

Mike and Jessica Nash  
[11193 SW 102nd Ave.](#)  
[New Richland, MN 56072](#)  
[SRViper909@gmail.com](mailto:SRViper909@gmail.com)  
507-456-0264

February 1, 2026

City of New Richland  
City Council  
[203 Broadway Ave. N](#)  
PO Box 57  
New Richland, MN 56072

Dear Members of the New Richland City Council — Janda Ferguson, Jody Wynnemer, Jason Casey, Josh Warke, and Matt Economy,

We are writing to formally request the rezoning of our property located at 213 Broadway Ave. North, currently zoned C2, to C1. We are also asking for the city alley property (currently zoned residential) to the rear also to be rezoned to allow for onsite parking on the property without the 30-foot setback and potential building addition on the property. We believe this change would better suit the location and allow for expanded commercial opportunities, such as broader retail or service-based uses.

The property's location along the Highway 13/30 corridor makes it well-suited for more flexible commercial activity, and the proposed rezoning aligns with the area's ongoing development patterns and the City's broader economic goals.

#### **Supporting Reasons for This Request**

**Compatibility:** The property is adjacent to existing commercial areas, and rezoning to C1 would promote cohesive and consistent commercial growth along Broadway Avenue.

**Community and Economic Benefits:** The change could help increase the local tax base, create employment opportunities, and encourage reinvestment in land that is currently underutilized.

**Limited Impact:** We anticipate minimal effects on traffic or neighborhood character. Any future development would fully comply with City standards related to access, parking, lighting, signage, and property maintenance.

**Consistency with City Planning Goals:** This request supports responsible commercial growth and long-term revenue stability for the community.

We are prepared to submit a formal rezoning application. Please advise us on the next steps in the review and hearing process.

Thank you for your time and consideration. We appreciate your service to the community and are happy to meet or provide additional information as needed.

Sincerely,

Mike and Jessica Nash  
909 Motorsports  
[213 Broadway Ave. North](#)  
[New Richland, MN 56072](#)  
507-456-0264

CC: City Clerk/Administrator

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**Rezoning Request - 213 Broadway Ave N, New Richland, MN**

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**From** North Shore Plumbing & Heating <JP@northshorephac.com>

**Date** Mon 2/2/2026 11:49 AM

**To** Tyler Lendt <tlendt@newrichlandmn.gov>; Heather Christensen <hchristensen@newrichlandmn.gov>; Kerry Much <kerry@owatonna realestate.com>; North Shore Plumbing & Heating <JP@northshorephac.com>

Dear Council,

First, I would like to introduce myself. I am Justin Greeley owner of Greeley Properties, LLC and North Shore Plumbing Heating AC. I have worked as a plumbing, heating, and air conditioning professional for the past 30+ years. I previously owned and operated Greeley Plumbing & Heating AC for 20 years with 20+ employees doing aprx \$5M in sales in Glenwood, Alexandria and Morris, Mn. In 2022, I was approached by my competitor, Ellingson Plumbing & Heating, a 100+ man shop and decided to accept their offer to purchase my business. Since then, my wife, Pamela and I had been serving the communicates of Grand Marais & Lutsen, Mn operating North Shore Plumbing Heating AC.

In our search to relocate to be closer to our families we revisited the Owatonna area since Pamela was employed by Federated Insurance in the 1990's. We feel we would be a good fit to bring an experienced plumbing and hvac company to the area. We currently have a Purchase Agreement to purchase the property at 213 Broadway Ave N, New Richland, MN.

In our due diligence on the property we learned that the city alley property to the rear is currently zoned residential and limits off street parking and any future building expansion due to the 30 foot setback requirement. Therefore, we are in support of the rezoning of the (2) properties to C1. We would appreciate your consierdation and approval of the current owners, Mike & Jessica Nash for rezoning.

We look forward to being a part of the New Richland & Waseca communities with the opening of our shop in April 2026.

Justin & Pamela Greeley  
North Shore Plumbing Heating AC  
PO Box 402  
Grand Marais Mn 55604  
218-370-9669

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# City of New Richland Zoning Permit/Application

Permit # \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received by \_\_\_\_\_

Project Address 213 Broadway Ave N, New Richland Mn  
Property Owner \*Greeky Properties, LLC Phone 218-370-9669  
Address (if different than above) 24075 CR 24, Glenwood, Mn 56334 c/o Justin Greeky  
Contractor JK Ruth Contracting Phone 507-383-7892

### Proposed Project

- Fence (under 7 feet)
- Retaining Wall under 4 ft
- Accessory Structure (120 sq ft or less)
- Other 48 x 60 Addition

Please describe your project; please include a drawing of a site plan on separate sheet or reverse side:

Intended Use as a Plumbing Heating & Contractor. May have outdoor storage of enclosed trailers, company vehicles/equipment.

Setbacks: Right 16' Left 16' Front 12' Rear 14'

Estimated Value of Job \$100,000

Lot Size/Dimensions 80 x 125

Existing Structure Area Sq Footage 1600

\*Purchase Agreement is contingent on approval by City of intended use.

