



GOODHUE COUNTY MINNESOTA

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

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

5:30 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. November 14, 2022 PAC Meeting Minutes

Documents:

[MINUTES_DRAFT_NOVEMBER_JOINTMEETING_2022.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: "Kvalvog Addition" Preliminary And Final Plat Review
Request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Raymond Kvalvog (Owner) for Preliminary and Final Plat review of the proposed Kvalvog Addition Plat comprising approximately 137.92-acres. Parcels 47.006.0600. 180th AVE Zumbrota, MN 55992. Part of the SW ¼ of Section 06 TWP 110 Range 15 in Zumbrota Township. A-1 Zoned District.

Documents:

[PACPACKET_KVALVOG.PDF](#)

2. PUBLIC HEARING: "Gesme Third Addition" Preliminary And Final Plat Review
Request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Michael Conzemius (Owners) for Preliminary and Final Plat review of the proposed Gesme Third Addition Plat comprising approximately 66.65 acres. Parcels 28.126.0010, 28.006.0300, and 28.005.1100. HWY 20 BLVD Cannon Falls, MN 55009. Lot 1 Block 1 of the Gesme Second Addition and Part of the NW ¼ of the NW ¼ of Section 05 and Part of the NE ¼ of the NE ¼ of Section 06 TWP 112 Range 17 in Cannon Falls Township. A-3 Zoned District.

Documents:

[PACPACKET_CONZEMIUS.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 ◆

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
November 14, 2022 MEETING MINUTES
DRAFT

The meeting of the Goodhue County Planning Advisory Commission was called to order at 5:46 PM by Vice-Chair Chris Buck at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Richard Nystuen, Tom Gale (arrived at 5:53), Richard Miller, Darwin Fox, Howard Stenerson, Chris Buck, Marc Huneke (arrived at 5:51) and Todd Greseth.

Commissioners Absent: Carli Stark

Staff Present: Land Use Director Lisa Hanni, Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Patty Field.

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Greseth to approve the meeting agenda.

Motion carried 6:0

2. Approval of Minutes

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

Motion carried 6:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings

PUBLIC HEARING: Consider Goodhue County Zoning Ordinance Updates

Proposed amendment to Article 31 (Shoreland Regulations) to add language found in Minnesota Administrative Rules 6120.3300 regarding high water elevations.

Pierret presented the staff report and attachments.

Vice-Chair Buck Opened the Public Hearing

No one spoke for or against the request.

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
November 14, 2022 MEETING MINUTES
DRAFT**

³After Vice-Chair Buck called three times for comments it was moved by Commissioner Stenerson and seconded by Commissioner Greseth to close the Public Hearing.

Motion carried 6:0

Commissioner Stenerson stated the only concern is the state's language encourages people to bring in fill to raise the elevation of their site. This is not always a good idea since water tends to move soil and it doesn't move concrete. He discussed using pillars or foundation walls as elevation instead of fill. He questioned whether the term lowest floor should be amended to ensure the lowest floor is not habitable to ensure basements are not constantly flooding.

Pierret commented that the DNR defines lowest floor as the lowest habitable portion of the structure. The habitable dwelling space would not include a garage or storage space. This definition is found in State rules and Floodplain rules.

⁴It was moved by Commissioner Stenerson and seconded by Commissioner Fox for the Planning Advisory Commission to:

Recommend the Planning Advisory Commission adopt the staff report into the record and recommend the County Board of Commissioners **APPROVE** the amendment to Article 31 (Shoreland Regulations).

Motion carried 7:0

⁵ADJOURN: Motion by Commissioner Fox and seconded by Commissioner Greseth to adjourn the Planning Commission Meeting at 5:53 p.m.

Motion carried 8:0

Respectfully Submitted,

Patty Field, Zoning Administrative Assistant

MOTIONS

¹APPROVE the PAC meeting agenda

Motion carried 6:0

²APPROVE the previous month's meeting minutes

Motion carried 6:0

³Motion to close the Public Hearing

Motion carried 6:0

⁴APPROVE amendment to Article 31 (Shoreland Regulations)

Motion carried 7:0

⁵ADJOURN

Motion carried 8:0

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: Planning Advisory Commission
From: Land Use Management
Meeting Date: December 12, 2022
Report date: December 2, 2022

PUBLIC HEARING: “Kvalvog Addition” Preliminary and Final Plat Review

Request, submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Raymond Kvalvog (owner), for Preliminary and Final Plat review of the proposed Kvalvog Addition comprising approximately 137.92-acres.

Application Information:

Applicant: David Rapp (Authorized Agent/Surveyor) on behalf of Raymond Kvalvog (owner)

Address of zoning request: 180th AVE Zumbrota, MN 55992

Parcel(s): 47.006.0600

Abbreviated Legal Description: Part of the SW ¼ of Section 06 TWP 110 Range 15 in Zumbrota Township.

Zoning District: A1 (Agricultural Protection District)

Township: Zumbrota Township provided acknowledgment of the plat request via email on November 10, 2022. The Applicants will need to return to the Township to obtain appropriate signatures upon final plat approval.

Attachments and links:

Application

Site Map(s)

Goodhue County Zoning Ordinance (GCZO):

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

Summary:

David Rapp (Authorized Agent/Surveyor) has prepared a Preliminary and Final Plat of the “Kvalvog Addition” on behalf of Raymond Kvalvog (owner) for consideration.

According to the Goodhue County Subdivision Ordinance, any land subdivision which dedicates any interests to the public such as easements or roads must be formally platted. The proposed “Kvalvog Addition” dedicates frontage to County 6 Blvd and 180th Avenue. The creation of three or more parcels from one parcel also must be platted and all non-contiguous land must be separate parcels. To retain the tillable land while selling the wooded/creek area the Applicants proposed to create four parcels from the existing parcel (one wooded/creek parcel and three parcels of non-contiguous tillable acreage). No additional dwelling sites will be created (there are 4 dwellings in Section 06 where a maximum of 4 dwellings are permitted).

The plat meets all requirements for access and parcel size.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

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

Recommend that the County Board of Commissioners **APPROVE** the request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Raymond Kvalvog (owner) for Preliminary and Final Plat of the proposed “Kvalvog Addition” Plat comprising approximately 137.92-acres.

RECEIVED

NOV 09 2022

FILE #	202-0063
PARCEL #	47.006.0600

505 Plat Application

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

Landowner Information	
Landowner Name	RAYMOND KVALVOG
Mailing Address	323 48TH AVENUE SW, MOORHEAD, MN 56560
Daytime Phone	

Applicant Information (if different than above)	
Applicant Name	Dave Rapp
Mailing Address	45967 HWY 56 Blvd Kenyon MN
Daytime Phone	

Township Information	
Township position	Date
Signature	

County Use	
Application Fee	\$350
Receipt Number	18008
Received Date	11-14-22
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 _____

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
December 12, 2022

David Rapp (Applicant) Raymond Kvalvog (Owner)

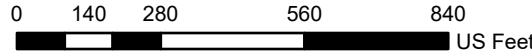
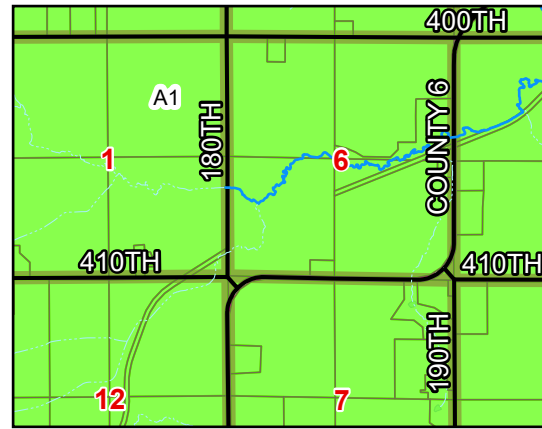
A1 Zoned District

Part of the SW 1/4 of Section 06
TWP 110 Range 15 in Zumbrota Township

Request for Preliminary & Final Plat approval for Kvalvog Addition

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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2022 Aerial Imagery
Map Created November, 2022 by LUM



