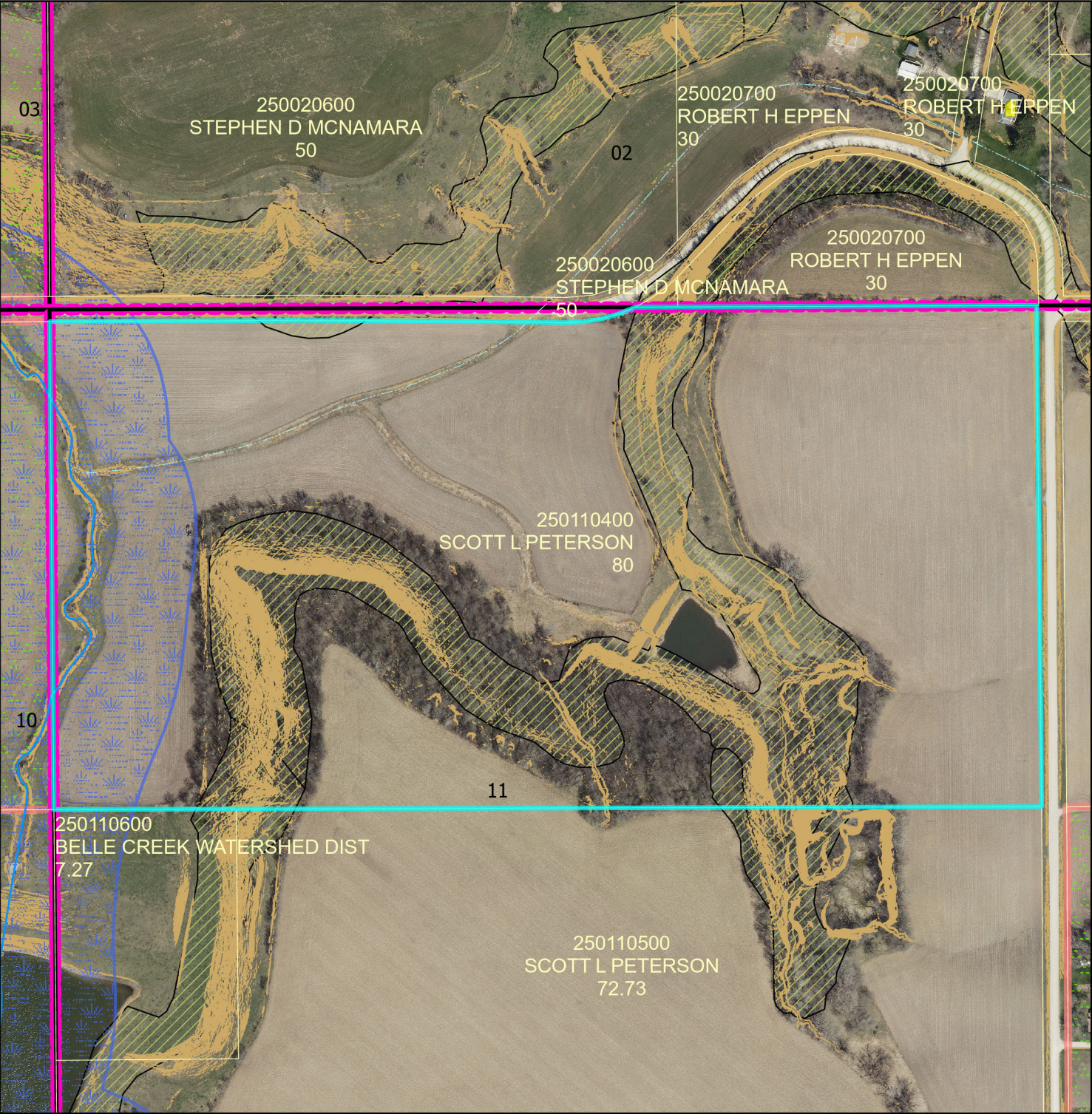


DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2026.

2024 Aerial Imagery
Map Created July, 2026 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
July 27th, 2026

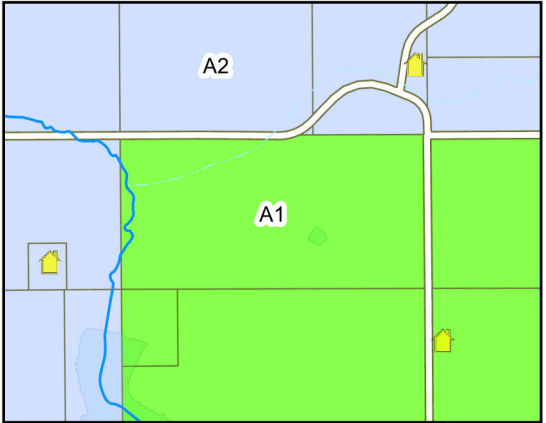
Mikayla Ryan (Applicant)
A-1 (Agricultural Protection) Zoned District.

