



PLANNING COMMISSION MEETING AGENDA

Monday, September 18, 2023

Council Chambers, 705 Parkway Avenue

6:00 p.m.

CALL TO ORDER:

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

NEW BUSINESS:

1. Public Hearing
 - a. Wangen Subdivision (Minor Subdivision-Lot Split)
 - b. 301/305 Parkway Avenue (Minor Subdivision-Lot Consolidation)
2. Presentation by MNSU Graduate Students (update on comprehensive plan)

OTHER

2. 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

AUGUST 21, 2023

CALL TO ORDER:

Chairman Talle called the meeting to order at 6:00 p.m.

MEMBERS PRESENT:

• Trent Talle, Jan Hughes, Tom Paulson, Richard Garvey, Ray Beckel, Michael McCarty, Paul Bunkowske.

MEMBERS ABSENT:

• None

STAFF PRESENT:

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

PUBLIC PRESENT:

• Mike Bales, Scott Wangen, and Nate Myhra

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

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

NEW BUSINESS:

1. Update on Comprehensive Plan

- City Administrator Bromeland informed commissioners about the city’s plan of collaborating with the Urban and Regional Studies Institute of Minnesota State University, Mankato to update the city’s comprehensive plan. Community Development Coordinator Olivia Adomabea gave a brief report on what the project will entail. In her report she mentioned that the city’s current comprehensive plan was prepared in 1991 and needs to be updated to suit the changes that have occurred during the past years. Coordinator Adomabea mentioned that the comprehensive plan will look at lands use, natural resources, parks and recreation, transportation, sanitation and sewer, and demography. A proposal has been sent to the studio coordinator and a meeting will ensue between the city on Tuesday August 2023 to discuss the proposal in detail. The attention of the planning commission is brought to this because the team will reach out to the commission for some information in the process, says coordinator Adomabea.
2. Chapter 6 Zoning Code Review and Update.

Coordinator Adomabea went through the city code with Commissioners on sections or subdivisions that required revisions. Areas that Coordinator Adomabea noted are the codes on accessory uses, code for site review, code on signs, and rearranging sections of code to make it easy for residents and developers to access. Code on signs was sent to commissioners via email for their review and inputs.

OTHER

1. Upcoming Subdivision Applications

a. Wangen Subdivision (Minor Subdivision -Lot Split)

- Coordinator Adomabea gave a brief report on a subdivision (preliminary and final plat) application received for a lot split on the property at 100 Valley Lane which is located in the limited multiple residential district (R3 district). The applicant seeks to split his one lot into three separate lots. Coordinator Adomabea indicated that there are certain requirements that need to be met for a preliminary and final plat to be approved and recorded. She noted that after reviewing the applicants’ materials the application was incomplete as it did not meet all the city’s code requirement for a subdivision. Items such as sewer lines, grading and erosion control plans, storm water management plans park dedication areas were not submitted at the time of review.

- The applicant mentioned that the owner does not have any improvement plans presently. The main goal of the landowner is to be able to split the lot into three separate useful lots. No form of development or improvement is planned now hence the applicant is seeking that the planning commission schedules a public hearing for the preliminary plat and the final plat.
- Commissioner McCarthy asked the applicant the purpose for the split and the applicant responded that they have plans to sell Out lot A and without the split, they cannot sell that. He further asked if the applicant had stormwater management plan in place for the site. He again recommended that there be conditions of approval stating that all requirements to make the land fully developable are met before any form of construction or development is done on the three lots if split. The city shall hold the applicant responsible or accountable to providing sewer and water, storm management plan, erosion, and grading plan, meet lot cover calculations and meet all other code requirements when ready to be developed. All commissioners agreed and city staff were charged to prepare conditions of approval.
- Commissioner Bunkowske asked if park dedication fee was essential at this phase of the project. Administrator Bromeland responded indicating that the lot split will create an additional density as compared to the existing one, hence an area must provide playgrounds and parks for the new population that will be added. This can be done in the form of paying a fee if the applicant does not have land to dedicate to such activity, says Administrator Bromeland. A public hearing for the subdivision (preliminary and final plat) was scheduled for the next planning commission meeting on September 18, 2023. All were in favor.

b. Freedom Security Subdivision (Minor Subdivision-Lot Consolidation)

- Administrator Bromeland gave a background presentation of the property and stated that the property was sold to the applicant by the EDA. Coordinator Adomabea gave a summary report on the subdivision. In her report, she mentioned that Mr. Mike Bales, the applicant, is requesting a minor subdivision to combine his two lots into one lot. The applicant, Mr. Mike Bales, bought the property from the city through the Economic Development Authority (EDA) to construct an electricals shop. Staff has reviewed the lot

consolidation application and it meets all requirements under chapter five of the city code, says Coordinator Adomabea.

- Commissioner McCarthy asked if the applicant could have gone through the easement vacation process in the center of the two lots to make it a zoning lot instead of going through the subdivision process. Coordinator Adomabea responded by saying that the present code doesn't have much covered on that and will be difficult to recommend or enforce something without the backing of the code. Building on both lots will encroach into easements and setbacks because the property is treated as two different lots now. The only way the applicant can do what Commissioner McCarthy is recommending is to combine the lot to be under one parcel id or have the code rewritten to allow construction on two separate lots if they share property lines and is owned by the same person.
- Commissioner McCarthy noted that the approval for the lot consolidation be conditioned that an easement be shown on the survey for the combined lots when applying for building permits. All commissioners agreed.

3. Update on Variance Application for 403 Perry Street

- Coordinator Adomabea updated commissioners on 403 Perry Street's variance application and mentioned that email has been sent to the applicant and is awaiting response. The applicant in an email suggested putting a mobile shed in the easement. Staff responded that sheds according to the city code require a concrete slab or footing. Mobile slabs are not allowed per the city code.

4. Monthly Building and Zoning Permit Activity

- The Monthly Building and Zoning Permit Activity was presented by Administrator Bromeland.

