MCLEOD COUNTY PLANNING ADVISORY COMMISSION MEETING

Wednesday, March 24, 2021 @ 9:30 A.M.

Environmental Services, Large Conference Room
1065 5th Avenue, Hutchinson, MN 55350 (320) 484-4300
>Road Tour Departure at 8:15 A.M.<

AGENDA

A. CALL TO ORDER BY CHAIRMAN, LARRY PHILLIPS

B. MINUTES - Review / Approve – February 24, 2021

C. UNFINISHED BUSINESS

1. **FINAL PLAT 21-03, Dale Baker, Helen Township**

Dale Baker requests approval of a 1-LOT FINAL PLAT to be known as "BAKERVILLE" to be located in the NW ¼ of the SE ¼ of Section 15, Helen Township currently owned by Glencoe Christian Ministries for the purpose of a building eligibility.

Notified	Notified	Comments Received:
Township & City Clerks	3/3	Mailed & Emailed notices.
Helen Township	3/11	Notified by Applicant.
County Attorney	2/26	Title Opinion & Survey
County Recorder	2/26	Mailed Title Opinion & Survey
Env. Services		See Staff Report @ Environmental Services Office

2. **Final Plat 20-04, Robert & Arlys Gehlen, Rich Valley Township**

Robert & Arlys Gehlen are requesting approval of a 1-lot Preliminary Plat to be known as "Gehlen Subdivision" for the purpose of a building eligibility to be 5.42 acres in the SW ¼ SW ¼ of Section 17 in Rich Valley Township.

Notified	Notified	Comments Received:
Township & City Clerks	1/8/21	Mailed & Emailed notices.
Rich Valley Township	1/13/21	Rich Valley recommended approval 1/13/2021.
County Highway Engineer	1/11/21	
Env. Services		See Staff Report @ Environmental Services Office

D. PUBLIC HEARINGS

1. **2-LOT PRELIMINARY PLAT 21-02, Lee & Linda Hoof, Rich Valley Township**

Lee & Linda Hoof are requesting approval to split an 11-acre lot that is riparian to Silver Lake into 2 buildable lots, located in the NE ¼ of the NW ¼ of Section 4 in Rich Valley Township.

Notified	Notified	Comments Received:
Township & City Clerks	3/3	Mailed & Emailed notices.
Rich Valley Township	3/10	Notified by Applicant
MN DNR	1/15	Maintain consistent and natural shoreline.
County Highway Engineer	11/9	No concerns (a Sketch Plan phase)
Env. Services		See Staff Report @ Environmental Services Office

2. **CONDITIONAL USE PERMIT 21-06, PAUL CACKA, Hutchinson Township**

Paul Cacka is requesting to construct an accessory structure to be greater than 2,400 sq. ft. on a parcel less than 10 acres as well as a home occupation with no more than 5 non-resident employees in the Agricultural District on a 4-acre parcel of Section 25 in Hutchinson Township.

Notified	Notified	Comments Received:
Township & City Clerks	3/3	Mailed & Emailed notices.
Hutchinson Township	3/9	Notified by Applicant
Env. Services		See Staff Report @ Environmental Services Office

3. **Preliminary Plat 20-01, The Board of Bergen Township, Harlan Mathews**

Harlan Mathews, representing the Board of Bergen Township, requests approval of a 1-Lot plat in order to obtain a building eligibility for the purpose of future sale. This property is 2.00 acres of the NW ¼ of the SW ¼ of Section 11 in Bergen Township.

Notified	Notified	Comments Received:
Township & City Clerks	3/3	Mailed & Emailed notices.
Bergen Township	3/10	Notified by Applicant - approval
County Highway Engineer		No concerns – New Access Permit – consult with Highway Dept.
Env. Services		See Staff Report @ Environmental Services Office

E. OTHER BUSINESS

1. Amendment discussion

F. NEXT MEETING – April 28, 2021

G. MOTION TO RECESS: Motion to recess to reconvene at 9:30 a.m. on April 28, 2021.

[Type text]

McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: **Marc Telecky**

Application: **Final Plat** 21-03

Date: March 8, 2021 – **Meeting Date: March 24, 2021**

GENERAL INFORMATION

Brief Description: Dale Baker is requesting approval for a 1-lot final plat located in the NW ¼ SE ¼ of Section 15 Helen Township. This ¼ ¼ Section currently has 1 non-farm dwelling thus requiring this request.

Applicant/Owner: Dale Baker
368 School Rd. SW
Hutchinson, MN 55350
P.I.D# 07.015.0500

Property address: **10478 Bell Ave.**
Plato, MN 55370

Requested Action: Motion to approve a 1-lot final plat known as Bakerville

Lot Size: 7.39-acre parcel (see survey)

Existing Zoning: "A" Agriculture

Location: **NW ¼ SE ¼ Section 15 Helen Twp.**

Existing Land Use: grass area

Adjacent Land Use And Zoning: "A" Agricultural

Zoning History: NA

Applicable Ordinance McLeod County Zoning Ordinance Section 7, Subd 6.
McLeod County SSTS & Subdivision Ordinance

