



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

Approval Of Previous Month's Meeting Minutes

1. September 26, 2022 BOA Meeting Minutes

Documents:

[BOAMEETINGMINUTES_SEPTEMBERMEETING_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

PUBLIC HEARING: Request For Variance To Minimum Setback Standards

Request for Variance, submitted by Lariat Companies, Inc. (Owners) to allow construction of a structure addition for a self-service storage facility less than 45 feet from the Ash Court Right-of-Way. Parcel 28.131.0030. 32072 Ash Court Cannon Falls, MN 55009. Lot 3 Block 1 of the Evolve Replat in Cannon Falls Township. B Zoned District.

Documents:

[BOAPACKET_LARIATCO_REDACTED.PDF](#)

Other-Discussion

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 ◆

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
September 26, 2022 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Board of Adjustment was called to order at 5:00 PM by Vice Chair Darwin Fox at the Goodhue County Government Center Board Room.

Roll Call

Commissioners Present: Daniel Knott (arrived 5:01PM and took over as chairman), Darwin Fox, Randy Rechtzigel, Scott Breuer, and Keith Allen (arrived 5:06PM).

Commissioners Absent: None

Staff Present: Zoning Administrator Samantha Pierret and Zoning Assistant Alexandra Koberoski

1. Approval of Agenda

¹Motion by Commissioner Tebbe and seconded by Commissioner Rechtzigel to approve the meeting agenda.

Motion carried 4:0

2. Approval of Minutes

²Motion by Commissioner Fox and seconded by Commissioner Rechtzigel to approve the previous month's meeting minutes.

Motion carried 4:0 (Commissioner Tebbe abstained)

3. Conflict/Disclosure of Interest

There were no conflicts of interest reported.

4. Public Hearings:

PUBLIC HEARING: Request for Variance to Minimum Setback Standards

Request for Variance submitted by Michael Barck (Owner) to allow construction of a structure for a Non-Agricultural Use Associated with Agricultural Tourism (wedding/event facility) less than 30 feet from the rear property line. Parcel 38.016.1000. 42593 HWY 52 BLVD Zumbrota, MN 55992. Part of the E 1/2 of the SE 1/4 of Section 16 TWP 110 Range 16 in Minneola Township. A-1 Zoned District.

Pierret presented the staff report and attachments. She provided an update on the Conditional Use Permit request which was approved by the County Board on September 6, 2022. She noted that the Board of Adjustment is only considering whether to approve a reduced setback and the use of the property as a wedding/event facility has already been approved by the County Board.

Chair Knott opened the Public Hearing

Eric Thomforde (Prior Lake, MN) stated he is an owner and farmer of the land south and west of the Barck property. He asked whether the number of attendees for the wedding facility had increased due to the change from a temporary tent to a permanent building. He wondered whether the amount of parking space needed had increased if the number of attendees was increasing. He also questioned the safety of Highway 52 regarding property access. Mr. Thomforde noted grading has already begun on the Barck property and he questioned whether staff or the Board was aware of that and the negative effects it may have on their land. He asked whether the eaves of the structure will hang over closer than 25 feet from the property line. He also wondered whether the appropriate process was followed for approving the CUP without another public hearing after the project was changed. He noted that the additional impervious surface created by the new building would lead to detrimental runoff towards their field and crops.

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
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Lawrence Thomforde (14327 410th ST Zumbrota, MN) owns and farms the land south and west of the Barck property with his son, Eric. He questioned the process that has been followed for approving the CUP with changes to the proposal without having another public hearing. He discussed the impacts of increased stormwater runoff from the new building and detailed the soils in the area which are clay. He noted that the addition of another septic system could cause additional negative runoff impacts. He also questioned whether a survey had been done to ensure the building would not encroach onto neighboring properties. He asked whether the new building could be used for uses other than events in the future such as a dwelling. He requested the BOA require additional information regarding stormwater runoff from the proposed building and that another public hearing be held regarding the use of the property as a wedding/event facility.

Riley Budensiek (Minneola Township Supervisor) stated that the Township has not formally approved the proposed building for construction and that the Township was not aware of some of the changes made to the proposal until this meeting.

3After Chair Knott asked three times for comments it was moved by Commissioner Fox and seconded by Commissioner Allen to close the Public Hearing.

Motion carried 6:0

Commissioner Allen asked for clarification from Mr. Budensiek on whether the Township was aware the Applicant was proposing to construct a permanent building for the use.

Mr. Budensiek stated he was not aware the Applicant was proposing to construct a permanent building until the notice for this meeting arrived.

Chair Knott stated that the BOA cannot consider whether the CUP was appropriately issued for the use of the property as part of the request tonight. He added that the BOA is limited to making a determination solely on the variance request for a lesser setback.

Commissioner Breuer questioned whether stormwater ponding may be appropriate due to the increased runoff.

Pierret stated staff had inadvertently not considered stormwater runoff caused by the new building. She noted MnDOT has requested a runoff study be conducted to ensure no additional runoff will enter the MnDOT right of way. Pierret stated the Applicant could utilize the same engineer to conduct a runoff study on the building to ensure no detrimental runoff will occur on neighboring properties. She noted that all new building permits are sent to the Goodhue Soil and Water Conservation District for review. The SWCD reviews runoff impacts and may have recommendations or requirements for the proposal. She noted the BOA could approve the variance request with a condition that runoff calculations be provided during the building permit phase or they could table the request and require additional runoff information be provided for future consideration. She did note that if the item were tabled or denied, the Applicant could apply for a building permit meeting the 30 foot setback and bypass additional consideration by the BOA. She added that staff would require runoff information during the building permit phase upon hearing the concerns tonight.