MAP 02: VICINITY MAP

PLANNING COMMISSION

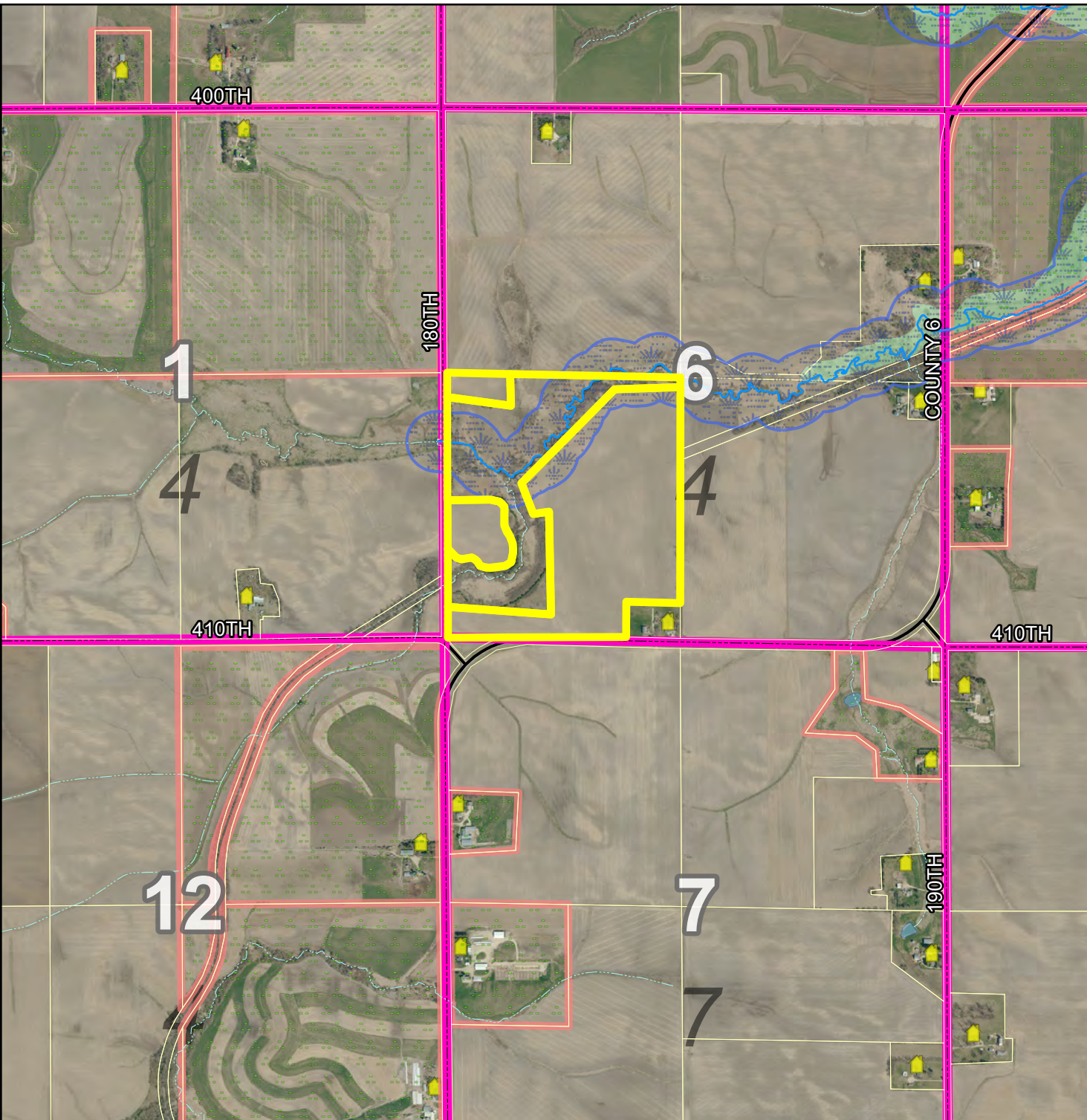
PAC Meeting
December 12, 2022

David Rapp (Applicant) Raymond
Kvalvog (Owner)

A1 Zoned District

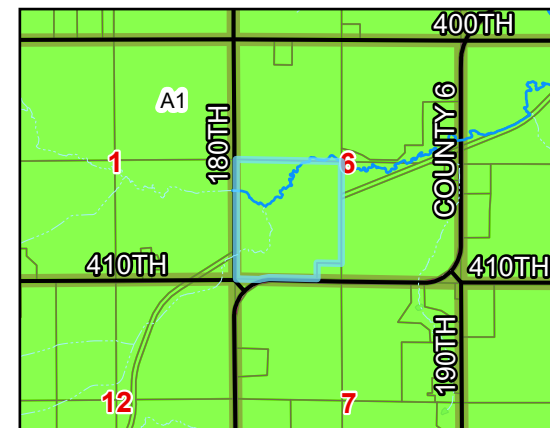
Part of the SW 1/4 of Section 06
TWP 110 Range 15 in Zumbrota Township

Request for Preliminary & Final Plat
approval for Kvalvog Addition



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 | |



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

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Map Created November, 2022 by LUM

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PLANNING COMMISSION

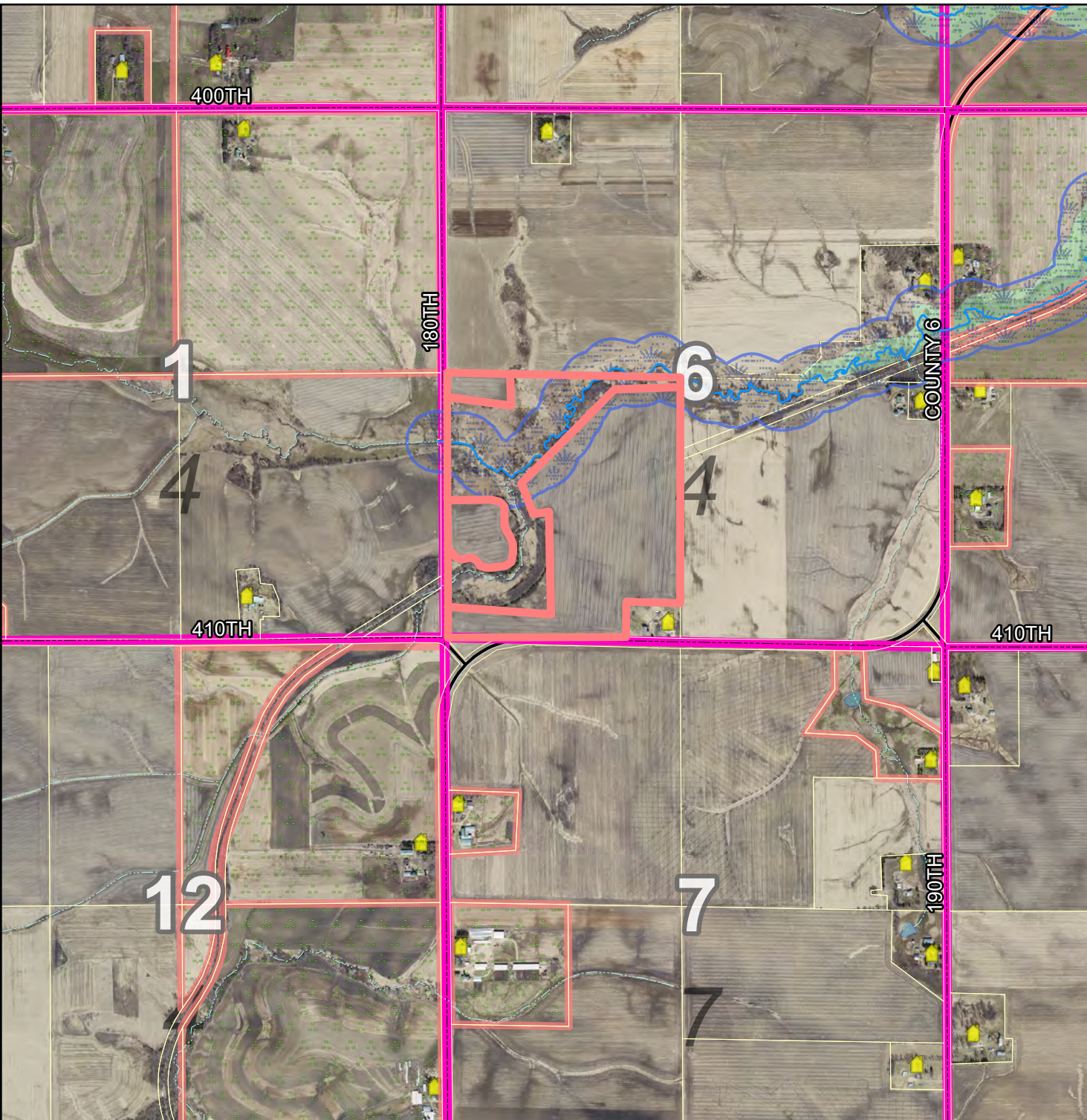
PAC Meeting
December 12, 2022

David Rapp (Applicant) Raymond
Kvalvog (Owner)

