Memorandum

To:	Stillwater Township Planning Commission	**Project Reference:**	Rydeen Minor Subdivision Request
Copies To:	Barbara Riehle, Clerk		
	Doug and Jean Rydeen, Property Owners	**TKDA Project No.:**	22430.0000
From:	CJ Sycks, Planner	**Client No.:**	
	Sarah Scott, Planner Intern		
Date:	July 29, 2025		

SUBJECT: Minor Subdivision of 16XXX 110th Street North

MEETING DATE: August 7, 2025

APPLICANTS/OWNERS: Doug and Jean Rydeen

LOCATION: 16XXX 110th Street North; PID 02.030.20.31.0001

ZONING CLASSIFICAITON: Agricultural (A-4 or AG)

REVIEW PERIOD: 120-day review period ends 9/30/2025

ITEMS REVIEWED: Application and materials from applicants received on 6/2/2025

OVERVIEW

The applicants, Doug and Jean Rydeen, are requesting a property subdivision of the parcel on 16XXX 110th Street North, resulting in one lot and two outlots.

The applicants currently reside at 16277 110th Street North, south of the subject parcel. Their family owns roughly 173 acres of land in this area of the Township. The intent of the request is to subdivide the subject parcel into two parcels, to construct a one-level home that is physically accessible to age in place while leaving the rest of the parcel as farmland.

Outlot A will remain agricultural land. Outlot B will act as a property division between the subject parcel and 16000 110th Street North.

PROPERTY INFORMATION

Parcel Description: The subject parcel is located in the eastern area of the township along Saint Croix Trail/State Highway 95 and 110th Street North. The property does not have an address at this time. The property is 93.1 acres in size. The property is flat, with some gradual slopes toward the west property lines.