Commissioner Fox noted that if the BOA tabled or denied the request, the Applicant could still apply for a building permit meeting the setbacks and runoff may not be addressed but if the BOA approved the variance request with the condition that runoff calculations be provided during the building permit phase they would be approving a variance that he believes cannot be justified because the difficulties were all caused by the applicant.

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
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DRAFT**

Discussion continued on whether to approve, deny, or table the request while ensuring runoff is addressed with the knowledge the Applicant could meet the 30-foot setback and the BOA would not be involved in the permitting process.

4 Motion by Fox, seconded by Tebbe for the Board of Adjustment to:

- 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

DENY the variance request, submitted by Michael Barck (owner), to minimum setback standards to allow a structure for a Non-Agricultural Use Associated with Agricultural Tourism to be 25 feet from the rear property line because the difficulties presented were caused or created by the Applicant/Owner.

Motion carried 6:0

5. Other-Discussion

Pierret stated that there is already one agenda item for the October meeting.

ADJOURN

5 Motion by Fox, seconded by Rehtzigel to adjourn the BOA meeting at 6:00 PM.

Motion carried 6:0

Respectfully submitted:

Samantha Pierret, Zoning Administrator

MOTIONS

¹ APPROVE the meeting agenda.

Motion carried 4:0

² APPROVE the previous meeting minutes.

Motion carried 4:0 (1 abstention)

³ Close the Public Hearing

Motion carried 6:0

⁴ DENY the Variance request to structure setbacks.

Motion carried 6:0

⁵ ADJOURN

Motion carried 6:0

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: October 24, 2022
Report date: October 14, 2022

PUBLIC HEARING: Request for Variance by Lariat Companies Inc. (Owners) to B, (Business District) zoning standards to construct a 48-foot by 51-foot structure addition less than 45-feet from the Ash Court Right-of-Way.

Application Information:

Applicant(s): Lariat Companies Inc. (Owners)
Address of zoning request: 32072 Ash Court Cannon Falls, MN 55009
Parcel: 28.131.0030
Abbreviated Legal Description: Lot 3 Block 1 of the Evolve Replat in Cannon Falls Township.
Township Information: Cannon Falls Township is aware of the variance request and is working with the Applicant to obtain Township approval.
Zoning District: B (Business District)

Attachments and Links:

Application and submitted project summary
Site Plan and Maps
Survey
Article 11 Section 34 Self-Service Storage Facilities
Goodhue County Zoning Ordinance:
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

Lariat Companies Inc. (Owners) have applied for a variance to B (Business District) minimum setback standards to construct a proposed 48-foot by 51-foot structure addition on the west side of an existing storage unit structure. The proposed addition would be 26 feet from the Ash Court Right-of-Way line at its closest point where 45 feet is required.

The storage facility has operated on-site since 1993. When the structures were originally constructed, the facility was accessed from the south via 65th Avenue Way. In 2014, construction commenced along Hwy 52 BLVD, which resulted in the removal of the south access, and the use of Ash Court from the north. Due to this change, the right-of-way was modified, decreasing the distance between the right-of-way and the existing structures.

Variance Standards:

Variations 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. Variations 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:

- Property line and Right-of-Way setbacks are intended to create separation among adjacent structures and roads to allow for adequate access and accommodate future road expansion.
- The existing structure is located 77 feet from the Ash Court Right-of-Way. The Right-of-Way authority, Cannon Falls Township, reviewed the request and determined that locating the addition 26 feet from the Right-of-Way is not anticipated to further impede future road expansion or ongoing maintenance.
- The proposed addition would not be located closer to the Right-of-Way than the existing structures on the west side of the lot.
- This request appears in harmony with the purpose and intent of the official control.

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

- The Goodhue County Comprehensive Plan supports the expansion of commercial, industrial, and institutional uses and prioritizes uses compatible with the County's natural environment, quality of rural living, and the needs of County residents.

The proposed structure 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 request to construct a structure addition is a reasonable use of property in the B District. The addition, as proposed, would meet all other required setbacks.
- The property consists of three parcels containing approximately 4.03 acres. Each parcel is greater than 5,000 square feet, which is the minimum lot size permitted in the B District. The property contains 9 structures.
- The facility began operations in 1993 and has been operating as a non-conforming use. On August 11th, 2022 the County Board approved an ordinance amendment that included permitting self-service storage facilities as a conditional use in the B District. The Applicant is in the process of obtaining appropriate permits for the use of the property.
- The Applicant stated they considered locating the addition on the east side of the proposed structure however, this would block access to the other storage units.
- The Applicant stated that locating the addition on the west side would align with the existing structures.
- The property is surrounded by properties zoned B-2, (General Business District) in the City of Cannon Falls.
- 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.

- Structure additions are a permitted use in the B Zoning District. The request does not constitute a use variance.
- Self-service storage facilities are a conditionally permitted use in the B District. The Applicant has applied for a CUP which was heard by the PAC on October 17th, 2022, and will be on the agenda for the November 1st, 2022 County Board meeting.

