



PLANNING COMMISSION MEETING AGENDA

Monday, August 21, 2023

Council Chambers, 705 Parkway Avenue

6:00 p.m.

CALL TO ORDER:

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

NEW BUSINESS:

1. Update on Comprehensive Plan
2. Chapter 6 Zoning Code Review and Update.

OTHER

1. Upcoming Subdivision Applications
 - a. Wangen Subdivision (Minor Subdivision -Lot Split)
 - b. Freedom Security Subdivision (Minor Subdivision-Lot Consolidation)
2. Update on Variance Application for 403 Perry Street
3. Monthly Building and Zoning Permit Activity

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.

If you have any questions, please feel free to contact City Hall at 507.257.3218 or email at oadomabea@eaglelakemn.com.

CITY OF EAGLE LAKE
PLANNING COMMISSION MEETING MINUTES
JUNE 26, 2023

CALL TO ORDER:

- Chairman Talle called the meeting to order at 6:05 p.m.

MEMBERS PRESENT:

- Trent Talle, Jan Hughes, Tom Paulson, Richard Garvey.

MEMBERS ABSENT:

- Ray Beckel, Michael McCarty, Paul Bunkowske.

STAFF PRESENT:

- Jennifer Bromeland, City Administrator; and Olivia Adomabea, Community Development Coordinator.

PUBLIC PRESENT:

- Patrick Nord

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

- Commissioner Hughes moved, seconded by Commissioner Paulson to approve the Planning Commission meeting minutes from April 17, 2023. A roll call vote was taken with all in favor. Motion carried.

NEW BUSINESS:

1. Welcome Newly Hired Community Development Coordinator Olivia Adomabea.
 - Administrator Bromeland introduced the newly hired Community Development Coordinator to commissioners.
 - Administrator Bromeland shared with the Planning Commission that Olivia joined the City of Eagle Lake part time in April and full-time in June. Olivia graduated with a bachelor's and a master's degree in urban planning. Olivia worked as a planning intern with Chanhassen and GIS intern with Le Sueur County.
2. Variance Application Received for 403 Perry Street.
 - Coordinator Adomabea gave a summary report and findings, noting the applicant is requesting a variance to allow for the construction of a 10x12 shed within the required side yard requirements. The applicant acquired the property which was constructed in

2015 in 2018. The said property is located in the one-family residential district, with a lot area of 9,821 SF. Community Development Coordinator Adomabea turned to the applicant to brief the commission on the project and why a variance is necessary.

- Chairman Talle: Kindly state your name and address for record.
- Applicant: Thank you chairman and commissioners. My name is Patrick Nord, my property is located at 403 Perry Street, and I am requesting a variance to build a 10'x12' free standard shed 1' off the property line due to the unique shape of my lot. The lot closely resembles that of a baseball field with the front lawn being outfield and the home plate being the back yard. There is not enough space in the back yard to put a shed and do not want it in the front lawn, so the two sides are the only options I have. The North side of my home has the best location for the shed but to put the shed there, I will encroach onto the specs which is why I am requesting a variance. The north side of the property doesn't get enough sun and is a dead area or space due to a big tree in my neighbor's yard hence is proposing to locate the shed there.
- Commissioner Hughes: Do you know what kind of tree it is? If it is a Ash tree, then it would not be there forever.
- Applicant: I have no idea. Will have to find out.
- Commissioner Talle: Have you reached out to neighbors about the proposed project.
- Applicant: Yes.
- Commissioner Garvey: Will the project be consistent with the garage line.
- Applicant: Yes.
- Commissioner Hughes: Will the fence be parallel to the proposed shed.
- Applicant: Yes.
- Chairman Talle: There is an easement on the lot, will you vacate easements that will be affected by the proposed project?
- Applicant: Yes.
- Chairman Talle: Work with staff on how to vacate easement.
- Applicant: Will do.
- Chairman Talle: Any questions?
- Administrator Bromeland: We will get you the vacation application form and checklist.
- Coordinator: Is the proposed location the only place the shed can be located? If you revise the location to the southern side how many setbacks will you be requesting for?
- Coordinator: Before a variance can be granted there are some general standards that need to be met. Practical difficulties, topography of the land, presence of naturally occurred circumstances such as wetlands, bluffs, floodplains, shorelands. None of these constraints were highlighted in your narrative. Staff will recommend you refer to these standards to outline reasons for the commission to grant the variance. Your home was built in 2015 and does not predate the code hence accessory uses to the property should meet code requirements. Granting a variance for a standard lot (9000 sqft in one family residential) might create a precedent for the neighborhood.
- Chairman Talle: As Olivia stated, we are a recommending body to the city council, and we do this using the city code as guidance and reference point. Kindly revise all the

comments before the public hearing. The easement must be vacated before the public hearing.

- Commissioner Hughes: What kind of slab will be used? Will it be concrete or pavers?
- Applicant: Yet to decide.
- Chairman Talle: If there are no question shall we proceed to the next item on the agenda? All were in favor.

3. Chapter 6 Zoning Code Review and Update

- Chairman Talle: Alright that brings us to item number three-chapter 6 zoning code review and update.
- Administrator Bromeland: The long-awaited zoning review update. Olivia will walk us through some of the updates.
- Coordinator: Definition for Hard Surface
- Chairman Talle: What is the definition for non-porous in the definition for hard surface.
- Coordinator: Will you want the definition of non-porous added to the code?
- Chairman Talle: Yes
- Coordinator: Will the commission want Solar Energy in A-1 District.
- Commissioners: Yes
- Coordinator: Currently, the code has ground coverage as 35% will we want it changed to 30% as Mankato has. Kindly note that Mankato and St. Peters have 6000 as lot area and I believe has influence on their yard setbacks.
- Chairman Talle: What will you recommend?
- Coordinator: I recommend we leave it at 35% because of our lot size (9000sqft)
- Commissioner Hughes: We can always reduce it in the future.
- Commissioners: Agree.
- Coordinator: The wording of the code was summarized for easy interpretation for residents and developers.
- Commissioners: Agree.
- Coordinator: Thanks for all the comments and recommendations.