This permit becomes null and void if work or construction authorized is not commences within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Name (please print) Justin Greeky Phone 218-370-9669  
Address 24075 CR 24 City/State/Zip Glenwood, Mn 56334

Signature [Signature] Date 1/19/26

### CITY USE ONLY

Zoning District \_\_\_\_\_  
Setbacks Required: Right \_\_\_\_\_  
Left \_\_\_\_\_  
Front \_\_\_\_\_  
Rear \_\_\_\_\_

PERMIT FEE: \$ \_\_\_\_\_

Subject to the following conditions \_\_\_\_\_  
Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

# Site Plan for

213 Broadway Ave N  
New Richland, Mn

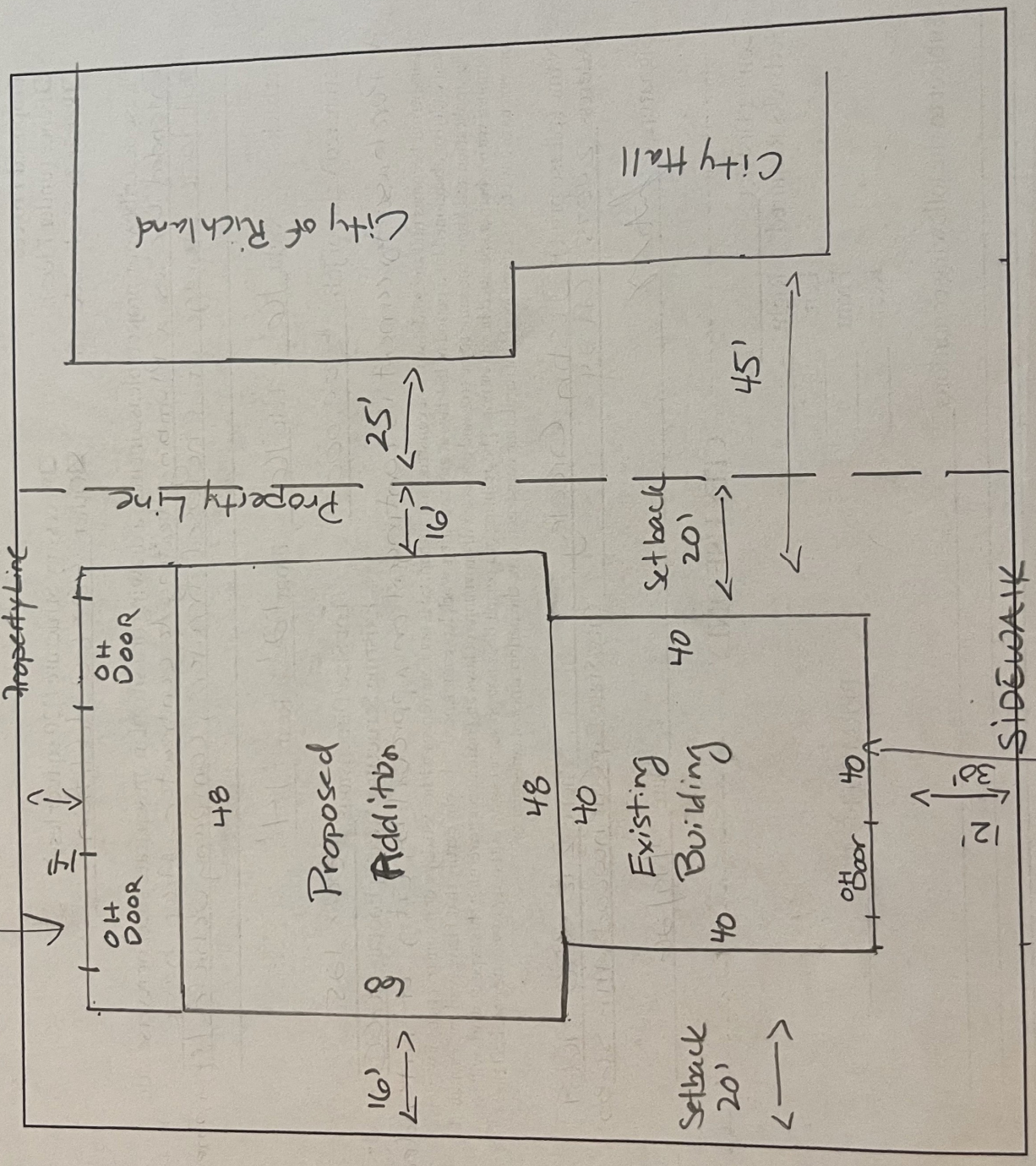
Address

Old Railroad

A Site Plan is a picture of current structures on your lot, along with proposed improvements, showing distances from your property lines.

You must show **EXACT** measurements from structure to **your property line**. (The curb is not necessarily your property line, in most cases there is an area designated for City Boulevard.)

Zoning Ordinance setback requirements are: Rear and side = 6 feet, Front = 20 feet. Fences must be 2' from property lines.



Broadway Ave Street

50' Road (Alley)  
Road (setback?)



203 N. Broadway Ave - PO Box 57  
New Richland, Minnesota 56072  
Tel (507) 465-3514 - Fax (507) 465-3375  
www.newrichlandmn.gov

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission of the City of New Richland, Minnesota, will hold a public hearing on:

**Date:** February 23, 2026

**Time:** 5:30 P.M.

**Location:** New Richland City Hall Council Chambers, 203 N Broadway Ave, New Richland, MN 56072

**Purpose of Hearing:**

To consider a request for **rezoning** of the following described property:

**Property Address:** 213 N Broadway Ave, New Richland, MN 56072, and the city-owned parcel of land behind said property, running along the railroad tracks.

**Parcel Number(s):** 151000300 + 151000260

**Current Zoning:** C2 (151000300) + R1 (151000260)

**Proposed Zoning:** C1

**Legal Description:**

Available at City Hall

**Applicant:** Michael and Jessica Nash

All interested persons are invited to attend and be heard. Written comments may be submitted prior to the hearing to:

City Administrator, Tyler T Lendt, at New Richland City Hall

**Additional Information:**

A copy of the application and supporting documents are available for public inspection at City Hall during regular business hours.

**Dated this February 11, 2026**

Tyler T Lendt

City Administrator

Janda Ferguson  
Mayor

Heather Christensen  
Deputy Clerk

Tyler T Lendt  
City Administrator