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 Lariat Companies Inc. (Owners) to B Zoning District standards to construct a 48-foot by 51-foot storage building addition no less than 26 feet from the Ash Court Right-of-Way.

APPLICATION FOR
Variance

RECEIVED

SEP 22 2022

For Staff Use only	
VARIANCE NUMBER:	222-0054
\$350 RECEIPT#	17712 DATE 9-22-22

Land Use Management

SITE ADDRESS, CITY, AND STATE		ZIP CODE:
32072 Ash Court, Cannon Falls, MN		55009
LEGAL DESCRIPTION:		
See attached Attached <input type="checkbox"/>		
PID#:	ZONING DISTRICT	LOT AREA (SF/ACRES); LOT DIMENSIONS; STRUCTURE DIMENSIONS (if applicable):
See attached 28.131.002	B-2	4.04 acres 48' x 51'

APPLICANT OR AUTHORIZED AGENT'S NAME	
Lariat Companies, Inc.	
APPLICANT'S ADDRESS:	
8345 CrystalView Road, Suite 200, Eden Prairie, MN 55344	
EMAIL:	

PROPERTY OWNER'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
Same as Above	
EMAIL:	

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
EMAIL:	

VARIANCE REQUESTED TO: (check all that apply) <input checked="" type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input checked="" type="checkbox"/> Property Line Setbacks <input 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:
	Self-storage
	PROPOSED USE:
	Expansion of self-storage
	BUILDING 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 PRINTED 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

Applicant's Signature: *Kelly D. Adams* Date: 9/20/22

Print name: Kelly D. Adams (owner or authorized agent)

REQUEST SUMMARY

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

Article: _____ Section: _____ Name: _____

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:

Self-storage. We intend to add on to existing building #2 and need a variance for set backs to the right-of-way

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

The addition cannot be built if the variance is not granted. This limits the additional space that could be provided which would negatively impact the cash flow of the business.

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 right of way here was platted and dedicated prior to Highway 52 being reconstructed. Ash Court used to continue past the the property, but was closed off upon the completion of the Highway 52 project.

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

It is not possible to build the addition on the aset side of the building as it does not work with the configuration of the building and would block access to building #'s 4 and 5. Additionally, adding the building to the west provides alignment with the existing buildings.

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

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

No, since the use has been an existing use for many years.

PLANNING COMMISSION

Public Hearing
October 24, 2022

Lariat Companies, Inc. (Owners)
B Zoned District

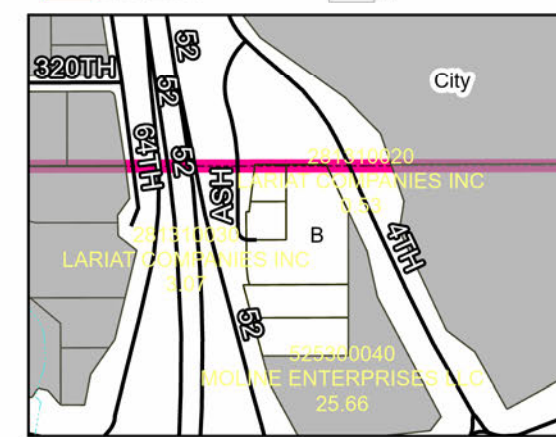
Lot 3 Block 1 of the Evolve Replat
in Cannon Falls Township.

Request for variance to allow
a structure addition less than 45-feet
from the Ash COURT right-of-way



