Goodhue County
Land Use Management

Building – Environmental Health – Zoning
509 West 5th Street, Red Wing, MN 55066
651-385-3104

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: November 23rd, 2026
Re: Conditional Use Permit Request in Belle Creek Township

AGENDA ITEM:
The Planning Advisory Commission will hold a public hearing and consider a request for land located at PID 25.002.0204 for a conditional use permit for camping in conjunction with a music festival.

Note: Although the assembly controls ordinance references the need for a CUP for camping, but an IUP is a more appropriate permit classification for this request. Staff is recommending the PAC review this application as an IUP instead of a CUP, although the evaluation criteria are identical.

ATTACHMENTS AND LINKS:
1. Application Form
2. Maps prepared by staff
    a. Elevations and Contours
    b. Vicinity/Neighborhood Map

APPLICATION INFORMATION:
Applicant: William Erickson
Property Owner: Dan Ryan, 16764 342nd St Way Goodhue, MN
Parcel: 25.002.0204
Parcel Size: 206 Acres
Property Zoning: A2 (Agricultural)
Township: Belle Creek
Abbreviated Legal: PT OF W1/2 OF NE1/4 & NW1/4 & SE1/4 OF NE1/4 SECTION 02 TOWNSHIP 111 RANGE 016

PUBLIC HEARING NOTICE:
The Planning Advisory Commission will hold a public hearing and consider a request submitted by William Erickson on behalf of property owner, Dan Ryan, 16764 342nd St Way Goodhue, MN 55027, for a Conditional Use Permit request for property legally described as: PT OF W1/2 OF NE1/4 & NW1/4 & SE1/4 OF NE1/4 SECTION 02 TOWNSHIP 111 RANGE 016 in Belle Creek Township. The applicant is requesting a Conditional Use Permit for

temporary camping in conjunction with music festival during the dates of July 22nd to July 25th, 2027. Tax Parcel(s): 25.002.0204

APPLICABLE ORDINANCES:

- Goodhue County Zoning Ordinance, Article 4, Conditional/Interim Use Permits
- Goodhue County Zoning Ordinance, Article 11, Performance Standards
- Goodhue County Zoning Ordinance, Article 22, Agriculture District

The County Board must review and approve an assembly control license for the event, and the event must be permitted and conducted in accordance with the County's Assembly Controls Ordinance, which is not part of the Zoning Ordinance. Although the PAC does not have jurisdiction over the assembly controls ordinance, the staff of the Land Use Management Department administers the program.

PROJECT SUMMARY:

The applicant, William J Erickson, is planning to temporarily use the parcel for overnight camping in conjunction with a musical festival from July 22nd to July 25th 2027. However, only the Southeastern part of the parcel will be utilized. This is located south of 342nd St.

Zoning staff have found this site to be a good candidate for a CUP/IUP for an overnight camping area and music festival as it is a large field with minimal site constraints or potential conflicts, making it appropriate for the proposed temporary use.

Property Information:

- The property consists of one parcel comprising approximately 206 acres, that is zoned A2 – Agricultural.
- The section of this property is located in zone A2 and has two dwellings near property lines of the parcel. One dwelling is owned by the applicant.
- The nearest feedlot borders both sides of the subject property.
- The property is surrounded by predominantly farmland and feedlots.
- A small portion of the property is designated Shoreland, but no 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 approved, part of the 206-acre parcel would be used temporarily for an overnight camping area in conjunction with a musical festival event during the dates of July 22nd to 25th 2027.

Accessibility:

The site has access from a public road, which is 342nd Street, a township road.

Zoning Ordinance A-2 District Information:

The A2 District's purpose is "to maintain and conserve agricultural investments and prime agricultural farmland but provide for a slightly higher density of dwelling than the A-1 District. This A-2 District is intended to apply to those areas where large farms and feedlots are more scattered and greater numbers of non-farm uses, or small parcels are present. This district also has more topographic features and less prime farmland than the A-1 District.

Goodhue County Comprehensive Plan:

The proposed CUP appears to be compatible with the goals of the County's Comprehensive Plan and growth management strategies, which support the preservation of agricultural land and open space while allowing for compatible temporary uses. The proposed overnight camping area and music festival would utilize only the southeastern portion of the parcel, located south of 342nd Street, from July 22 through July 25, 2027. Given the site's large open field, minimal site constraints, and limited potential for conflicts with surrounding uses, the proposed temporary use is not anticipated to interfere with the property's existing character or long-term land use planning objectives.

