



PLANNING COMMISSION MEETING AGENDA

Monday, February 28, 2022
Council Chambers, 705 Parkway Avenue
6:00 p.m.

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF MINUTES

NEW BUSINESS

1. Prospective Housing Development and Creation of TIF District for R12.10.18.400.013
2. Preliminary Concept Plan and Overview of Rezoning and Platting Needed for R.12.10.18.18.022
3. Review Proposed Placement of New Building and Code Requirements for R.12.09.12.479.001

OTHER

1. Monthly Building and Zoning Permit Activity
2. Chapter 6 Update and Next Steps
3. Motorsports Park Project and Supplemental EAW

ADJOURNMENT

If you have any comments, questions or information that has not yet been presented or discussed regarding an agenda item, please ask to be recognized by the Chairman during the agenda item. Please state your name and address for the record. All comments are appreciated.

CITY OF EAGLE LAKE
January 24, 2022
PLANNING COMMISSION MEETING

Call to Order

- Meeting was called to order at 6:01 p.m. by Chairman Talle.
Present: Chairman Talle, Commissioners Beckel, Hughes, and Miller.
Absent: Commissioners Norton, Rose, McCarty, and Scheurer.
Staff Present: City Administrator Bromeland and Administrative Clerk Mandy Auringer.

Approval of Agenda

- Commissioner Beckel moved, seconded by Commissioner Miller to approve the agenda. A roll call was taken with all in favor. Motion carried.

Approval of Minutes

- Commissioner Miller moved, seconded by Commissioner Beckel to approve the Planning Commission meeting minutes from December 20, 2021. A roll call vote was taken with all in favor. Motion carried.

New Business

1. Chapter 6 Review:

- Administrator Bromeland gave a recap of the discussion and the suggested changes from the December meeting.
- Discussion continued amongst the members of possible changes needed.
- Commissioner Hughes asked about defining who is the Board of Adjustment and Appeals in section 6.040 subd. 2 Q.
- Chairman Talle asked about a property that is spot zoned and if can revert back to the zone that the surrounding properties are in and his concern of what type of structure can be built there. Administrator Bromeland stated until it is rezoned, they will be allowed to build what is allowed in their current zone.
- Administrator Bromeland stated she will review items marked as needing further review and research proposed language changes and bring back at an upcoming meeting. Discussion took place about the need to compile all proposed changes into one document to send to the Planning

Commission for a comprehensive review. It was noted that the review process could span several months.

Other

- Building and Zoning Permit Activity: Permit activity was presented for the months of December and January.
- Update of parcel R391019251008: A Special City Council meeting had been set for Wednesday, January 19th at 6:00 p.m. at which time a public hearing would have been held to consider the petition for annexation. The prospective developer withdrew his purchase agreement for the parcel due to plans to utilize a 1031 exchange for the purchase and the inability to obtain necessary approvals in the time frame needed. The public hearing was cancelled and the petition for annexation was withdrawn.
- Chairman Talle suggested for the next budget cycle, hiring a professional to revise the land use map to reflect what the City's view for the future is. Administrator Bromeland suggested reviewing and updating the comprehensive plan as well since it was last updated in 1991. It was noted that the land use plan document was adopted in 2006.
- 107 598th Ave. CUP: The owners appeared before the Council and were given a timeframe with which to bring their project to completion and supply a revised business plan. The City Council anticipates holding a public hearing this spring to consider amending the CUP to reflect the revised business plan and operations. This will not need to come before the Planning Commission.
- Property Addressing in New Subdivisions and Corner Lots: A contractor recently asked about the possibility of changing the address of an undeveloped corner lot in phase II of Eagle heights Subdivision. Per a review of the plat map and address map, the parcel in question was assigned one address with the front facing Falcon Run. The concern is not having enough front and rear yard setbacks, especially if there will be a deck added in the future. Administrator Bromeland suggested when going through the platting process, if the possibility of address change is not brought up at that time, the property will remain with the address it is originally given.
- Prospective Housing Developments and Future Zoning Considerations: Troy Schrom is looking at developing the Foley property with single family and multifamily housing. The question was raised on how to zone this property, with each block being zoned different or zoning the whole development as one zone. Chairman Talle suggested making a new zone that city code does not cover. Administrator Bromeland suggested bringing in a zoning consultant to ensure that each part of the mixed use development is zoned properly and noted that there is no similar development in Eagle Lake to use as a reference.
- The next regular scheduled Planning Commission meeting is February 28, 2022, at 6:00 p.m. in City Hall Council Chambers, 705 Parkway Avenue.

Adjournment

- Commissioner Beckel moved, seconded by Commissioner Hughes to adjourn. A roll call vote was taken with all voting in favor. Meeting adjourned at 6:45 p.m.

