

**Preliminary Development Plan**

Permit # \_\_\_\_\_

**Property Information**

Property Information: **Selected:**

Parcel Information				Owner Information
Parcel ID Number	Site Address	City	Zoned as	Owner Name
06.01.3.50.001	9975 BAGLEY AVE	NORTHFIELD	Highway Commercial	VONRUDEN CHARLES D & DIANE B
06.12.2.25.001	10205 BAGLEY AVE	NORTHFIELD	Highway Commercial	VIOLA PAULINE BROSKE TRUST
06.12.3.00.001			Highway Commercial	SCHRADER ERIC J & DIANE M
06.12.3.25.001			Highway Commercial	MALECHA GEORGINE M
06.13.2.25.001	1736 MILLERSBURG BLVD W	DUNDAS	Highway Commercial	MALECHA DELBERT J & DARLENE A
06.13.2.50.001	11721 BAGLEY AVE	DUNDAS	Highway Commercial	MALECHA DARRIN J

Are you the landowner? No

Will you be using an Authorized Agent? Yes

**Landowner Information**

Landowner Information:

Name: Delbert & Darlene Malecha

Phone #1: (507 ) 321 - 1203

Mailing Address: 1763 Millersburg Blvd W  
Dundas MN 55019

**Applicant Information**

Applicant Information:

Name: Kevin Pfeiffer

Phone #1: (762 ) 479 - 4253 Phone #2: (612 ) 718 - 4715

Email Address: kpfeiffer@wenck.com

Mailing Address: 1800 Pioneer Creek Center  
Maple Plain MN 55359

**Authorized Agent**

Authorized Agent:

- File 1:  [Broske\\_Trust\\_Auth\\_Agent\\_form.pdf](#)
- File 2:  [Darin\\_Signed\\_Form.pdf](#)
- File 3:  [Delbert\\_Signed\\_Form.pdf](#)
- File 4:  [Georgine\\_Agent\\_Auth\\_form.pdf](#)
- File 5:  [Schraders\\_Signed\\_Form.pdf](#)
- File 6:  [Von\\_Ruden\\_Signed\\_Form.pdf](#)

**Detailed Narrative**

Detail Narrative: See additional information for attached narrative

**Based Density Calculations**

Based Calculation:

- File 1:  [Wolf\\_Creek\\_Autobahn\\_Density\\_Memo.docx](#)

**Required Drawings**

Required Drawings:

- File 1:  [2019-0305\\_WOLF\\_CREEK\\_AUTOBAHN\\_Civil\\_Plans.pdf](#)
- File 2:  [2019-0305\\_Wolf\\_Creek\\_Autobahn\\_Draft\\_SWMP.pdf](#)
- File 3:  [2019-0305\\_WOLF\\_CREEK\\_SANITARY\\_FORCEMAIN\\_7113-0001.pdf](#)

**Additional Information**

Additional Information:

- File 1:  [Northland\\_Tax\\_Abatement\\_Assistance\\_Letter\\_Wolf\\_Creek\\_Motorsports.pdf](#)
- File 2:  [Wolf\\_Creek\\_Autobahn\\_Project\\_Narrative.pdf](#)

**Terms**

**Terms and Conditions**

By checking the box above, I hereby certify that all data contained herein, as well as supporting data, are true and correct.

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Landowner or Applicant or Representative must attend the scheduled public hearings.

**Results** ([Go to top](#))  
 Signature accepted  
 Sent [New Preliminary Development Plan Application](#) notification to: [madegroot@co.rice.mn.us](mailto:madegroot@co.rice.mn.us); [kmurphy@co.rice.mn.us](mailto:kmurphy@co.rice.mn.us); [rwessner@co.rice.mn.us](mailto:rwessner@co.rice.mn.us)

**Print View**



**ENVIRONMENTAL SERVICES**

PLANNING DIVISION  
320 Third Street NW • Faribault, MN 55021  
(507) 332-6113 • Fax (507) 332-6277  
www.co.rice.mn.us

**Authorized Agent Form**

I (we) hereby authorize (print agent name) Neal Kryzaniak to act as my authorized agent and to represent me in all actions required in obtaining the below listed approvals from Rice County Environmental Services for my property located at:

Site Address: 10205 Bagley Ave, Northfield MN

Parcel Identification number: 0612225001

Type of application agent is authorized to represent property in: (Check all applicable)

- Building/Landuse structure permit
- Conditional Use Permit & Preliminary Development Plan Review
- Variance
- Land Subdivision (Waiver of Plat, Plat)
- Environmental Review
- Other: \_\_\_\_\_