Staff Recommendation:

To accept the application, testimony, exhibits, and other evidence presented into the record; and forward a recommendation of **approval** to County Board of Commissioners for the proposed CUP/IUP request, based on the following findings and conditions:

Findings:

1. The site meets the criteria outlined in Article 4 of the Goodhue County Zoning Ordinance for submitting a CUP/IUP.
2. Goodhue County has adhered to all the requirements set forth in Article 4 for published and mailed notice requirements.
3. The Planning Advisory Commission held a hearing and considered the request at their meeting on November 23rd, 2026.
4. The proposed uses will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
5. That the uses permitted will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
6. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

7. That adequate measures have been or will be taken to provide sufficient off-street parking to serve the proposed use.
8. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Condition(s):

1. The IUP is only valid in conjunction with the associated assembly application for the Wheat Trail Music Festival, for a period from July 22 through July 25, 2027.

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GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Old Form $450.00

Parcel #_____ Permit#_____

PROPERTY OWNER INFORMATION

Last Name Ryan	First Dan	Email:
Street Address 16764 342nd St Way		Phone [redacted]
City Goodhue	State MN Zip 55027	Attach Legal Description as Exhibit "A" ☐
Authorized Agent William J. Erickson		Phone [redacted]

Mailing Address of Landowner: 17140 342nd Ave Way Goodhue MN 55027

Mailing Address of Agent: 34225 Wheat Trail Goodhue, MN 55027

PROJECT INFORMATION

Site Address (if different than above): 16700 342nd St. Way, Goodhue MN

Lot Size 30 acres Structure Dimensions (if applicable)

What is the conditional/interim use permit request for? Music Festival w/ Camping

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized:

Camping July 22nd to July 25th
Music July 23rd & 24th

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above-mentioned agent to represent me and my property in the above-mentioned matter.

Signature of Landowner: Dan J Ryan Date 10/22/26

Signature of Agent Authorized by Agent: WJE

TOWNSHIP INFORMATION **Township Zoning Permit Attached?** ☐ **If no please have township complete below:**

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature	Title	Date

Comments:

To be considered by Twp on 11/11/24

COUNTY SECTION COUNTY FEE $ 450 RECEIPT # 19039 DATE PAID 10/27/24

Applicant requests a CUP/IUP pursuant to Article _____ Section _____ Subdivision _____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name_____ Zoning District _____

Date Received_____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: _____Approve _____ Deny Conditions:

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).
2-day Music Festival with a cause for mental health + Suicide awareness for ag and rural communities.

2. Planned use of existing buildings and proposed new structures associated with the proposal.
None

3. Proposed number of non-resident employees.
100 Volunteers

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.
July 23 - 25 6:00 am - 1:00 am

5. Planned maximum capacity/occupancy.
4000-5000

6. Traffic generation and congestion, loading and unloading areas, and site access.
The route will have 1,000 ft of driveway (Private Road)

7. Off-street parking provisions (number of spaces, location, and surface materials).
None. Parking on private Property

8. Proposed solid waste disposal provisions.
Dumpsters on site

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.
Porta potty's onsite and also generators for Power

GOODHUE COUNTY
ASSEMBLY APPLICATI
PROPERTY

3

10. Existing and proposed exterior lighting.
We will have light towers Throughout for parking + safety

11. Existing and proposed exterior signage.
Temp signage

12. Existing and proposed exterior storage.
NONE

13. Proposed safety and security measures.
Local law Enforcement and ~~Fire~~ Medical staff will be notified + encouraged to be invited to be onsite. We will also hire a medical + security company

14. Adequacy of accessibility for emergency services to the site.
We will do as we did in 2026 and meet with the medical + lawenforcement. County will have all files

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.
Yes there will be noise. 2:00 an curfew will be enforced Bands will be done Before that.