Trent Talle, Chairman

Mandy Auringer, Administrative Clerk

UNOFFICIAL MINUTES



WHERE OPPORTUNITY SOARS
705 Parkway Ave, PO Box 159, Eagle Lake, MN 56024
(507) 257-3218 Phone (507) 257-3220 Fax

February 28, 2022

To: Planning Chair Trent Talle and Commission
From: Jennifer J. Bromeland, City Administrator
Re: 2-28-22 Planning Commission Meeting

New Business

1. Prospective Housing Development and Creation of TIF District for R12.10.18.400.013.

Troy Schrom with Schrom Construction is proposing a 104-unit multi-family housing project in Eagle Lake. The proposed project would include parcel R12.10.18.400.013 (38.70 acres of ag land located within Eagle Lake city limits). Included with the overall proposed housing development would be parcel R39.10.18.400.005 (40 acres of ag land located in LeRay Township). The part of the development for which TIF would be sought is currently located entirely within city limits. Phase 1 would include 56 units – (28) 3-bedroom units and (28) 2-bedroom units. Phase 2 would consist of 48 units – (24) 3-bedroom units and (24) 2-bedroom units. See attached site and building layout for an illustration. Shannon Sweeney, a professional tax increment financing (TIF) consultant with David Drown Associates, is assisting the City with the TIF process. A public hearing for the purpose of approving a new TIF District and subsidy plan will take place at the April 5th City Council meeting. At the March 21st Planning Commission meeting, a resolution will be included with the meeting packet requiring a finding by the Planning Commission that the TIF District/Development District is consistent with the development goals of the City and plans for future growth. The TIF project assumes that Phase 1 would be mostly constructed in 2023 which would generate the first tax increment in 2025; Phase 2 would be mostly constructed in 2025 which would add to the increment generated in 2027; the project would assume a tax capacity rate for a market rate project; and the actual duration for a potential subsidy would likely be less than the full duration provided for in statute. The developer would be required to make units available to people of specific income levels if TIF were provided – 20% of units made available to families at 50% of the area median income or 40% of the units made available to families at 60% of the area median income. Mr. Schrom has indicated that the proposed development will not occur but-for the use of TIF. TIF is a method of stimulating economic development. It uses additional property taxes paid as a result of the new development to pay for development. As the property increases because of the new development, the increases above the original tax capacity are captured. The taxes paid on the captured value are called increments. The result of a TIF project is an increased tax base that benefits all local taxing jurisdictions. **No action is needed this evening. Mr. Schrom will be in attendance to review the concept plan with you and answer any questions that you might have.**

2. Preliminary Concept Plan and Overview of Rezoning and Platting Needed for R.12.10.18.18.022. Justin Bauer, owner of 404 S. Agency Street, will be in attendance to talk about his plans to subdivide his parcel and create separate lots for duplexes. Enclosed is a letter that was sent to Mr. Bauer that outlines some of the next steps as far as rezoning and platting. The parcel is currently zoned B-1. Mr. Bauer has engaged Bolton and Menk to assist with the concept design, rezoning, and platting process. No action is needed this evening.

3. Review Proposed Placement of New Building and Code Requirements for R12.09.12.479.001. Chad Ragan, owner of the parcel shown on the attached printout, is proposing to put up a 6,000 square foot commercial building to house his wrap and detail-oriented decal business. Mr. Ragan indicated that there will not be any noise or fumes or exterior storage and that the printing that he would do at his business is eco-solvent and eco-friendly. Mr. Ragan was asked to attend tonight's meeting to discuss his plans with the Planning Commission as it relates to use of the parcel, proposed layout of the building and alignment with the neighboring building (the front of the building proposed to face CSAH 56 versus Parkway Avenue), height of building next to the Eagle Lake Center building, exterior wall finish on the side of building facing Parkway Avenue, etc. Mr. Ragan would be responsible for obtaining any necessary right of way permits to extend utilities to the property. Per an inquiry to Blue Earth County, access would not be allowed off of Parkway Avenue and instead access would be off CSAH 56. No formal action is required.

Other

1. Building and Zoning Permit Activity. Attached you will find recent building and zoning permit information. No action is needed as this is included for informational purposes.

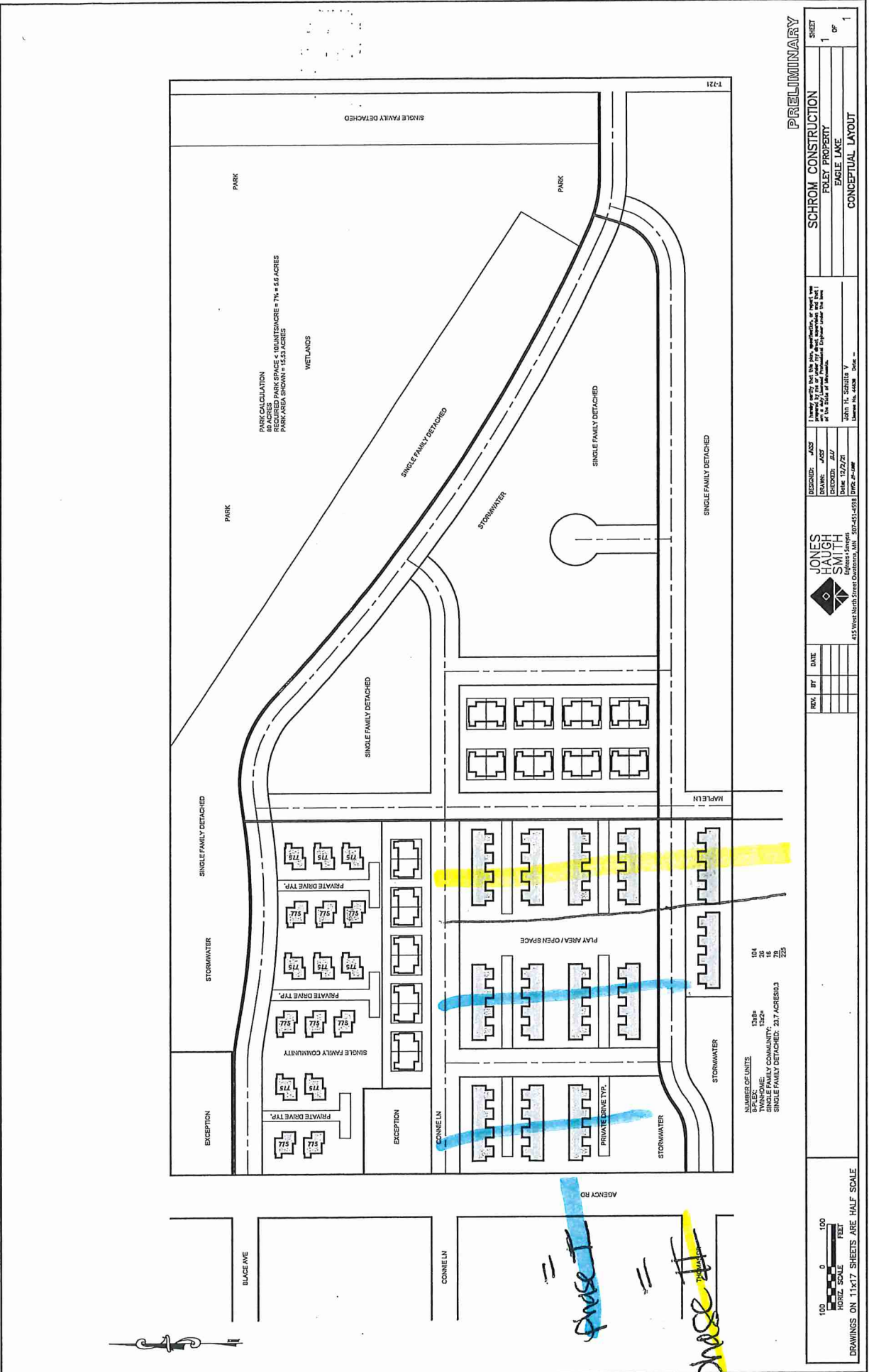
2. Chapter 6 Update and Next Steps. We will take a pause this month and resume in the coming month or two. Given the level of activity related to planning and zoning, City staff has not had sufficient time to devote to completing legwork needed to be able to bring back to the Planning Commission for continued review.

3. Motorsports Park Project and Supplemental EAW. Bradford Development will be presenting a supplemental EAW for the Mankato Motorsports Park Project at March 7th City Council meeting. The appeals process required a new determination on the need for an EIS, and to use substantial evidence to determine whether the project would have potential for significant effects on wildlife and address agency and county concerns about the potential for cumulative effects from greenhouse gas emissions.



Jennifer J. Bromeland
City Administrator

New Business #1



PARK CALCULATION
 88 ACRES PARK SPACE = 1.61 ACRES/ACRE = 74 = 5.8 ACRES
 PARK AREA SHOWN = 12.53 ACRES

NUMBER OF UNITS
 138
 138
 138
 SINGLE FAMILY COMMUNITY: 237 ACRES/3
 SINGLE FAMILY DETACHED: 237 ACRES/3

PRELIMINARY
 SCHROM CONSTRUCTION
 FOLEY PROPERTY
 EAGLE LAKE
 CONCEPTUAL LAYOUT

DESIGNED BY: JACOB
 DRAWN BY: JACOB
 CHECKED BY: JACOB
 DATE: 07/21/21
 PROJECT NO: 21-002

JONES HAUGH SMITH
 Engineers/Architects
 413 West North Street
 Columbia, MO 65201-5298
 Phone: 620-742-2222

REV.	BY	DATE

1" = 100'
 HORIZONTAL SCALE
 1" = 100'
 VERTICAL SCALE
 DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

110 0 100
 HORIZONTAL SCALE
 1" = 100'
 VERTICAL SCALE
 DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

(13) 8-plex units proposed

Phase I
 Phase II

Jennifer Bromeland

From: Shannon Sweeney <Shannon@daviddrown.com>
Sent: Wednesday, February 16, 2022 12:29 PM
To: Jennifer Bromeland
Cc: Sue Goodspeed
Subject: Planning Commission Approval - TIF District

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Greetings Jennifer:

Sometime between now and the public hearing/approval of the new housing TIF District on April 5 the planning commission will be asked to approve a resolution finding that the development proposed within the TIF District/Development District is consistent with the development goals of the City and the Comprehensive Plan. Does the planning commission have a regularly scheduled meeting date in March for which we should have materials ready for their agenda packet? Thanks.

Shannon Sweeney
David Drown Associates, Inc.
10555 Orchard Road
Cologne, MN 55322
Phone: (952) 356-2992



DDA

David Drown Associates, Inc.
Public Finance Advisors

Resolution for
March 21st
Mtg.

Jennifer Bromeland

From: Shannon Sweeney <Shannon@daviddrown.com>
Sent: Tuesday, February 1, 2022 4:08 PM
To: Jennifer Bromeland
Subject: RE: Eagle Lake Multi-Family Project
Attachments: TIF Projection - Multi-Family Project.pdf

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Jennifer:

Attached you will find a TIF projection based on the valuations provided by the county assessor for a two phase multi-family housing project. My TIF projection assumes the following:

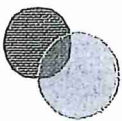
- 1) Phase 1 is mostly constructed in 2023 which would generate the first tax increment in 2025; and
- 2) Phase 2 is mostly constructed in 2025 which would add to the increment generated in 2027; and
- 3) Assumes a tax capacity rate for a market rate project; and
- 4) The projection is based on the full TIF capture duration provided for in State Statute (26-years), a much shorter duration for a potential subsidy would be anticipated.

The developer would be required to make units available to people of specific income levels if TIF is provided. Those restrictions can include either of the following:

- 1) 20% of the units must be made available to families at 50% of area median income; or
- 2) 40% of the units must be made available to families at 60% of area median income.

Let me know if I can be of any additional assistance in answering questions. Thanks.

Shannon Sweeney
David Drown Associates, Inc.
10555 Orchard Road
Cologne, MN 55322
Phone: (952) 356-2992



DDA

David Drown Associates, Inc.
Public Finance Advisors

From: Jennifer Bromeland <jbromeland@eaglelakemn.com>
Sent: Tuesday, February 1, 2022 1:37 PM
To: Shannon Sweeney <Shannon@daviddrown.com>
Subject: FW: Eagle Lake Multi-Family Project

From: Ryan Short <Ryan.Short@blueearthcountymn.gov>
Sent: Tuesday, February 1, 2022 1:35 PM



BLUE EARTH COUNTY

*Effectively and Efficiently
Delivering Essential Services*

www.blueearthcountymn.gov

COMMISSIONERS

- District 1 Colleen Landkamer
- District 2 Vance Stuehrenberg
- District 3 Mark Piepho
- District 4 Kevin Paap
- District 5 Kip Bruender

February 2, 2022

Mrs. Jennifer Bromeland
 City Administrator
 City of Eagle Lake
 705 Parkway Avenue
 Eagle Lake, MN 56024

RE: Eagle Lake Proposed Multi-Family Project

Jennifer:

This letter is in response to the information that has been requested regarding the proposed two-phase multi-family project in Eagle Lake.

The project consists of constructing 104 multi-family units in two separate phases. Phase I contains 56 multi-family units. Phase II will include 46 units. The overall project is projected to contain 52 three-bedroom units and 52 two-bedroom units. Value and tax estimates are listed below.

PHASE I	
Multi-Family Value Estimate.....	\$5,018,400
Multi-Family Tax Estimate.....	\$72,700
City Estimate.....	\$23,500

PHASE II	
Multi-Family Value Estimate.....	\$4,301,500
Multi-Family Tax Estimate.....	\$62,300
City Estimate.....	\$20,128

Please be advised, this valuation estimate is based on the best available information provided at the time of the estimate, utilizing the most current certified assessment valuation schedules. Valuation estimates are subject to change based on market conditions, project proposal alterations and available information provided to our office. Tax estimates prepared utilize the current year tax rates and do not include special assessments. There is no guarantee or representation to the user as to the accuracy, currency, suitability or reliability of the data for any purpose. Please contact our office with any additional information or questions you may have.

Respectfully,

Ryan Short
 Assessment Supervisor
 Blue Earth County
 507-304-4474

Blue Earth County is an affirmative action, equal opportunity employer.



Historic Courthouse

204 S. Fifth St.
 PO Box 168
 Mankato, MN 56002

Administration
 TEL: 507-304-4150
 FAX: 507-304-4344

Human Resources
 TEL: 507-304-4150
 FAX: 507-304-4344

Extension
 TEL: 507-304-4325
 FAX: 507-304-4059

Facilities Management
 TEL: 507-304-4249

Government Center

410 S. Fifth St.
 Mankato, MN 56001

Human Services
 PO Box 3526
 TEL: 507-304-4319
 FAX: 507-304-4379

Property and Environmental Resources
 PO Box 3566
 TEL: 507-304-4251
 FAX: 507-304-4431

License Center
 PO Box 3524
 TEL: 507-304-4340
 FAX: 507-304-4396

Veterans Services
 PO Box 168
 TEL: 507-304-4246
 FAX: 507-304-4225

Finance
 PO Box 3524
 TEL: 507-304-4182
 FAX: 507-304-4077

Information Technology
 PO Box 168
 TEL: 507-304-4204
 FAX: 507-304-4355

Public Works
 35 Map Dr.
 PO Box 3083
 Mankato, MN 56002
 TEL: 507-304-4025
 FAX: 507-304-4049

Justice Center
 401 Carver Road
 Mankato, MN 56001
Sheriff's Office
 PO Box 228
 TEL: 507-304-4800
 FAX: 507-304-4818

County Attorney
 PO Box 3129
 TEL: 507-304-4600
 FAX: 507-304-4620

Probation
 PO Box 3245
 TEL: 507-304-4750
 FAX: 507-304-4710

Library
 100 E. Main St.
 Mankato, MN 56001
 TEL: 507-304-4001
 FAX: 507-304-4009
www.beclibrary.org
 TDD: 507-304-4399

Jennifer Bromeland

From: accounting@schromconstruction.com
Sent: Wednesday, January 19, 2022 9:26 AM
To: Jennifer Bromeland; Shannon@daviddrown.com; ryan.short@blueearthcountymn.gov
Cc: troymschrom@gmail.com
Subject: Eagle Lake Project
Attachments: 21-1282-11x17SP-LAYOUT.pdf; Eagle Lake 8Plex.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

Please see attached site and building layout for the proposed project in Eagle Lake.

The project will have 104 units broken into two phases. They will be broken down as follows:

Phase 1

- 56 Units
 - (28) 3-Bedroom Units
 - (28) 2-Bedroom Units

Phase 2

- 48 Units
 - (24) 3-bedroom Units
 - (24) 2-Bedroom Units

The units are approximately 1200 Sqft per unit.

Unit Amenities

- Washer/Dryer
- Microwave
- Fridge
- Stove
- Hardi Cement Board Siding
- Attached Garage with Overhead Garage Door & Opener
- Concrete Driveways

Let us know if there are any questions or if anything further is needed.

Thanks,

Nathan Roberts
Controller

Schrom Construction
704 Parkway Ave
Eagle Lake, MN 56024

507-257-5102 (Direct)
507-257-5110 (Main)
888-431-5844 (Fax)



Summary

Parcel ID R39.10.18.400.005
 Property Address N/A
 Sec/Twp/Rng 018/108/25
 Brief Tax Description NE4 OF SE4 018 108 25 040.000A
 (Note: Not to be used on legal documents)
 Area 40.00 Acres
 Use Code 2ANHGA-Agricultural Non-homestead - Non HGA
 Tax Authority Group LE RAY TWP SCH 0077

* The Use Code is the Assessor Office's determination of the use of the property for the current assessment year and is not the same as the property's zoning.

* Please contact the zoning authority for information regarding zoning.

Owners

Primary Owner	Alternate Taxpayer	Fee Owner
FOLEY DONALD P REVOC TRUST	FOLEY DONALD P & AGNES L	
12214 Tanglewood Rd	12214 Tanglewood Rd	
Audubon MN 56511-9476	Audubon MN 56511-9476	

Land

Lot Area 40.00 Acres; 1,742,400 SF

Agricultural Land

Description	Soil Type	Acres
Ag Land	67CER	34.92
Ag Land	PASTURE	0.06
Ag Land	WETLAND	5.02
		Total Acres: 40.00

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/18/1996	FOLEY DONALD P & AGNES L	FOLEY DONALD P REVOC TRUST			Correction Deed, not an actual sale	Deed		\$0.00

Valuation - Assessment Year

	2021 Values	2020 Values	2019 Values	2018 Values	2017 Values
EMV Improvement	\$0	\$0	\$0	\$0	\$0
EMV Land	\$236,700	\$237,200	\$258,000	\$239,600	\$258,000
EMV Machine	\$0	\$0	\$0	\$0	\$0
EMV (Estimated Market Value) Total	\$236,700	\$237,200	\$258,000	\$239,600	\$258,000
Green Acres Value	\$0	\$0	\$0	\$0	\$0

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$237,200	\$258,000	\$239,600	\$258,000	\$258,000
Taxable Market Value	\$237,200	\$258,000	\$239,600	\$258,000	\$258,000
Net Tax Amount	\$1,850.00	\$2,022.00	\$1,924.00	\$1,956.00	\$2,094.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$1,850.00	\$2,022.00	\$1,924.00	\$1,956.00	\$2,094.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$1,850.00	\$2,022.00	\$1,924.00	\$1,956.00	\$2,094.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Taxes Paid

Tax Year	Receipt	Payment Date	Tax Amount	Special Assessment	Penalty	Interest	Fees	Total Payment
2021	B21.6220	11/15/2021	(\$925.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$925.00)
2021	B21.2594	5/17/2021	(\$925.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$925.00)
2020	B20.6835	11/16/2020	(\$1,011.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,011.00)
2020	B20.3377	5/15/2020	(\$1,011.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,011.00)



Summary

Parcel ID R12.10.18.400.013
 Property Address N/A
 Sec/Twp/Rng N/A
 Brief Tax Description NE4 OF SW4 LYG E OF AGENCY ST & NW4 OF SE4 EXC 1.07A TRACT & EXC .73A TRACT 018 108 25 038.700A
 (Note: Not to be used on legal documents)
 Area 38.70 Acres
 Use Code 2ANHGA-Agricultural Non-homestead - Non HGA
 Tax Authority Group EAGLE LAKE CITY SCH 0077

* The Use Code is the Assessor Office's determination of the use of the property for the current assessment year and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.

Owners

Primary Owner	Alternate Taxpayer	Fee Owner
<u>FOLEY DONALD P REVOC TRUST</u>	FOLEY DONALD P & AGNES L	
12214 Tanglewood Rd	12214 Tanglewood Rd	
Audubon MN 56511-9476	Audubon MN 56511-9476	

Land

Lot Area 38.70 Acres ; 1,685,772 SF

Agricultural Land

Description	Soil Type	Acres
Ag Land	MEADOW	0.36
Ag Land	WOODS	0.60
Acres x Rate		37.74
		Total Acres: 38.70

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/18/1996	FOLEY DONALD P & AGNES L	FOLEY DONALD P REVOC TRUST			Correction Deed, not an actual sale	Deed		\$500.00

Valuation - Assessment Year

	2021 Values	2020 Values	2019 Values	2018 Values	2017 Values
EMV Improvement	\$0	\$0	\$0	\$0	\$0
EMV Land	\$308,100	\$301,300	\$283,400	\$262,400	\$283,400
EMV Machine	\$0	\$0	\$0	\$0	\$0
EMV (Estimated Market Value) Total	\$308,100	\$301,300	\$283,400	\$262,400	\$283,400
Green Acres Value	\$0	\$0	\$0	\$0	\$0

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$301,300	\$283,400	\$262,400	\$283,400	\$283,400
Taxable Market Value	\$301,300	\$283,400	\$262,400	\$283,400	\$283,400
Net Tax Amount	\$2,858.00	\$2,648.00	\$2,442.00	\$2,550.00	\$2,836.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,858.00	\$2,648.00	\$2,442.00	\$2,550.00	\$2,836.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$2,858.00	\$2,648.00	\$2,442.00	\$2,550.00	\$2,836.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Taxes Paid

Tax Year	Receipt	Payment Date	Tax Amount	Special Assessment	Penalty	Interest	Fees	Total Payment
2021	B21.6317	11/15/2021	(\$1,429.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,429.00)
2021	B21.2692	5/17/2021	(\$1,429.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,429.00)
2020	B20.6931	11/16/2020	(\$1,324.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,324.00)
2020	B20.3474	5/15/2020	(\$1,324.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,324.00)

New Business - #2



SENT VIA USPS AND EMAIL

February 15, 2022

Justin Bauer
60494 206th Street
Eagle Lake, MN 56024
Jbauer1978@gmail.com

RE: Parcel R12.10.18.180.022

Dear Justin,

Thank you for meeting with me at City Hall to review your development plans for parcel R12.10.18.180.022 at 404 S. Agency Street. During our meeting, you indicated that you would like to construct three (3) duplex units on the property with one (1) unit facing Agency Street and two (2) units facing Linda Drive.

Presently, the above-referenced parcel is zoned B-1. **Since dwellings are not listed as a permitted use in a B-1 District, an application for re-zoning is needed.** Enclosed is an application for rezoning. According to Chapter 6, Section 6.040, Subdivision 2, a residential building containing not more than two (2) dwelling units, but not including group, row, or townhouses is a two-family dwelling or referred to as a duplex. Dwellings, one- and two-family and attached one-family, are a permitted use in an R-2 District. The R-2, One- and Two-Family Residential District, is intended to provide for low and medium-density residential development.

During our meeting, you mentioned that you would like to subdivide the parcel so that there could potentially be up to six (6) separate lots if zoning regulations would permit within the space provided. **Attached you will find Chapter 5 "Subdivision and Development Regulations" which details the general application procedure, concept plan review, and the preliminary and final plat process.** Also attached are applications for rezoning and preliminary and final platting.

There is a \$100 fee for rezoning, a \$100 fee for preliminary platting, and a \$100 fee for final platting. The above listed fees do not include fees for mailing notices or recording documents.

The Eagle Lake Planning Commission meets the 3rd Monday of the month at 6:00 p.m. Please let me know if you plan to attend the meeting coming up on February 28th and I can add you to the agenda. You may wish to apply for re-zoning now or wait and submit concurrently with an

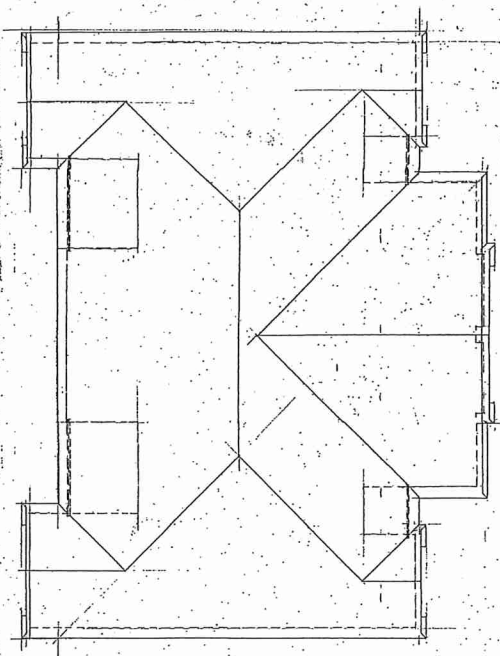
application for platting. **You will also need to submit a site plan showing placement of proposed duplex structures and setbacks.**

Please let me know if any questions. I can be reached at 257-3218 or jbromeland@eaglelakemn.com. Thank you.

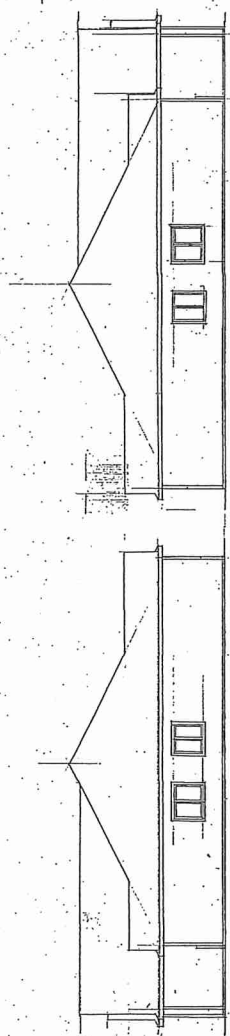
Sincerely,



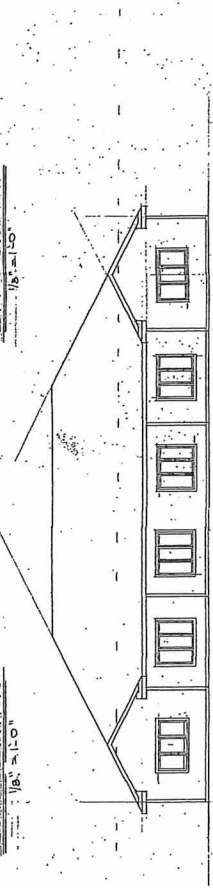
Jennifer J. Bromeland
City Administrator



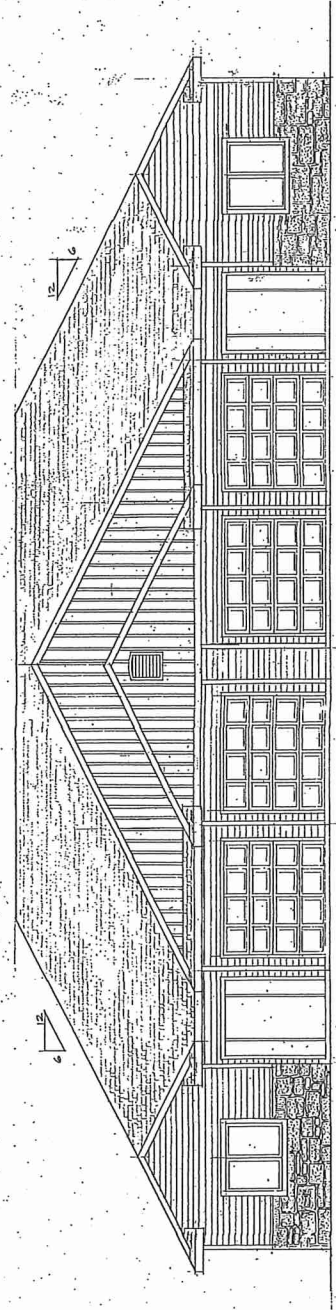
ROOF PLAN
1/8" = 1'-0"




LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

 <p>CUSTOM PLAN SERVICE BY APPOINTMENT</p>	<p>PROJECT FWPL 11/21</p>
<p>NAME: BLANKED BLUE SUPPLY</p>	<p>ADDRESS: BAUER COURT</p>
<p>DATE: 11-21-21</p>	<p>PLAN NO.</p>



180-008

Pt.3

120.32

180-021

0.36

113.95

74.51

21.87

74.85

105

25.45

145.12

180-022

0.99

151.04

16.15

96

110-081

180-023

180-011

200.39

123.37

63.1

40.27

20

90

60.7

09

SE COR LT 7

181-003

85.35

09

181-004

181-005

181-006

144.81

46.91

25.71

34.29

99.65

72.14

149

184-006

46.04

147.05

184-007

0.2613

75

125.45

130

136.26

95.65

99.65

150.39

36

212.35

139

19

Pt.7

74.51

113.95

150.39



58.74

87

• 180-0222

• 0.99



2

151.44

212.35

16.16

90

• 180-017

30

Pl. 6

• 180-011

125

• 180-023

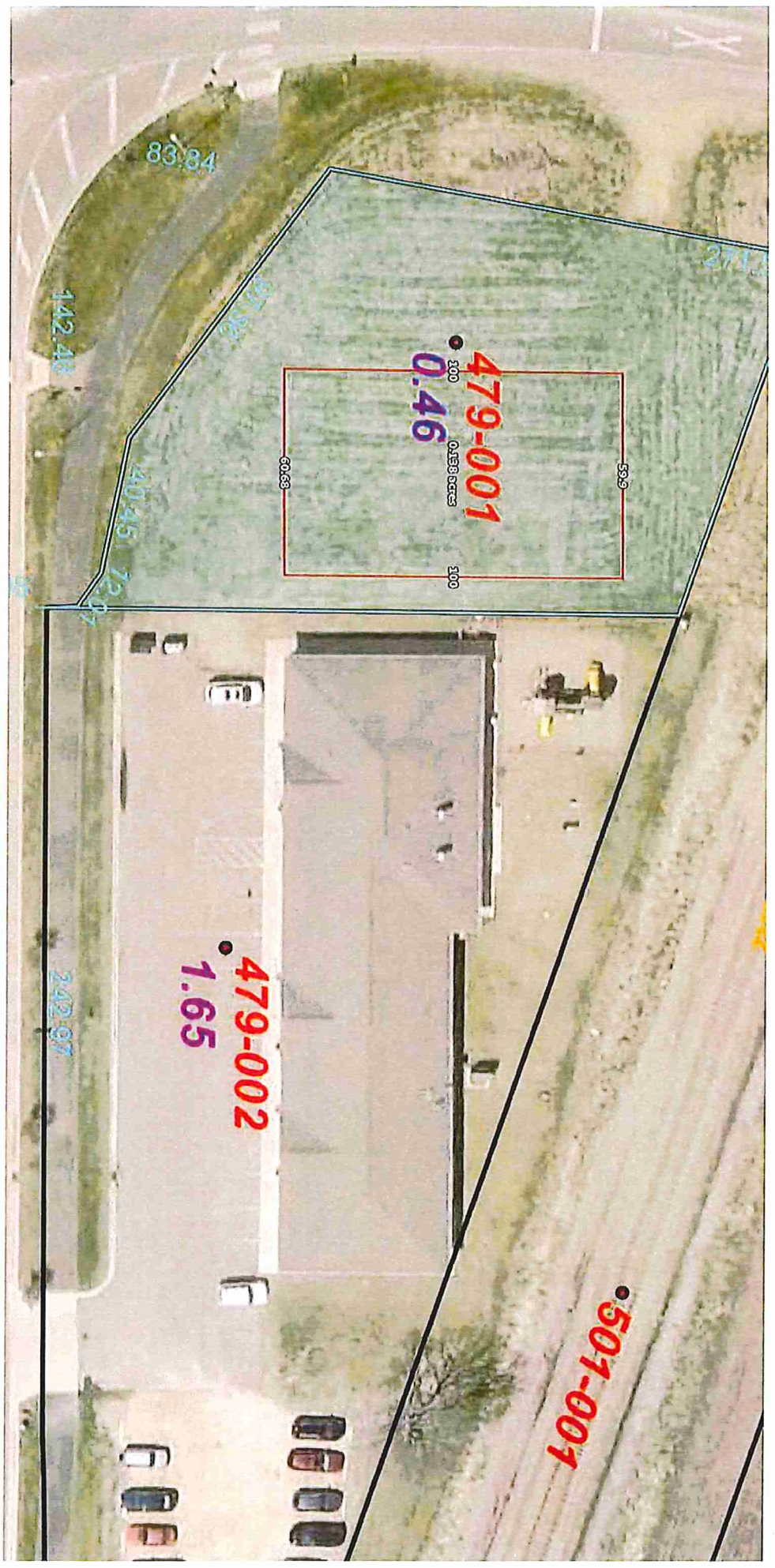
123.37

63.1

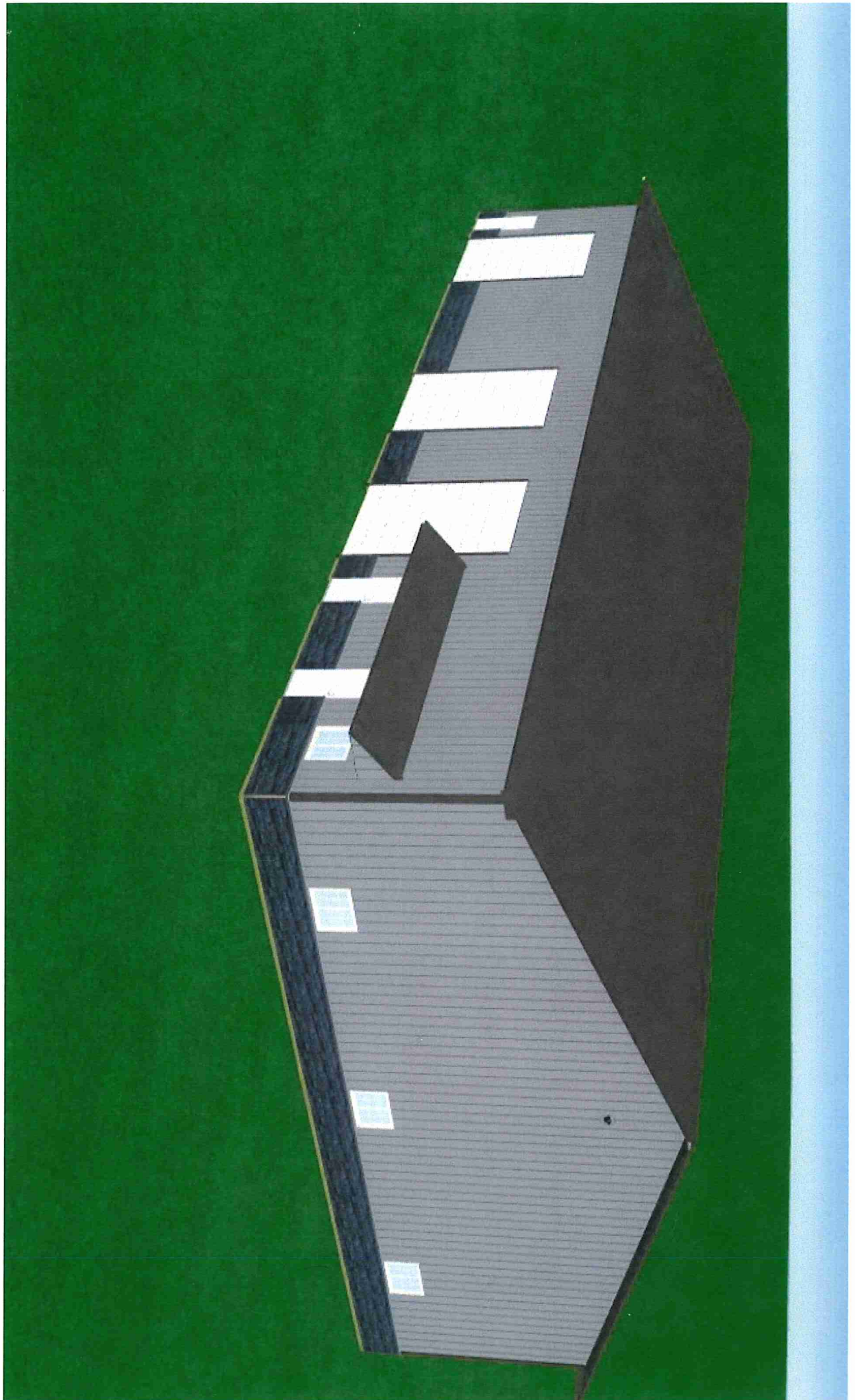
40.27

125

New Business - #3



Bldg: 6,500 SQ. FT.
L#1: 1,975 SQ. FT.



Other #1

<u>Date Received</u>	<u>Contractor</u>	<u>HOUSE #</u>	<u>STREET</u>	<u>VALUE</u>	<u>TOTAL PERMIT</u>	<u>Project Description</u>
1/20/2022	Schmidts Siding	1009	Timberidge Trl	\$ 7,391.00	\$ 81.00	Reside
1/28/2022	Northwinds Plumbing, Htg, & Air	109	N Agency St	\$ 2,500.00	\$ 81.00	Water Heater
2/7/2022	Schwicker's	107	598th Ave	\$ 29,568.00	\$ 758.08	Mechanical (Heating/A/C)
2/8/2022	Self	105	Oak Dr	\$ 5,200.00	\$ 224.66	Deck
2/10/2022	Kaduce Plumbing & Htg	426	Owl Ln	\$ 8,500.00	\$ 147.00	Furnace & AC