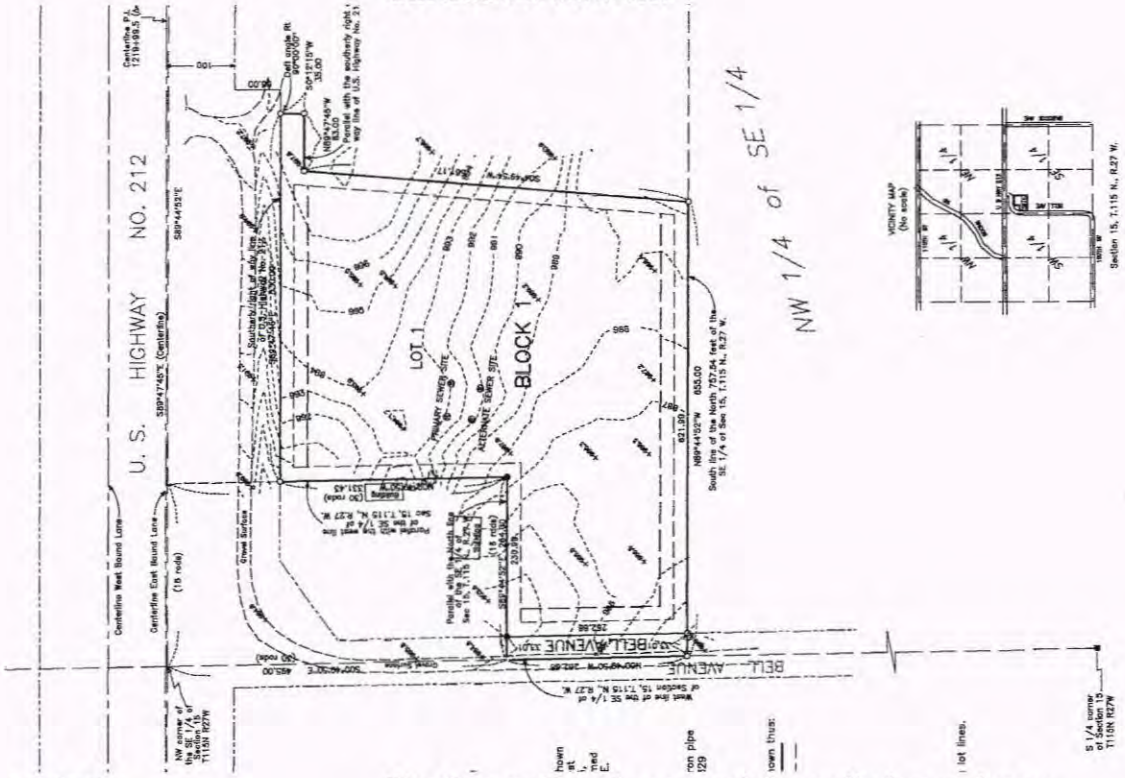
SPECIAL INFORMATION

Public Utilities: McLeod Cooperative Power

Public Services: SSTS, individual well

Transportation: Bell Ave.

Physical Characteristics: **The applicant is proposing to obtain a building eligibility on a 7.39acre lot currently owned by Glencoe Christian Ministries.**

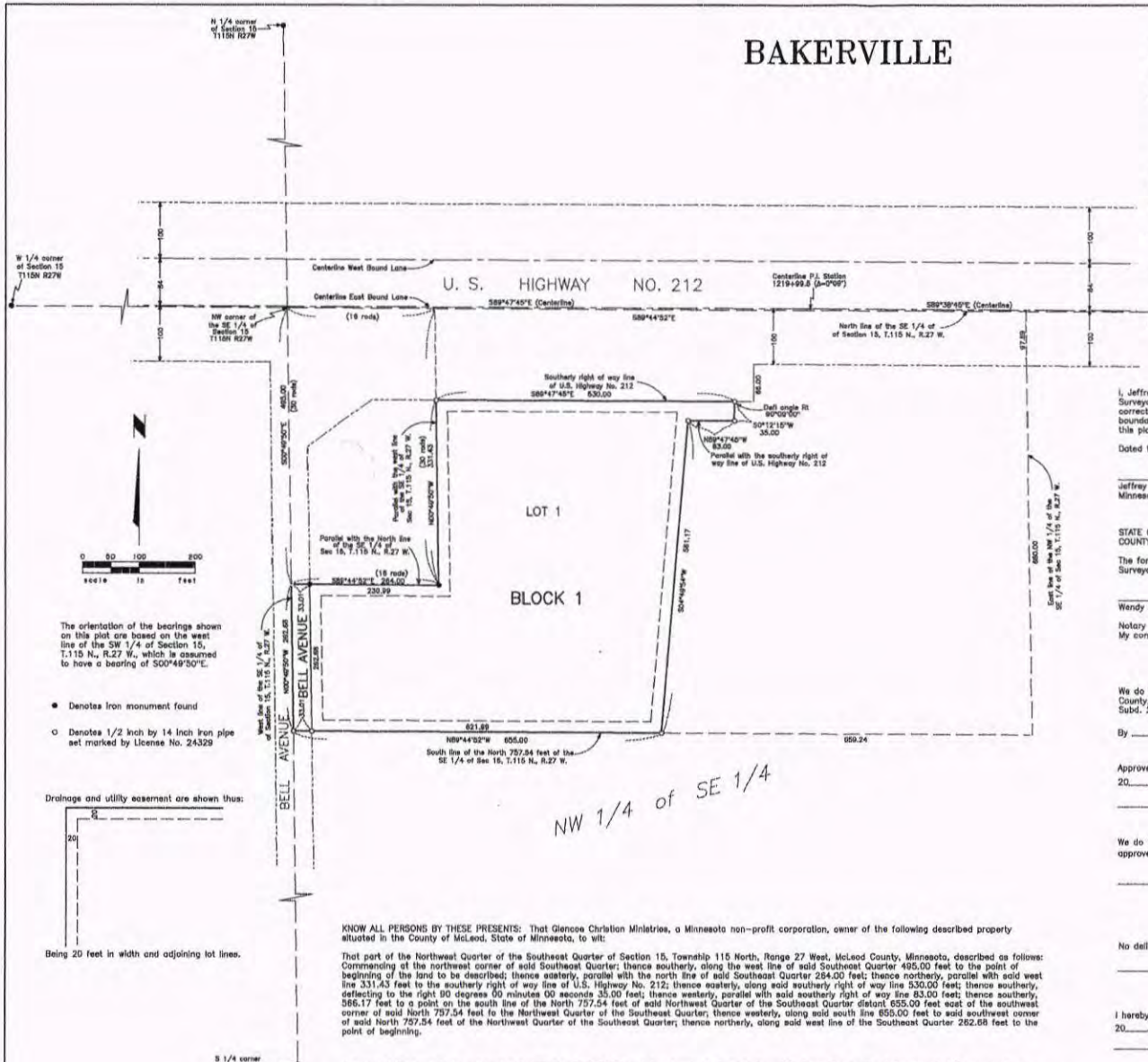


Analysis: The County Board approved the preliminary plat on December 29, 2020. The opinion of title has been sent to the McLeod County Attorney's office and County Recorder for review.

