

**CITY OF PINE ISLAND  
GOODHUE AND OLMSTED COUNTIES  
STATE OF MINNESOTA**

**ORDINANCE NO. 182 SECOND SERIES**

**AN ORDINANCE REZONING PROPERTY FROM AG AGRICULTURAL TO R-1  
SUBURBAN RESIDENTIAL DISTRICT**

WHEREAS, the City of Pine Island, “the City”, is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, Bigelow Homes, (“Applicant”), has submitted complete applications for Plat and Zoning Amendment for the property as shown and described in exhibits A, (“the Property”); and

WHEREAS, the zoning map amendment is consistent with the City of Pine Island’s comprehensive plan, zoning and subdivision regulations, and other applicable laws and ordinances; and

WHEREAS, the Pine Island Planning & Zoning Commission held a public hearing on March 10th, 2026 to hear public testimony on the proposed zoning map amendment request; and

WHEREAS, upon the Planning & Zoning Commission review of the application information and taking public testimony, the Planning & Zoning Commission recommended approval of the zoning map amendment for the subject to the findings outlined in the City of Pine Island staff report and as listed below; and

WHEREAS, the Pine Island City Council has reviewed the application and City of Pine Island staff report and concurs with the findings and recommendations of the Pine Island Planning & Zoning Commission and City staff.

**Zoning Map Amendment Findings for Approval:**

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan. **The official City Comprehensive Plan Map identifies future land use for this area as being low density residential. The low density residential classification includes both R-1 and R-2 zoning districts and PUDs (Planned Unit Developments).**
2. The proposed use is or will be compatible with present and future land uses of the area. **The proposed single family residential development is an allowable use under the R-1 zoning district and is an extension of similar existing uses.**
3. The proposed use conforms with all performance standards contained in this Code. **The proposed R-1 district performance standards will be met by the proposed residential subdivision.**

4. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity. **There are adequate existing public services that can accommodate the proposed use and will not overburden the City's service capacity.**

5. Traffic generation by the proposed use is within capabilities of streets serving the property. **The traffic generation by the proposed use is within the capabilities of proposed streets serving the property.**

NOW, THEREFORE, the City Council of the City of Pine Island Minnesota does ordain as follows;

1. The Property, as depicted in the attached survey, is hereby rezoned to R-1 Suburban Residential. The City Administrator is directed to revise the City's official zoning map to reflect the amendment made by this Ordinance.
2. This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

**ADOPTED THIS 17TH DAY OF MARCH 2026**

\_\_\_\_\_  
David Friese, Mayor

\_\_\_\_\_  
Elizabeth Howard, City Administrator

MOTION:

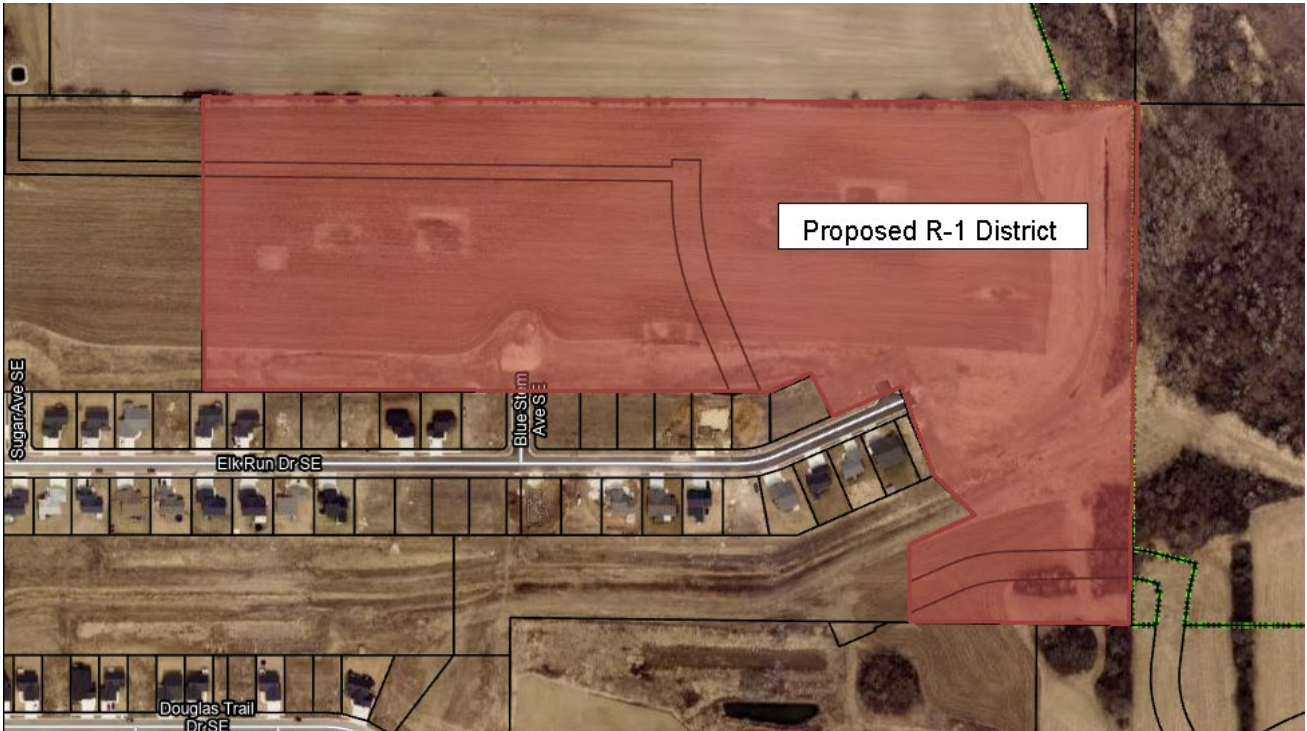
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Published this 25<sup>th</sup> day of March 2026

## EXHIBIT A



### LEGAL DESCRIPTION:

That part of the Northwest Quarter of the Southwest Quarter and that part of the Northeast Quarter of the Southwest Quarter, all in Section 3, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northeast Quarter of the Southwest Quarter; thence on an assumed bearing of North 00°00'58" West, along the west line of said Northeast Quarter of the Southwest Quarter, 244.16 feet to a point 1574.03 feet north of the southwest corner of the Southeast Quarter of said Southwest Quarter; thence South 89°31'44" East, parallel with the south line of said Northeast Quarter of the Southwest Quarter, 840.05 feet to the point of beginning; thence North 00°28'16" East 165.94 feet; thence North 66°19'08" East 145.67 feet; thence North 46°37'54" West 113.32 feet; thence North 23°40'52" West 145.65 feet; thence North 66°19'08" East 2.94 feet; thence North 20°52'20 West 60.07 feet; thence South 66°19'08" West 155.00 feet; thence North 23°40'52" West 95.00 feet; thence South 66°19'08" West 91.05 feet; thence South 89°49'08" West 1200.66 feet to the east line of the West 680.00 feet of said Northwest Quarter of the Southwest Quarter; thence North 00°11'00" West, along said east line, 617.88 feet to the north line of said Northwest Quarter of the Southwest Quarter; thence South 89°47'21" East, along the north line of said Southwest Quarter, 1961.23 feet to the northeast corner of said Northeast Quarter of the Southwest Quarter; thence South 00°08'59" West, along the east line of said Northeast Quarter of the Southwest Quarter, 1091.65 feet to a line which

bears South 89°31'44" East from the point of beginning; thence North 89°31'44" West 467.45 feet to the point of beginning.

The above-described parcels contain 32.41 acres and is subject to any easements, covenants, and restrictions of record.