Land Use: Agriculture

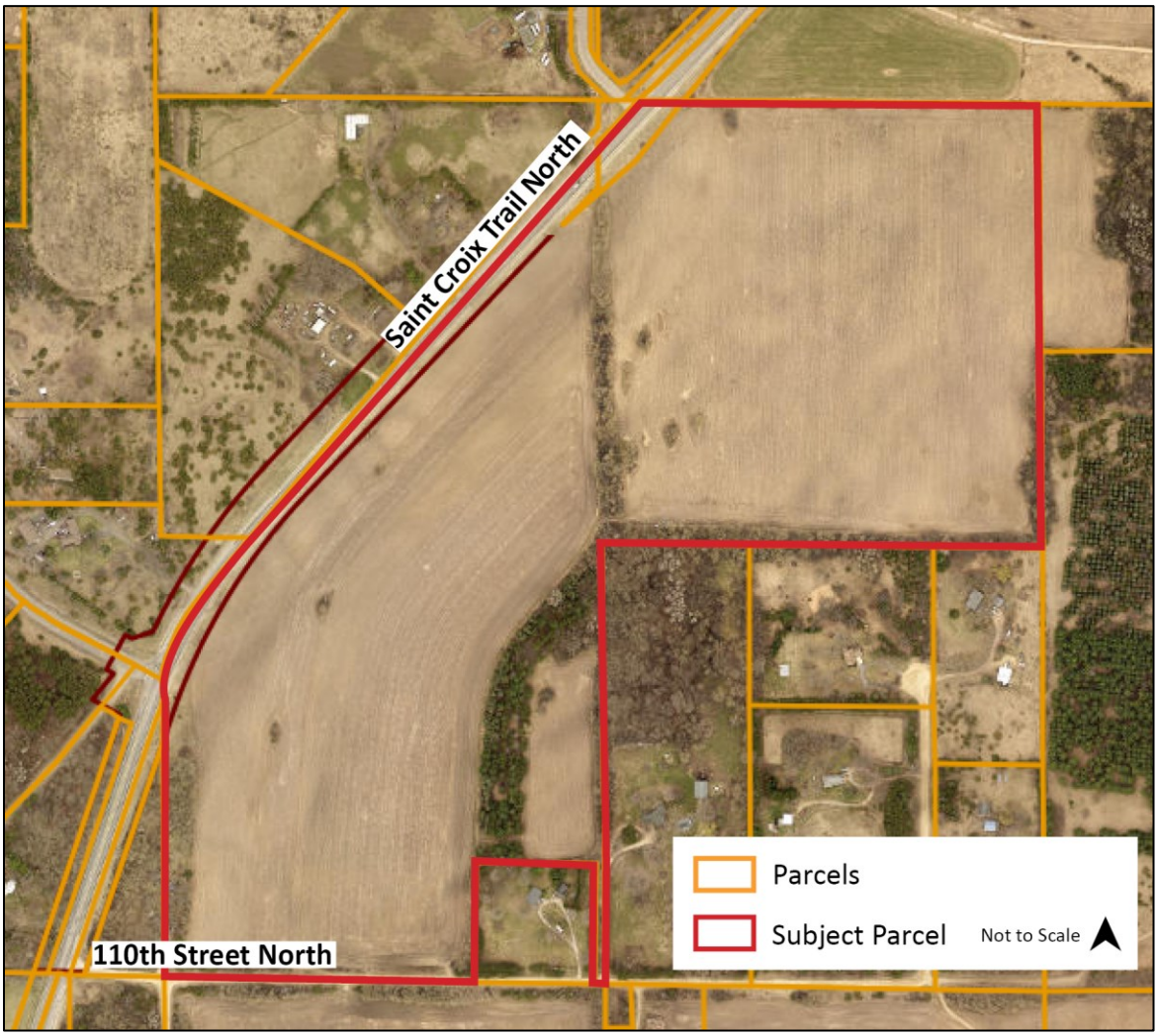

Figure 1: Subject property, per County GIS. All parcel lines are in orange. Subject parcel lines are in red.

BACKGROUND

A variance from Section 13.5(3) and Section 15.2(6)(2) of the Stillwater Township Subdivision Ordinance was passed and adopted by the Town Board on April 10, 2025, given the following conditions of approval:

1. The granting of this variance shall be contingent on the approval, within the next twelve (12) months from the date of this amendment, of a minor subdivision of the subject parcel resulting in three parcels as shown in Attachment B, and approval of a shared driveway by the Township Building Inspector.
2. The applicant shall secure any other applicable Federal, State, County and local permits required for the project.
3. The applicant shall pay all fees and escrows associated with this application.