Recommendations: Staff does not have concerns with this request. The County Attorney has asked for a correction on the east boundary length and the County Recorder's office has ask for a correction on a partial mortgage satisfaction.

Cc: Dale Baker – applicant

BAKERVILLE



The orientation of the bearings shown on this plat are based on the west line of the SW 1/4 of Section 15, T.115 N., R.27 W., which is assumed to have a bearing of S00°49'50"E.

● Denotes iron monument found

○ Denotes 1/2 inch by 14 inch iron pipe set marked by License No. 24329

Drainage and utility easement are shown thus:

Being 20 feet in width and adjoining lot lines.

KNOW ALL PERSONS BY THESE PRESENTS: That Glencoe Christian Ministries, a Minnesota non-profit corporation, owner of the following described property situated in the County of McLeod, State of Minnesota, to wit:

That part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 115 North, Range 27 West, McLeod County, Minnesota, described as follows: Commencing at the northwest corner of said Southeast Quarter; thence southerly, along the west line of said Southeast Quarter 495.00 feet to the point of beginning of the land to be described; thence easterly, parallel with the north line of said Southeast Quarter 264.00 feet; thence northerly, parallel with said west line 331.43 feet to the southerly right of way line of U.S. Highway No. 212; thence easterly, along said southerly right of way line 530.00 feet; thence southerly, deflecting to the right 90 degrees 00 minutes 00 seconds 35.00 feet; thence westerly, parallel with said southerly right of way line 63.00 feet; thence southerly, 566.17 feet to a point on the south line of the North 757.54 feet of said Northwest Quarter of the Southeast Quarter distant 655.00 feet east of the southwest corner of said North 757.54 feet fo the Northwest Quarter of the Southeast Quarter; thence westerly, along said south line 655.00 feet to said southwest corner of said North 757.54 feet of the Northwest Quarter of the Southeast Quarter; thence northerly, along said west line of the Southeast Quarter 262.68 feet to the point of beginning.

Has caused the same to be surveyed and platted as BAKERVILLE, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Glencoe Christian Ministries, a Minnesota non-profit corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20____

Glencoe Christian Ministries

By: _____, Its Treasurer
Jim Von Wald

_____, Its Secretary
Chuck Peterson

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Jim Von Wald, Treasurer and Chuck Peterson, Secretary of said Glencoe Christian Ministries, a Minnesota non-profit corporation, on behalf of the corporation.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Minnesota.

My Commission expires _____

I, Jeffrey R. Rausch, 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 _____, 20____.

_____
Jeffrey R. Rausch, Licensed Land Surveyor
Minnesota License No. 24329

STATE OF MINNESOTA
COUNTY OF MEEKER

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____ by Jeffrey R. Rausch, Land Surveyor, Minnesota License No. 24329.

_____
Wendy S. Rausch

Notary Public, Meeker County, Minnesota
My commission expires January 31, 2025

We do hereby certify that on the _____ day of _____, 20____, the Board of Supervisors for the Township of Helen, McLeod County, Minnesota, approved this plat of BAKERVILLE and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____, Chair

Approved by the Planning Commission of the County of McLeod, Minnesota, at a meeting thereof, on the _____ day of _____, 20____.

_____, Chair

We do hereby certify that on the _____ day of _____, 20____, the Board of Commissioners of McLeod County, Minnesota, approved this plat of BAKERVILLE and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

_____, Chair Attest: _____, County Administrator

No delinquent taxes due and transfer entered this _____ day of _____, 20____

_____, County Recorder, McLeod County, Minnesota

I hereby certify that taxes payable in _____ have been paid for land described on this plat. Dated this _____ day of _____, 20____.

_____, County Recorder, McLeod County, Minnesota

I hereby certify that this plat of BAKERVILLE was filed in the office of the County Recorder for record on this _____ day of _____, 20____ at _____ o'clock _____M. as Document No. _____

_____, County Recorder, McLeod County, Minnesota

PELLINEN LAND SURVEYING, INC
HUTCHINSON, MINNESOTA

[Type text]

McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: **Marc Telecky**

Application: **Final Plat** 21-04

Date: March 8, 2021 – **Meeting Date: March 24, 2021**

GENERAL INFORMATION

Brief Description: Robert & Arlys Gehlen are requesting approval for a 1 lot final plat located in the SW ¼ SW ¼ of Section 17 Rich Valley Township. This ¼ ¼ Section currently has 1 non-farm dwellings thus requiring this request.

Applicant/Owner: Robert & Arlys Gehlen
16131 Koala Rd.
Glencoe, MN 55336
P.I.D# 11.017.0750

Requested Action: Motion to approve a 1-lot final plat known as Gehlen Subdivision

Lot Size: 5.08 acres

Existing Zoning: "A" Agriculture

Location: **SW ¼ SW ¼ Section 17 Rich Valley Twp.**

Existing Land Use: tillable acres, creek,

Adjacent Land Use And Zoning: "A" Agricultural

Zoning History: NA

Applicable Ordinance McLeod County Zoning Ordinance Section 7, Subd 6.
McLeod County SSTS & Subdivision Ordinance

