



**BLUE EARTH PLANNING AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBERS
4.16.26 | 4:00 PM
AGENDA**

- 1 Call to Order**
- 2 Meeting Opened to the Public**
- 3 Approval of the Minutes**
 - 3.1 Minutes from the Meeting of January 15, 2026
- 4 Public Hearing**
 - 4.1 Application (3) for Conditional Use for Parking Lot in Residential Zone, UHD
 - 4.2 Application for Conditional Use for Licensed Substance Use Disorder Treatment Program in Residential Zone, Recovery In Motion LLC
 - 4.3 Preliminary Plat for BELW, Industrial Park Expansion
 - 4.4 Final Plat for BELW, Industrial Park Expansion
 - 4.5 Variance Application for Side Yard Setback, 216 West Circle Drive
 - 4.6 Variance Application for Fence Height, New Chances Humane Society
- 5 Old Business**
- 6 New Business**
 - 6.1 Consider Conditional Use for Parcel 214460520 for Parking Lot, UHD
 - 6.2 Consider Conditional Use for Parcel 214460520 for Parking Lot, UHD
 - 6.3 Consider Conditional Use for Parcel 214460520 for Parking Lot, UHD
 - 6.4 Consider Conditional Use for Licensed Substance Use Disorder Treatment Program, Recovery In Motion LLC
 - 6.5 Consider Preliminary Plat for BELW
 - 6.6 Consider Final Plat for BELW
 - 6.7 Consider Variance for Side Yard Setback, 216 West Circle Drive
 - 6.8 Consider Variance for Fence Height, New Chances Humane Society
- 7 Other Business**
- 8 Adjournment**



**BLUE EARTH PLANNING AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBERS
1.15.26 | 4:00 PM
MINUTES**

Attendance

Commissioners: Drake, Olson, Scholtes, Fletcher, Foster, and Smith

Absent: Scheid

Staff: Dawn Collins, City Administrator, and Tammy Davis, Office Specialist

Olson called the Planning Commission meeting to order at 4:02 pm.

Approval of the Minutes

Motion by Scholtes, seconded by Fletcher to approve the minutes from the meeting of July 10th, 2024. Motion passed unanimously.

Old Business

No Old Business

New Business

Conditional Use Request

United Hospital District is requesting Conditional Use permits for parking in residential zone district, adjacent to the hospital. Two applications were submitted; however, one parcel conflicted with the site map exhibit provided by Rick Ash at the meeting. Mr. Ash provided an overall plan for the area. Discussion ensued about the different parcel being noticed and whether to continue, withdraw or deny the application to resubmit an application with the appropriate parcels identified with a new exhibit.

Motion by Scholtes, seconded by Smith, to deny the conditional use request from United Hospital District and resubmit the application. Motion passed unanimously.

Other Business

Oath of Office was administered for Commissioners.

Staff Report

No Staff Report.

Adjournment

Motion by Scholtes, seconded by Smith, to adjourn at 4:28 pm.

**CITY OF BLUE EARTH
NOTICE OF PUBLIC HEARING**

The City of Blue Earth Planning Commission will hold a public hearing at 4:00 p.m. on Thursday, April 16, 2026 in the City Council Chambers, City Hall, 201 E 7th, Blue Earth, to consider three conditional use permit applications from United Hospital District (UHD) for proposed parking lots in a residential zone. The parcels are 214460520, located at Lot north of 617 S Moore St; 214460540, located at 617 S Moore St, and 214460570, located at 205 E 12th St, Blue Earth, Minnesota. The City Council will subsequently hear and consider the recommendation at the regular City Council meeting scheduled on April 20, 2026 at 5:05 p.m.

By order of the Blue Earth City Council /s/ Dawn A. Collins, City Administrator

Publish: April 1, 2026



ZONING APPLICATION

APPLICANT

Owner Name United Hospital District, Inc. Phone 507-526-3273 Email rickasch@uhd.org

Site Address Lot N of 617 S. Moore Street, Blue Earth, MN 56013

Parcel ID 21.446.0520 Current Property Use Residence

Legal Description _____

Proposed Property Use Parking Lot

Description of Proposed Project _____

Parking lot for United Hospital District, Inc. parking

APPLYING FOR:

- ☒ Conditional Use
- ☐ Zoning Amendment
- ☐ PUD Application
- ☐ Variance
- ☐ Simple Lot Split
- ☐ Minor Subdivision

FOR VARIANCE REQUESTS:

Specify the section of the ordinance from which a variance is sought _____

Explain how you wish to vary from the applicable provisions of the ordinance _____

To allow commercial parking in a residential zone

Please attach a site plan or accurate survey as may be required by ordinance.

Please answer the following questions as they relate to your specific variance request:

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?
Yes ☐ No ☐ Why or why not?

N/A

2. In your opinion, is the variance consistent with the comprehensive plan?

Yes ☐ No ☐ Why or why not?

N/A

ZONING APPLICATION

3. In your opinion, does the proposal put property to use in a reasonable manner?
Yes ☒ No ☐ Why or why not?

Eliminates street parking in a congested residential neighborhood which has increased due to growth of UHD

4. In your opinion, are there circumstances unique to the property?
Yes ☒ No ☐ Why or why not?

The Hospital/Clinic complex is located in the center of the older residential area of town.

5. In your opinion, will the variance maintain the essential character of the locality?
Yes ☒ No ☐ Why or why not?

The less street congestion means quieter streets for residents.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

APPLICATION ITEMS

The following information MUST be included for your application to be considered:

- Site plan, drawn to scale, showing all dimensions and distances from property lot lines. Please denote North
- Photocopy of a full legal description from a deed(s) of the property. This may be acquired at the Faribault County Recorder's Office.
- Explain any exceptional circumstances or conditions which apply to this property that make approval of this permit necessary.
- Additional items may be requested.

SIGNATURE

By signing below, I hereby certify that there are no delinquent property taxes, special assessments, penalties, interest, or municipal utility fees due on the parcel to which this application relates. No application shall be accepted without this certification signed by the applicant. A false certification by an applicant shall be a misdemeanor offense.

Name [please print] David F. Frundt

Signature  Date 3/22/26

STOP

BELOW FOR CITY OF BLUE EARTH USE ONLY

PERMIT #	Received by <u>MTC</u>	Date <u>3/2/26</u>	Date of Scheduled Hearing <u>4/16/26</u>
Decision	Approved by		Date
Application Fee \$64.00 <u>\$250 -</u>	Recording Fee \$46.00 <u>ck # 45064</u>		TOTAL FEE \$110.00 <u>MTC</u>

ZONING APPLICATION

Exhibit "A"

Legal Description:

Parcel #: 21.446.0520

A tract of land in Block 5, McArthur's Addition to the Village of Blue Earth City (now City of Blue Earth) described as follows:

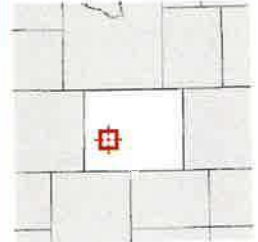
Commencing at the northwest corner of said Block 5; thence South, along the west line of said Block 5, a distance of 125 feet to the point of beginning; thence continuing South, along said west line, a distance of 50 feet; thence East, parallel with the north line of said Block 5; a distance of 150 feet; thence North, parallel with the west line of said Block 5; a distance of 50 feet; thence West, parallel with the north line of said Block 5; a distance of 150 feet to the point of beginning.

Formerly described as:

A tract commencing at a point 125 feet South of the Northwest corner of Block Five (5) of McArthur's Addition to the Village of Blue Earth City (now the City of Blue Earth) as the same is designated upon the original Plat of said McArthur's Addition to the Village of Blue Earth City, on file and of record in the Office of the Register of Deeds, said County and State, running thence South 50 feet, thence East 150 feet, thence North 50 feet, and thence West 150 feet to place of beginning, being a part of said Block Five (5).



Overview



Legend

- Townships
- Railroad Centerlines
- Road Centerline**
 - Interstate
 - US Highway
 - MN Highway
 - County-State Aid Highway
 - County Road
 - Township Road
 - Municipal Street
 - Other
- Parcels
- Road ROW
- RR ROW

Parcel ID	214460520	Alternate ID	n/a	Owner Address	UNITED HOSPITAL DISTRICT INC
Sec/Twp/Rng	0-0-0	Class	PUBLIC HOSPITALS		PO BOX 160
Property Address		Acreage	0.17		BLUE EARTH MN 56013
	BLUE EARTH CITY				
District	n/a				
Brief Tax Description	MCARTHUR'S ADDITION COM 125'S OF NW COR BLK TH S 50' E150' N50' W150' TO BEG (IN A.L. 48)				
	(Note: Not to be used on legal documents)				

Date created: 3/4/2026

Last Data Uploaded: 3/3/2026 10:52:53 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

378438?

Summary

Parcel Id 214460520
 Property Address BLUE EARTH CITY
 Sec/Twp/Rng 0-0-0
 Lot 0
 Block 5
 Brief Tax MCARTHUR'S ADDITION COM 125'S OF NW COR BLK TH S 50'
 Description E150' N50' W150' TO BEG (IN A.L. 48)
 (Note: Not to be used on legal documents)
 Deeded Acres 0.17
 Class 920 - PUBLIC HOSPIT
 District 21 - BLUE EARTH CITY
 School District SCHOOL DIST # 2860

351101

351102

Owners

Taxpayer
UNITED HOSPITAL DISTRICT INC
 PO BOX 160
 BLUE EARTH MN 56013

Land

Lot Area 0.17 Acres;7,405 SF
 50 X 150

Sales

Date	Seller	Buyer	Recording eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount	Comments
4/28/2010	NUESSMEIER	UNITED HOSPITAL DISTRICT		STATUTORY CLASS CHANGE (CHANGE OF LEGAL PROPERTY CLASS)	WARRANTY DEED		\$150,000.00	

Recent Sales In Area

Sale date range:

From:

01/01/21

To:

02/04/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

Valuation

Assessed Year	2025
+ Estimated Building Value	\$0.00
+ Estimated Land Value	\$0.00
+ Estimated Machinery Value	\$0.00
= Estimated Market Value	\$0.00

Taxation

Tax Year	Payable 2025	Payable 2024	Payable 2023	Payable 2022	Payable 2021
Estimated Market Value	\$6,300.00	\$6,300.00	\$6,300.00	\$6,300.00	\$6,300.00
- Exempt Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Excluded Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Exclusion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Taxable Market Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Form No. 3-M Warranty Deed

Individual(s) to Corporation or Partnership

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
(X) filed not required

Certificate of Real Estate Value No. 16425

April 29, 2010

John L. Thuniger County Auditor

By: [Signature] Deputy

Office of County Recorder
County of Faribault, Minnesota
I hereby certify that the within
instrument was filed in this office
for recording on 04/29/2010 at 12:45PM
and was duly recorded as Document No.

351101

Nancy Huff, Faribault Co. Recorder

By [Signature] Deputy

REC FEE: \$46.00
PAGES: 2

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$ 495.00

Date: 4/28, 2010

Office of County Recorder
Faribault County, Minnesota
☒ Well Certificate Received
☐ Well Certificate Not Required

FOR VALUABLE CONSIDERATION, Allen R. Nuessmeier and Paula J. Nuessmeier, husband and wife, Grantors, hereby convey and warrant to United Hospital District, Grantee, a Corporation under the laws of Minnesota, real property in Faribault County, Minnesota, described as follows:

A tract of land in Block 5, McArthur's Addition to the Village of Blue Earth City (now City of Blue Earth) described as follows:

Commencing at the northwest corner of said Block 5; thence South, along the west line of said Block 5, a distance of 125 feet to the point of beginning; thence continuing South, along said west line, a distance of 50 feet; thence East, parallel with the north line of said Block 5; a distance of 150 feet; thence North, parallel with the west line of said Block 5; a distance of 50 feet; thence West, parallel with the north line of said Block 5; a distance of 150 feet to the point of beginning.

Formerly described as:

A tract commencing at a point 125 feet South of the Northwest corner of Block Five (5) of McArthur's Addition to the Village of Blue Earth City, (now the City of Blue Earth) as the same is designated upon the original Plat of said McArthur's Addition to the Village of Blue Earth City, on file and of record in the Office of the Register of Deeds, said County and State, running thence South 50 feet, thence East 150 feet, thence North 50 feet, and thence West 150 feet to place of beginning, being a part of said Block Five (5).

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Building and zoning laws, ordinances, state and federal regulations;
Restrictions relating to use or improvement of the property without effective forfeiture provisions;
Reservation of any mineral rights by the State of Minnesota, if any;
Utility and drainage easements which do not interfere with existing improvements;
Existing roadways, easements and agreements of record, if any, and
Real estate taxes payable in 2010

Seller certifies that Seller does not know of any wells on the described real property.