EVALUATION OF THE REQUEST

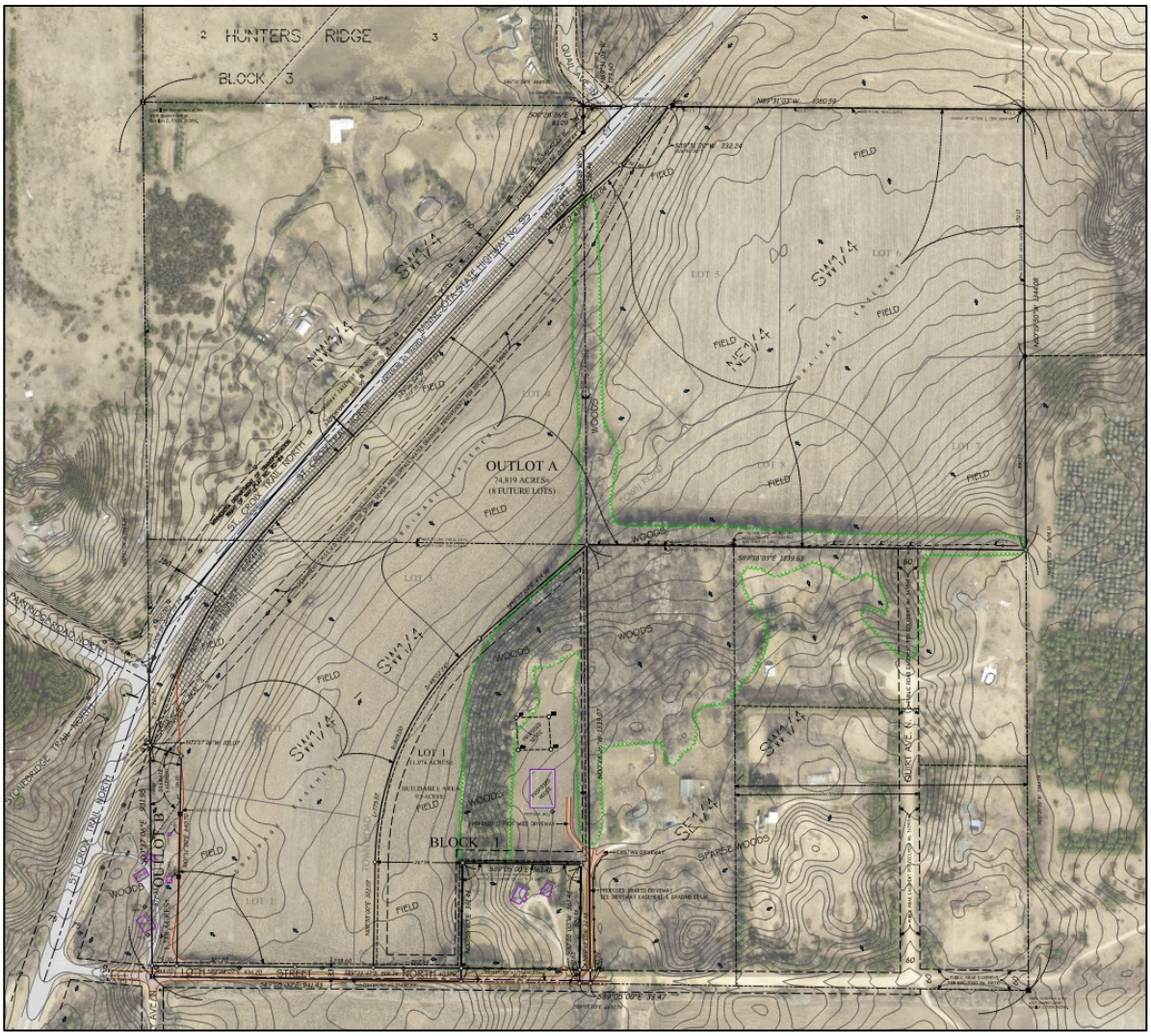

Figure 1: Excerpt from submittal, dated 6-2-2025, Preliminary Plat

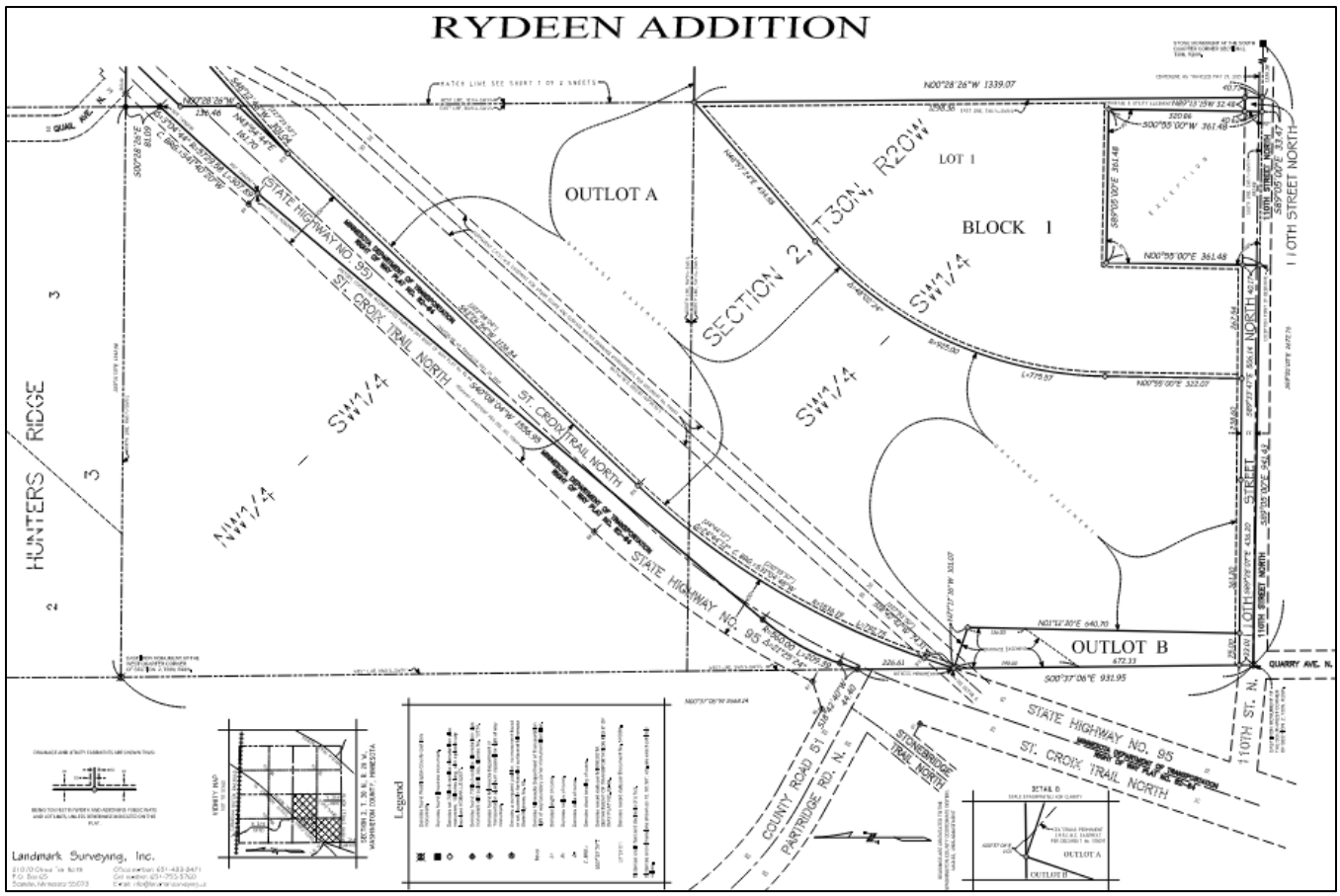

Figure 2: Excerpt from submittal, dated 6-2-2025, Final Plat

2040 Comprehensive Plan

Future Land Use Map

The 2040 Comprehensive Plan includes a Future Land Use Map to guide where future development occurs in the Township. The subject property is designated as Agricultural in the Future Land Use Map, shown in pale yellow on the map. Most of the Township is designated as Agricultural.