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.
NONE

17. Existing and proposed surface-water drainage provisions.
None

18. Description of food and liquor preparation, serving, and handling provisions.
There will be food trucks onsite. We will be serving liquor. We will apply for licence

19. Provide any other such information you feel is essential to the review of your proposal.

Goodhue County
Land Use Management

WHEAT TRAIL FESTIVAL

Permit Condition Response Notes

Condition 1: No changes in plans or specifications without written approval

- **Response & Compliance:** The event will strictly follow the layout and specifications detailed in our overview. This includes a 2-day country music schedule outside Goodhue, MN on July 22-25, 2027, with daytime activities (such as the professional mental health speaker, Bean Bag tournament, and BBQ competition) leading into regional and national country music headliners each night.
- Any necessary logistical or site changes will be submitted in writing to the permitting authority for approval before the event.

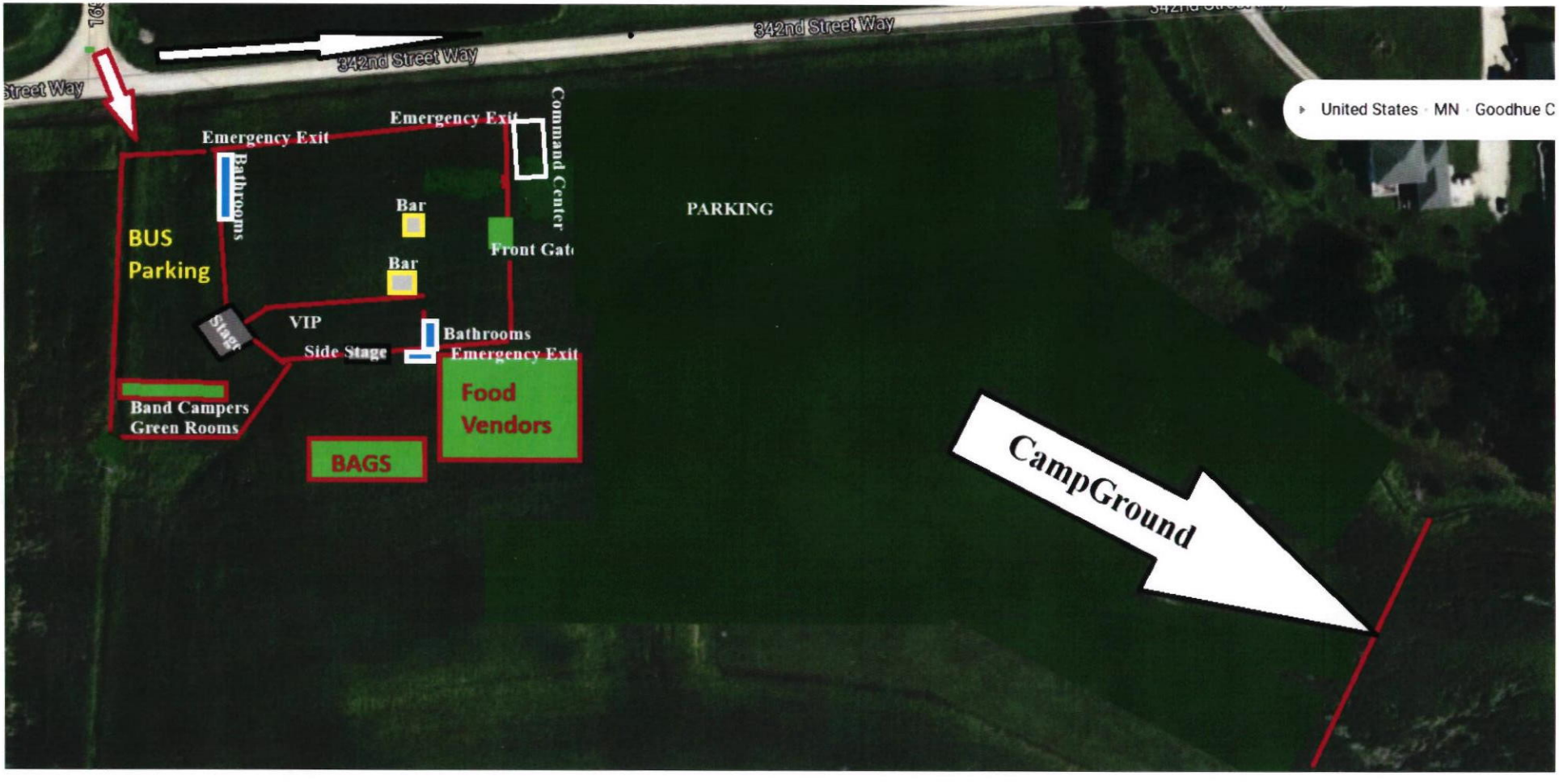
Condition 2: Granting access for inspections at reasonable times