Other

1. Building and Zoning Permits

- Permit activity was presented for the months of May-June.
- Chairman Talle: What is the road width at Thomas drive? It appears smaller than other roads in the city.
- Administrator Bromeland: I will reach out to the city's engineer to verify that all roads within the development are constructed as approved according to city standards and specs. Any issues will be addressed.
- The next regular scheduled Planning Commission meeting is July 17, 2023, at 6:00 p.m. in City Hall Council Chambers, 705 Parkway Avenue.

Adjournment

- Commissioner Paulson moved, seconded by Commissioner Hughes to adjourn. A roll call vote was taken with all voting in favor. Motion carried. The meeting adjourned at 6.55 p.m.

Submitted by: Olivia Adomabea, Community Development Coordinator.

Planning Chairman Talle

Community Development Coordinator Adomabea

August 21, 2023

To: Planning Chair Talle and Commission
From: Olivia Adomabea, Community Development Coordinator
Re: 8-21-2023 Planning Commission Meeting

New business:

The city will be partnering with Graduate Students of the Urban and Regional Studies Institute at Minnesota State University, Mankato to assist the city update its 2016 land use comprehensive plan. A formal intro session between city staff and students is scheduled for Tuesday, August 22, 2023. Staff will want to gather the planning commissions input on this initiative. Discussion should ensue.

Also, revisions of Chapter Six (6) of the city's code is attached for your review. The revision includes:

1. Code update and review of Accessory Uses
2. Update and review of Code on signs
3. General review of the Code.
4. Rearrangement of Sections of Code

Discussion should ensue.

On other matters:

Two subdivision applications have been submitted and the applicants will want to schedule a public hearing at the next planning commission meeting (on Sep 18, 2023). The first is a minor subdivision (Wangen Subdivision) to split one lot into three separate lots on his property at 100 Valley Lane. The applicant in the person of Scott Wangen had the preliminary and final plat reviewed together. A background report and staff's findings of facts after the review has been attached. The applicants concept plans and survey have been attached as appendix A.

The second is another minor subdivision for lot consolidation/combination . The applicant, Mr. Mike Bales, has submitted a minor subdivision application to combine his two lots at 301 & 305 Parkway Avenue into one lot (as 301 Parkway Avenue). A background report and staff's findings of facts based on code requirements for a subdivision has been attached. The applicants concept plans and survey have been attached as appendix B.
Discussion should ensue.

Sincerely,

Olivia Adomabea
Community Development Coordinator.

STAFF REPORT-301/305 PARKWAY AVENUE

SUMMARY OF REQUEST:

The applicant is requesting a minor subdivision to combine two lots into one lot.

LOCATION:

301& 305 Parkway Avenue

LEGAL DESCRIPTION:

T145402

PARCEL ID:

R.12:10:18:132.O1

OWNER/APPLICANT:

Mike Bales

PRESENT ZONING:

Parkway Avenue District



LOT AREA:

.77 Acres; 33,541.2 SF

APPLICABLE CODE REGULATIONS

Chapter 5, Subdivision and Development Regulations

- a. Section 5.700 Minor Subdivision

Chapter 6. Section 6.173. Parkway Avenue District.

BACKGROUND:

The applicant, Mr. Mike Bales, bought the property from the city through the Economic Development Authority (EDA) to construct an electricals shop. Mr. Bales is requesting an approval to combine the two lots into one before he begins construction. Staff has reviewed the lot consolidation application and it meets all requirements under chapter five of the city code.

STAFF'S RECOMMENDATION: Staff is recommending that the planning commission schedules a public hearing for the lot consolidation to be approved as required by code.

CODE REQUIREMENTS CHECKLIST FOR A MINOR SUBDIVISION (CHAPTER 5)

PRELIMINARY PLAT				
CODE	CODE LANGUAGE	SUBMITTED	NOT SUBMITTED	MEET/DOES NOT MEET REQUIREMENT
Section 5.050, Subd. 2.A.	Identification and Description.....	✓		✓
Section 5.050, Subd. 2. B and C Existing Conditions & Design Features.	For Section 5.050, Subd 2.C.			
	1. Layout of streets, showing right-of-way widths and names.	✓		✓
	2. Locations and widths of alleys, pedestrian ways and utility easements.	✓		✓
	4. Location, size and approximate gradient of sewer lines.		X	
	5. Location, size and valving of water lines.		X	
	6. Location and size of drainage facilities and general grading plans.		X	X
	10. The location and dimensions of all property proposed to be set aside for park or playground use, or other			X

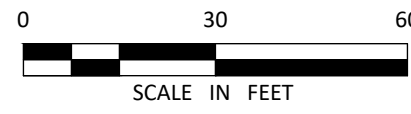
	public or private reservation, with designation of the purpose of those set asides, and conditions, if any, on the dedication or reservation			
	The location and width of proposed easements.	✓		✓
	13. Sufficient data acceptable to the City Engineer to determine readily the location, bearing, and length of all lines, and to reproduce such lines upon the ground		X	
	Stormwater Management Plan		X	X

STAFF’S RECOMMENDATION: The items submitted by the applicant are deemed incomplete because they do not meet all the city code’s requirements. Staff is recommending that the planning commission adopt one of the alternatives:

- a. Do not approve the application or schedule a public hearing since the application is not complete.
- b. Approve and schedule a public hearing with conditions that all code requirements are completed before the public hearing.
- c. Approve the subdivision application with conditions that before lots can be developed all necessary requirements of the code shall be submitted.

WANGEN SUBDIVISION

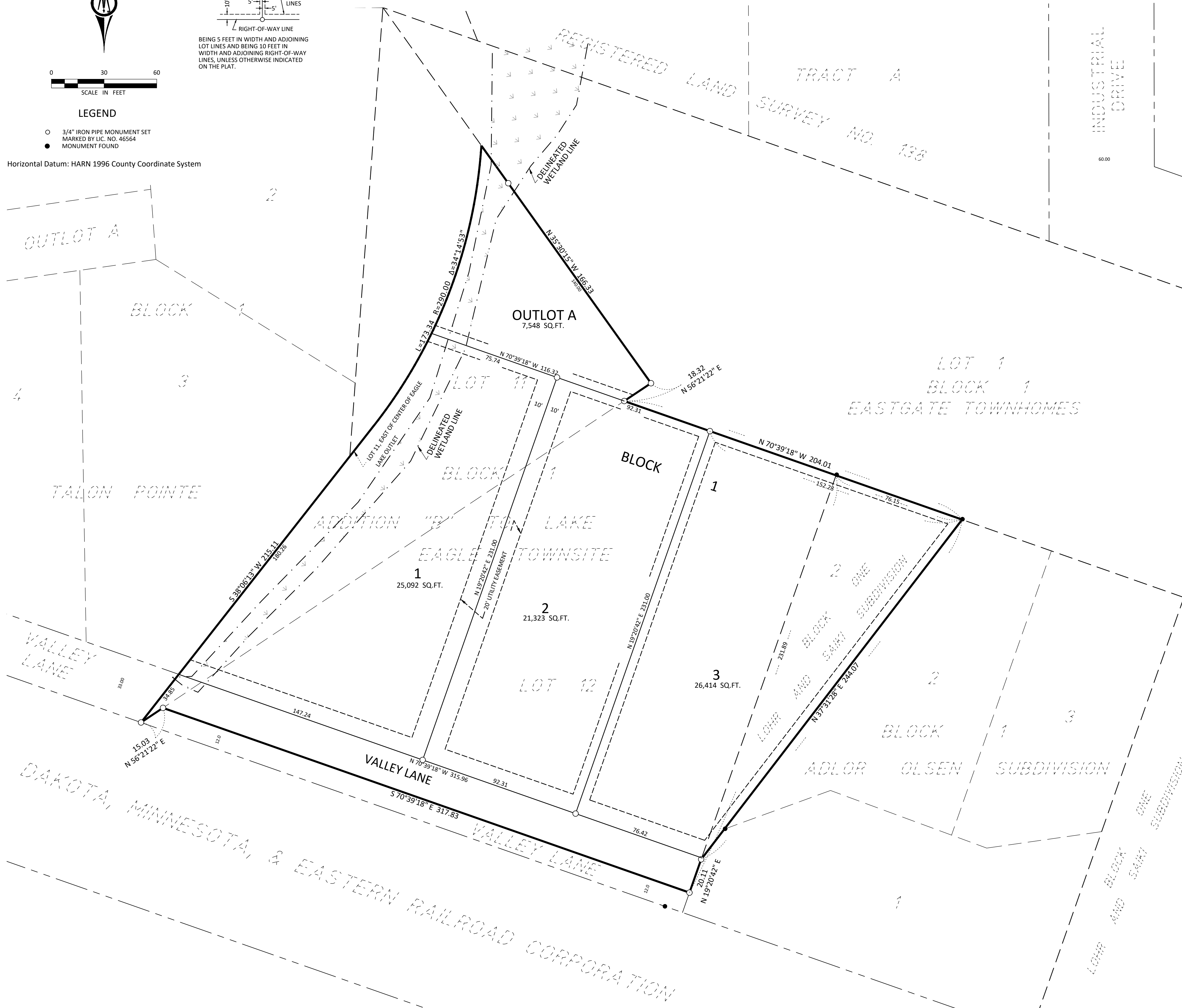
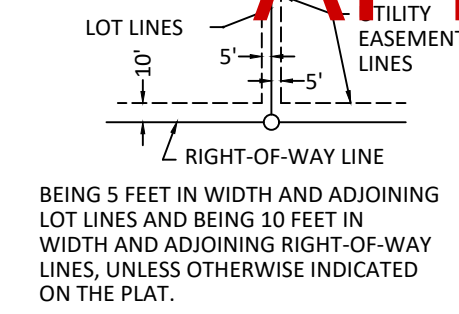
APPENDIX A



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND

Horizontal Datum: HARN 1996 County Coordinate System



INSTRUMENT OF DEDICATION

Know all men by these presents that we, Tufte Wangen Real Estate, LLC, a Minnesota limited liability company, fee owner of the following described property to wit:

Lot Eleven (11), all East of center of Eagle Lake outlet and Lot Twelve (12), Addition "B" to Lake Eagle Townsite.

AND

That part of Lot 2, Block 1, Lohr and Saiki Subdivision, described as follows: Beginning at the Northwest corner of Lot 2; thence South 19 degrees 29 minutes 20 second West, assumed bearing, along the West line of Lot 2, 231.89 feet; thence North 37 degrees 40 minutes 08 seconds East, 244.07 feet, to the North line of Lot 2; thence North 70 degrees 30 minutes 40 seconds West, along the North line of Lot 2, 76.15 feet, the point of beginning.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area WANGEN SUBDIVISION, and that we dedicate to the public use the public ways and easements as shown hereon.

Dated this ____ day of _____, 2023 by Scott Wangen, manager of Tufte Wangen Real Estate, LLC.

By: Scott Wangen

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the ____ day of _____, 2023, before me a Notary Public within and for said County, personally appeared Scott Wangen, who being duly sworn did say that he is the manager of Tufte Wangen Real Estate, LLC, a Minnesota limited liability company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its board of governors, and said Scott Wangen acknowledged said instrument to be the free act and deed of said corporation.

_____, Notary Public
Notary Public-Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2023.

Michael M. Eichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2023, by Michael M. Eichers, a Licensed Land Surveyor.

Nathan P. Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

APPROVALS

Be it known that on this the ____ day of _____, 2023, the Planning Commission of the City of Eagle Lake did duly review this plat of WANGEN SUBDIVISION.

Chair person:

Secretary:

Be it known that on this the ____ day of _____, 2023, the City Council of the City of Eagle Lake did duly approve this plat of WANGEN SUBDIVISION.

Mayor:

Clerk:

TITLE OPINION

I, Stacey R. Edward Jones, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

Stacey R. Edward Jones, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the ____ day of _____, 2023.

Blue Earth County Property and
Environmental Resources Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 2023, at ____ o'clock ____ m., and that it was duly recorded on _____ Plats, Number _____.

County Recorder

**FINAL PLAT
PENDING FINAL REVIEW
(08-07-2023)**
THIS PLAT PREPARED BY
BOLTON & MENK, INC.

WANGEN SUBDIVISION

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Tufte Wangen Real Estate, LLC, a Minnesota limited liability company, fee owner of the following described property to wit:

Lot Eleven (11), all East of center of Eagle Lake outlet and Lot Twelve (12), Addition "B" to Lake Eagle Townsite.

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do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area WANGEN SUBDIVISION, and that we dedicate to the public use the public ways and easements as shown hereon.

Dated this _____ day of _____, 2023, by Scott Wangen, manager of Tufte Wangen Real Estate, LLC.

By: Scott Wangen

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the _____ day of _____, 2023, before me a Notary Public within and for said County, personally appeared Scott Wangen, who being duly sworn did say that he is the manager of Tufte Wangen Real Estate, LLC, a Minnesota limited liability company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its board of governors, and said Scott Wangen acknowledged said instrument to be the free act and deed of said corporation.

_____, Notary Public
Notary Public-Minnesota
My Commission Expires _____

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Dated this _____ day of _____, 2023.

Michael M. Eichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2023, by Michael M. Eichers, a Licensed Land Surveyor.

Nathan P. Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

APPROVALS

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Chair person:

Secretary:

Be it known that on this the _____ day of _____, 2023, the City Council of the City of Eagle Lake did duly approve this plat of WANGEN SUBDIVISION.

Mayor:

Clerk:

TITLE OPINION

I, Stacey R. Edward Jones, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

Stacey R. Edward Jones, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____, 2023.

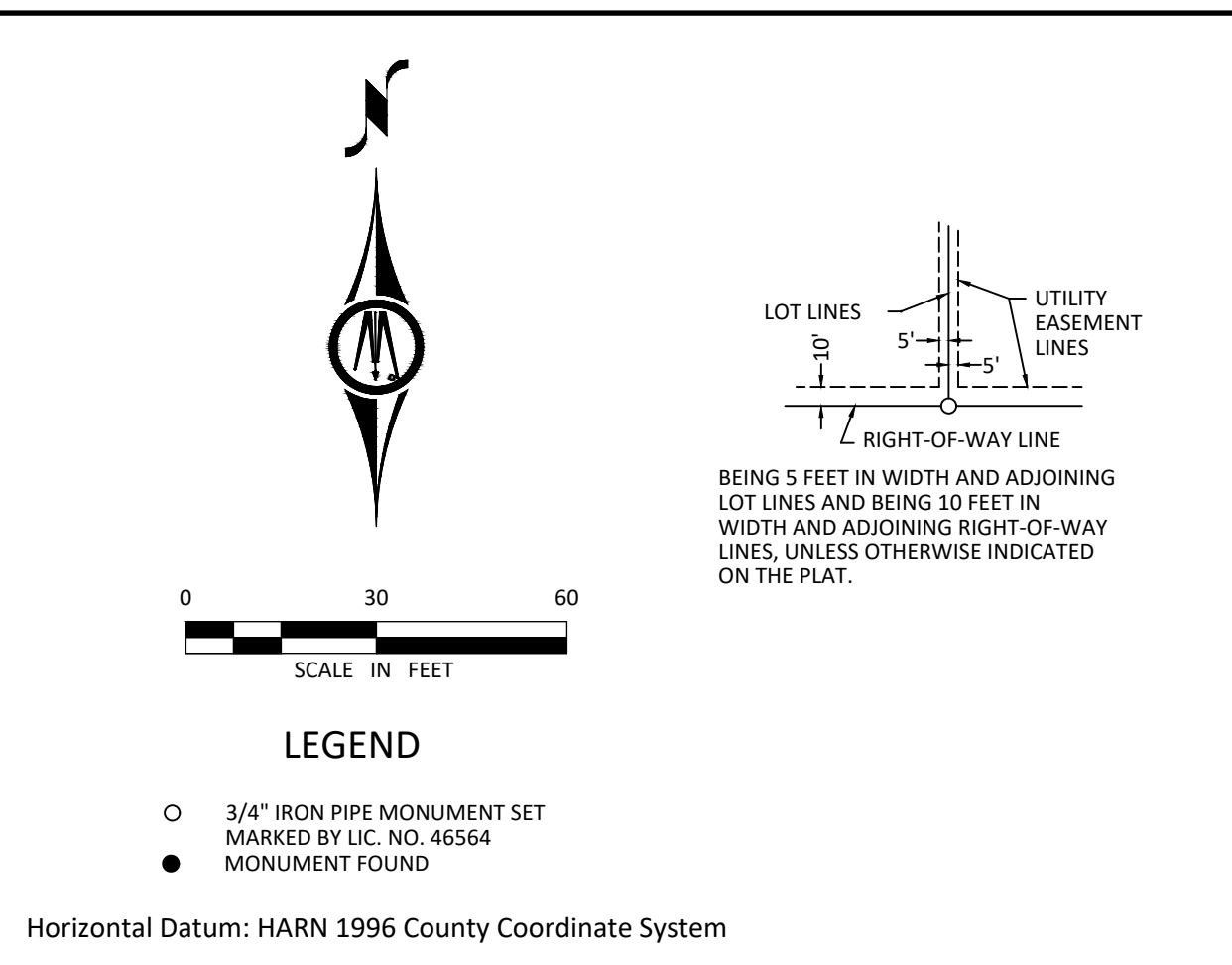
Blue Earth County Property and
Environmental Resources Director

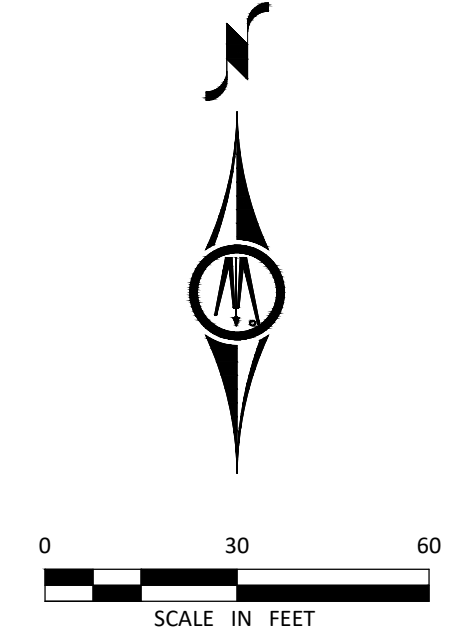
COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the _____ day of _____, 2023, at _____ o'clock, _____ m., and that it was duly recorded on _____ Plats, Number _____.

County Recorder

**FINAL PLAT
PENDING FINAL REVIEW
(08-07-2023)**
THIS PLAT PREPARED BY BOLTON & MENK, INC.





- LEGEND**
- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
 - MONUMENT FOUND

UTILITY & SITE DATA
 All Zoning and Setback information was obtained from the City of Eagle Lake Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Eagle Lake.

Subject property - R-3, Limited Multiple-Family Residential District

SETBACKS:
 Front
 Main Building 30 feet

Side
 Main Buildings 10 feet
 Rear
 Main Building 20% of the lot depth (min. 30 feet - max. 75 feet).

Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units) + 1,500 sq.ft. for any units over 4 units.
 Lot Width (minimum) = 70 feet
 Maximum Ground Coverage = 35% by all structures
 Maximum Building Height = 35 feet

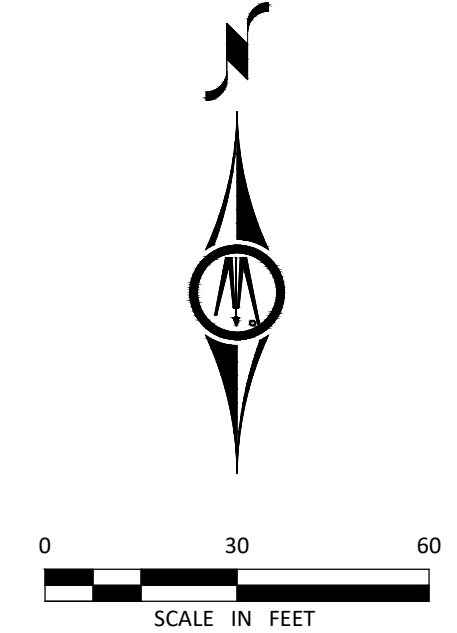
SURVEYOR'S CERTIFICATION
 I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Eichers
 Michael M. Eichers
 License Number 46564

08/07/2023
 Date

WANGEN SUBDIVISION

<p>BOLTON & MENK</p> <p>1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171</p>	<p>PRELIMINARY PLAT EAGLE LAKE, MINNESOTA</p>	<p>LOT 11, ALL EAST OF CENTER OF EAGLE LAKE OUTLET AND LOT 12, ADDITION "B" TO EAGLE LAKE; AND PART OF LOT 2, BLOCK 1, LOHR AND SAIKI SUBDIVISION.</p>
	<p>FOR: SCOTT WANGEN</p>	<p></p>



LEGEND

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 Lot Width (minimum) = 70 feet
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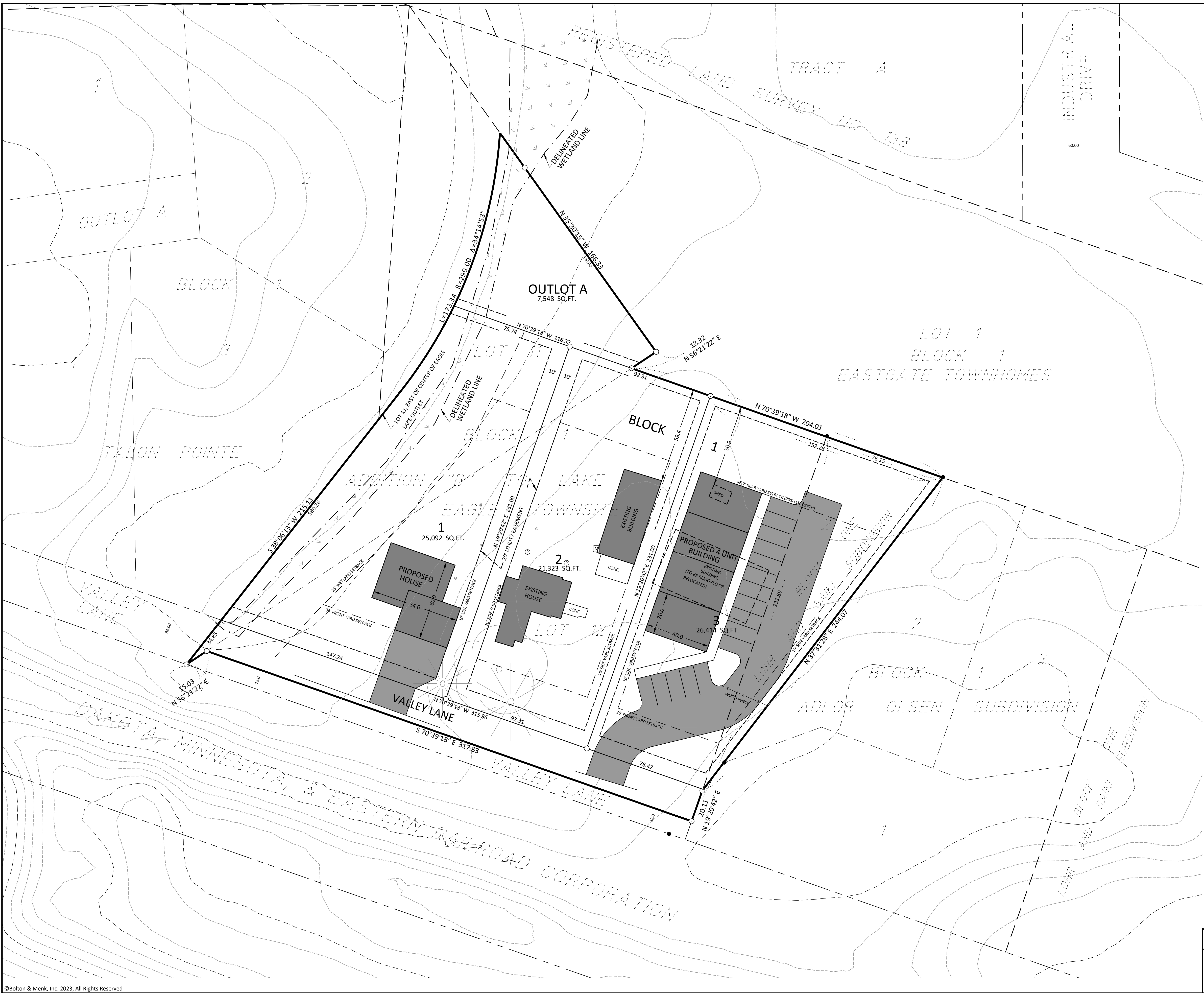
SURVEYOR'S CERTIFICATION

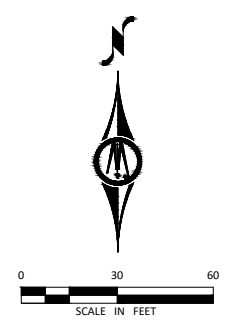
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Eichers
 Michael M. Eichers
 License Number 46564
 08/07/2023
 Date

WANGEN SUBDIVISION

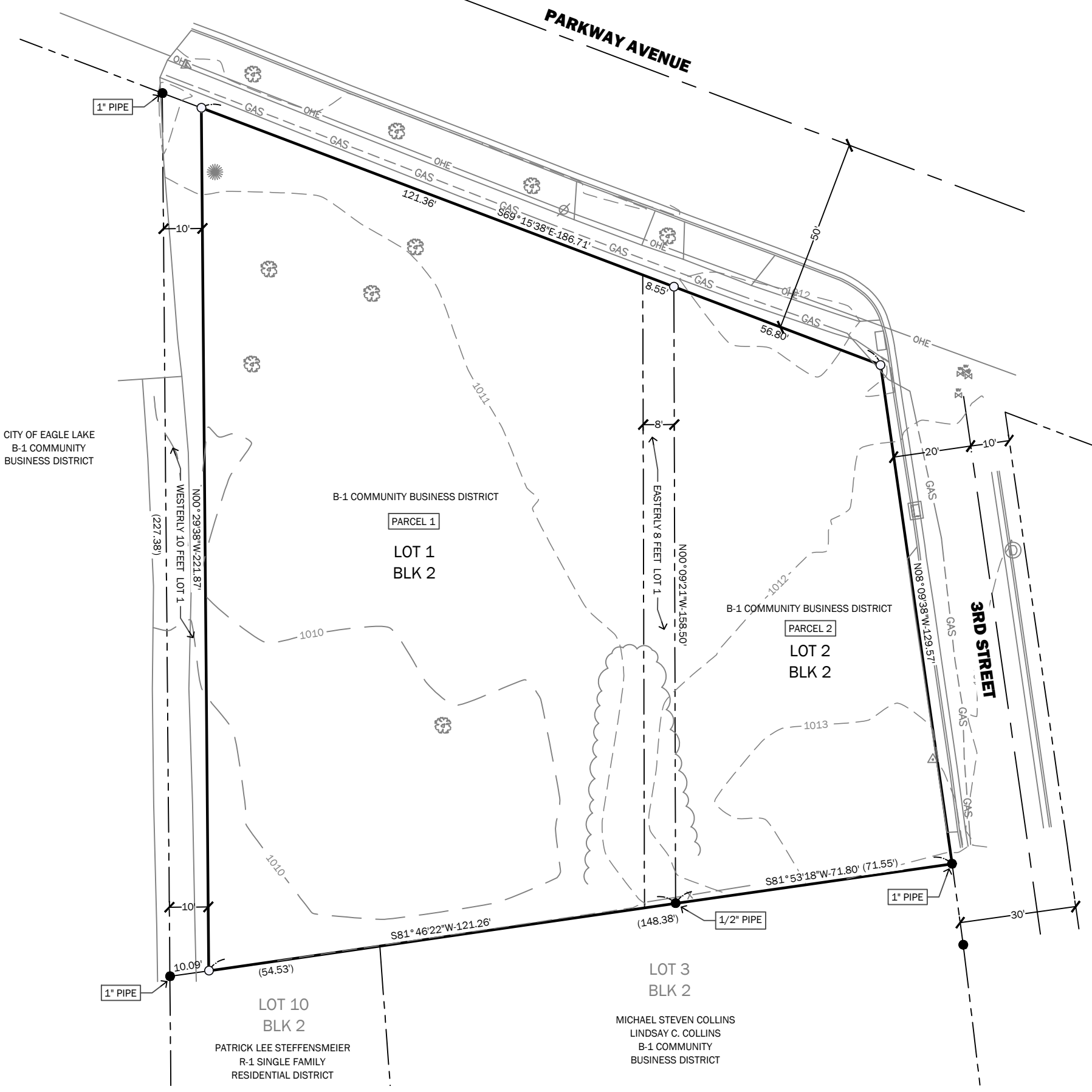
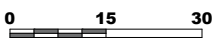
<p>BOLTON & MENK</p>	<p>PRELIMINARY PLAT EAGLE LAKE, MINNESOTA</p>	<p>LOT 11, ALL EAST OF CENTER OF EAGLE LAKE OUTLET AND LOT 12, ADDITION "B" TO EAGLE LAKE; AND PART OF LOT 2, BLOCK 1, LOHR AND SAIKI SUBDIVISION.</p> <p>FOR: SCOTT WANGEN</p>
	<p>1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171</p>	





