



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Board of Adjustment
Government Center- Board Room
509 West 5th St, Red Wing MN 55066

Call Meeting To Order

Approval Of Current Agenda

Conflict/Disclosure Of Interests

PUBLIC HEARING:

Request for Variance, submitted by Cohlman Rutschow (Owner), to Article 12 (Bluffland Protection Standards) to allow construction of a dwelling addition less than 30-feet from the toe of a bluff. Parcel 31.023.1100. 22770 320th ST Red Wing, MN 55066. Part of the SW ¼ of the SE ¼ of Section 23 TWP 112 Range 15 in Featherstone Township. A2 Zoned District.

Documents:

[BOAPACKET_RUTSCHOW.PDF](#)

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: May 31, 2022
Report date: May 20, 2022

PUBLIC HEARING: Request for Variance, submitted by Cohlman Rutschow (Owner), to Article 12 (Bluffland Protection Standards) to allow construction of a dwelling addition less than 30-feet from the toe of a bluff.

Application Information:

Applicant(s): Cohlman Rutschow (Owner)

Address of zoning request: 22770 320th ST Red Wing, MN 55066

Parcel: 31.023.1100

Abbreviated Legal Description: Part of the SW ¼ of the SE ¼ of Section 23 TWP 112 Range 15 in Featherstone Township

Township Information: Featherstone Township has signed acknowledgment of the variance request and did not convey any concerns regarding the application.

Zoning District: A-2 (General Agriculture District)

Attachments and Links:

Application and submitted project summary

Site Map(s)

GCZO Article 12 Bluffland Protection Standards

Goodhue County Zoning Ordinance:

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

Cohlman Rutschow (Owner) has applied for a variance to Bluffland Protection Standards to construct a dwelling addition 28.5-feet from the toe of a bluff where 30-feet is required. The existing dwelling was permitted and constructed in 1985, prior to Goodhue County's adoption of bluffland protection standards (1995).

Variance Standards:

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes "practical difficulties" exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

1) Harmony with the general purposes and intent of the official control:

- Bluffland setbacks are intended to preserve and protect the sensitive physical features of the Bluffs by regulating development, preventing erosion, and controlling the cutting of timber

on the slopes and tops of bluffs.

- The proposed location of the dwelling addition was chosen to avoid constructing an addition closer to the top or toe of the bluff than the existing dwelling. The addition will be in line with the west side of the dwelling.

The addition will meet the required 30-foot setback from the top of the bluff east of the dwelling.

- The dwelling is located in an A-2 zoned section where a maximum of 12 dwellings are permitted to be established, one per original ¼ ¼ section. Section 23 currently has 6 dwellings.
- The Applicant expressed willingness to abide by best management practices when constructing the addition and performing any required grading/excavation work.

The request appears in harmony with the purpose and intent of the official controls.

2) The variance request is consistent with the adopted Comprehensive Plan:

- The Goodhue County Comprehensive Plan supports providing more housing choices for rural residents and flexible dwelling choices.
- The Goodhue County Comprehensive Plan also prioritizes protecting and conserving natural landscapes and utilizing best management practices to enhance the health of environmentally sensitive areas.

The proposed dwelling addition appears consistent with the Goodhue County Comprehensive Plan.

3) There are “practical difficulties” in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):

- The Applicant’s desire to construct a dwelling addition is a reasonable use of property in the A-2 District.

The proposed addition would be constructed approximately 28.5-feet from the toe of a bluff.

- The parcel is an existing 39.49-acre lot which is a conforming lot size in the A-2 Zoning District (2-acre minimum).
- The existing dwelling was constructed in 1985, prior to Goodhue County’s adoption of bluffland setback regulations.
- The Applicant stated that there are no alternative locations for the addition due to the configuration of the dwelling, the location of the well at the front of the home, and the location of the top of a bluff directly east of the dwelling.
- Goodhue County Soil and Water Conservation District Natural Resource Specialist Chad Hildebrand reviewed the proposal and assisted staff in determining the location of the top and toe of the bluffs. Mr. Hildebrand noted that the proposed addition would not be detrimental to the top or toe of the bluff if best management practices were used to avoid excessive erosion down the bluff to the east. Mr. Hildebrand also noted during a site visit with staff that the bluff west of the existing dwelling appears to be stable as no excessive erosion was observed during the site visit.

SWCD staff and Zoning staff will review the building permit application for compliance with bluffland protection standards and establishment of best management practices prior to construction.

- The dwelling is surrounded by Blufflands/woodlands to the north, south, and west. Hay Creek runs north to south on the eastern portion of the property. Some of the acreage to the east is used for row crop agriculture and is located within the Shoreland and Floodplain of

Hay Creek. Several dwellings in the vicinity were constructed close to or within bluff impact zones.

The request appears unlikely to alter the essential character of the locality.

4) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

- Dwelling additions are a permissible use in the A-2 Zoning District. The request does not constitute a use variance.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing.