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 was adjourned at 7:40 p.m.

Submitted by: Olivia Adomabea, Community Development Coordinator.

Planning Chairman Talle

Community Development Coordinator Adomabea



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

September 12, 2023

To: Planning Chair Talle and Commission

From: Olivia Adomabea, Community Development Coordinator

Re: 9-18-2023 Planning Commission Meeting

NEW BUSINESS:

1. Public Hearing

Two public hearings have been scheduled for this evening. The first is a subdivision request for a preliminary and final plat and the second is a lot consolidation request. With the first case, the applicant is seeking to split his existing lot (one lot) into three lots. See attached Exhibit A and B for the preliminary and final plat. A meeting was previously held with the developer, the developer's representative from Bolton and Menk, the City's engineer with Bolton and Menk, the Eagle Lake Public Works Director, and me to review the proposed subdivision for compliance with the design standards as set forth in Chapter 5.

The second case is a subdivision application to combine two lots into one. See attached Exhibit C for the survey. The findings after the staff's review of the two applications can be found in the staff reports attached. Please refer to the staff report to familiarize yourself with the two subdivisions.

Before the approval of a subdivision there are standards of approval stipulated in chapter 5. Attached for reference purposes is an excerpt from Chapter 5 (Section 5.060-5.080). One item to note with case #1 is that when in the judgment of the Planning Commission and ultimately the City Council, a subdivision is of insufficient size to include an area for a park or the subdivision is not designed as an area for a park, the owner, in lieu of property dedication, shall be required to pay to the City a sum of money equal to the required percentage as detailed in code.

Prior to the City Council approving the final plat, a developer's agreement must be approved.

Discussion should ensue.

Following the public hearing, the Planning Commission shall, within a reasonable time, pass upon the final plat as originally submitted or modified. If approved, the Planning Commission shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its reasons therefore. Such approval or disapproval shall be transmitted to the Council and the Council shall approve or disapprove the final plat.

2. Students from the Urban and Regional Studies Institute at Minnesota State University will be at the meeting to update commissioners on the comprehensive plan they are working on. Detailed information on this shall be provided by students at the meeting.

Sincerely,

Olivia Adomabea

Community Development Coordinator.

PROPOSED MOTION:

“The Eagle Lake Planning Commission recommends approval of the Wangen Subdivision as shown in plans dated FINAL PLAT PENDING FINAL REVIEW (09-13-2023) subject to the conditions of approval and adoption of the Findings of Fact and Recommendation.”

SUMMARY OF REQUEST: The developer is requesting approval to subdivide one lot into three lots and one Outlot.

LOCATION:

100 Valley Lane

LEGAL DESCRIPTION:

Lake Eagle Addition B,

Lot 11 E of Outlet & all of 012 000 00 1.670A

PARCEL ID:

R12.10.18.201.018

PRIMARY OWNER/APPLICANT:

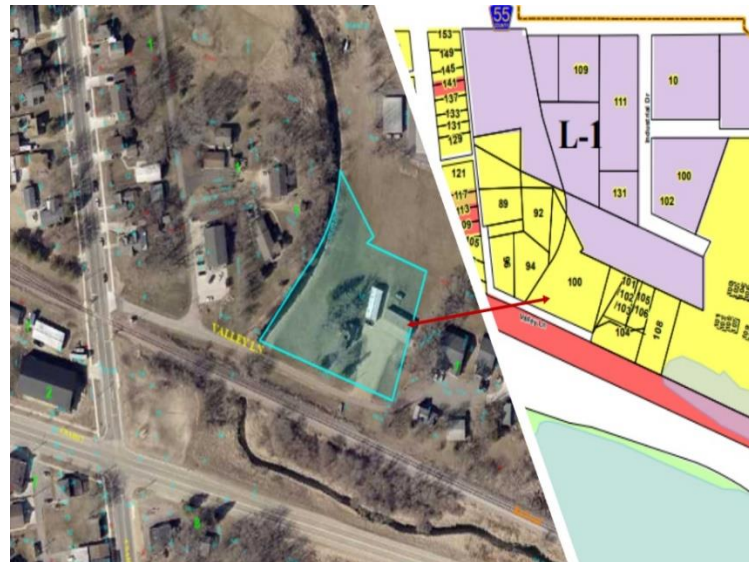
Scott Wangen

PRESENT ZONING:

R-3 Limited Multiple-Family Residential District

LOT AREA:

1.67 Acres; 73,181 SF



LEVEL OF CITY DISCRETION IN DECISION-MAKING:

The city’s discretion in approving or denying a Preliminary and a Final Plat is limited to whether or not the proposed plat meets the standards outlined in the Subdivision Regulations and Zoning Ordinance. If it meets these standards, the city must approve the preliminary and final plat. This is a quasi-judicial decision.

Notice of this public hearing has been mailed to all property owners within 350 feet.

PROPOSAL/SUMMARY

The developer is requesting approval to subdivide an existing lot into three lots and one outlet. Out lot A will be sold separately in the future. The applicant believes that splitting his lot is the only option available for him to be able to sell the outlet.

APPLICABLE CODE REGULATIONS

Chapter 5, Subdivision and Development Regulations

- a. Section 5.030 General Application Procedure
- b. Section 5.040 Concept Plan Review
- c. Section 5.050 Preliminary Plat
- d. Section 5.060 Final Plat
- e. Section 5.070 Design Standard
- f. Section 5.700 Minor Subdivision

Chapter 6. Section 6.140. R-3 Limited Multiple-Family Residential District.

Chapter 18. Section 18.020 Stormwater Management

SITE CONSTRAINTS

Shoreland Management

The property is not located within a shoreland protection district.

Wetland Protection

There is a wetland located on the site.

SUBDIVISION REVIEW

The applicant is requesting to subdivide one lot into three lots and one outlet. The existing buildings on the site are on Lot 2 and Lot 3 with 21,323 square feet of area (0.49 acres) and 26414 square feet of area (0.61 acres) respectively. Proposed Lot 1 with a 25,092 square feet area (0.58 acres) has no existing building or structure on it but it is important to note that it has a wetland that reduces the developable area of the lot. The existing building on proposed lot 2 and 3 encroaches into the required side yard and easement requirement of the zoning code. The applicant has indicated that he is willing to remove or relocate the building. All three proposed parcels exceed the minimum lot area requirements for the zoning district. Staff believes that, if the main goal of the applicant is to sell out lot A, then a Lot Line Adjustment is recommended.



PARKS & RECREATION

The quality and number of recreational facilities in a community directly contribute to its quality of life. For this reason, the City of Eagle Lake places a strong emphasis on parks and open space. As the City of Eagle Lake has developed and increased in population and businesses, more pressure and attention have been given to providing recreational opportunities for our residents, visitors, and businesses. Increased leisure time, health awareness, greater mobility, and high disposable incomes have all contributed to the increased demand for recreational activities. The challenge of the next century will be to provide facilities for a growing and diverse population. Parks can be defined as public areas that provide active or passive-oriented recreational facilities. A significant characteristic of parkland is its accessibility to its users. Open space is any parcel that is not used for buildings or other structures and is left in a natural state. Parks and open space perform diverse functions such as: meeting physical and psychological

needs, enhancing and protecting the resource base, enhancing real estate values, and providing a positive impact on economic development.

Conditions of Approval

Park fees for the new subdivision in effect at the time of final plat approval shall be paid prior to recording the plat. Residential subdivisions of up to ten (10) dwelling units per gross acre - seven (7%) percent of the total gross area and residential subdivisions in excess of ten (10) dwelling units per gross acre - ten (10%) percent of the total gross area.

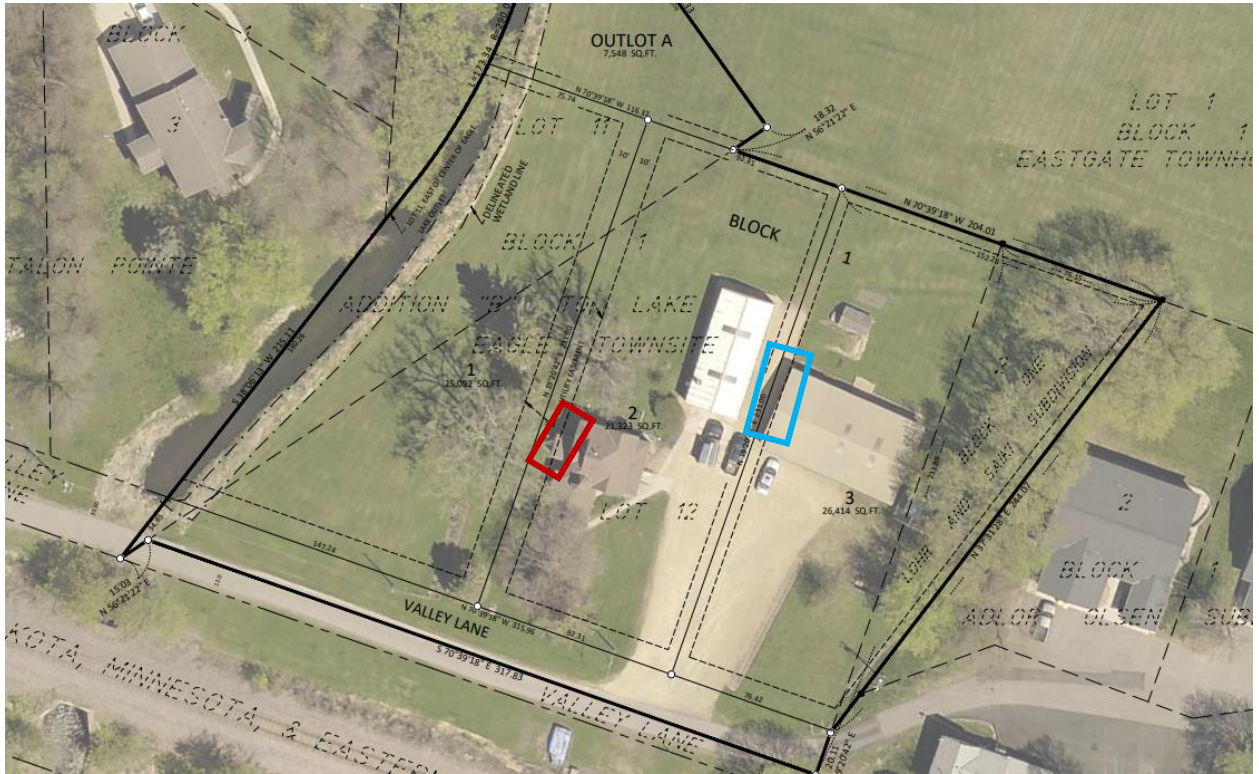
The developer shall pay \$1,067.5308

COMPLIANCE TABLE

	Area (sq. ft.)	Hard Cover % / sq. ft.	Notes	Front/Side/Rear yard setbacks
Code	Not less than 10,000square feet for up to four (4) dwelling units, plus an additional two thousand (2,000) square feet for each dwelling unit in excess of four (4) units.	35%		Front yard=30feet Side yard=10feet Rear yard=25feet
Lot 1	25,092	0%	0.58 acres	
Lot 2	21,323	12.3%	0.49 acres	
Lot 3	26,414	9%	0.61 acres	
Outlot A	7,548	0%	0.17 acres	

SETBACKS:

1. Lot 1 meets the setback requirements of the zoning district.
2. Lot 2 **does not meet** the side yard setback and easement requirements. The building encroaches into the easement and the required side yard.
3. Lot **3 does not meet** the side yard setback and encroaches onto the utility and drainage easement. The building encroaches into the easement and the required side yard. The applicant has noted that he will remove or relocate the structure on lot three (3).



