

# **Community Assistantship Program**

## **Landowner Meetings- Final Report**

The Community Assistantship Program is made possible by the generous support of the McKnight Foundation, the Otto Bremer Foundation, the Southern Initiative Fund, the Initiative Foundation, the Southwest Minnesota Foundation, the Northwest Minnesota Foundation, and the West Central Initiative Fund. Within the University of Minnesota, support is provided by Central Administration, the Rural Development Council, the College of Human Ecology, the University of Minnesota Extension Service, the College of Natural Resources, the College of Education and Human Development, the College of Agriculture, Food and Environmental Sciences, the Minnesota Institute for Sustainable Agriculture, the College of Liberal Arts, the College of Architecture and Landscape Architecture, the Carlson School of Management, the Center for Small Towns, the Center for Urban and Regional Affairs, and the five Regional Sustainable Development Partnerships.

# **Landowner Meetings- Final Report**

Conducted on behalf of  
Mill Towns Trail

Prepared by  
Jennifer Ringold, Graduate Research Assistant,  
University of Minnesota  
March 1999

CAP Report 004

**CURA RESOURCE COLLECTION**

**Center for Urban and Regional Affairs  
University of Minnesota  
330 Humphrey Center**

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## **Acknowledgements**

This project was produced with the guidance and assistance of many individuals and financial support of numerous organizations. I would like to thank the Mill Towns Trail Board; Scott Neal, Northfield City Administrator; Roger Ness, Northfield City Engineering Technician; and Roger Steinberg, University of Minnesota Extension Services for the time, assistance, and/or information they provided. Funding for the project was provided by the Rural Development Council and the McKnight Foundation. The City of Northfield donated office space and supplies.

## **Introduction**

The Mill Towns Trail Board hosted three meetings for landowners. The purpose of the meetings was to provide and obtain information about the proposed routes for the Mill Towns Trail between Faribault and Dundas. Thirty-four landowners were invited and nine attended the meetings.

The meetings identified landowner concerns, ideas, and suggestions regarding the Mill Towns Trail. The concerns could be broken into three main issue categories—landowner rights and responsibility, conflicting land-use, and construction. The landowners provided a number of alternative routes and a possible destination point. They also identified walking, jogging, and non-motorized biking as multi-use trail uses. There were mixed opinions about the use of snowmobiles, all-terrain vehicles, and horses on the trail.

Recommended next steps include identifying a trail route after exploring the concerns and ideas raised in the landowner meetings, one-on-one meetings with landowners, a large group meeting of landowners where experts can comment on landowner concerns, re-evaluation of routes based on additional landowner information, and purchase of land.

## **Methods**

On February 4, 8, and 10, 1999 meetings were held for thirty-four landowners near or adjacent to the alternate trail routes for the Mill Towns Trail. Landowners were identified from 1998 plat maps and addresses were obtained from the Rice County Records Office based on property tax records (see Appendix 1 for landowner list). Two letters were sent to each landowner. The first letter invited them to the meetings (see Appendix 2) and the second letter reminded them of the meetings (see Appendix 3).

The purpose of the meetings was for the landowners to receive information about the trail, and for the Mill Towns Trail Board to gather information regarding the concerns, ideas, and issues of the landowners. The format for the three meetings was identical. The meetings began with an introduction and update of the Mill Towns Trail. This included presenting an outline of the process of completing the trail (see Appendix 4), an explanation of the landowner's role in decision-making, information on acquisition and liability, and the outlining the costs and benefits of the trail. See Appendix 5 for the agenda.

After the introduction and update the landowners were asked a series of questions. The questions and the exercises used for each question were as follows:

### *Questions:*

1. What are some benefits and concerns you can think of with regard to a multi-use trail?
  - Use brainstorming techniques and snow cards.
    - On a sheet of scrap paper have participants list as many advantages and disadvantages as they can.
    - Have them choose the three best and write each one on a snow card, a 5x8 inch card, then place tape on the back of the snow card and have them place the cards on the wall.
    - Group cards into similar categories to show patterns and highlight important issues.
2. What do you want MTT Board members and future trail planners to consider when proposing and planning a multi-use trail?
  - List different issues on a flip chart.
3. Are there other routes that have not been considered?
  - Draw possible routes on a map of Rice County with a highlighter.
4. What activities should be included on a multi-use trail?
  - List different users on a flip chart.
5. Do you know of any points of interest that should be included in trail plans?
  - Mark points with a star on a map of Rice County using a highlighter.

Landowners were invited to sit around a table throughout the meetings. The Board members took notes, clarified points, and answered questions.

### **Results**

In total 9 landowners (26%) participated in the meetings (see Appendix 6 – for attendance list). One landowner attended the first meeting, seven attended the second meeting, and one attended the final meeting. In the cases where one landowner was in attendance the meeting structure was relaxed and became a dialogue between the landowner and the Board members. In each meeting, however, the five questions were asked. Answers to each of the questions are as follows:

*What are some benefits and concerns you can think of with regard to a multi-use trail?*

#### **Benefits:**

- Kids could ride bikes safely into town.
- Trails would keep bikers off the road.

Concerns:

- Liability—Who is liable if someone gets hurt on the trail?
- Dogs—Would we be able to let our dogs run loose? The interaction between bikers or other trail users and dogs.
- Road—Having the trail along a road is not desirable, because it is not nice to ride along car traffic.
- Hunting—concern that animal rights groups would try to prevent landowners from hunting on their own land. Concern that hunting restrictions would be placed on landowners. Concern that other hunters that were hunting along the trail would follow wounded animals into private land. What would the hunting rights be along the trails? Would users have the right to hunt along the path? Can we shoot over the path?
- Garbage—along the trail.
- Trespassers—noise, people wandering off the trail, people mountain biking on field roads.
- Legal rights—of owners at the time of sale or re-sale of land. Can we purchase easements to get to property (i.e. driveways)? Ability of landowner to have access to fields.
- Agricultural areas—manure smells, wind drift of pesticides and insecticides, damage to crops by individuals straying from the designated trail. If non-agricultural people travel near or on land, will the farmer be responsible for notifying the users that the land has been sprayed?
- Power lines and Utilities—Can the trail go near major power lines? Can the trail go along major pipelines (i.e. to the west of the railroad)?
- Development—Industrial development along the possible trail routes.
- Safety—Sometimes people don't stop for equipment.
- Width of road—Is it 30 feet from the middle line or the end of the road that is needed for construction?

*What do you want MTT Board members and future trail planners to consider when proposing and planning a multi-use trail?*

- Consider the industrial development of the areas where the trail may be located.
- Consider the agricultural land through which the trail would route people.
- The possible expansion of County Road 9 into a connection with Interstate 35.
- Consider planning the trails off of the side of the road. Use the Wilderness Park; it is protected, why not enjoy it.
- Consider keeping the trail by the river.
- Consider the signage needed to keep users from drifting off course, especially mountain bikers.
- Consider the hunting rights of the landowners.
- Consider the possibility of fences or gates to keep people on the trail.

- Consider the possibility of using crushed rock versus asphalt so that heavy equipment wouldn't damage the asphalt.
- Consider new ownership of the land along possible routes.
- Consider placing trail outside of slope of the ditch in the right of way.
- Consider the width of road currently in existence.
- Consider that the north end of the railroad may have a wider right-of-way than the rest of the railroad because of the Dan Patch railroad that was started and never finished.

*Are there other routes that have not been considered?*

The following alternative routes are highlighted in Appendix 7.

- Bachrach Avenue
- Old highway #3 from Faribault
- The old railroad outside of Faribault
- A connection from Highway #3 to Dahle Avenue to Coe Avenue to County Road 75 to Cabot Avenue to 151<sup>st</sup> Street to Highway #3
- County Highway 20

*What activities should be included on a multi-use trail?*

- Non-motorized bikes
- Walking
- Horses—but there are potential problems with other users
- Snowmobiles—Nancy Dienst prefers a non-motorized trail, the second meeting thought that snowmobiles may be able to bring in more funding
- All-terrain-Vehicles—Participants wanted to know if they were allowed on snowmobile trails.

*Do you know of any points of interest that should be included in trail plans?*

- A connection out to Scott's Mill

*Additional Information provided by Landowners*

The landowners clarified and pointed out changes in ownership along the possible routes. The most current list of owners can be viewed in Appendix 8.



## **Analysis**

The first two questions identified the major issues that the landowners have with the proposed trail. These issues can be broken down into three main topic areas—conflicting land-use, landowner rights and responsibilities, and construction.

### *Conflicting land-use*

Conflicting land-use is a major concern along County Road 9 and the railroad. The landowners sited that County Road 9 may become a connecting route between Highway 3 and Interstate 35. If this happens the traffic, especially large truck traffic, will be substantially increased. They warned that even if the connection is not made, recent and future improvements on that section of road are predicted to create higher traffic levels. In particular, higher large truck traffic is expected.

Landowners pointed out that there are fiber optic lines and numerous pipelines beneath the ground on the west side of the railroad. They also pointed out that much of the land along the proposed green line route has gravel beneath it. Therefore, gravel mining and the traffic with which it is associated are expected to increase. A number of the landowners in this area have recently sold their land to individuals who are expected to mine the gravel bed beneath the top soil.

### *Landowner rights and responsibilities*

In a variety of ways the landowners expressed concern about their rights and responsibilities after the trail would be constructed. They wanted to know what their legal rights would be in terms of hunting, trespassing, animal control, garbage and maintenance, liability, and access to property. They also wanted to know what their responsibilities would be in terms of warning trail users about the hazards and inconveniences of agricultural land. Specifically, would they have to warn users about wind drift from pesticides and insecticides and would they have restrictions placed on them as a result of manure odors?

### *Construction*

Many of the comments that the landowners made concern the construction of the trail. The landowners suggested that the Board should consider putting the trail near the river or the outside slope of the ditch in the right of way. They wanted to know where the 100 feet of land that was needed began, the centerline or the edge of the road. Their suggestions identified issues such as damage to fields and field roads created by heavy equipment passing over the trail, and the feasibility of installing fences to keep users off of fields.

The third and fifth questions identified alternative routes for the trail and points of interests that should be included in the trail. Many of these routes were desirable because the landowners thought that they would be more scenic, utilize resources that are

currently protected, utilize land that was not being used for farming or development, and/or reduce the amount of trail that would be near busy roads. These routes and interest points are highlighted in Appendix 7.

The fourth question addressed the uses that should be included in a multi-use trail. Landowners agreed that walking, jogging, and non-motorized bikes should be included on the trail. Viewpoints on snowmobiles, all-terrain vehicles, and horses were mixed. Inline skating was not widely discussed. The suggestion was made that the trail be crushed rock in order to reduce the damage that snowmobiles may cause on the trail. Please note that uses not mentioned in this report were not discussed during the meetings.

## Next Steps.

The following next steps are recommended:

1. Determine a route for the trail.
  - A. Of the green, blue, and yellow lines routes determine the most feasible route or combination of routes to connect Faribault to Highway 3 considering the suggestions and concerns that the landowners raised. Key points to consider are:
    - The intended use of County Road 9
    - The feasibility of purchasing railroad right of way
    - The future development of gravel mining along County Road 9
    - The size of railroad right of way along the west side of the northern section of railroad (Dan Patch railroad)
    - The location of pipelines and fiber optics along the railroad
  - B. Explore the feasibility of using the alternative routes identified by the landowners.
2. Address the issues highlighted in the landowner meetings with each landowner along the possible route in a one-on-one meeting. Specifically, the issues of landowner rights and responsibilities and construction. In this meeting further identify issues of the landowners. Usage preferences should be clearly defined in this step.
3. Based on input from one-on-one meetings with landowners and Board members, hold a group meeting with experts from existing trails that can identify specific landowner concerns. Recommendations for experts are Bruce Blair, Laurie Young, and a landowner from Root River Trail.
4. Re-evaluate the feasibility of the proposed route.
5. Once a feasible route is determined, negotiate with landowners for purchase of land.

## **Appendices**

*Appendix 1: Landowner List for Meeting Mailings*

*Appendix 2: First Letter of Invitation*

*Appendix 3: Second Letter of Invitation*

*Appendix 4: Process Outline for Trail*

*Appendix 5: Agenda for Meetings*

*Appendix 6: Attendance List*

*Appendix 7: Alternative Routes*

*Appendix 8: Current Landowner List*

## Appendix 1: Landowner List for Meeting Mailings

Ernest Kuktavy  
14921 Acorn Avenue  
Faribault, MN 55021

Harvey Illsley  
608 Meldahl Lane  
Northfield, MN 55057

Ernest and Sharon Kuktavy  
14783 Acorn Trail  
Faribault, MN 55021

Timothy Nelson  
2434 151<sup>st</sup> Street E.  
Faribault, MN 55021

James and Linda Becker  
1164 150<sup>th</sup> Street E.  
Faribault, MN 55021

Dennis and Wendy Shaw  
1771 150<sup>th</sup> Street E  
Faribault, MN 55021

Richard and Constance Pavek  
1626 150<sup>th</sup> Street E.  
Faribault, MN 55021

John Hancock Mutual Life Insurance  
PO Box 3009  
Sioux City, IA 51102

John Mahoney  
17276 Murphy Lake Blvd.  
Prior Lake, MN 55372

Margaret Keating  
221 11<sup>th</sup> Avenue NE  
Faribault, MN 55021

Marc VI Inc.  
900 Cardinal Drive  
Owatona, MN 55060

James and Lynda Boudreau  
16459 Ames Way  
Faribault, MN 55021

William Meulepas  
14653 Bachrach Avenue  
Faribault, MN 55021

Michael Karp  
16572 Acorn Trail  
Faribault, MN 55021

## Appendix 1: Landowner List for Meeting Mailings

Clayton LaCroix  
16078 Acorn Trail  
Faribault, MN 55021

Roger Conrad  
13330 Cabot Avenue  
Dundas, MN 55019

Larry and Dawn Conrad  
10214 Baseline Drive  
Dundas, MN 55019

Kenneth and Roselyn Becker  
1788 140<sup>th</sup> Street East  
Dundas, MN 55019

Gertrude Becker  
2230 140<sup>th</sup> Street East  
Dundas, MN 55019

Gary and Kathleen Becker  
2230 140<sup>th</sup> Street East  
Dundas, MN 55019

Donald and Elizabeth Thomas  
1364 140<sup>th</sup> Street East  
Dundas, MN 55019

Thomas and Faye Schmitz  
13687 Baseline Road  
Dundas, MN 55019

John and Marsha Thomas  
1635 140<sup>th</sup> Street East  
Dundas, MN 55019

Mabel Harmel  
2945 140<sup>th</sup> Street East  
Dundas, MN 55021

James Reuvers  
13864 Baseline Road  
Dundas, MN 55019

Thomas and Betty Reuvers  
2121 Bard Court  
Faribault, MN 55021

Bryan Reuvers  
15339 Acorn Trail  
Faribault, MN 55021

George and Bertille Kucera  
14786 Acorn Avenue  
Faribault, MN 55021

## Appendix 1: Landowner List for Meeting Mailings

George Laroche  
17900 Acorn Trail  
Faribault, MN 55021

Phillip Laroche  
1105 160<sup>th</sup> Street E  
Faribault, MN 55021

Kenneth and Judy Kaul  
1600 Jefferson Road  
Northfield, MN 55057

Richard R. Springer  
1441-150<sup>th</sup> Street West  
Faribault, MN 55021

Crane Creek Construction Aggregates Inc.  
PO Box 60  
Medford, MN 55049

PK Laroche  
1105 160<sup>th</sup> Street East  
Faribault, MN 55021

Kelly Dodson  
Washington Corporations  
Property Management Group  
PO Box 8182  
Missoula, MT 59807

David and Nancy Dienst  
14944 Acorn Trail  
Faribault, MN 55021

James Mahowald  
17191 Acorn Trail  
Faribault, MN 55021



# Trail

P.O. Box 282  
Northfield, MN 55057

## Board of Directors

Laurie Williams, *Chair*  
John Saxhaug, *Vice Chair*  
Meg Otten, *Vice Chair*  
Patti Haskins, *Treasurer*  
Doug Duncan, *Secretary*  
Chuck Ackman  
Chris Bashor  
Peter Hamlin  
Glenn Holman  
Eric Johnson  
Chris Moen  
Lanelle Olsen  
Peg Prowe  
Ken Sargent  
Glenn Switzer

## Committees

### Route/Acquisition

John Saxhaug, *Chair*  
Chris Bashor  
Doug Duncan  
Eric Johnson

### Finance

Patti Haskins, *Chair*  
Lanelle Olsen  
Randy Kramer

### Membership

Ken Sargent, *Chair*  
Eric Johnson  
Peg Prowe

### Publicity

Chris Moen, *Chair*  
Ken Sargent  
Laurie Williams  
Eric Johnson  
Peter Hamlin

January 21, 1999

Dear Landowner,

The Mill Towns Trail Board invites you to attend one of three small group meetings that will be held regarding the Mill Towns Trail, a proposed multi-use trail from Faribault to Cannon Falls. You have been selected as a participant for these meetings because you are a landowner adjacent to or near possible routes of the trail. The purpose of these meetings will be: 1) to inform you of the current status of the proposed Mill Towns Trail, and 2) to provide you with the opportunity to share your ideas and comment on its status.

The dates of the three meetings are February 4th at 7:00 p.m. at the Dundas City Hall, February 8th at 7:00 p.m. at the Bridgewater Township Hall and February 10th at 7:30 p.m. at the Dundas City Hall. Please choose between these dates and contact Peggy Prowe at (507) 645-8261 with your choice by February 1st. **If you do not get a chance to call before the meeting of your choice, please come anyway!**

The Mill Towns Trail Board is the directing body of the Mill Towns Trail, Inc., a citizen organized non-profit. Over the past six years this organization has been working to connect the Sakatah Singing Hills Trail in Faribault with the Cannon Valley Trail in Cannon Falls with a multi-use trail. The first section of the trail between Northfield and Dundas was completed in this past year. In the next legislative session, Representative John Tuma will be seeking funds for sections that extend between Faribault and Waterford.

Your comments are important to the long-term planning and success of a multi-use trail. Please attend a meeting on February 4<sup>th</sup>, 8<sup>th</sup>, or 10<sup>th</sup>!

If the dates and times offered for meetings do not work for you or you have questions please call Jennifer Ringold at (507) 645-3002 (Monday or Friday) or Peggy Prowe at (507) 645-8261.

Sincerely,

Mill Towns Trail Board





# Trail

P.O. Box 282  
Northfield, MN 55057

## Board of Directors

Laurie Williams, *Chair*  
John Saxhaug, *Vice Chair*  
Meg Otten, *Vice Chair*  
Patti Haskins, *Treasurer*  
Doug Duncan, *Secretary*  
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Randy Kramer

### Membership

Ken Sargent, *Chair*  
Eric Johnson  
Peg Prowe

### Publicity

Chris Moen, *Chair*  
Ken Sargent  
Laurie Williams  
Eric Johnson  
Peter Hamlin

January 29, 1999

Dear Landowner,

The Mill Town Trails Board is writing to remind you of three small group meetings that will be held February 4<sup>th</sup>, 8<sup>th</sup> and 10<sup>th</sup> for landowners along proposed routes of a multi-use trail from Faribault to Dundas. If you have already called to say which night you can join us, we are looking forward to seeing you. If we have not heard from you, we still hope to see you at one of the meetings. **Please remember that you are welcome to come, even if you have not had a chance to call a head of time!**

Meeting times and locations are:

February 4<sup>th</sup> (7:00-8:30 p.m.) at Dundas City Hall  
February 8<sup>th</sup> (7:00-8:30 p.m.) at Bridgewater Township Hall  
February 10<sup>th</sup> (7:30-9:00 p.m.) at Dundas City Hall

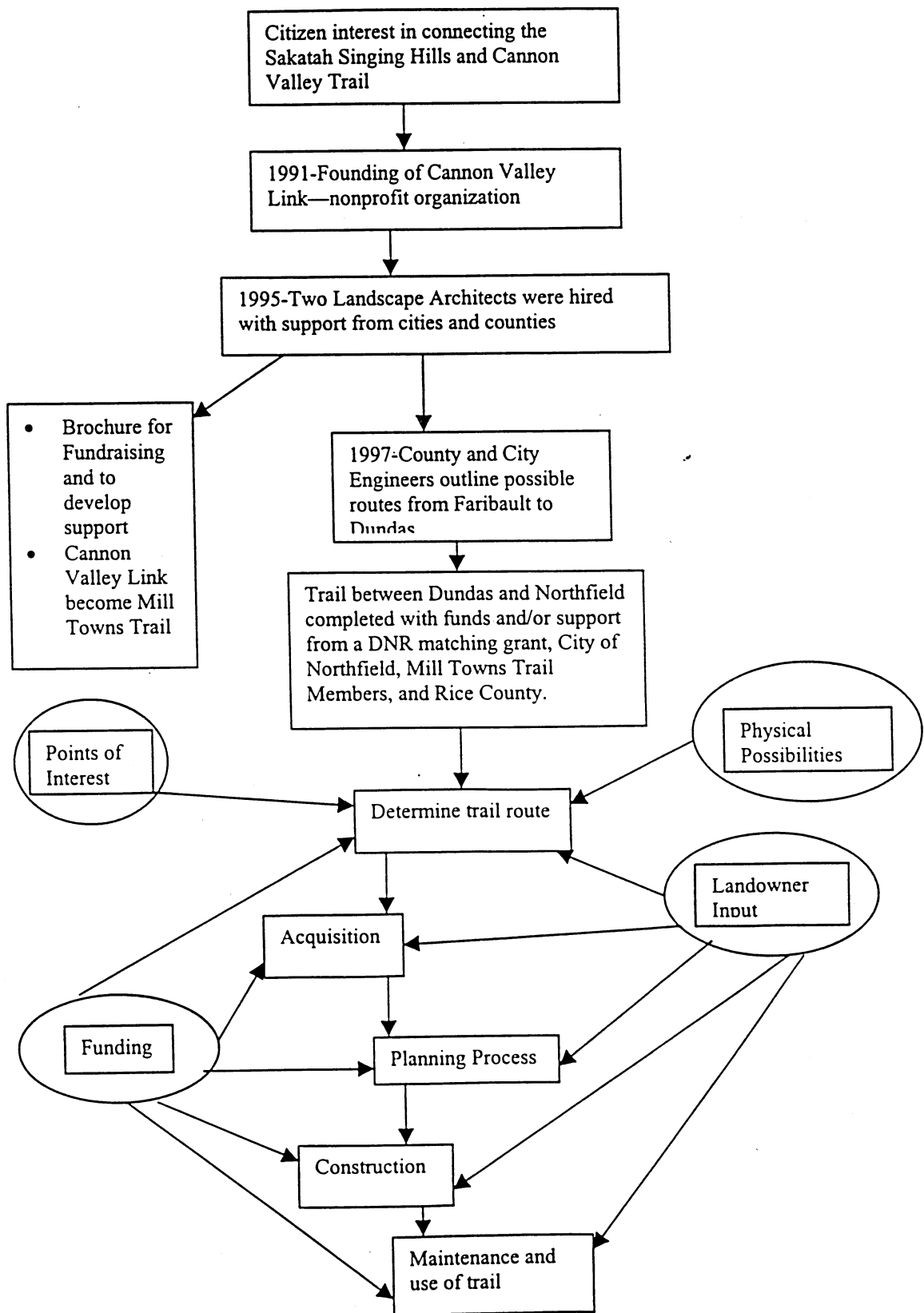
The purpose of these meetings will be to inform you of the current status of the proposed Mill Towns Trail and to provide you with the opportunity to share your ideas and comments regarding the status of the trail.

We look forward to seeing you on February 4<sup>th</sup>, 8<sup>th</sup> or 10<sup>th</sup>. If you would like to indicate which meeting will be attending or you have questions please call Jennifer Ringold at (507) 645-3002 or Peggy Prowe at (507) 645-8261. Also, please contact Jennifer or Peggy if the dates and times offered do not work for you.

Sincerely,

Mill Towns Trail Board

## Appendix 4: Process Outline for Trail



## Appendix 5: Agenda for Meeting

### Mill Towns Trail Landowner Meetings February 4, Dundas City Hall February 8, Bridgewater Township Hall February 10, Dundas City Hall

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#### Agenda

- I. Welcome  
*Purpose of meeting*
- II. Landowner and Board Member Introductions
- III. Overview of the trail project  
*History*  
*Current Status*  
*Possible Routes*  
*Cost and Benefits*  
*Acquisition and Liability*
- IV. Landowner's role in decision making
- V. Landowners identify the location of their land
- VI. Questions for landowners
- VII. Question and Answer
- VIII. Closing remarks

## Appendix 6: Attendance List

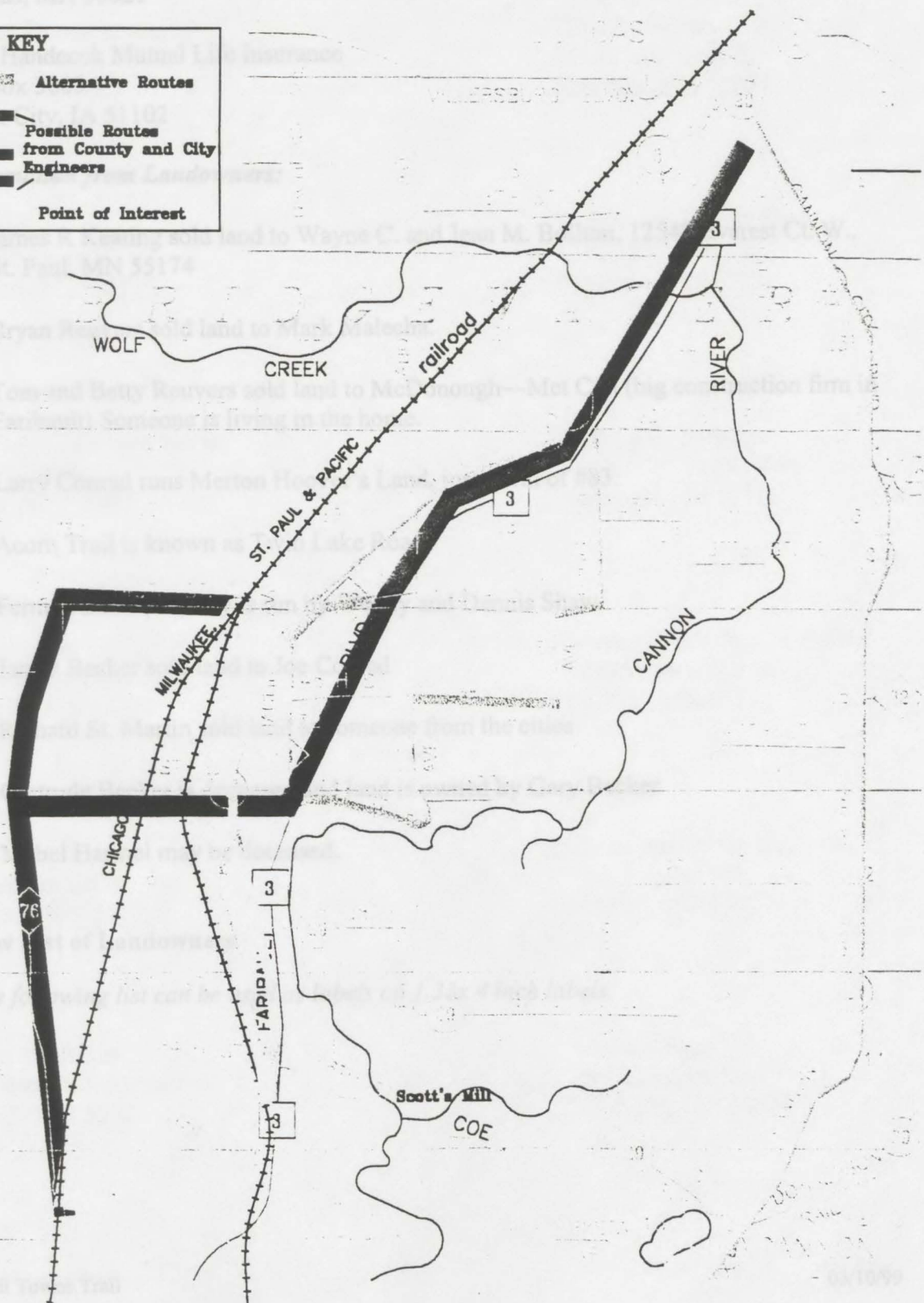
### Participants for Landowner Meeting

Name	Address	Phone
1. Larry Conrad	10214 Baseline Road Dundas, MN 55019	507-645-7246
2. Tom Schultz	13687 Baseline Road Dundas, MN 55019	507-334-9587
3. Andy Speikers	110 Long Ford Kenyon, MN 55946	507-789-4681
4. Roger Speikers	2681 87 <sup>th</sup> CT. W. Northfield, MN 55057	507-652-2388
5. Betsy Thomas	1364 East 140 <sup>th</sup> Street Dundas, MN 55019	507-332-8092
6. Wendy Shaw	1771 East 150 <sup>th</sup> Street Faribault, MN	507-334-5769
7. Dennis Shaw	1771 East 150 <sup>th</sup> Street Faribault, MN	507-334-5769
8. Nancy Dienst	14944 Acorn Trail Faribault, MN 55021	507-334-5710
9. Rick Pavak	1626 150 <sup>th</sup> Street E. Faribault, MN 55021	

# RICE COUNTY, MINNESOTA 1997 PROPOSED MULTI-USE TRAIL

**KEY**

- Alternative Routes
- Possible Routes from County and City Engineers
- Point of Interest



## **Appendix 8: Current Landowner List**

### **Changes in Land Ownership**

#### ***Mail Returns from:***

Mabel Harmel  
2945 140<sup>th</sup> Street East  
Dundas, MN 55021

John Hancock Mutual Life Insurance  
PO Box 3009  
Sioux City, IA 51102

#### ***Information from Landowners:***

- James R Keating sold land to Wayne C. and Jean M. Bollum, 12540 Everest Ct. W., St. Paul, MN 55174
- Bryan Reuvers sold land to Mark Malecha.
- Tom and Betty Reuvers sold land to McDonough—Met Con (big construction firm in Faribault) Someone is living in the home.
- Larry Conrad runs Merton Hoover's Land, just north of #83.
- Acorn Trail is known as Twin Lake Road
- Ferman Shaw property is run by Wendy and Dennis Shaw.
- James Becker sold land to Joe Conrad
- Richard St. Martin sold land to someone from the cities
- Gertrude Becker is deceased and land is owned by Gary Becker
- Mabel Harmel may be deceased.

#### **New List of Landowners**

*The following list can be used as labels on 1.33x 4 inch labels.*

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Ernest Kuktavy  
14921 Acorn Avenue  
Faribault, MN 55021

Harvey Illsley  
608 Meldahl Lane  
Northfield, MN 55057

Ernest and Sharon Kuktavy  
14783 Acorn Trail  
Faribault, MN 55021

Timothy Nelson  
2434 151<sup>st</sup> Street E.  
Faribault, MN 55021

Joe Conrad  
1164 150<sup>th</sup> Street E.  
Faribault, MN 55021

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Faribault, MN 55021

Richard R. Springer  
1441-150<sup>th</sup> Street West  
Faribault, MN 55021

John Mahoney  
17276 Murphy Lake Blvd.  
Prior Lake, MN 55372

Wayne C. and Jean M Bollum  
12540 Everest Ct. W.  
St. Paul, MN 55174

Marc VI Inc.  
900 Cardinal Drive  
Owatona, MN 55060

James and Lynda Boudreau  
16459 Ames Way  
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Thomas and Faye Schmitz  
13687 Baseline Road  
Dundas, MN 55019

John and Marsha Thomas  
1635 140<sup>th</sup> Street East  
Dundas, MN 55019

Crane Creek Construction Aggregates Inc  
PO Box 60  
Medford, MN 55049

James Reuvers  
13864 Baseline Road  
Dundas, MN 55019

McDonough  
2121 Bard Court  
Faribault, MN 55021

Mark Malecha  
15339 Acorn Trail  
Faribault, MN 55021

George and Bertille Kucera  
14786 Acorn Avenue  
Faribault, MN 55021



## Appendix 8: Current Landowner List

George Laroche  
17900 Acorn Trail  
Faribault, MN 55021

PK Laroche  
1105 160<sup>th</sup> Street East  
Faribault, MN 55021

Phillip Laroche  
1105 160<sup>th</sup> Street E  
Faribault, MN 55021

Kelly Dodson  
Washington Corporations  
Property Management Group  
PO Box 8182  
Missoula, MT 59807

Kenneth and Judy Kaul  
1600 Jefferson Road  
Northfield, MN 55057

David and Nancy Dienst  
14944 Acorn Trail  
Faribault, MN 55021