A1 Zoned District

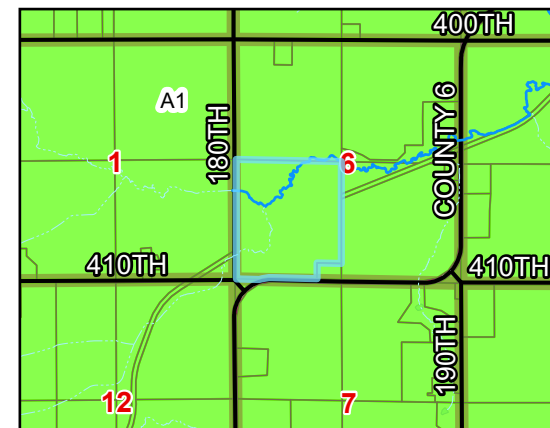
Part of the SW 1/4 of Section 06
TWP 110 Range 15 in Zumbrota Township

Request for Preliminary & Final Plat
approval for Kvalvog Addition



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 | |



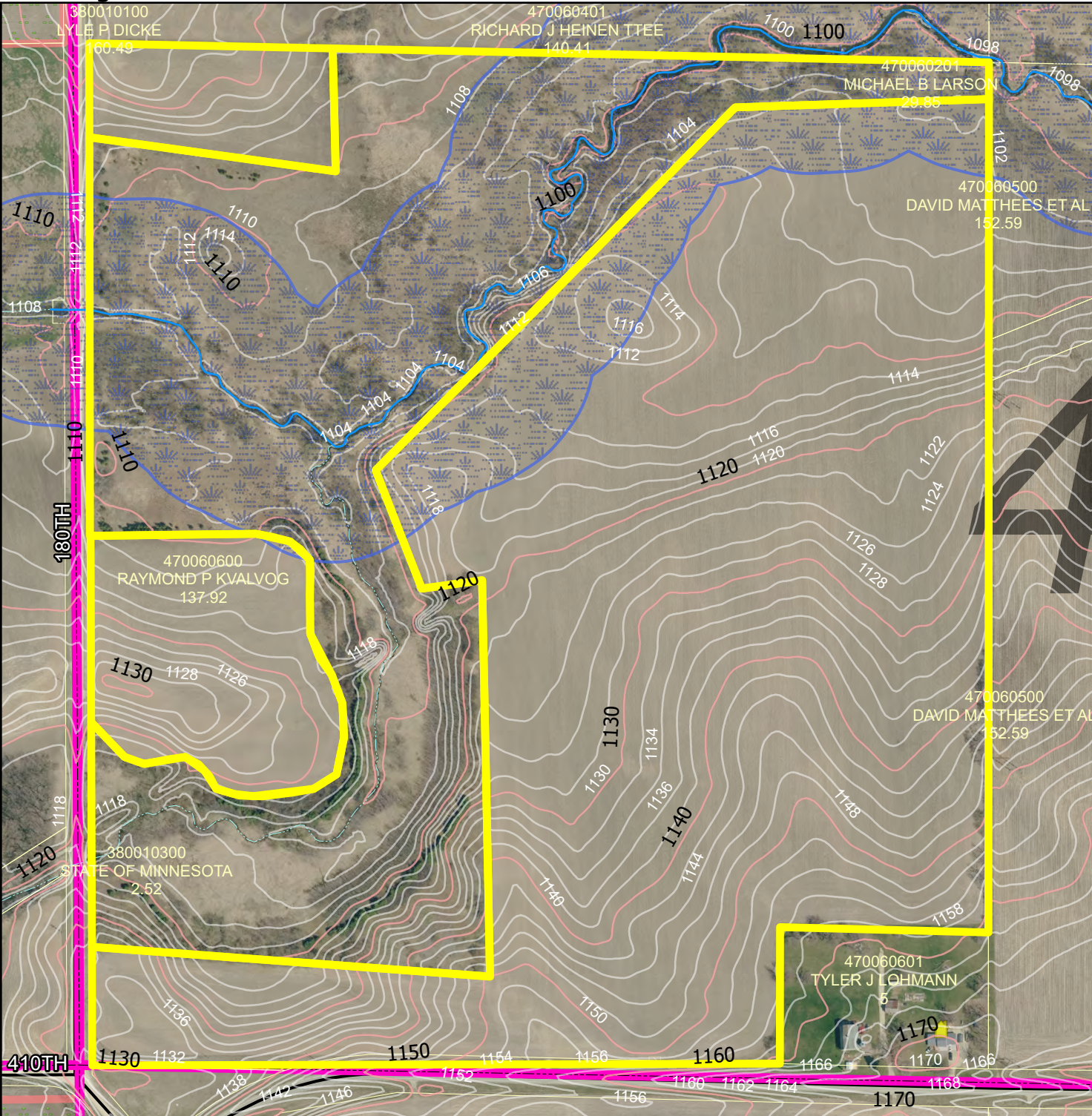
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2020 Aerial Imagery
Map Created November, 2022 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
December 12, 2022

David Rapp (Applicant) Raymond Kvalvog (Owner)

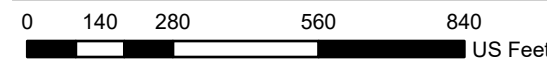
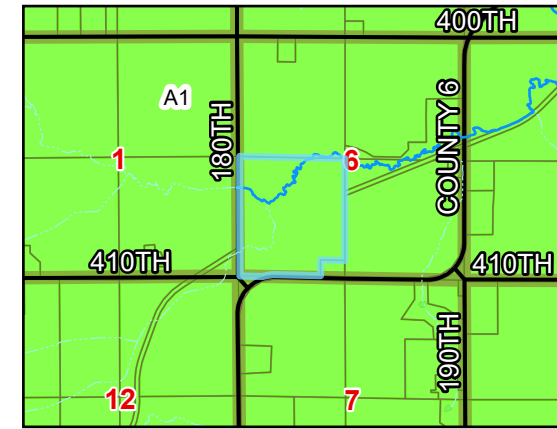
A1 Zoned District