LOT COVERAGE:

All the three lots presently meet the ground coverage requirements of the zoning code.

1. There are no developments on lot one presently hence no lot has been submitted. The maximum lot coverage may not exceed 35%.
2. Lot 2 has two existing structures/buildings with a 12.3% ground coverage.
3. Lot 3 has one existing building and a shed with a 9.% ground coverage.



GRADING:

The applicant has indicated that his main purpose for the subdivision is to be able to sell **Outlot A**, hence does not have any improvement plans for the proposed lots. The applicant also mentioned that he will submit all required plans when he is ready to develop the three lots.

DRAINAGE AND EROSION CONTROL:

Drainage on the existing developed lot generally flows from southwest to southeast. Again, the applicant has indicated that he has no improvement or development plan for the three lots and will submit drainage and erosion control for the site when he is ready to develop.

Below is the Site Plan/Erosion Control Plan from the applicant.



BUILDING:

A building permit must be obtained before beginning any construction. Building plans must be prepared and signed by design professionals licensed in the State of Minnesota. Building plans must provide sufficient information to verify that proposed building meets all requirements of the Minnesota State Building Code, additional comments or requirements may be required after plan review. Structure proximity to property lines (and other buildings) will have an impact on the code requirements for the proposed buildings, including but not limited to; allowable size, protected openings, and fire-resistive construction. These requirements will be addressed when the complete building plans are submitted.

STANDARDS OF APPROVAL- AND FINDING OF FACTS:

According to Chapter 5 of the City’s Subdivision Code “no preliminary plat of a proposed subdivision shall be approved by the Planning Commission unless the applicant proves by clear and convincing evidence that”:

A. The proposed subdivision meets the design standards as set forth in Section 5.070 of this Code.

The applicant has indicated that he does not have any improvement or development plans for the proposed subdivision. He is subdividing to be able to sell Outlot A hence should be reviewed based on the existing development and that he will provide designs when ready for construction or development (when applying for building permit).

B. The proposed subdivision will not result in the scattered subdivision of land that leaves undeveloped parcels of land lacking urban services between developed parcels.

The applicant has not shown how the lots will hook up to the existing water and sewer. Storm water management plans have not been submitted. The applicant has indicated that he has no plans of development or construction. He will provide this information when he is ready to develop the lots.

C. The proposed subdivision conforms with all existing zoning regulations applicable at the time that the proposed final plat is submitted for approval.

Lot 2 and 3 do not meet the required side yard setback and easement requirements stipulated in the zoning code.

D. The subdivider has taken every effort to mitigate the impact of the proposed subdivision on public health, safety, and welfare.

Until the applicant submits improvements or development plans, this cannot be answered.

E. The required application fee has been paid and all dedications and conveyances have been made.

Application fees have been paid but dedications and conveyances have not been made.

STAFF'S RECOMMENDATION:

Staff recommends that the Planning Commission recommends approval of Planning Case #2023-01, plans prepared by Bolton & Menk. dated 05/09/2023, subject to the following conditions:

1. The developer/owner shall provide all requirements under **Chapter 5 Section 5.060(C) (subdivision), Chapter 6 Section 6.140 (zoning), and Chapter 18 (Stormwater Management)** of the City Code before any construction shall begin on the three lots.
2. Approval of the subdivision is contingent upon approval of all outside agencies such as the Watershed District.
3. Lot 2 and 3 do not meet city code. Applicant will have to either remove existing structures or relocate them or an escrow shall be taken from the applicant and refunded

only when the nonconformities are resolved. This shall be done before the recording of the final plat.

4. The developer shall pay park and recreation fees prior to recording the final plat at the rate in effect at the time of recording.
5. The Developer shall update the final plat prior to recording in accordance with Section 5.060 of City Ordinance to encumber all public utilities with public drainage and utility easements.

PC DATE: September 18, 2023

CC DATE: October 2, 2023

CASE #: 2023-01

BY: Olivia Adomabea

PROPOSED MOTION:

“The Eagle Lake Planning Commission recommends approval of the lot consolidation request subject to the conditions of approval and adoption of the Findings of Fact and Recommendation.”

SUMMARY OF REQUEST: The applicant is requesting a minor subdivision approval 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; 33,541.2SF

LEVEL OF CITY DISCRETION IN DECISION-MAKING:

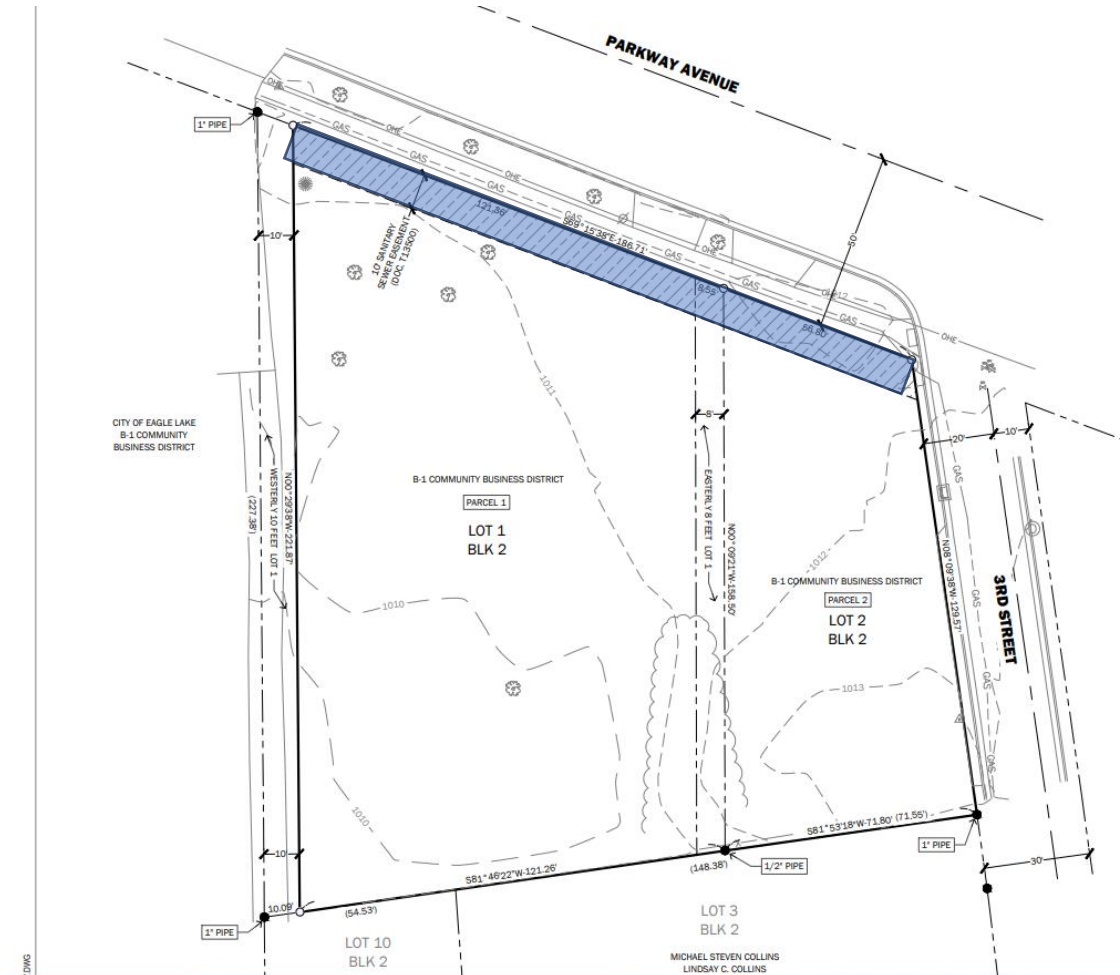
The city’s discretion in approving or denying the lot consolidation is limited to whether or not the proposed plat meets the standards outlined in the Subdivision Regulations and Zoning Ordinance. If it meets these standards, the city must approve the lot consolidation.

This is a quasi-judicial decision.

Notice of this public hearing has been mailed to all property owners within 350 feet.

SANITARY SEWER AND WATER

Sewer and water are available at the site.



STANDARDS OF APPROVAL- AND FINDING OF FACTS:

A. The proposed subdivision meets the design standards as set forth in Section 5.070 of this Code.

The proposed subdivision meets the design standards as set forth in Section 5.070 of the city code.

B. The proposed subdivision will not result in the scattered subdivision of land that leaves undeveloped parcels of land lacking urban services between developed parcels.

The proposed subdivision will not result in the scattered subdivision of land that leaves undeveloped parcels of land lacking urban services between developed parcels.

C. The proposed subdivision conforms with all existing zoning regulations applicable at the time that the proposed final plat is submitted for approval.

The proposed subdivision conforms with all existing city code regulations.

D. The subdivider has taken every effort to mitigate the impact of the proposed subdivision on public health, safety, and welfare.

This condition has been met.

E. The required application fee has been paid and all dedications and conveyances have been made.

All required payments have been made.

STAFF'S RECOMMENDATION:

Staff recommends approval of the lot consolidation subject to the conditions of approval and adoption of the Findings of Fact and Recommendation.

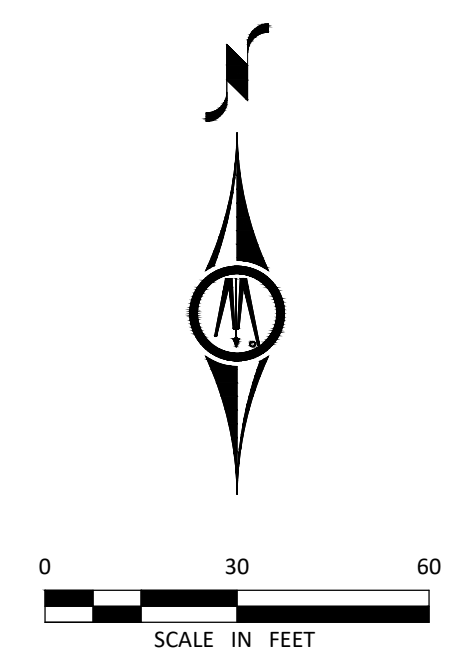
2023 Building Permits Issued

<u>Date Received</u>	<u>Month Issued</u>	<u>Permit #</u>	<u>Contractor</u>	<u>HOUSE #</u>	<u>STREET</u>	<u>VALUE</u>	<u>Project Description</u>
08/21/23	Aug	23-109	Schmitdt Brothers Const.	137	N Agency	\$ 12,000.00	Windows/reside/reroof
08/22/23	Aug	23-110	Heyn Brothers	312	Maywood Ave.	\$ 15,118.00	Reroof
08/22/23	Aug	23-111	Heyn Brothers	201	Rockwell Dr	\$ 14,900.00	Reroof
08/22/23	Aug	23-112	Heyn Brothers	91	Valley Ln	\$ 11,084.00	Reroof
08/22/23	Aug	23-113	Heyn Brothers	208	Falcon Run	\$ 15,370.00	Reroof
08/22/23	Aug	23-114	Heyn Brothers	108	Creekside Dr	\$ 19,650.00	Reroof
08/22/23	Aug	23-115	Heyn Brothers	414	Linda Dr.	\$ 11,000.00	Reroof
08/22/23	Aug	23-116	Heyn Brothers	124	Oak Ct	\$ 22,534.00	Reroof
08/23/23		23-117	Eric Kelly	112	Peregrine Ave.	\$ 375,000.00	New home
08/23/23	Aug	23-118	Viking Contractors LLC	325	LeRay Ave	\$ 19,000.00	Reroof
08/25/23	Aug	23-119	Priority Const. Services	111	Falcon Ct.	\$ 9,000.00	Reroof
08/25/23	Aug	23-120	Heyn Brothers	216	S Agency St	\$ 16,192.00	Reroof
08/25/23	Aug	23-121	Heyn Brothers	608	Colodoro Ln	\$ 20,800.00	Reroof
08/25/23	Aug	23-122	Heyn Brothers	406	Owl Ln	\$ 16,480.00	Reroof
08/25/23	Aug	23-123	Heyn Brothers	328	Blace Ave	\$ 7,650.00	Reroof
08/25/23	Aug	23-124	Heyn Brothers	173	Creekside Dr	\$ 19,286.00	Reroof
08/25/23	Aug	23-125	Heyn Brothers	213	Rockwell Dr	\$ 15,380.00	Reroof
08/25/23	Aug	23-126	Heyn Brothers	521	LeSueur Ave	\$ 23,300.00	Reroof
08/25/23	Aug	23-127	Heyn Brothers	309	Blace Ave	\$ 16,569.00	Reroof
08/25/23	Aug	23-128	Heyn Brothers	524	LeSueur Ave	\$ 14,660.00	Reroof
08/25/23	Aug	23-129	Heyn Brothers	417	Pebble Ct	\$ 17,944.00	Reroof
08/25/23	Aug	23-130	Heyn Brothers	309	Brook Ct	\$ 14,640.00	Reroof
08/25/23	Aug	23-131	Heyn Brothers	103	Hawk Ave	\$ 16,325.00	Reroof
08/28/23	Aug	23-132	Self	601	Linda Dr.	\$ 7,000.00	Reroof
08/28/23	Aug	23-133	Herding Heating	210	Falcon Run	\$ 4,000.00	AC
08/30/23	Aug	23-134	Cedar Valley Exteriors	321	Maywood Ave.	\$ 11,982.00	Reroof
08/30/23	Aug	23-135	Davis Comfort System	204	S. Second St.	\$ 17,837.00	AC/Furnace
08/30/23	Aug	23-136	Mike Hansen Roofing	161	Creekside Dr	\$ 12,000.00	Reroof
08/31/23	Aug	23-137	Star Exteriors	205	James Ct	\$ 9,900.00	Reroof
09/01/23	Sept	23-138	Self	117	N Third St	\$ 5,000.00	Reroof
09/01/23	Sept	23-139	Northern Comfort	201	LeSueur Ave	\$ 13,271.00	AC/Furnace
08/14/23	Sept	23-141	Schrom Const.	102	Connie Ln E	\$ 200,000.00	New Const. (Twin Home)
09/06/23	Sept	23-142	Andy Theissen	21443	598th Ave	\$ 23,000.00	Reroof
09/06/23	Sept	23-143	Jason Weimer	324	LeRay Ave	\$ 20,000.00	Detached garage
09/07/23	Sept	23-144	Bauer Roofing	109	N Third St	\$ 14,545.00	Reroof
9/7/2023	Sept	23-145	Acreag & Farm Const	117	Creekside Dr	\$ 15,200.00	Reroof
9/8/2023	Sept	23-146	Heyn Brothers	412	Thomas Dr	\$ 17,400.00	Reroof
9/8/2023	Sept	23-147	Heyn Brothers	408	Owl Ln	\$ 21,968.00	Reroof
9/8/2023	Sept	23-148	Heyn Brothers	201	Thomas Dr	\$ 10,400.00	Reroof
9/8/2023	Sept	23-149	Heyn Brothers	428	LeSueur Ave	\$ 8,084.00	Reroof
9/8/2023	Sept	23-150	Heyn Brothers	317	LeRay Ave	\$ 13,948.00	Reroof
9/8/2023	Sept	23-151	Heyn Brothers	506	Thomas Dr	\$ 20,760.00	Reroof
9/8/2023	Sept	23-152	Heyn Brothers	521	Linda Dr.	\$ 13,545.00	Reroof
9/8/2023	Sept	23-153	Heyn Brothers	204	Oak Dr.	\$ 12,000.00	Reroof
9/8/2023	Sept	23-154	Heyn Brothers	221	James Ct	\$ 14,641.00	Reroof
9/8/2023	Sept	23-155	Heyn Brothers	424	Pebble Ct	\$ 12,224.00	Reroof
9/8/2023	Sept	23-156	Heyn Brothers	110	Hawk Ave	\$ 17,280.00	Reroof

2023 Building Permits Issued

9/8/2023	Sept	23-157	Heyn Brothers	304	Brook Ct	\$	13,580.00	Reroof
9/8/2023	Sept	23-158	Heyn Brothers	213	Hunters Ct	\$	11,579.00	Reroof
9/8/2023		23-159	Tyler Baumann	204	S Second St	\$	4,000.00	Replacing deck/stairs
9/11/2023	Sept	23-160	Bauer Roofing	200	LeSueur Ave	\$	14,589.00	Reroof
9/11/2023	Sept	23-161	Mike Hansen Roofing	221	Blace Ave	\$	11,000.00	Reroof
9/11/2023	Sept	23-162	Mike Hansen Roofing	245	Joan Ln	\$	16,500.00	Reroof
9/11/2023	Sept	23-163	Hunt Plumbing & Drain	50	Country Manor	\$	5,500.00	Water/sewer/gas lines
9/12/2023	Sept	23-164	Bauer Roofing	420	LeSueur Ave	\$	11,881.00	Reroof
9/12/2023	Sept	23-165	Bauer Roofing	109	Creekside Dr	\$	18,882.00	Reroof
9/12/2023	Sept	23-166	Boelter	109	Foxborough Ct	\$	17,000.00	Reside
9/13/2023	Sept	23-167	Bauer Roofing	217	Connie Ln	\$	11,695.56	Reroof
9/13/2023	Sept	23-168	Schmidt Siding & Windows	100	Hawk Ave	\$	31,000.00	Windows
9/13/2023	Sept	23-169	Davis Comfort System	204	S Second St	\$	17,837.00	AC/Furnace
9/13/2023		23-170	JR Murilla	208	Thomas Dr	\$	158,700.00	Park Pavilion
9/14/2023	Sept	23-171	Bauer Roofing	100	Hawk Ave	\$	19,678.00	Reroof
9/14/2023	Sept	23-172	Bauer Roofing	217	Falcon Run	\$	22,917.00	Reroof
9/14/2023	Sept	23-173	Boelter	109	Foxborough Ct	\$	18,152.00	Reside
9/14/2023	Sept	23-174	Schmidt Brothers Roofing	145	Creekside Dr	\$	17,500.00	Reroof

Zoning #	Issued	Contractor	Address	Value	Type
23-23	8/22/2023	Brady's Concrete	221 Connie	\$ 9,450.00	Driveway replacement
23-24	8/31/2023	David Pinske Const.	245 Oak Dr.		Shed
23-25	9/7/2023	Dakota Storage Buildings	317 S Second St	\$ 4,889.00	Shed



- 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 09/13/2023
 Michael M. Eichers Date
 License Number 46564

WANGEN SUBDIVISION

 BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	PRELIMINARY PLAT EAGLE LAKE, MINNESOTA	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. FOR: SCOTT WANGEN
	JOB NUMBER: 0M3.129832 FIELD BOOK: DRAWN BY: NPM	

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.

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.

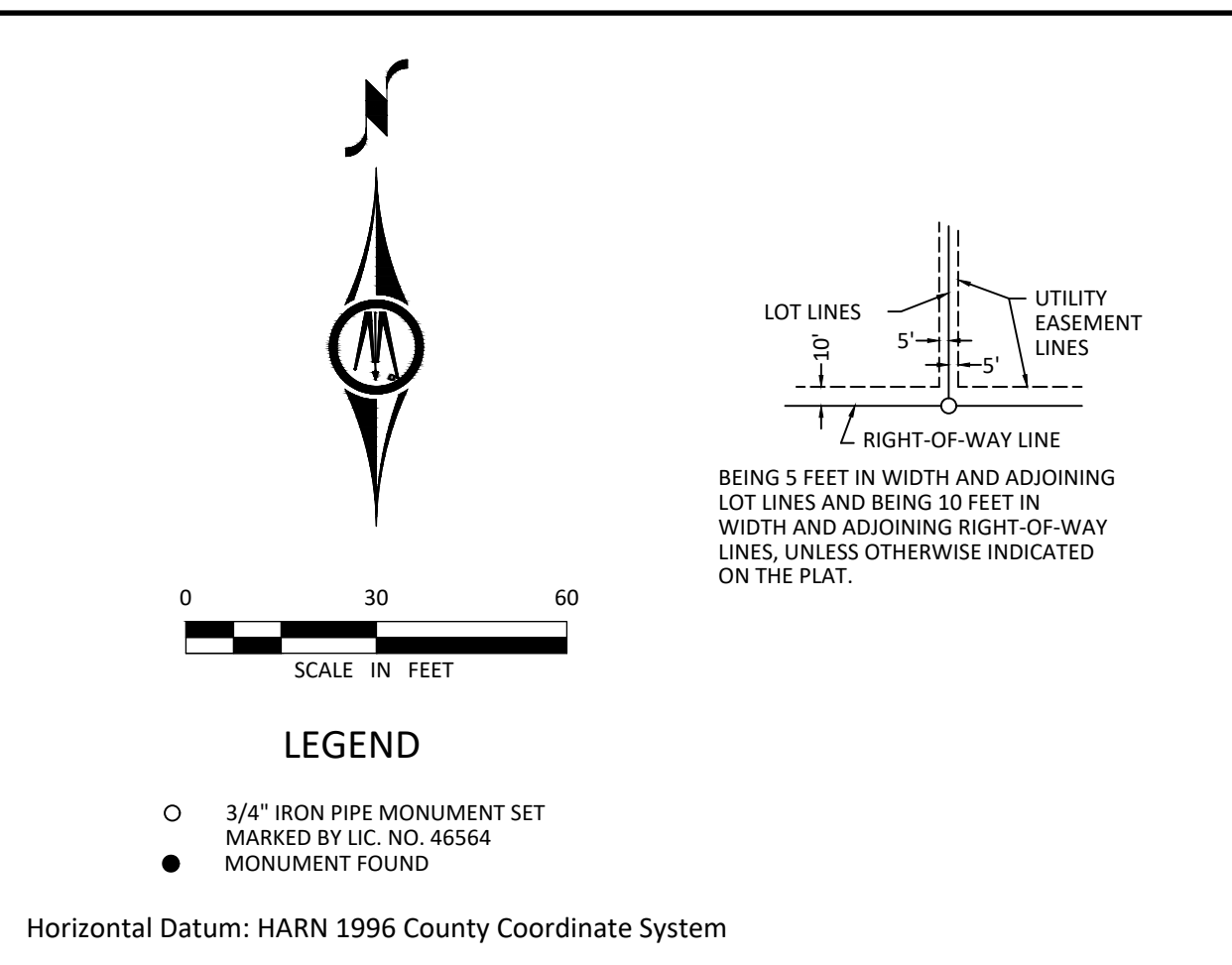
Blue Earth County Property and
Environmental Resources Director

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
(09-13-2023)**
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.

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.

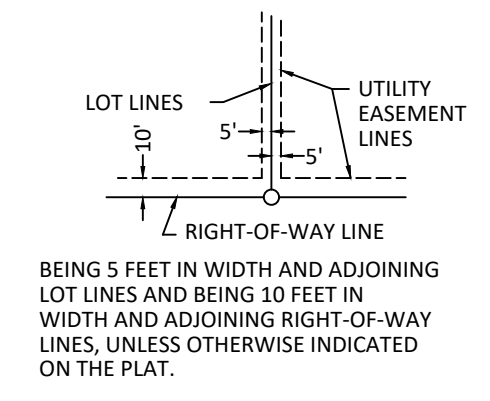
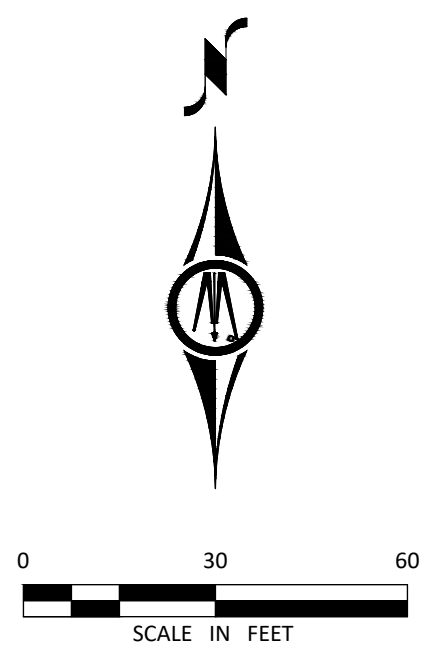
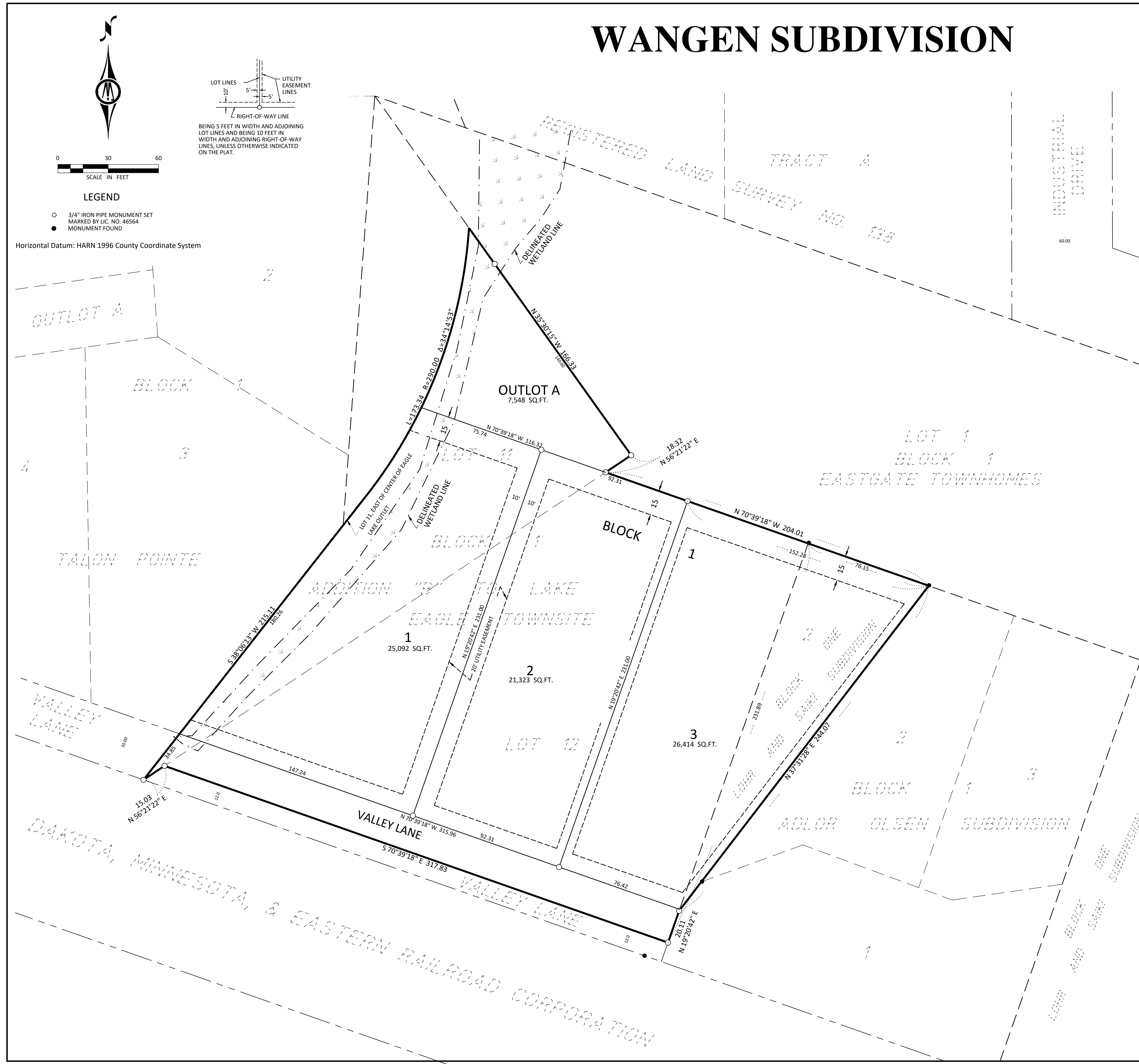
Blue Earth County Property and
Environmental Resources Director

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 _____.

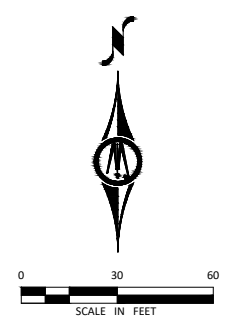
County Recorder

**FINAL PLAT
PENDING FINAL REVIEW
(09-13-2023)**
THIS PLAT PREPARED BY
BOLTON & MENK, INC.



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

Horizontal Datum: HARN 1996 County Coordinate System



H:\WANGENSC_PR\03129832\CAD\C3D\FGR_129832_V SITE PLAN.dwg 9/13/2023 9:57:10 AM