The Board should specify the facts and reasons that are the basis of the Board's determination. In granting a variance, the Board of Adjustment may impose conditions directly related to, and bearing a rough proportionality with, the impact(s) created by the variance

Staff Recommendation:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a variance, submitted by Cohlman Rutschow (Owner) to Bluffland protection standards to allow construction of a dwelling addition no less than 28.5-feet from the toe of a bluff.

APPLICATION FOR Variance

For Staff Use only

VARIANCE NUMBER:

\$350 RECE PT#

DATE

SITE ADDRESS, CITY, AND STATE				ZIP CODE:
22770 320th St. Red Wing, MN				55066
LEGAL DESCRIPTION:				
Attached <input type="checkbox"/>				
P D#:	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:	STRUCTURED MENSIONS (if applicable):
		40 acres		20' x 20'

APPLICANT OR AUTHORIZED AGENT'S NAME	
Cohlman Rutschow	
APPLICANT'S ADDRESS:	TELEPHONE:
22770 320th St. Red Wing, MN 55066	

PROPERTY OWNER'S NAME::	
Same as Above <input checked="" type="checkbox"/>	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
22770 320th St. Red Wing, MN 55066	
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
22770 320th St. Red Wing, MN	
	EMAIL:

VARIANCE REQUESTED TO: (check all that apply) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Property Line Setbacks <input checked="" type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE:
	private residence
	PROPOSED
	addition to private residence
	BU LD NG APPLICATION PERMIT NO.: (if filed)
	DATE FILED:

TOWNSHIP SIGNATURE:		
By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.		
		Attached <input type="checkbox"/>
TOWNSHIP OFFICAL'S SIGNATURE	TOWNSHIP OFFICAL'S PR NTED NAME AND TITLE	DATE

By signing below, the applicant acknowledges:

1. The undersigned is the owner or authorized agent of the owner of this property.
2. The information presented is true and correct to the best of my knowledge.
3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
4. Additional information or applications may be required

Cohlman Rutschow

Applicant's Signature: _____

Date: 05/12/2022

Print name: Cohlman Rutschow (owner or authorized agent)

REQUEST SUMMARY

Please cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: 12 Section: 2 Name: Bluff Land Protection

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

Discuss your current use of the property and the reason for your variance request:

The current dwelling is a private residence. I am requesting permission to build an addition to the existing residence. 20' x 20'.

The addition would be on the south side of the house. The current house and proposed addition is within the bluff impact zone.

Describe the effects on the property if the variance is not granted:

If not granted, we would be unable to build the addition.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

The existing house lies within the bluff impact zone. The proposed addition would be adjacent to the existing house.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

N/A

Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

N/A, no other alternatives for building this addition.

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

No, the addition is small in comparison to existing structures already on the property which are within the bluff impact zone.

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Featherstone

Goodhue County

Parcel # _____

APPLICANT INFORMATION

Last Name Rutschow First Cohlman M.I. G
 Street Address 22770 320th St. Phone _____
 City Red Wing State MN ZIP 55066
 Email Address _____
 Township FS Range _____ Section _____

PROJECT INFORMATION

Site Address 22770 320th St.
 Zoning District _____ Lot Size 40 acres Structure Dimensions 20' x 20'
 Type of Project Addition Proposed Use Private Residence / Home remodel
 Structure Type Wood ^{industrial} Replacement? YES NO
 Variance # _____ Conditional Use Permit # _____

GPS Coordinates 44.48626, -92.57797

DISCLAIMER AND SIGNATURE

I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

* Signature [Handwritten Signature]

Date 05/12/2022

TOWNSHIP APPROVALS

I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.

Signature _____ Title _____ Date _____

Signature _____ Title _____ Date _____

Application fee _____

Receipt Number _____

ARTICLE 12 BLUFF LAND PROTECTION

SECTION 1. INTENT AND PURPOSE

Goodhue County recognizes the historic and economic values of the bluffs that line the many rivers and valleys of the County. These standards set out to protect and preserve the sensitive physical features of the bluffs by regulating development, preventing erosion and controlling the cutting of timber on the slopes and tops of the bluffs.

SECTION 2. SCOPE

These standards shall regulate the setback of structures, sanitary waste treatment facilities and row crops from bluff impact zones to protect the existing and/or natural scenic values, significant historic sites, vegetation, soils, water and bedrock from disruption by man-made structures or facilities. These standards will also regulate alterations of the natural vegetation and topography.