Part of the SW 1/4 of Section 06
TWP 110 Range 15 in Zumbrota Township

Request for Preliminary & Final Plat approval for Kvalvog Addition

Legend

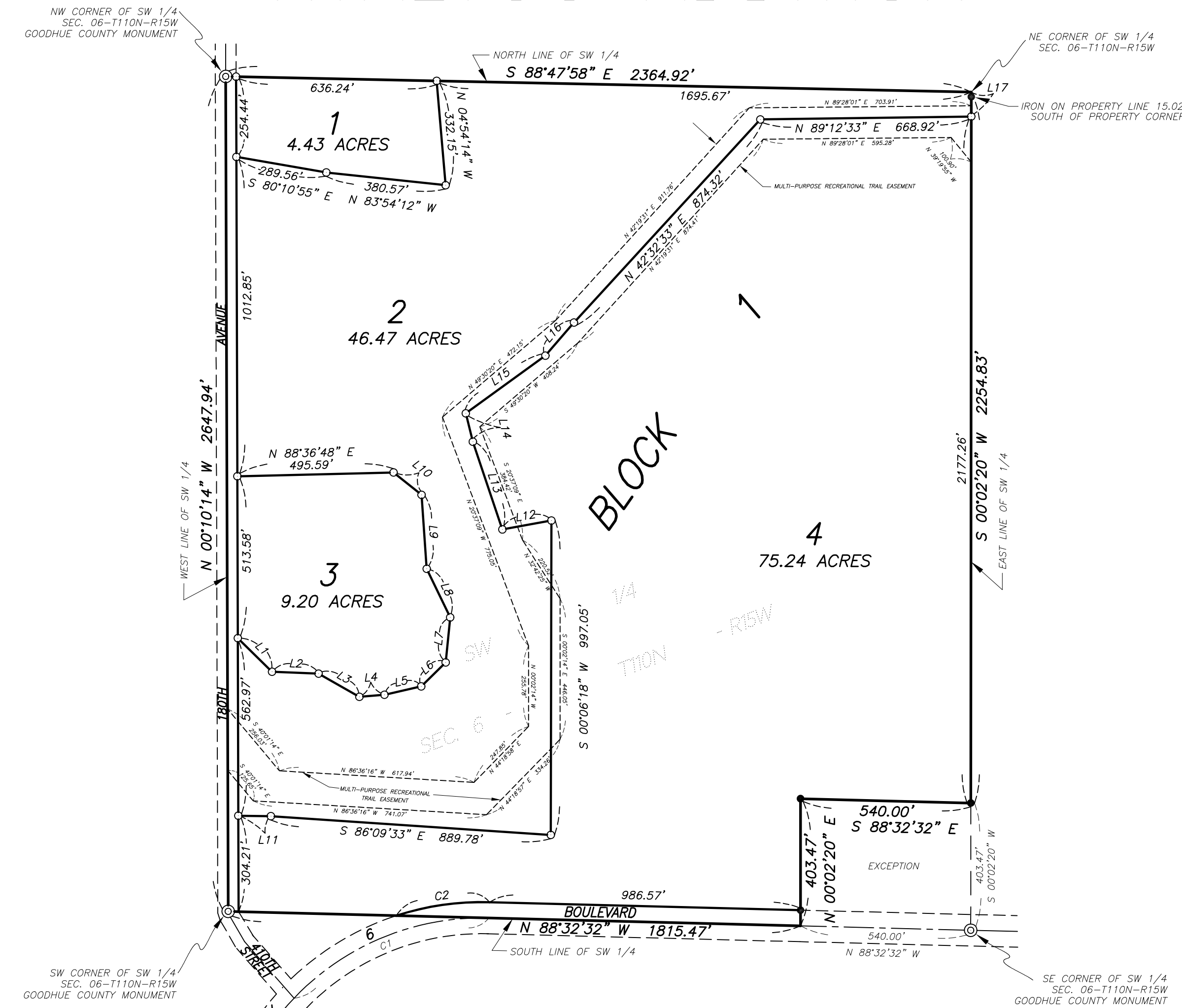
- | | |
|----------------------------|-----------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) 20 |
| Protected Streams | Bluff Impact Zones (% slope) 30 |
| Lakes & Other Water Bodies | FEMA Flood Zones 2% Annual Chance |
| Shoreland | FEMA Flood Zones A |
| Historic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



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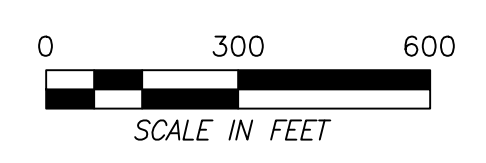
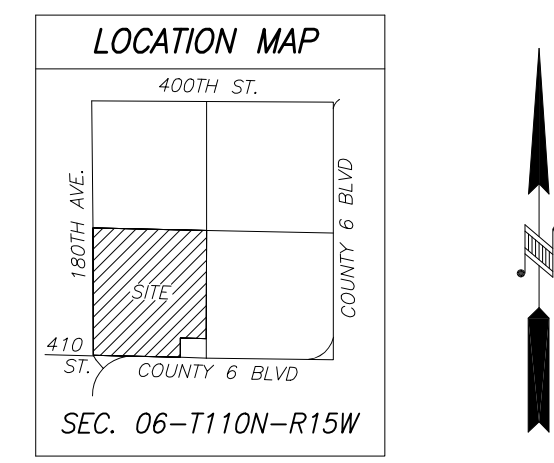


KVALVOG ADDITION



LINE	BEARING	DISTANCE
L1	S 49°36'03\"	152.09
L2	S 87°40'54\"	142.80
L3	N 60°21'28\"	148.89
L4	S 85°08'03\"	79.73
L5	N 77°16'14\"	119.32
L6	S 42°30'52\"	108.66
L7	S 05°43'59\"	143.43
L8	S 24°48'06\"	171.39
L9	S 03°46'50\"	235.00
L10	N 51°26'13\"	113.23
L11	N 89°11'54\"	103.25
L12	N 79°45'03\"	158.03
L13	S 18°51'11\"	293.58
L14	N 14°01'50\"	92.87
L15	S 54°02'58\"	311.81
L16	N 40°49'58\"	138.66
L17	N 00°02'20\"	172.57

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	821.50	688.67	668.68	N 67°39'08\"	48°01'52\"
C2	871.50	299.85	298.38	N 81°48'40\"	19°42'48\"



● DENOTES FOUND IRON MONUMENT
○ DENOTES SET 1/2" X 15 INCH IRON REBAR MONUMENT WITH PLASTIC CAP MARKED RLS 22044

THE SOUTH LINE OF THE SW 1/4 OF SEC. 06-T110N-R15W ASSUMES A BEARING OF N 88°32'32\"

GOODHUE COUNTY PROPERTY TAX AND ELECTIONS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ 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 ___, 20__.

XXX
Property Tax and Elections Director

GOODHUE COUNTY RECORDER

County Recorder, County of Goodhue, State of Minnesota
I hereby certify that this plat of DOUBLE L RANCH was filed in the office of the County Recorder for public record on this ___ day of ___, 20__, at ___ o'clock __M. and was duly recorded as Document Number _____.

Lisa Hami
Goodhue County Recorder

CONSENT TO FILE PLAT

DATE: _____

AgCountry Farm Credit Services, a Federally Chartered Corporation, holder of that certain mortgage dated July 13, 2021, and filed for record July 26, 2021, as document number A677497, in the office of the county recorder of Goodhue County, Minnesota, hereby consents to the filing of that certain plat of KVALVOG ADDITION, described as follows:

The Southwest Quarter of Section 06, Township 110 North, Range 15 West, Goodhue County, Minnesota, EXCEPT that part of the Southeast Quarter of said Southwest Quarter, described as follows: Beginning at the southeast corner of the Southwest Quarter of said Section 6; thence North 88 degrees 32 minutes 32 seconds West (assumed bearing), along the south line of said Southwest Quarter, a distance of 540.00 feet; thence North 00 degrees 02 minutes 20 seconds East, parallel with the east line of said Southwest Quarter, a distance of 403.47 feet; thence South 88 degrees 32 minutes 32 seconds East, parallel with said south line, a distance of 540.00 feet to said east line of the Southwest Quarter; thence South 00 degrees 02 minutes 20 seconds West, along said east line, a distance of 403.47 feet to the point of beginning.

and hereby joins in and agrees that its interest in the land platted is subject to easements and dedications set forth in the plat as recorded in the office of the County Recorder.

AgCountry Farm Credit Services
By _____
(name and title) _____

State of Minnesota
County of Goodhue

This instrument was acknowledged before me on ___, 20__, by _____ as _____ of AgCountry Farm Credit Services.

(signed)

(print)
Notary Public,
My Commission expires _____

This instrument was drafted by:
Rapp Land Surveying, Inc.
45967 Hwy 56 Blvd
Kenyon, MN 55946

I hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; that I prepared or directly supervised the preparation of this plat of KVALVOG ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been correctly set; that as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesota Statutes 505.01, Subd. 3, are correctly shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

David G. Rapp, Land Surveyor
Minnesota License Number 22044

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing Surveyor's Certificate was acknowledged before me this ___ day of ___, 20__, by David G. Rapp, Land Surveyor.

(sign)

(print)
Notary Public, Goodhue County, Minnesota
My commission expires _____

ZUMBROTA TOWNSHIP BOARD

Approved by the Zumbrota Township Board this ___ day of ___, 20__.

Signed _____
Chairperson

PLANNING COMMISSION, GOODHUE COUNTY, MINNESOTA

Be it known that a meeting held on this ___ day of ___, 20__ the Planning Commission of the County of Goodhue, Minnesota did hereby approve this plat of KVALVOG ADDITION

Signed _____
Chairperson

GOODHUE COUNTY BOARD

We do hereby certify that on the ___ day of ___, 20__, the Board of Commissioners of GOODHUE County, Minnesota, approved this plat of KVALVOG ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, 505.03, Subd. 2.

Signed _____
Chairperson

GOODHUE COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, 505.021, Subd. 11, this plat has been reviewed and approved this ___ day of ___, 20__.

Lisa Hami
Goodhue County Surveyor

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: Planning Advisory Commission
From: Land Use Management
Meeting Date: December 12, 2022
Report date: December 2, 2022

PUBLIC HEARING: “Gesme Third Addition” Preliminary and Final Plat Review

Request, submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Michael Conzemius (owner), for Preliminary and Final Plat review of the proposed Gesme Third Addition comprising approximately 66.65-acres.