DEED TAX
EXEMPT ☐ PAID 1.63

[Signature]
Allen R. Nuessmeier
[Signature]
Paula J. Nuessmeier

APR 29 2010
Affix Deed Tax Stamp Here
NUMBER 0793 INT [Signature]

SPLITS STATUTE #272.121
() Current Tax Paid
(X) Does Not Apply
TREASURER [Signature]

STATE OF MINNESOTA)
) ss.
COUNTY OF FARIBAULT)

The foregoing instrument was acknowledged before me this 28 day of April, 2010, by
Allen R. Nuessmeier and Paula J. Nuessmeier, husband and wife, Grantors.

Charles K. Frundt
Signature of person taking acknowledgment

NOTARIAL STAMP OR SEAL
(OR OTHER TITLE OR RANK)



Tax Statements for the real property described in this
instrument should be sent to:

United Hospital District
515 S Moore; P.O. Box 160
Blue Earth, MN 56013

THIS INSTRUMENT WAS DRAFTED BY:

Charles K. Frundt
FRUNDT & JOHNSON, LTD.
117 West Fifth Street
P. O. Box 95
Blue Earth, MN 56013
(507) 526-2177

Individual(s) to Corporation or Partnership

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed (X) not required

Certificate of Real Estate Value No. _____

April 29, 2010

John L. Turner
County Auditor
By: _____ Deputy

Office of County Recorder
County of Faribault, Minnesota
I hereby certify that the within
instrument was filed in this office
for recording on 04/29/2010 at 12:45PM
and was duly recorded as Document No.

351102

Nancy Huff, Faribault Co. Recorder

By: _____ Deputy

REC FEE: \$46.00
PAGES: 2

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$ 1.65

Date: 4/28/2010

FOR VALUABLE CONSIDERATION, Allen R. Nuessmeier and Paula J. Nuessmeier, husband and wife, Grantors, Grantors, hereby convey and quitclaim to the United Hospital District, Grantee, a Corporation under the laws of Minnesota, real property in Faribault County, Minnesota described as follows:

A tract of land in Block 5, McArthur's Addition to the Village of Blue Earth City (now City of Blue Earth) described as follows:

Commencing at the northwest corner of said Block 5; thence South, along the west line of said Block 5, a distance of 125 feet to the point of beginning; thence continuing South, along said west line, a distance of 50 feet; thence East, parallel with the north line of said Block 5; a distance of 152.0 feet to a point on a line lying parallel with and 150 feet west of the east line of said Block 5; thence North, parallel with the east line of said Block 5; a distance of 50 feet to a point on a line lying parallel with and 125 feet south of the north line of said Block 5; thence West, parallel with the north line of said Block 5; a distance of 152.1 feet to the point of beginning.

together with all hereditaments and appurtenances belonging thereto.

The total consideration for the transfer of
this real estate is \$500.00 or less.

DEED TAX

EXEMPT ☐ PAID ☒ 1.65

APR 29 2010

Affix Deed Tax Stamp Here

NUMBER 20794

INT

Allen R. Nuessmeier

Paula J. Nuessmeier

Office of County Recorder
Faribault County, Minnesota

☐ Well Certificate Received
☒ Well Certificate Not Required

SPLITS STATUTE #272.121

() Current Tax Paid
(X) Does Not Apply

TREASURER: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF FARIBAULT)

The foregoing instrument was acknowledged before me this 28 day of April,
2010, by Allen R. Nuessmeier and Paula J. Nuessmeier, husband and wife, Grantors.


Signature of person taking acknowledgment

NOTARIAL STAMP OR SEAL
(OR OTHER TITLE OR RANK)



Tax Statements for the real property
described in this instrument should be
sent to: (Include name and address
of Grantee):

United Hospital District
515 S Moore; P.O. Box 160
Blue Earth, MN 56013

THIS INSTRUMENT WAS DRAFTED BY
(NAME AND ADDRESS)

Charles K. Frundt
FRUNDT & JOHNSON, LTD.
117 West Fifth Street
P. O. Box 95
Blue Earth, MN 56013
(507) 526-2177



Form No 23-M Limited Warranty Deed
 Corporation or Partnership to Corporation or Partnership

No delinquent taxes and transfer entered,
 Certificate of Real Estate Value
 () filed () not required

Certificate of Real Estate Value No 20252
10-18, 2018

[Signature]
 County Auditor

By [Signature]
 Deputy

Office of County Recorder
 County of Faribault, Minnesota
 I hereby certify that the within
 instrument was filed in this office
 for recording on 10/19/2018 at 11:40AM
 & was duly recorded as Doc # 378938
 Sheryl Asous
 Faribault County Recorder

By [Signature]
 Deputy

REC FEE: \$46.00
 PAGES: 6

eCRV ID: 883475

STATE DEED TAX DUE HEREON: \$ 26,319.08

Date: October 16, 2018

FOR VALUABLE CONSIDERATION, United Hospital District, also known as United Hospital District of Faribault County, a political subdivision of the State of Minnesota organized under Chapter 447 of the Minnesota Statutes, Grantor, hereby conveys and quitclaims to United Hospital District, Inc., a Minnesota non-profit corporation, Grantee, real property in Faribault County, Minnesota, described as follows:

See attached Exhibit "A."

together with all hereditaments and appurtenances belong thereto. Grantor covenants and represents that:
 This deed conveys after-acquired title;
 Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or encumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through Grantor as a result of any such act or thing, EXCEPT:

Seller certifies that Seller does not know of any wells on the described real property.

By: [Signature]
 Its Board Chairperson

By: [Signature]
 Its Board Clerk

Affix Deed Tax Stamp Here

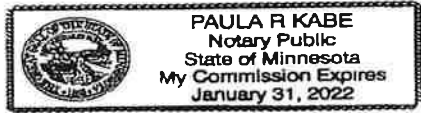
STATE OF MINNESOTA)
) ss.
 COUNTY OF FARIBAULT)

Office of County Recorder
 Faribault County, Minnesota
☐ Well Certificate Received
☐ Well Certificate Not Required

The foregoing instrument was acknowledged before me this 16th day of October, 2018, by Bill Carr, Board Chairperson of the United Hospital District, also known as the United Hospital District of Faribault County, on behalf of the Board of Directors, Grantor.

[Signature]
 Signature of person taking acknowledgment

NOTARIAL STAMP OR SEAL
 (OR OTHER TITLE OR RANK)



DEED TAX 26,319.08
 EXEMPT ☐ PAID

OCT 19 2018

27145

NUMBER 116 INT

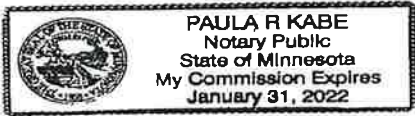
SPLITS STATUTE #272.121
 () Current Tax Paid
 (X) Does Not Apply
 TREASURER [Signature]

2 TCA 1502429 Return To: Tri-County Abstract

STATE OF MINNESOTA)
) ss.
COUNTY OF FARIBAULT)

The foregoing instrument was acknowledged before me this 16th day of October, 2018,
by Larry K. Anderson, Board Clerk of the United Hospital District, also known as the United Hospital
District of Faribault County, on behalf of the Board of Directors, Grantor.

NOTARIAL STAMP OR SEAL
(OR OTHER TITLE OR RANK)



Paula R Kabe
Signature of person taking acknowledgment

Tax Statements for the real property described in this
instrument should be sent to:

United Hospital District, Inc.
515 S. Moore
Blue Earth, MN 56013

THIS INSTRUMENT WAS DRAFTED BY:

David F. Frundt ac
FRUNDT, LUNDQUIST & GUSTAFSON, LTD.
117 W. Fifth Street
P. O. Box 95
Blue Earth, MN 56013
(507) 526-2177

EXHIBIT "A"

Tract 1: 21.446.0510

A tract commencing at the Northwest Corner of Block Five (5), McArthur's Addition in the City of Blue Earth according to the Plat of said Addition on file and of record in the office of the Faribault County Recorder; thence East along the North line of said Block 5 a distance of 100 feet; thence South along a line parallel with the East line of said Block 5 a distance of 125 feet; thence West along a line parallel to the North line of said Block 5, 100 feet, more or less, to the West line of said Block 5; thence North along the West line of said Block 5, 125 feet more or less to the point of beginning, together with all that portion of vacated 11th Street abutting the above property on the North. The above is located in the Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼) of Section 17, Township 102 North, Range 27 West of the Fifth Principal Meridian.

Tract 2: 30.200.3530

Lots Thirteen (13) and Fourteen (14), also known as Auditor's Lots Thirty-four (34) and Seventy-three (73) and Lots Fifteen (15) and Sixteen (16) all in Block Fifteen (15) according to the Original Plat of Wells, Faribault County, Minnesota on file and of record in the office of the Register of Deeds of said County, and also the West Forty (40) feet of vacated "D" Street adjoining the above described lots and lying between said Block Fifteen (15) and Block Twenty-six (26), Village of Wells, Faribault County, Minnesota, said West Forty (40) feet of vacated "D" Street being also known as Auditor's Lot Seventy-two (72), except the East 16 feet thereof.

Tract 3: 21.693.2810; 21.693.2830; 21.693.2840; 21.446.0100; 21.446.0110; 21.446.0120

Lots One (1), Two (2) and Three (3) in Block Fifteen (15) in Young's Addition to Blue Earth City (now the City of Blue Earth), Faribault County, Minnesota, according to the Plat of said Addition on file and of record in the Office of the Register of Deeds (now County Recorder) of said County; and all that part of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section Seventeen (17) in Township One Hundred Two (102) North, Range Twenty-seven (27) West of the Fifth Principal Meridian in the County of Faribault and State of Minnesota, lying South of and adjoining said Lots.

Also Block Two (2) as designated upon the Plat of McArthur's Addition to Blue Earth City (now City of Blue Earth), Faribault County, Minnesota, filed in the office of the Register of Deeds (now County Recorder) of said County, and all that part of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section Seventeen (17) in Township One Hundred Two (102) North, Range Twenty-seven (27) West of the Fifth Principal Meridian in the County of Faribault and State of Minnesota, lying North of and adjoining said Block.

Tract 4: 21.200.9550

A tract commencing at the Southwest corner of Lot Six (6) in Block Ninety-four (94) of the Original Plat of Blue Earth City (now City of Blue Earth) on file and of record in the Office of the Register Deeds (now the County Recorder) of Faribault County, Minnesota, running thence North on the West line of Block Ninety-four (94) 40 feet, thence East on a line parallel to the south line of Block Ninety-four (94) 60 feet, thence South on a line parallel to the West line of Block Ninety-four (94) 40 feet more or less to the South line of Block Ninety-four (94), thence West on the south line of Block Ninety-four (94) 60 feet more or less to the point of beginning. Also known as Auditors Lot 54 in Block 94 of Blue Earth according to the Auditor's plat of Block Ninety-four (94) on file in the Office of the County Recorder of Faribault County, Minnesota.

Tract 5:

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 34, Township 104 North, Range 28 West, in the City of Winnebago, Faribault County, Minnesota described as follows:
Commencing at the South Quarter corner of said Section 34; thence North 01 degrees 27 minutes 31 seconds West, (assumed bearing) along the east line of the Southwest Quarter of said Section 34, a distance of 1310.64 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 34; thence continuing North 01 degrees 27 minutes 31 seconds West, along the east line of said Southwest Quarter, a distance of 490.00 feet to the point of beginning; thence South 89 degrees 39 minutes 37 seconds West, parallel with the South line of said Northeast Quarter of the Southwest Quarter, a distance of 599.93 feet; thence North 01 degrees 27 minutes 31 seconds West, a distance of 490.64 feet to a point on a line lying 330.00 feet south (measured at right angles) of the north line of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 40 minutes 00 seconds East, parallel with the north line of said Northeast Quarter of the Southwest Quarter, a distance of 599.93 feet to the east line of said Southwest Quarter; thence South 01 degrees 27 minutes 31 seconds East, along said east line, a distance of 490.58 feet to the point of beginning.

LESS AND EXCEPT:

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 34, Township 104 North, Range 28 West, in the City of Winnebago, Faribault County, Minnesota described as follows:
Commencing at the South Quarter corner of said Section 34; thence North 01 degrees 27 minutes 31 seconds

West, (assumed bearing) along the east line of the Southwest Quarter of said Section 34, a distance of 1310.64 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 34; thence continuing North 01 degrees 27 minutes 31 seconds West, along the East line of said Southwest Quarter, a distance of 490.00 feet; thence South 89 degrees 39 minutes 37 seconds West, parallel with the South line of said Northeast Quarter of the Southwest

Quarter, a distance of 425 feet to the point of beginning; thence continuing South 89 degrees 39 minutes 37 seconds West, parallel to the south line of said Northeast Quarter of the Southwest Quarter a distance of 174.93 feet; thence North 01 degrees 27 minutes 31 seconds West, a distance of 490.64 feet to a point on a line lying 330.00 feet south (measured at right angles) of the north line of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 40 minutes 00 seconds East, parallel with the North line of said Northeast Quarter of the Southwest Quarter a distance of 174.93 feet; thence South 01 degrees 27 minutes 31 seconds East, a distance of 490.60 feet more or less to the point of beginning.

