Planning Advisory Commission
September 24, 2026
CUP-26-013

POPECOUNTY MINNESOTA

S:\3. BOA-PAC\2026\9. 24 September 2026\6. PAC - 5 Items\2. 03-0072-000 Tauber CUP-26-013\3. Staff Report\PAC.V.B.2. Tauber CUP-26-013 Staff Report.docx

STAFF REPORT

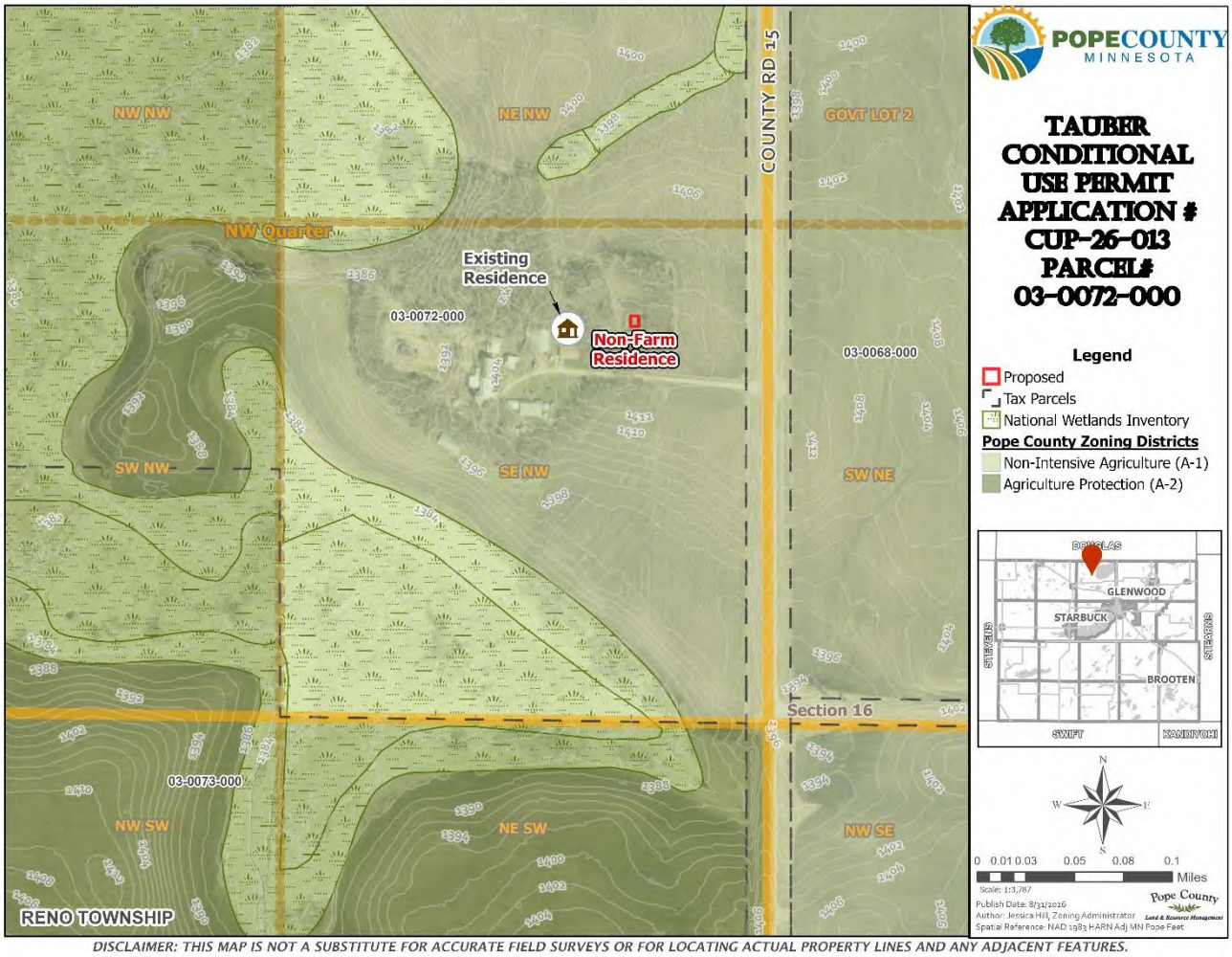
Applicant Information

Applicant: Anthony Tauber

Application: Conditional Use Permit (CUP-26-013)

Zoning: Non-Intensive Agriculture (A-1)

Location: Part of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), Section 16, Township 126 (Reno), Range 38, Pope County, Minnesota



DISCLAIMER: THIS MAP IS NOT A SUBSTITUTE FOR ACCURATE FIELD SURVEYS OR FOR LOCATING ACTUAL PROPERTY LINES AND ANY ADJACENT FEATURES.

Background

The applicant, Anthony Tauber, is requesting a Conditional Use Permit to establish a non-farm single-family residence in the Non-Intensive Agriculture (A-1) zoning district on Parcel 03-0072-000 in Section 16 of Reno Township. Section 6.3.K of the Pope County Land Use Controls Ordinance requires a Conditional Use Permit for a non-farm single-family residential dwelling in the A-1 zoning district.

The subject property is located at 12333 County Road 15, Lowry. The applicant proposes to locate an approximately 30-foot by 65-foot manufactured home near the existing farmstead. The applicant states that his parents' residence and farmyard are located at 12333 County Road 15 and that, until approximately 2017, a second dwelling consisting of a manufactured home/trailer house with an attached porch and garage was located along the east side of the farmyard. The residence has since been removed, but the garage remains and continues to be used for storage. The former residence was assigned the address 12327 County Road 15.