- Subd. 1. **BLUFF.** A natural topographic feature such as a hill, cliff, or embankment having the following characteristics:
- A. The slope rises at least twenty-five (25) feet above the toe of the bluff; and
 - B. The grade of the slope from the toe of the bluff to a point twenty-five (25) feet or more above the toe of the bluff averages thirty (30) percent or greater;
 - C. An area with an average slope of less than twenty (20) percent over a horizontal distance of fifty (50) feet shall not be considered part of the bluff.
- Subd. 2. **BLUFF IMPACT ZONE.** All of the land lying between the top of the bluff and the toe of the bluff.
- Subd. 3. **SIGNIFICANT HISTORIC SITE.** Any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of Minnesota Statutes, Section 307.08. A historic site meets these criteria if it is presented listed on either register or if it is determined to meet the qualifications for listing after review by the Minnesota State Archaeologist or the Director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.
- Subd. 4. **TOE OF THE BLUFF.** The point on a bluff where there is, as visually observed, a clearly identifiable break in the slope, from gentler to steeper slope above. If no break in the slope is apparent, the toe of the bluff shall be determined to be the lowest end of the lowest fifty (50) foot segment that exceeds twenty (20) percent slope.
- Subd. 5. **TOP OF THE BLUFF.** The point on a bluff where there is, as visually observed, a clearly identifiable break in the slope, from steeper to gentler slope above. If no break in the slope is apparent, the top of the bluff shall be determined to be the highest end of the highest fifty (50) foot segment that exceeds twenty (20) percent slope.
- Subd. 6. **VISUALLY INCONSPICUOUS.** Difficult to be seen and not readily noticeable from any point on the river or valley during the time when the leaves are on the deciduous trees.

SECTION 3. BOUNDARIES

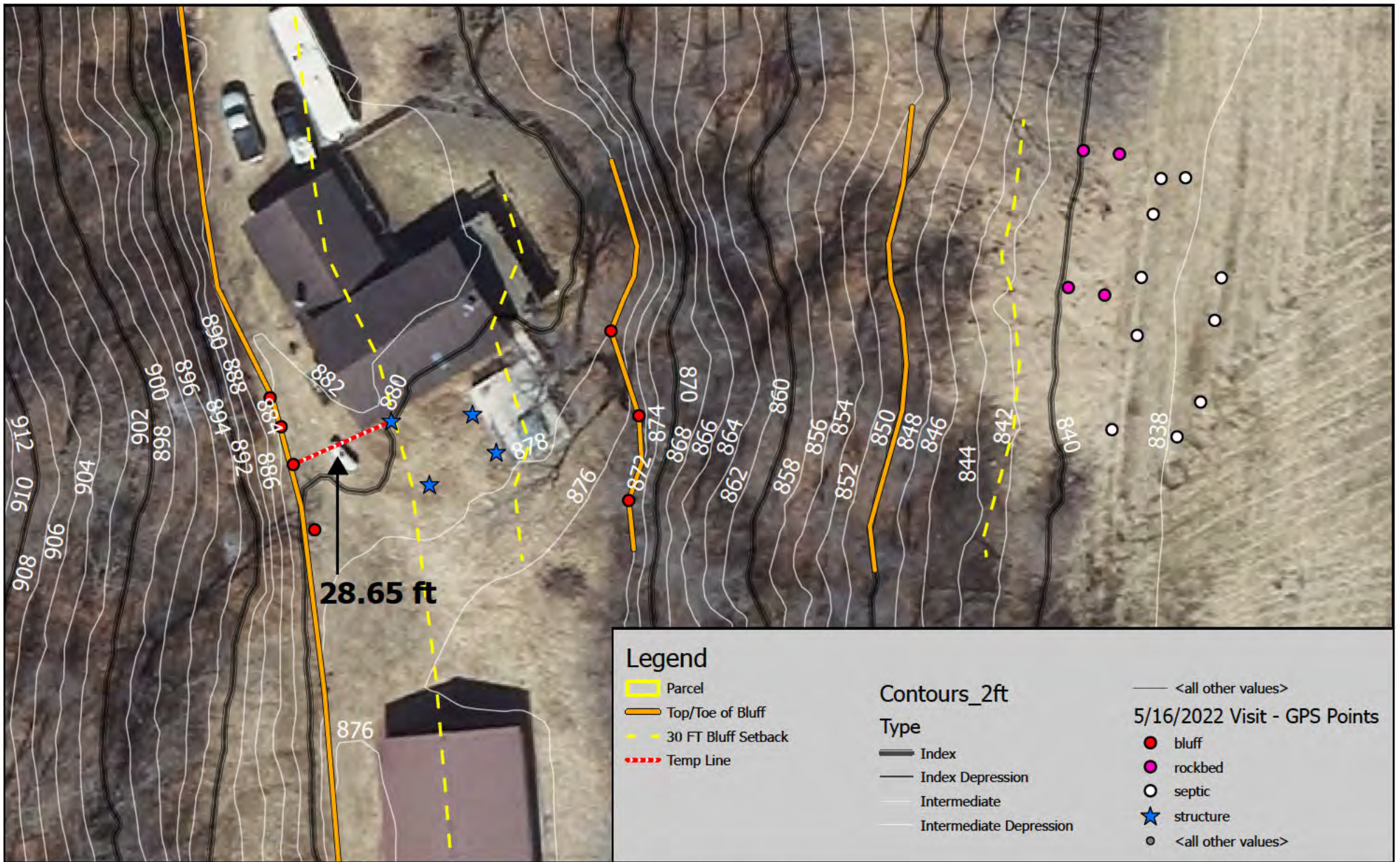
- Subd. 1. The bluff land protection area shall include all areas with the following soil types as determined by the Goodhue County Soil Survey:
- A. N634E - Massbach-Schapville complex, 18-35% slopes
 - B. N598E - Winneshiek-Waucoma complex, 18-35% slopes
 - C. N594E - Chelsea loamy sand, 12-35% slopes
 - D. N553E - Frankville-Nasset-Mt. Carroll complex, 18-35% slopes
 - E. N635E - Frankville-Nasset-Downs complex, 18-35% slopes
 - F. N642E - Frankville-Nasset complex, Oneota formation, 18-35% slopes
 - G. N609E - Hawick sandy loam, 18-45% slopes
 - H. M516E - Wangs-Wagen Prairie complex, 18-35% slopes
 - I. M537E - Meridian-Bassett complex, 18-35% slopes
 - J. N526F - Gale-Oak Center complex, 18-45% slopes
 - K. M540F - Frontenac-Bellechester complex, 18-45% slopes
 - L. N639F - Frontenac-Lacrescent complex, 20-45% slopes
 - M. N631E - Schapville silt loam, 18-35% slopes
 - N. N580G - Brodale, very flaggy-Bellechester-Rock outcrop complex, 45-90% slopes
 - O. N632G - Brodale, flaggy-Schapville complex, 18-80% slopes
 - P. N638G - Brodale, flaggy-Bellechester complex, 30-70% slopes
 - Q. N640G - Lacrescent, flaggy-Frontenac-Rock outcrop complex, 45-90% slopes
 - R. N641F - Brodale channery loam, 20-45% slopes, flaggy
 - S. N639G - Frontenac-Lacrescent complex, 30-70% slopes
 - T. M539F - Bellechester loamy sand, 18-45% slopes