ALSO LESS AND EXCEPT:

An 80.00 foot wide strip of land in the Northeast Quarter of the Southwest Quarter of Section 34 Township 104 North, Range 28 West lying 40.00 feet (measured at right angles) on both sides of the following described Line A. All easement sidelines shall be shortened or extended to terminate on the east at the west right of way line of 6th Street SW and on the west at a line lying parallel with and distant 425.00 feet west of the east line of the Southwest Quarter (as measured parallel with the south line of said Northeast Quarter of the Southwest Quarter).

Line A. Commencing at the South Quarter corner of Section 34; thence North 01 degrees 27 minutes 31 seconds West, (assumed bearing) along the east line of the Southwest Quarter of said Section 34, distance 2216.27 feet to the point of beginning of Line A. thence South 89 degrees 57 minutes 26 seconds West, a distance of 425.05 feet and said Line A there terminating.

Tract 6: 21.446.0250

The East half of the East Half of Block Three (3) in McArthur's Addition to Blue Earth City (now City of Blue Earth) Faribault County, Minnesota according to the Plat of said Addition on file in the office of the Register of Deeds of said County, excepting therefrom the South 80 feet thereof.

Tract 7: 21.446.0520

A tract of land in Block 5, McArthur's Addition to the Village of Blue Earth City (now City of Blue Earth) described as follows:

Commencing at the northwest corner of said Block 5; thence South, along the west line of said Block 5, a distance of 125 feet to the point of beginning; thence continuing South, along said west line, a distance of 50 feet; thence East, parallel with the north line of said Block 5; a distance of 150 feet; thence North, parallel with the west line of said Block 5; a distance of 50 feet; thence West, parallel with the north line of said Block 5; a distance of 150 feet to the point of beginning.

Formerly described as:

A tract commencing at a point 125 feet South of the Northwest corner of Block Five (5) of McArthur's Addition to the Village of Blue Earth City, (now the City of Blue Earth) as the same is designated upon the original Plat of said McArthur's Addition to the Village of Blue Earth City, on file and of record in the Office of the Register of Deeds, said County and State, running thence South 50 feet, thence East 150 feet, thence North 50 feet, and thence West 150 feet to place of beginning, being a part of said Block Five (5).

Tract 8: 21.693.3030

The North 110 feet of Lot 3, Block 16, Young's Addition to City of Blue Earth, Faribault County, Minnesota.

Tract 9: 21.693.3031; 21.446.0010

A tract commencing at a point 110 feet South of the Northwest corner of Lot Three (3) in Block Sixteen (16) in Young's Addition to Blue Earth City (now the City of Blue Earth), Faribault County, Minnesota, according to the Plat of said Addition on file and of record in the office of the Register of Deeds of said County, and running thence East 96 feet more or less to a fence post, thence running South 86 feet more or less to a fence post, running thence West 96 feet more or less to the East line of Galbraith Street in said City, thence North to point of beginning, thence same being a part of said Lot Three (3) in said Block Sixteen (16) in said Young's Addition and a part of Block One (1) in McArthur's Addition to Blue Earth City (now City of Blue Earth), according to the Plat of said Addition on file and of record in the office of said Register of Deeds (now County Recorder) and all that part of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section Seventeen (17) in Township One Hundred Two (102) North, Range Twenty-seven (27) West, lying immediately South of said Lot Three (3) in said Block Sixteen (16) in said Young's Addition; excepting from said tract the South 45 feet thereof.

Tract 10: 21.446.0550

A tract commencing at a point 100 feet East of the North West corner of Block Five (5) in McArthur's Addition to Blue Earth City (now City of Blue Earth), Faribault County, Minnesota, according to the Plat of said Addition on file in the Office of the Register of Deeds of said County, and running thence East 60 feet, thence South 125 feet, thence West 60 feet and thence North 125 feet to point of beginning.

Tract 11: 21.200.9540

A tract commencing at a point 40 feet North of the Southwest corner of Lot Six (6) in Block Ninety-four (94) in Blue Earth City (now City of Blue Earth), Faribault County, Minnesota according to the Plat of said Blue Earth City on file and of record in the office of the Register of Deeds (Now County Recorder) of said County, running thence North 22 feet, thence East 80 feet, thence South 22 feet and thence West 80 feet to point of beginning; being part of Lots Six (6) and Seven (7) in said Block Ninety-four (94).

And

A tract bounded by a line commencing 52 ½ feet South of the Northwest corner of Lot Six (6) in Block Ninety-four (94) as said Lot and Block are designated upon the recorded Plat of Blue Earth City (now City of Blue Earth), Faribault County, Minnesota on file in the office of the Register of Deeds (now County Recorder) of said County, running thence South 27 ½ feet, thence East 60 feet, thence North 27 ½ feet, thence West 60 feet to point of beginning, excepting therefrom the North 4 feet thereof.

And

A tract commencing 89 ½ feet North of the Southwest corner of Lot Seven (7) in Block Ninety-four (94) as designated upon the Plat of Blue Earth City (now City of Blue Earth), Faribault County, Minnesota on file and of record in the office of the Register of Deeds (now County Recorder) of said County, running thence East 20 feet, thence South 27 ½ feet, thence West 20 feet, thence North 27 ½ feet to point of beginning, excepting therefrom the North 4 feet thereof.

And

A tract commencing at the Southwest corner of Lot Seven (7) in Block Ninety-four (94) as designated upon the recorded Plat of Blue Earth City (now City of Blue Earth), Faribault County, Minnesota on file and of record in the office of the Register of Deeds (now County Recorder) of said County, running thence East 20 feet, thence North 40 feet, thence West 20 feet, thence South 40 feet to point of beginning.

And

A tract commencing at a point 80 feet east of the Southwest corner of Lot Six (6) in Block Ninety-four (94) as designated upon the Original Plat of Blue Earth City (now City of Blue Earth), Faribault County, Minnesota, on file in the office of the Register of Deeds (now County Recorder) of said County, running thence North 85.5 feet, thence East 10 feet, thence South 85.5 feet, thence West 10 feet to point of beginning. Said tract being part of Lot Seven (7) in said Block Ninety-four (94) aforesaid.

LESS AND EXCEPT:

That part of Lots 6 and 7, Block 94 of the Original Plat of Blue Earth City (now City of Blue Earth), according to the recorded plat thereof on file and of record in the Office of the Register of Deeds (now County Recorder), Faribault County, Minnesota described as follows: Beginning at the Northwest corner of said Lot 6, thence East, along the north line of said Lots 6 and 7, a distance of 90 feet; thence South parallel with the west line of said Lot 6, a distance of 56.5 feet; thence West, parallel with the north lines of said Lots 6 and 7, distance 90 feet to the west line of said Lot 6; thence North along said West line, a distance of 56.5 feet to the point of beginning.

Tract 12: 21.446.0560

All of the East One-half (E1/2) of Block Five (5) of McArthur's Addition to Blue Earth city (now City of Blue Earth) Faribault county, Minnesota, according to the recorded plat of said Addition on file in the office of the Register of Deeds (now County Recorder) of said County as established "by measure" along the midline of the block as determined by splitting the north and south line of said Block Five (5), EXCEPTING THEREFROM the North 160 feet thereof as measured at right angles from the North line of said Block Five (5) AND FURTHER EXCEPTING the South 86 feet thereof as measured at right angles from the south line of said Block Five (5).

Tract 13: 21.446.0530

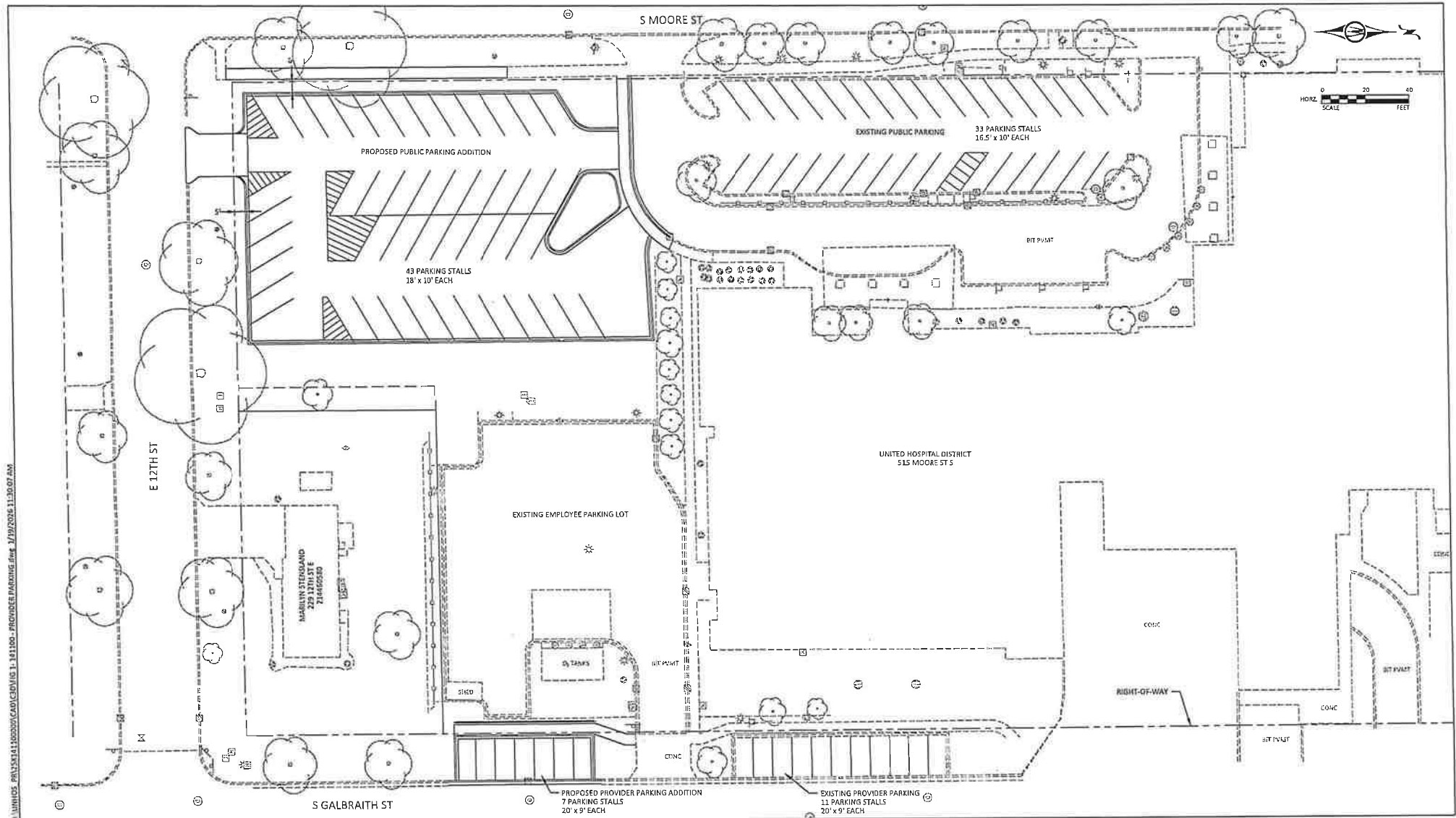
A tract commencing at the Northeast corner of Block Five (5) in McArthur's Addition to Blue Earth City (now City of Blue Earth), Faribault County, Minnesota according to the Plat of said Addition on file in the Office of the Register of Deeds of said County, and running thence West 140 feet, thence South 125 feet, thence West 10 feet, thence South 85 feet, thence East 150 feet, thence North 210 feet to point of beginning, except the South 50 feet thereof.