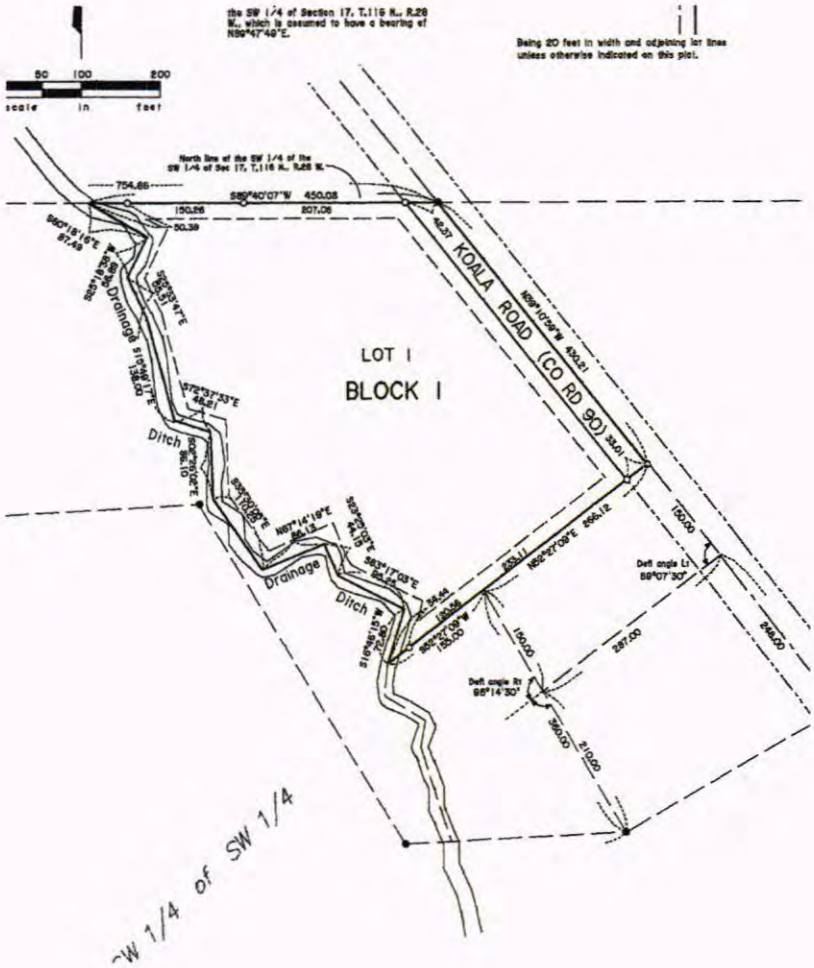
SPECIAL INFORMATION

Public Utilities: McLeod Cooperative Power

Public Services: SSTS, individual well

Transportation: Koala Rd.

Physical Characteristics: NA

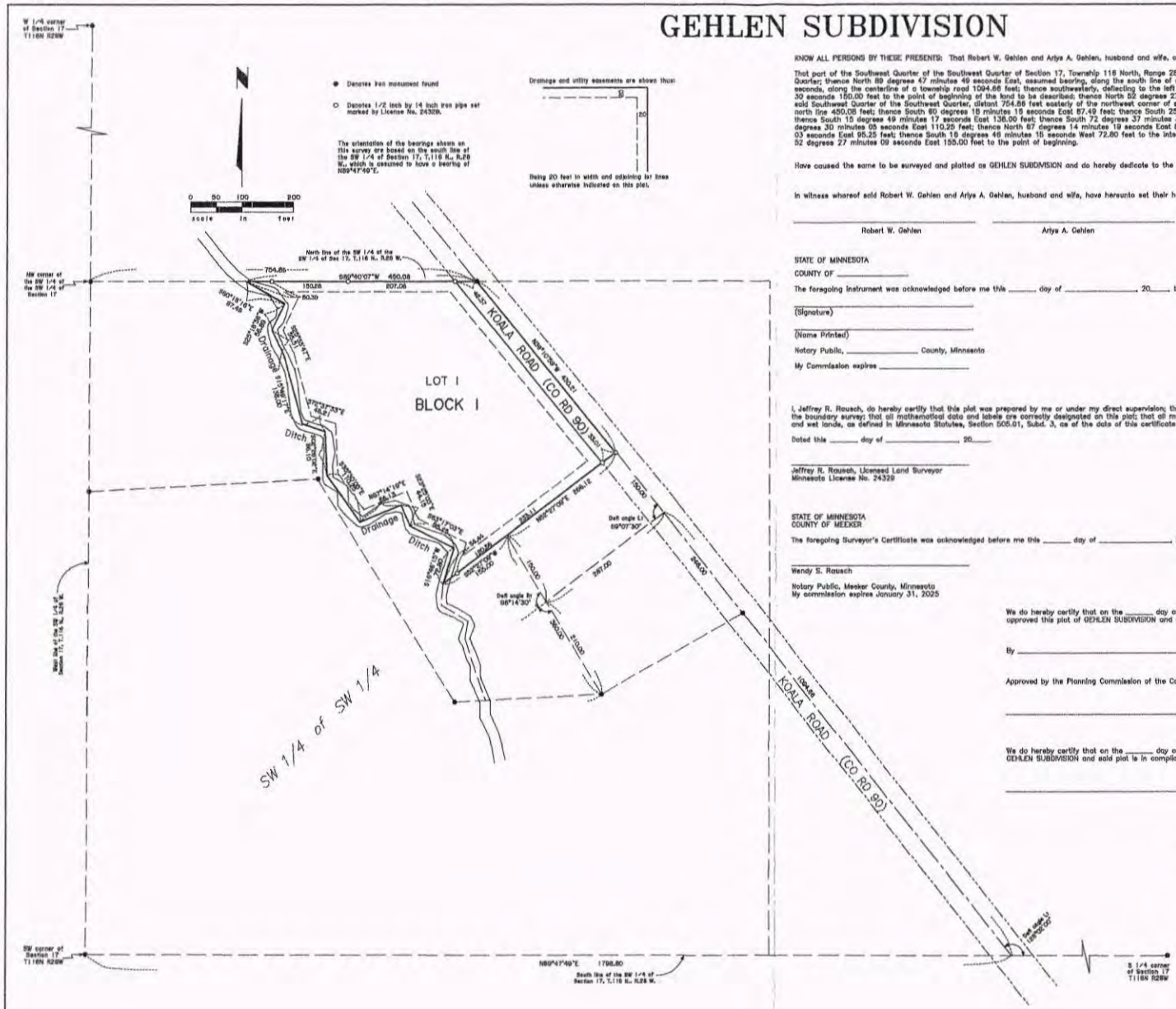


Analysis: The County Board approved the preliminary plat on February 26, 2021. The McLeod County Attorney and recorder have been sent the opinion of title with a copy of the final plat. Approval of both will be required prior to recording of the plat.

