



Goodhue County

Minnesota

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. November 14, 2022 BOA Draft Meeting Minutes

Documents:

[BOAMEETINGMINUTES_NOVEMBER_JOINTMEETING_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

PUBLIC HEARING: Request For Variance To Feedlot Setback Standards

Request for Variance, submitted by Jeannine Fritzke (Owner), to Article 13 Confined Feedlot Regulations to allow a new dwelling to be established within 1,000 feet of an existing confined feeding operation. Parcel 32.232.0040. TBD Possum Way Lake City, MN 55041. Lot 1 Block 2 of the Lakeview Heights Third Addition in Florence Township. R-1 Zoned District.

Documents:

[BOAPACKET_FRITZKE.PDF](#)

Other-Discussion

Adjourn

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

Goodhue County Land Use Management

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
November 14, 2022 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Board of Adjustment was called to order at 5:30 PM by Chair Daniel Knott at the Goodhue County Government Center Board Room.

Roll Call

Commissioners Present: Daniel Knott, Randy Rechtzigel, Scott Breuer, Dennis Tebbe, Darwin Fox, and Keith Allen.

Commissioners Absent: None

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 Fox and seconded by Commissioner Allen to approve the meeting agenda.

Motion carried 6:0

2. Approval of Minutes

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

Motion carried 5:0 (Commissioner Fox abstained)

3. Conflict/Disclosure of Interest

Commissioner Breuer has stated that he will not be partaking in this hearing (Mitchell Breuer) as they are related.

4. Public Hearings:

PUBLIC HEARING: Request for Variance to Minimum Setback Standards

Request for Variance, submitted by Mitchell Breuer (Applicant) on behalf of Susan Matthees (Owner) to allow construction of a grain bin less than 60 feet from the 215th Avenue Right-of-Way. Parcel 33.034.0400. 39303 215th AVE Goodhue, MN 55027. Part of the NW ¼ of Section 34 TWP 111 Range 15 in Goodhue Township. A1 Zoned District.

Pierret presented the staff report and attachments.

Chair Knott opened the Public Hearing

No one spoke for or against the request.

³**After 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 5:0 (Commissioner Breuer abstained)

Commissioner Fox stated that most of the buildings and grain bins were already in place prior to some of the zoning rules being established. He supports this request as there are no alternatives to feasibly and economically do what they would like to do.

⁴Motion 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

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
November 14, 2022 MEETING MINUTES
DRAFT**

APPROVE the request for a variance, submitted by Mitchell Breuer (Applicant) on behalf of Susan Matthees (Owner) to A-1 Zoning District standards to construct a 42-foot wide grain bin no less than 32 feet from the 215th Avenue Right-of-Way.

Commissioner Allen thanked staff for their work putting this request together. He noted that the surveyed distances from the road helped to clearly show that this is a good location for the grain bin. Commissioner Tebbe agreed.

Motion carried 5:0 (Commissioner Breuer abstained)

5. Other-Discussion

Chair Knott noted that the next meeting is December 12th due to the holidays and both the PAC and BOA will meet that evening.

Pierret stated that is correct. Currently there are no agenda items, but that is subject to change.

ADJOURN

5th Motion by Rehtzigel, seconded by Allen to adjourn the BOA meeting at 5:43 PM.

Motion carried 6:0

Respectfully submitted:

Patty Field, Zoning Administrative Assistant

MOTIONS

¹ APPROVE the BOA meeting agenda.

Motion carried 6:0

² APPROVE the previous month's meeting minutes.

Motion carried 5:0 (Commissioner Fox abstained)

³ Motion to close the Public Hearing

Motion carried 5:0 (Commissioner Breuer abstained)

⁴ APPROVE the Variance request to minimum setback standards.

Motion carried 5:0 (Commissioner Breuer abstained)

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



County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

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

To: Board of Adjustment
From: Land Use Management
Meeting Date: February 27, 2023
Report date: February 17, 2023

PUBLIC HEARING: Request for Variance to Feedlot Setback Standards

Request for Variance, submitted by Jeannine Fritzke (Owner), to Article 13 Confined Feedlot Regulations to allow a new dwelling to be established within 1,000 feet of an existing confined feeding operation.

Application Information:

Applicant: Jeannine Fritzke (Owner)

Address of zoning request: TBD Possum Way Lake City, MN 55041

Parcel 32.232.0040

Abbreviated Legal Description: Lot 1 Block 2 of the Lakeview Heights Third Addition in Florence Township

Township Information: Florence Township Planning Commission considered the request for a new dwelling at their February 13, 2023 meeting recommending approval by the Board of Supervisors at their February 20, 2023 meeting. Staff will update the BOA with Township action at the February 27, 2023 meeting. Florence Township does not enforce feedlot setbacks.

