



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, AUGUST 21, 2023

6:00 PM

1. Call to Order
2. Approval of the Minutes - August 7, 2023 Regular Meeting
3. Public Hearings
 - A. Applications for Preliminary and Final Plat approval of Warner Addition creating lots for development of four twin home units at 616 and 620 6th St. NW.
 - B. Applications for Preliminary and Final Plat Approval for Ronald F Carlsen Addition creating one commercial lot at 1810 30th St NW
4. Adjournment
5. Board and Commission Reports, Announcements and Up

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.



PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, AUGUST 7, 2023

6:00 PM

Meeting Items

1. Call to Order
The regular meeting of the Planning Commission was called to order by Vice Chair Samuel Temple at 6:00 pm. Commissioners Chuck Ackman, Eric Delgado, Barton Jackson and Vice Chair Temple were present. Also present were David Wanberg, Peter Waldock and Kari Casper.
2. Approval of the Minutes - July 17, 2023 Regular Meeting
Barton Jackson made a motion to approve the minutes, seconded by Eric Delgado. The motion passed on a 4/0 vote.
3. Public Hearings
 - A. Application for Zoning Text Amendments to allow Recycling Collection Centers with a Conditional Use Permit in the Certain Commercial Districts
Mr. Waldock began his presentation by combining the E-Waste Recycling and the Zoning Text Amendment application and then discussing the application for the Conditional Use Permit. He made it very clear that the use for this was only for collection, not processing the recycling. This is on a small scale. Here, the company will be collecting the fee for moving the materials on to the recycling center. The only place today that a recycling center can be in is the Industrial District. The staff recommend the C-2 and C-3. There is a difference between E-Waste and Commercial Recycling. Waldock listed the types of items that the center will be taking and not taking. They will not be accepting refrigerators and freezers. The materials must be completely enclosed, not outside storage in the commercial districts. No trailers or storage containers are allowed either. The staff is recommending approval of the ZTA. After Waldock's presentation, Vice Chair Temple brought the matter up for discussion. Ackman has a couple of questions about the definition as presented and Waldock had discussed this earlier with Wanberg and felt that it was such a small use and not a primary use and is okay with the language. Ackman also asked about the rail line and if they might use it in the future. Waldock stated that they do not have a side spur to do that and would not be able to. Jackson asked about the lithium batteries and the potential for fire due to potential damage. He did not feel that it would be safe to put this type of business in a mall setting, considering it to be a potential hazard. Vice Chair Temple then opened the matter up for a public hearing at 6:29 p.m. and Ryan Miryala, the applicant, came forward to answer questions. Mr. Miryala stated that they do inspect the batteries that come in and are trained in identifying potential risks and federal law states how to properly handle these types of situations. He stated that they are here for the community to be able to get rid of these types of materials. Vice Chair Temple closed the public hearing at 6:39 p.m. A motion was made by Chuck Ackman, seconded by Barton Jackson to approve the Zoning Text Amendment having met all the required findings as presented. The motion passed unanimously.
 - B. Application for Conditional Use Permit for a Recycling Collection Center in the C-2 District at 1001 Division St. W.

Vice Chair Temple then asked for a motion to approve the Conditional Use Permit as presented. A motion was made by Barton Jackson, seconded by Eric Delgado to approve the Conditional Use Permit as having met all the findings for this action as well. The motion passed unanimously.

4. Board and Commission Reports, Announcements and Updates

There was nothing really to update.

5. Adjournment

Motion by Barton Jackson, seconded by Chuck Ackman to adjourn the meeting at 6:43 p.m. The motion passed unanimously.

Respectfully submitted,

By: _____
Kari Casper, Recording Secretary



REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH: Dave Wanberg, Community and Economic Development Director
FROM: Peter Waldock, AICP Planning and Zoning Coordinator
MEETING DATE: August 21, 2023
SUBJECT: Applications for Preliminary and Final Plat approval of Warner Addition creating lots for development of four twin home units at 616 and 620 6th St. NW.

Background:

Erick Warner of Warn Investments LLC is seeking approval of the Preliminary and Final Plat of the Warner Addition replatting two previously developed residential lots into new twin home lots for four attached single-family dwelling units at 616 and 620 6th Street NW. The subdivision site currently has two vacant lots that had been used for single-family and duplex structures in the past. The original homes at the site became blighted and were torn down and the current owner now plans to build twin homes at the site. The City approved a zoning text amendment this year, for 30-foot wide twin home lots in the R-3 District. It was felt to be more in line with the medium-density development that this district is intended to allow.

A detailed staff report is attached to this memo to provide additional information regarding this request. The Development Review Committee is recommending approval of the applications.

Recommendation:

Approve the findings for approval of Warner Addition and recommend City Approve the Preliminary and Final Plats.

Attachments:

1. Draft Resolution
2. Staff Report
3. Preliminary and Final Plats
4. Shared Wall Agreement
5. Site Map

6. Comp Plan Map
7. Zoning Map

CITY OF FARIBAULT

RESOLUTION #2023- ____

APPROVE PRELIMINARY AND FINAL PLAT APPLICATIONS FOR WARNER ADDITION AT 616 AND 620 6TH STREET NW

WHEREAS, Erick Warner of Warn Investments LLC, (the "Owner") has requested preliminary and final plat approval of two residential lots to create four twin home lots at a site addressed as 616 and 620 6th Street NW, and legally described on Exhibit A of this resolution; and

WHEREAS, City Staff has completed a review of said applications and made a report to the Planning Commission, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on the 21st day of August 2023, following proper notice, held a public hearing regarding the applications and following said public hearing made findings and recommended approval of the applications; and

WHEREAS, the City Council, on the 12th day of September 2023, at a public meeting considered the application; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for Warner Addition as depicted on Exhibit B, subject to the attached conditions of approval, is appropriate with the following findings as required by Section 15-130 of the City's Unified Development Ordinance:

- 1. Criteria: The proposed preliminary plat conforms with the requirements of the Unified Development Ordinance, the applicable zoning district regulations, and any other applicable provisions of this Ordinance, subject only to acceptable rule exceptions.**

Finding: The proposed preliminary plat is consistent with the area and lot width requirements in the R-3 Medium Density Residential District.

2. Criteria: The proposed subdivision is consistent with the City's Land Use Plan and any other adopted land use studies.

Finding: The City's Land Use Plan guides the subject property for Established Residential Development. The proposed use for twin home development is consistent with this plan.

3. Criteria: The plat contains a sound, well-conceived parcel and land subdivision layout that is consistent with good land planning and site engineering design principles.

Finding: The preliminary plat provides for development of two-story twin homes that will be compatible with surrounding homes in the area.

4. Criteria: The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.

Finding: The layout of the lots in the preliminary plat are done in a manner consistent with the provisions of the City's Unified Development Ordinance and will be compatible with lots on adjoining properties.

5. Criteria: All submission requirements have been satisfied.

Finding: The proposed preliminary plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance; and

WHEREAS, the City Council further finds that approval of the final plat of Warner Addition as depicted on Exhibit C, subject to certain conditions of approval, is appropriate with the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

1. Criteria: The final plat substantially conforms to the approved preliminary plat.

Finding: The Owner has applied for the final plat approval concurrently with the preliminary plat. The Final Plat conforms to the preliminary plat as required.

2. Criteria: The plat conforms to all applicable requirements of the Unified Development Ordinance, subject only to approved

rule exceptions.

Finding: The final plat conforms to all applicable requirements of the City's Unified Development Ordinance.

3. All submission requirements have been satisfied.

Finding: The proposed final plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Faribault that the preliminary and final plat for Warner Addition are hereby approved, subject to the following conditions:

1. The Owner shall adequately address all items as listed in the City Attorney's plat opinion letter or as may be otherwise directed by the City Engineer, City Attorney, or others with review and approval authority of the City.
2. The final plat shall be recorded with the Rice County Recorder's Office within twelve (12) months following City Council approval unless extended by the City or it shall be deemed null and void.
3. The final plat shall be submitted in a digital format suitable to the City Engineer when the final plat is forwarded for required City signatures.
4. The Owner shall enter into a Development Agreement with the City prior to recording the final plat and shall satisfy all terms and conditions set forth in the Development Agreement.
5. Before the approved final plat is filed with the Rice County Recorder's office, all applicable fees must be paid and the Developer must enter into a Development Agreement to the satisfaction of the City Attorney, and satisfy all requirements contained in the Development Agreement.
6. The Owner shall submit a title insurance policy upon recording the plat and will be subject to any requirements resulting from City Staff's and the City Attorney's review of the title work and plat opinion issued for this plat.
7. The Owner shall pay a cash fee in lieu of land for Park Dedication in

accordance with Sec. 15-336 of the Unified Development Ordinance in the amount of \$1,000 based on one additional single-family (attached) residential unit approved with this application at the site compared to the site's previous development with one duplex and one single-family dwelling.

8. The City Administrator and City Attorney are authorized to have final revisions made to the plat and development agreement necessary to carry out City Council intent with this approval resolution.