Application Information:

Applicant: David Rapp (Authorized Agent/Surveyor) on behalf of Michael Conzemius (owner)
Address of zoning request: HWY 20 Cannon Falls, MN 55009
Parcel(s): 28.126.0010, 28.006.0300, and 28.005.1100
Abbreviated Legal Description: Lot 1 Block 1 of the Gesme Second Addition and Part of the NW ¼ of the NW ¼ of Section 05 and Part of the NE ¼ of the NE ¼ of Section 06 TWP 112 Range 17 in Cannon Falls Township
Zoning District: A3 (Urban Fringe District)
Township: Cannon Falls Township has been made aware of the request. The Applicants will need to return to the Township to obtain appropriate signatures upon final plat approval.

Attachments and links:

Application
Site Map(s)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary:

David Rapp (Authorized Agent/Surveyor) has prepared a Preliminary and Final Plat of the “Gesme Third Addition” on behalf of Michael Conzemius for consideration.

According to the Goodhue County Subdivision Ordinance, any land subdivision which dedicates any interests to the public such as easements or roads must be formally platted. The proposed “Gesme Third Addition” dedicates frontage to Highway 20 BLVD.

The A3 (Urban Fringe District) requires parcels to be a minimum of 35 acres. To split 11.01 acres of land from parcel 28.005.1100 (Perry Nelson) and deed the land to Michael Conzemius, the 11.01 acres must be combined with an existing parcel to attain the 35-acre minimum parcel size. The existing Conzemius parcel is located within the Gesme Second Addition plat and the 11.01 acres are unplatted. To combine platted and unplatted land a replat must be approved. No additional dwelling sites will be created as no parcels greater than 35 acres will be created.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

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

Recommend the County Board of Commissioners **APPROVE** the request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Michael Conzemius (owner) for Preliminary and Final Plat of the proposed “Gesme Third Addition” Plat comprising approximately 66.65 acres.

FILE #	Z 220065
PARCEL #	28-126-0010 28-005-1100 28-006-0300

505 Plat Application

A. A Minnesota Statute 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

Landowner Information			
Landowner Name	MICHAEL CONZEMUS	Email	
Mailing Address	12033 260TH ST E. CANNON FALLS MN 55009		
Daytime Phone			
Applicant Information (if different than above)			
Applicant Name	DAVID RAPP	Email	
Mailing Address	45967 Hwy 56 BLVD KENYON MN 55946		
Daytime Phone	*		
Township Information			
Township position		Date	
Signature			
County Use			
Application Fee	\$350	Receipt Number	18016
		Received Date	11-18-2022
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 _____			

RECEIVED

NOV 18 2022

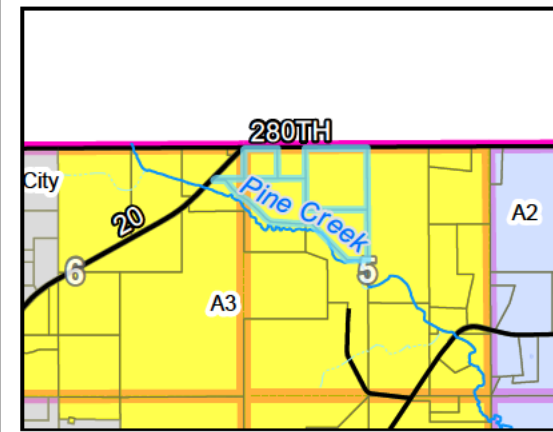
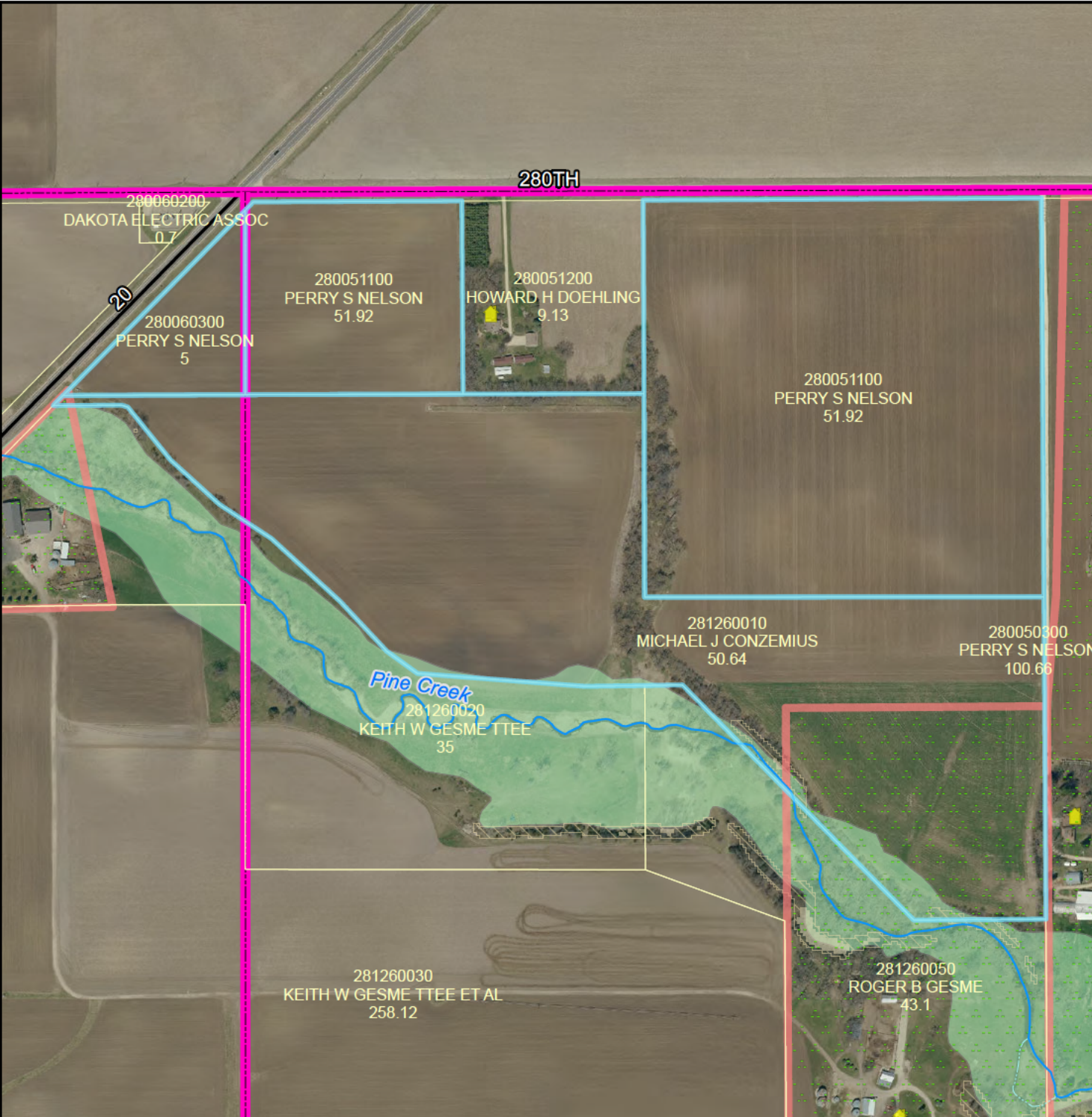
PAC Meeting
December 12, 2022

David Rapp (Applicant) Michael Conzemius (Owner)
A3 Zoned District
Lot 1 Block 1 of the Gesme Second Addition and Part of the NW 1/4 of Section 05 and Part of the NE 1/4 of Section 06 TWP 112 Range 17 in Cannon Falls Township