Recommendations: Staff does not have concerns with this request.

Cc: Robert & Arlys Gehlen – applicant

GEHLEN SUBDIVISION



KNOW ALL PERSONS BY THESE PRESENTS: That Robert W. Gehlen and Ariya A. Gehlen, husband and wife, owners of the following described property situated in the County of McLeod, State of Minnesota, to wit:

That part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 116 North, Range 28 West, McLeod County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 89 degrees 47 minutes 40 seconds East, assumed bearing, along the south line of said Southwest Quarter 1798.80 feet; thence northwesterly, deflecting to the left 128 degrees 02 minutes 00 seconds, along the centerline of a township road 1004.86 feet; thence southwesterly, deflecting to the left 89 degrees 07 minutes 30 seconds 287.00 feet; thence northwesterly, deflecting to the right 98 degrees 14 minutes 30 seconds 150.00 feet to the point of beginning of the land to be described; thence North 52 degrees 27 minutes 09 seconds East 268.12 feet; thence northwesterly, along a straight line to a point on the north line of said Southwest Quarter of the Southwest Quarter, distant 764.86 feet easterly of the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 40 minutes 07 seconds West, along said north line 450.08 feet; thence South 60 degrees 18 minutes 15 seconds East 87.49 feet; thence South 25 degrees 18 minutes 38 seconds West 56.89 feet; thence South 20 degrees 33 minutes 47 seconds East 55.51 feet; thence South 15 degrees 49 minutes 17 seconds East 138.00 feet; thence South 72 degrees 37 minutes 33 seconds East 48.21 feet; thence South 02 degrees 28 minutes 02 seconds East 86.10 feet; thence South 35 degrees 30 minutes 05 seconds East 110.25 feet; thence North 67 degrees 14 minutes 19 seconds East 86.13 feet; thence South 23 degrees 25 minutes 03 seconds East 44.18 feet; thence South 83 degrees 17 minutes 03 seconds East 95.25 feet; thence South 18 degrees 46 minutes 15 seconds West 72.80 feet to the intersection with a line bearing South 52 degrees 27 minutes 09 seconds West from the point of beginning; thence North 52 degrees 27 minutes 09 seconds East 155.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as GEHLEN SUBDIVISION and do hereby dedicate to the public for public use the public way and the easements for drainage and utility purposes as created by this plat.

In witness whereof said Robert W. Gehlen and Ariya A. Gehlen, husband and wife, have hereunto set their hands this _____ day of _____, 20____.

_____ Robert W. Gehlen

_____ Ariya A. Gehlen

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Robert W. Gehlen and Ariya A. Gehlen, husband and wife.

_____
(Signature)

_____
(Name Printed)

Notary Public, _____ County, Minnesota

My Commission expires _____

I, Jeffrey R. Rausch, 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 _____, 20____.

_____
Jeffrey R. Rausch, Licensed Land Surveyor
Minnesota License No. 24329

STATE OF MINNESOTA
COUNTY OF MEEKER

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____ by Jeffrey R. Rausch, Land Surveyor, Minnesota License No. 24329.

_____
Wendy S. Rausch

Notary Public, Meeker County, Minnesota
My commission expires January 31, 2025

We do hereby certify that on the _____ day of _____, 20____, the Board of Supervisors for the Township of Rich Valley, McLeod County, Minnesota, approved this plat of GEHLEN SUBDIVISION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____, Chair

Approved by the Planning Commission of the County of McLeod, Minnesota, at a meeting thereof, on the _____ day of _____, 20____.

_____, Chair

We do hereby certify that on the _____ day of _____, 20____, the Board of Commissioners of McLeod County, Minnesota, approved this plat of GEHLEN SUBDIVISION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

_____, Chair Attest: _____, County Administrator

No delinquent taxes due and transfer entered this _____ day of _____, 20____

_____, County Recorder, McLeod County, Minnesota

I hereby certify that taxes payable in _____ have been paid for land described on this plat. Dated this _____ day of _____, 20____.

_____, County Recorder, McLeod County, Minnesota

I hereby certify that this plat of GEHLEN SUBDIVISION was filed in the office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____M. as Document No. _____.

_____, County Recorder, McLeod County, Minnesota

PELLINEN LAND SURVEYING, INC
HUTCHINSON, MINNESOTA

McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: **Marc Telecky**

Application: **Preliminary Plat** 21-03

Date: March 8, 2021 – **Meeting Date: March 24, 2021**

GENERAL INFORMATION

Brief Description: Lee & Linda Hoof are requesting approval for a 2-lot preliminary plat located in the NE ¼ NW ¼ of Section 4 Rich Valley Township. This government lot currently has 1 non-farm dwelling thus requiring this request.

Applicant/Owner: Lee & Linda Hoof
10552 187th St.
Silver Lake, MN 553
P.I.D# 11.004.0400

Requested Action: Motion to approve a 2-lot preliminary plat

Lot Size: Lot 1 = 5.7 acres
Lot 2 = 5.41 acres

Existing Zoning: "A" Agriculture

Location: **NE ¼ NW ¼ Section 4 Rich Valley Twp.**

Existing Land Use: tillable, shoreland

Adjacent Land Use And Zoning: "A" Agricultural, shoreland

Zoning History: NA

Applicable Ordinance McLeod County Zoning Ordinance Section 7, Subd 6.
McLeod County SSTS & Subdivision Ordinance