Date Adopted: September 12, 2023

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

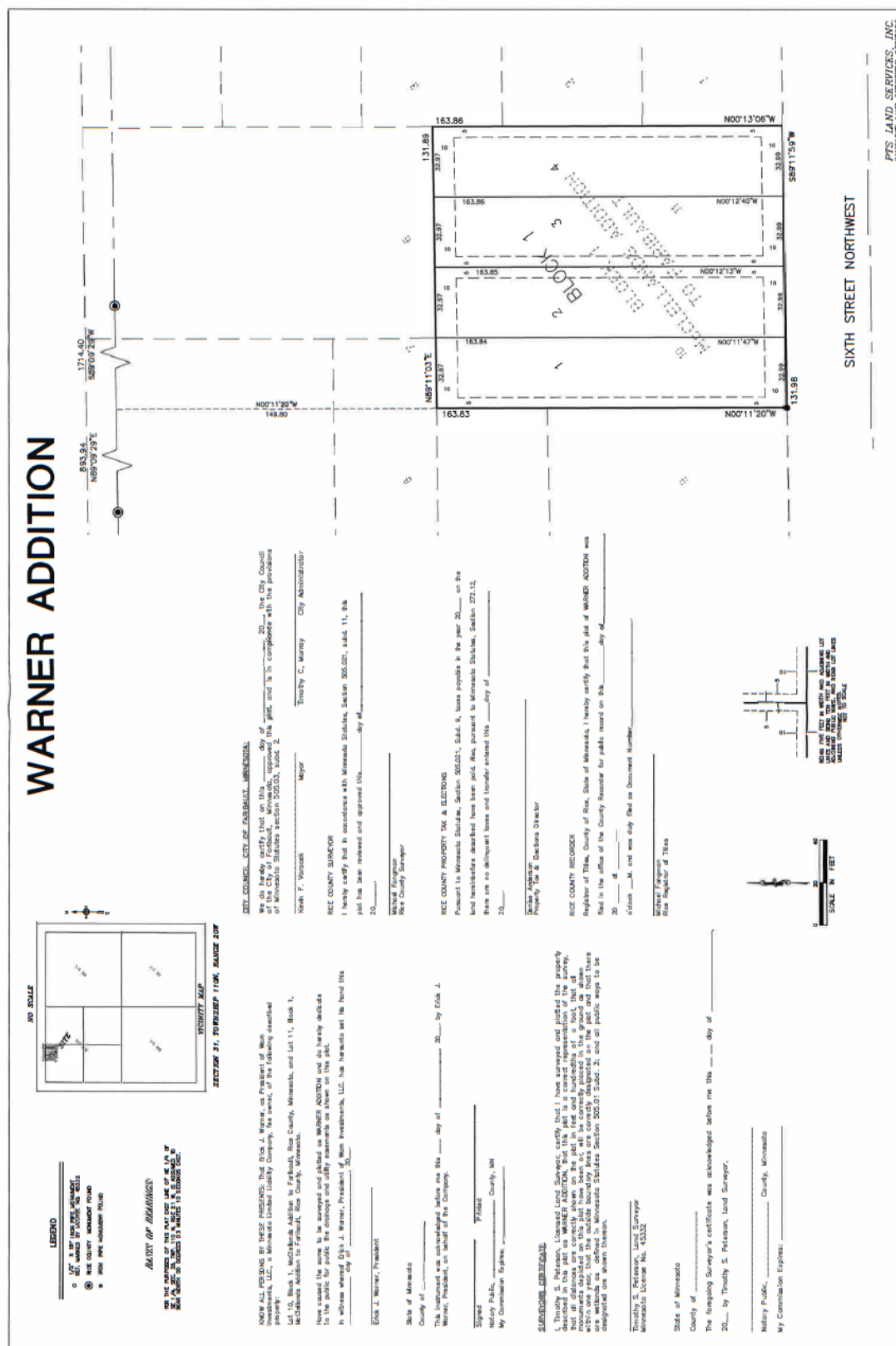
Timothy C. Murray, City Administrator

Exhibit A
Legal Description

Lot 10, Block 1, McClellands Addition to Faribault, Rice County,
Minnesota, and Lot 11, Block 1, McClellonds Addition to Faribault, Rice
County, Minnesota.

Exhibit C

Depiction of the Final Plat





Request for Planning Commission Action

TO: Planning Commission
FROM: Peter Waldock, AICP Planning & Zoning Coordinator
MEETING DATE: August 21, 2023
SUBJECT: Applications for Preliminary and Final Plat Approval for Warner Addition

BACKGROUND

Erick Warner of Warn Investments LLC is seeking approval of the Preliminary and Final Plat of the Warner Addition replatting two previously developed residential lots into new twin home lots for four attached single-family dwelling units at 616 and 620 6th Street NW. The subdivision site currently has two vacant lots that had been used for single-family and duplex structures. The original homes at the site had become blighted and were torn down. The proposed development will

The City recently approved a zoning text amendment that allows attached single-family dwellings in the R-3, Medium Density Residential District on lots with a minimum width of 30 feet (per attached unit) and a minimum lot area of 4800 SF (for each dwelling unit). The amendment was intended to accommodate infill development and allow narrower twin-home lots more in line with the medium-density purpose of this district.

The applicants presented concept plans for the twin homes at this site at a Planning Commission work session, as part of the discussion of the zoning text amendment.

DISCUSSION / ANALYSIS

Comprehensive Plan. The property is guided for established residential uses in the City's 2040 comprehensive plan.

Zoning District. The current zoning at the site is R-3, Medium Density Residential District. This year, the Unified Development District lot area requirements have been revised to accommodate twin-home development on 30-foot-wide lots with a minimum lot area of 4,800 SF. The proposed lots meet this criterion.

Surrounding Uses. Surrounding uses adjoining this site include low and medium-density residential dwellings. The neighborhood is in the historic residential core area. Some homes in the area have been converted to duplex or multi-family dwellings.

Subdivision. The subdivision in this case creates four lots for development with two twin homes (attached single-family homes that share a common wall). The lots have perimeter easements around the outer lot perimeter. The common lot line between adjoining units does not have an easement.

Development Review Committee. The Development Review Committee (DRC) considered this application at their meeting on May 15, 2023. The DRC discussed the concept plan for this subdivision at the subject site and recommended that the City update its zoning ordinances to allow twin homes on 30-foot wide lots in the R-3 District. The DRC felt that the owners should apply for a formal subdivision approval once the zoning ordinance is updated.

Requested Action

Hold a public hearing, approve findings in support of the proposed Plats, and recommend for City Council approval of the applications associated with Warner Addition.

Attachments.

- Draft Resolution
- Preliminary Plat
- Final Plat
- Maps

PRELIMINARY PLAT FOR: WARNER ADDITION
616 AND 620 6TH STREET NW, FARIBAULT, MN

LEGEND

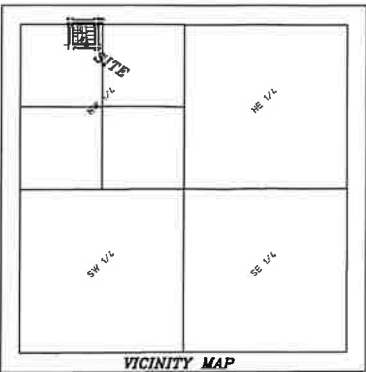
- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- POWERPOLE
- LIGHT POLE
- OUT
- TRANSFORMER
- ELECTRIC METER
- TV PEDESTAL
- TELEPHONE PEDESTAL
- AIR CONDITIONER
- HAND HOLE
- SEWAGE
- GAS METER
- SANITARY SEWER
- ST STORM SEWER
- W WATERMAIN
- G UNDERGROUND GAS MAIN
- T UNDERGROUND TELEPHONE
- E UNDERGROUND ELECTRIC
- TV UNDERGROUND CABLE T.V.
- OU OVERHEAD UTILITY LINES
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- EXISTING SPOT ELEVATION
- SOL BORING
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- DENOTES TREE AND BRUSH LIMITS
- DENOTES PROPOSED DRAINAGE ARROW
- (944.00) DENOTES PROPOSED ELEVATION
- CS CURB STOP
- CO CLEAN OUT
- BUSH
- SG SANITARY GRILL
- AUTO SPRINKLER
- BASKETBALL HOOP
- BENCH
- WATER SPOUT
- TRENCH DRAIN
- MONITORING WELL
- STORM DISPATCH
- SATELLITE DISH
- TELEPHONE
- ELECTRIC PEDESTAL
- FLAG POLE
- GROUND LITE
- MAILBOX
- ROOF DRAIN
- TRANSMISSION TOWER
- VENT PIPE
- WELL
- DENOTES ELEC. LINE
- DENOTES FENCE LINE
- DENOTES FIBER OPTIC
- DENOTES GAS LINE
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES TELEPHONE LINE
- DENOTES TV LINE
- DENOTES OVERHEAD UTL.
- DENOTES WATERMAIN
- DENOTES WETLAND
- DENOTES RAIL ROAD

Alterations to this drawing are prohibited without the express written permission of PTS Land Services, Inc.

This survey reflects above ground indications of utilities and information available from asbuilt drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located underground utilities.

1 inch = 20 feet
Scale in Feet

NO SCALE



SECTION 31, TOWNSHIP 110N, RANGE 20W

LEGAL DESCRIPTION:
Lot 10, Block 1, and Lot 11, Block 1, McClellands Addition to Faribault, Rice County, Minnesota

TAX IDENTIFICATION NUMBERS:
Lot 10, Block 1: 18.31.2.26.011
Lot 11, Block 1: 18.31.2.26.012

AREA:
THE PROPERTY CONTAINS 21,615.83 SQUARE FEET OR 0.50 ACRES MORE OR LESS

ZONING:
R-3, Medium Density Residential District

FLOOD ZONE:
By graphic interpretation only, this property lies in Zone X (Areas outside the 0.2% annual chance floodplain) per National Flood Insurance Rate Map, Community Panel No. 27131C0267D. Said Rate Map has an effective date of April 03, 2012. No field surveying was performed to determine this zone.

SURVEYORS NOTES:
1). ZONING AND SETBACK DATA OBTAINED FROM, CITY OF FARIBAULT WEB SITE.
2). THERE IS NO VISIBLE EVIDENCE OF WETLANDS ON THE PROPERTY.

BULK REGULATIONS:

R-3
MINIMUM LOT AREA= 6,000 SQ. FT.
MINIMUM LOT WIDTH= 66 FEET

BUILDING SETBACKS:
FRONT=25 FEET
SIDE=10/0 FEET
REAR=10 FEET

MAXIMUM BUILDING HEIGHT= 42 FEET

PARKING AND LOADING SETBACKS:
FRONT=3 FEET
SIDE=3 FEET
REAR=3 FEET

I hereby certify that this survey 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.

Signed the 27th day of July, 2023

Timothy S. Peterson
Minnesota License No. 45332
For PTS Land Services, Inc.

PTS LAND SERVICES, INC.
COMPLETE LAND SURVEYING SERVICES

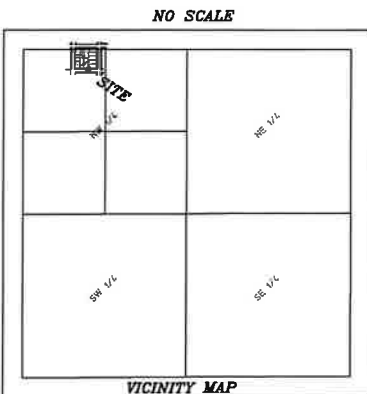
WARNER ADDITION

LEGEND

- 1/2" X 18" IRON PIPE MONUMENT SET, MARKED BY LICENSE NO. 45332
- RICE COUNTY MONUMENT FOUND
- IRON PIPE MONUMENT FOUND

BASIS OF BEARINGS:

FOR THE PURPOSES OF THIS PLAT EAST LINE OF NE 1/4 OF SE 1/4, SEC. 35, TWP. 110 N. RGE 21 W, IS ASSUMED TO BEAR NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST.



SECTION 31, TOWNSHIP 110N, RANGE 20W

KNOW ALL PERSONS BY THESE PRESENTS: That Erick J. Warner, as President of Warn Investments, LLC., a Minnesota Limited Liability Company, fee owner, of the following described property:

Lot 10, Block 1, McClellands Addition to Faribault, Rice County, Minnesota, and Lot 11, Block 1, McClellands Addition to Faribault, Rice County, Minnesota.

Have caused the same to be surveyed and platted as WARNER ADDITION and do hereby dedicate to the public for public the drainage and utility easements as shown on this plat.

In witness whereof Erick J. Warner, President of Warn Investments, LLC. has hereunto set his hand this _____ day of _____, 20____.

Erick J. Warner, President

State of Minnesota

County of _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Erick J. Warner, President, on behalf of the Company.

Signed _____

Printed _____

Notary Public, _____ County, MN

My Commission Expires: _____

SURVEYORS CERTIFICATE:

I, Timothy S. Peterson, Licensed Land Surveyor, certify that I have surveyed and platted the property described in this plat as WARNER ADDITION, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments depicted on this plat have been or, will be correctly placed in the ground as shown within one year, that the outside boundary lines are correctly designated on the plat and that there are wetlands as defined in Minnesota Statutes Section 505.01 Subd. 3; and all public ways to be designated are shown thereon.

Timothy S. Peterson, Land Surveyor
Minnesota License No. 45332

State of Minnesota

County of _____

The foregoing Surveyor's certificate was acknowledged before me this _____ day of _____

20____ by Timothy S. Peterson, Land Surveyor,

Notary Public, _____ County, Minnesota

My Commission Expires: _____

CITY COUNCIL, CITY OF FARIBAULT, MINNESOTA:

We do hereby certify that on this _____ day of _____, 20____, the City Council of the City of Faribault, Minnesota, approved this plat, and is in compliance with the provisions of Minnesota Statutes section 505.03, subd. 2.

Kevin F. Voracek

Mayor

Timothy C. Murray

City Administrator

RICE COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Michael Fangman
Rice County Surveyor

RICE COUNTY PROPERTY TAX & ELECTIONS

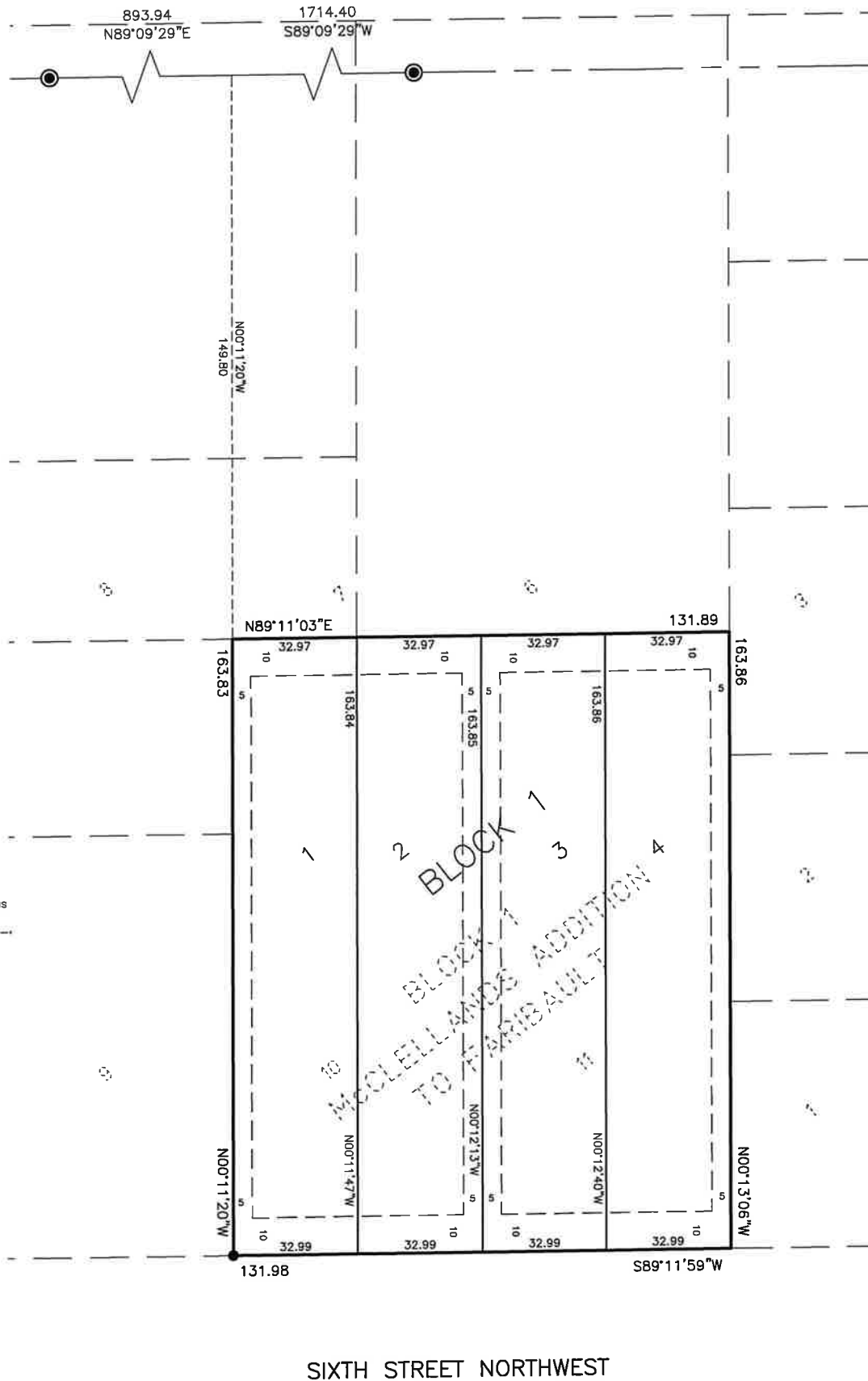
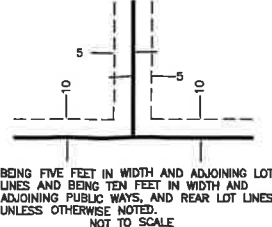
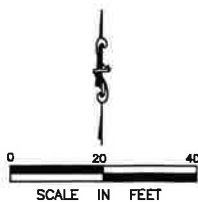
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Denise Anderson
Property Tax & Elections Director

RICE COUNTY RECORDER

Registrar of Titles, County of Rice, State of Minnesota, I hereby certify that this plat of WARNER ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20____ at _____ o'clock ____M. and was duly filed as Document Number _____.

Michael Fangman
Rice Registrar of Titles



SHARED WALL AGREEMENT

THIS DECLARATION, made this ____ day of _____, 2023, by Warn Investments LLC, a Limited Liability Company under the laws of the state of Minnesota, hereinafter referred to as Warn.

WITNESSETH:

WHEREAS, Warn is the owner of the following described real property:

Lots 10 and 11, Block 1, McClellands Addition to Faribault, Rice County, Minnesota.

WHEREAS, each of the two parcels described below make up a single building with a shared wall:

Lots 10 and 11, Block 1, McClellands Addition to Faribault, Rice County, Minnesota.

NOW, THEREFORE, Warn hereto agrees that the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of said real property, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE 1 DEFINITIONS

For the purposes of this Declaration, the following terms shall have the meanings here ascribed to them:

Section 1. "Living Unit" shall mean and refer to any portion of a residence building situated upon the properties designed and intended for use and occupancy as a residence by a single family.

Section 2. "Lot" shall mean and refer to any portion of land in the Properties upon which a Living Unit is situated.

Section 3. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers and vendees, but excluding those having such interest merely as a security for performance of an obligation, and excluding those having a lien upon the property by provision or operation of law.

Section 4. "Properties" shall mean and refer to the real property hereinbefore described.

ARTICLE II PARTY WALLS

Section 1. General Rules of Law to Apply. Each wall which is built as part of the original construction of any Living Unit upon the properties and placed on the dividing line between two (2) Living Units shall constitute a party wall and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and of liability for property damage due to negligent or willful acts or omissions shall apply thereto.

Section 2. Shares of Repair and Maintenance. The cost of reasonable repair and maintenance of each party wall shall be shared by the Owners who make use of the wall in proportion of such use.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty or by physical deterioration, any Owner who has used the wall may restore it, and shall have an easement over the adjoining Living Unit for purposes of making such restoration, and if other Owners thereafter make use of the wall they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any Owner to call for a larger contribution from other Owners under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, any Owner who by his negligent or willful act, causes any party wall to be exposed to the elements or excessive heat or cold shall bear the whole cost of furnishing the necessary protection against such elements or heat or cold, and of repairing the party wall from damage caused by such exposure.

Section 5. Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the Lot and shall pass to such Owner's successors in title.

Section 6. Arbitration. In the event of any dispute arising concerning a party wall, under the provisions of this Article, the parties shall mutually choose one arbitrator, and the decision of the arbitrator shall be final and conclusive of the question involved. If either party refuses or fails to promptly appoint an arbitrator, the same may be appointed by a Judge of the State of District Court for Rice County, Minnesota. Arbitration shall be in accordance with the rules of the American Arbitration Association.

Section 7. Encroachment. If any portion of a Living Unit or any Lot shall actually encroach upon any other Lot, or if any such encroachment shall hereafter arise because of settling or shifting of the building or other cause, there shall be deemed to be an easement in favor of the owner of the encroaching Living Unit to the extent of such encroachment so long as the same shall exist.

Section 8. Mechanic's Liens. Each Owner of a Living Unit ("Defaulting Owner") agrees to indemnify and hold harmless the Owner of an adjoining Living Unit for any mechanics' liens arising from work done or material supplied to make repairs or replacements for which the Defaulting Owner is responsible.

ARTICLE III WATER AND SEWER LINES

Section 1. There shall be separate water lines and sewer lines running from the street to the Living Unit on each lot. All costs of repair and maintenance of said lines shall be the responsibility of the Owners of the Living Unit connected thereto.

ARTICLE IV OTHER PROVISIONS GOVERNING RELATIONSHIP AMONG OWNERS OF ADJOINING LIVING UNITS

Section 1. Insurance-Replacement. Each Owner shall maintain fire and extended coverage insurance on his Living Unit in the full replacement cost thereof,

and shall, in the event of damage to or destruction of his Living Unit, restore it to the condition in which it was prior to the damage or destruction.

Section 2. Maintenance. Each Owner of a Living Unit shall maintain his Lot and the exterior of his Living Unit in good condition and repair and in a clean and neat condition.

Section 3. Architectural Control.

(a) The Owner of a Living Unit may replace exterior components of his Living Unit with similar components of the same design and color, and may paint the exterior of his Living Unit with paint of the existing color of the exterior, but he may not, either in the course of ordinary replacement or remodeling or restoration after damage or destruction, employ different siding or roofing material or a different color scheme, without the prior written consent of the other owners.

(b) In the event of any dispute arising concerning a change in siding or roofing material or color scheme, the parties shall choose one arbitrator and the decision of the arbitrator shall be final and conclusive of the question involved. The arbitrator's decision shall be based on their decision of whether the proposed siding or roofing material or color scheme is in harmony with the design of the adjoining Living Unit. If either party refuses or fails to agree to an arbitrator, the same may be appointed by and Judge of the State District Court for Rice County, Minnesota. Arbitration shall be in accordance with the rules of the American Arbitration Association.

ARTICLE V
GENERAL PROVISIONS

Section 1. Enforcement. Any Owner shall have the right to enforce, by any proceeding at law or in equity, or both, all of the terms and provisions of Article II of this Declaration, and the Owner of the Living Unit involved shall have the right to enforce, by any proceeding at law or equity, or both, all of the terms and provisions of Article III and IV of this Declaration. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Section 2. Severability. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

Section 3. Amendments. These covenants shall run with the land and be binding upon all parties and all persons claiming by, through or under them.

IN WITNESS WEHREOF, the said Declarant has signed this Declaration this ____ day
of _____, 2023.

Warn Investments LLC
By: Erick Warner
Its: Chief Executive Officer

STATE OF MINNESOTA

COUNTY OF RICE

The foregoing instrument was acknowledged before me this ____ day of
_____, 2023, by Erick Warner, Chief Executive Officer of Warn Investments
LLC, a Limited Liability Company organized under the laws of the State of
Minnesota.

Notary Public

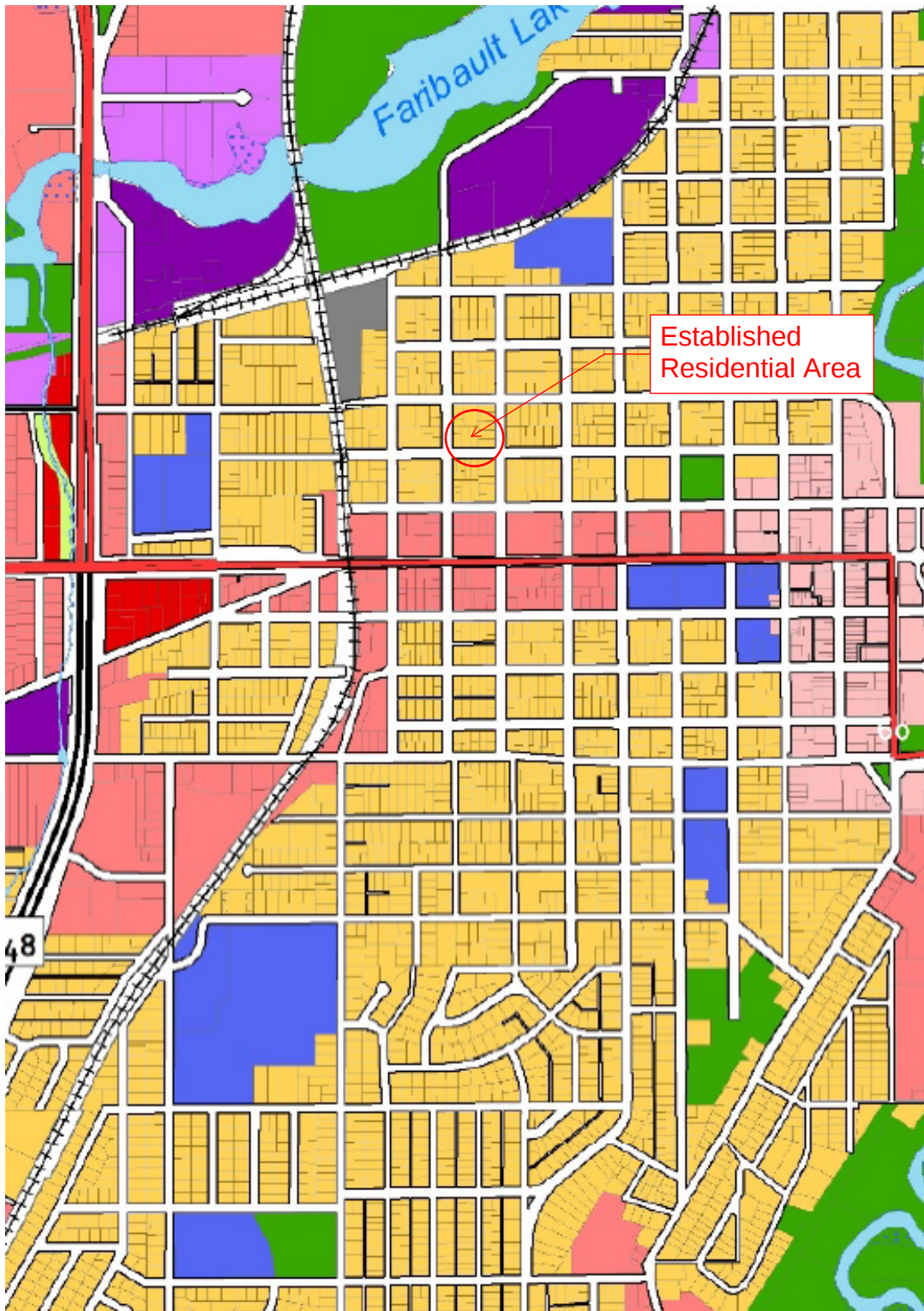
THIS INSTRUMENT WAS DRAFTED BY:
Debbie A. Korman
504 Central Ave.
Faribault, MN 55021



Warn Investments LLC – 616 and 620 6th St NW

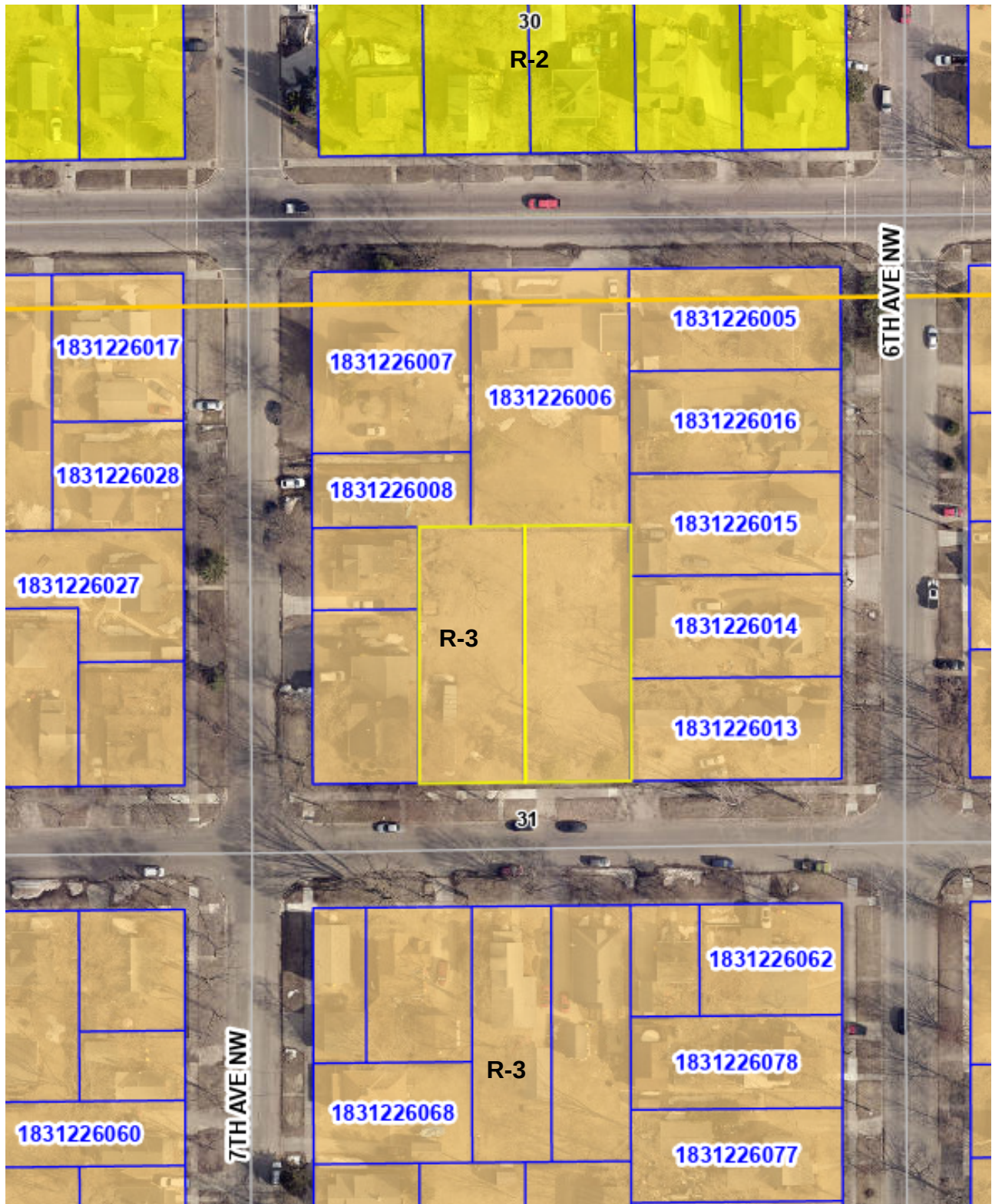
Comprehensive Plan - Land Use Map

616 and 620 6th St NW



Zoning Map

616 and 620 6th St. NW





REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH: Dave Wanberg, Community and Economic Development Director
FROM: Peter Waddock, AICP Planning and Zoning Coordinator
MEETING DATE: August 21, 2023
SUBJECT: Applications for Preliminary and Final Plat Approval for Ronald F Carlsen Addition creating one commercial lot.at 1810 30th St NW

Background:

Ronald Carlsen has applied for reapproval of the Preliminary and Final Plat of the Carlsen Addition at 1810 30th St. NW. This subdivision creates one commercial lot that was informally divided from a larger unplatted parcel in 1998. The site is fully developed with an office building and associated parking lot. The property has a detached garage on the southeast side of the building. The owners are planning to build an addition to the building for use as an early childhood learning center. The property is zoned C-2, High Commercial District.

The subdivision was approved by the City in 2016, but not recorded at that time. That approval has now expired, and the property owner has asked the City to re-approve the preliminary and final plat in order to complete plans for building improvements at the site. The application conforms with City ordinances and the DRC has recommended approval of the request. A detailed staff report is attached to this memo for further information.

Recommendation:

Approve written findings for the Carlsen Addition and recommend City Council approve the applications.

Attachments:

1. Draft Resolution - Ronald F. Carlsen Addition
2. PC Memo re. Carlsen Addition
3. 2023.07.31 Final Plat - Carlsen Addition
4. 2023.07.31 Prelim Plat - Carlsen Addition

Agenda Item: 3.B

5. 2023.07.31 Site Plan - 1810 30th ST NW
6. Comp Plan Map 1810 30th ST NW
7. Zoning Map 1810 30th St NW

CITY OF FARIBAULT

RESOLUTION #2023- ____

APPROVE PRELIMINARY AND FINAL PLAT APPLICATIONS FOR RONALD F. CARLSEN ADDITION AT 1810 30TH NW

WHEREAS, Ronald Carlsen, (the "Owner") has reapplied for preliminary and final plat approval of the Ronald F. Carlsen Addition (the "Plat") at 1810 30th St NW and legally described on Exhibit A of this resolution; and

WHEREAS, on October 11, 2016, the City Council adopted Resolution 2016-227 (attached as Exhibit B), approving the Preliminary and Final Plat to create one commercial lot from an unplatted parcel and dedicate additional right of way for 30th Street NW; and

WHEREAS, the Plat was never recorded by the owner, and in accordance with Section 15-140 and Section 15-220 of the Unified Development Ordinance, the approvals became void after one year from the date of approval; and

WHEREAS, the owner now is requesting Preliminary and Final Plat approval for the subdivision at this time to accommodate a proposed building addition at the site; and

WHEREAS, City Staff has completed a review of said applications and made a report to the Planning Commission, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on the 21st day of August 2023, following proper notice, held a public hearing regarding the applications and following said public hearing made findings and recommended approval of the applications; and

WHEREAS, the City Council, on the 12th day of September 2023, at a public meeting considered the application; and

WHEREAS, based upon the said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for

Ronald F. Carlsen Addition as depicted on Exhibit C, subject to the attached conditions of approval, is appropriate with the following findings as required by Section 15-130 of the City's Unified Development Ordinance:

- 1. Criteria: The proposed preliminary plat conforms with the requirements of the Unified Development Ordinance, the applicable zoning district regulations, and any other applicable provisions of this Ordinance, subject only to acceptable rule exceptions.**

Finding: The proposed preliminary plat is consistent with the area and lot width requirements in the C-2 Highway Commercial District.

- 2. Criteria: The proposed subdivision is consistent with the City's Land Use Plan and any other adopted land use studies.**

Finding: The City's Land Use Plan guides the subject property for Commercial / Residential Mixed Use. The proposed use as an early childhood education center.

- 3. Criteria: The plat contains a sound, well-conceived parcel and land subdivision layout that is consistent with good land planning and site engineering design principles.**

Finding: The preliminary and plat provides for a commercial lot that is compatible with neighboring uses.

- 4. Criteria: The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.**

Finding: The layout of the lot in the preliminary plat is done in a manner consistent with the provisions of the City's Unified Development Ordinance and will be compatible with lots on adjoining properties.

- 5. Criteria: All submission requirements have been satisfied.**

Finding: The proposed preliminary plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance; and

WHEREAS, the City Council further finds that approval of the final plat

of the Ronald F. Carlsen Addition as depicted on Exhibit D, subject to certain conditions of approval, is appropriate with the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

1. Criteria: The final plat substantially conforms to the approved preliminary plat.

Finding: The Owner has applied for the final plat approval concurrently with the preliminary plat. The Final Plat conforms to the preliminary plat as required.

2. Criteria: The plat conforms to all applicable requirements of the Unified Development Ordinance, subject only to approved rule exceptions.

Finding: The final plat conforms to all applicable requirements of the City's Unified Development Ordinance.

3. All submission requirements have been satisfied.

Finding: The proposed final plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Faribault that the preliminary and final plat for Ronald F. Carlsen Addition are hereby approved, subject to the following conditions:

1. The Owner shall adequately address all items as listed in the City Attorney's plat opinion letter or as may be otherwise directed by the City Engineer, City Attorney, or others with review and approval authority of the City.
2. The final plat shall be recorded with the Rice County Recorder's Office within twelve (12) months following City Council approval unless extended by the City or it shall be deemed null and void.
3. The final plat shall be submitted in a digital format suitable to the City Engineer when the final plat is forwarded for required City signatures.
4. The Owner shall enter into a Development Agreement with the City prior to recording the final plat and shall satisfy all terms and

conditions set forth in the Development Agreement.

5. Before the approved final plat is filed with the Rice County Recorder's office, all applicable fees must be paid and the Developer must enter into a Development Agreement to the satisfaction of the City Attorney, and satisfy all requirements contained in the Development Agreement.
6. The Owner shall submit a title proforma approved by the City Attorney, or title insurance policy upon recording the plat and will be subject to any requirements resulting from the City Staff's and the City Attorney's review of the title work and plat opinion issued for this plat.
7. The Owner shall pay a cash fee in lieu of land for Park Dedication in the amount of \$2,400 as stated in the letter of understanding recorded November 16, 1998 (attached as Exhibit E).
8. The City Administrator and City Attorney are authorized to have final revisions made to the plat and development agreement necessary to carry out City Council intent with this approval resolution.

Date Adopted: September 12, 2023

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Timothy C. Murray, City Administrator

Exhibit A Legal Description

Property Located at 1810 39 ST NW, Faribault, MN 55021 PIN 18.24.2.75.002

That Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 24, Township 110 North, Range 21 West of the Fifth Principal Meridian, in the City of Faribault, Rice County, Minnesota described as follows:

Commencing at the Southeast corner of said Northwest Quarter (NW 1/4); thence Westerly along the South line of said Northwest Quarter (NW 1/4) (for purposes of this description bearings are assumed and based on said South line being South 89°34'00" West), 544.32 feet to a point in the Northwesterly line of 30th Street Northwest and the Northwesterly line of said McShane Addition; thence Northeasterly, along said Northwesterly line of 30th Street Northwest and said Northwesterly line of McShane Addition on the following 2 courses: 1) North 25°05'26" East, 86.72 feet; 2) along a tangential curve, concave Southwesterly (curve data: delta angle = 10°57'31"; radius = 955.52 feet; chord bearing and distance = North 30°34'11" East, 176.17 feet), an arc distance of 176.44 feet to the point of beginning of the parcel to be herein described; thence North 45°27'08" West, 205.00 feet; thence North 36°18'37" East, 188.00 feet; thence South 53°51'25" East, 228.00 feet to a point in said Northwesterly line of 30th Street Northwest and said Northwesterly line of McShane Addition; thence Southwesterly along said Northwesterly line of 30th Street Northwest and said Northwesterly line of McShane Addition on a Tangential curve, concave Southwesterly (curve data: delta angle = 13°39'49"; radius = 922.52 feet; chord bearing and distance = South 42°52'51" West, 219.48 feet) an arc distance of 220.00 feet to said point of beginning. Subject to roads, easements and restrictions of record, subject to encumbrance thereon.

Exhibit B
Resolution 2016-227

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION 2016-227

**APPROVE PRELIMINARY AND FINAL PLAT OF
SUBDIVISION FOR THE RONALD F. CARLSEN ADDITION**

WHEREAS, Ronald F. Carlsen (Property Owner) has submitted an application for final plat approval of the Ronald F. Carlsen Addition the legal description for the subject property is attached in Exhibit A; and

WHEREAS, the Property Owner signed a letter of understanding filed with the Rice County Recorder on November 16, 1998 as Document No. 445007, in which it was agreed that a preliminary plat would be submitted by December 31, 1999 and a final plat only for the lot being developed by the Property Owner be completed within two (2) months of approval of the preliminary plat; and

WHEREAS, the Property Owner wishes to satisfy the terms of the letter of understanding at this time and has submitted a final plat application only for the developed lot; and

WHEREAS, City Staff has completed a review of said application and made a report (PP 50-16 and FP 51-16) to the Planning Commission, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on the 19th day of September, 2016, following proper notice, held a public hearing regarding the application, and following said public hearing made findings and recommended approval of the applications; and

WHEREAS, the City Council, on the 11th day of October, 2016 at a public meeting considered the application; and

Resolution 2016-227
Page 2

WHEREAS, based upon said report and public hearing, the Planning Commission recommends approval of the final plat for Ronald F. Carlsen Addition attached hereto as Exhibit B, with the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

- (1) The final plat substantially conforms to the approved preliminary plat;
- (2) The plat conforms to all applicable requirements of this ordinance, subject only to the approved rule exception as follows:

Exception is granted from Section 15-280 regarding dead-end streets.

- (3) All submission requirements have been satisfied.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Faribault that the preliminary and final plat for Ronald F. Carlsen Addition is hereby approved, subject to the following conditions:

1. The Final Plat shall dedicate 14' of public street right of way extending along the lot frontage with 30th Street NW in accordance with specifications approved by the City Engineer.
2. Payment of a parkland dedication fee in the amount of \$2,400 as stated in the letter of understanding recorded November 16, 1998 shall be paid by the Property Owner.
3. The Applicant shall adequately address all items as may be directed by the City Attorney, City Engineer or others with review and approval authority of the City including any plat, or engineer opinions.
4. The Property Owner shall enter into a developer's agreement with the City and shall satisfy all terms and conditions set forth in the developer's agreement.

Adopted this 11th day of October, 2016.

Faribault City Council


John R. Jasinski, Mayor

ATTEST:


Brian J. Anderson, City Administrator

Resolution 2016-227
Page 3

Exhibit A

Legal Description

Property Located at 1810 39 ST NW, Faribault, MN 55021 PIN 18.24.2.75.002

That Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 24, Township 110 North, Range 21 West of the Fifth Principal Meridian, in the City of Faribault, Rice County, Minnesota described as follows:

Commencing at the Southeast corner of said Northwest Quarter (NW 1/4); thence Westerly along the South line of said Northwest Quarter (NW 1/4) (for purposes of this description bearings are assumed and based on said South line being South 89°34'00" West), 544.32 feet to a point in the Northwesterly line of 30th Street Northwest and the Northwesterly line of said McShane Addition; thence Northeasterly, along said Northwesterly line of 30th Street Northwest and said Northwesterly line of McShane Addition on the following 2 courses: 1) North 25°05'26" East, 86.72 feet; 2) along a tangential curve, concave Southwesterly (curve data: delta angle = 10°57'31"; radius = 955.52 feet; chord bearing and distance = North 30°34'11" East, 176.17 feet), an arc distance of 176.44 feet to the point of beginning of the parcel to be herein described; thence North 45°27'08" West, 205.00 feet; thence North 36°18'37" East, 188.00 feet; thence South 53°51'25" East, 228.00 feet to a point in said Northwesterly line of 30th Street Northwest and said Northwesterly line of McShane Addition; thence Southwesterly along said Northwesterly line of 30th Street Northwest and said Northwesterly line of McShane Addition on a Tangential curve, concave Southwesterly (curve data: delta angle = 13°39'49"; radius = 922.52 feet; chord bearing and distance = South 42°52'51" West, 219.48 feet) an arc distance of 220.00 feet to said point of beginning. Subject to roads, easements and restrictions of record, subject to encumbrance thereon.

Resolution 2016-227
Page 4

Exhibit B

Final Plat: Ronald F. Carlsen Addition

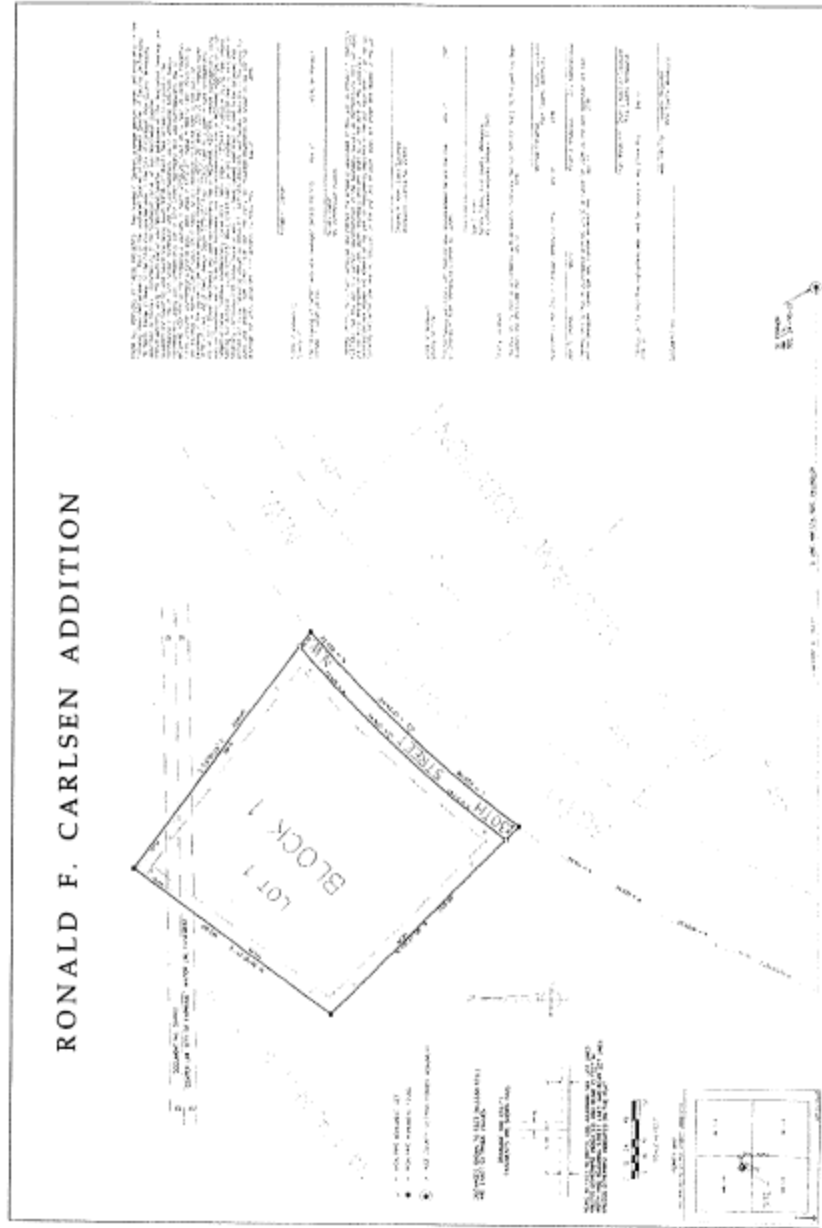


Exhibit C

Depiction of the Preliminary Plat

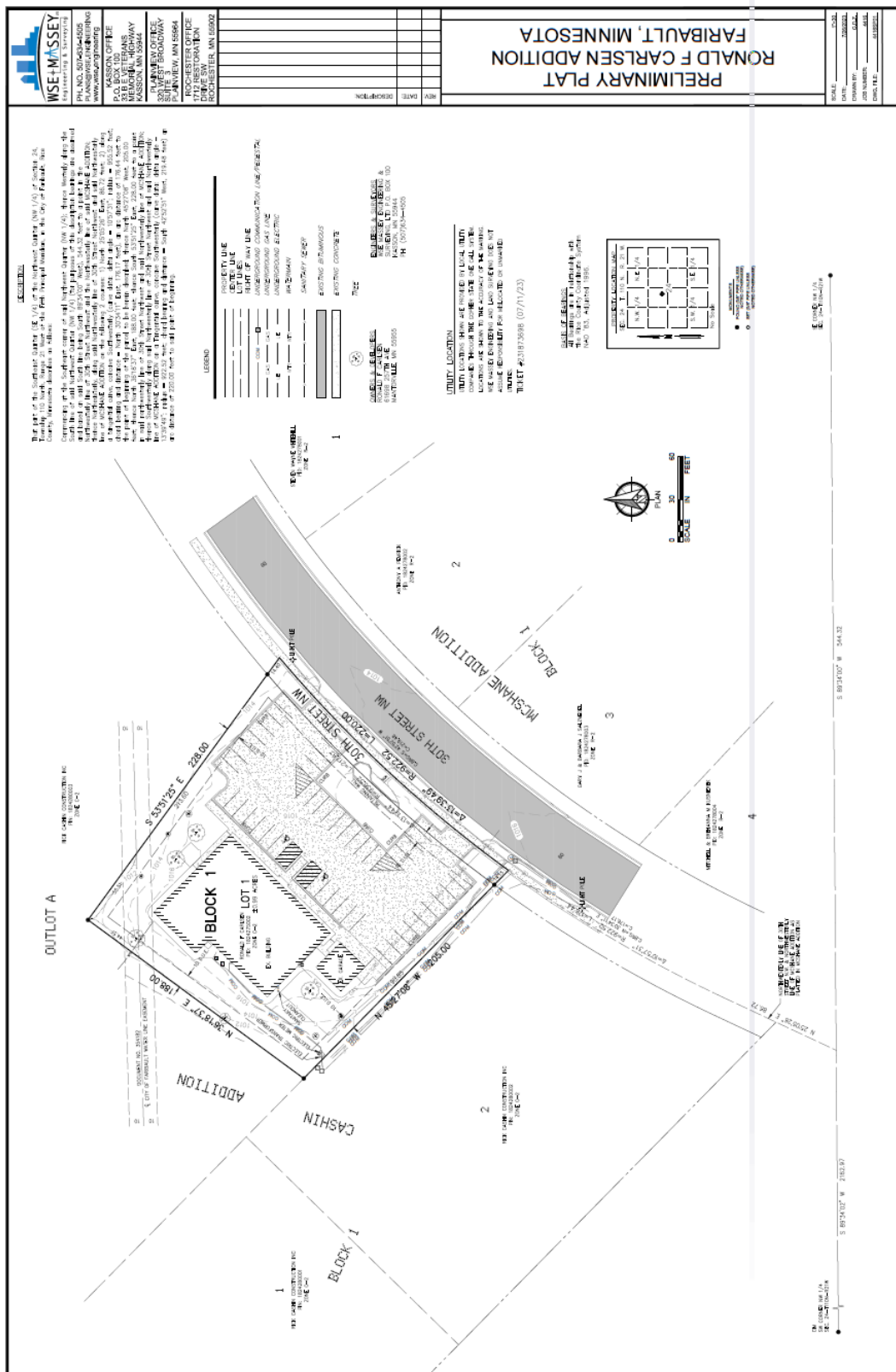


Exhibit D

Depiction of the Final Plat

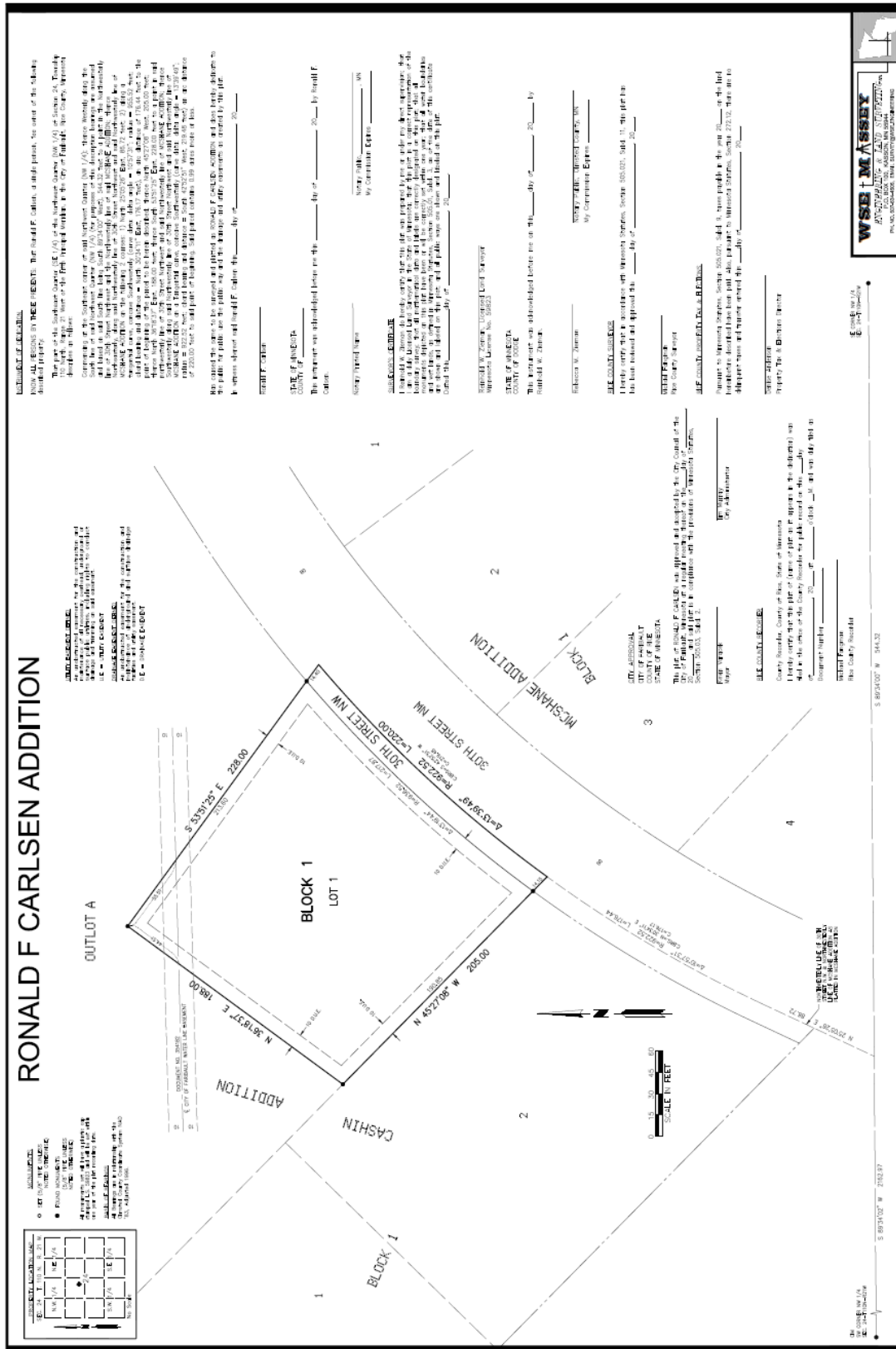


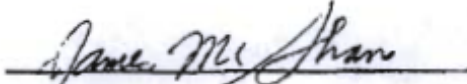
Exhibit E Letter of Understanding

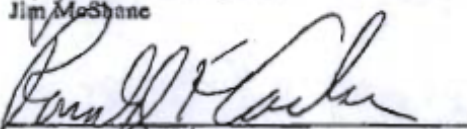
LETTER OF UNDERSTANDING ALLOWING LOT SPLIT IN LIEU OF PLATTING MCSHANE PROPERTY

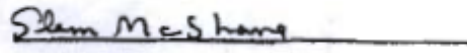
Jim and Clem McShane have requested a lot split for property located at 30th Street NW and Cardinal Avenue. The city is agreeable to waive the requirement to plat at this time in order to facilitate development of the lot and to allow for platting of the entire property at a more appropriate time. Such waiver is acceptable to the city according to the following terms and conditions:

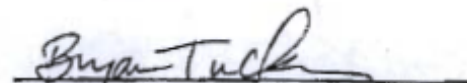
- 1) A preliminary plat for the entire McShane property shall be submitted to the city for approval no later than December 31, 1999. Final platting will only be required for the lot being developed by Ron Carlson, and shall be complete within two (2) months of approval of the preliminary plat.
- 2) A parkland dedication fee, in the amount of \$2400, shall be paid by Ron Carlson prior to filing of the final plat for the parcel he is developing.
- 3) The property owners, or their assigns, shall be responsible for the cost of sewer and water installation to the Carlson parcel and dedication of any necessary easements to accommodate such facilities.

The City of Faribault, Jim and Clem McShane, and Ron Carlson hereby agree on the above statements.


Jim McShane


Ron Carlson


Clem McShane


City of Faribault
Bryan Tucker, City Planner

Acknowledged October 9, 1998 by
Jim McShane, Clem McShane and Ron Carlson before Kristine L. Gjerald,
Notary Public, State of Minnesota. Notarial Seal.

Filed November 16, 1998 as Document No. 445007.



Request for Planning Commission Action

TO: Planning Commission
FROM: Peter Waldock, AICP Planning & Zoning Coordinator
MEETING DATE: August 21, 2023
SUBJECT: Applications for Preliminary and Final Plat Approval for Carlsen Addition

BACKGROUND

Ronald Carlsen has applied for reapproval of the Preliminary and Final Plat of the Carlsen Addition at 1810 30th St. NW. This subdivision creates one commercial lot that was informally divided from a larger unplatted parcel in 1998. The site is fully developed with an office building and associated parking lot. The property has a detached garage on the southeast side of the building.

The owners are planning to build an addition to the building for use as an early childhood learning center. The property is zoned C-2, High Commercial District.

In November of 1998, Ron Carlsen purchased the subject site from Jim and Clem McShane. They requested a split of the unplatted property to divide the parcel to sell a portion to Mr. Carlsen for the construction of the DNR / USDA building that now occupies the site. Although the City Subdivision Ordinance at the time, required that the land be properly platted with an approved subdivision, the City agreed to temporarily allow the parcel split (by description) based on the understanding that a subdivision plat would be completed by the end of 1999.

A zoning certificate for the building permit to construct the office building on the site was issued based on a Letter of Understanding signed by the buyer, the sellers, and the City Planner agreeing to formally subdivide the property before the end of 1999 and pay \$2400 in parkland dedication fees at the time of platting. The property was not subdivided nor was the parkland dedication fee paid as agreed by the owners.

In 2016 the City Council declined a request to waive the requirements of the Letter of Understanding and instructed the applicant to proceed with Preliminary and Final Plat Applications and pay the parkland dedication fee to resolve this long outstanding matter.

Mr. Carlsen submitted applications for preliminary and final plat approval and the City Council adopted Res. 2016-227 approving the subdivision plats on October 11, 2016. However, the subdivision plat was never recorded and by ordinance, the approvals expire after one year from the date of approval if the plat is not recorded. For this reason, the property owner is seeking reapproval of the plat at this time.

DISCUSSION / ANALYSIS

Comprehensive Plan. The property is guided for established residential uses in the City's 2040 comprehensive plan.

Zoning District. The current zoning at the site is C-2, Highway Commercial District. The existing parcel and proposed lot meet the standards required by the Unified Development Ordinance (UDO) for this district.

Table 11-2. Lot dimension and setback requirements in the commercial districts.

District	C-1	C-2	C-3	CBD
Minimum lot area (sq. ft.)	10,000	20,000	40,000	none
Minimum lot width	100 feet	100 feet	100 feet	none
Building setback requirements				
Front	25 feet	25 feet	25 feet	none
Side	10 feet	10 feet	10 feet	none
Side (abutting residential district)	15 feet	15 feet	15 feet	10 feet
Corner side	25 feet	25 feet	25 feet	none
Rear	10 feet	10 feet	10 feet	10 feet
Rear (abutting residential district)	15 feet	15 feet	15 feet	10 feet
Setback for off-street parking and loading areas				
Front	10 feet	10 feet	10 feet	5 feet
Side	5 feet	5 feet	5 feet	5 feet
Side (abutting residential district)	10 feet	10 feet	10 feet	10 feet
Corner side	10 feet	10 feet	10 feet	10 feet
Rear	5 feet	5 feet	5 feet	5 feet
Rear (abutting residential district)	10 feet	10 feet	10 feet	10 feet
Setback for exterior storage areas				
Side	-	5 feet	5 feet	-
Side (abutting residential district)	-	10 feet	10 feet	-
Corner side	-	25 feet	25 feet	-
Rear	-	5 feet	5 feet	-
Rear (abutting residential district)	-	10 feet	10 feet	-

Surrounding Uses. Surrounding uses include apartments to the southeast, a pond (including wetlands) to the north and northwest, and residential uses across 30th Street from the site.

Subdivision. The subdivision in this case formally plats the existing parcel that

was informally divided from a larger unplatted parcel in 1998. The plat creates one commercial lot of about 40,075 square feet. The lot has a width of about 218 feet. The proposed lot exceeds the minimum requirements of the UDO.

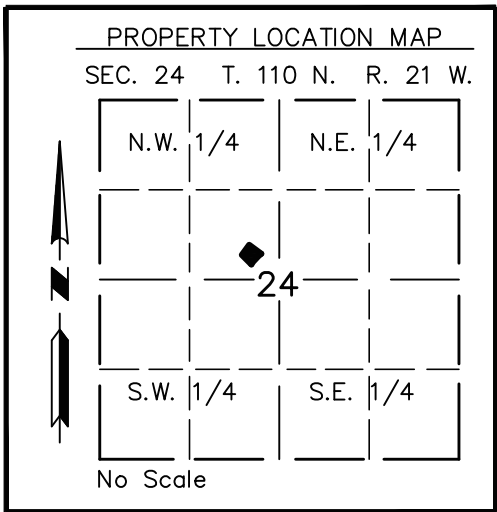
Requested Action

Hold a public hearing, approve findings in support of the proposed Plats, and recommend City Council approval of the applications associated with the Carlsen Addition.

Attachments.

- Draft Resolution
- Preliminary Plat
- Final Plat
- Concept Plan
- Maps

RONALD F CARLSEN ADDITION



- MONUMENTS
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
 - FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

BASIS OF BEARINGS

All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Ronald F. Carlsen, a single person, fee owner of the following described property:

That part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 24, Township 110 North, Range 21 West of the Fifth Principal Meridian, in the City of Faribault, Rice County, Minnesota describes as follows:

Commencing at the Southeast corner of said Northwest Quarter (NW 1/4); thence Westerly along the South line of said Northwest Quarter (NW 1/4) (for purposes of this description bearings are assumed and based on said South line being South 89°34'00" West), 544.32 feet to a point in the Northwestern line of 30th Street Northwest and the Northwestern line of said MCSHANE ADDITION; thence Northeasterly, along said Northwestern line of 30th Street Northwest and said Northwestern line of MCSHANE ADDITION on the following 2 courses: 1) North 25°05'26" East, 86.72 feet; 2) along a tangential curve, concave Southwesterly (curve data: delta angle = 10°57'31"; radius = 955.52 feet; chord bearing and distance = North 30°34'11" East, 176.17 feet), an arc distance of 176.44 feet to the point of beginning of the parcel to be herein described; thence North 45°27'08" West, 205.00 feet; thence North 36°18'37" East, 188.00 feet; thence South 53°51'25" East, 228.00 feet to a point in said northwesterly line of 30th Street Northwest and said Northwestern line of MCSHANE ADDITION; thence Southwesterly along said Northwestern line of 30th Street Northwest and said Northwestern line of MCSHANE ADDITION on a Tangential curve, concave Southwesterly (curve data: delta angle = 13°39'49"; radius = 922.52 feet; chord bearing and distance = South 42°52'51" West, 219.48 feet) on an arc distance of 220.00 feet to said point of beginning. Said parcel contains 0.99 acres more or less.

Has caused the same to be surveyed and platted as RONALD F CARLSEN ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Ronald F. Carlsen this _____ day of _____, 20____.

Ronald F. Carlsen

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Ronald F. Carlsen.

Notary Printed Name _____

Notary Public, _____, MN
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Reinhold W. Zieman 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____.

Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA

COUNTY OF DODGE

This instrument was acknowledged before me on this _____ day of _____, 20____ by Reinhold W. Zieman.

Rebecca M. Zieman

Notary Public, Olmsted County, MN
My Commission Expires _____

RICE COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Michael Fangman

Rice County Surveyor

RICE COUNTY PROPERTY TAX & ELECTIONS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Denise Anderson

Property Tax & Elections Director

CITY APPROVAL

CITY OF FARIBAULT
COUNTY OF RICE
STATE OF MINNESOTA

This plat of RONALD F CARLSEN was approved and accepted by the City Council of the City of Faribault, Minnesota at a regular meeting thereof on the _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Kevin Varacek
Mayor

Tim Murray
City Administrator

RICE COUNTY RECORDER

County Recorder, County of Rice, State of Minnesota

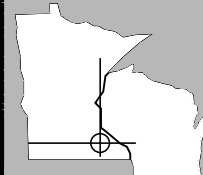
I hereby certify that this plat of (name of plat as it appears in the dedication) was filed in the office of the County Recorder for public record on this _____ day of _____, 20____ at _____ o'clock ____M. and was duly filed as Document Number _____.

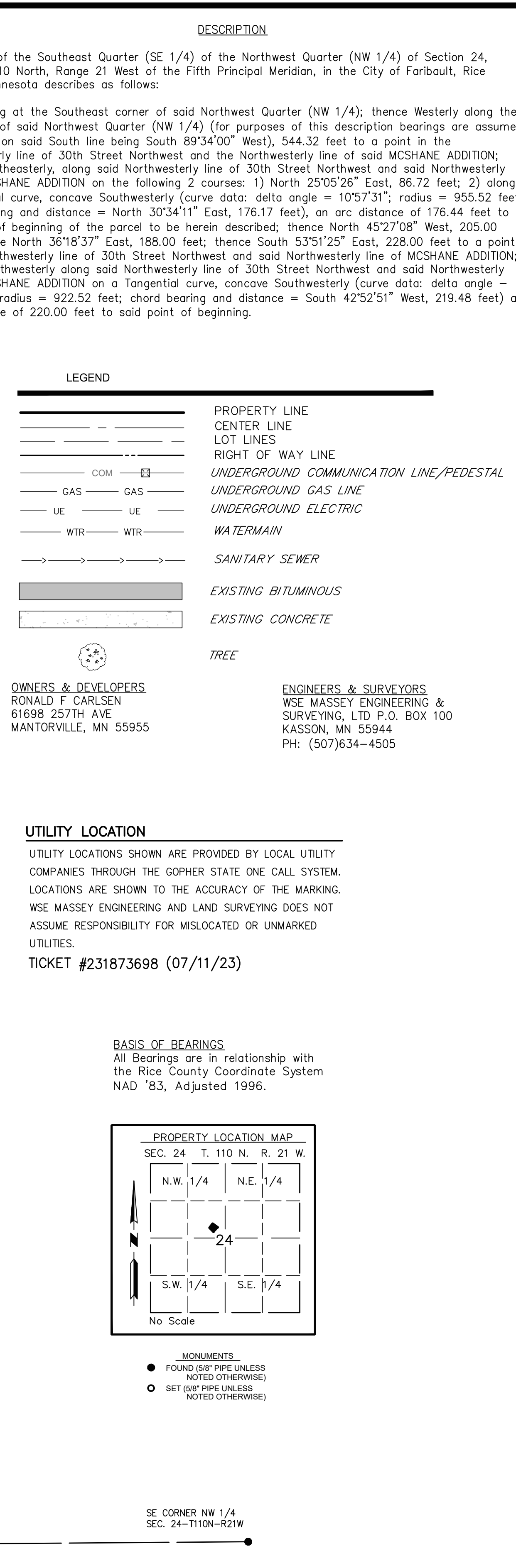
Michael Fangman

Rice County Recorder

SE CORNER NW 1/4
SEC. 24-T110N-R21W

WSE MASSEY
ENGINEERING & LAND SURVEYING, INC.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING





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LEGEND

	PROPERTY LINE
	CENTER LINE
	LOT LINES
	RIGHT OF WAY LINE
	UNDERGROUND COMMUNICATION LINE/PEDESTAL
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC
	WATERMAIN
	SANITARY SEWER
	EXISTING BITUMINOUS
	EXISTING CONCRETE
	TREE
	PROPOSED ADDITION
	PROPOSED FENCE

PROPOSED OFFICE STRUCTURE		
PARCEL ID: 1824275002		
ZONED C-2		
GROSS AREA = 0.92 ACRES/39,894 SQ. FT.		
DESCRIPTION	PER CODE	PROVIDED
MINIMUM LOT AREA (SQ. FT.)	20,000	39,894
MINIMUM LOT WIDTH	100 FEET	217 FEET
SETBACKS:		
FRONT	25'	98'
SIDE/SUM	10'	14'
REAR	10'	24'
MAXIMUM LOT COVERAGE	80%	61%
MAXIMUM FLOOR AREA (SQ. FT.)	1/2 OF LOT AREA (19,947 SQ. FT.)	EX. BUILDING 6,762 SQ. FT. PROPOSED 2,772 SQ. FT. 9,534 SQ. FT.
MAXIMUM BUILDING HEIGHT	42 FEET	
SETBACKS-OFF STREET PARKING AND LOADING AREAS		
FRONT	10'	0'
SIDE	5'	5'
REAR	5'	85'
SETBACK FOR EXTERIOR STORAGE AREAS		
SIDE	5 FEET	
REAR	5 FEET	
PARKING:		49

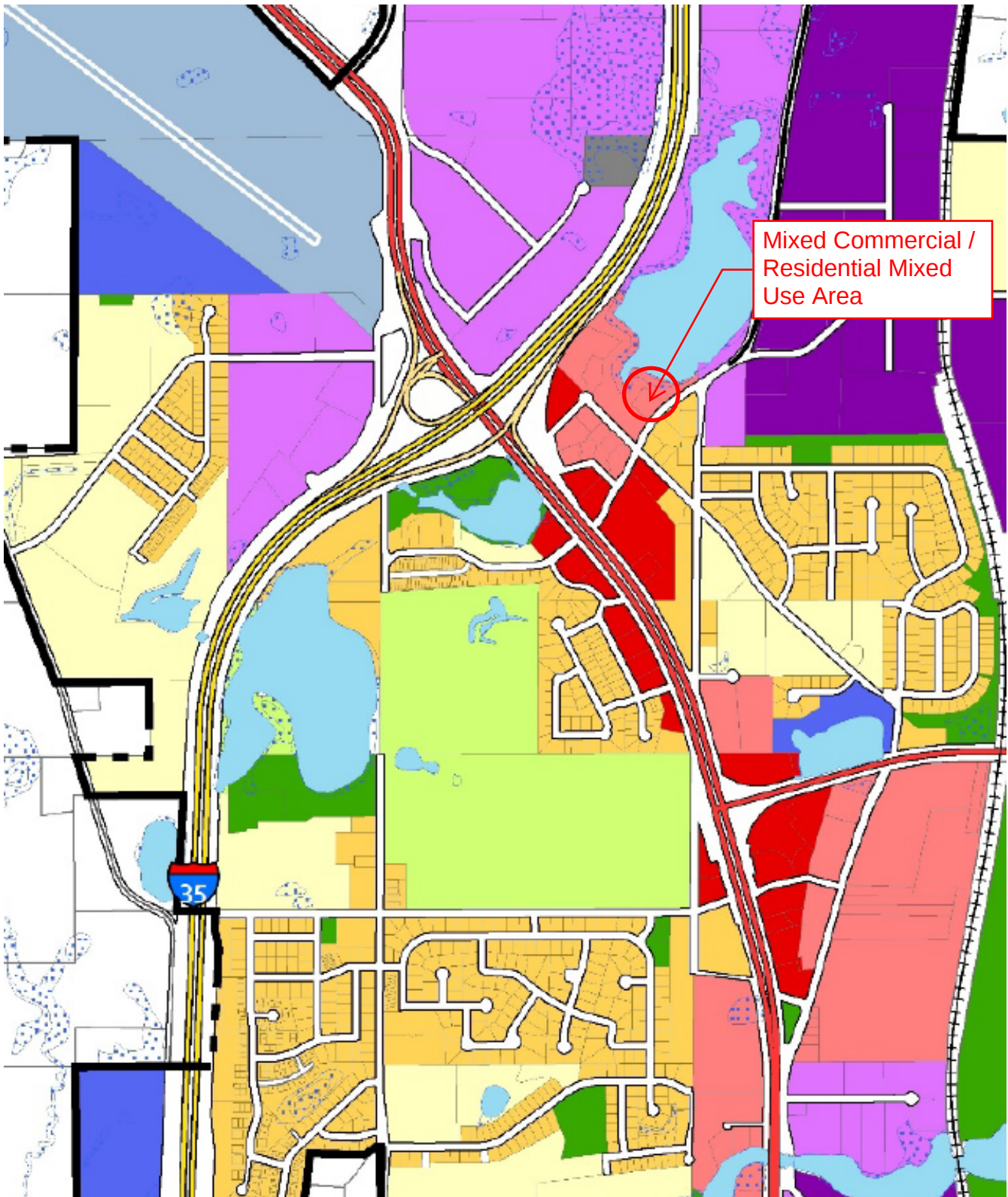
UTILITY LOCATION

UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL UTILITY COMPANIES THROUGH THE GOPHER STATE ONE CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY OF THE MARKING. WSE MASSEY ENGINEERING AND LAND SURVEYING DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR UNMARKED UTILITIES.

TICKET #231873698 (07/11/23)

Comprehensive Plan - Land Use Map

1810 30th St NW



Zoning Map

1810 30th St NW