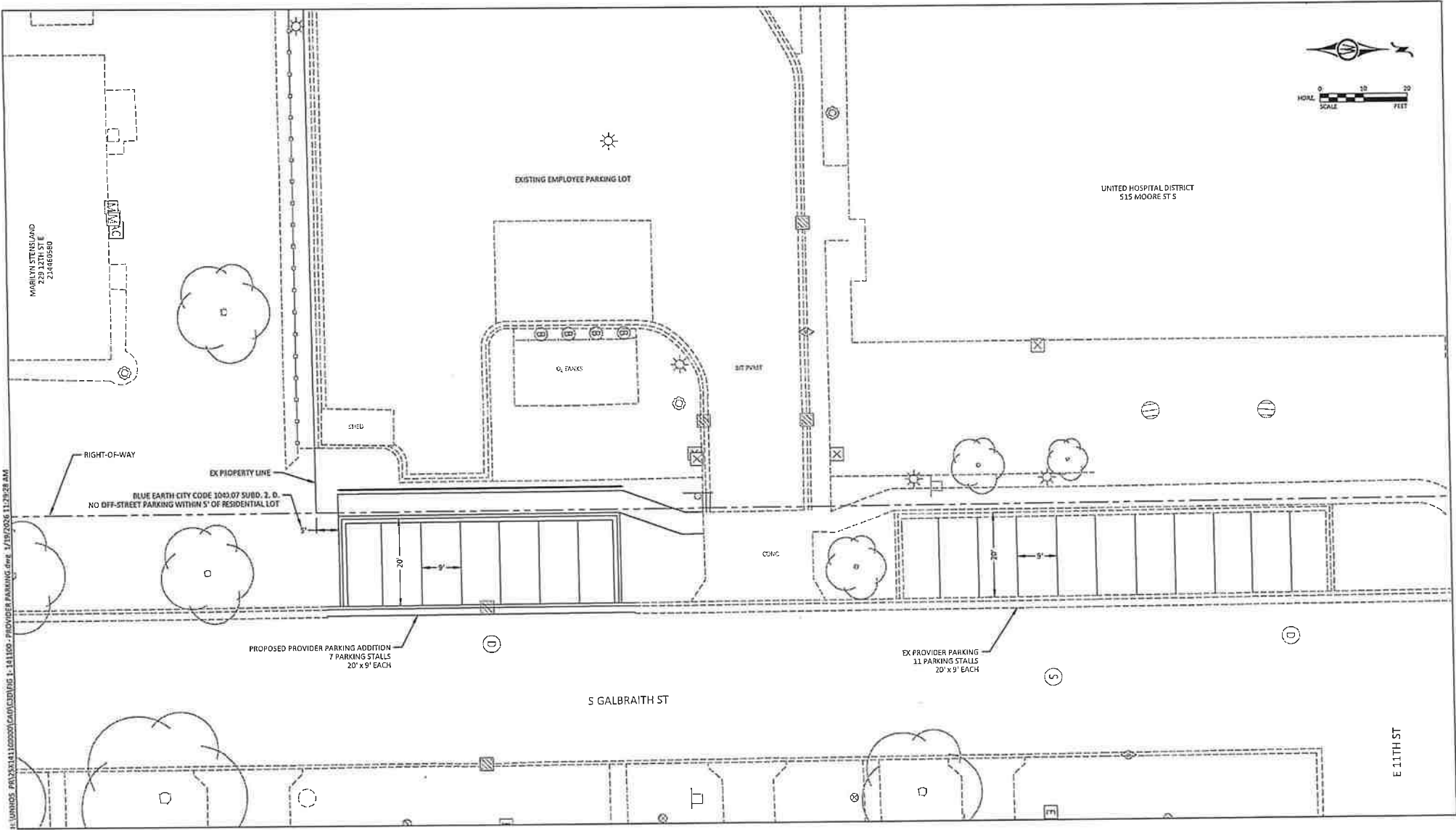
Tract 14: 21.446.0240

The South 80 feet of the East Half of the East Half of Block Three (3) in McArthur's Addition to Blue Earth City (now City of Blue Earth) Faribault County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds, Faribault County, Minnesota.

Tract 15: 31.282.2211

The South Half of Lot One (1) in Block Twelve (12) in Easton's Addition to the Village of Winnebago (now Winnebago) Faribault County, Minnesota, according to the Plat of said Addition on file in the office of the Register of Deeds (now County Recorder) of said County.





UNITED HOSPITAL DISTRICT

CONSTRUCTION PLANS FOR

PARKING EXPANSION - UHD BLUE EARTH

BUILDING DEMOLITION, STORM SEWER, GRADING, CONCRETE CURB & GUTTER, DRIVEWAY & SIDEWALK, CONCRETE PAVEMENT, TURF RESTORATION, LANDSCAPE ELEMENTS, LIGHTING

JANUARY 14, 2026

RESOURCE LIST

United Hospital District:
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Blue Earth, MN 56013
(507) XXX-XXXX

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Fairmont, MN 56031
(507) 236-2119

Project Engineer:
(Consultant)
Troy G. Hennings P.E.
Bolton & Menk, Inc.
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Fairmont, MN 56031
(507) 236-9932

Utility Superintendent:
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Blue Earth, MN 56013
(507) 526-5923

UTILITIES

LIGHT & WATER
Utility Operations Manager
Tim Stoner
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Blue Earth, MN 56013
(507) 526-2191

GAS
Centerpoint Energy
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Minneapolis, MN 55403-1165
Jake Jacobsen
(612) 333-3560

TELEPHONE
Bevonnm
TJ Douglas
411 S. Grove Street, Suite 2
Blue Earth, MN 56013
(507) 525-0104

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY Gopher State One Call, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL "D". THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES."

PROJECT LOCATIONS

MAP OF THE
CITY OF BLUE EARTH
FAIRBAULT COUNTY, MN



MAP LEGEND

- PROJECT LIMITS
- ▲ BID LOCATION
- ★ EXCESS EXCAVATED MATERIAL DISPOSAL SITE
- BITUMINOUS MILLINGS STOCKPILE SITE

SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01 - G0.02	TITLE SHEET, LEGEND
CIVIL	
C0.01 - C0.02	EXISTING CONDITIONS
C0.03 - C0.04	REMOVAL PLAN
C1.01 - C1.03	DETAILS & TABLES
C2.01 - C2.02	EROSION CONTROL PLAN
C3.01 - C3.02	GRADING PLAN
C5.01	STORM SEWER PLAN & PROFILE
C6.01 - C6.03	SITE PLAN
THIS PLAN SET CONTAINS 27 SHEETS.	

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REVISION	DATE	DESCRIPTION
01	01/14/2026	ISSUED FOR PERMIT
02	01/14/2026	ISSUED FOR PERMIT
03	01/14/2026	ISSUED FOR PERMIT
04	01/14/2026	ISSUED FOR PERMIT

± BM=XXXX.XX
DESCRIPTION
STATION
LOCATION

PROJECT DATUM: FAIRBAULT COUNTY
HORIZONTAL: NAD83 (2011 ADJ)
VERTICAL: NAVD88

RECORD DRAWING
SUBMITTAL
DATE
BY

UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UHD BLUE EARTH
TITLE SHEET

SHEET
G0.01

EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGNAL CONTROL CABINET
	BARRICADE PERMANENT		SOIL BORING
	BASKETBALL POST		SIREN
	BENCH		TELEPHONE BOOTH
	BIRD FEEDER		TILE INLET
	BOLLARD		TILE OUTLET
	BUSH		TILE RISER
	CATCH BASIN RECTANGULAR CASTING		TRANSFORMER-ELECTRIC
	CATCH BASIN CIRCULAR CASTING		TREE-CONIFEROUS
	CURB STOP		TREE-DEAD
	CLEAN OUT		TREE-DECIDUOUS
	CULVERT END		TREE STUMP
	DRINKING FOUNTAIN		TRAFFIC ARM BARRIER
	DOWN SPOUT		TRAFFIC SIGNAL
	ELECTRIC CAR CHARGE STATION		TRASH CAN
	FILL PIPE		UTILITY MARKER
	FIRE HYDRANT		VALVE
	FLAG POLE		VALVE POST INDICATOR
	FLARED END / APRON		VALVE VAULT
	FUEL PUMP		VAULT
	GRILL		VENT PIPE
	GUY WIRE ANCHOR		WATER SPIGOT
	HANDHOLE		WELL
	HANDICAP SPACE		WETLAND DELINEATED MARKER
	IRRIGATION SPRINKLER HEAD		WETLAND
	IRRIGATION VALVE BOX		WET WELL
	LIFT STATION CONTROL PANEL		YARD HYDRANT
	LIFT STATION		
	LIGHT POLE		
	MAILBOX		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS

SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS BOUNDARY CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATER MAIN
	WATER SERVICE
	RECLAIMED WATER

PROPOSED UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATER MAIN
	WATER SERVICE
	PIPE CASING
	TRENCHLESS PIPE (PLAN VIEW)
	TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROJECT LIMITS
	PROPOSED SPOT ELEVATION
	RISE/RUN (SLOPE)

HATCH PATTERNS

	BITUMINOUS		GRAVEL
	CONCRETE		

EXISTING PRIVATE UTILITY LINES

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THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL:

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN C/ASCE 38-22.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POT-HOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIP	CURED-IN-PLACE PIPE	LP	LOW POINT	TRH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FA	FORCE MAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

THESE REPRESENT THE SUBSURFACE UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY Gopher State One Call, 1-800-252-1166 OR 853-454-0002.

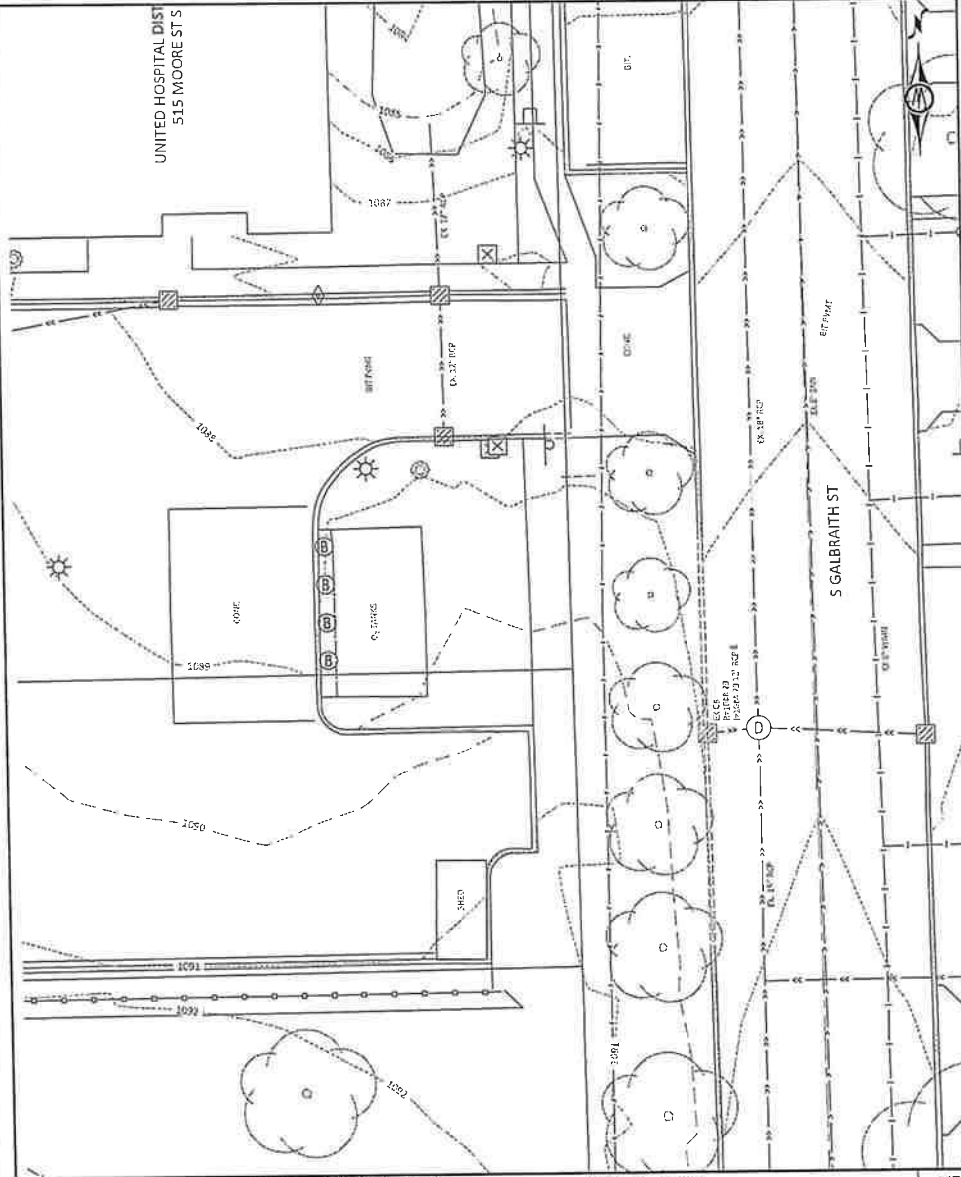
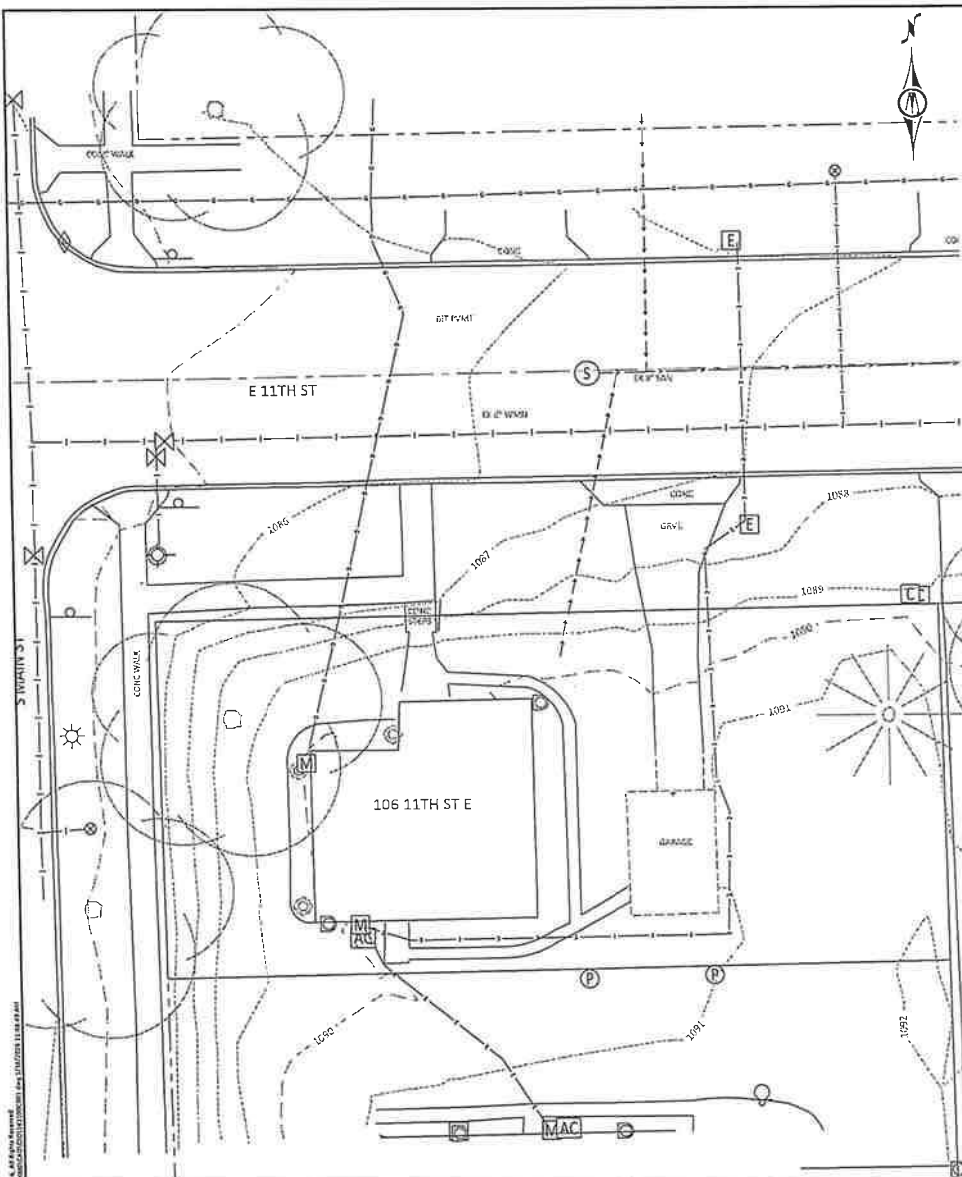
TROY G. NEWMAN
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UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UHD BLUE EARTH
GENERAL
LEGEND