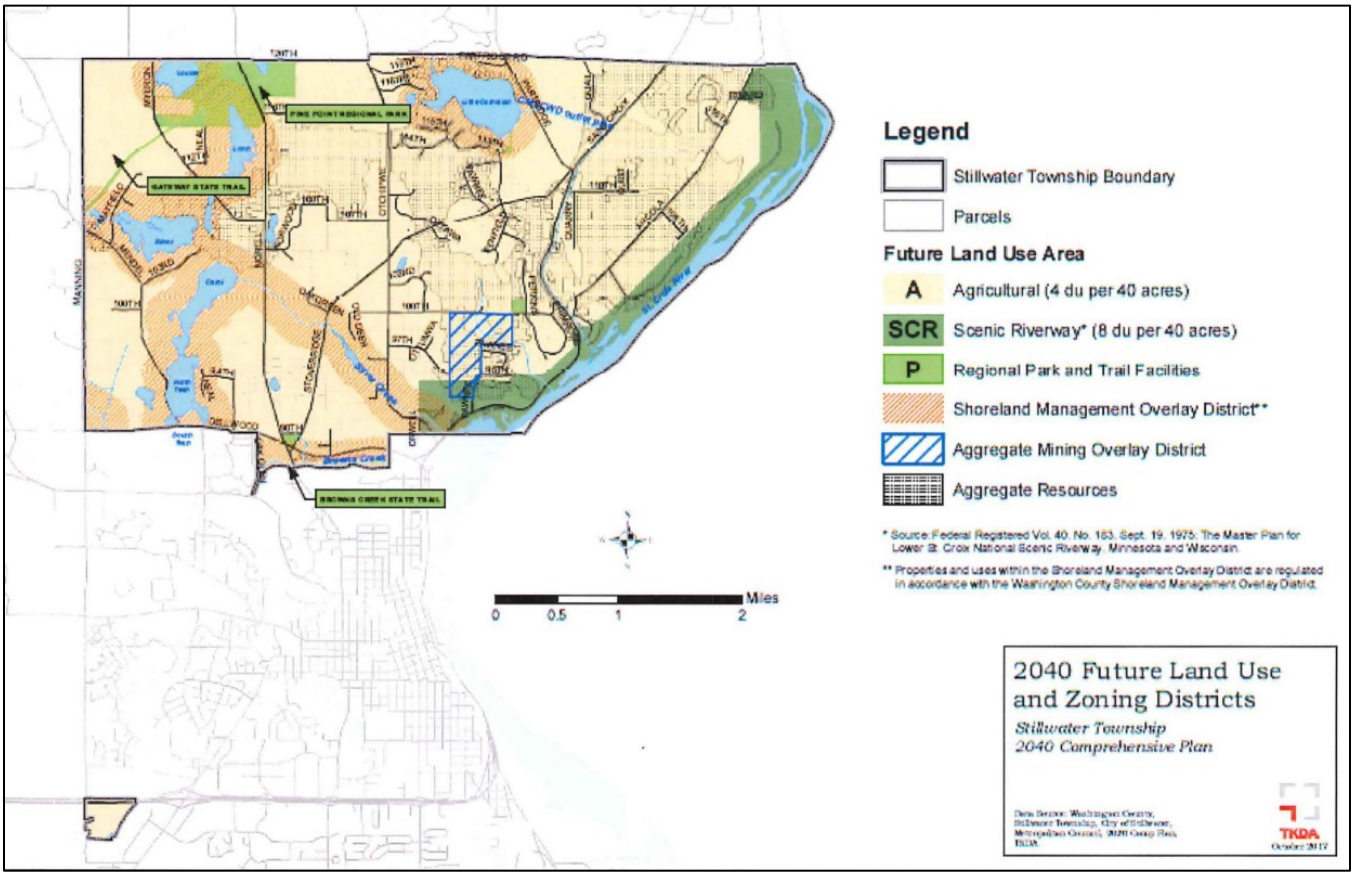

Figure 3: Excerpt from 2040 Comprehensive Plan, Future Land Use Map

Land Use Goals and Policies

The following relevant Land Use Goals and Policies are expressed in the 2040 Plan:

1. Preserve rural character and open space
2. Support a rural residential lifestyle
3. Protect the natural environment and public open spaces
4. Maintain and encourage agricultural land uses
5. Provide a safe and healthy residential setting
6. Encourage protection of historic and cultural recourses

The requested minor subdivision is consistent with these Comprehensive Plan goals and policies.

Zoning Ordinance

Lot Requirements

Below are the lot requirements, per Section 2.1 of Chapter 2 Part 2 of the Zoning Ordinance. All requirements are met.

The minimum lot size in the Agricultural zoning district is 10 acres. Lots must also have a minimum of 300 feet of frontage on a public road. Lot 1 is proposed to be 11.974 acres in size, with 301.01 feet of frontage.

Table 1: Zoning Ordinance Lot Requirements

	Agriculture District Ordinance Requirements	Lot 1
Minimum Lot Size	10 acres	11.974 acres
Minimum Frontage on a Public Road	300 feet on parcels greater than 4 acres	301.01 feet
Front Yard Setback	40 feet	40 feet
Side Yard Setback	20 feet	20 feet
Rear Yard Setback	50 feet	50 feet

Uses Permitted
The proposed lots are within the Agricultural zoning district. The A-4 zone permits agriculture, single family residential detached, seasonal agricultural business, daycare facility, horse training facility, livestock and livestock operations, and state-licensed residential facility use by right. Lot 1 includes plans for a single-family residence, while Outlot A is identified as agricultural. The applicant has identified Outlot B as single family residential, in hopes of a future land agreement between the resident(s) directly west.

Subdivision Ordinance
Parkland Dedication
Below are the criteria for a Parkland Dedication, per Section 12.2 of the Subdivision Ordinance.

Park dedication is required for all newly created lots or parcels. In all developments, the owner of a subdivision shall, as prerequisite to approval of a plat, convey to the Town land for the public use as parks, playground, trails or open space in an amount roughly proportional to the development's share of demands on the Town's park and trail system as set fourth in this section. If the Town determines that land is not needed in the area of the proposed subdivision, the subdivider shall pay, in lieu thereof, a cash contribution to the Town, or a combination of land and cash dedication at the Town's discretion.

1. The cash fee payment in lieu of land dedication is set in the Town's adopted fee schedule.
2. If the Town determines that land shall be dedicated, the dedicated land shall be an area at least equal in value to the adopted cash fee. The per acre value of the land shall be determined by the land's most recent assessed value by the Washington County Assessor, at the time of Preliminary Plat approval.

Criteria for Minor Subdivision
Below are the criteria for a Minor Subdivision, per Section 6.2 of the Subdivision Ordinance. The criteria are written in italics, followed by staff evaluation.

1. *The Minor Subdivision shall result in three (3) or fewer parcels.*

This criterion is met. The proposal would result in three parcels.

2. *All contiguous parcels in common ownership shall be included in the Minor Subdivision application.*

This criterion is met.

3. *All parcels resulting from the Minor Subdivision shall be meeting all applicable requirements of the Zoning Ordinance, including but not limited to density, lot size, lot width, and minimum frontage on a public road, unless a variance has been approved according to the procedures set forth within the Zoning Ordinance.*

This criterion is met. There are no conflicts between this request and the Zoning Ordinance. A variance to Section 13.5(3) of the Subdivision Ordinance detailing surfacing requirements of public roads was approved by the Town Board on 4/10/2025.

4. *No new public rights-of-way or streets shall be necessary for or created by the proposed Minor Subdivision.*

This criterion is met. A variance to Section 13.5(3) detailing surfacing requirements of public roads was approved by the Town Board on 4/10/2025.

Outlot Requirements
Below is the lot requirement for outlots, per Section 13.2(3) of the Subdivision Ordinance. The criteria are written in italics, followed by staff evaluation.

1. *All remnants of lots below minimum lot size left over after subdividing a larger tract must be added to adjacent lots or planned as outlots, rather than allowed to remain as unusable parcels. The development agreement shall restrict the use and ownership of outlots.*

The criterion is met. Two remaining lots have been defined as outlots.

Resident and Staff Comments
The project plans were forwarded to staff and other agencies for comments.

- Yvonne Conroy, Resident, 16240 110th Street North
  - "Am aware and give my consent and permission to a temporary silt line along my property and along my white fence. In addition I grant permission to have my driveway culvert cleared and restored to drainage. I accept the assistance and work on this culvert by my neighbor Doug Rydeen."
- Building Inspector
  - The driveway agreement was approved by the Township Building Inspector.
- Attorney
  - The applicant shall record driveway agreement easement and final plat with Washington County within twelve months of preliminary plat approval. Township approval of this agreement is not necessary since this is a private agreement between property owners.
- Carnelian-Marine Saint Croix Watershed District (CMSCWD)
  - "The proposed subdivision doesn't trigger the need for any District permit and the plats call out the existing utility and drainage easement for the Little Carnelian outlet pipe. So no additional comments from the watershed."
- Washington County
  - Washington County provided comments on the final plat. The applicants have received those comments and are working on updating the plat at the time of writing this report.
- Minnesota Department of Transportation (MnDOT)
  - MnDOT Staff have received application materials. No comments have been received at the time of writing this report.
- Engineering
  - Township Engineer has received application materials. No comments have been received at the time of writing this report.

ACTION

The Planning Commission has the following options:

1. Recommend approval of the request to the Town Board, with or without conditions of approval.
2. Recommend denial of the request to the Town Board, with findings for denial.
3. Table the request for further review/study.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of the minor subdivision request for 16XXX 110th Street North, with the following conditions:

1. The proposed minor subdivision shall adhere to the dimensions as proposed in the preliminary plat and final plat submitted to the Township, dated 6/2/2025 and reviewed with this request.
2. The applicant shall pay a park land dedication fee of $2,500.00 per newly created lot (totaling $2,500.00), as established in the Town Fee Schedule, upon approval of the request by the Town Board and prior to recording of the minor subdivision.
3. The applicant shall record the final plat with Washington County within twelve months of preliminary plat approval (8/14/2025).
4. The applicant shall record driveway agreement easement and final plat with Washington County within twelve months of preliminary plat approval (8/14/2025).
5. The applicant shall adhere to all other applicable local, county, state, or federal requirements for the proposed minor subdivision.
6. The applicant shall pay all fees and escrows associated with this application.