

Hi Chad,

This parcel was created in 1975 as one of three parcels. The other two parcels were subsequently built upon. In 1994 a variance was granted from the subdivision standards to allow this as a buildable lot. The parcel is considered a parcel of record that met the minimum lot size at the time that the parcel was created.

However, in 2011 Winona County adopted section 10.4.7(6) which prevents new dwellings from being constructed on class I-III soils. This parcel would not qualify for one of the exemptions listed in 10.4.7(6)(a) or (b). Therefore, the lot would not be considered buildable. A variance is always an option for property owners seeking relief from the requirements of the zoning ordinance.

Please let me know if you have any questions.

Sincerely,

**Lew Overhaug**

Winona County Planning & Environmental Services

202 West 3<sup>rd</sup> St

Winona, MN 55987

[www.co.winona.mn.us](http://www.co.winona.mn.us)

507-457-6336