

# TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11<sup>th</sup> Avenue SW Room 10  
Rochester, MN 55902

Phone: (507) 529-0774  
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-- TCPA --

Date: 04/24/2024

To: Reviewers

Re: Rezone Request - Section 25 – New Haven Township.

Applicant/Owner: Bert & Rachel Otto – 6425 85<sup>th</sup> St NW – Pine Island, MN 55963

Public Hearing: The New Haven Town Board will hold a public hearing at the New Haven Town Hall, 9024 County Road #3 NW, Oronoco, MN, 55960 on Tuesday, June 11<sup>th</sup>, 2024, after 6:30 pm regarding:

Request: An application to rezone a 10-acre parcel of property from A-2; Agricultural Protection District to BRO-SD; Bert & Rachel Otto Special District. In April of 2023 the owner/applicants applied for and had approved by the New Haven Town Board, a Conditional Use Permit to operate a Wedding Venue/Event Center in an accessory structure on their 10-acre dwelling parcel.

The owner/applicant's Conditional Use Permit limits the operation of the home-business to the utilization of no more than one accessory structure of 5,000 sq.ft. or less and no more than 20,000 sq.ft. of total surface area – including said accessory building. They would like to be able to also utilize the existing (2,400 sq.ft.) barn on the property, besides the 4,960 sq.ft. event center building. Additionally, based on the parking conditions in the issued Conditional Use Permit, the applicant's engineer is unable to fit the required number of parking spaces within the 20,000 sq.ft. area limitation.

Considering the above, in January of 2024 the owner/applicant then applied for a multi-faceted variance to allow the following:

- A variance to the number of accessory buildings that may be used for a home-based business.
- A variance to the total size of accessory building space that may be used for a home-based business.
- A variance to the total surface area allowed for use in a home-based business.

After meeting with the New Haven Board of Adjustment and the Town Board the owner/applicants decided to withdraw their variance application and apply to have their property rezoned to a Special District.

Legal Description: Parcel #: 85.25.43.038848; SECT-25 TWP-108 RANGE-015 10.00 AC W560FT OF S777.857FT SW1/4 SE1/4 SEC 25-108-15.

On the north side 85<sup>th</sup> street NW within 350 feet of the intersection of Country Road 3 and 85<sup>th</sup> street NW.

Current Zoning: A-2; Agricultural Protection District

Proposed Zoning: BRO-SD; Bert & Rachel Otto Special District

Reviewers List:	Olmsted County Planning	Olmsted County Assessor
	Olmsted County Health Department	Minnesota Department of Natural Resources
	Minnesota Pollution Control	Peoples Cooperative Services
	Olmsted County Public Works	GGG Engineering
	Olmsted County Soil and Water	Rochester/Olmsted GIS

Attachments:

1. Application
2. Location Map
3. Aerial Photo/Site Map

***Please submit comments to TCPA by Wednesday, May 8<sup>th</sup>, 2024***

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION -- CONSIDERATION OF ZONING REQUEST APPLICATION

3935 Highway 14 E, PO Box 339  
Rochester, MN 55903

-- T CPA --

(507) 529-0774

Fax: (507) 288-9438

TOWNSHIP New Haven DATE 4/16/24

Property Address 6425 83 St. NW  
Pine Island MN 55963  
City State Zipcode

Legal Property Description W 560 ft. of the S 77.857 ft. of the SW  
Quarter of the SE Quarter of section 25, Township 108N, Range 15W

Property Owner Best & Rachel Otto Telephone # 507-696-9301  
Pine Island MN 55963  
City State Zipcode

Type of Request  Conditional Use Permit  Rezoning  Review of Decision  
 Other

Request Description Wedding venue business

Reason for Request Use more than one building, more than 5,000 sq. ft. indoor, and more than

Existing Use of Property Residential homestead 20,000 sq. ft. total for parking.

Present Zoning Classification A-2 Requested Zoning Classification SD; SPECIAL DISTRICT

Has a request for rezoning, variance, or conditional use on the property been previously sought?

Yes but withdrawn  No If Yes, when? Feb. 2024

Signature of Applicant [Signature] Date 4/16/24

Filing Fee \$ 2169.00 made payable to T CPA

Reviewed by the Planning Commission on \_\_\_\_\_, to consider the above request.