SHEET
G0.02



0 10 20
SCALE
FEET

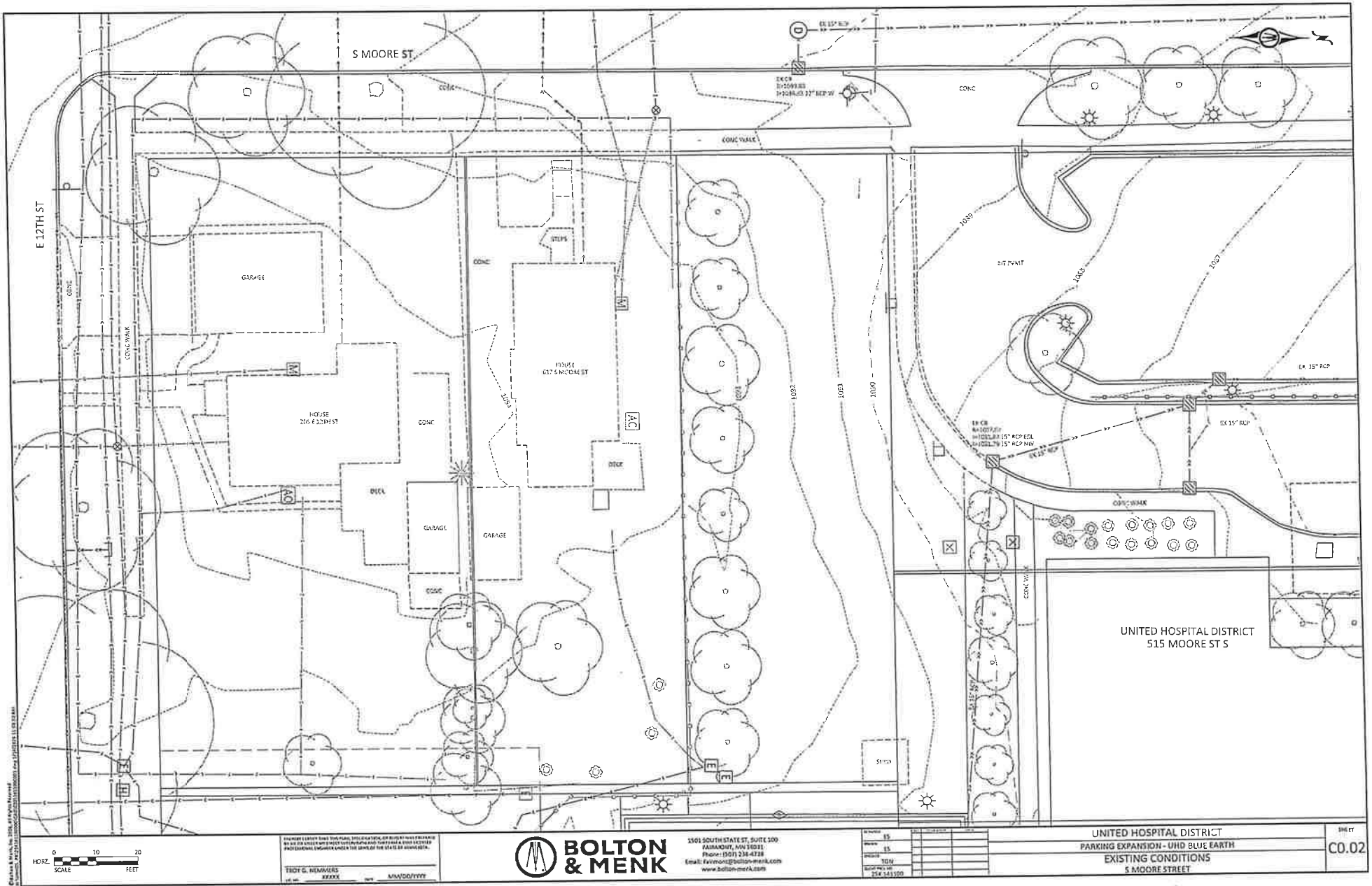
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& MENK**

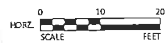
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UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UH BLUE EARTH
EXISTING CONDITIONS
E 11TH STREET & S GALBRAITH ST

SHEET
C0.01



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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED
 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED
 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TROY G. HEMMERS
 REG. NO. 000000 DATE: N/A/DO/YY



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 Email: Engineering@bolton-menk.com
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DATE	15
REVISION	15
PROJECT	2014
CLIENT	214 1-11-100

UNITED HOSPITAL DISTRICT
 PARKING EXPANSION - UH BLUE EARTH
 EXISTING CONDITIONS
 S MOORE STREET

SHEET
 C0.02

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

BITUMINOUS PARKING SECTION
NOT TO SCALE

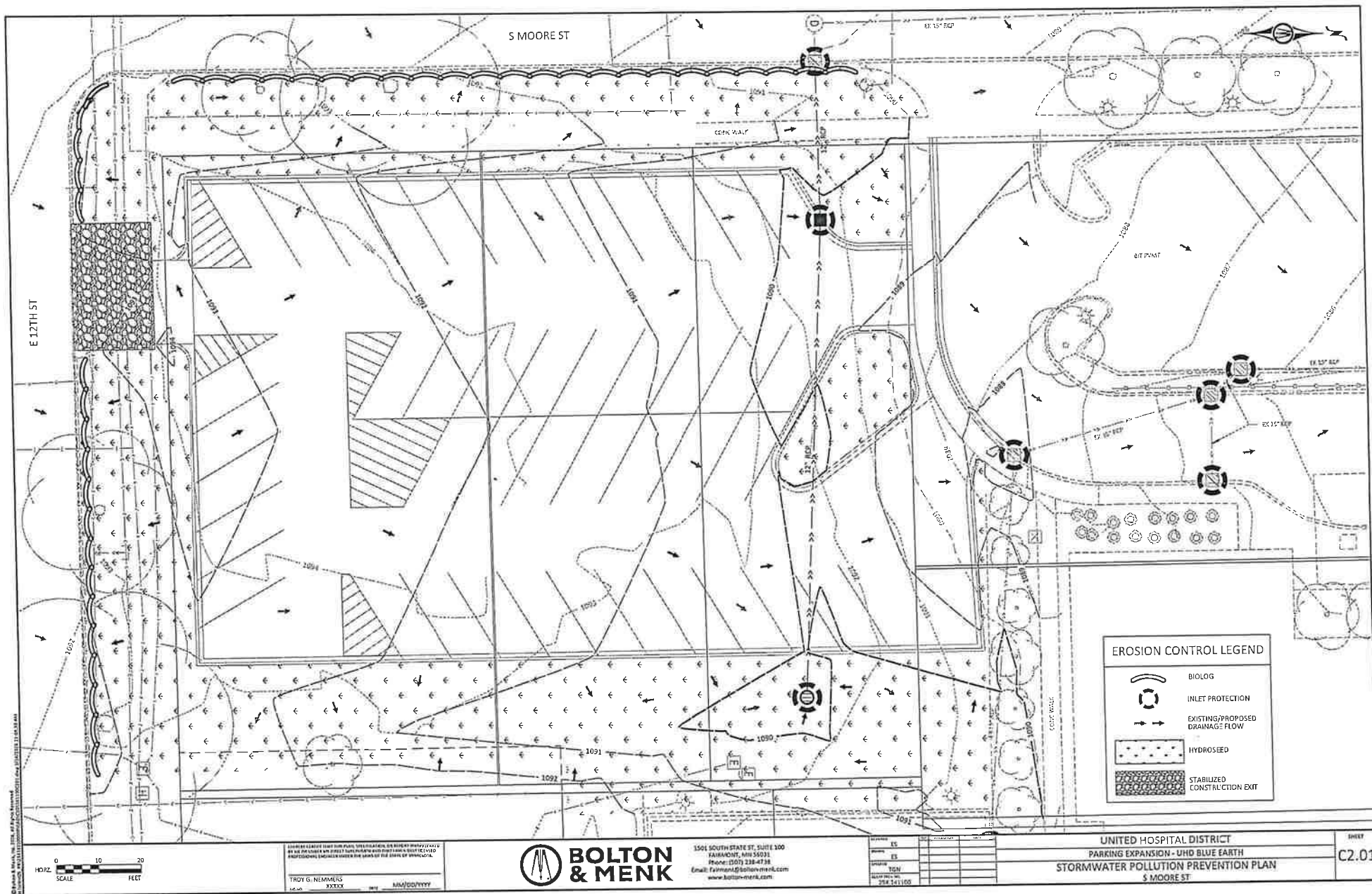
CONCRETE CURB & GUTTER
DESIGN B612
NOT TO SCALE

MODIFIED B612 CONCRETE CURB
NOT TO SCALE

CONCRETE CURB & GUTTER
DESIGN B612, GUTTER OUT
NOT TO SCALE

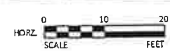
CONCRETE DRIVEWAY DETAIL

RC PIPE BEDDING
CLASS "B"



EROSION CONTROL LEGEND

- BIOLOG
- INLET PROTECTION
- EXISTING/PROPOSED DRAINAGE FLOW
- HYDROSEED
- STABILIZED CONSTRUCTION EXIT



DESIGNED BY: TROY G. NEMMERS
 DRAWN BY: JESSICA L. NEMMERS
 DATE: 08/08/2018

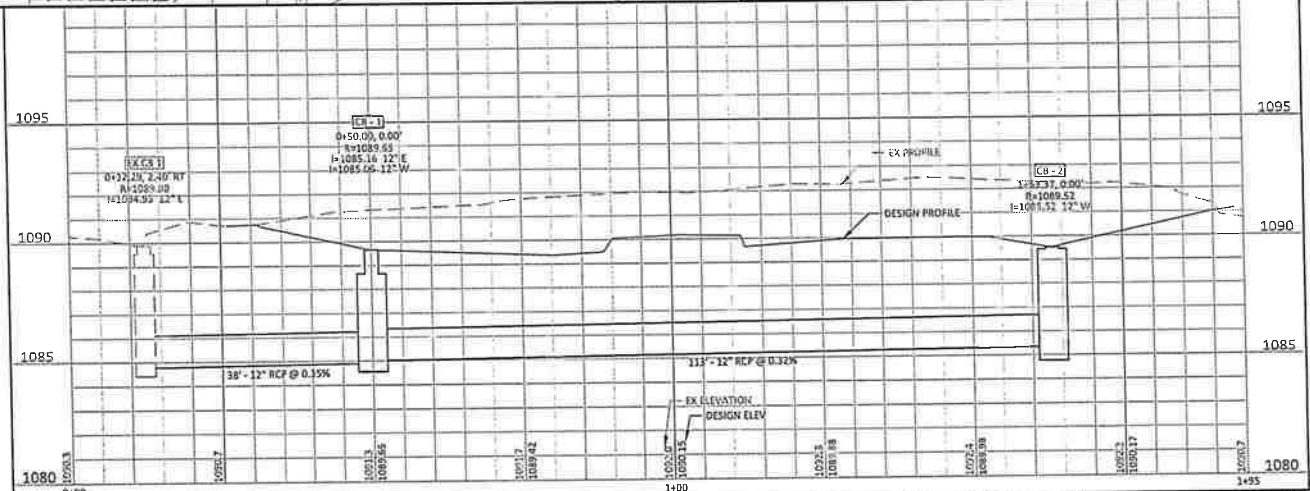
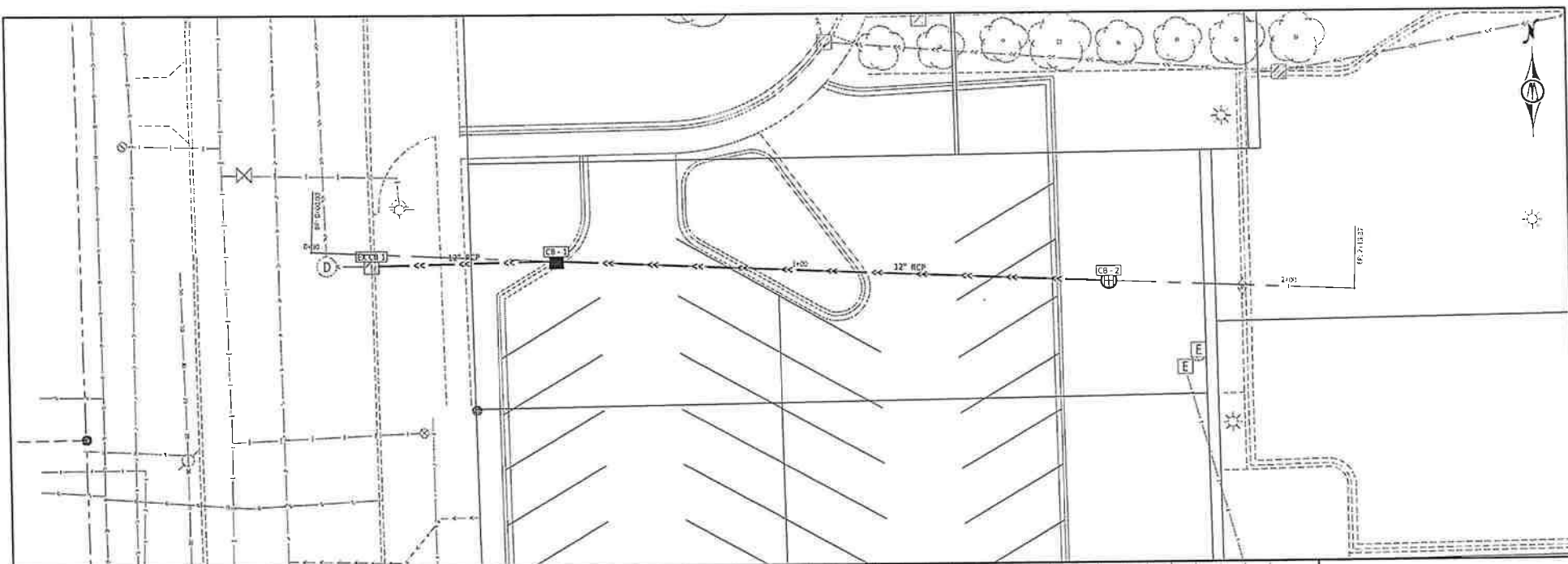


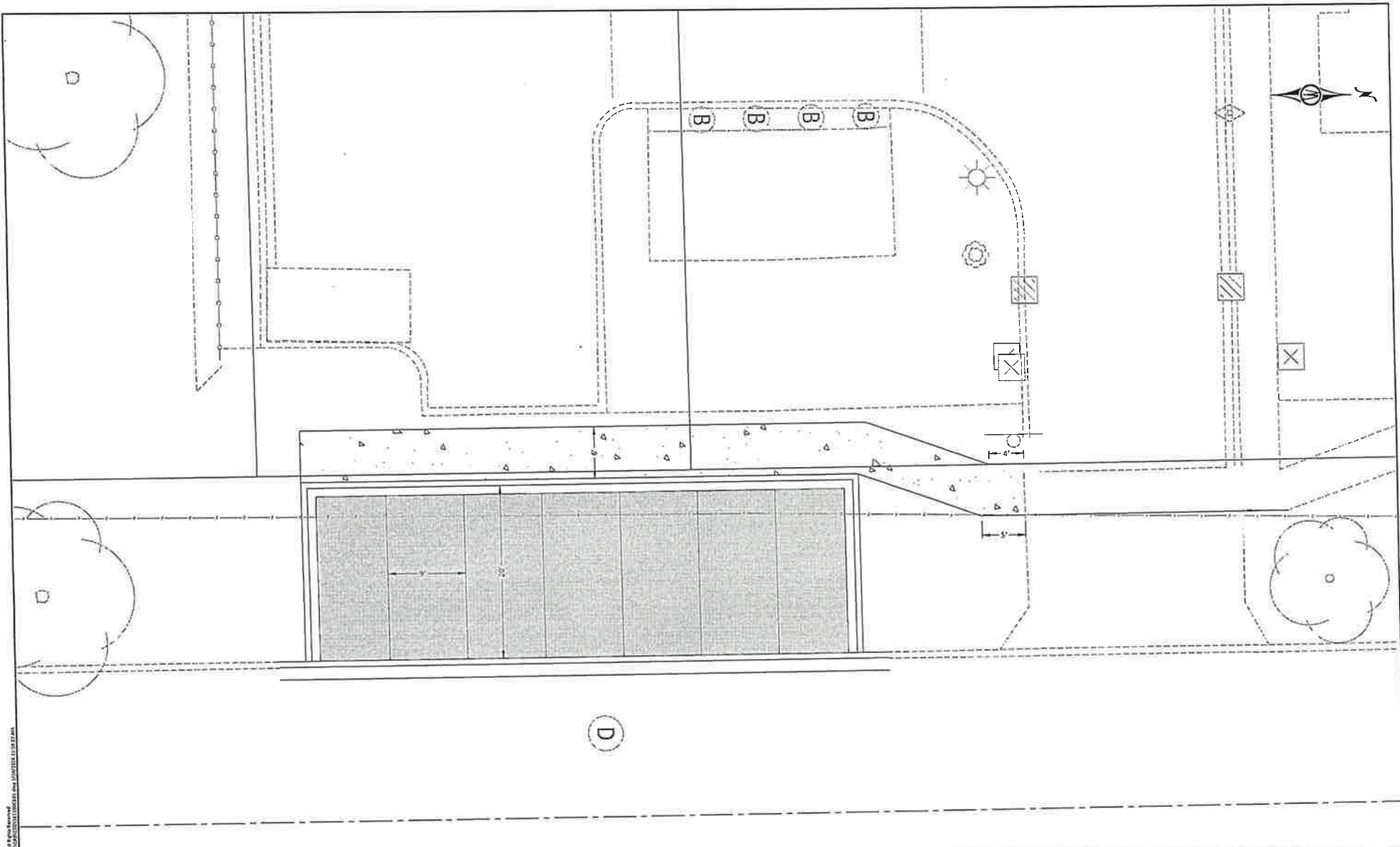
1501 SOUTH STATE ST., SUITE 100
 FAIRMOUNT, MD 20840
 Phone: (301) 238-4738
 Email: fairmont@boltonmenk.com
www.boltonmenk.com

DATE	08/08/2018
BY	JLN
CHECKED BY	TGN
DATE	08/08/2018

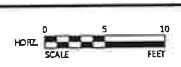
UNITED HOSPITAL DISTRICT
 PARKING EXPANSION - UMD BLUE EARTH
 STORMWATER POLLUTION PREVENTION PLAN
 S MOORE ST

SHEET
C2.01





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I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 PREPARED FOR: UNITED HOSPITAL DISTRICT
 PROJECT NO.: 25X 141100
 DATE: 04/11/06
 DRAWN BY: TGM
 CHECKED BY: TGM
 APPROVED BY: TGM



1501 SOUTH STATE ST., SUITE 100
 FAIRBANKS, ALASKA 99701
 Phone: (907) 328-4738
 Email: fairbanks@boltonmenk.com
 www.boltonmenk.com

REVISION	ES	DATE	BY
REVISION	ES		
REVISION	TGM		
PROJECT NO.	25X 141100		

UNITED HOSPITAL DISTRICT
 PARKING EXPANSION - UH BLUE EARTH
 SITE PLAN
 PROVIDER PARKING ADDITION

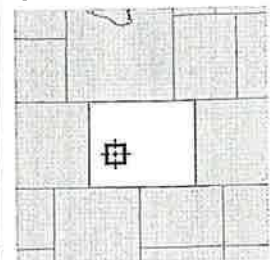
SHEET
 C6.02

FARIBAULT COUNTY

Minnesota



Overview



Legend

- Townships
- Railroad Centerlines
- Road Centerline
- Interstate
- US Highway
- MN Highway
- County-State Aid Highway
- County Road
- Township Road
- Municipal Street
- Other
- Parcels
- Road ROW
- RR ROW

Parcel ID	214460570	Alternate ID	n/a	Owner Address	UNITED HOSPITAL DISTRICT
Sec/Twp/Rng	0-0-0	Class	RESIDENTIAL\ SINGLE UNIT		PO BOX 160
Property Address	205 12TH ST E	Acreage	0.26		BLUE EARTH MN 56013
	BLUE EARTH CITY				
District	n/a				
Brief Tax Description	MCARTHUR'S ADDITION TR COM SW COR BLK TH N75' E 150' S75' W150' TO BEG (F.K.A. AUD LOT 49)				
	(Note: Not to be used on legal documents)				

Date created: 2/4/2026

Last Data Uploaded: 2/3/2026 11:05:32 PM

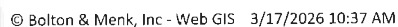
Developed by  SCHNEIDER
GEOSPATIAL

**CITY OF BLUE EARTH
NOTICE OF PUBLIC HEARING**

The City of Blue Earth Planning Commission will hold a public hearing at 4:00 p.m. on Thursday, April 16, 2026 in the City Council Chambers, City Hall, 201 E 7th, Blue Earth, to consider three conditional use permit applications from United Hospital District (UHD) for proposed parking lots in a residential zone. The parcels are 214460520, located at Lot north of 617 S Moore St; 214460540, located at 617 S Moore St, and 214460570, located at 205 E 12th St, Blue Earth, Minnesota. The City Council will subsequently hear and consider the recommendation at the regular City Council meeting scheduled on April 20, 2026 at 5:05 p.m.

By order of the Blue Earth City Council /s/ Dawn A. Collins, City Administrator

Publish: April 1, 2026



Real People. Real Solutions.



ZONING APPLICATION

APPLICANT

Owner Name United Hospital District, Inc. Phone 507-526-3273 Email rickash@uhd.org

Site Address 617 S. Moore St. Blue Earth, MN 56013

Parcel ID 21.446.0540 Current Property Use Residence

Legal Description _____

Proposed Property Use Parking Lot

Description of Proposed Project _____

Parking lot for United Hospital District, Inc. parking

APPLYING FOR:

- ☒ Conditional Use
- ☐ Zoning Amendment
- ☐ PUD Application
- ☐ Variance
- ☐ Simple Lot Split
- ☐ Minor Subdivision

FOR VARIANCE REQUESTS:

Specify the section of the ordinance from which a variance is sought _____

Explain how you wish to vary from the applicable provisions of the ordinance _____

To allow commercial parking in a residential zone

Please attach a site plan or accurate survey as may be required by ordinance.

Please answer the following questions as they relate to your specific variance request:

1. In **your opinion**, is the variance in harmony with the purposes and intent of the ordinance?
Yes ☐ No ☐ Why or why not?

N/A

2. In **your opinion**, is the variance consistent with the comprehensive plan?

Yes ☐ No ☐ Why or why not?

N/A

ZONING APPLICATION

3. In your opinion, does the proposal put property to use in a reasonable manner?

Yes ☒ No ☐ Why or why not?

Eliminates street parking in a congested residential neighborhood which has increased due to growth of UH.

4. In your opinion, are there circumstances unique to the property?

Yes ☒ No ☐ Why or why not?

The Hospital/Clinic complex is located in the center of the older residential area of town.

5. In your opinion, will the variance maintain the essential character of the locality?

Yes ☒ No ☐ Why or why not?

The less street congestion means quieter streets for residents.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

APPLICATION ITEMS

The following information MUST be included for your application to be considered:

- Site plan, drawn to scale, showing all dimensions and distances from property lot lines. Please denote North
- Photocopy of a full legal description from a deed(s) of the property. This may be acquired at the Faribault County Recorder's Office.
- Explain any exceptional circumstances or conditions which apply to this property that make approval of this permit necessary.
- Additional items may be requested.

SIGNATURE

By signing below, I hereby certify that there are no delinquent property taxes, special assessments, penalties, interest, or municipal utility fees due on the parcel to which this application relates. No application shall be accepted without this certification signed by the applicant. A false certification by an applicant shall be a misdemeanor offense.

Name [please print] David F. Frundt

Signature  Date 2/25/24

STOP

BELOW FOR CITY OF BLUE EARTH USE ONLY

PERMIT #	Received by <u>MAC</u>	Date <u>3/2/26</u>	Date of Scheduled Hearing <u>4/16/26</u>
Decision	Approved by		Date
Application Fee \$64.00 <u>\$250-</u>	Recording Fee \$46.00 <u>CK # 45064</u>		TOTAL FEE \$110.00 <u>MAC</u>

ZONING APPLICATION

Exhibit "A"

Legal Description:

617 S. Moore Street, Blue Earth, MN 56013

PID: 21.446.0540

A tract of land in Block 5, McArthur's Addition to the Village of Blue Earth City (now City of Blue Earth), Faribault County, Minnesota described as follows:

Commencing at the northwest corner of said Block 5; thence South, along the west line of said Block 5, a distance of 175 feet to the point of beginning; thence continuing South, along said west line, a distance of 50 feet; thence East, parallel with the north line of said Block 5; a distance of 150 feet; thence North, parallel with the west line of said Block 5; a distance of 50 feet; thence West, parallel with the north line of said Block 5; a distance of 150 feet to the point of beginning.



Parcel ID	214460540	Alternate ID	n/a	Owner Address	UNITED HOSPITAL DISTRICT
Sec/Twp/Rng	0-0-0	Class	RESIDENTIALSINGLE UNIT		PO BOX 160
Property Address	617 MOORE ST S	Acreage	0.17		BLUE EARTH MN 56013
	BLUE EARTH CITY				
District	n/a				
Brief Tax Description	MCARTHUR'S ADDITION TR COM 175'S OF NW COR BLK 5 S50' E150' N50' W150' TO BEG (FKA: TR 50' X 150' IN AL 48)				
	(Note: Not to be used on legal documents)				

Date created: 3/4/2026
Last Data Uploaded: 3/3/2026 10:52:53 PM

Summary



Parcel Id 214460540
Property 617 MOORE ST S
Address BLUE EARTH CITY
Sec/Twp/Rng 0 - 0 - 0
Lot 0
Block 5
Brief Tax MCARTHUR'S ADDITION TR COM 175'S OF NW COR BLK 5 S50'
Description E150' N50' W150' TO BEG (FKA: TR 50' X 150' IN AL 48)
(Note: Not to be used on legal documents)
Deeded Acres 0.17
Class 201 - RESIDENTIALS
District 21 - BLUE EARTH CITY
School District SCHOOL DIST # 2860

401183

Owners

Taxpayer
UNITED HOSPITAL DISTRICT
PO BOX 160
BLUE EARTH MN 56013

Land

Lot Area 0.17 Acres; 7,405 SF
50 X 150

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 1/2 Story Frame
Architectural Style 1-1/2 Story
Year Built 1925
Exterior Material Wood Siding
Total Gross Living Area 1,590 SF
Attic Type None;
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 794
Basement Finished Area
Plumbing 2 Standard Bath - 3 Fixt;
Central Air Yes
Heat Forced Air
Fireplaces
Porches
Decks Wood Deck (264 SF);
Additions 1 Story Frame (240 SF);
Garages 264 SF (12F W x 22F L) - Det Frame (Built 1970);

Yard Extras

#1 - (1) Canopy 240 SF, Frame, Average Pricing, Built 1988
#2 - (1) Driveway Concrete-Single, Standard Normal, Built 1990

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount	Comments
9/30/2025	REBECCA KEEBAUGH	UNITED HOSPITAL DISTRICT	1808556	<u>1808556</u>	SALE - LEASEBACK	WARRANTY DEED		\$150,000.00	
9/18/1998	LIGGETT	KEEBAUGH			NORMAL ARMS LENGTH TRANSACTION GOOD SALE	WARRANTY DEED		\$65,000.00	

Recent Sales In Area

Sale date range:

From:

01/01/20

To:

02/04/20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

Permits

Permit #	Date	Description	Amount
DUMMY PERMIT	10/02/2025	DEMO	0
23-38	06/20/2023	ROOF	0

Valuation

Assessed Year	2025
+ Estimated Building Value	\$95,300.00
+ Estimated Land Value	\$19,000.00
+ Estimated Machinery Value	\$0.00
= Estimated Market Value	\$114,300.00

Taxation

Tax Year	Payable 2025	Payable 2024	Payable 2023	Payable 2022	Payable 2021
Estimated Market Value	\$95,600.00	\$95,700.00	\$87,700.00	\$75,200.00	\$75,200.00
- Exempt Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Excluded Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Exclusion	\$37,946.00	\$28,600.00	\$29,300.00	\$30,100.00	\$30,100.00
= Taxable Market Value	\$57,654.00	\$67,100.00	\$58,400.00	\$45,100.00	\$45,100.00
Net Taxes Due	\$917.35	\$1,032.79	\$1,010.17	\$873.55	\$838.93
+ Special Assessments	\$436.65	\$453.21	\$469.83	\$486.45	\$503.07
= Total Taxes Due	\$1,354.00	\$1,486.00	\$1,480.00	\$1,360.00	\$1,342.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Tax Payment Paid By	Amt Payment
2	4/14/2025	2025	KEEBAUGH/REBECCA L	\$917.35

Tax Payments

[Click here to pay property taxes](#)

You must have the Parcel ID and tax amounts to proceed to make a payment. If paying delinquent taxes, payment must be applied to the most recent delinquent year first. Note: Fees will apply for online payments

Tax Statements

[2024 Assessment/2025 Payable \(PDF\)](#)
[2023 Assessment/2024 Payable \(PDF\)](#)
[2022 Assessment/2023 Payable \(PDF\)](#)
[2021 Assessment/2022 Payable \(PDF\)](#)
[2021 Tax Statement \(PDF\)](#)
[2020 Tax Statement \(PDF\)](#)

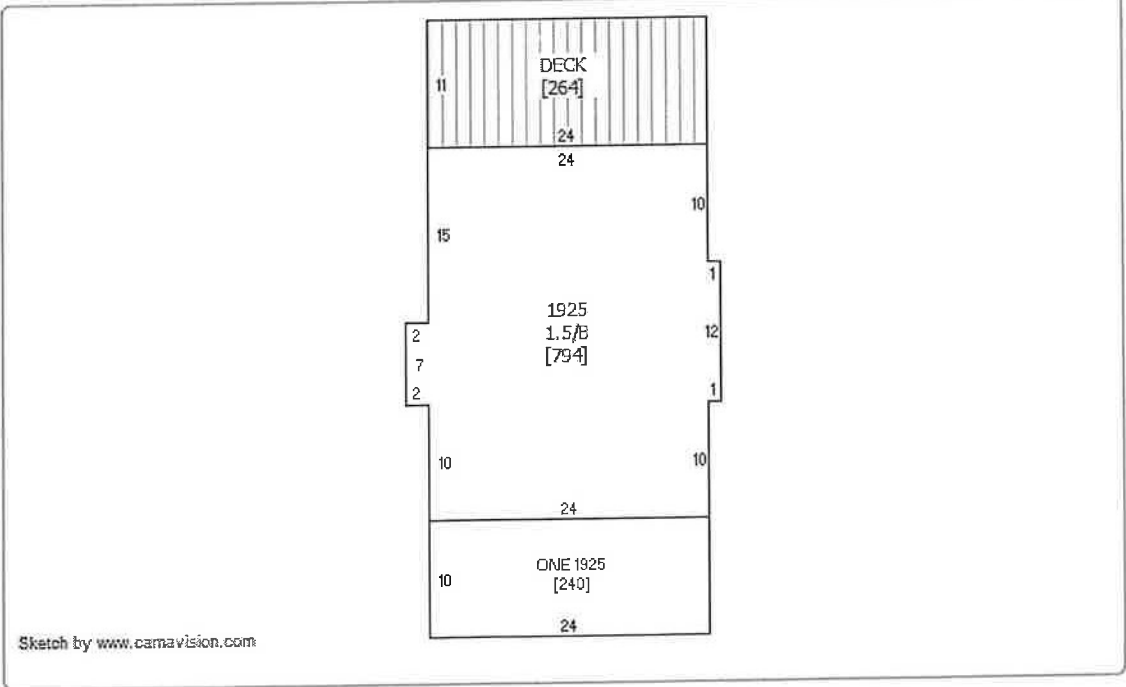
Valuation Statements

[2025 Assessment/2026 Payable \(PDF\)](#)
[2024 Assessment/2025 Payable \(PDF\)](#)

Photos



Sketches



No data available for the following modules: Agricultural Land, Commercial Buildings, Agricultural Buildings.



Brady Rauenhorst
County Recorder/Registrar of Titles

Office of County Recorder
Faribault County, Minnesota
I hereby certify that the within
instrument was filed and/or recorded
on 10/2/2025 1:04:57PM as

Doc # 401183

Brady Rauenhorst, County Recorder
Rec Fee: 46.00
Pages: 3

This instrument submitted electronically

WARRANTY DEED

Document: 401183

Administrative Cover Page

GRANTOR: KEEBAUGH REBECCA L

GRANTEE: UNITED HOSPITAL DISTRICT INC

Chuck Schrader, Auditor / Treasurer
St Tax Pd: 495.00
Exempt: N
Tsf entered: 10/02/2025 by KP

CRV Received? 1808556/32809

Form No. 3-M Warranty Deed

Individual(s) to Corporation or Partnership

No delinquent taxes and transfer entered:
 Certificate of Real Estate Value (✓) filed () not required
 Certificate of Real Estate Value No. 32809
 October 02, 2025



Faribault County Auditor/Treasurer
 by Deputy KP

By:

Deputy

DEED TAX

() Exempt (✓) Paid \$495.00

Oct 02, 2025

NUMBER 23479

Received By KP

SPLITS STATUTE #272.121

() Current Tax Paid

(✓) Does Not Apply

By - KP

eCRV ID: 1808556

STATE DEED TAX DUE HEREON: \$495.00

Date: September 30, 2025

FOR VALUABLE CONSIDERATION, Rebecca L. Keebaugh, a single person, Grantor, hereby conveys and warrants to United Hospital District Inc., a nonprofit corporation under the laws of Minnesota, real property in Faribault County, Minnesota, described as follows:

A tract of land in Block 5, McArthur's Addition to the Village of Blue Earth City (now City of Blue Earth), Faribault County, Minnesota described as follows:

Commencing at the northwest corner of said Block 5; thence South, along the west line of said Block 5, a distance of 175 feet to the point of beginning; thence continuing South, along said west line, a distance of 50 feet; thence East, parallel with the north line of said Block 5; a distance of 150 feet; thence North, parallel with the west line of said Block 5; a distance of 50 feet; thence West, parallel with the north line of said Block 5; a distance of 150 feet to the point of beginning.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Building and zoning laws, ordinances, state and federal regulations;
 Restrictions relating to use or improvement of the property without effective forfeiture provisions;
 Reservation of any mineral rights by the State of Minnesota, if any;
 Utility and drainage easements which do not interfere with existing improvements;
 Existing roadways, easements and agreements of record, if any, and
 Real estate taxes prorated to date of this deed.

Seller certifies that Seller does not know of any wells on the described real property.

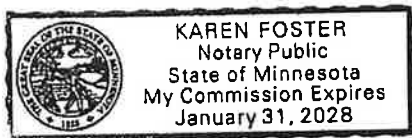
Rebecca L. Keebaugh
Rebecca L. Keebaugh

STATE OF MINNESOTA)
) ss.
COUNTY OF FARIBAULT)

The foregoing instrument was acknowledged before me this 30th day of September, 2025, by Rebecca L. Keebaugh, a single person, Grantor.