Legend

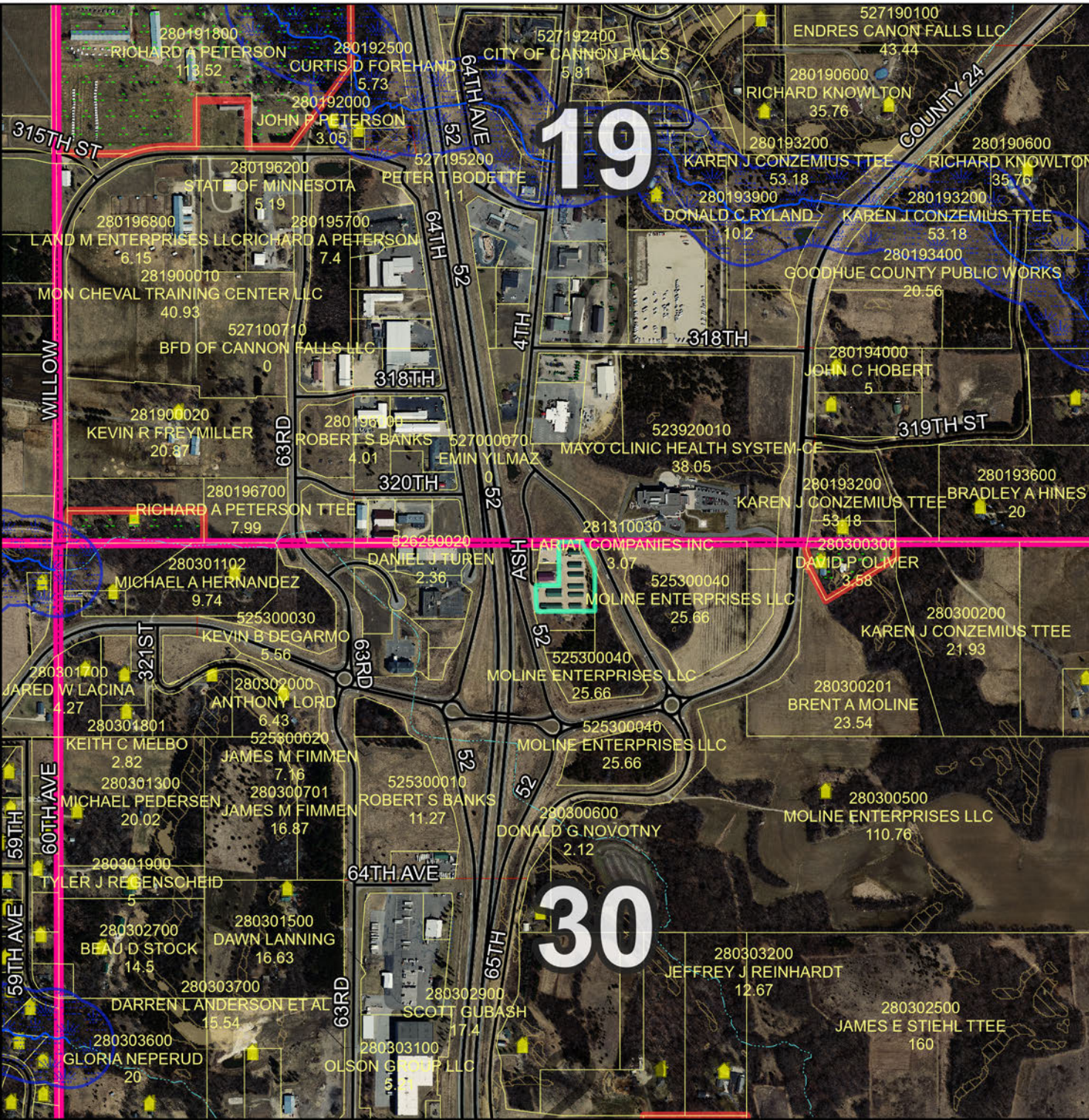
- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope) 20
- Bluff Impact Zones (% slope) 30
- FEMA Flood Zones 2% Annual Chance
- FEMA Flood Zones A
- FEMA Flood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



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2018 Aerial Imagery
Map Created October, 2022 by LUM





PLANNING COMMISSION

Public Hearing
October 24, 2022

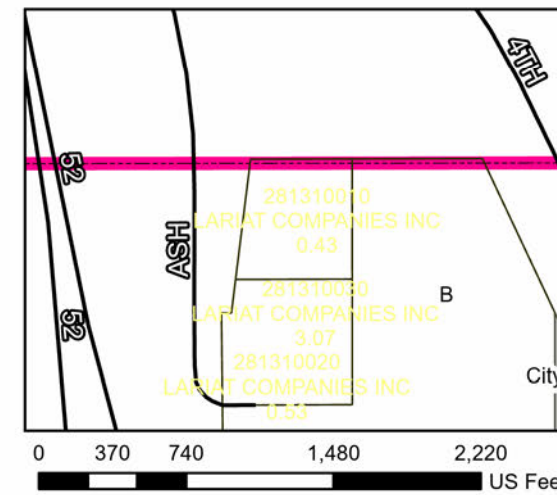
Lariat Companies, Inc. (Owners)
B Zoned District

Lot 3 Block 1 of the Evolve Replat
in Cannon Falls Township.

Request for variance to allow
a structure addition less than 45-feet
from the Ash COURT right-of-way

Legend

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



0 370 740 1,480 2,220 US Feet

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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
October 24, 2022

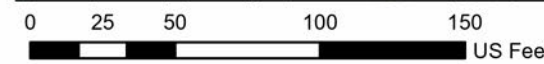
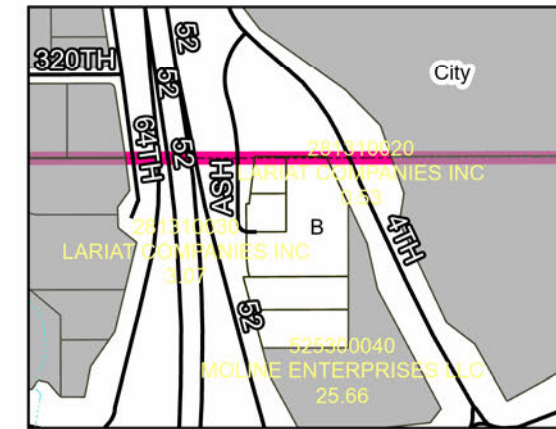
Lariat Companies, Inc. (Owners)
B Zoned District

Lot 3 Block 1 of the Evolve Replat
in Cannon Falls Township.

Request for variance to allow
a structure addition less than 45-feet
from the Ash COURT right-of-way

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 | |



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2018 Aerial Imagery
Map Created October, 2022 by LUM

STATEMENT OF POSSIBLE ENCROACHMENTS

The following possible encroachment items are intended to show information only. The surveyor does not guarantee that the items noted below are in fact encroachments or that all possible encroachments are shown herein. ONLY THOSE ENCROACHMENTS OBSERVED WITHIN SUBJECT PROPERTY AREA.