Zoning District: R-1 (Suburban Residence District)

Attachments and Links:

Application and submitted project summary

Site Plan and Maps

Goodhue County Zoning Ordinance (GCZO):

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

Background:

The Applicant (Jeannine Fritzke) owns a single parcel comprising approximately 2 acres in Section 130 of Florence Township. The property is located within the Lakeview Heights Third Addition which was platted and zoned R-1 Suburban Residence District in 1994. The subdivision is located directly across Lakeview Drive from a registered feedlot operation owned by Greg Tiedeman (parcel 32.200.0680). A farming operation on the Tiedeman property appears to have existed since at least the 1930s based on an aerial imagery review. Goodhue County did not require a setback from feedlots for new R-1 zones or new dwellings in 1994. Around 2007 Article 13 of the Zoning Ordinance was updated to include setbacks from feedlots to new dwellings and a reciprocal setback from existing dwellings to new feedlot operations. The Applicant is requesting a variance to the feedlot setback requirement to allow a new dwelling to be constructed approximately 380 feet from a feedlot where 1,000 feet is required.

Surrounding land uses include a mix of medium to high-density residential uses and platted residential lots in the Lakeview Heights Third Addition. The Lake City Golf Course is located west of the Tiedeman feedlot and Hok Si La Park in the City of Lake City is located to the east across Highway 61.

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:**
 - The intent of the R-1 District is to provide a district which will define and protect areas suitable for low to medium-density residential development as the principal land use and to allow related facilities desirable for a residential environment.
 - The Fritzke property is located in an area of transition between rural and urban land uses. The property is located in a residentially platted area where the construction of another dwelling would represent a compatible land use.
 - New dwellings are required to be setback 1,000 feet or 94% odor annoyance-free rating from existing feedlots, whichever is greater. The Goodhue County Feedlot Officer Kelsey Petit calculated the offset from the Tiedeman feedlot to the new dwelling at 98%.
 - The Applicant’s variance request appears harmonious with the purpose and intent of the official controls.
- 2) **The variance request is consistent with the adopted Comprehensive Plan:**
 - The Comprehensive Plan prioritizes agricultural land uses over dwellings to protect farmland and decrease conflict between residential and agricultural uses. The Comprehensive Plan emphasizes informing rural residents that they can expect agricultural activities within the vicinity of their homes. The request appears consistent with the adopted 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 subject property is a single parcel comprising 2 acres.
 - The Applicant’s request for a variance from required setbacks to a new dwelling from a registered Feedlot is a reasonable use of the property. The property was platted in 1994 for residential development when the farming operation on the neighboring parcel was active and there were no setbacks required from feedlots to R-1 Districts or residences. There is one existing dwelling off Possum Way in the Lakeview Heights Third Addition which was constructed before feedlot setback regulations were enforced.
- 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.**
 - Single family dwellings are a permitted use in the R-1 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 variance, submitted by Jeannine Fritzke, to Article 13 (Confined Feedlot Regulations) setback standards to allow the construction of a dwelling no less than 380 feet from a registered feedlot.

REQUEST SUMMARY

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

Article: 13 Section: 7 Name: 1000' feedlot setback

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:

current use - vacant lot

Fritzkes purchased lot to build their new home in 2021.

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

if variance is denied Fritzkes will be unable to build their new home on their new lot.

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:

With the 1000 foot set back for feedlot there is no room for placement of house on the lot.

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

The only alternative would be to go back to listing agent that described this lot as buildable to see if they could get a refund.

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

No rejection if a lesser variance would allow for placement of house as planned - see attached site plan

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

No, the granting of the variance would allow Fritzkes to build a new home that would increase the surrounding land value.

Pierret, Samantha

From: Kristen Eide-Tollefson
Sent: Wednesday, February 15, 2023 7:26 AM
To: Pierret, Samantha
Cc: Bill Bruce.; Ed Hruska
Subject: Re: Adelman Homes for Fritzke #322320040.

External Email - Use caution opening links or attachments!

Hi Sam,

Thank you for your memo regarding this item that was on our planning commission agenda this week. It was very helpful. Please do not hesitate to copy the PC such memos, as appropriate. (

Below are the steps you outlined. Below that, the action taken at the planning commission meeting. We did not set a public hearing for a variance since we would not require a variance for feedlot setbacks as you noted in your memo. We reviewed all the materials and accepted a building permit application at the meeting, which we approved and will send on to the Board on Monday.

We have reviewed both applications. If you would like a sign off from the Board on the Variance application form please let Bill Bruce know. He has both applications and can get a board signature on Monday. Any clarification you wish to offer for how to handle future applications of this kind, is welcome.

Thank you!

Kristen

Eide-Tollefson, for the Florence Township Planning Commission

(Your) Future steps:

1. Contact Florence Township to start the Township permit process. Let them know a variance is needed from the County to Feedlot setbacks. The variance application has a space for a Township representative to sign or they can send me an email (they know how to get ahold of County staff).
2. Prepare a site plan and take into account the location of a septic system and well. Submit this site plan with the variance application and \$350 fee to my office by the specified date. We accept applications one week per month for the next month's meeting. For example, this week we are accepting applications until this Friday for the meeting on February 27th
- .3. Receive variance approval from County Zoning and approval from the Township for a building permit.
4. Work with County Environmental Health for well/septic permits. Work with Goodhue County Building Permits for building permit approval.

If you have any questions please let me know.

Adelman Homes, L.L.C.