Request for Preliminary & Final Plat approval for Gesme Third Addition

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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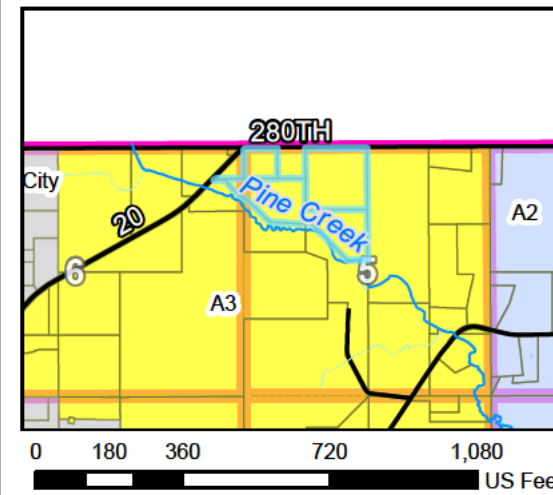
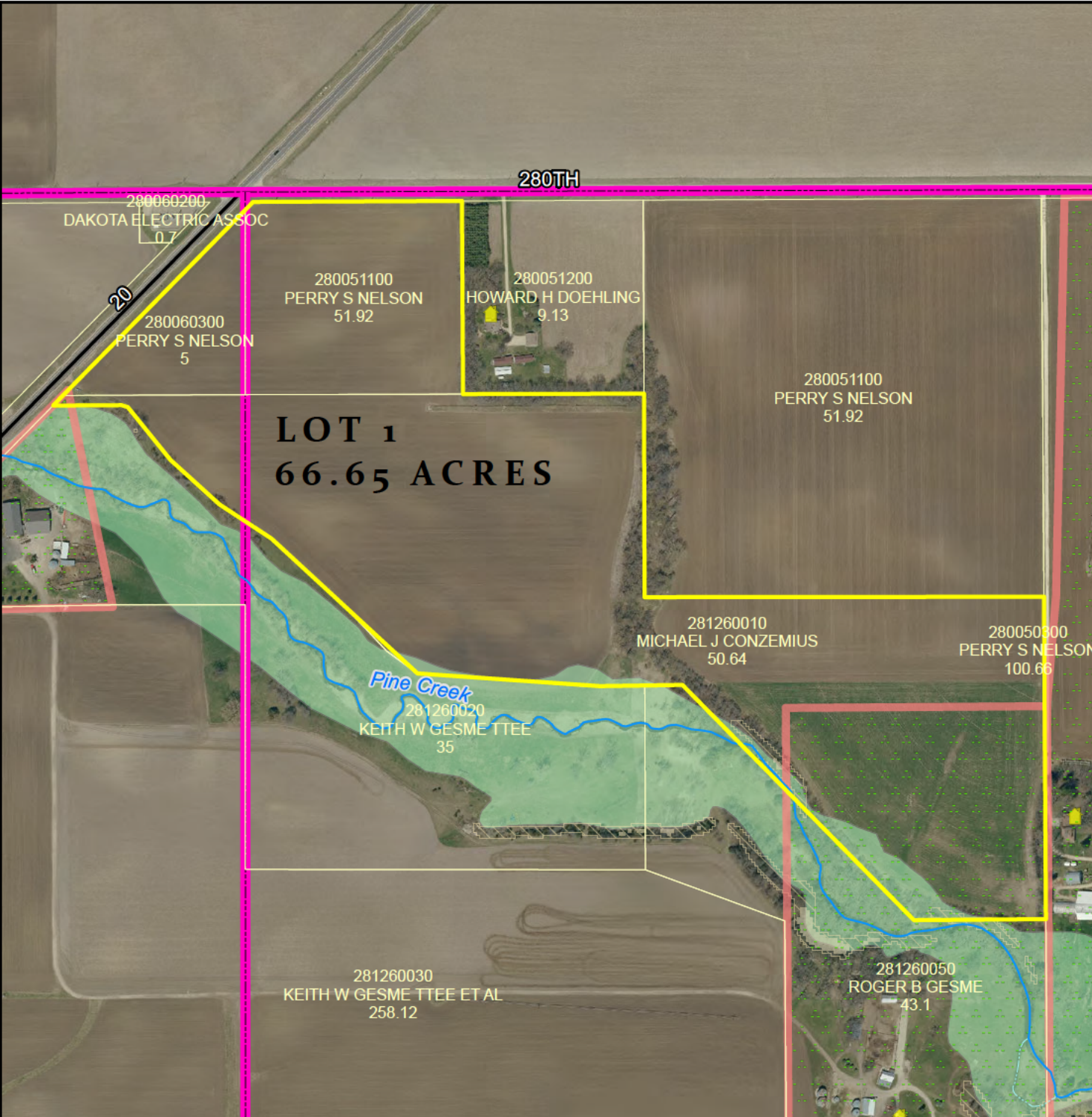
PAC Meeting
December 12, 2022

David Rapp (Applicant) Michael Conzemius (Owner)
A3 Zoned District
Lot 1 Block 1 of the Gesme Second Addition and Part of the NW 1/4 of Section 05 and Part of the NE 1/4 of Section 06 TWP 112 Range 17 in Cannon Falls Township

Request for Preliminary & Final Plat approval for Gesme Third Addition

Legend

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



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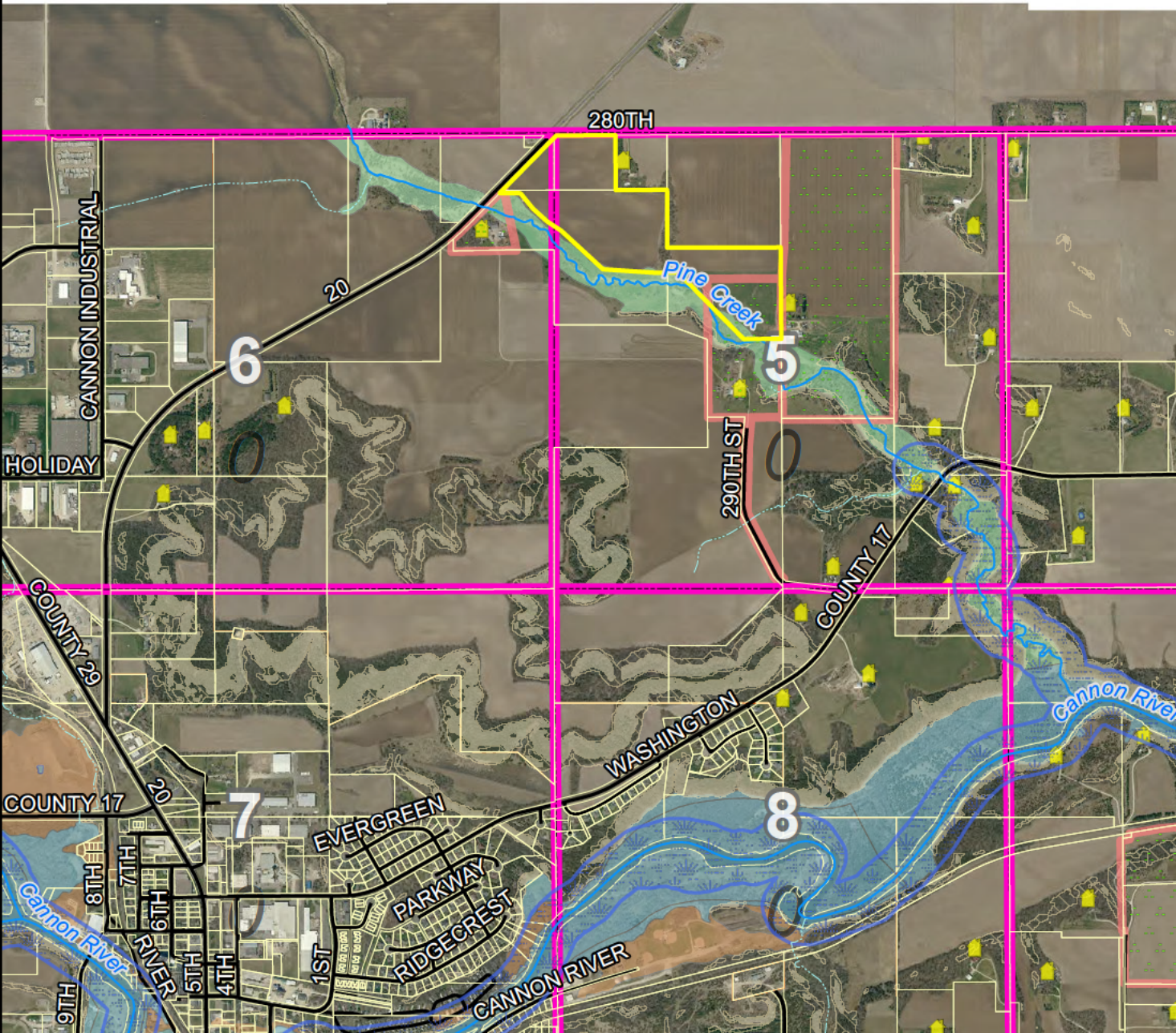
PLANNING COMMISSION

PAC Meeting
December 12, 2022

David Rapp (Applicant) Michael
Conzemius (Owner)
A3 Zoned District

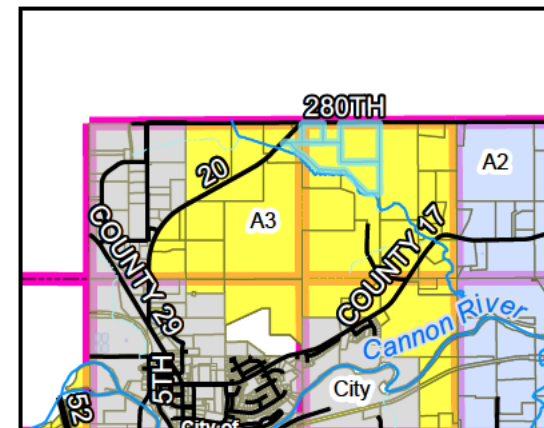
Lot 1 Block 1 of the Gesme Second
Addition and Part of the NW 1/4 of
of Section 05 and Part of the
NE 1/4 of Section 06 TWP 112 Range 17
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Request for Preliminary & Final Plat
approval for Gesme Third Addition



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
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| | Dwellings | | AE |
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| | | | X |



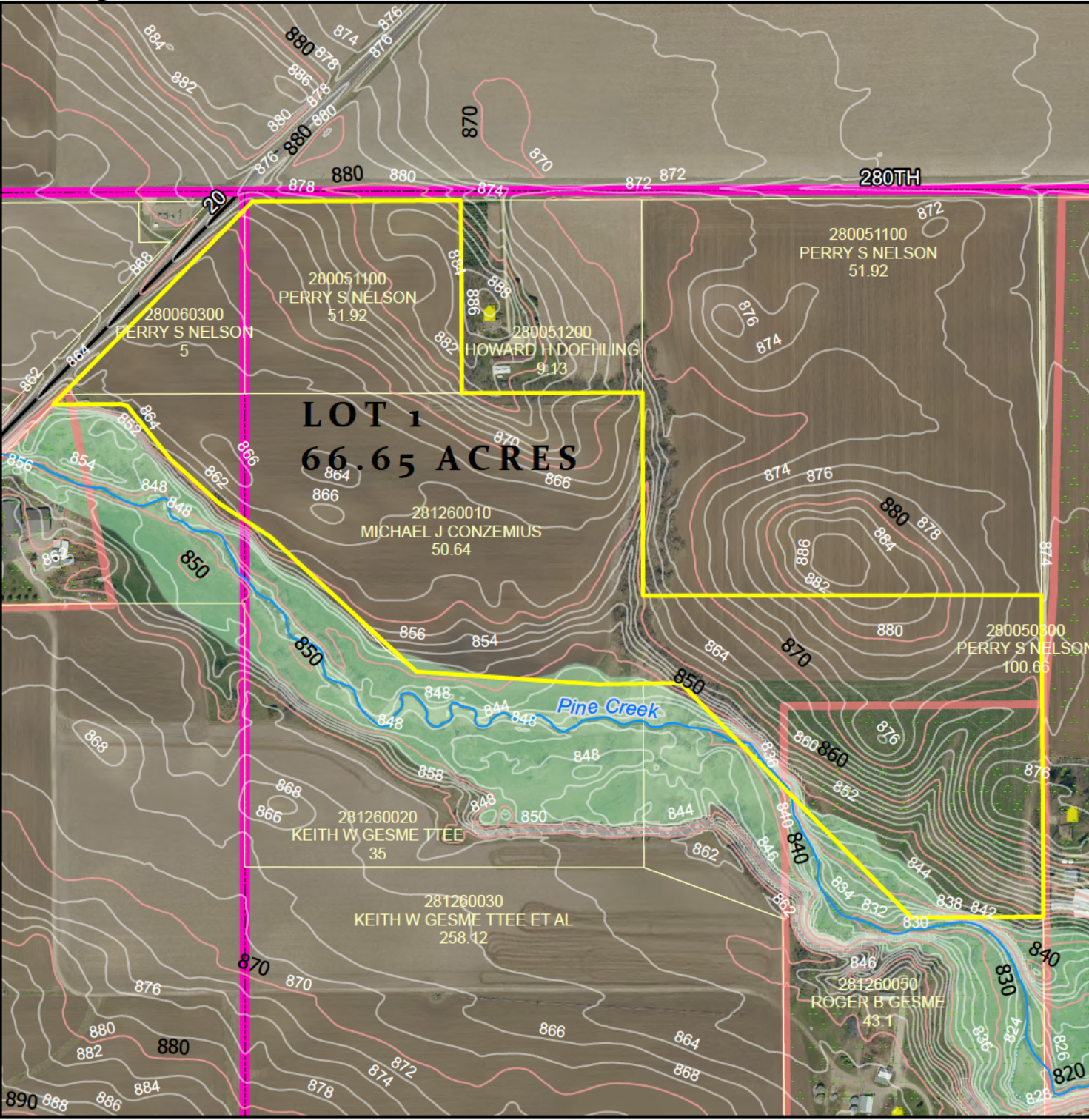
0 500 1,000 2,000 3,000
US Feet

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2022 Aerial Imagery
Map Created November, 2022 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

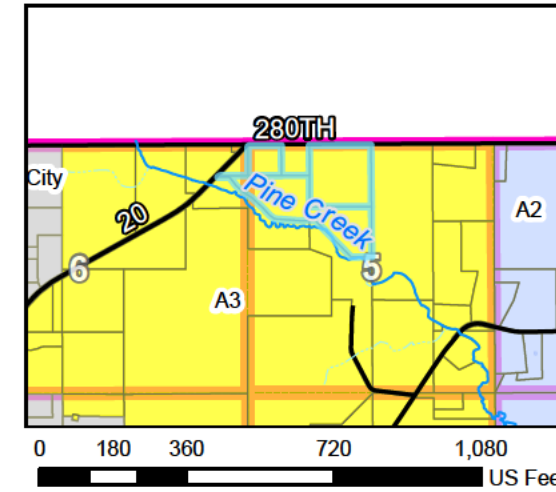
PAC Meeting
December 12, 2022

David Rapp (Applicant) Michael Conzemius (Owner)
A3 Zoned District
Lot 1 Block 1 of the Gesme Second Addition and Part of the NW 1/4 of Section 05 and Part of the NE 1/4 of Section 06 TWP 112 Range 17 in Cannon Falls Township

Request for Preliminary & Final Plat approval for Gesme Third Addition

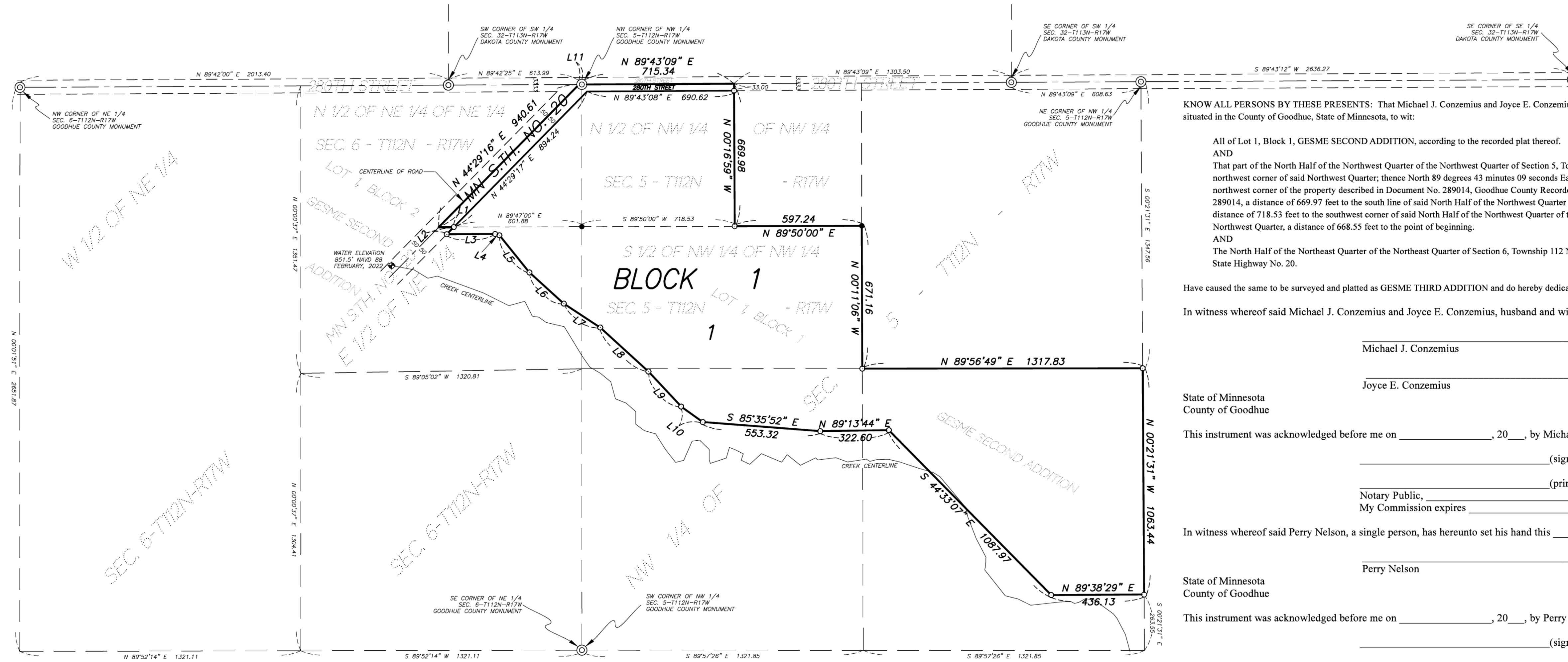
Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
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| | Parcels | | AE |
| | Registered Feedlots | | AO |
| | Dwellings | | X |
| | Municipalities | | |