▲ SECURITY FENCE AND GATE ONTO PUBLIC RIGHT OF WAY
 ▲ GRAVEL SURFACE ONTO PUBLIC RIGHT OF WAY
 ▲ SECURITY FENCE ONTO PUBLIC RIGHT OF WAY - 2 FT AT CORNER

GENERAL NOTES

- Fee assembly is based on High Quality and Heavy-Duty Quality, National & NYS - Parcel 1 (Parcel ID Number: 231216010). Fee assembly is based on Quality Storage, LLC - Parcel 2 & 3 (Parcel ID Number: 231216020 & 231216030).
- Boundary shown herein are based on the Goodhue County Coordinate System.

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 25-72

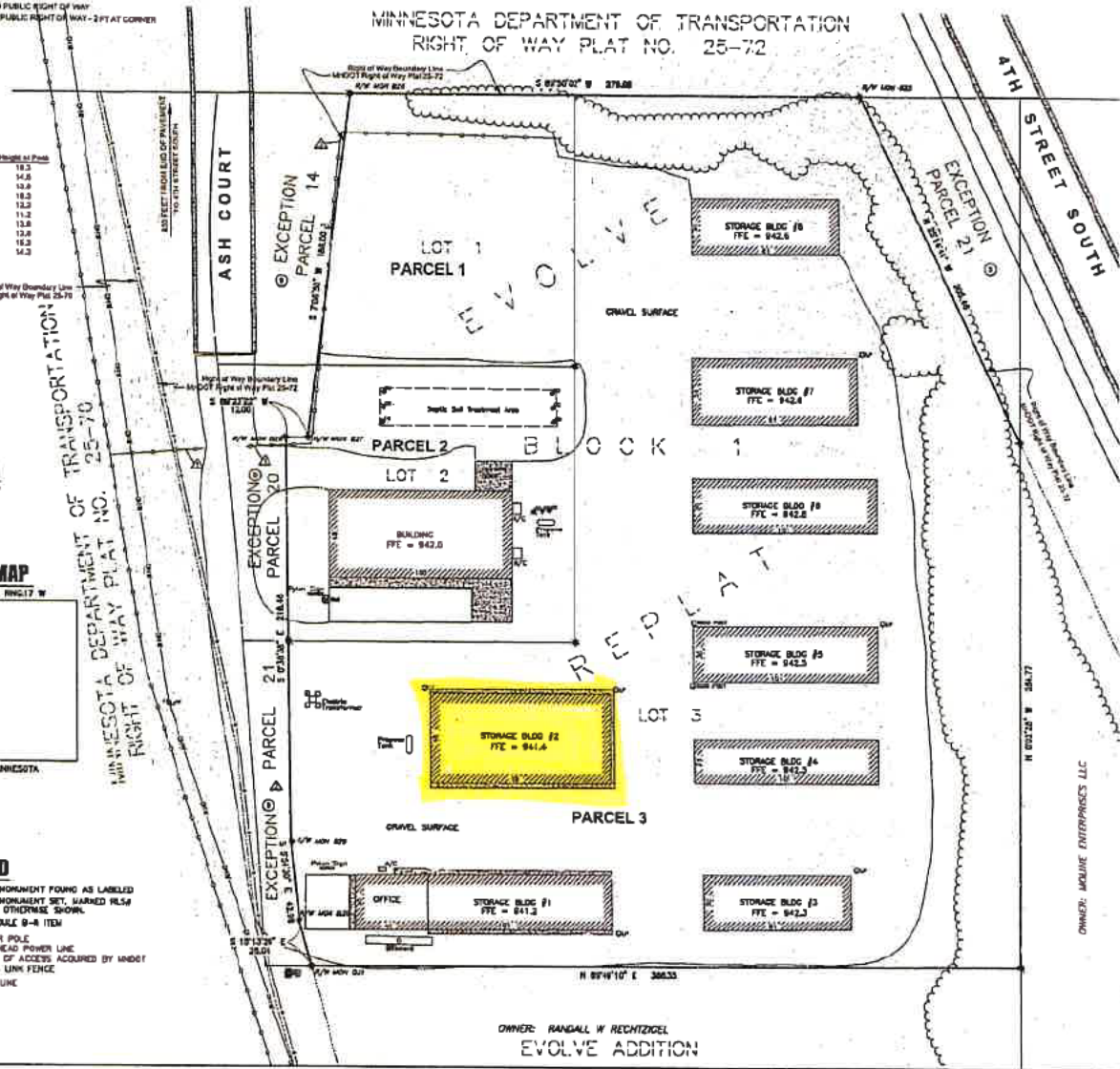
Building No.	Lot No.	Year Began	Height at Peak
1	1	2,800	11.3
2	1	1,200	9.3
3	1	3,050	8.8
4	1	4,750	9.5
5	1	2,420	8.5
6	1	3,000	8.8
7	1	3,000	8.8
8	1	2,270	8.8
9	1	2,400	8.5



- LEGEND**
- DENOTES SIGN MONUMENT FOUND AS LABELED
 - DENOTES SIGN MONUMENT SET, MARKED PLUS (+) UNLESS OTHERWISE SHOWN
 - DENOTES SCHEDULE B-II ITEM
 - DENOTES POWER POLE
 - DENOTES OVERHEAD POWER LINE
 - DENOTES RIGHT OF ACCESS ACQUIRED BY MNDOT
 - DENOTES CHAIN LINK FENCE
 - DENOTES TREE LINE

RIDGELINE
 8' 6" U
 8' 6" D

OWNER: RANDALL W RECHTZEL
 EVOLVE ADDITION



ALTA/NSPS LAND TITLE SURVEY

~for~ QUALITY STORAGE, LLC
 ~of~ 32072 ASH COURT
 CANNON FALLS, MN 55009

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Minnesota Corporation, its respective successors and assigns and I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

I further certify that this survey 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: July 23, 2023

[Signature]
 Mark A. Schaeffler, Land Surveyor
 Minnesota License No. 42302

PROPERTY DESCRIPTION

PARCEL 1
 Lot 1 in Block 1 of EVOLVE REPLAT, as per plat recorded, Goodhue County, Minnesota.
 Except:
 That part of Lot 1, Block 1, EVOLVE REPLAT, shown as Parcel 14 on the Minnesota Department of Transportation Right of Way Plat Numbered 25-72 as the same are on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota.

PARCEL 2
 Lot 1 in Block 1 of EVOLVE REPLAT, as per plat recorded, Goodhue County, Minnesota.
 Except:
 That part of Lot 2, Block 1, EVOLVE REPLAT, shown as Parcel 26 on the Minnesota Department of Transportation Right of Way Plat Numbered 25-72 as the same are on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota.

PARCEL 3
 Lot 3 in Block 1 of EVOLVE REPLAT, as per plat recorded, Goodhue County, Minnesota.
 Except:
 That part of Lot 3, Block 1, EVOLVE REPLAT, shown as Parcel 21 on the Minnesota Department of Transportation Right of Way Plat Numbered 25-72 as the same are on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota.
 (MNDOT Property)

TABLE "A" OPTIONAL ITEMS

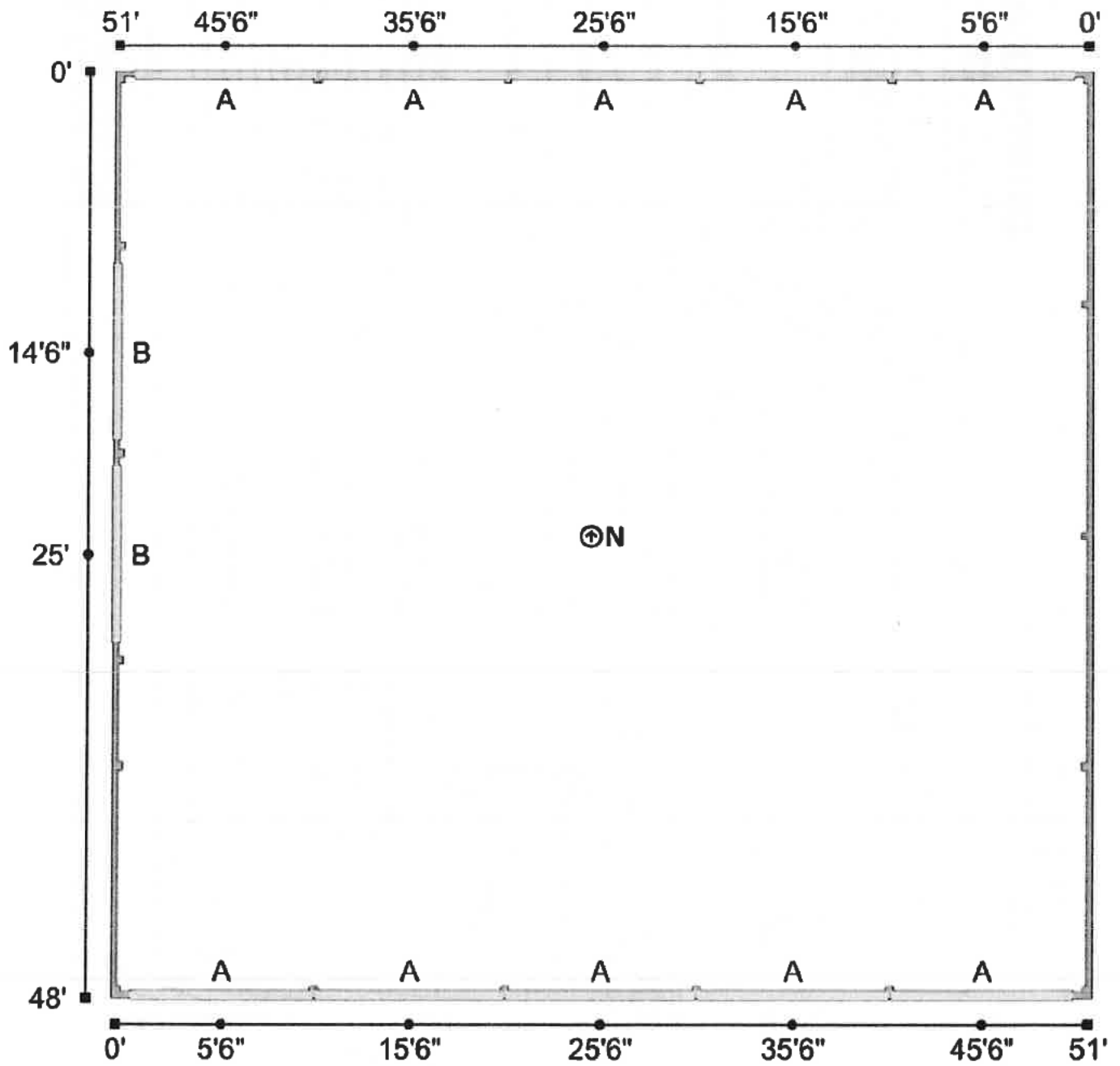
- Monuments shown (as found) at all major corners of the Surveyor's property as shown herein.
- Address of the surveyed premises: 32072 Ash Court, Cannon Falls, Minnesota, 55009.
- Surveyed premises shown on this survey map is located in Flood Zone X (area of minimum flood hazard). Flood information shown is according to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 27140Z0285C which has an effective date of 08/20/20.
- Drawn area of the surveyed premises: 176,815 sq. ft. (4.04 acres).
- Contours shown are from Radtke Group topographic survey dated 01/20/2022. Elevation are referenced to the NAVD83 Datum through MNDOT Geoid Station 2506 AY.
- The Surveyor was not advised with a Zoning Report. Surveyed property is subject to Cannon Falls Township and Goodhue County Zoning Ordinance. Primarily is zoned Highway Business (H2).
- Building Dimensions, Area and Heights are shown herein.
- The Surveyor has made their best effort to locate all above ground visible features within the area of the subject property.
- There are no clearly identified parking stalls on the subject property.
- There is no evidence of division or party walls with respect to adjoining properties.
- Heights of owners of adjoining lands were obtained from the Goodhue County Parcel Mapping GIS.
- Distance to nearest railroad or street is shown herein.
- There were no observable signs of recent construction or encroachment on the subject property at the time of the survey.
- Right-of-Way center professional liability insurance. Certificate of insurance to be furnished upon request.

SCHEDULE B-II NOTES

Old Republic National Title Insurance Company, Commitment File No. 037474847, Schedule B-II Part I Survey Related Exemptions.

Item 6: Final Final Certificate entered in the Matter of the Consolidation of Certain Land in Frank Highway Pursuant to July 23, 2018, and August 11, 2018 by Court Order No. 036872. Also as shown on Minnesota Department of Transportation Right of Way Plat No. 25-72 dated December 11, 2012 as Document No. 910056. Also as shown on Minnesota Department of Transportation Right of Way Plat No. 15-12, dated December 12, 2012 as Document No. 80836. THE STATE OF MINNESOTA ACQUIRED FEE TITLE TO RIGHT OF WAY PARCELS AS PART OF THIS ACTION. THE RIGHT OF WAY PARCELS, NUMBERED 14, 20 AND 21 ON THE MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLATS HUMBOLDT 25-72 AND 25-72 ARE SHOWN HEREIN.

Exhibit "A"



VARIANCE EXHIBIT FOR: QUALITY STORAGE, LLC

32072 ASH COURT, CANNON FALLS, MN 55009

LEGEND

- CAST IRON MONUMENT FOUND
- IRON MONUMENT FOUND
- ⊕ IRON PIPE MONUMENT SET
- 281.26 EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOUR

LEGAL DESCRIPTION:

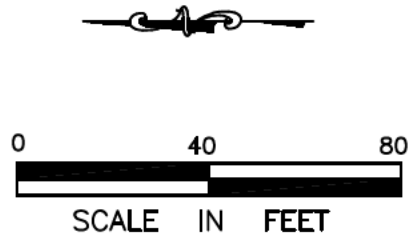
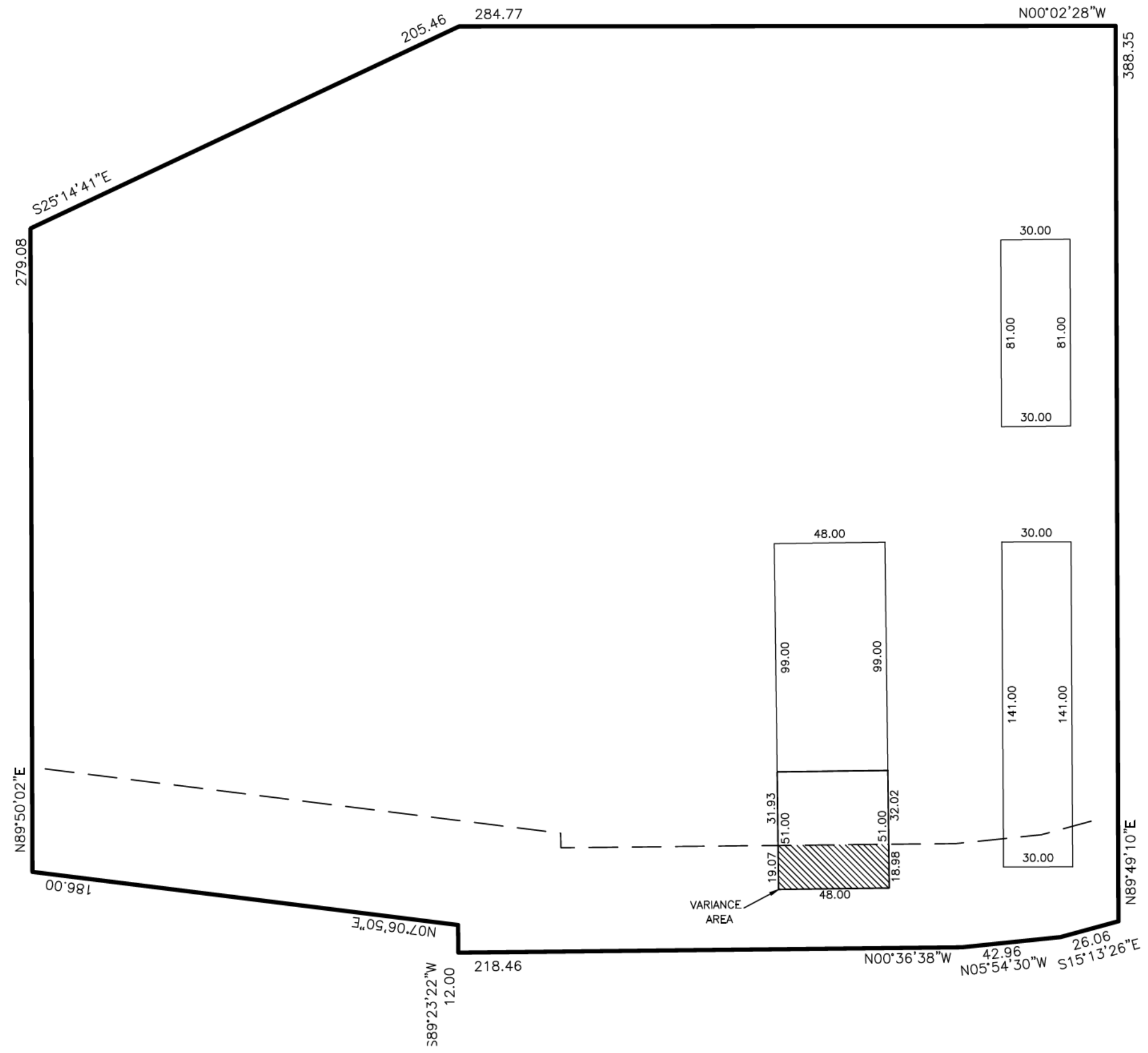
Lot 1 in Block 1 of EVOLVE REPLAT, as per plat recorded, Goodhue County, Minnesota
 Except:
 That part of Lot 1, Block 1, EVOLVE REPLAT, shown as Parcel 14 on the Minnesota Department of Transportation Right of Way Plats Numbered 25-72 as the same are on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota

AND ALSO
 Lot 1 in Block 1 of EVOLVE REPLAT, as per plat recorded, Goodhue County, Minnesota
 Except:
 That part of Lot 2, Block 1, EVOLVE REPLAT, shown as Parcel 20 on the Minnesota Department of Transportation Right of Way Plats Numbered 25-72 as the same are on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota

AND ALSO
 Lot 3 in Block 1 of EVOLVE REPLAT, as per plat recorded, Goodhue County, Minnesota
 Except:
 That part of Lot 3, Block 1, EVOLVE REPLAT, shown as Parcel 21 on the Minnesota Department of Transportation Right of Way Plats Numbered 25-70 and 25-72 as the same are on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota

SURVEYORS NOTES:

1. This map is for the sole purpose of a variance request for a new building addition at Quality Storage, in Cannon Falls, MN
2. Proposed addition to be 51 feet by 48 feet and extend 19.07 feet over the setback line.



SHEET 1 OF 1	VARIANCE EXHIBIT QUALITY STORAGE, LLC 32072 ASH COURT, CANNON FALLS, MN 55009
PTS LAND SERVICES, INC. COMPLETE LAND SURVEYING SERVICES	
DESIGNED TSP	DRAWN TSP
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.	
NAME: Timothy S. Peterson LIC. NO.: 45332 DIV: 10-05-2022	

	A-1	A-2	A-3	R-1	B	I	CR	MXH
Contractors Yard	C/I	C/I	C/I	NP	C/I	P	NP	NP

KEY: P = Permitted Use C = Conditional Use Permit I = Interim Use Permit NP = Use not permitted in the district

SECTION 34. SELF-SERVICE STORAGE FACILITIES

Subd. 1. Self-Service Storage Facilities shall comply with the following standards:

- A. Storage units/facilities may only be used for storage. Storage units/facilities may not be used for retail sales (including garage sales), industrial uses, vehicle repair, human habitation, or storing any living animal or organism.
- B. Storage of hazardous, flammable, or explosive materials as defined in MN Statute 182.651 is prohibited.
- C. Water service to storage units is prohibited except for a fire suppression system.
- D. The site shall not be located within any wetland, floodplain, or blufflands.
- E. All lighting shall be downward projecting or shielded to prevent light from being directed off the premises.
- F. The facility shall be secured by fencing.
- G. Exterior storage of materials, vehicles, and equipment may require screening from public view.
- H. Areas for exterior storage and access lanes for storage structures shall be surfaced with aggregate, asphalt, or similar material.
- I. Driving lanes between structures must be a minimum of 18 feet between the nearest points of buildings.
- J. A landscaping and drainage plan detailing adequate provisions for stormwater control and erosion prevention shall be provided.