H:\WANGENS_PR\03129832\CAD\C3D\FGR_129832_V SITE PLAN.dwg 8/16/2023 10:33:57 AM

APPENDIX B: 301/305 LOT CONSOLIDATION



OWNER

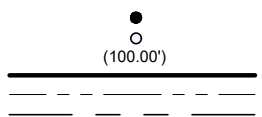
MAAM INVESTMENTS LLC
149 MARY CIRCLE
MANKATO, MN 56003

ENGINEER | SURVEYOR

NORMAN ENGINEERING, INC.
AARON NORMAN PE/LS
6221 E SILVER MAPLE CIRCLE #2
SIOUX FALLS, SOUTH DAKOTA 57110
AARON@NORMANENGINEERINGINC.COM
(605) 558-0808
MN LICENSE NUMBER 49564 EXPIRES: 06.30.2024

LEGEND:

FOUND 5/8" REBAR
SET 5/8" x 18" CAPPED REBAR
PREVIOUSLY PLATTED DIMENSION
EXISTING PROPERTY LINE
RIGHT OF WAY LINE



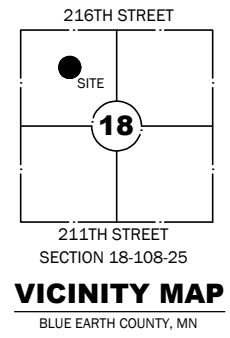
LEGAL DESCRIPTION

PARCEL 1
LOT 1 OF BLOCK 2, EXCEPT THE EASTERLY 8 FEET AND ALSO EXCEPT THE WESTERLY 10 FEET THEREOF, HOUGHTALING AND SIEBERG ADDITION TO LAKE EAGLE TOWNSITE, EAGLE LAKE ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS AND FOR SAID COUNTY OF BLUE EARTH, MINNESOTA; CONTAINING ±21,657 SF (±0.50 ACRES).

PARCEL 2
LOT 2 AND THE EASTERLY 8 FEET OF LOT 1, BLOCK 2 IN HOUGHTALING AND SIEBERG ADDITION TO LAKE EAGLE TOWNSITE, EAGLE LAKE, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS AND FOR SAID COUNTY OF BLUE EARTH, MINNESOTA; CONTAINING ±10,138 SF (±0.23 ACRES)

GENERAL NOTES:

BASIS OF BEARINGS FOR THIS SURVEY ARE BLUE EARTH COUNTY COORDINATES, US SURVEY FEET.
DATE OF SURVEY: 08.09.2023



SURVEYOR'S CERTIFICATE

I, AARON J. NORMAN, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM A DULY LICENSED LAND SURVEYOR IN THE STATE OF MINNESOTA; THAT THIS SURVEY IS A CORRECT REPRESENTATION OF THE BOUNDARY SURVEY; THAT ALL MATHEMATICAL DATA AND LABELS ARE CORRECTLY DESIGNATED ON THIS SURVEY; THAT ALL MONUMENTS DEPICTED ON THIS SURVEY HAVE BEEN OR WILL BE CORRECTLY SET WITHIN ONE YEAR; THAT ALL WATER BOUNDARIES AND WETLANDS, AS DEFINED IN MINNESOTA STATUTES, SECTION 505.01, SUBD. 3, AS OF THE DATE OF THIS CERTIFICATE ARE SHOWN AND LABELED ON THIS SURVEY; AND ALL PUBLIC RIGHT OF WAYS ARE SHOWN AND LABELED ON THIS SURVEY.

(Signature) 08.16.2023
AARON J. NORMAN MN REG. NO. 49564

Survey
301-305 Parkway Avenue
Eagle Lake, MN

Survey
Revisions:

NES Project #: 2.02.081
Plot Date: 2023.08.14
Designed by: A.J.N
Drawn By: A.J.N
Checked By: A.J.N

NORMAN
ENGINEERING + SURVEYING

SHEET
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Zoning Permits

Issued	Contractor	Address	Value	Total Fee	Type
7/10/2023		112 S Third St	\$ 10,000.00	\$ 55.00	Driveway
7/10/2023	Self	103 N 2nd St.	\$ 2,000.00	\$ 55.00	Patio
7/13/2023	WW Blacktop	229 Joan	\$ 3,275.00	\$ 55.00	Replacing driveway
7/19/2023	Swedberg Carpentry	276 Oak Dr.		\$ 40.00	Patio-permit under building permit 23-61
7/24/2023	Self	213 Parkway Ave.	\$ 600.00	\$ 55.00	Shed
7/20/2023	Mankato Landshapes	100 Blace Ave.		\$ 55.00	Fence addition
7/14/2023	Aquatic Gardens & Landscaping	326 Falcon	\$ 13,000.00	\$ 40.00	Patio-permit under building permit 23-89
				\$ -	