**Agent contact information:**

Name: Neal Kryzaniak Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Email: Nealkay@live.com

**Landowner information:**

Name: Viola Pauline Broske Trust Address: 13597 Crownline Dr NE Prior Lake, MN 55372

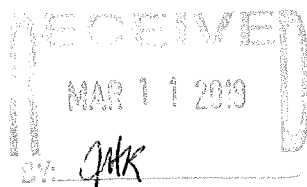
Phone Number(s): \_\_\_\_\_

Email: \_\_\_\_\_

I (we) hereby certify that I am the owner of the above property, have authorized the above listed person to act in my behalf and that all information on this form is true and correct:

Viola Broske trustee Date: 3/8/19  
Landowner Signature

\_\_\_\_\_  
Landowner Signature



**Larkin Hoffman**

8300 Norman Center Drive  
Suite 1000  
Minneapolis, Minnesota 55437-1060

GENERAL: 952-835-3800  
FAX: 952-896-3333  
WEB: [www.larkinhoffman.com](http://www.larkinhoffman.com)

March 8, 2019

Rice County  
Attn: Julie Runkel, Planning Division  
328 Third Street NW  
Faribault, MN 55021

**Via U. S. Mail and Email**

Re: Wolf Creek Motor Sports Project; 10205 Bagley Avenue, Northfield

Dear Ms. Runkel:

As I mentioned in our telephone conversation this morning, we are representing Pauline Broske in connection with the sale of farm property to Wolf Creek Motor Sports, LLC. A representative of the buyer/developer, Neal Krzyzaniak, asked Mrs. Broske to sign an Authorized Agent Form to authorize Mr. Krzyzaniak to act as her agent and to represent her in obtaining certain governmental approvals from Rice County. As I mentioned in our telephone conversation, I have not encountered this type of an Authorized Agent Form in the past and although I can appreciate how it may serve the County's purposes, it strikes me as inappropriate to require a property owner to appoint the adverse party (in a transaction) as her agent in all actions required for obtaining approvals. In my experience, governmental bodies will typically ask property owners for consents to specific approvals/submittals, which strikes me as being a more appropriate method for achieving the same objective.

Having said that, we have been informed by Mr. Krzyzaniak that today is the deadline for providing the attached Authorized Agent Form and that if it is not received today by Rice County, then deadlines will be missed and the project will be delayed. Mrs. Broske would like to accommodate the developer and Rice County in order to remain on schedule and therefore she has signed and we are delivering to you the attached Authorized Agent Form (however, if this need arises again in the future, we would like to explore alternatives).

In addition, while we appreciate the value of simple form documents that are easy to use, the references in the attached Authorized Agent Form to "Conditional Use Permit and Preliminary Development Plan Review" are vague and I would like to confirm that they specifically refer to the letter dated March 5, 2019 from Kevin Pfeiffer of Wenck Associates, with which a Preliminary Development Plan and Planned Unit Development application were submitted.

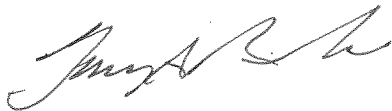
Last, note that we consider the appointment of Mr. Krzyzaniak as Mrs. Broske's agent pursuant to the enclosed form to be narrowly limited to the matters described therein and to be revocable by Mrs. Broske upon notice to Rice County.

Rice County  
March 8, 2019  
Page 2

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If you have any questions, please let me know. Thank you for your assistance.

Sincerely,



Gary A. Renneke, for  
Larkin Hoffman Daly & Lindgren Ltd.

Enclosure

cc: V. Pauline Broske (via email)  
Kathie Moss (via email)  
Tony Gleekel (via email)



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**Authorized Agent Form**

I (we) hereby authorize (print agent name) Neal Kryzaniak to act as my authorized agent and to represent me in all actions required in obtaining the below listed approvals from Rice County Environmental Services for my property located at:

Site Address: 10205 Bagley Ave, Northfield MN

Parcel Identification number: 0612225001

Type of application agent is authorized to represent property in: (Check all applicable)

- Building/Landuse structure permit
- Conditional Use Permit & Preliminary Development Plan Review
- Variance
- Land Subdivision (Waiver of Plat, Plat)
- Environmental Review
- Other: \_\_\_\_\_

**Agent contact information:**

Name: Neal Kryzaniak Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Email: Nealkay@live.com

**Landowner information:**

Name: Viola Pauline Broske Trust Address: 13597 Crownline Dr NE Prior Lake, MN 55372

Phone Number(s): \_\_\_\_\_

Email: \_\_\_\_\_

I (we) hereby certify that I am the owner of the above property, have authorized the above listed person to act in my behalf and that all information on this form is true and correct:

Viola Broske trustee Date: 3/8/19  
Landowner Signature

\_\_\_\_\_  
Landowner Signature Date: \_\_\_\_\_



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I (we) hereby authorize (print agent name) Neal Kryzaniak to act as my authorized agent and to represent me in all actions required in obtaining the below listed approvals from Rice County Environmental Services for my property located at:

Site Address: 11721 Bagley Ave  
Dundas, MN 55019

Parcel Identification number: 0613250001

Type of application agent is authorized to represent property in: (Check all applicable)

- Building/Landuse structure permit
- Conditional Use Permit & Preliminary Development Plan Review
- Variance
- Land Subdivision (Waiver of Plat, Plat)
- Environmental Review
- Other: \_\_\_\_\_

**Agent contact information:**

Name: Neal Kryzaniak Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Email: Nealkay@live.com

**Landowner information:**

Name: Darrin Malecha Address: 11721 Bagley Ave Dundas, MN 55019

Phone Number(s): 507-663-1429

Email: \_\_\_\_\_

I(we) hereby certify that I am the owner of the above property, have authorized the above listed person to act in my behalf and that all information on this form is true and correct:

Darrin Malecha  
Landowner Signature

Date: 3-8-19

Date: \_\_\_\_\_  
Landowner Signature



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**Authorized Agent Form**

I (we) hereby authorize (print agent name) Neal Kryzaniak to act as my authorized agent and to represent me in all actions required in obtaining the below listed approvals from Rice County Environmental Services for my property located at:

Site Address: 1736 Millersburg Blvd W  
Dundas, MN 55019

Parcel Identification number: 0613225001

Type of application agent is authorized to represent property in: (Check all applicable)

- Building/Landuse structure permit
- Conditional Use Permit & Preliminary Development Plan Review
- Variance
- Land Subdivision (Waiver of Plat, Plat)
- Environmental Review
- Other: \_\_\_\_\_

**Agent contact information:**

Name: Neal Kryzaniak Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Email: Nealkay@live.com

**Landowner information:**

Name: Delbert & Darlene Malecha Address: 1736 Millersburg Blvd W Dundas, MN 55019

Phone Number(s): \_\_\_\_\_

Email: \_\_\_\_\_

I(we) hereby certify that I am the owner of the above property, have authorized the above listed person to act in my behalf and that all information on this form is true and correct:

Delbert J. Malecha Date: 3-8-19  
Landowner Signature

Darlene A. Malecha Date: 3-8-19  
Landowner Signature





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**Authorized Agent Form**

I (we) hereby authorize (print agent name) Neal Kryzaniak to act as my authorized agent and to represent me in all actions required in obtaining the below listed approvals from Rice County Environmental Services for my property located at:

Site Address: N/A - Section 12, Twp 111, Range 021

Parcel Identification number: 0612325001

Type of application agent is authorized to represent property in: (Check all applicable)

- Building/Landuse structure permit
- Conditional Use Permit & Preliminary Development Plan Review
- Variance
- Land Subdivision (Waiver of Plat, Plat)
- Environmental Review
- Other: \_\_\_\_\_

**Agent contact information:**

Name: Neal Kryzaniak Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

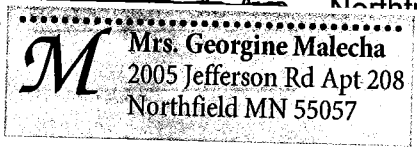
Email: Nealkay@live.com

**Landowner information:**

Name: Georgine Malecha Address: \_\_\_\_\_ Northfield, MN 55057

Phone Number(s): \_\_\_\_\_

Email: \_\_\_\_\_



I (we) hereby certify that I am the owner of the above property, have authorized the above listed person to act in my behalf and that all information on this form is true and correct:

Georgine Malecha Date: 3-13-19  
Landowner Signature

\_\_\_\_\_  
Landowner Signature



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**Authorized Agent Form**

I (we) hereby authorize (print agent name) Neal Kryzaniak to act as my authorized agent and to represent me in all actions required in obtaining the below listed approvals from Rice County Environmental Services for my property located at:

Site Address: N/A - Section 12, Twp 111, Range 021

Parcel Identification number: 0612300001

Type of application agent is authorized to represent property in: (Check all applicable)

- Building/Landuse structure permit
- Conditional Use Permit & Preliminary Development Plan Review
- Variance
- Land Subdivision (Waiver of Plat, Plat)
- Environmental Review
- Other: \_\_\_\_\_

**Agent contact information:**

Name: Neal Kryzaniak Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Email: Nealkay@live.com

**Landowner information:**

Name: Eric & Diane Schrader Address: 1125 Millersburg Blvd E Dundas, MN 55019

Phone Number(s): \_\_\_\_\_

Email: \_\_\_\_\_

I (we) hereby certify that I am the owner of the above property, have authorized the above listed person to act in my behalf and that all information on this form is true and correct:

Eric J. Schrader Date: 3-6-19 Diane M. Schrader Date: 3-6-2019  
 Landowner Signature Landowner Signature



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**Authorized Agent Form \*\***

I (we) hereby authorize (print agent name) Neal Kryzaniak to act as my authorized agent and to represent me in all actions required in obtaining the below listed approvals from Rice County Environmental Services for my property located at:

Site Address: 9975 Bagley Avenue Northfield, MN 55057

Parcel Identification number: 0601350001 & 0602475001

Type of application agent is authorized to represent property in: (Check all applicable)

- Building/Landuse structure permit
- Conditional Use Permit & Preliminary Development Plan Review.
- Variance
- Land Subdivision (Waiver of Plat, Plat)
- Environmental Review
- Other: The Conditional Use Permit and Preliminary Development Plan Review must be limited to the Wolf Creek Autobahn and must include the above land as part of the Wolf Creek Autobahn.

**Agent contact information:**

Name: Neal Kryzaniak Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Email: Nealkay@live.com

**Landowner information:**

Name: Charles & Diane Von Ruden Address: 9975 Bagley Avenue, Northfield, MN 55057

Phone Number(s): 507-339-1416 - Larry Harn, Seller's rep

Email: lharn@lmhappraisal.com - Larry Harn, Seller's rep

I(we) hereby certify that I am the owner of the above property, have authorized the above listed person to act in my behalf and that all information on this form is true and correct:

Charles Von Ruden  
Landowner Signature

Date: 3-7-19

Diane Von Ruden  
Landowner Signature

Date: 3-7-19

\*\* This authorization shall be valid until 90 days after the execution. The landowner shall receive notifications from Rice County and/or the Agent on any correspondence.

March 5, 2019

**Rice County**  
Environmental Services  
320 Third Street NW  
Faribault, MN 55021

## Wolf Creek Autobahn – Density Memo

### **Allowed Density in Mixed Use PUD Overlay**

Density for residential Units are not to exceed one unit per acre

### **Proposed Density**

The proposed PUD is 452.98 acres. The proposed number of villas is 300, which is less than 1 unit per acre.



March 4, 2019

Sara Folsted  
County Administrator  
Rice County  
Government Services Building  
320 Third Street NW  
Faribault, MN 55021  
[sfolsted@co.rice.mn.us](mailto:sfolsted@co.rice.mn.us)

Kathy Feldbrugge  
Economic Development Coordinator  
Rice County  
Government Services Building  
320 Third Street NW  
Faribault, MN 55021  
[kfeldbrugge@co.rice.mn.us](mailto:kfeldbrugge@co.rice.mn.us)

RE: Wolf Creek Motorsports Request for Tax Abatement Assistance

Dear Sara and Kathy:


I am writing to you on behalf of Wolf Creek Motorsports, LLC (the "Developer"). Northland Public Finance, a division of Northland Securities, Inc., has been engaged by the Developer to assist with preparing and submitting a Business Assistance Financing Application for Tax Abatement to Rice County.

The Developer plans to develop a "country club for motorsports enthusiasts" at the intersection of CSAH 46 (Bagley Avenue) and CSAH 1 (Millersburg Blvd). The development is proposed to include an approximate 5.1 mile road course, 20,000 square foot Country Club clubhouse, 300 privately owned garages/villas, 23 acres of auto-related commercial property and other related improvements.

On March 5, the Developer will submit documents to the County for the land use and environmental reviews. The Tax Abatement Application will come at a later date. Northland plans to work with the Developer and the appropriate County staff over the next few weeks to complete the tax impact analysis and gathering of information for the Application. We have not identified a submission date but we will be working to submit the Application as soon as possible.

If you have any questions or comments regarding this matter please contact me directly at [tomdal@northlandsecurities.com](mailto:tomdal@northlandsecurities.com) or at 612-851-4964.

Sincerely,  
NORTHLAND SECURITIES, INC.

A handwritten signature in black ink that reads "Tammy Omdal". The signature is written in a cursive, flowing style.

Tammy Omdal  
Managing Director, Public Finance

Cc: Neal Krzyzaniak, Wolf Creek Motorsports