Residential Building Contractor #691907

Florence Township Planning Commission minutes 2-13-23 (DRAFT for Board)

New Business:

Adelmann Homes, L.L.C. – Char Adelmann: (Pages 4-6 plus additional Handouts). Don & Neena Fritzke to start the process to build their new home located at: LAKEVIEW HEIGHTS THIRD ADD LOT-002 BLOCK-001 LOT 2 BLK 1 DOC# 527245 Tax ID #322320040. This is a platted lot that is less than 1000 feet from a feedlot. It was unclear how large the feedlot is, at the farm across the street from the lot.

o Approval for a Building Permit

o Variance Application

- Char Adelmann for Don and Neena Fritzke, presented both a variance request and a building permit application to the Planning Commission.
- Bill Bruce stated that the township does not regulate feedlots, so that the county would be handling the variance and public hearing. He put the map up on the screen for review.
- A building permit application was received and the 75.00 fee was paid. Bill Bruce will bring the check and building permit application for approval to the Town Board. Signed copy will be scanned or mailed to the applicants.
- Kristen will check with Sam before next Monday, to clarify if she needs any action on the variance from Florence Township. Her memo was helpful. Bill Bruce has both applications.
- The chair commented on the high quality of the materials they provided to the commission.

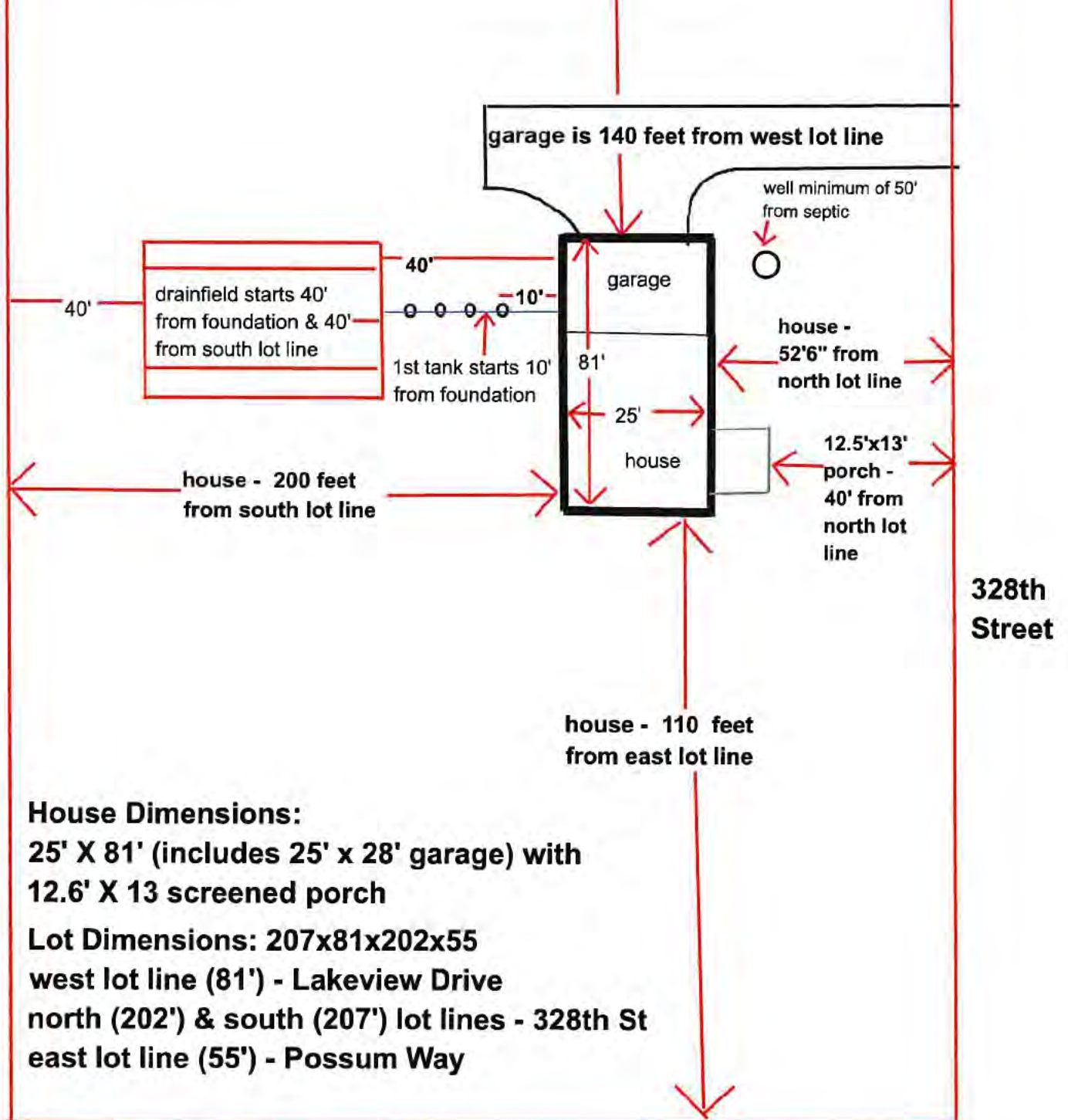
Motion to approve building permit Bill, second Heidi

Don & Jeannine Fritzke - Lot 1 Block 2 Possum Way



Lakeview Drive

Fritzke's site plan which includes the location and size of the proposed structure on the property, location of any other structures and the measurements of setbacks from ALL property lines.



House Dimensions:

25' X 81' (includes 25' x 28' garage) with 12.6' X 13 screened porch

Lot Dimensions: 207x81x202x55

west lot line (81') - Lakeview Drive
north (202') & south (207') lot lines - 328th St
east lot line (55') - Possum Way

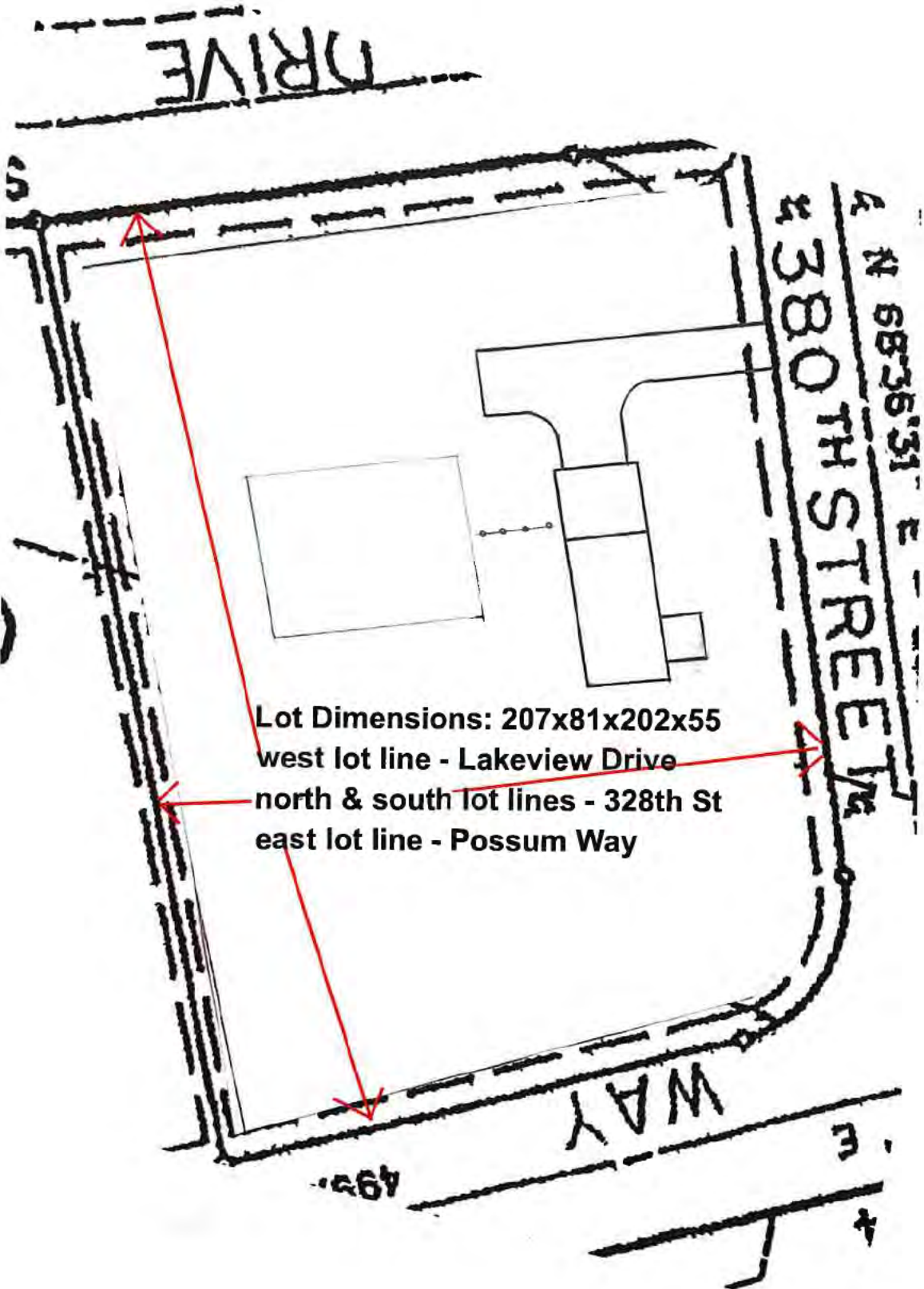
Possum Way

Authentisign
Don & Jeannine Fritzke

02/07/23

FRITZKE - Sketch on survey

Lakeview Heights Third Addition



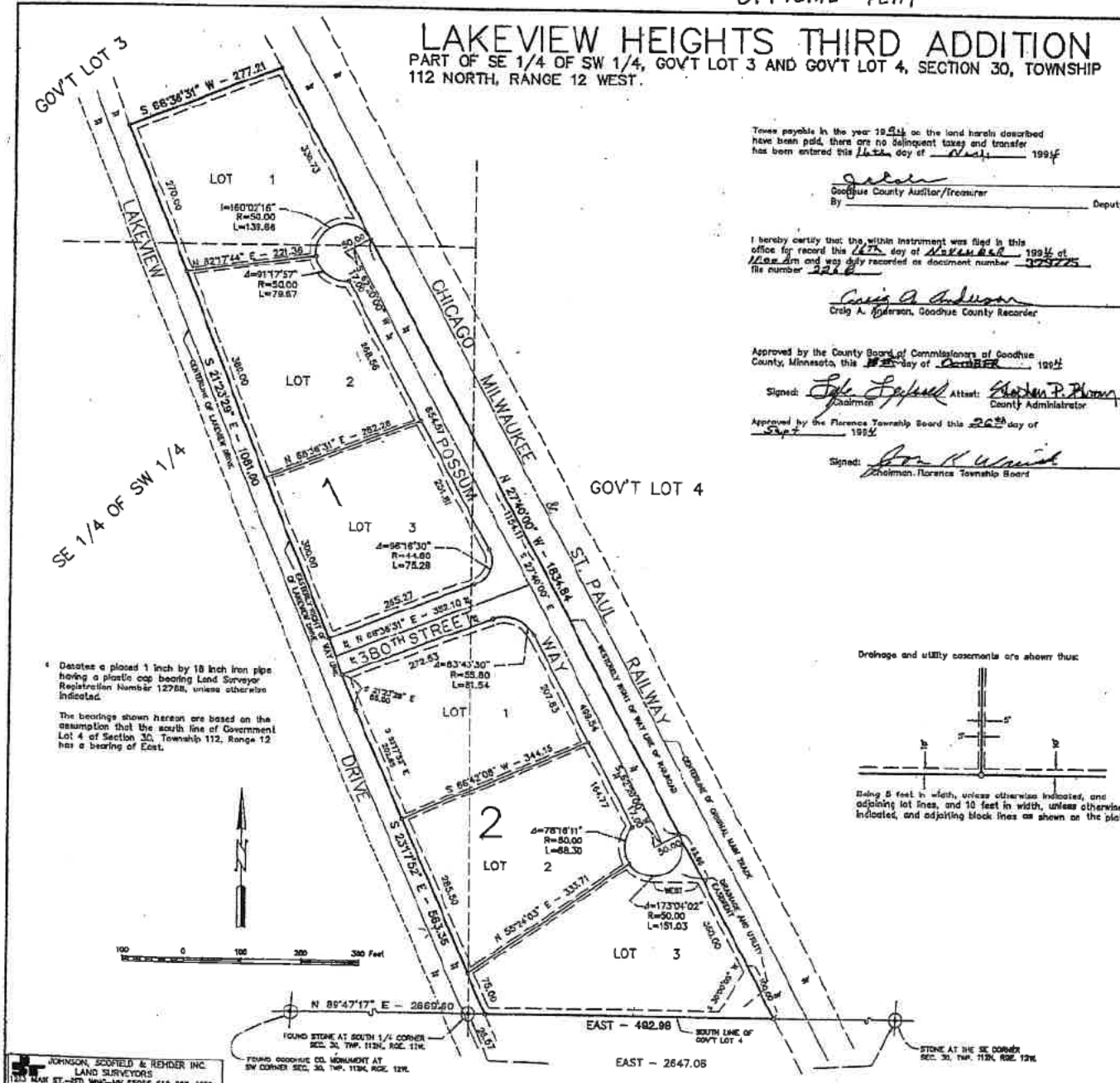
Lot Dimensions: 207x81x202x55
west lot line - Lakeview Drive
north & south lot lines - 328th St
east lot line - Possum Way



OFFICIAL PLAT

LAKEVIEW HEIGHTS THIRD ADDITION
PART OF SE 1/4 OF SW 1/4, GOV'T LOT 3 AND GOV'T LOT 4, SECTION 30, TOWNSHIP 112 NORTH, RANGE 12 WEST.

897



Taxes payable in the year 1954 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 14th day of April, 1954

John
Goodhue County Auditor/Treasurer
By _____ Deputy

I hereby certify that the within instrument was filed in this office for record this 14th day of April, 1954 at 11:02 AM and was duly recorded as document number 375775 file number 226

Craig A. Anderson
Craig A. Anderson, Goodhue County Recorder

Approved by the County Board of Commissioners of Goodhue County, Minnesota, this 25th day of October, 1954

Signed: John Chairman
Attest: Walter P. Henry County Administrator

Approved by the Florence Township Board this 26th day of Sept 1954

Signed: John Chairman
Florence Township Board

KNOW ALL MEN BY THESE PRESENTS: That Galdyn S. Harris, single, owner and proprietor, of the following described property to wit:

That part of the Southeast Quarter of the Southwest Quarter and that part of Government Lots 3 and 4, all in Section 30, Township 112 North, Range 12 West, Goodhue County, Minnesota, described as follows:

Commencing at the south quarter corner of said Section 30, thence on an assumed bearing of East, along the south line of said Government Lot 4, a distance of 24.57 feet to the easterly right of way line of Lakeview Drive, being the point of beginning of the land to be described; thence on a bearing of East, along said south line of Government Lot 4, a distance of 462.92 feet to the westerly right of way line of the Chicago, Milwaukee and St. Paul Railway; thence North 27 degrees 40 minutes 00 seconds West, along said westerly right of way line, a distance of 1834.84 feet; thence South 18 degrees 36 minutes 31 seconds West, a distance of 277.21 feet to the easterly right of way line of Lakeview Drive; thence South 21 degrees 23 minutes 29 seconds East, along said easterly right of way line of Lakeview Drive, a distance of 1061.00 feet; thence South 23 degrees 17 minutes 52 seconds East, along said easterly right of way line of Lakeview Drive, a distance of 563.35 feet to the point of beginning.

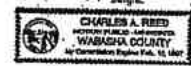
Have caused the same to be surveyed and plotted as LAKEVIEW HEIGHTS THIRD ADDITION, and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Galdyn S. Harris, single, has hereunto set her hand this 26th day of May 1954

Signed: Galdyn S. Harris
Galdyn S. Harris

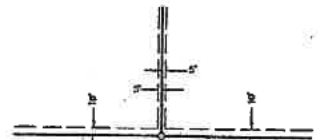
STATE OF MINNESOTA
COUNTY OF Goodhue

The foregoing instrument was acknowledged before me this 26th day of May 1954, by Galdyn S. Harris, single.



Charles A. Reed
Notary Public, Wabasha County, Minnesota
My Commission Expires 9-12-57

Drainage and utility easements are shown thus:



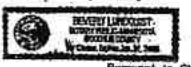
Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width, unless otherwise indicated, and adjoining block lines as shown on the plat.

I hereby certify that I have surveyed and plotted the property described on this plat as LAKEVIEW HEIGHTS THIRD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated; and there are no wet lands or public highways to be designated on said plat other than as shown.

David A. Johnson
David A. Johnson, Land Surveyor
Minnesota Registration Number 12768

STATE OF MINNESOTA
COUNTY OF Goodhue

The foregoing instrument was acknowledged before me this 26th day of May 1954, by David A. Johnson, Land Surveyor.



Beverly Lundquist
Notary Public, Wabasha County, Minnesota
My Commission Expires 9-31-2000

Pursuant to Chapter 368.01, laws of Minnesota, as amended in 1976, and Goodhue County Ordinance No. 7-79, this plat has been approved this 14th day of April, 1954.

John
John, Goodhue County Surveyor

I hereby certify that proper evidence of title has been presented to and examined by me and I hereby approve this plat as to form and execution.

John
John, Goodhue County

* Denotes a placed 1 inch by 18 inch iron pipe having a plastic cap bearing Land Surveyor Registration Number 12768, unless otherwise indicated.
The bearings shown hereon are based on the assumption that the south line of Government Lot 4 of Section 30, Township 112, Range 12 has a bearing of East.

JOHNSON, SCOFFIELD & REIDER INC.
LAND SURVEYORS
1143 MAIN ST., 2ND FLOOR, MINNAPOLIS, MINN. 55404
WABASHA COUNTY SURVEYOR-WABASHA COUNTY COURTHOUSE
WABASHA-MIN. STATE BLDG. 2ND FLOOR

RECEIVED

RETURNED

GOODHUE SWCD
104 EAST 3RD AVENUE - PO Box 335
GOODHUE, MN 55027
651-923-5286 Ext 4

L A I D

Feedlot registration form

JUL 02 2021

Feedlot Program

Doc Type: Feedlot Registration

Instructions: Minn. R. ch. 7020 requires most owners of livestock operations to provide information requested in this form to the Minnesota Pollution Control Agency (MPCA) at least once in a four-year cycle, unless a permit application has been made. Feedlots with a National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) permit cannot use this form to document change of name or ownership.

Facility name and address The information below reflects a change to the name of an existing registered facility.

Facility name: Greg M Tiedeman Farm Registration number: 049-73041
Facility Address: 33093 Lakenew Dr Parcel ID number: 32-200-0680
City: Lake City State: MN Zip code: 55041
Phone: _____ Email: _____

Ownership information The information below reflects a change of ownership of an existing registered facility.

Feedlot owner Same as feedlot name and address **Contact person** Same as feedlot owner information
Name: _____ Name: _____
Address: _____ Address: _____
City: _____ State: _____ City: _____ State: _____
Phone: _____ Zip: _____ Phone: _____ Zip: _____
Email: _____ Email: _____

Facility locational information

County: Goodhue City/Township: Florence

Township (26-71 or 101-168)	Range (1-51)	Section (1-36)	¼ Section (NW, NE, SW, SE)	¼ of ¼ Section (NW, NE, SW, SE)
<u>112</u>	<u>13</u>	<u>30</u>	<u>SE</u>	<u>SE</u>

Any surface waters or tile intakes within 1,000 feet of the facility? (If Yes, indicate types below) Yes No
 Lake/Pond larger than 25 acres Wetland Drainage ditch River/Stream/Creek Tile intake
Is any part of the facility within 300 feet of a river/stream? Yes No
Any part of the facility located within a delineated flood plain (100 year flood)? Yes No
Any part of the facility located within designated shoreland? Yes No
Any part of the facility within 300 feet of a known sinkhole? Yes No

Facility operations information (indicate components that are currently part of your livestock or poultry operation)

Animals on pasture for part of the year Yes No
Open lots (dirt, concrete, other) that are designed as animal holding areas Yes No
Buildings that are designed for animal confinement or as animal holding areas Yes No
If yes to either above, what is the shortest distance from an animal holding area to a well? (including unused or unsealed wells) 150 feet
A liquid manure storage structure Yes No
A manure stockpile (solid manure storage area) Yes No
If yes to either above, what is the shortest distance from a manure storage area to a well? (including unused or unsealed wells) _____ feet

If you closed a liquid manure storage area or permanent manure stockpile since your last registration, complete the following:

Date closed: _____ Liquid storage Solid storage Date closed: _____ Liquid storage Solid storage



Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
University of Minnesota
1/21/2017

Farm Name: Greg Tiedeman
Address or County: Goodhue County
Evaluator: K. Petit Goodhue CFO
Date: 2/10/23

Clear All

OFFSET
Annoyance-free
98%

Source Edge to Nearest Neighbor (ft): 350
Source Edge to Property Line (ft): 350

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Beef - loose housing	40	60	1	2400	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

OFFSET Summary and Results



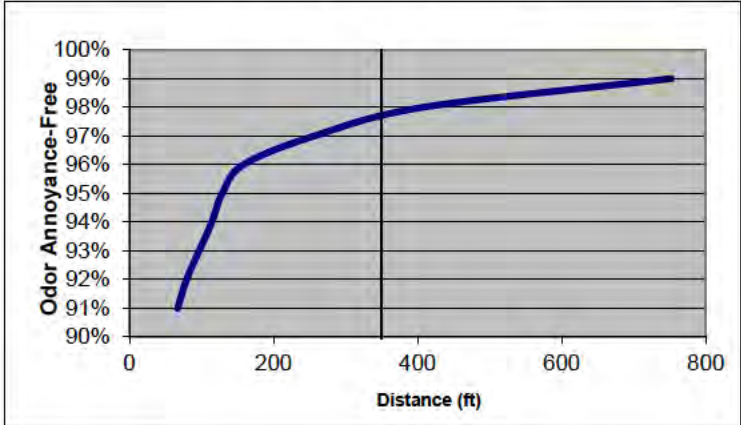
Farm Name	Greg Tiedeman
County	Goodhue County
Evaluator	K. Petit Goodhue CFO
Date	2/10/23

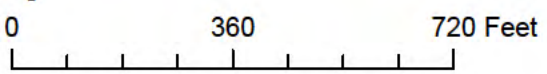
Source Characteristics Summary	Flux Rates (with control technology)				Source Emission Rates*						
	Similar Sources	Emit Area sq ft	Control Technology Type	Percent Treated	Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s
Buildings											
Beef - loose housing	1	2400	None	0%	1.2	6.0	1.7	25.0	274	379	5577
Area Sources											

*includes control technologies

Site Emissions	
Total Site Area (ft2)	2,400
Total Odor Emission Factor (TOEF)	1
Total Site H2S Emissions (mg/s)	0
Total Site H2S Emission AVERAGE (lbs/day)	0
Total Site H2S Emission MAX (lbs/day)	0
Total Site H2S Emissions (tons/yr)	0
Total Site Ammonia Emissions (mg/s)	6
Total Site Ammonia Emission AVERAGE (lbs/day)	1
Total Site Ammonia Emissions MAX (lbs/day)	2
Total Site Ammonia Emissions (tons/yr)	0

Source Edge to Nearest Neighbor (ft)	350
OFFSET Annoyance-free frequency	98%





Tiedeman 1,000ft setback



MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
February 27, 2023

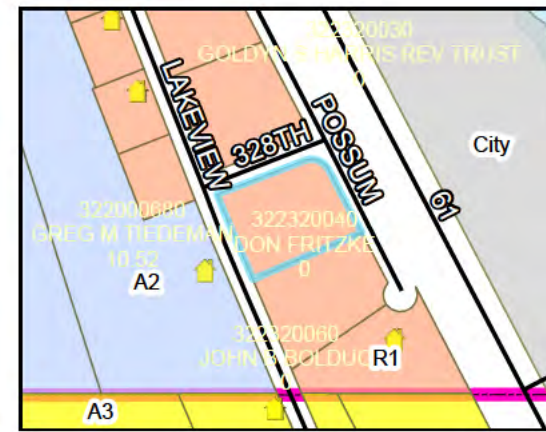
Jeannine Fritzke (Owner)
R1 Zoned District

Lot 1 Block 2 of the Lakeview Heights
Third Addition in Florence Township

Request for Variance to allow a dwelling
within 1,000 feet of a confined feeding
operation.

Legend

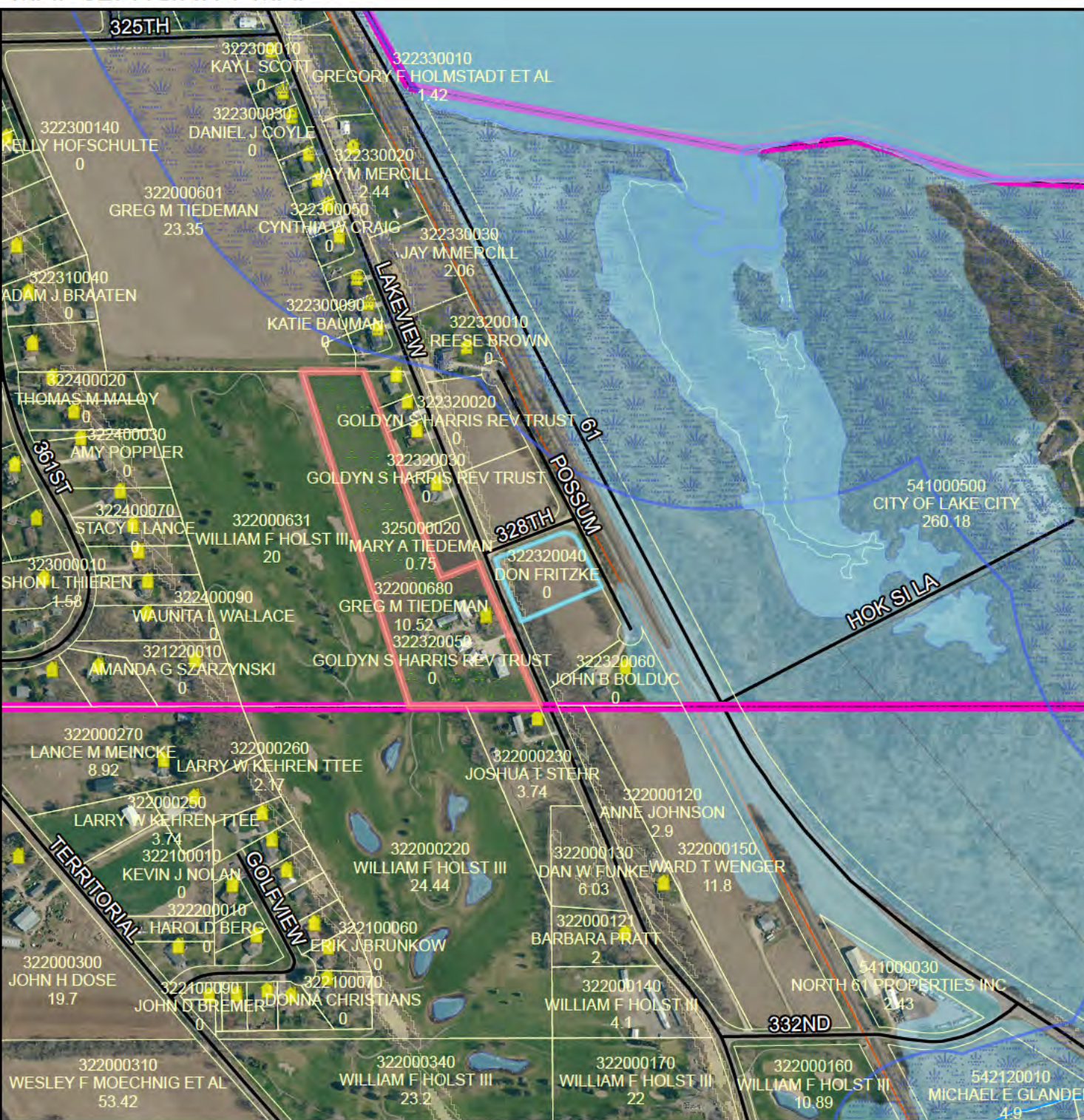
	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		30
	Lakes & Other Water Bodies		FEMA Flood Zones
	Shoreland		A
	Historic Districts		AE
	Parcels		AO
	Registered Feedlots		X
	Dwellings		
	Municipalities		



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 2023.

2020Aerial Imagery
Map Created February, 2023 by LUM

MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
February 27, 2023

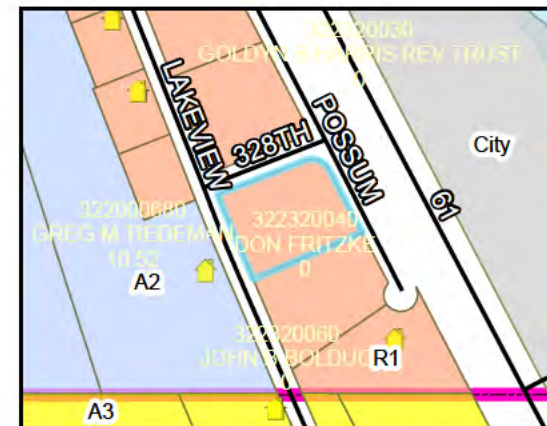
Jeannine Fritzke (Owner)
R1 Zoned District

Lot 1 Block 2 of the Lakeview Heights
Third Addition in Florence Township

Request for Variance to allow a dwelling
within 1,000 feet of a confined feeding
operation.

Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | |
| | Shoreland | | |
| | Historic Districts | | FEMA Flood Zones |
| | Parcels | | A |
| | Registered Feedlots | | AE |
| | Dwellings | | AO |
| | Municipalities | | 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 2023.

2020 Aerial Imagery
Map Created February, 2023 by LUM



Public Hearing
February 27, 2023

Jeannine Fritzke (Owner)
R1 Zoned District

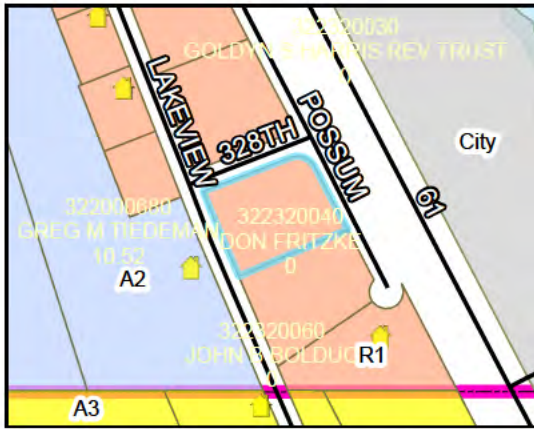
Lot 1 Block 2 of the Lakeview Heights
Third Addition in Florence Township

Request for Variance to allow a dwelling
within 1,000 feet of a confined feeding
operation.



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 2023.