2023 Building Permits Issued

<u>Date Received</u>	<u>Month Issued</u>	<u>Contractor</u>	<u>HOUSE #</u>	<u>STREET</u>	<u>VALUE</u>	<u>Project Description</u>
06/26/23	June	Dean Williams Construction	529	LeSueur Ave	\$ 4,500.00	Windows (4)
06/22/23	June	Self	717	Linda Dr.	\$ 4,000.00	Windows (5)
06/26/23	June	Heyn Brothers	217	James Ct	\$ 19,240.00	Reside
06/26/23	June	Self and Mobile Home Solutions	128	Country Manor		Mobile Home - Move In
07/07/23	July	Self	536	LeSueur Ave	\$ 7,392.00	Deck
07/10/23	July	Prange Heating & AC	209	Lakeview Dr	\$ 13,875.00	AC/furnace
07/12/23	July	Self	96	Country Manor		Trailer demo/no fee per agreement
07/12/23	July	Self	95	Country Manor		Trailer demo/no fee per agreement
07/12/23	July	Habitat for Humanity	337	Falcon Run	\$ 315,000.00	New Home
07/13/23	July	Country Side Refridge & Htg LLC	205	Rockwell Dr	\$ 4,426.00	AC
07/17/23	July	Self	212	Joan Ln	\$ 10,000.00	Reroof
07/19/23	July	Swedberg Carpentry	276	Oak Dr.	\$ 18,000.00	Deck/patio
07/21/23	July	Heyn Brothers	218	Falcon Run	\$ 17,566.00	Reroof
07/25/23	July	Mitch Denn Const.	100	N Third St	\$ 100,000.00	Reroof-Commercial
07/27/23	July	Prange Heating & AC	306	Maywood Ave.	\$ 4,600.00	AC
07/28/23	July	Star Exteriors	424	Owl Ln	\$ 21,000.00	Reroof
07/28/23	July	Star Exteriors	422	Owl Ln	\$ 18,000.00	Reroof
07/28/23	July	Heyn Brothers	508	Thomas Dr	\$ 11,918.00	Reroof
07/28/23	July	Heyn Brothers	89	Valley Ln	\$ 17,095.00	Reroof
07/28/23	July	Home Sweet Home Remodeling	216	Oak Dr.	\$ 14,000.00	Reroof
07/31/23	July	Jesse Wolters Roofing	232	Ann Drive	\$ 10,900.00	Reroof
07/31/23	July	Connors	528	Linda Dr.	\$ 6,700.00	AC/Furnace/Water heater
08/01/23	Aug	Schwickerts	510	Thomas Dr	\$ 6,195.00	AC
07/31/23	Aug	Nelemans Const	327	Falcon Run	\$ 4,800.00	Deck
08/01/23	Aug	Total Lawn & Landscape	249	Oak Dr.	\$ 5,500.00	Lawn Sprinkler
08/02/23	Aug	Boelter	205	Hunters Ct	\$ 13,720.00	Reroof
08/03/23	Aug	Heyn Brothers	210	Hunters Ct	\$ 13,964.00	Reroof
08/03/23	Aug	Bauer Roofing	528	Linda Dr.	\$ 10,482.00	Reroof
08/04/23	Aug	Renner Roofing	132	Peggy Ln	\$ 12,221.29	Reroof
08/07/23	Aug	Meisner Roofing	402	Perry St	\$ 16,110.00	Reroof
08/07/23	Aug	Self	109	Peggy Ln	\$ 10,000.00	Reroof
08/07/23	Aug	Prange Heating & AC	220	Blace Ave	\$ 11,000.00	AC/furnace
08/08/23	Aug	Heyn Brothers	416	Thomas Dr	\$ 20,930.00	Reroof
08/08/23	Aug	Heyn Brothers	104	Oak Ct	\$ 14,226.00	Reroof
08/08/23	Aug	Heyn Brothers	308	Blace Ave	\$ 17,800.00	Reroof
08/08/23	Aug	Heyn Brothers	21402	598th Ave	\$ 17,000.00	Reroof
08/08/23	Aug	Heyn Brothers	220	Rockwell Dr	\$ 17,000.00	Reroof
08/11/23	Aug	Self	205	LeRay Ave	\$ 9,000.00	Reroof/Reside
08/11/23	Aug	Aquatic Gardens & Landscaping	326	Falcon Run	\$ 13,000.00	Sprinkler System (patio in zoning permits)
08/14/23	Aug	Star Exteriors	209	Falcon Run	\$ 15,000.00	Reroof
08/14/23	Aug	Uncle Paul's Properties	613	Linda Dr.	\$ 8,000.00	Windows and reside
08/14/23	Aug	Daschner Construction	404	Perry St	\$ 9,000.00	Deck
08/14/23	Aug	Heyn Brothers	421	Pebble Ct	\$ 18,520.00	Reroof
08/14/23	Aug	Heyn Brothers	212	S Agency St	\$ 19,984.00	Reroof
08/14/23	Aug	Heyn Brothers	248	Oak Dr.	\$ 23,900.00	Reroof
08/14/23	Aug	Heyn Brothers	160	Creekside Ct	\$ 17,688.00	Reroof
08/14/23	Aug	Heyn Brothers	401	Pebble Ct	\$ 16,813.00	Reroof
08/14/23	Aug	Heyn Brothers	217	Rockwell Dr	\$ 21,498.00	Reroof
08/14/23	Aug	Heyn Brothers	214	Falcon Run	\$ 16,500.00	Reroof
08/14/23	Aug	Heyn Brothers	105	Sparrowhawk Cir	\$ 18,600.00	Reroof
08/14/23	Aug	Schrom Const.	100/102	Connie Ln E	\$ 200,000.00	
08/16/23	Aug	Heyn Brothers	113	Connie Ln	\$ 11,251.00	Reroof
08/16/23	Aug	Heyn Brothers	525	Linda Dr.	\$ 13,620.00	Reroof
08/16/23	Aug	Heyn Brothers	106	Hawk Ave	\$ 15,280.00	Reroof
08/16/23	Aug	Heyn Brothers	721	Linda Dr.	\$ 15,083.00	Reroof
08/16/23	Aug	Heyn Brothers	313	Blace Ave	\$ 13,840.00	Reroof
08/16/23	Aug	Heyn Brothers	410	Owl Ln	\$ 18,860.00	Reroof
08/16/23	Aug	Heyn Brothers	229	Oak Dr.	\$ 15,345.00	Reroof