Part of N1/2 OF NW1/4 of Section 11 Township
111 Range 016 in Red Wing, MN

Request for property to be Rezoned from A-1
(Agricultural Protection) 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 |

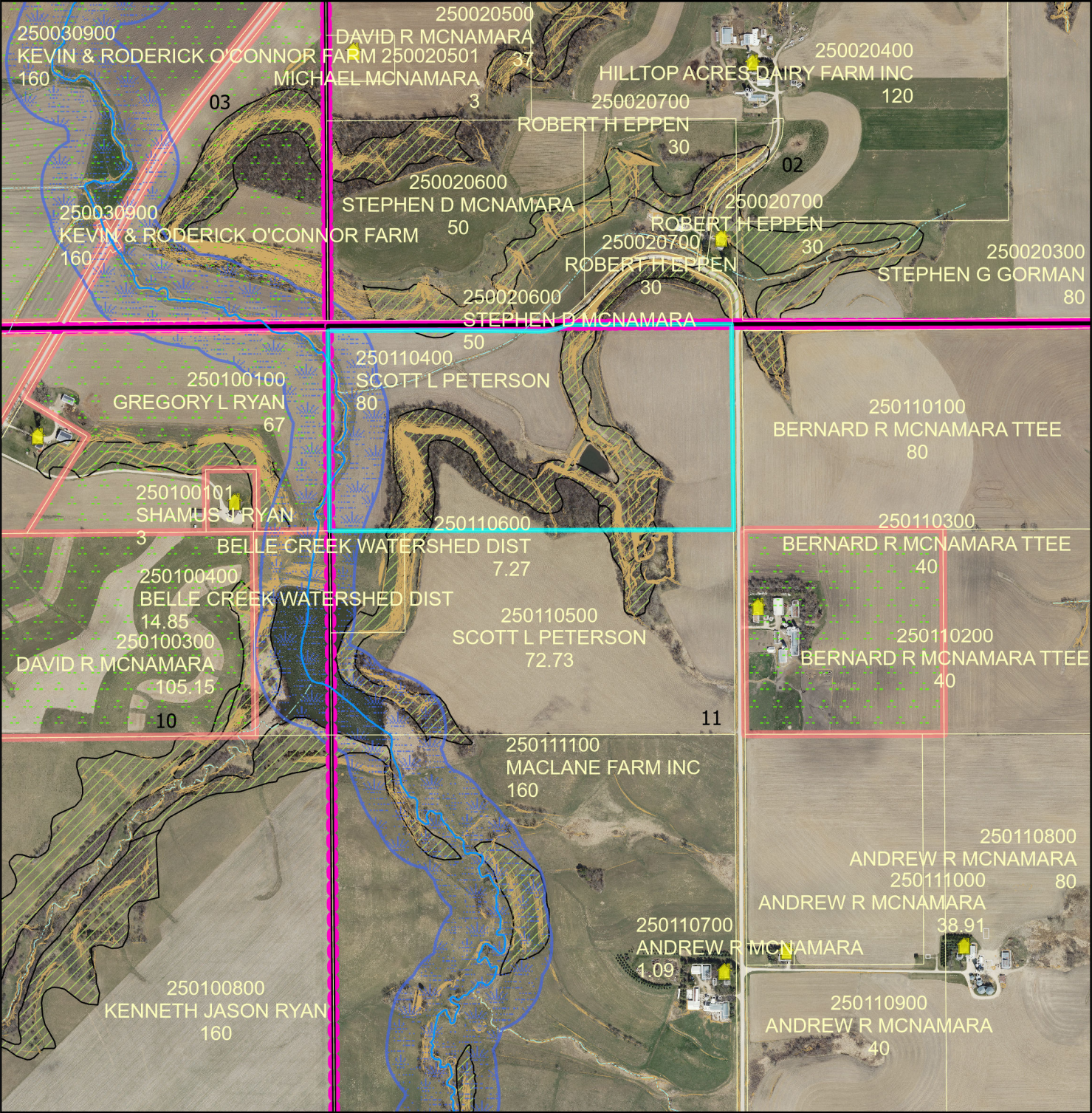


DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2026.

2024 Aerial Imagery
Map Created July, 2026 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
July 27th, 2026

Mikayla Ryan (Applicant)
A-1 (Agricultural Protection) Zoned District.

Part of N1/2 OF NW1/4 of Section 11 Township
111 Range 016 in Red Wing, MN

Request for property to be Rezoned from A-1
(Agricultural Protection) to CS (Conservation
Subdivision).

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

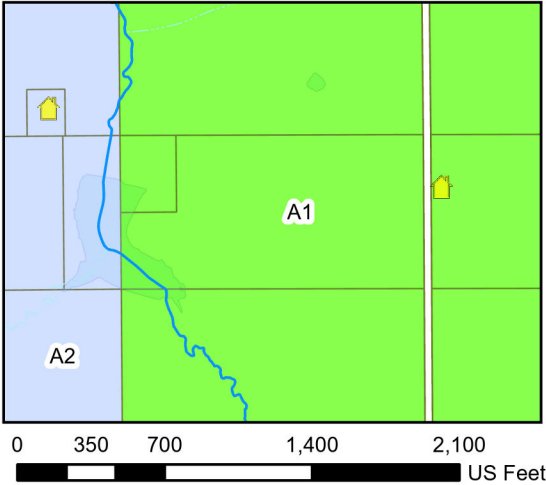
2% Annual Chance

A

AE

AO

X



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 2026.

2024 Aerial Imagery
Map Created July, 2026 by LUM