SECTION 4. GENERAL REGULATIONS

- Subd. 1. Developments and other land disturbing activities including: structures, accessory facilities, driveways, and parking areas shall not be placed within bluff impact zones except the following:
- A. Stairways and landings subject to provisions set forth in Subd. 6, of this Section.
 - B. Facilities such as ramps, lifts, or mobility paths subject to provisions set forth in Subd. 6, of this Section.
 - C. Uses identified in Article 30; Section 3; Subd. 6, Subd. 12, and Subd. 1
- Subd. 2. Setback from top or toe of the bluff to any structure in any district shall be no less than thirty (30) feet. Exceptions may include structures allowed under Article 30, Section 3, Subdivisions 6, 12, and 13.
- Subd. 3. The maximum height of any structure shall be twenty-five (25) feet from the highest natural grade touching foundation. Exceptions may include structures allowed under

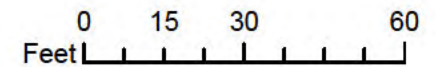
the following provisions: Article 30; Section 3; Subd. 6, Subd. 12, and Subd. 13. Height for structures that may be permitted within bluff impact zones under these provisions shall be set forth within Conditional or Interim Use Permits

- Subd. 4. No person may begin a mining or quarrying activity or expand a mining or quarrying activity within three hundred (300) feet of the toe or top of a bluff without a conditional use permit.
- Subd. 5. Towers as defined in Article 17 (Wireless Communication Facilities) must be located outside of bluff impact zones and shall be subject to a minimum setback of 1.1 times the height of the tower from the top of a bluff and a minimum of 30 feet from the toe of a bluff.
- Subd. 6. All stairways and lifts on bluffs and in shoreland areas shall be visually inconspicuous. Stairways and lifts shall meet the following design requirements:
 - A. Stairways and lifts must not exceed four (4) feet in width on residential lots.
 - B. Landings for stairways and lifts on residential lots must not exceed thirty-two (32) square feet in area. Landings larger than thirty-two (32) square feet may be used for public open space recreational properties.
 - C. Canopies or roofs are not allowed on stairways, lifts, or landings.
 - D. Stairways, lifts, and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion.
 - E. Stairways, lifts, and landings must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming Summer, leaf on conditions, whenever practical.
 - F. Facilities such as ramps, lifts, or mobility paths are also allowed for achieving access to shore areas, provided that the dimensional and performance standards of sub-items A-E are complied with in addition to the requirements of the Minnesota Accessibility Code.
- Subd. 7. No grading, excavating or filling (including Mineral Extraction) within the bluff impact zones, except for approved erosion control measures. Erosion control projects within the bluff impact zone shall comply with A. and B. below:
 - A. Altered areas shall be stabilized to acceptable erosion control standards consistent with the field office technical guides of the Goodhue Soil and Water Conservation District and the USDA, Natural Resources Conservation Service.
 - B. Plans to place fill or excavated materials in bluff impact zones shall be prepared by qualified professional for continued slope stability, and approved by Land Use Management. All costs to be born by the applicant.
- Subd. 8. The top or toe of bluffs shall be certified by a Minnesota Licensed Land Surveyor or Zoning Administrator.
- Subd. 9. Vegetation Alterations. Vegetation alterations shall be subject to the standards found in Article 11, Section 7 of the Goodhue County Zoning Ordinance.



Rutschow Property - Bluffs
Featherstone TWP, Section 23 (PIN 310231100)

Figure 2-A



2020 Aerial Imagery



Public Hearing
May 31, 2022

Cohlman Rutschow (Owner)
A2 Zoned District

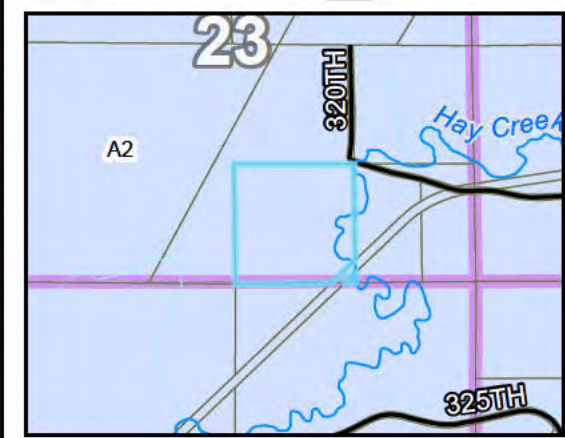
Part of the SW 1/4 of the SE 1/4 Section 23
TWP 112 Range 15 in Featherstone
Township

Variance request to allow construction
of a dwelling addition less than 30-feet
from the toe of a bluff



Legend

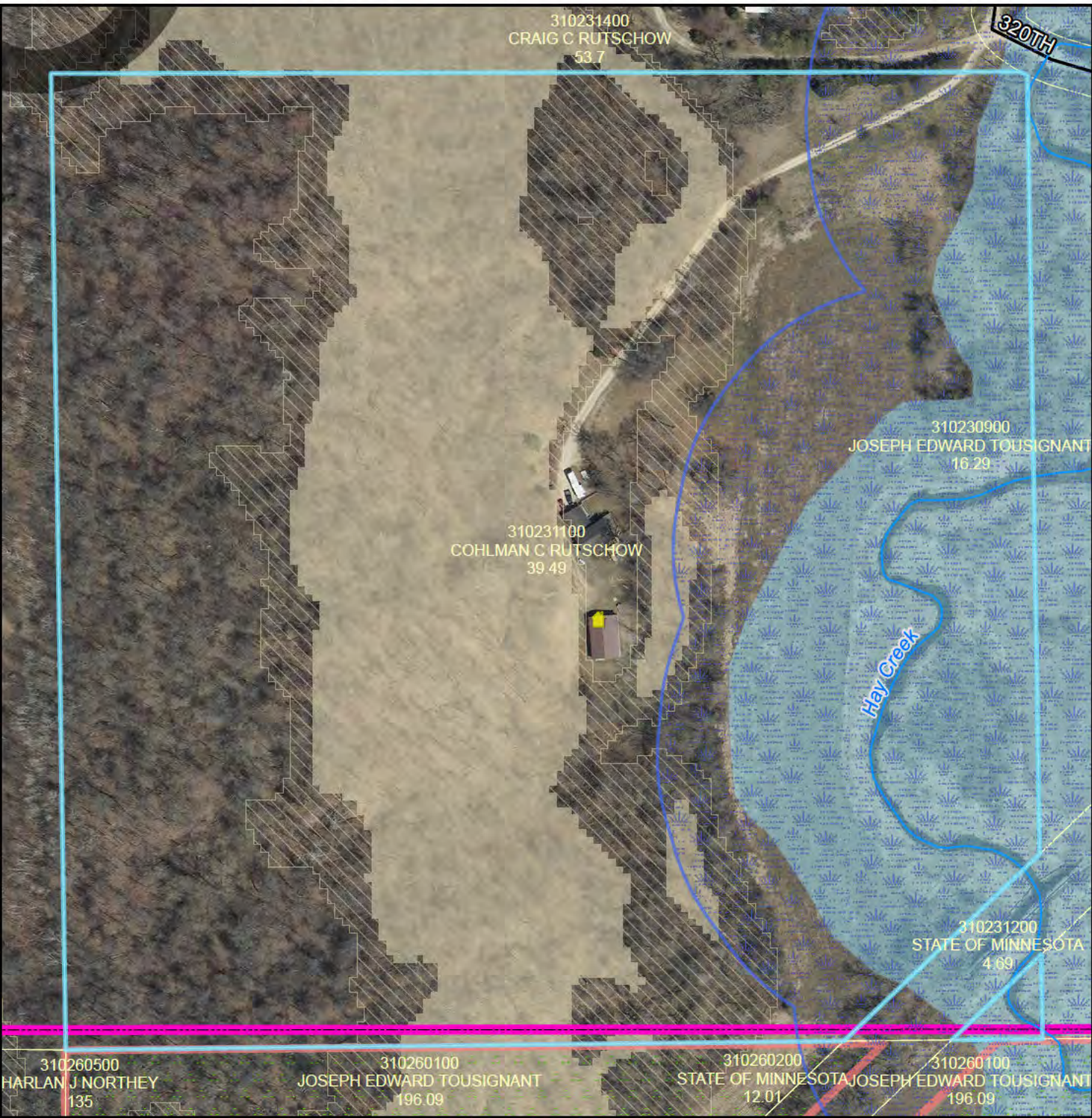
- | | |
|----------------------------|---------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) 20 |
| Protected Streams | Bluff Impact Zones (% slope) 30 |
| Lakes & Other Water Bodies | FEMA Flood Zones |
| Shoreland | 2% Annual Chance |
| Historic Districts | A |
| Parcels | AE |
| Registered Feedlots | AO |
| Dwellings | X |
| Municipalities | |



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 2022.



MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
May 31, 2022

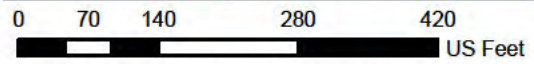
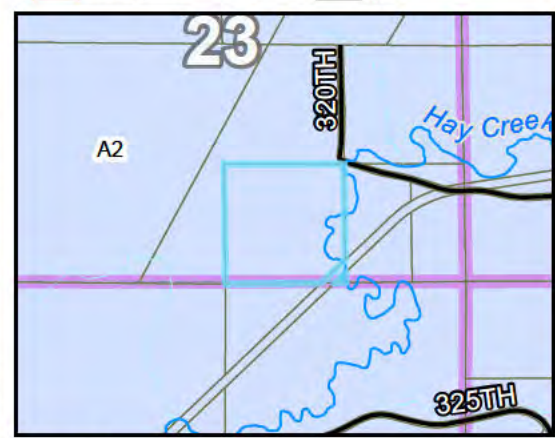
Cohlman Rutschow (Owner)
A2 Zoned District

Part of the SW 1/4 of the SE 1/4 Section 23
TWP 112 Range 15 in Featherstone
Township

Variance request to allow construction
of a dwelling addition less than 30-feet
from the toe of a bluff

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 2022.

2020 Aerial Imagery
Map Created May, 2022 by LUM





BOARD OF ADJUSTMENT

Public Hearing
May 31, 2022

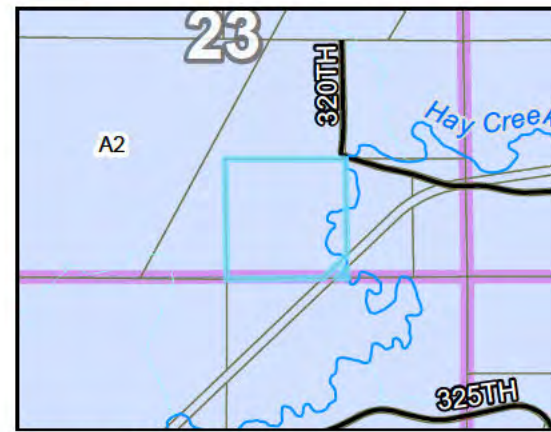
Cohlman Rutschow (Owner)
A2 Zoned District

Part of the SW 1/4 of the SE 1/4 Section 23
TWP 112 Range 15 in Featherstone
Township

Variance request to allow construction
of a dwelling addition less than 30-feet
from the toe of a bluff

Legend

- | | |
|----------------------------|---------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) 20 |
| Protected Streams | Bluff Impact Zones (% slope) 30 |
| Lakes & Other Water Bodies | FEMA Flood Zones |
| Shoreland | 2% Annual Chance |
| Historic Districts | A |
| Parcels | AE |
| Registered Feedlots | AO |
| Dwellings | X |
| Municipalities | |



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 2022.

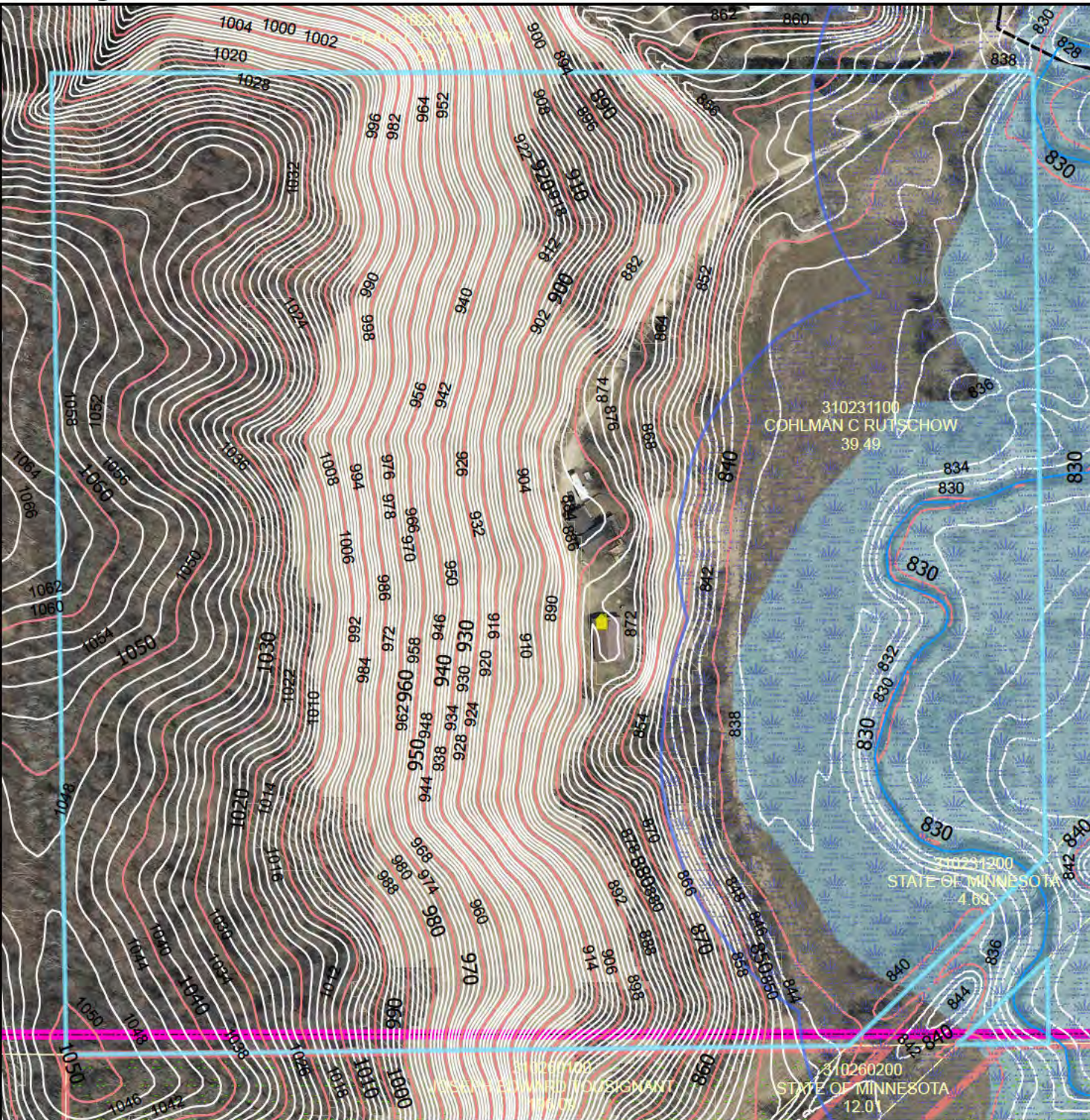


Public Hearing
May 31, 2022

Cohlman Rutschow (Owner)
A2 Zoned District

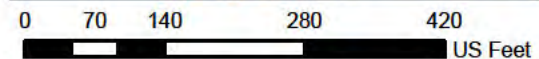
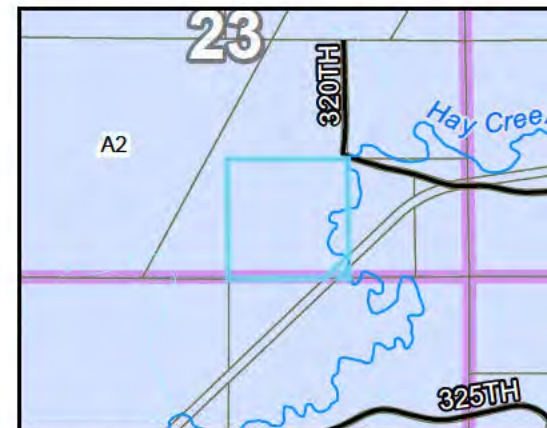
Part of the SW 1/4 of the SE 1/4 Section 23
TWP 112 Range 15 in Featherstone
Township

Variance request to allow construction
of a dwelling addition less than 30-feet
from the toe of a bluff



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 2022.

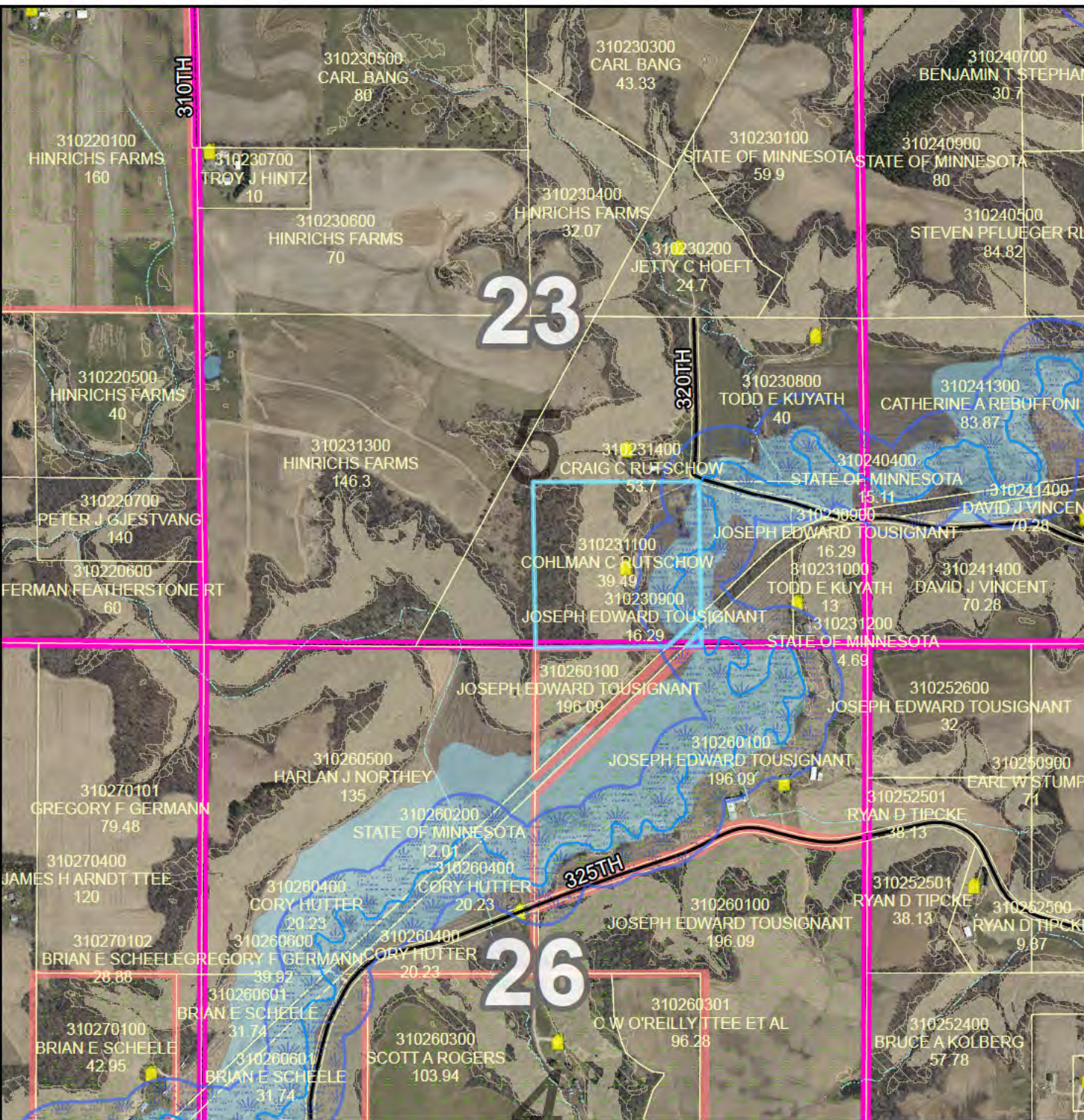


Public Hearing
May 31, 2022

Cohlman Rutschow (Owner)
A2 Zoned District

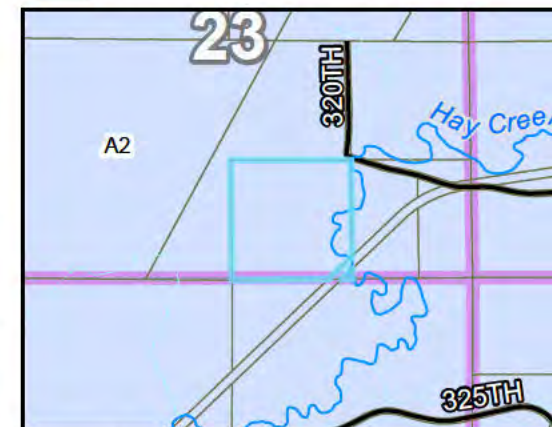
Part of the SW 1/4 of the SE 1/4 Section 23
TWP 112 Range 15 in Featherstone
Township

Variance request to allow construction
of a dwelling addition less than 30-feet
from the toe of a bluff



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | FEMA Flood Zones |
| | Shoreland | | 2% Annual Chance |
| | Historic Districts | | A |
| | Parcels | | AE |
| | Registered Feedlots | | AO |
| | Dwellings | | X |
| | Municipalities | | |



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 2022.