SPECIAL INFORMATION

Public Utilities: McLeod Cooperative Power

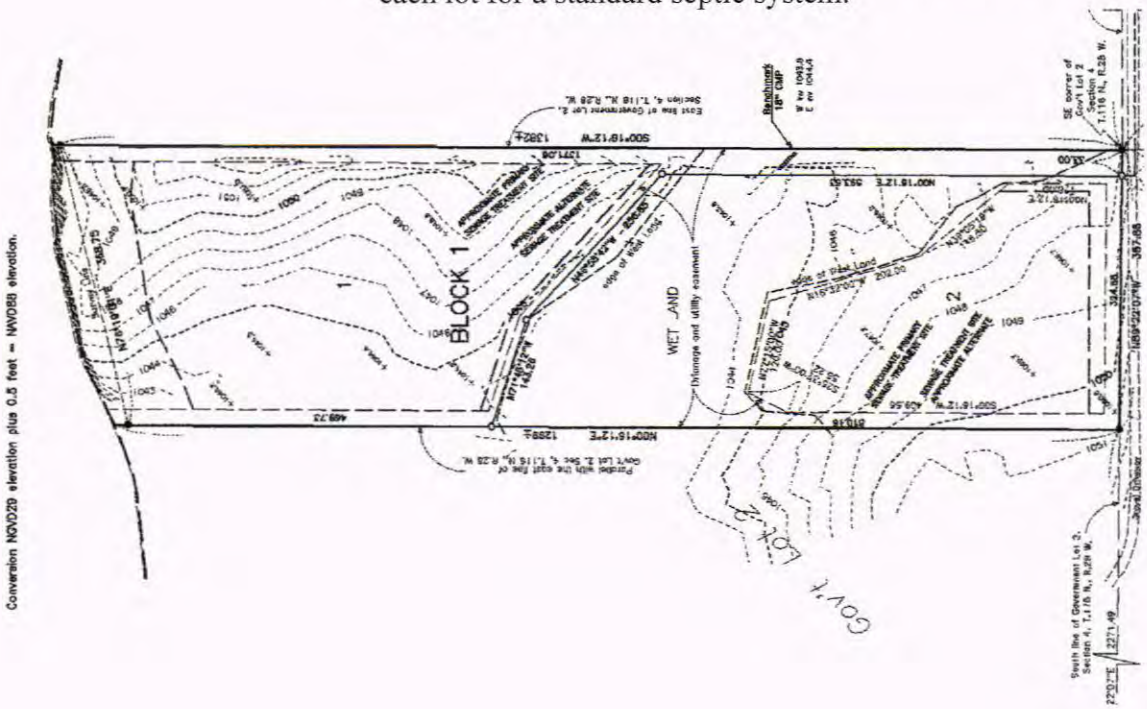
Public Services: SSTS, individual well

Transportation: 187th St.

Physical Characteristics: **This is a narrow 11.11 acre parcel that is riparian to Silver Lake. The applicants would like to separate this parcel into 2 lots. The lakeside lot slopes east to west and the southern lot slopes west to east. The two proposed lots are split by low ground (see attached survey).**

Analysis: **The applicant is requesting to split this parcel into 2 buildable lots. This parcel has limited tillable acreage which is separated by low ground (wetland). Access for the north lot would be by the existing driveway to the lake. The south lot would share access with the existing driveway for lot 1 via easement of 33' to the north**

Recommendations: Staff does not have concerns with this request. Preliminary review of the site does show that there is adequate area for a building site on each lot without limiting restrictions from the lake or wetlands. Duane Radtke has completed soil borings for each lot verifying a site and alternate site on each lot for a standard septic system.