Approved  Denied for the following reason(s) \_\_\_\_\_

Chairperson's Signature \_\_\_\_\_

Reviewed by the Town Board of \_\_\_\_\_ on \_\_\_\_\_, to consider the

recommendations of the Planning Commission on the above request.  Approved  Denied for the

following reason(s) \_\_\_\_\_

Board Chairperson \_\_\_\_\_

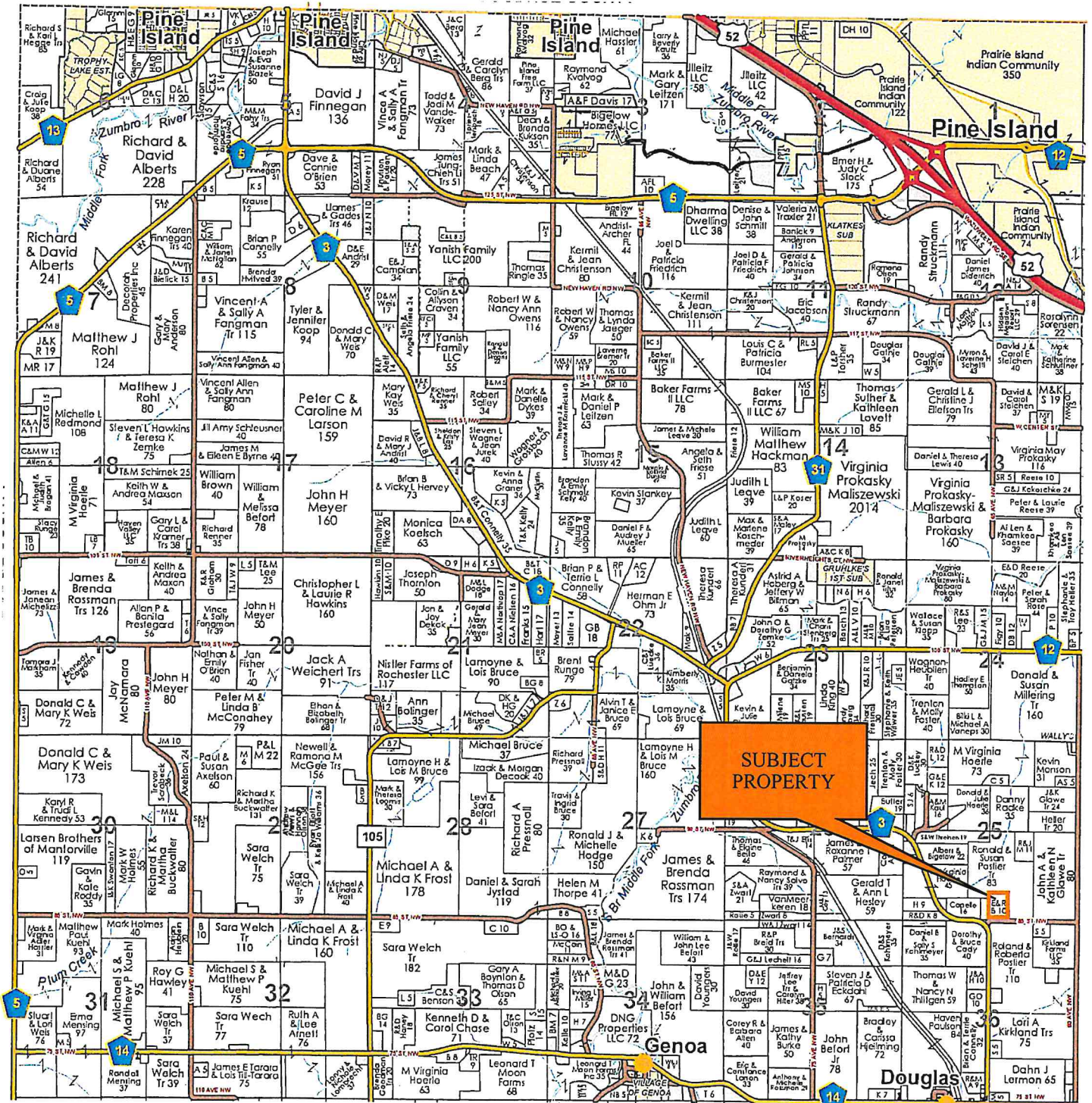
Town Clerk \_\_\_\_\_

Supervisor \_\_\_\_\_

Supervisor \_\_\_\_\_



# PLAT MAP



**SUBJECT PROPERTY**

**LEGAL DESCRIPTION:**

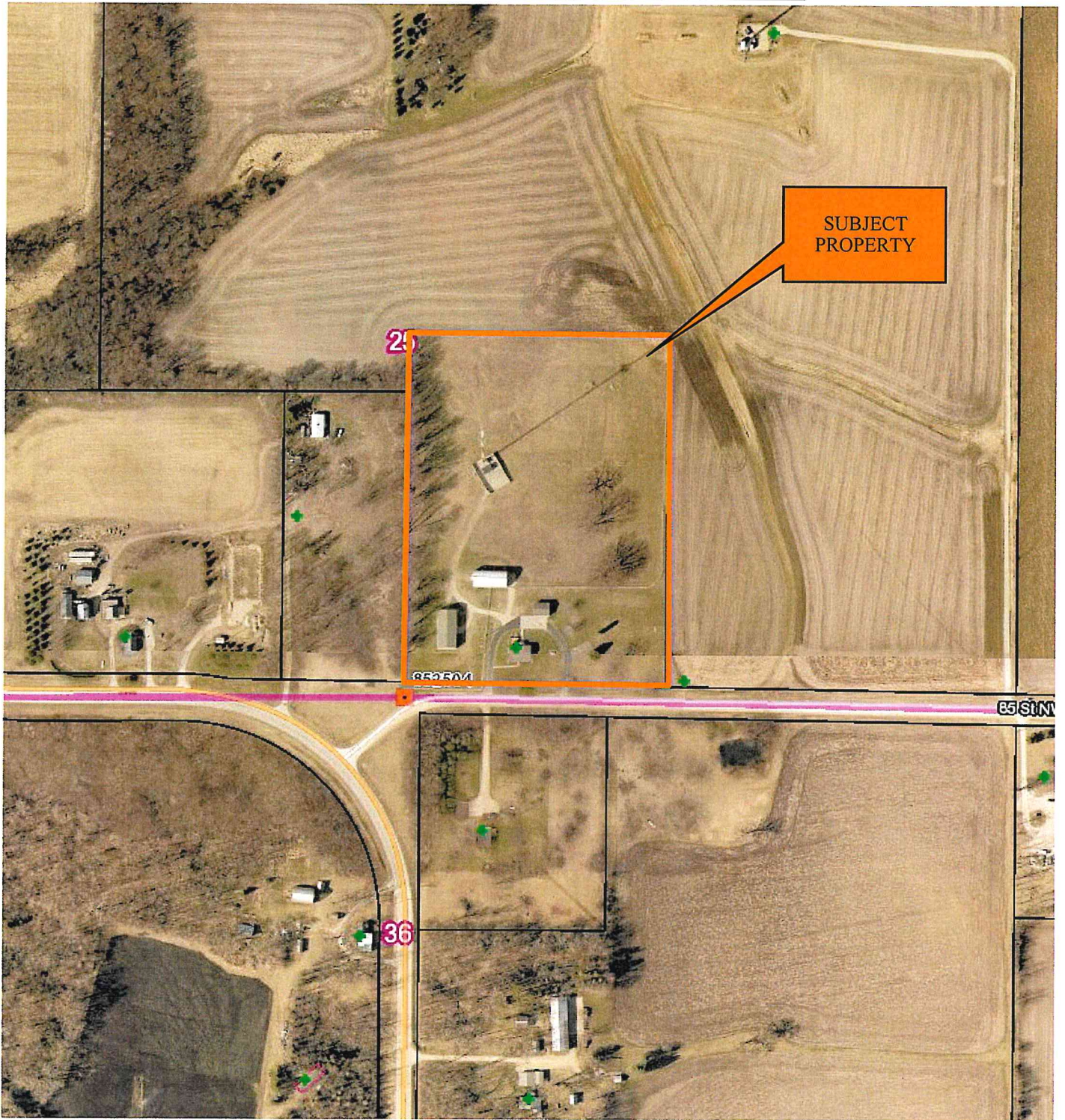
Parcel #: 852543038848

SECT-25 TWP-108 RANGE-015 10.00 AC W560FT OF S777.857FT SW1/4 SE1/4 SEC 25-108-15

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# AERIAL PHOTO MAP



**LEGAL DESCRIPTION:**

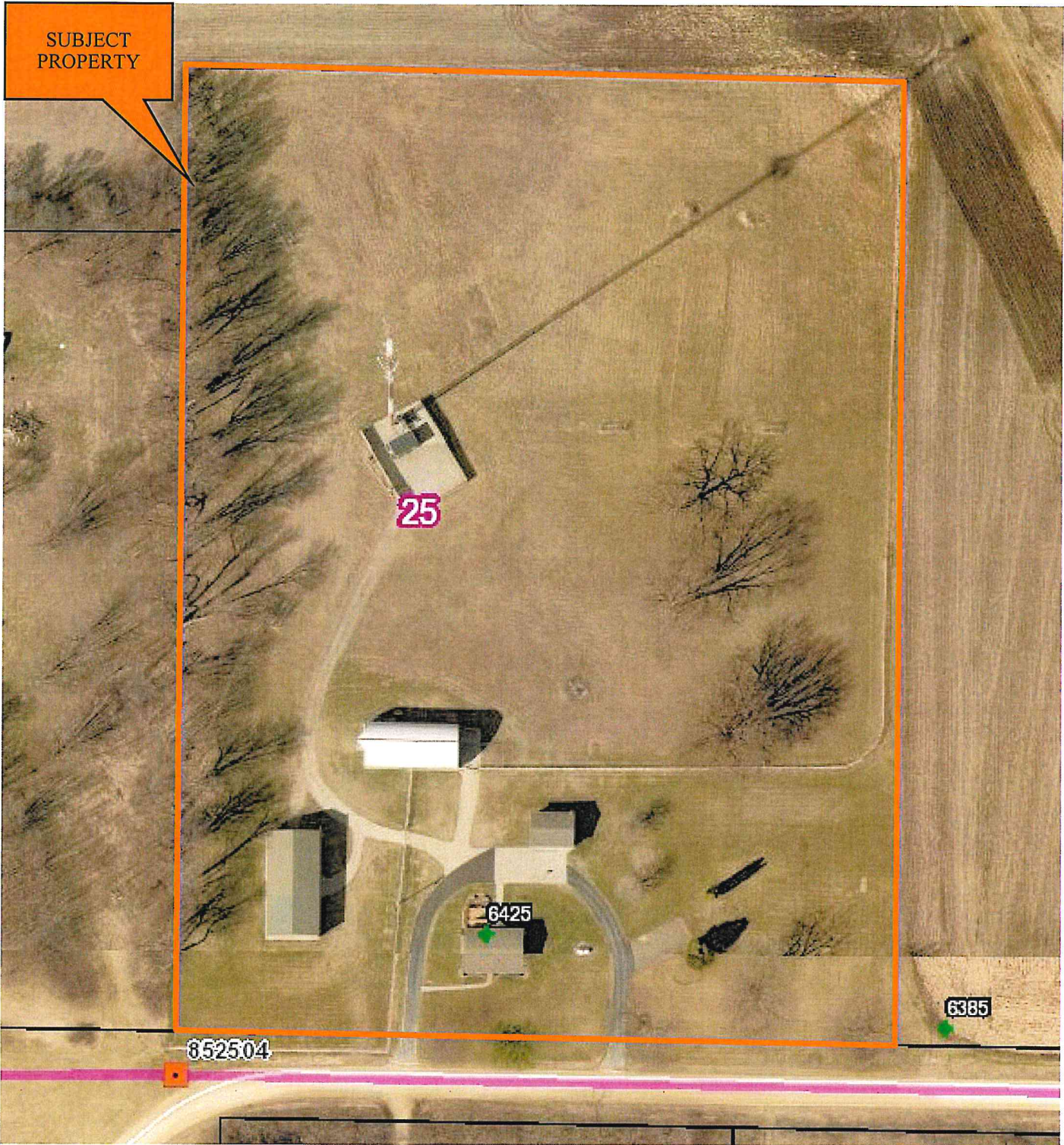
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# AERIAL PHOTO MAP



SUBJECT  
PROPERTY

**LEGAL DESCRIPTION:**

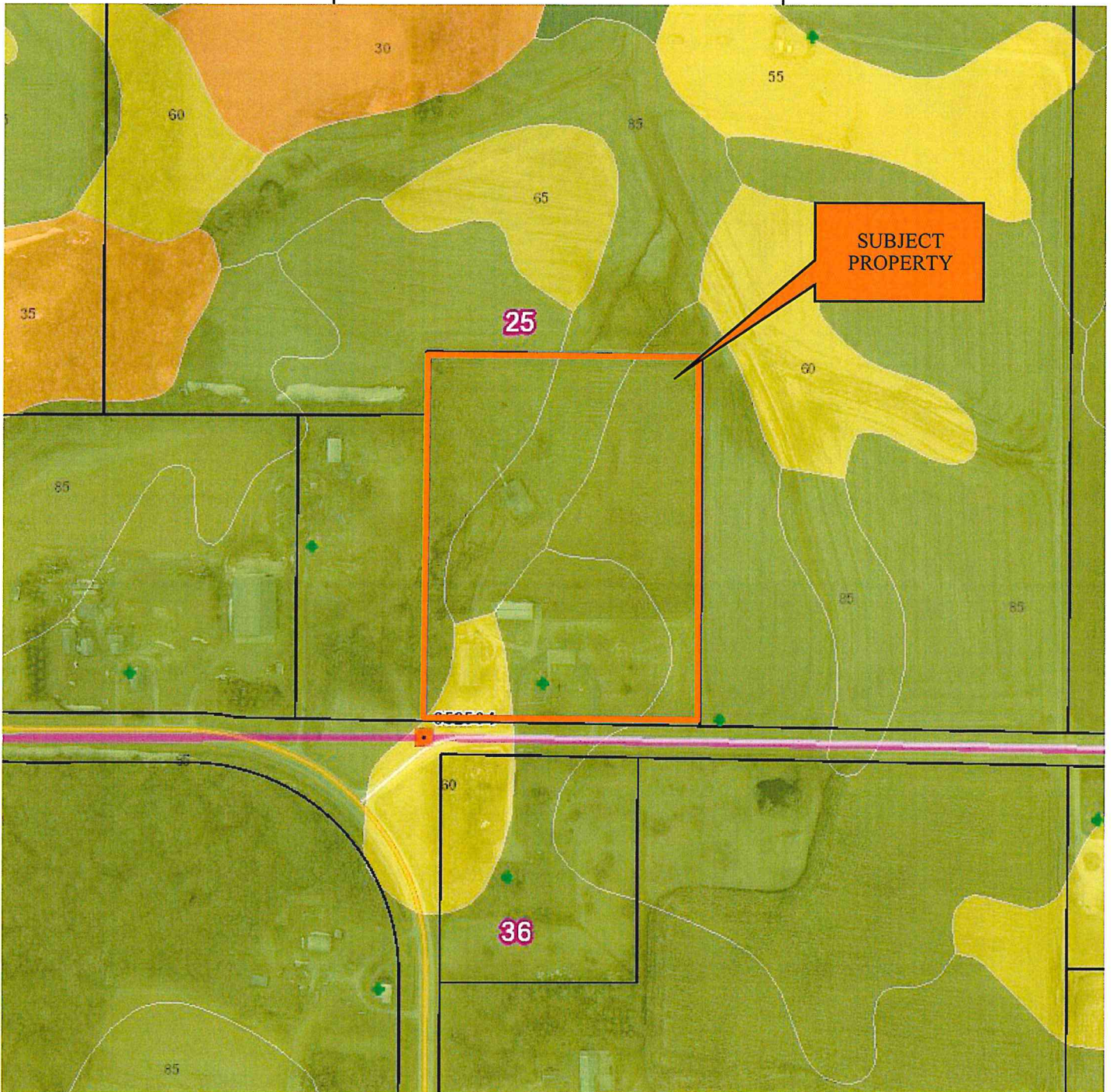
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# SOIL CER MAP



## LEGAL DESCRIPTION:

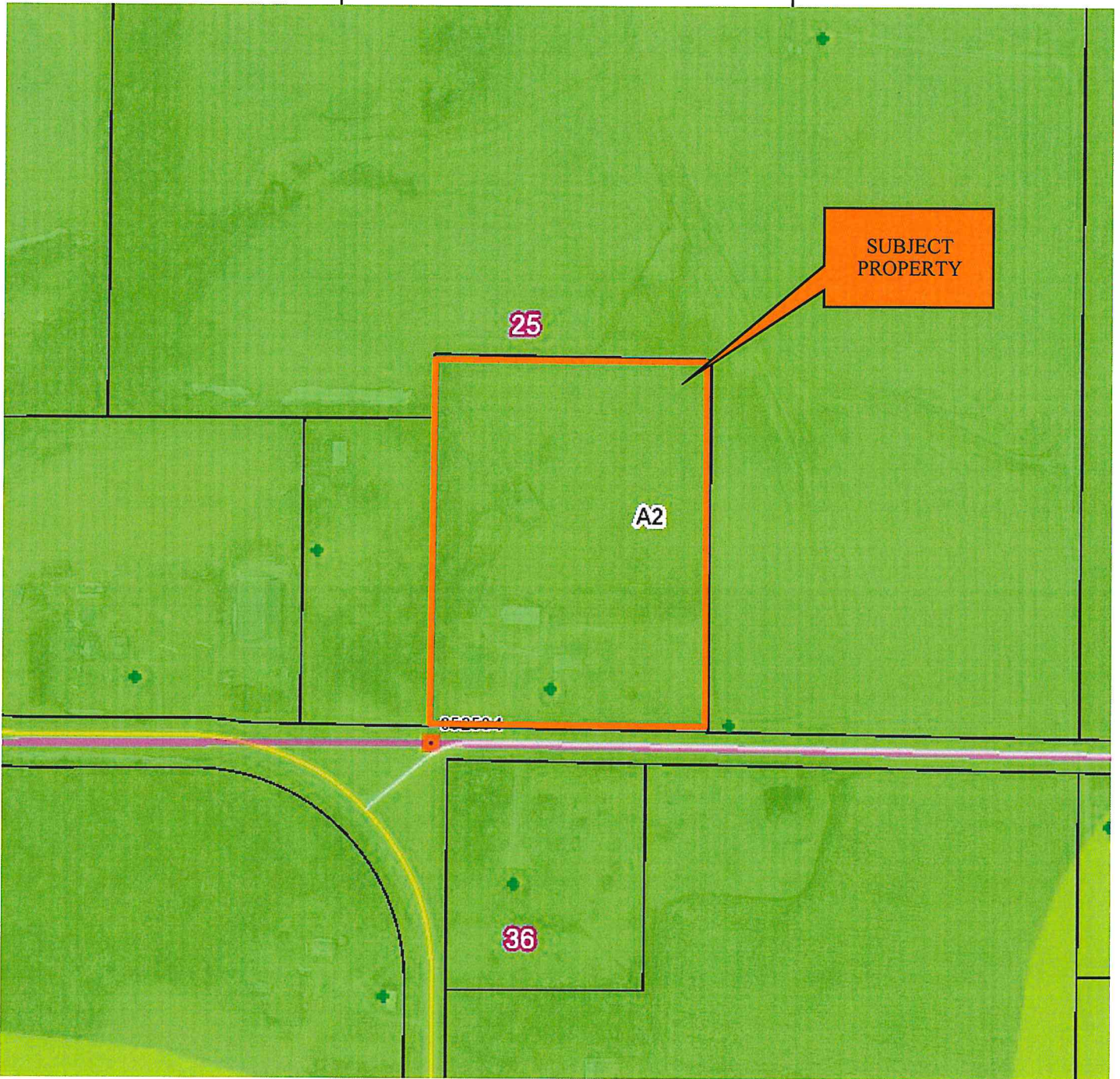
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# ZONING MAP



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