



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Planning Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** June 4, 2026  
**MEETING DATE:** June 16, 2026  
**SUBJECT:** Koskinen 2 Lot Land Division, Final Plat Review & Public Hearing

**PROJECT NUMBER:** MNSUB2601-01  
**PROJECT ADDRESS:** 6237 Podunk Road  
**PARCEL NUMBER:** 22.-5-4  
**ZONING:** A/R: Agricultural/Rural Zone and DD6: Development District 6 Koskinen Auto Repair

### INTRODUCTION

The applicant and property owner, Roger Koskinen, applied for a minor subdivision for the subject site to subdivide the approximately 26.50 acre lot into two lots, Parcel 1 approximately 1.20 acres and Parcel 2 approximately 25.29 acres.

### PROCESS

The Board conducted sketch plat review on [May 19, 2026](#) and scheduled a [public hearing for June 16, 2026](#) to consider the final plat. The project was subject to 239 review which the County determined the proposed action will have no significant county-wide or inter-community impact. During this meeting, the Board will conduct a public hearing, receive public comment, and review the proposal in respect to state and local laws and regulations.

### REQUEST TO THE PLANNING BOARD

Review the information in this memo, the [applicant's submission items](#), [review the County's 239 comment letter](#), and re-review the [05.11.2026 memo](#) for the [May 19<sup>th</sup> meeting](#) as needed.