Cc: Lee & Linda Hoof – applicant

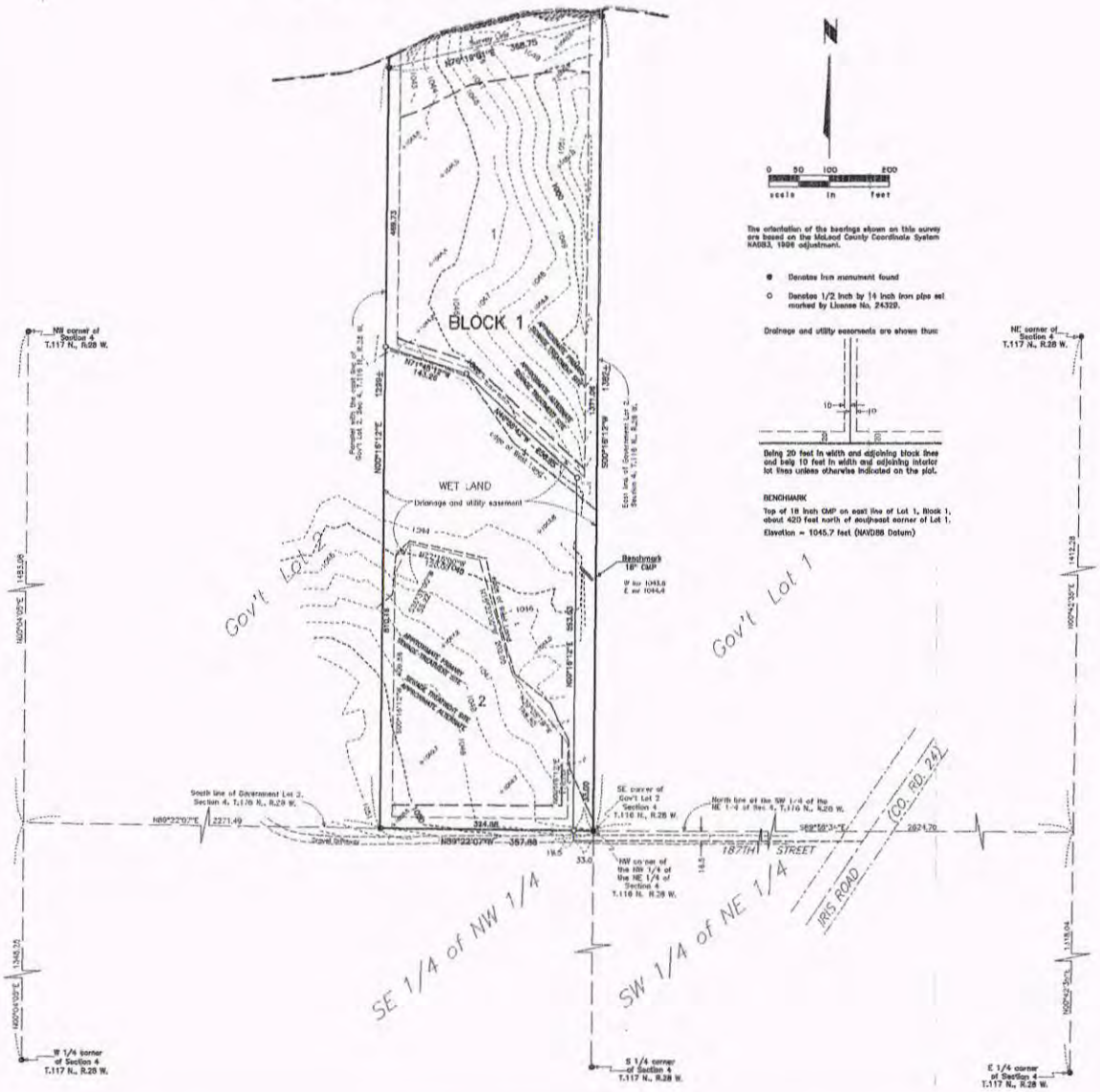
HOOF ADDITION
PRELIMINARY PLAT

SILVER LAKE

Top of Ice elevation on Feb 26, 2021 = 1039.7 feet (NAVD88 Datum)

Ordinary High Water Elevation = 1040.1 feet (NGVD29 Datum) according to the records of the Mn DNR.

Conversion NGVD29 elevation plus 0.5 feet = NAVD88 elevation.


BLOCK 1
WET LAND
Drainage and utility easement
Gov't Lot 2
Gov't Lot 1
Benchmark
18" CMP
W Inv 1043.6
E Inv 1044.4
NW corner of Section 4 T.117 N., R.28 W.
NE corner of Section 4 T.117 N., R.28 W.
W 1/4 corner of Section 4 T.117 N., R.28 W.
S 1/4 corner of Section 4 T.117 N., R.28 W.
E 1/4 corner of Section 4 T.117 N., R.28 W.
South line of Government Lot 2, Section 4, T.116 N., R.28 W.
SE corner of Gov't Lot 2 Section 4 T.116 N., R.28 W.
North line of the SW 1/4 of the NE 1/4 of Sec 4, T.116 N., R.28 W.
NW corner of the NW 1/4 of the NE 1/4 of Section 4 T.116 N., R.28 W.
187TH STREET
(CO. RD. 24)
IRIS ROAD
SE 1/4 of NW 1/4
SW 1/4 of NE 1/4
N89°22'07"E 2271.49
N89°22'07"W 357.88
S89°58'31"E 2624.70
324.88
19.5
33.0
14.5
Gravel Driveway
Existing Elev. 1039.7 Feb 26, 2021
Approximate Ordinary High Water Elevation
Approximate Shoreline
Approximate Wetland Boundary
Drainage Easement and Approximate Wetland
Drainage Easement and Approximate Wetland
Approximate Wetland Boundary
Approximate Wetland Boundary
Approximate Wetland Boundary

16
92
92
2
2
1
2
McLeod
24

McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: **Marc Telecky**

Application: **CUP 21-06**

Date: March 10, 2021 – **Meeting Date: March 24, 2021**

GENERAL INFORMATION

Brief Description: The applicant is requesting to construct an accessory building (40' x 100') > than 2,400 square feet on a parcel less than 10 acres. The applicant will be using a portion of this building for his electrical business and therefore is also asking for approval of a home occupation in an accessory building > 2,400 square feet.

Applicant/Owner: **Paul Cacka**
20526 Major Ave.
Hutchinson, MN 55350
P.I.D# 08.025.1350

Requested Action: Motion to approve a conditional use permit to construct an accessory building greater than 2,400 square feet on a parcel less than 10 acres and operate his electrical business out of an accessory building greater than 2,400 square feet.

Lot Size: 4 acres = 697' x 273.28

Existing Zoning: "A" Agricultural

Location: **SE ¼ NW ¼ Section 25 Hutchinson Township**

Existing Land Use: rural building site

Adjacent Land Use And Zoning: **"A" Agriculture, tillable acres**

Zoning History: NA

Applicable Ordinance McLeod County Zoning Ordinance Section 7, 16 & 17

SPECIAL INFORMATION

Public Utilities: McLeod Coop Power

Public Services: SSTS & Well

Transportation: Major Ave. (CR 4)

Physical Characteristics: **The applicant's building site sits over a ¼ mile east of CR4. This parcel is isolated and should not pose a nuisance to neighboring properties.**

Analysis: The applicant is requesting to build an accessory building greater than 2,400 square feet to operate a home occupation with less than 5 non-resident employees. The applicant is an electrician.

Recommendations: Staff does not have concerns with this request.

Cc: Paul Cacka– applicant

Paul Cacka

Disclaimer: McLeod County does not warrant or guarantee the accuracy of the data.
The data is meant for reference purposes only and should not be used for official decisions.
If you have questions regarding the data presented in this map, please contact the McLeod County GIS Department.

This information is to be used for reference purposes only.

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McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: **Marc Telecky**

Application: **Preliminary Plat** 21-01

Date: March 8, 2021 – **Meeting Date: March 24, 2021**

GENERAL INFORMATION

Brief Description: Bergen Township is requesting approval for a 1 lot preliminary plat located in the NW ¼ SW ¼ of Section 11 Bergen Township. This ¼ ¼ Section currently has 1 non-farm dwellings thus requiring this request.

Applicant/Owner: Bergen Township
17293 Eagle Ave.
Lester Prairie, MN 55354
P.I.D# 02.011.0685

Requested Action: Motion to approve a 1-lot preliminary plat to be known as Babcock Estates

Lot Size: 255.62' x 340.82' = 1.61 acres

Existing Zoning: "A" Agriculture

Location: **NW ¼ SW ¼ Section 11 Bergen Twp.**

Existing Land Use: grass covered

Adjacent Land Use And Zoning: "A" Agricultural

Zoning History: NA

Applicable Ordinance McLeod County Zoning Ordinance Section 7, Subd 6.
McLeod County SSTS & Subdivision Ordinance

SPECIAL INFORMATION

Public Utilities: McLeod Cooperative Power

Public Services: SSTS, individual well

Transportation: Babcock Ave.