The applicant proposes to use the existing driveway and parking area associated with the former residence. The proposed project also includes installation of a new subsurface sewage treatment system and replacement or updating of the water supply line, with the water supply proposed to be shared with the existing farmhouse. The applicant has indicated that, following approval, approximately 3 or more acres surrounding the proposed residence may be surveyed and divided from the larger property for financing purposes. Any future land division would be subject to separate review for compliance with applicable County subdivision and zoning requirements.

The submitted site plan depicts an approximately 3.49-acre project area adjoining the existing farmstead, together with the proposed dwelling location, proposed sewage treatment area, water line, electrical service, and existing access.

Applicable Statutes

Local Ordinance

- Pope County Land Use Controls Ordinance
  - Section 6.3 Non-Intensive Agriculture (A-1) Zoning District *(conditional uses)*

    K. Non-farm single family residential dwelling units to be placed or constructed on land which is woodland, is fallow, or is otherwise untilled or unsuitable for raising crops and which is located as near as practical to existing non-farm residential development, provided, however, that the construction of non-farm single family residential structures is prohibited if the proposed structure will result in more than two residential structures (farm or non-farm) being located within any division, subdivision, or other

"split" of any quarter quarter section (40 acres plus or minus fractional amounts to account for survey anomalies, loss to public roadway use, etc.) Prior to the issuance of a conditional use permit for a non farm dwelling, the owner of the property shall be required to sign a statement of acknowledgement containing an "Acknowledgement of Agriculture Protection Zone Designation" disclosure. The acknowledgement shall be on a form provided by the Administrator and made available to the public. The disclosure forms shall be on file in the office of the Administrator.

- Section 11.5 Conditional & Interim Use Permits *(criteria and procedures)*

State Statute/Rule

- Minnesota Statute Chapter 394 Planning, Development, Zoning *(enabling legislation)*

Staff Comments

The property is located in the Non-Intensive Agriculture (A-1) zoning district. A non-farm single-family residence is therefore subject to the requirements of Section 6.3.K and requires approval of a Conditional Use Permit.

The proposal differs from development of an entirely undeveloped agricultural site. The proposed residence would be located immediately adjacent to the existing farmstead in an area previously used for residential purposes. According to the applicant, a second residence existed at approximately the same location until 2017. Although that residence has been removed, its garage, driveway, parking area, electrical service, and other elements of the former residential site remain.

Staff conducted a site visit on September 14, 2026. The site-visit photographs show an established farmstead/residential setting with an existing driveway, maintained grassed areas, mature trees and vegetation, and existing structures. The photographs also show that the proposed residential area is integrated into the existing developed farmstead rather than being located within an isolated portion of actively cultivated cropland.

Farmland Classification

The Farmland Classification map identifies the proposed residence and much of the existing farmstead as being within an area classified as prime farmland. Other portions of the parcel are classified as farmland of statewide importance, prime farmland if drained, and not prime farmland.

Although the mapped soil classification at the proposed dwelling location is prime farmland, Section 6.3.K allows the residence to be located on land that is woodland, fallow, or otherwise untilled, or unsuitable for raising crops. Accordingly, classification of the underlying soils as prime farmland does not, by itself, determine whether the proposed site qualifies as "otherwise untilled." The site visit and application indicate that the proposed residence would occupy an established, previously developed portion of the farmstead rather than land presently used for row-crop production.

Feedlot Analysis

Several feedlots are located in the surrounding agricultural area. The County Feedlot Officer identified an approximately 16 A.U. feedlot adjacent to the applicant's parents' residence, a 72 A.U. feedlot nearby, and a 1,900 A.U. feedlot to the south, along with other feedlots in the broader area. The 1,900 A.U. feedlot generates the largest applicable reciprocal setback shown on the Feedlot Analysis map.

The Feedlot Officer noted that the proposed residence is in close proximity to the adjacent 16 A.U. feedlot and recommended that a setback waiver agreement be considered. The Feedlot Officer further noted that existing residences already constrain expansion opportunities for some nearby feedlots, but that the proposed residence would create an additional residential setback consideration for future feedlot expansion.

Accordingly, the potential effect of the proposed residence on existing and future agricultural operations should be considered as part of the CUP review.

Section 6.3.K Evaluation (Residential Use in A-1 District)

Section 6.3.K requires a proposed non-farm residence to: (1) be located on woodland, fallow, otherwise untilled land, or land unsuitable for raising crops; (2) be located as near as practical to existing non-farm residential development; and (3) not result in more than two farm or non-farm residential structures within the applicable quarter-quarter section.

Land characteristics. Although the Farmland Classification map identifies the proposed dwelling area as prime farmland, the application and site visit demonstrate that the proposed dwelling location is within an existing developed farmstead area that previously contained a residence. The site contains an existing garage, driveway and parking area, electrical service, maintained lawn, and mature vegetation. The proposed residence would therefore utilize an existing developed and presently non-cropped area rather than extend residential development into adjoining actively cultivated cropland.

Staff finds that the proposed dwelling location constitutes "otherwise untilled" land for purposes of Section 6.3.K, based upon its existing developed condition, historical residential use, maintained lawn/yard area, existing garage, driveway and utility infrastructure, and its current non-cropped condition.

Proximity to existing non-farm residential development. The proposed dwelling would be immediately adjacent to the existing farmhouse and would substantially reoccupy an area historically used for residential purposes. The proposed location also allows continued use of the existing driveway, parking area, utility infrastructure, and developed farmstead area.

The existing farmhouse is associated with the established farmstead and is not identified as a non-farm residence. Staff has not identified existing non-farm residential development in the immediate vicinity of the proposed dwelling.

Because there is no identified existing non-farm residential development in the immediate vicinity, there is no nearby non-farm residential development to which the proposed dwelling could practicably be located nearer. The proposed location instead places the dwelling within an existing developed farmstead, at approximately the location of a former residence, and utilizes existing residential access and infrastructure rather than establishing a new residential site within adjoining cultivated agricultural land. Based upon these site-specific circumstances, Staff finds that the proposed location represents a practical location for the proposed non-farm residence because no existing non-farm residential development has been identified in the immediate vicinity to which the residence could practicably be located nearer. Staff further finds that locating the residence within the existing developed farmstead and at approximately the location of the former residence minimizes the conversion of adjoining cultivated agricultural land to residential use.

Residential density. The existing farmhouse and proposed residence would constitute two residential structures within the applicable quarter-quarter section. Based upon the information contained in the application and County records, Staff finds that approval of the proposed residence would not result in more than two residential structures within the applicable quarter-quarter section and therefore complies with the residential density limitation established by Section 6.3.K.

Staff Recommendation

Approve with Conditions

Based upon the application, submitted site plan, site inspection, agency comments, and findings contained in this report, Staff recommends that the Planning Advisory Commission recommend approval of Conditional Use Permit CUP-26-013 to the Pope County Board of Commissioners, subject to the following conditions:

1. The project shall be developed substantially in accordance with the submitted application and approved site plan.
2. Prior to issuance of the Conditional Use Permit, the property owner shall execute the *"Acknowledgement of Agriculture Protection Zone Designation"* disclosure required by Section 6.3.K of the Pope County Land Use Controls Ordinance. The executed acknowledgement shall be maintained on file with the Land & Resource Management Department.
3. The proposed subsurface sewage treatment system shall be designed, permitted, installed, and inspected in accordance with applicable County and State requirements prior to occupancy of the proposed residence.
4. Any future subdivision of land associated with the proposed residence shall independently comply with all applicable subdivision, zoning, sewage treatment, access, and other requirements in effect at the time of subdivision. Approval of this Conditional Use Permit does not constitute approval of a future land division.
5. Prior to issuance of the Conditional Use Permit, the property owner shall execute the setback waiver agreement required under Section 6.6.E of the Pope County Land Use Controls Ordinance applicable to the adjacent registered 16 A.U. feedlot.
6. The applicant/property owner shall remain responsible for compliance with all applicable Township, County, State, and Federal requirements and shall obtain all required permits and approvals prior to commencement of the applicable construction activity.

Staff Findings

The Staff offers the following findings:

1. **The project is in compliance with the setback and other provisions of this ordinance unless a variance has been granted:**

   Finding: The application proposes a non-farm single-family residence in the A-1 zoning district pursuant to Section 6.3.K. The application identifies an approximately 30-foot by 65-foot manufactured home together with the proposed access, sewage treatment system, water supply, and associated improvements.

   The proposed dwelling is located within an existing developed farmstead area that previously contained a residence and continues to contain the former residence's garage, driveway, parking area, and electrical service. Staff finds that the proposed site constitutes "otherwise untilled" land based upon its historical residential use, existing development and infrastructure, maintained yard area, and current non-cropped condition.

   The existing farmhouse is a farm residence, and Staff has not identified existing non-farm residential development in the immediate vicinity. Because no existing non-farm residential development has been identified in the immediate vicinity, there is no nearby non-farm residential development to which the proposed dwelling could practicably be located nearer. The proposed location places the residence within the existing developed farmstead, at approximately the location of a former residence, and avoids extending residential development into adjoining cultivated agricultural land. Based upon these circumstances, Staff finds that the proposed location represents a practical location for the proposed non-farm residence because no existing non-farm residential development has been identified in the immediate vicinity to which the residence could practicably be located nearer. The proposed location also minimizes conversion of adjoining cultivated agricultural land by utilizing the existing developed farmstead and the approximate location of the former residence.

   The existing farmhouse and proposed dwelling would constitute two residences within the applicable quarter-quarter section and therefore would not exceed the residential density limitation of Section 6.3.K. Based upon the foregoing, Staff finds that the proposed use complies with the applicable provisions of Section 6.3.K, subject to the conditions of approval.

2. The use is not in conflict with the County Comprehensive Land Use Plan:

Finding: The proposed residence would be located within an established farmstead rather than extending residential development farther into adjoining cultivated agricultural land. The proposed location makes use of an area historically developed for residential purposes and existing access and infrastructure.

Based upon the limited residential development proposed and its location within the established farmstead, Staff finds that the proposal is not in conflict with the County Comprehensive Land Use Plan.

3. That the use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish or impair neighborhood property values in the area and will not interfere with the best interest of the surrounding area or the community as a whole:

Finding: The surrounding area contains agricultural operations, farmsteads, rural residences, open land, wetlands, and feedlots. The proposed residence would be located adjacent to the existing farmhouse in an area historically occupied by a second residence.

The Feedlot Officer identified several feedlots in the surrounding area and noted that the proposed residence would create an additional residential setback consideration for future feedlot expansion. Existing residences already constrain some feedlot expansion opportunities.

Considering the existing development pattern, historical residential use of the proposed site, location of the proposed residence within the established farmstead, required setback waiver for the adjacent registered 16 A.U. feedlot, and applicable setback requirements, Staff finds that the proposed residence is not expected to substantially interfere with existing permitted uses or the use and enjoyment of surrounding property.

4. The use will not create an excessive burden on parks, schools, streets, water supply, public drainage systems and other public facilities and utilities which serve or are proposed to serve in the area:

Finding: The proposal consists of one additional single-family residence. Existing access and utility infrastructure are present at the farmstead. The applicant proposes a new sewage treatment system and a water supply shared with the existing farmhouse.

The limited scale of one additional residence is not expected to create an excessive burden on public facilities or utilities.

5. **The structure and sites shall have an appearance that will not have an adverse effect on adjacent properties:**

   Finding: The proposed structure is an approximately 30-foot by 65-foot manufactured home located within an existing developed farmstead. Mature trees and vegetation surround portions of the site, and the proposed residence would be located near existing residential and accessory structures. The site visit photographs document the established residential/farmstead character of the site.

   Staff finds that the proposed residential use would not create an appearance materially inconsistent with the surrounding rural setting.

6. **The road on which the project is proposed is adequate to handle increased traffic during construction and operation, and that the use will not cause traffic hazards or congestion:**

   Finding: The property is accessed from County Road 15 using an existing driveway serving the farmstead and former second residence. The applicant proposes to continue using the existing driveway and parking area.

   The limited additional traffic associated with one single-family residence is not expected to create traffic hazards or congestion.

7. **Existing businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare, odor, or general unsightliness:**

   Finding: The proposed use is a single-family residence. The application does not identify commercial operations, employees, business traffic, signage, or other activities associated with the proposed residence. Exterior lighting is described as ordinary residential entry and yard lighting.

   Staff finds that the proposed use is not expected to generate noise, glare, odor, or visual impacts of a type or intensity that would adversely affect nearby businesses.

8. **That the establishment of the use will not impede the normal and orderly development and improvement of surrounding vacant property uses predominant to the area:**

   Finding: The proposed residence would be located within an existing farmstead at the approximate location of a former residence rather than extending residential development into an undeveloped portion of the property.

   Feedlots are present in the surrounding area, and the Feedlot Officer has identified the potential for the proposed residence to create an additional residential setback consideration for future feedlot expansion. This consideration is addressed through the CUP review and compliance with applicable feedlot setback requirements, including the setback waiver required under Section 6.6.E for the adjacent registered 16 A.U. feedlot.

Considering the existing development pattern and compliance with the applicable feedlot setback and waiver requirements, Staff finds that the proposal is not expected to materially impede the normal and orderly development of surrounding property.

9. **That adequate utilities, drainage and other necessary facilities have been or are being provided:**

Finding: The applicant proposes to install a new sewage treatment system and replace or update the water supply line serving the proposed residence. Water is proposed to be shared with the existing farmhouse. The submitted site plan also identifies electrical service and existing access.

The applicant states that drainage generally flows north and follows the existing field conditions. Final sewage treatment facilities and other improvements remain subject to applicable permitting requirements.

Staff finds that adequate utilities and necessary facilities are existing or can be provided, subject to compliance with the conditions of approval and all required permits and approvals.

10. **That adequate measures have been or will be taken to prevent or control rodents, insects, offensive odors, fumes, dust, noise, and vibration in order that none of these will constitute a nuisance, and that adequate measures have been or will be taken to prevent negative impacts on surface water, groundwater, and air quality, and that measures have been taken to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result:**

Finding: The proposed use is a single-family residence and is not expected to generate unusual levels of rodents, insects, odors, fumes, dust, noise, vibration, or other nuisance conditions. The applicant proposes ordinary residential exterior and yard lighting.

A new sewage treatment system will be required and must comply with applicable design, siting, permitting, installation, and inspection requirements. Based upon the residential nature and limited scale of the proposed use, Staff finds that adequate measures are available through the proposed improvements, applicable permitting requirements, and conditions of approval to prevent material adverse impacts to surface water, groundwater, air quality, and neighboring properties.

REPORT APPENDIX

- **Routing Sheet** *(Comments, concerns and conditions)*
- **Public Notice**
- **Supplemental Information**
  - **Attachment 1:** *Conditional Use Permit Application (Anthony Tauber, 18 August 2026)*
  - **Attachment 2:** *Submitted Site Plan (Anthony Tauber, 18 August 2026)*
  - **Attachment 3:** *Feedlot Analysis, Proposed Non-Farm Residential Structure (A.Hughes (Feedlot Officer, Land Use Specialist), 9 September 2026)*
  - **Attachment 4:** *Tauber Conditional Use Permit Application #CUP-26-013, Parcel#03-0072-000, Farmland Classification (J.Hill (Zoning Administrator), 31 August 2026)*
  - **Attachment 5:** *Site Visit Photos (L&RM Staff, 14 September 2026)*

Routing Sheet

Comments, Concerns and Conditions

Agency	
SWCD-Pope	No comment received.
County Department	
Ag Inspector	*COMMENTS: No concerns*
Assessor	No comment received.
Attorney	No comment received.
E911 Addressing	*COMMENTS: The parcel 03-0072-000 currently has two E911 address assigned, 12333 County Road 15, which was assigned for the farm house, and 12327 County Road 15, which was assigned for a second residence which is no longer standing. Therefore, the new non-farm residence would be re-assigned 12327 County Road 15, Lowry, MN.* *PROPOSED CONDITIONS: None.*
Feedlot Officer	*COMMENTS: Comment from Pope County Feedlot Program: The proposed site is adjacent to the applicant's parents' residence and a registered 16 A.U. feedlot. Given the close proximity of the proposed residence to this feedlot, a setback waiver agreement should be considered. A 72 A.U. feedlot is also located nearby; however, the site has existing development and open-water limitations that may affect future expansion.* *The 1,900 A.U. feedlot to the south is the largest nearby feedlot and results in the largest applicable reciprocal setback, as shown on the attached Feedlot Analysis map. Existing residences already limit expansion opportunities in some directions; however, the proposed residence would create an additional residential setback consideration for future expansion. - County Feedlot Officer Ariel Hughes*
Recorder	*COMMENTS: I don't see any issues with the proposals from the Recorder's Office perspective.*
WCA Officer	*COMMENTS: No concerns*
Township	
Reno	*COMMENTS: Reno township has no issue with this CUP request.*
Other Comments Received	
	No comment received.

Public Notice

POPE COUNTY LAND & RESOURCE MANAGEMENT
POPE COUNTY COURTHOUSE
130 E. MINNESOTA AVENUE, SUITE 113
GLENWOOD, MINNESOTA 56334
(320) 634-7791

POPE COUNTY PLANNING ADVISORY COMMISSION
NOTICE OF PUBLIC HEARING FOR
CONDITIONAL USE REQUEST

Notice is hereby given that a Public Hearing will take place in conjunction with the Planning Advisory Commission meeting to be held at 6:00 pm or shortly thereafter on Thursday, September 24th, 2026 in the Pope County Courthouse to consider the following conditional use request.

Description of Request: Conditional Use hearing for an application by Anthony Tauber (CUP-26-013, Parcel#03-0072-000) to establish a non-farm residence in a Non-Intensive Agriculture (A-1) zoning district per section 6.3.K of the Pope County Land Use Controls Ordinance.

Legal Description/Site Location: Part of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), Section 16, Township 126 (Reno), Range 38, Pope County, Minnesota.

Public participation will include an opportunity to:

1) submit written concerns and comment prior to the scheduled meeting. All such communications will be shared with the Planning Advisory Commission prior to or during the meeting;
2) submit concerns and comments via Pope County's Public Comment web map (https://popecounty.maps.arcgis.com/apps/webappviewer/index.html?id=22a203912a864a77b4cdabe672e35e3f)
3) review the staff prepared report via Pope County website;
4) observe and/or participate in the proceedings of the Planning Advisory Commission meeting.

Interested parties and citizens may contact the Land and Resource Management office for further information as to how to participate in the meeting. ***Notices of Decision*** *will be posted* ***online*** *shortly after decision making at the following Pope County webpage:*

- *https://www.popecountymn.gov/land-resource-management/boa-pac-notices-of-decision/*

Thank you for your patience and consideration in this matter.

Dated: September 4, 2026
By: Jessica Hill, Zoning Administrator, Land & Resource Management

Supplemental Information

Supplemental Information Attachment 1:

Conditional Use Permit Application
(Anthony Tauber, 18 August 2026)

CONDITIONAL/INTERIM USE PERMIT APPLICATION

POPE COUNTY MINNESOTA

L&RM FORM 17

S:\0. ADMIN\1. Forms\Form 17. CUP-IUP Application\L&RM Form 17. CUP-IUP Application.docx

CONDITIONAL /INTERIM USE PERMIT APPLICATION

CUP-26-013

A conditional or interim use is permitted within a zoning district only when allowed by the County Board of Commissioners or their legally designated agent after public hearing provided certain conditions are met which eliminate or minimize the incompatibility with other permitted uses of the district. A Conditional Use or Interim Use permit may be denied if the use is deemed incompatible with other permitted uses of the district.

Prior to submission of this application, please discuss your request with the Land and Resource Management department.

Applicant Information

Applicant Names	Anthony (Tony) Tauber

[redacted]

Property Description

Property Address	12333 County Road 15											City	Lowry				State	MN		Zip	56349		
Township Name	Reno											Section	16				Twp	126		Range	38		
Parcel No.	0	3	-	0	0	7	2	-	0	0	0	Associated Parcel No.				-				-			

Project Narrative

What is the conditional / interim use permit application for?	For a non farm residence as a second residence within an A-1 zone 1/4 1/4

Provide written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized:

My parents house and farm yard reside at the 12333 Co Rd 15 address. Up to 2017 there was a second dwelling on the east edge of the farmyard area, which consisted of a trailer house, attached porch, and garage. The garage is still standing at the site, which was addressed as 12327 Co Rd 15. There is still an active power meter at this location, as the garage is being used for storage. The driveway would be shared and the indrive and parking area for the residence are still intact. Once the permission for the housing variance would be approved, a surveyor would be brought in to mark out a 3+ acre section of the property to be divided off to satisfy the banks request to have land tied to the home loan.

No current feedlot on sight, normally 10-20 animal units on farm

Pope County Land & Resource Management
130 East Minnesota Ave. | Glenwood, Minnesota 56334 |
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/land-resource-management/

APPLICATION REQUIREMENTS

The following application requirements must be provided:	Description
1. The applicant for a Conditional or Interim Use Permit shall file an application in the office of the Administrator and pay a fee according to the fee schedule resolution of County Board of Commissioners.	***Two separate checks (made out to Pope County) must be provided:*** 1. ***Application Fee = $500*** 2. ***Recording Fee = $46***
2. Written description of the proposed activities, including:	Move in a manufactured home, replacing the existing sewer system and updating the water supply lines that would be shared with the main farm house.
a. Type of business or activity (including scope of operations);	no business only single family residence
b. Proposed number of employees;	0
c. Days and hours of operation;	n/a
d. Equipment and vehicles to be used for the activity;	standard equipment for prepping the site and construction purposes.
e. Proposed floor plan of any structure or use indicated;	approximately 30' X 65' manufactured home
f. Sanitary sewer and water plan with estimated use per day;	New sewer system will need to be designed and installed. Water supply will be shared with farm house.
g. Any maintenance to take place on-site, including how hazardous materials and solid waste will be stored and disposed of; and	general yard up keep, garbage and recycling service actively come to the farm.
h. Proposed exterior lighting, signage and storage.	Standard REA supplied yard light and exterior lighting for entry on the house.
3. Site plan (completed by a licensed land surveyor if applicable*) including, but not limited to: a. Property lines; b. Existing topography; c. Existing and proposed development (including roads, driveways, structures, septic components, wells, etc.); d. Distance from water body, road, property lines, septic components (tank and drainfield), well, neighboring feedlots, etc.; e. Finished grading and drainage plan; f. Existing and proposed screening; and g. Other requirements as deemed appropriate by the Administrator.	***Please <u>provide</u> on the <u>Site Plan page of this application</u> or <u>attach</u> to this application upon submittal.*** ***Please Note:** Applicants for Conditional Use Permit and Variance shall be required to submit a land surveyor's plot plan showing exact lot boundary and location of existing and proposed development as a part of application. Surveyor stakes shall be in place for site inspection of lot boundary and proposed development. Above policy shall be applicable for development on all lots of one acre or smaller. (ADOPTED 4 September 1985) (Land Use Controls Ordinance Section 11.6.2.H)*
4. Any additional information required by the Administrator.	

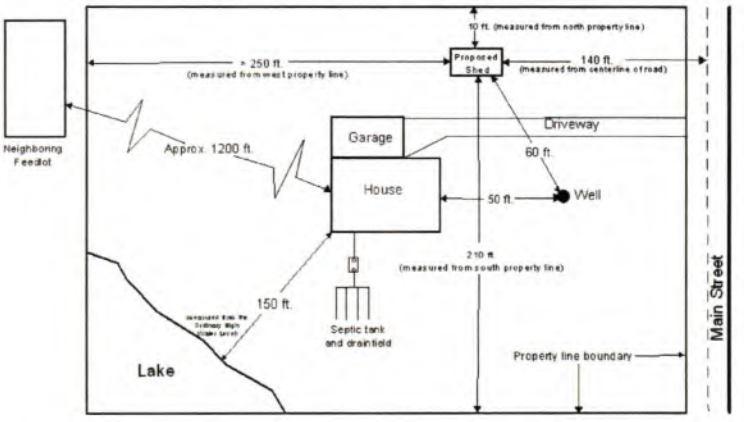
Pope County Land & Resource Management
130 East Minnesota Ave. | Glenwood, Minnesota 56334 |
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/land-resource-management/

SITE PLAN

Provide the following information on a project site plan (to be completed by a licensed land surveyor if applicable):

1. *Property Lines;*
2. *Existing topography;*
3. *Existing and proposed development (including roads, driveways, structures, septic components, wells, etc.);*
4. *Distance from water body, road, property lines, septic components (tank and drainfield), well, neighboring feedlots, etc.;*
5. *Finished grading and drainage plan;*
6. *Existing and proposed screening; and*
7. *Other requirements as deemed appropriate by the Administrator.*

SITE DRAWING EXAMPLE - New Construction: Shed



Applicant Site Plan

(please sign and date)

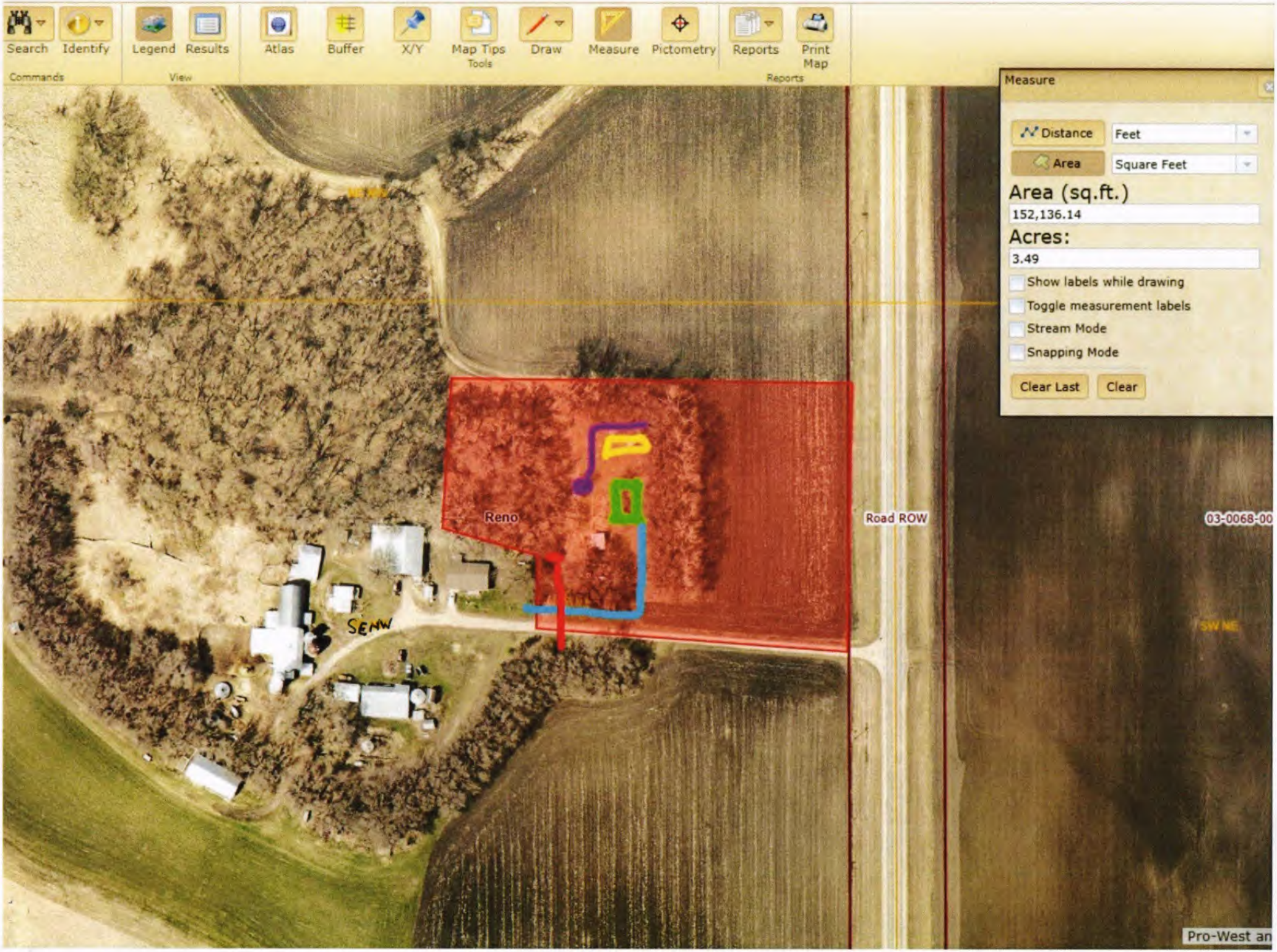
Please see attached print out.
Green outline is proposed house Location
Purple is existing sewer system to be removed
Yellow is proposed location for new sewer
Red is power supply from main line to meter
Blue is water line to be replaced from existing hydrant to house supply.

Drainage flows to the north and follows field road

Pope County Land & Resource Management
130 East Minnesota Ave. | Glenwood, Minnesota 56334 |
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/land-resource-management/

Supplemental Information Attachment 2:

Submitted Site Plan
(Anthony Tauber, 18 August 2026)


Search
Identify
Legend
Results
Commands
View
Atlas
Buffer
X/Y
Map Tips
Tools
Draw
Measure
Pictometry
Reports
Print Map
Reports
Measure
Distance
Feet
Area
Square Feet
Area (sq.ft.)
152,136.14
Acres:
3.49
Show labels while drawing
Toggle measurement labels
Stream Mode
Snapping Mode
Clear Last
Clear
Reno
Road ROW
03-0068-00
SENW
SW NE
Pro-West an

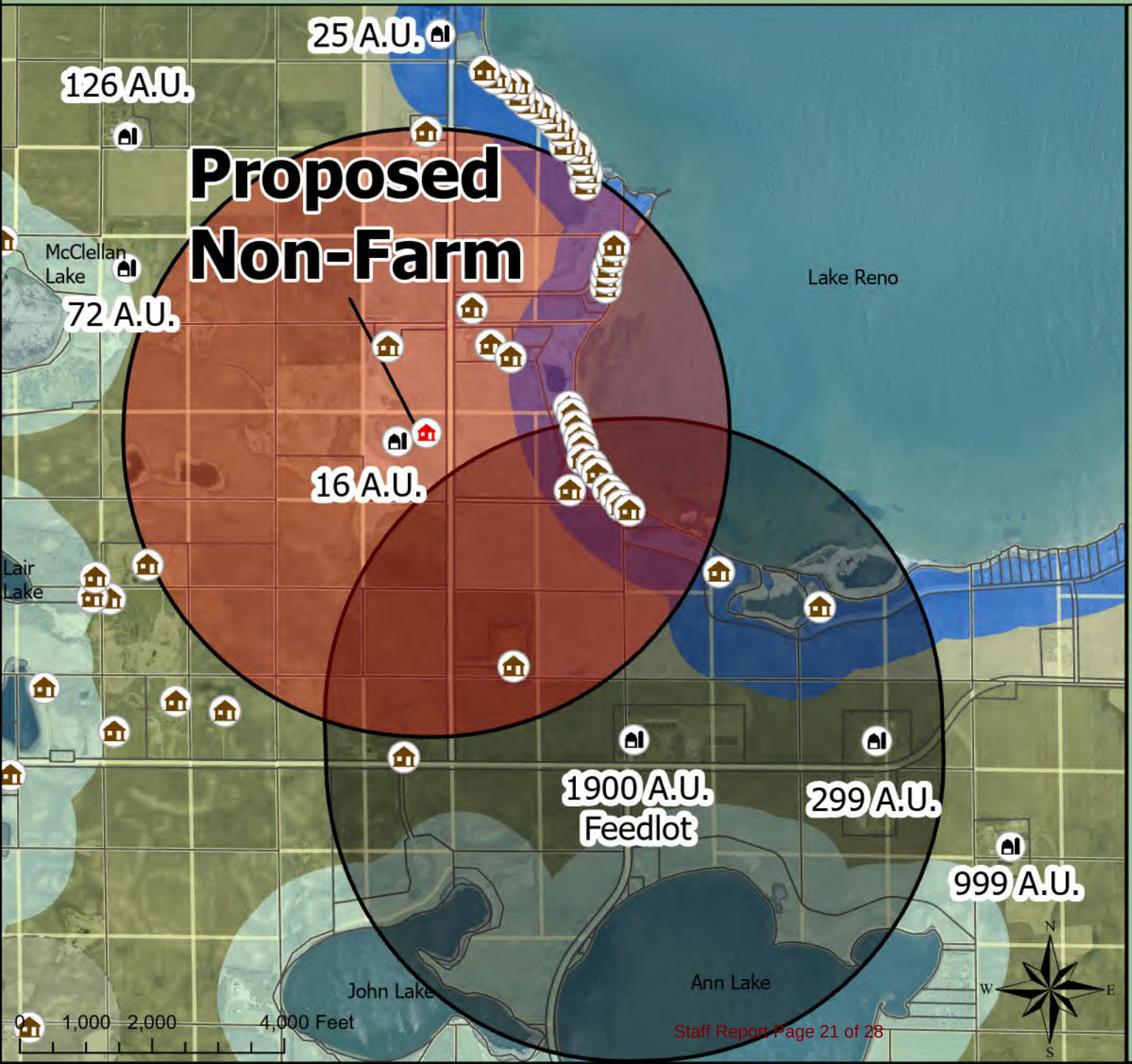
Supplemental Information Attachment 3:

Feedlot Analysis, Proposed Non-Farm Residential Structure
(A.Hughes (Feedlot Officer, Land Use Specialist), 9 September 2026)

FEEDLOT ANALYSIS

Proposed Non-Farm Residential Structure

POPE COUNTY MINNESOTA



Tauber

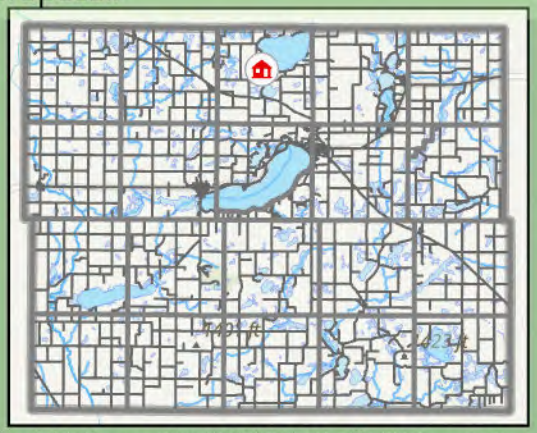
CUP-26-013

Legend

- Proposed residence
- Existing residences
- Proposed reciprocal setback (4520ft)
- Agriculture-Non-Intensive (A-1)
- Feedlot
- Agricultural Protection (A-2)
- Feedlot setback (4520ft)
- Shoreland -NE
- Shoreland -RD

Notes:

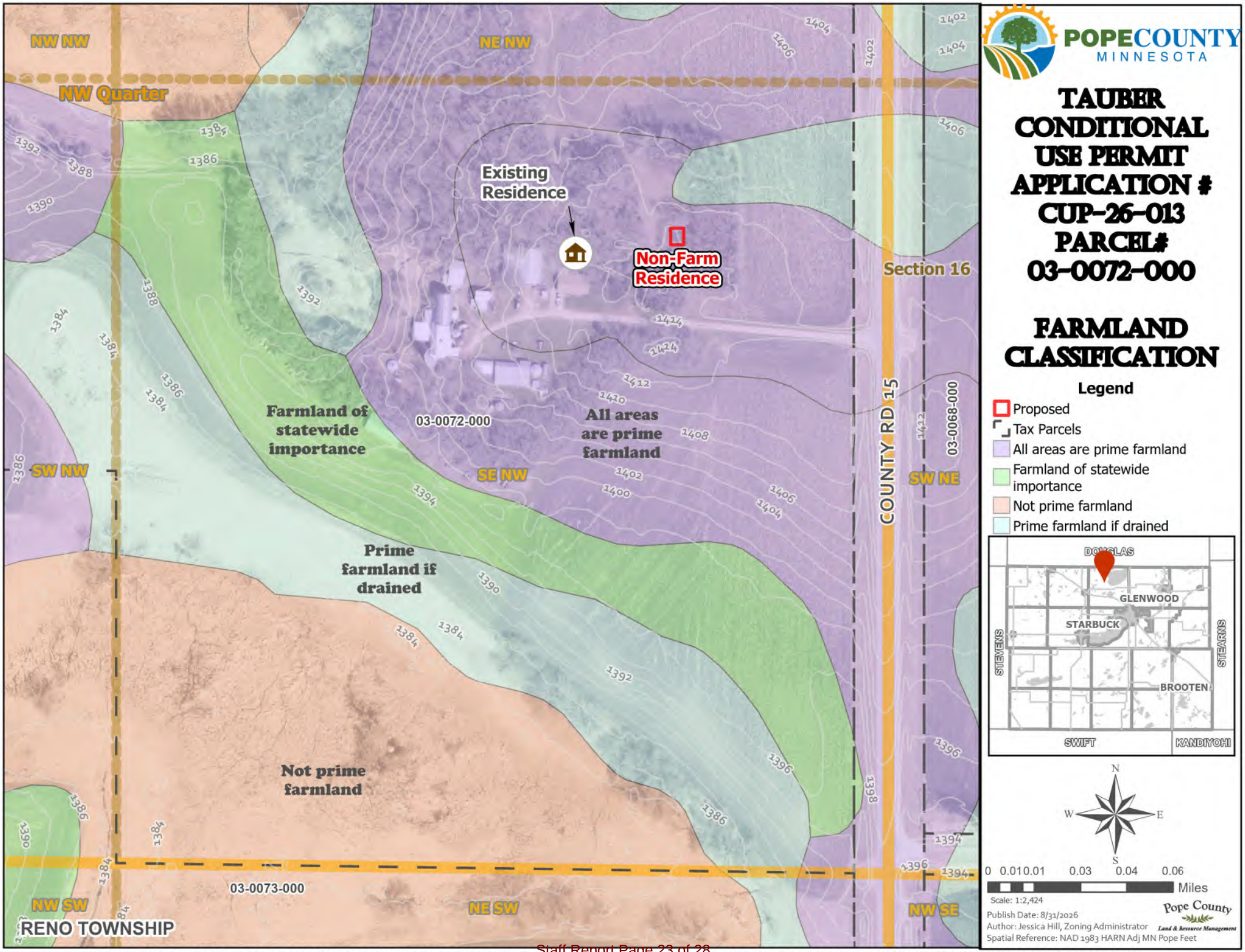
Only the 1,900 A.U. feedlot setback is shown because it results in the largest applicable setback among the nearby feedlots. Where the setback crosses A-1 and A-2 districts, the more restrictive A-2 setback applies to the proposal.



Spatial Reference: NAD 1983 HARN Adj MN Pope Feet
Author: Ariel Hughes
Date Exported: September 09, 2026

Supplemental Information Attachment 4:

Tauber Conditional Use Permit Application #CUP-26-013, Parcel#03-0072-000, Farmland Classification
(J.Hill (Zoning Administrator), 31 August 2026)



DISCLAIMER: THIS MAP IS NOT A SUBSTITUTE FOR ACCURATE FIELD SURVEYS OR FOR LOCATING ACTUAL PROPERTY LINES AND ANY ADJACENT FEATURES.

Supplemental Information Attachment 5:

Site Visit Photos
(L&RM Staff, 14 September 2026)