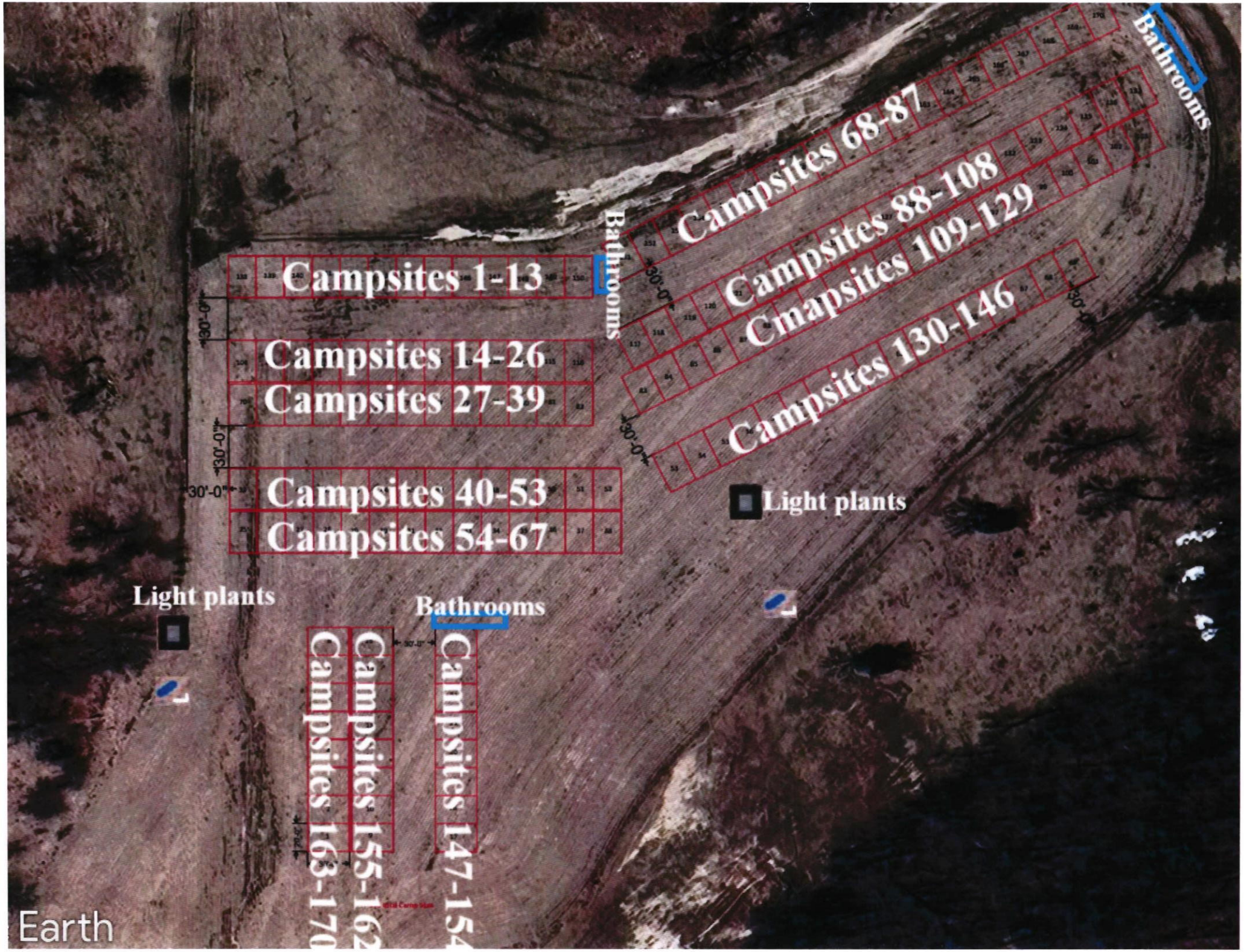
- **Response & Compliance:** Permitting authority agents will have full access to all areas of the event grounds.
- Professional security staff will be on-site for the duration of the event to monitor entrances, alcohol service areas, and the designated camping grounds. Security personnel will facilitate smooth access for inspectors.
- All designated camping layouts, fire-ring containment setups, and the 2:00 AM to 8:00 AM quiet time restrictions will be open for inspection at any time.

Condition 3: Securing other required State, Federal, or Local permits

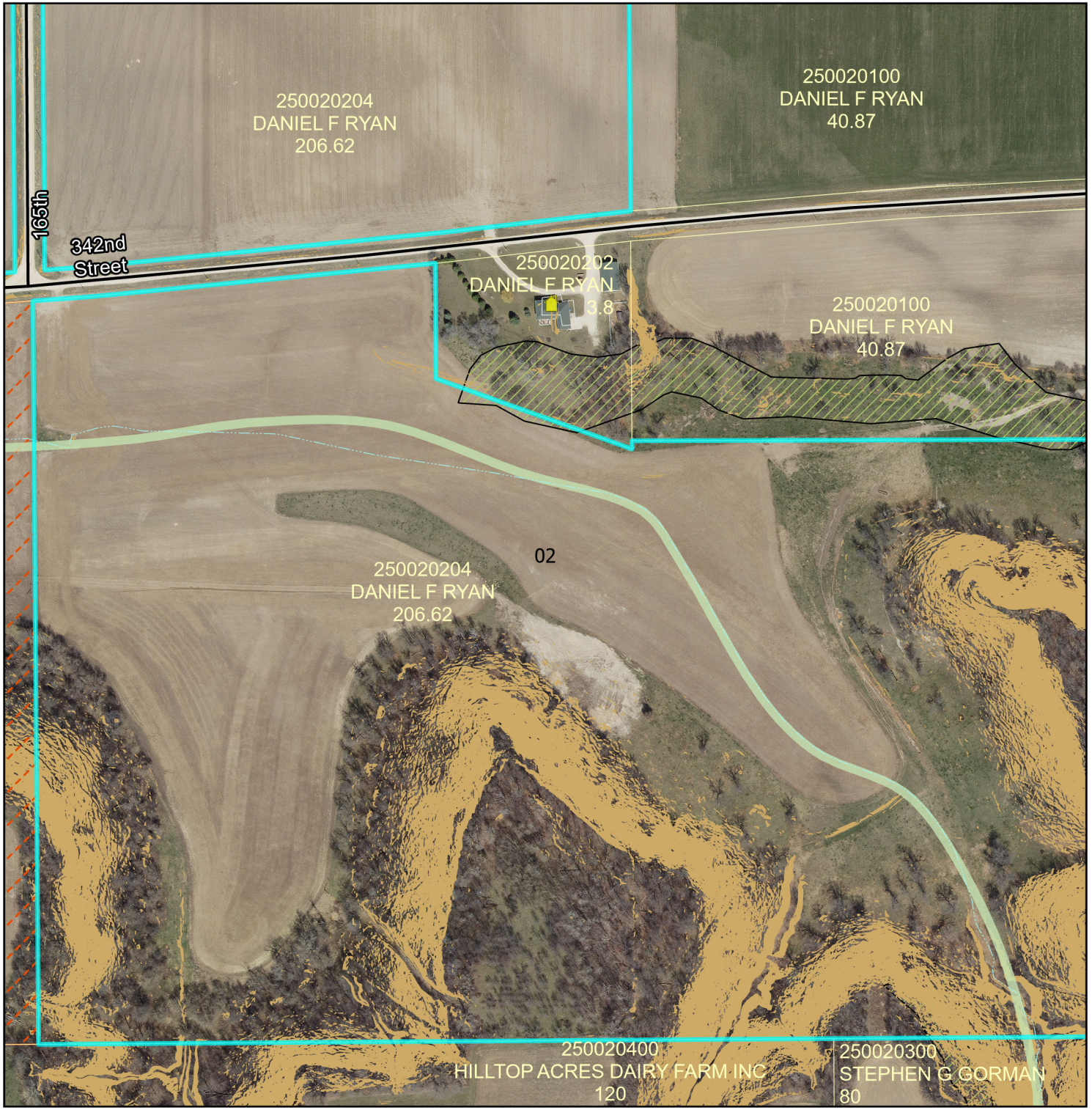
- **Response & Compliance:** We acknowledge that this permit does not exempt us from other jurisdictions and are actively coordinating all secondary local and state requirements:
  - **Alcohol Service:** We will have a local bar owner lead and we will have applications for servers and also secure the temporary on-sale liquor license and ensure all servers have proper training.
  - **Food Safety:** All food trucks and BBQ competition setups will hold proper Minnesota food safety certificates and health licenses.
  - **Community & Health Resources:** We are collaborating directly with the Livin Foundation, the Minnesota Farm & Rural Helpline, and local services to host resource booths on-site.


342nd Street Way
342nd Street Way
Address:
16764 342nd St, Goodhue MN 55027
United States · MN · Goodhue C
Move that way?
170'WX150" long
BUS
Parking
Food and
Vendors
BAGS
BBQ Comp Campers


342nd Street Way
342nd Street Way
Emergency Exit
Emergency Exit
Command Center
Bathrooms
Bar
Front Gat
Bar
BUS
Parking
Stage
VIP
Side Stage
Bathrooms
Emergency Exit
Band Campers
Green Rooms
BAGS
Food
Vendors
PARKING
CampGround
United States · MN · Goodhue C


Campsites 1-13
Campsites 14-26
Campsites 27-39
Campsites 40-53
Campsites 54-67
Campsites 68-87
Campsites 88-108
Cmapsites 109-129
Campsites 130-146
Campsites 147-154
Campsites 155-162
Campsites 163-170
Bathrooms
Bathrooms
Bathrooms
Light plants
Light plants
30'-0"
30'-0"
30'-0"
30'-0"
30'-0"
Earth

MAP 01: PROPERTY OVERVIEW



Planning Advisory Commission

Public Hearing
November 23, 2026

Dan Ryan (Owner)
A-2 Zoned District.

Part of W1/2 OF NE1/4 &
NW1/4 & SE1/4 OF NE1/4
SECTION 02 TOWNSHIP 111
RANGE 016 in Belle Creek Township.

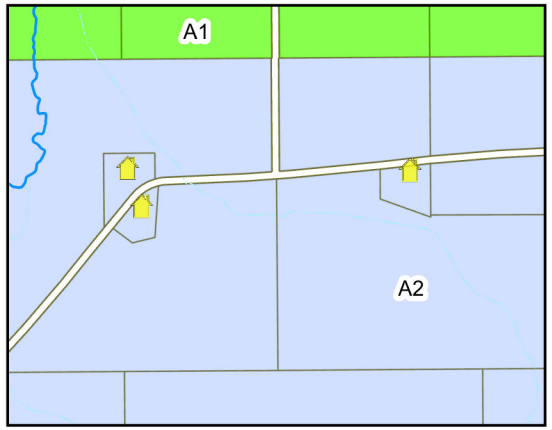
Request for CUP for temporary music festival with camping.

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



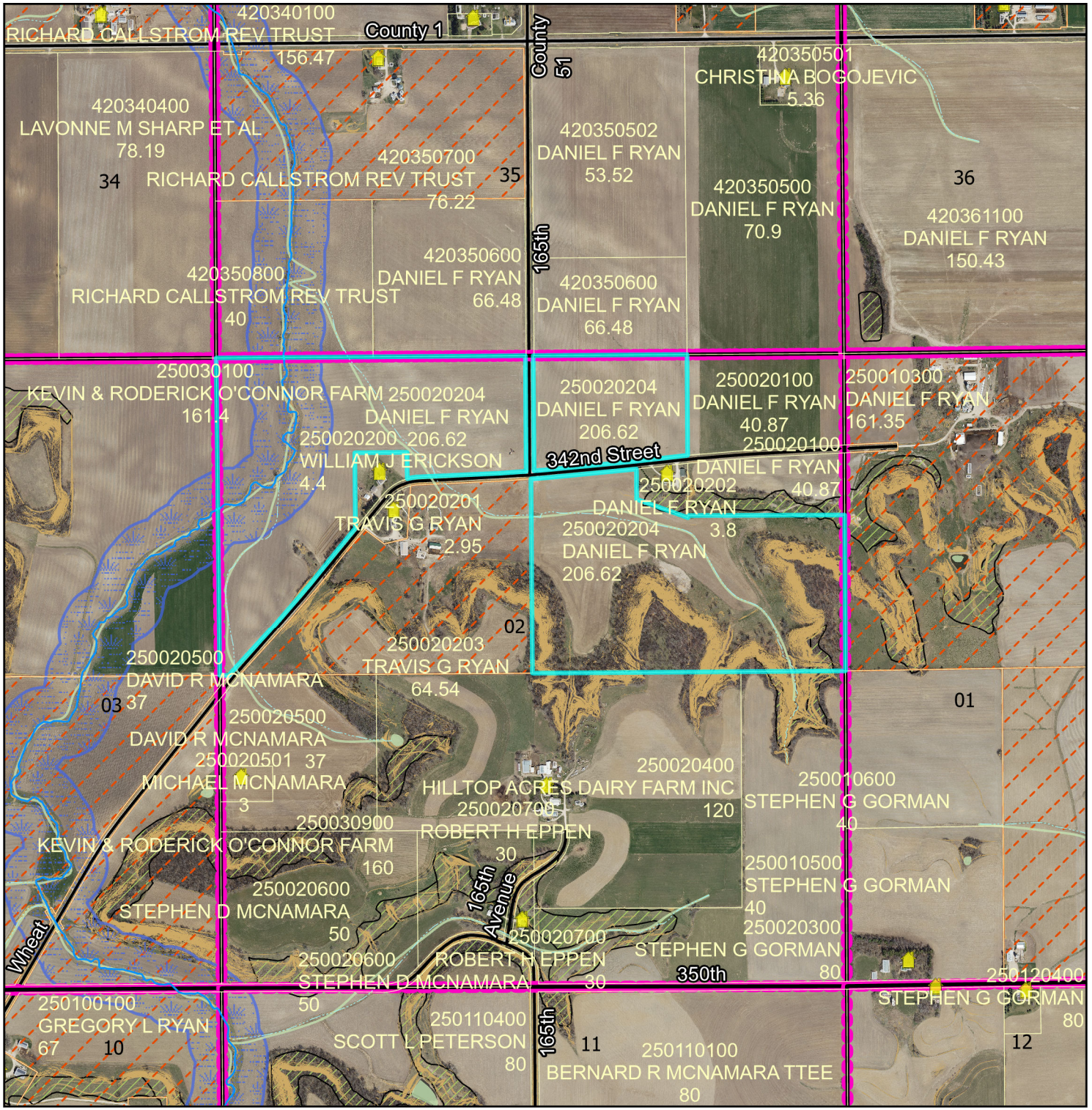
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2024 Aerial Imagery
Map Created November, 2026 by LUM

MAP 02: VICINITY MAP



Planning Advisory Commission

Public Hearing
November 23, 2026

Dan Ryan (Owner)
A-2 Zoned District.

Part of W1/2 OF NE1/4 &
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SECTION 02 TOWNSHIP 111
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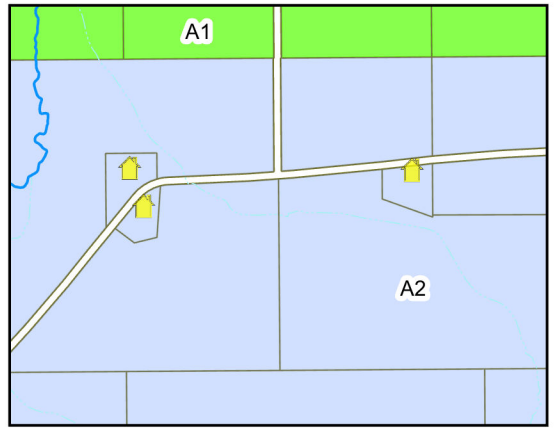
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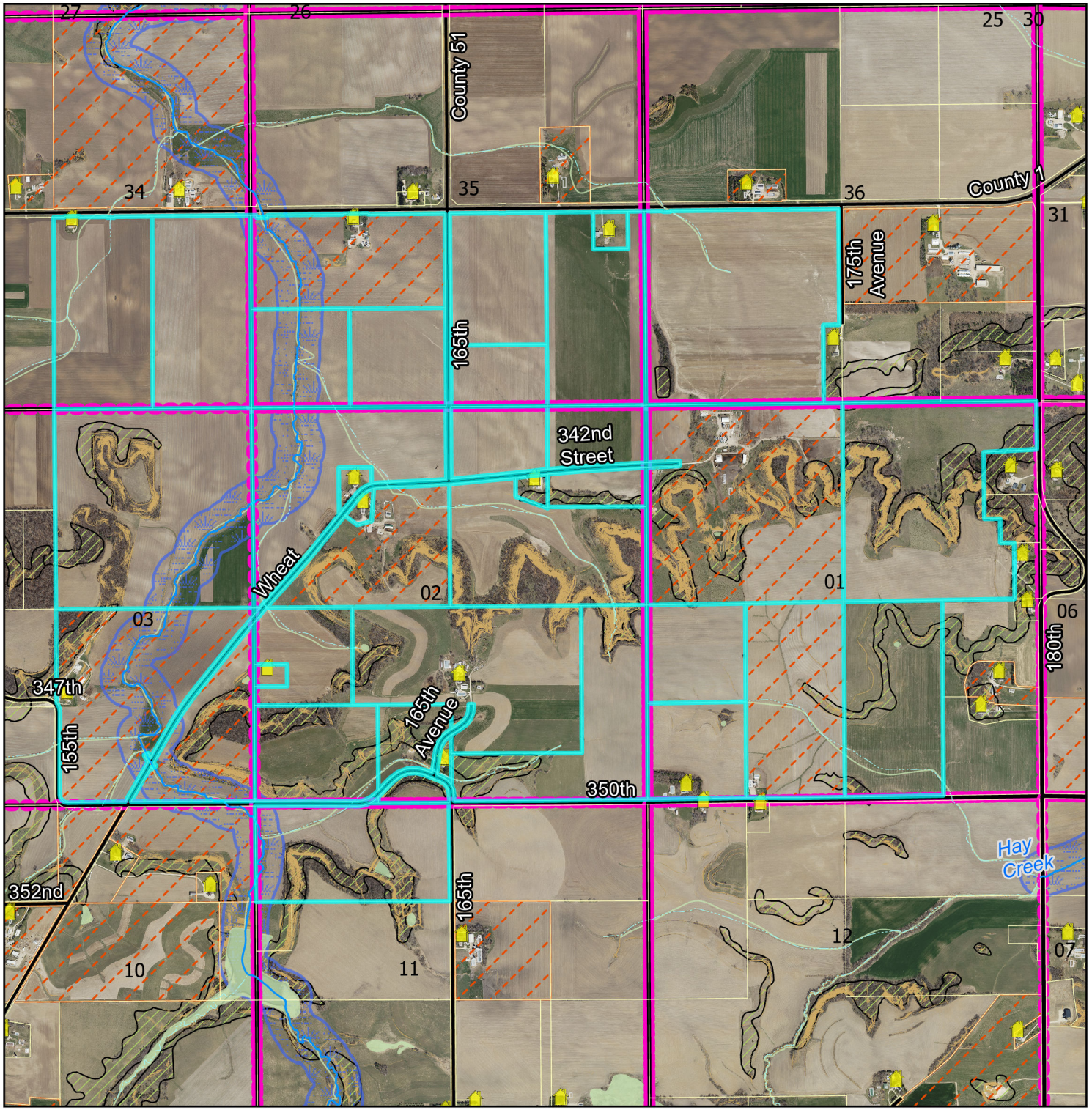
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2024 Aerial Imagery
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PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



Planning Advisory Commission

Public Hearing
November 23, 2026

Dan Ryan (Owner)
A-2 Zoned District.

Part of W1/2 OF NE1/4 &
NW1/4 & SE1/4 OF NE1/4
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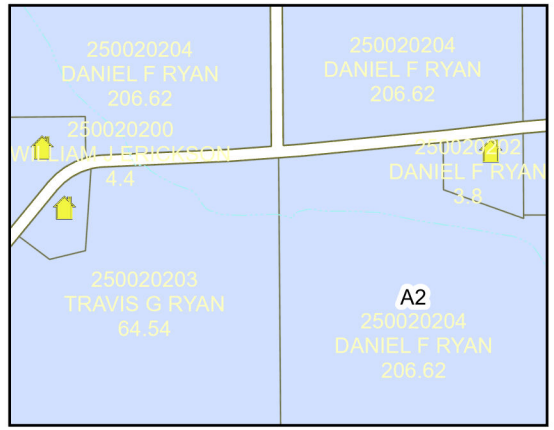
Request for CUP for temporary music festival with camping.

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



0 500 1,000 2,000 3,000
US Feet

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