Physical Characteristics: **The applicants are proposing to obtain a building eligibility on a 1.61 acre lot they currently own. Soil borings indicate that a site and an alternate site are present for a standard sanitary sewage system. The National Wetland Inventory (NWI) Map indicates the there are no wetlands present on this proposed lot.**

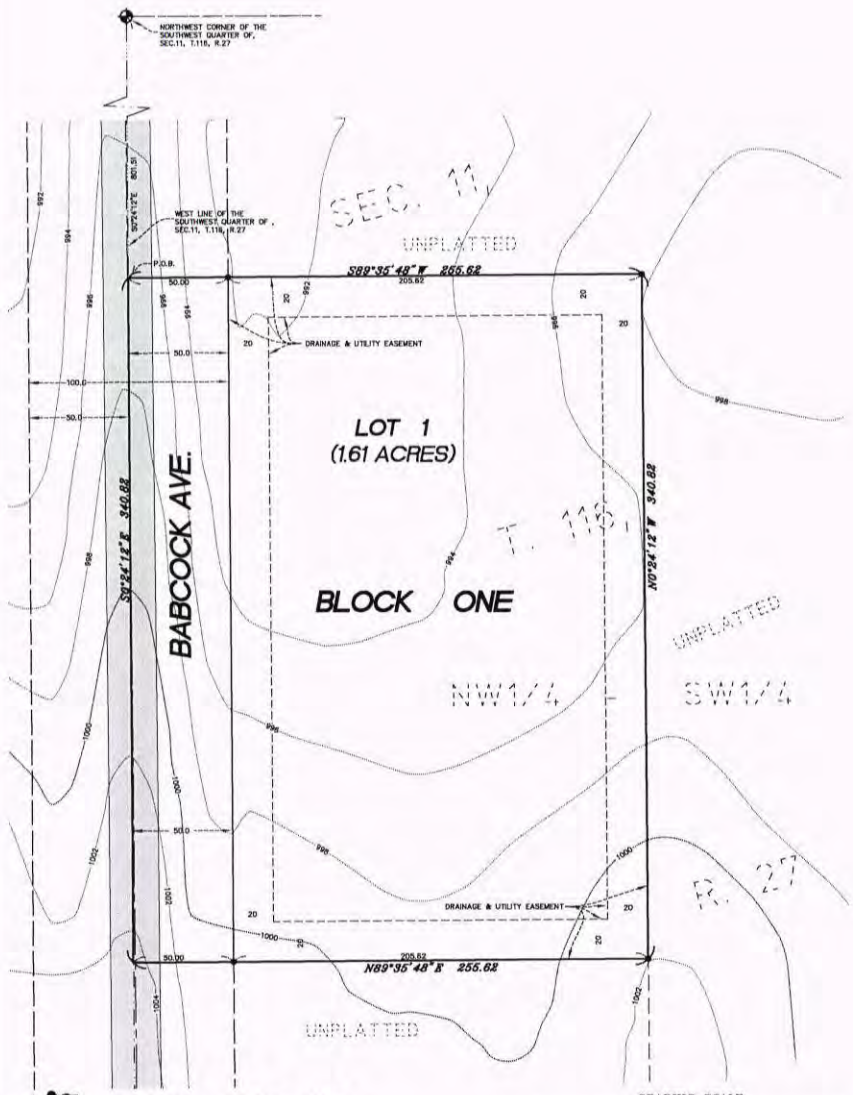
Analysis: The applicants are requesting to create a building eligibility on a lot they currently own. This parcel was purchased to build a township hall and have since decided to move in a different direction.

Recommendations: Staff does not have concerns with this request. Preliminary review of the site does not show the presence of wetlands or other restricting features in the buildable area.

Cc: Bergen Township – applicant

PRELIMINARY PLAT - BABCOCK ESTATES

~for~ BERGEN TOWNSHIP
~part of~ NW1/4 - SW1/4
Sec. 11, T.116, R.27,
Bergen Township., McLeod County, Minnesota



LEGAL DESCRIPTION OF AREA TO BE PLATTED

Part of the Northwest Quarter of the Southwest Quarter of Section 11, Township 116, Range 27, McLeod County, Minnesota, described as follows:
Commencing at the northwest corner of said Southwest Quarter of Section 11; thence on an assumed bearing of the South 00 degrees 24 minutes 12 seconds East along the West line of said Southwest Quarter 801.51 feet to the point of beginning of the tract to be described; thence continuing South 00 degrees 24 minutes 12 seconds East along said West line 340.82 feet; thence North 89 degrees 35 minutes 48 seconds East 255.62 feet; thence North 00 degrees 24 minutes 12 seconds West 340.82 feet; thence South 89 degrees 35 minutes 48 seconds West 255.62 feet to the point of beginning. This tract contains 2.00 acres of land and is subject to any and all easements of record.

NORTH

VICINITY MAP

PART OF SEC. 11, TWP. 116, R. 27

MCLEOD COUNTY, MINNESOTA
(NO SCALE)

GENERAL NOTES

- Bearings shown are on the McLeod County Coordinate System NAD83 (1996 Adj.)
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Area to be platted: 2.00 acres (includes 0.39 acres to be dedicated road right-of-way). Area of proposed Lot: 1.61 acres
- PID: 02.011.0685
- TOPOGRAPHY: Based on LIDAR. (CONTOUR INTERVALS): 2 FOOT MINORS, 10 FOOT MAJORS
- OWNER: Bergen Township.
  1729.3 Eagle Ave.,
  Lester Prairie, MN 55354
- Surveyor: Kurt D. Nelson, PLS MN Lic. No. 45356
  E.G. Rud & Sons, INC.
  990 5th AVE SE, Suite 2
  Hutchinson, MN 55350
  Phone: (320)587-2025

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES MCLEOD COUNTY SECTION CORNER
- DENOTES LIDAR CONTOURS

ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE MCLEOD COUNTY COORDINATE SYSTEM NAD 83 (1996 ADJ.)

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

KURT D. NELSON

Date: 3/3/21 License No. 45356

DRAWN BY: SNN	JOB NO: 210081	DATE: 03/03/21
CHECK BY: KDN	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors