

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: July 27th, 2026
Re: Preliminary Plat Request In Belle Creek Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request at land located at 17634 325th St Red Wing, MN 55066 to allow the parcel with ID 25.011.0400 to receive Preliminary Plat Approval in conjunction with a pending Map Amendment request for a Conservation Subdivision.

ATTACHMENTS AND LINKS:

1. Application as submitted
2. Preliminary Plat
3. See rezoning application for GIS maps of the site

APPLICATION INFORMATION:

Applicants: Tyler and Mikayla Ryan, 17332 325th St Red Wing, MN 55066
Property Owner: Scott and Kellie Peterson, 17634 325th St Red Wing, MN 55066
Address of zoning request: XXXX 350th 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 applicants Tyler and Mikayla Ryan, 17332 325th St Red Wing, MN 55066, to split and plat approximately 40 acres of a 70 acre tract of un-platted land owned by Scott and Kellie Peterson, 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.

PROJECT SUMMARY:

The applicants Tyler and Mikayla Ryan are seeking approval for a Preliminary Plat for property located at XXXX 350th St Red Wing, MN 55066. The intent of the request is for the

applicants to create second lot rezoned to CS (Conservation Subdivision) and build a home on the 40-acre rezoned parcel, which is required to receive Plat approval. The proposed plat will be named “Ryan Addition”.

Property Information

- The property consists of one parcel comprising approximately 70 acres, that is zoned A-1 (Agricultural Protection), with a pending rezone of 40 acres to be CS (Conservation Subdivision).
- There are feedlots near the subject property.
- The property is surrounded by predominantly A-2 District and A-1 District.
- None of the property is designated Floodplain.
- Part of the property is designated Shoreland. Belle Creek runs through majority of the South-Western portion of this section.
- 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 and platted, the 40-acre parcel would permit the construction of an additional dwelling.

Accessibility:

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

Planning Information:

Zoning Staff have reviewed these requirements and found the proposed preliminary plat is a suitable candidate for preliminary plat approval and is in compliance with all ordinance requirements and meets all standards. A summary of some of the primary requirements are listed below:

- A Preliminary Plat is required for all Conservation Subdivision rezoning requests and must be approved by the Township prior to recording.
- Conservation Subdivisions must contain a minimum of 40 contiguous acres and designate at least 50 percent of the total acreage as permanent Open Space.
- The Preliminary Plat must identify a conservation theme and demonstrate how the proposed development preserves open space and the rural character of the property.
- All proposed lots must comply with the dimensional, access, and development standards of the Conservation Subdivision District.
- A permanent Conservation Easement is required to protect and provide for the long-term management of the designated Open Space.

- No development may occur until the Final Plat has been approved and recorded.

Goodhue County Comprehensive Plan:

- The proposed rezone appears to be compatible with the goals of the County's Comprehensive Plan and growth management strategies, which encourage appropriate residential development in areas where it can be accommodated while maintaining compatibility with surrounding agricultural and rural land uses.

Staff Recommendation:

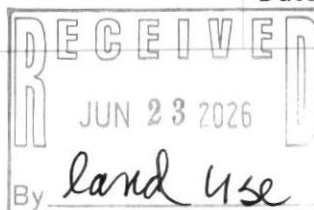
To accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **APPROVE** the request for Preliminary Plat approval, based on findings that the proposed rezone is consistent with the goals and policies of the County's Comprehensive Plan.

Goodhue County Preliminary and Final Plat Application



726-0065

Property Owner(s) Information		
Name(s)	Scott Peterson	
Mailing Address	17634 325th St Red Wing MN 55066	
Phone Number	[REDACTED]	
Email Address	[REDACTED]	
Applicant Information		
Name(s)	Tyler + Mikayla Ryan	
Mailing Address	17332 325th St Red Wing MN 55066	
Phone Number	[REDACTED]	
Email Address	[REDACTED]	
Project information		
Proposed Plat Name	Ryan addition	
Application Type	☒ Preliminary Plat ☐ Final Plat ☐ Both Preliminary and Final	
Total Acres Platted	40 acres	
Will the plat dedicate Right of way?	☐ State ☐ County ☒ Township ☐ City	
List Parcel Numbers:	25.011.0400	
Total Number of Lots:	1	Total Number of Outlots: 1
Property Owner(s) Signature		
Printed Name	Signature	Date
Scott Peterson	Scott Peterson	6-23-2026
Printed Name	Signature	Date
Printed Name	Signature	Date



Goodhue County

Preliminary and Final Plat Application



Township Acknowledgment			
Name	Chad Ryan		
Township Position	Supervisor / Chairman		
Signature		Date	6-19-2026
Township Approval*		Date	
*For townships with a subdivision ordinance and zoning ordinance			
County Use			
Application Fee: \$400		Receipt Number 18952	Received Date 6/23/26
Received by			
Preliminary Review by PAC Date:	Preliminary Approval by Co. Board Date:		
Final Plat Review By PAC Date:	Final Review By Co. Board Date:		

Application Procedures:

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

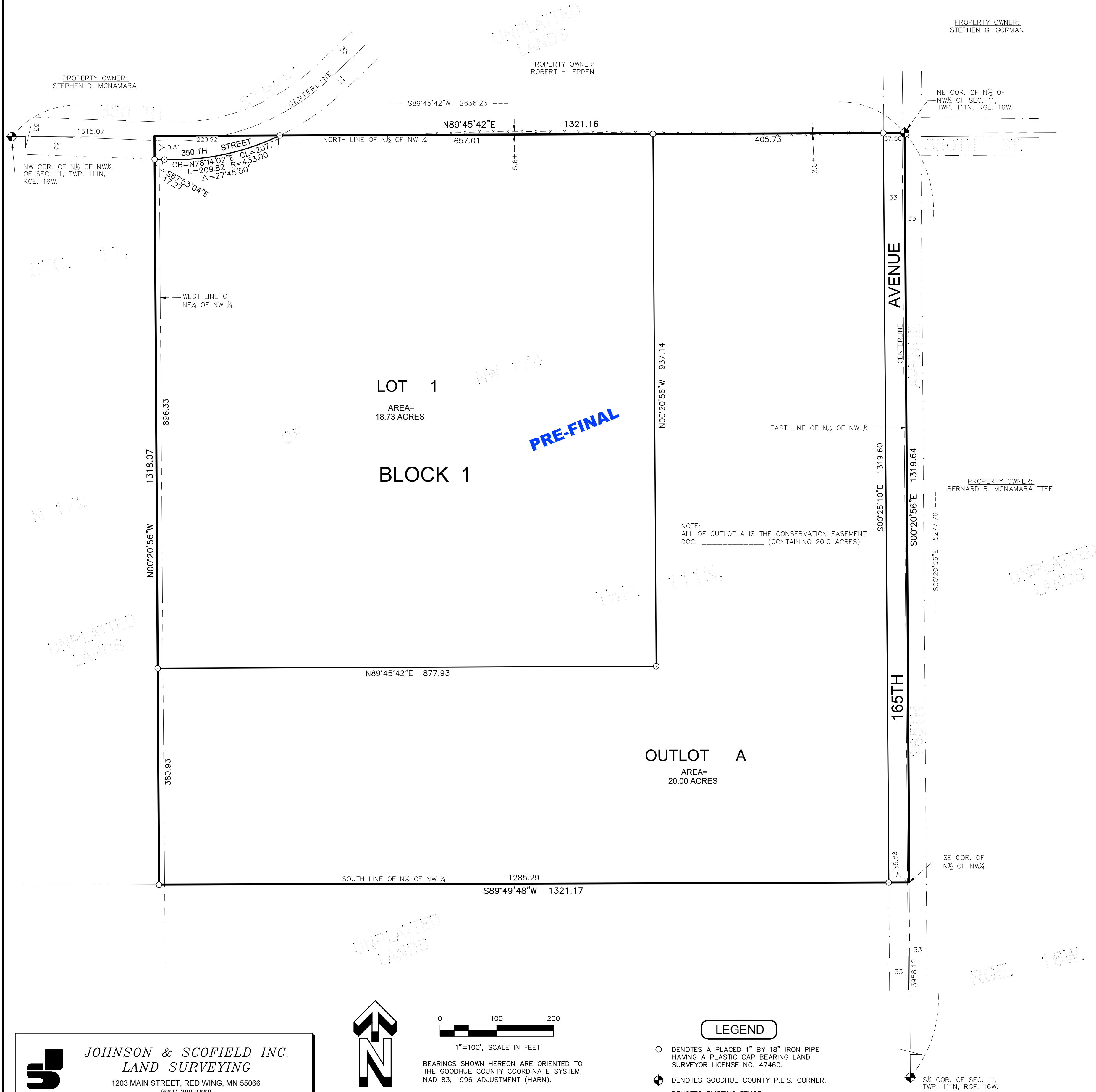
- ☐ 1) The creation of three or more tax parcels from one tax parcel, except when the tax parcels created can be described by an aliquot part of the Public Land Survey. The minimum division shall be a Quarter Quarter of the Section (i.e. SE 1/4 of the NW 1/4). Non-contiguous land must be separate tax 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	SCOTT Peterson	Email	[REDACTED]
Mailing Address	17634 325th St Red Wing MN 55066		
Daytime Phone	[REDACTED]		
Applicant Information (if different than above)			
Applicant Name	Mikayla Ryan	Email	[REDACTED]
Mailing Address	17332 325th St Red Wing MN 55066		
Daytime Phone	[REDACTED]		
Township Information			
Township position	Chairman	Date	6-10-26
Signature	[Signature]		
County Use			
Application Fee	\$350	Receipt Number	Received Date
Initial Reviewed by			
Plat Name			
Request complies with Goodhue County Zoning and Subdivision requirements as attested by me			
_____ the Goodhue County Planner/Zoning Administrator on			
this day _____			

RYAN ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That Scott L. Peterson, a single person, and Scott L. Peterson, as Personal Representative of the Kellie P. Peterson Estate, deceased, owner, and Farmers Trust and Savings Bank, an Iowa corporation, mortgagee, of the following described property:

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.

Have caused the same to be surveyed and platted as RYAN ADDITION, and do hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Scott L. Peterson, a single person, and Scott L. Peterson, as Personal Representative of the Kellie P. Peterson Estate, deceased, has hereunto set his hands this ____ day of _____, 2026.

Scott L. Peterson

Scott L. Peterson
Personal Representative of the Kellie P. Peterson Estate

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this ____ day of _____, 2026 by Scott L. Peterson, single person, and Scott L. Peterson as Personal Representative of the Kellie P. Peterson Estate, deceased.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said Farmers Trust and Savings Bank, an Iowa corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 2026.

Signed: Farmers Trust and Savings Bank, an Iowa corporation

by _____ its _____

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this ____ day of _____, 2026 by _____, its _____ of Farmers Trust and Savings Bank, an Iowa corporation.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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 _____, 2026.

Marcus S. Johnson, Professional Land Surveyor
Minnesota License Number 47460

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this ____ day of _____, 2026, by Marcus S. Johnson, Professional Land Surveyor.

Signature

Print Name

Notary Public Goodhue County, Minnesota

My Commission Expires January 31st, 2031

GOODHUE COUNTY BOARD OF COMMISSIONERS

Approved by the County Board of Commissioners, Goodhue County, Minnesota at their _____, 2026 County Board meeting.

By _____ Date: _____
Chairperson

By _____ Date: _____
County Administrator

TOWN BOARD

This plat was approved by the Belle Creek Town Board, Minnesota, this ____ day of _____, 2026.

By _____
Signature

Print Name

COUNTY AUDITOR/TREASURER, GOODHUE COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 2026.

Lucas Dahling, Goodhue County Auditor/Treasurer

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 2026.

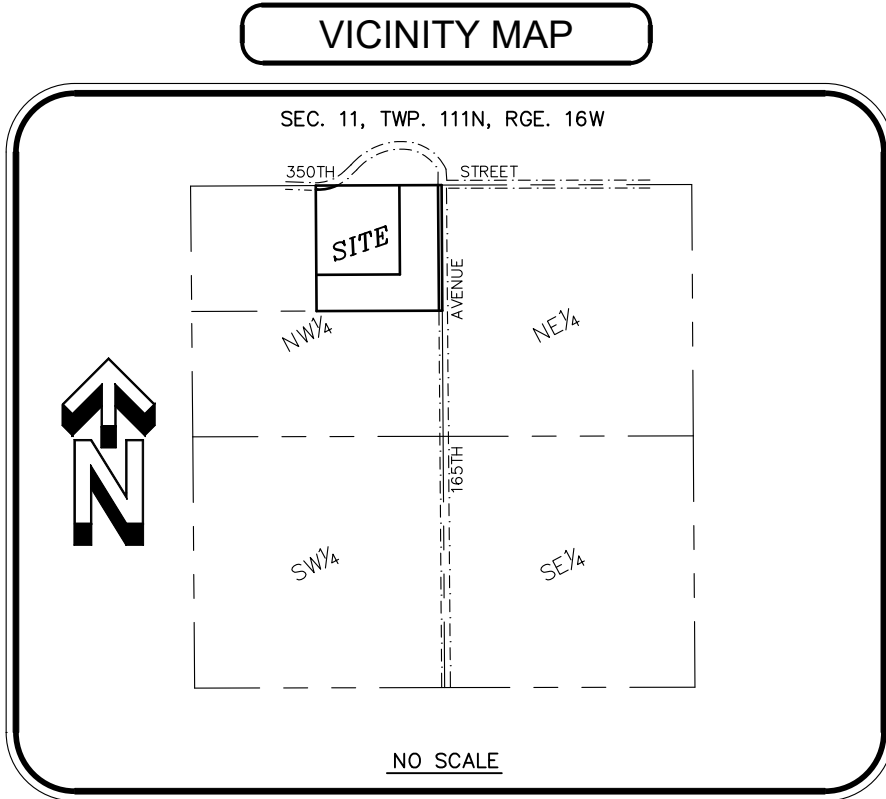
By _____
Jeff Ekblad, Goodhue County Surveyor

COUNTY RECORDER, COUNTY OF GOODHUE, STATE OF MINNESOTA

I hereby certify that the this plat of RYAN ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 2026,

at ____ o'clock ____ M. and was duly filed as Document No. _____

By _____
Jeff Ekblad, Goodhue County Recorder



RYAN ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Scott L. Peterson, a single person, and Scott L. Peterson, as Personal Representative of the Kellie P. Peterson Estate, deceased, owner, and Farmers Trust and Savings Bank, an Iowa corporation, mortgagee, of the following described property:

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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.

Have caused the same to be surveyed and platted as RYAN ADDITION, and do hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Scott L. Peterson, a single person, and Scott L. Peterson, as Personal Representative of the Kellie P. Peterson Estate, deceased, has hereunto set his hands this _____ day of _____, 2026.

Scott L. Peterson
Personal Representative of the Kellie P. Peterson Estate

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this _____ day of _____, 2026 by Scott L. Peterson, single person, and Scott L. Peterson as Personal Representative of the Kellie P. Peterson Estate, deceased.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

In witness whereof said Farmers Trust and Savings Bank, an Iowa corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2026.

Signed: Farmers Trust and Savings Bank, an Iowa corporation

by _____ its _____

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this _____ day of _____, 2026 by _____, its _____ of Farmers Trust and Savings Bank, an Iowa corporation.

Signature

Print Name

Notary Public _____ County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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 _____, 2026.

Marcus S. Johnson, Professional Land Surveyor
Minnesota License Number 47460

STATE OF MINNESOTA
COUNTY OF GOODHUE

This instrument was acknowledged before me on this _____ day of _____, 2026, by Marcus S. Johnson, Professional Land Surveyor.

Signature

Print Name

Notary Public Goodhue County, Minnesota

My Commission Expires January 31st, 2031

GOODHUE COUNTY BOARD OF COMMISSIONERS

Approved by the County Board of Commissioners, Goodhue County, Minnesota at their _____, 2026 County Board meeting.

By _____ Date: _____

By _____ Date: _____

TOWN BOARD

This plat was approved by the Belle Creek Town Board, Minnesota, this _____ day of _____, 2026.

By _____ Signature

Print Name

COUNTY AUDITOR/TREASURER, GOODHUE COUNTY, MINNESOTA

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By _____
Jeff Ekblad, Goodhue County Surveyor

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at _____ o'clock _____ M. and was duly filed as Document No. _____

By _____
Jeff Ekblad, Goodhue County Recorder

LOT 1

AREA= 18.73 ACRES

BLOCK 1

PRE-FINAL

NOTE:
ALL OF OUTLOT A IS THE CONSERVATION EASEMENT
DOC. _____ (CONTAINING 20.0 ACRES)

OUTLOT A

AREA= 20.00 ACRES

PRE-FINAL



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



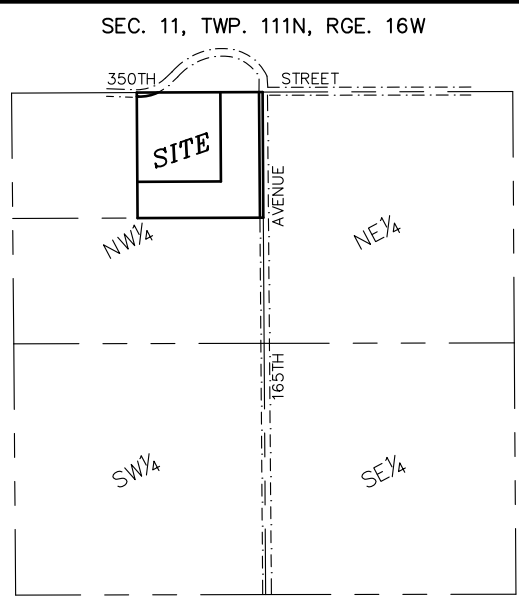
0 100 200
1"=100', SCALE IN FEET

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

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.

VICINITY MAP



NO SCALE