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GESME THIRD ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That Michael J. Conzemius and Joyce E. Conzemius, husband and wife, and Perry Nelson, a single person, fee owners of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

All of Lot 1, Block 1, GESME SECOND ADDITION, according to the recorded plat thereof.
 AND
 That part of the North Half of the Northwest Quarter of the Northwest Quarter of Section 5, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows: Beginning at the northwest corner of said Northwest Quarter; thence North 89 degrees 43 minutes 09 seconds East (assumed bearing), along the north line of said Northwest Quarter, a distance of 715.02 feet to the northwest corner of the property described in Document No. 289014, Goodhue County Recorder's office; thence South 00 degrees 18 minutes 39 seconds East, along the west line of said Document No. 289014, a distance of 669.97 feet to the south line of said North Half of the Northwest Quarter of the Northwest Quarter; thence South 89 degrees 50 minutes 00 seconds West, along said south line, a distance of 718.53 feet to the southwest corner of said North Half of the Northwest Quarter of the Northwest Quarter; thence North 00 degrees 00 minutes 36 seconds West, along the west line of said Northwest Quarter, a distance of 668.55 feet to the point of beginning.
 AND
 The North Half of the Northeast Quarter of the Northeast Quarter of Section 6, Township 112 North, Range 17 West, lying and being easterly of the centerline of that certain trunk highway now known as State Highway No. 20.

Have caused the same to be surveyed and platted as GESME THRD ADDITION and do hereby dedicate to the public for public use the public ways as created by this plat.
 In witness whereof said Michael J. Conzemius and Joyce E. Conzemius, husband and wife, have hereunto set their hand this _____ day of _____, 20__

 Michael J. Conzemius

 Joyce E. Conzemius

State of Minnesota
 County of Goodhue

This instrument was acknowledged before me on _____, 20__, by Michael J. Conzemius and Joyce E. Conzemius, husband and wife.

 (signed)

 (print)
 Notary Public,
 My Commission expires _____

In witness whereof said Perry Nelson, a single person, has hereunto set his hand this _____ day of _____, 20__

 Perry Nelson

State of Minnesota
 County of Goodhue

This instrument was acknowledged before me on _____, 20__, by Perry Nelson, a single person.

 (signed)

 (print)
 Notary Public,
 My Commission expires _____

I hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; that I prepared or directly supervised the preparation of this plat of GESME THIRD ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been correctly set; that as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesota Statutes 505.01, Subd. 3, are correctly shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

 David G. Rapp, Land Surveyor
 Minnesota License Number 22044

STATE OF MINNESOTA
 COUNTY OF GOODHUE

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20__, by David G. Rapp, Land Surveyor.

 (sign)

 (print)
 Notary Public, Goodhue County, Minnesota
 My commission expires _____

CANNON FALLS TOWNSHIP BOARD

Approved by the Cannon Falls Township Board this _____ day of _____, 20__

Signed _____
 Chairperson

PLANNING COMMISSION, GOODHUE COUNTY, MINNESOTA

Be it known that a meeting held on this _____ day of _____, 20__ the Planning Commission of the County of Goodhue, Minnesota did hereby approve this plat of GESME THIRD ADDITION

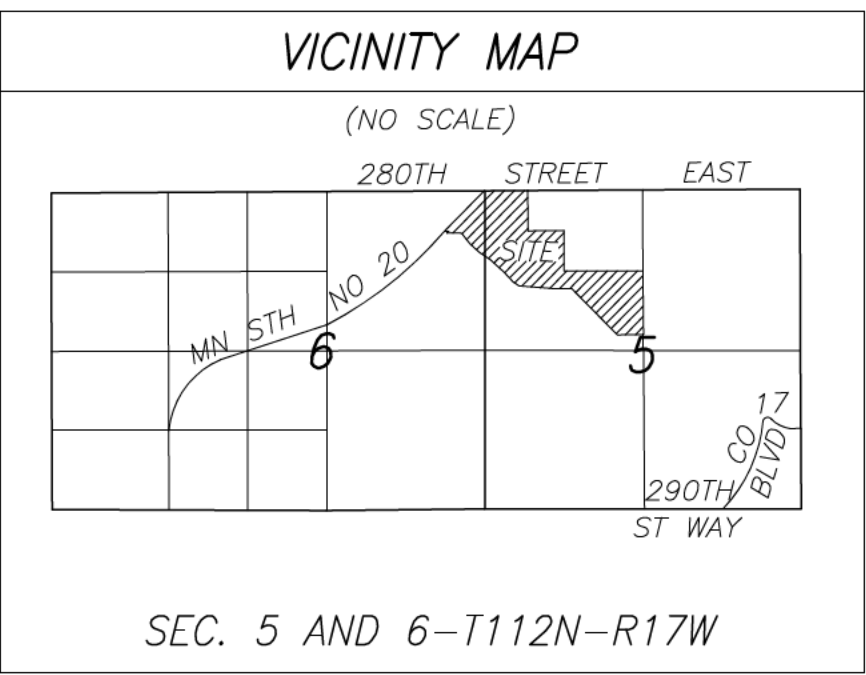
Signed _____
 Chairperson

GOODHUE COUNTY BOARD

We do hereby certify that on the _____ day of _____, 20__, the Board of Commissioners of GOODHUE County, Minnesota, approved this plat of GESME THIRD ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, 505.03, Subd. 2.

Signed _____ Signed _____
 Chairperson County Administrator

RAPP LAND SURVEYING, INC.
 45967 HIGHWAY 56 BLVD
 KENTON, MN 55946
 612-532-1263



THE NORTH LINE OF THE NW 1/4 OF SEC. 05-T112N-R17W ASSUMES A BEARING OF N 89°43'09" E

- DENOTES FOUND IRON MONUMENT
- DENOTES SET 1/2" X 15 INCH IRON REBAR MONUMENT WITH PLASTIC CAP MARKED RLS 22044

LINE	BEARING	DISTANCE
L1	S 89°47'00" W	70.35
L2	N 44°29'19" E	46.43
L3	N 89°47'01" E	225.65
L4	S 72°45'15" E	21.50
L5	N 38°55'10" W	224.03
L6	S 47°47'48" E	218.35
L7	N 56°41'49" W	204.82
L8	N 47°37'29" W	306.93
L9	S 43°00'43" E	225.19
L10	S 54°22'09" E	125.20
L11	N 89°42'25" E	12.97

GOODHUE COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20__.

 Lisa Hanni
 Goodhue County Surveyor

GOODHUE COUNTY PROPERTY TAX AND ELECTIONS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ 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 _____, 20__.

 Goodhue County Auditor / Treasurer

GOODHUE COUNTY RECORDER

County Recorder, County of Goodhue, State of Minnesota
 I hereby certify that this plat of GESME THIRD ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20__, at _____ o'clock _____ M. and was duly recorded as Document Number _____.

 Lisa Hanni
 Goodhue County Recorder