Karen Foster
Signature of person taking acknowledgment

NOTARIAL STAMP OR SEAL
(OR OTHER TITLE OR RANK)



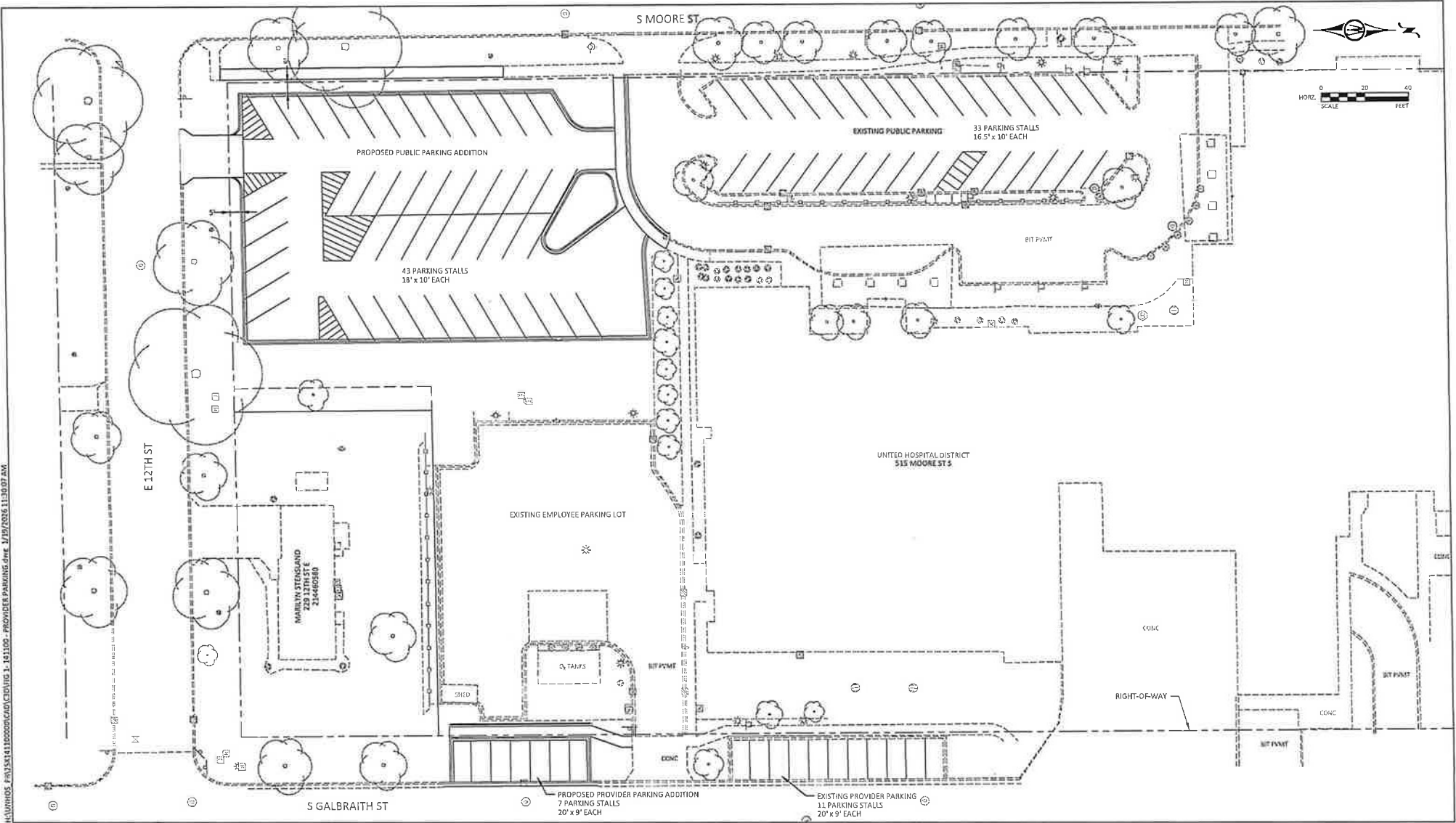
Tax Statements for the real property described in this instrument should be sent to:

United Hospital District, Inc.
515 South Moore Street
Blue Earth, MN 56013

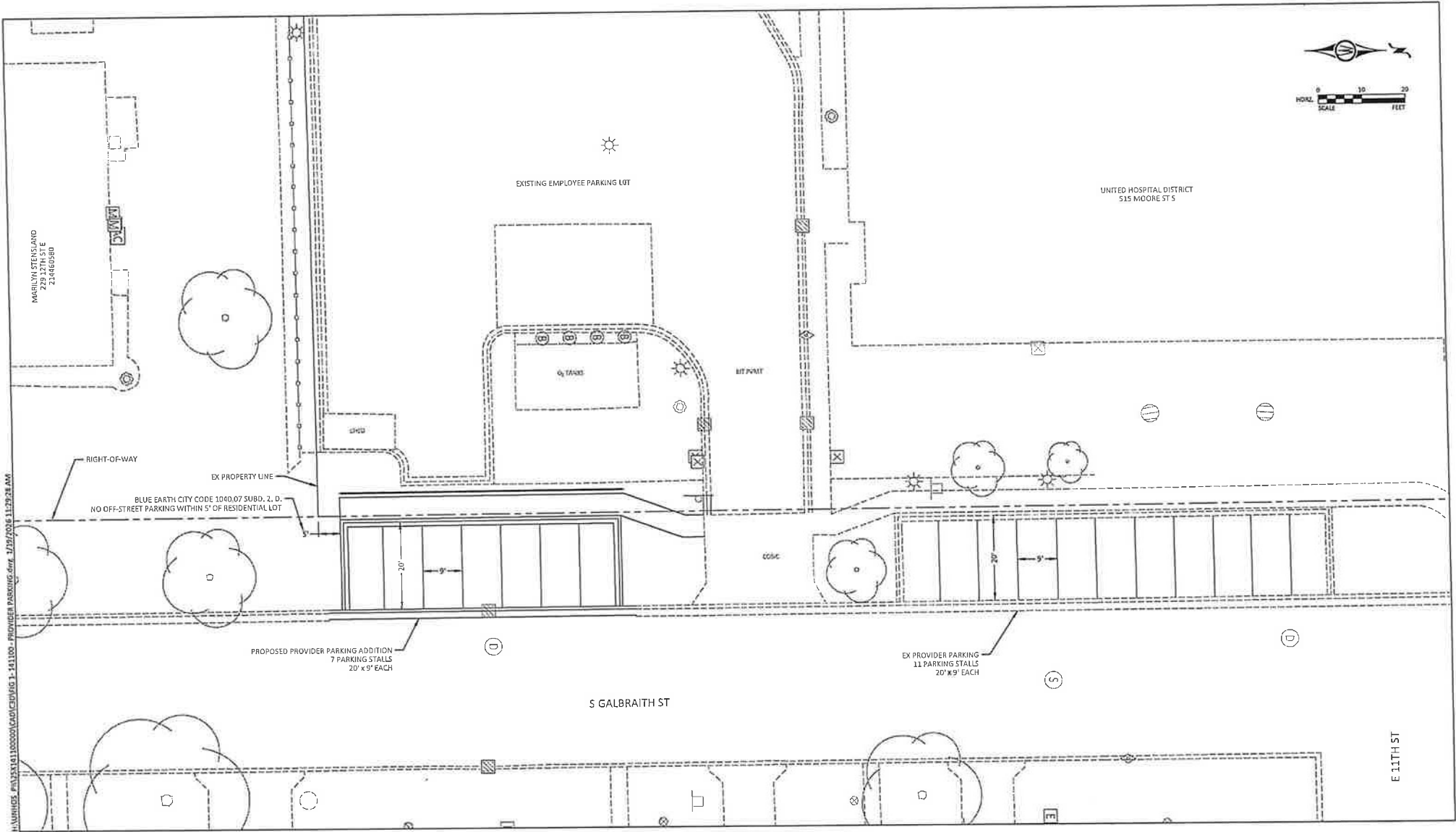
THIS INSTRUMENT WAS DRAFTED BY:

David F. Frundt/kf
FRUNDT, LUNDQUIST & GUSTAFSON, LTD.
117 West Fifth Street
P. O. Box 95
Blue Earth, MN 56013
(507) 526-2177

Figure 1: PROPOSED SITE PLAN
JANUARY 2026



\\UNH\GIS_P\354141100000\CAD\CIVIL\1-141100_PROVIDER PARKING.dwg 1/10/2026 11:30:07 AM



\\NURSER\PLAN\141000000\GALBRAITH 1-14100-PROVIDER PARKING.dwg 1/19/2026 11:29:28 AM

UNITED HOSPITAL DISTRICT

CONSTRUCTION PLANS FOR

PARKING EXPANSION - UHD BLUE EARTH

BUILDING DEMOLITION, STORM SEWER, GRADING, CONCRETE CURB & GUTTER, DRIVEWAY & SIDEWALK, CONCRETE PAVEMENT, TURF RESTORATION, LANDSCAPE ELEMENTS, LIGHTING

JANUARY 14, 2025

RESOURCE LIST

United Hospital District:
Ted Armon
215 S. Moore Street
Blue Earth, MN 56013
(507) XXX-XXXX

Brian Rusch Construction & Consulting LLC:
Brian Rusch
8 W. Jay Lane
Fairmont, MN 56031
(507) 236-2119

Project Engineer:
(Consultant)
Troy G. Nixmers P.E.
Bolton & Menk, Inc.
1501 S. State Street, Suite 100
Fairmont, MN 56031
(507) 236-9832

Utility Superintendent:
Jamison Holland
115 W. 6th Street
Blue Earth, MN 56013
(507) 536-5923

UTILITIES

LIGHT & WATER
Utility Operations Manager
Tim Slater
125 E 7th Street
Blue Earth, MN 56013
(507) 526-2191

GAS
Centralpoint Energy
700 W. Linden Ave., PO Box 1165
Minneapolis, MN 55403-1165
Jake Jacobson
(612) 323-1540

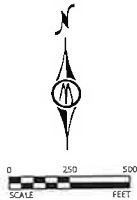
TELEPHONE
Devcon
71 Douglas
411 S. Grove Street, Suite 2
Blue Earth, MN 56013
(507) 525-0102

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL "D". THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES."

PROJECT LOCATIONS

MAP OF THE
CITY OF BLUE EARTH
FARIBAULT COUNTY, MN



MAP LEGEND

- PROJECT LIMITS
- ▲ BID LOCATION
- ★ EXCESS EXCAVATED MATERIAL DISPOSAL SITE
- BITUMINOUS MILLINGS STOCKPILE SITE

SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01 - G0.02	TITLE SHEET, LEGEND
CIVIL	
C0.01 - C0.02	EXISTING CONDITIONS
C0.03 - C0.04	REMOVAL PLAN
C1.01 - C1.03	DETAILS & TABLES
C2.01 - C2.02	EROSION CONTROL PLAN
C3.01 - C3.02	GRADING PLAN
C5.01	STORM SEWER PLAN & PROFILE
C6.01 - C6.03	SITE PLAN
THIS PLAN SET CONTAINS 27 SHEETS.	

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DESIGNER CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TROY G. NIXMERS
XXXXX
MM/DD/YYYY



1501 SOUTH STATE ST., SUITE 100
FAIRMONT, MN 56031
Phone: (507) 236-9738
Email: fairmont@boltonmenk.com
www.boltonmenk.com

DATE: 01/14/25
BY: TGN
CHECKED: TGN
DATE: 01/14/25

BM=XXXX.XX
DESCRIPTION
STATION
LOCATION

PROJECT DATUM: FARIBAULT COUNTY
HORIZONTAL: NAD83 (2011 ADJ)
VERTICAL: NAVD83

RECORD DRAWING
REVISIONS

NO.	DATE	DESCRIPTION
1	01/14/25	ISSUED FOR PERMIT

UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UHD BLUE EARTH
TITLE SHEET

SHEET
G0.01

EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGNAL CONTROL CABINET
	BARRICADE PERMANENT		SOIL BORING
	BASKETBALL POST		SIREN
	BENCH		TELEPHONE BOOTH
	BIRD FEEDER		TILE INLET
	BOLLARD		TILE OUTLET
	BUSH		TILE RISER
	CATCH BASIN RECTANGULAR CASTING		TRANSFORMER-ELECTRIC
	CATCH BASIN CIRCULAR CASTING		TREE-CONIFEROUS
	CURB STOP		TREE-DEAD
	CLEAN OUT		TREE-DECIDUOUS
	CULVERT END		TREE STUMP
	DRINKING FOUNTAIN		TRAFFIC ARM BARRIER
	DOWN SPOUT		TRAFFIC SIGNAL
	ELECTRIC CAR CHARGE STATION		TRASH CAN
	FILL PIPE		TRASH MARKER
	FIRE HYDRANT		VALVE
	FLAG POLE		VALVE POST INDICATOR
	FLARED END / APRON		VALVE VAULT
	FUEL PUMP		VAULT
	GRILL		VENT PIPE
	GUY WIRE ANCHOR		WATER SPIGOT
	HANDHOLE		WELL
	HANDICAP SPACE		WETLAND DELINEATED MARKER
	IRRIGATION SPRINKLER HEAD		WETLAND
	IRRIGATION VALVE BOX		WET WELL
	LIFT STATION CONTROL PANEL		YARD HYDRANT
	LIFT STATION		
	LIGHT POLE		
	MAILBOX		
	MANHOLE-COMMUNICATION		
	MANHOLE-ELECTRIC		
	MANHOLE-GAS		
	MANHOLE-HEAT		
	MANHOLE-RECLAIMED WATER		
	MANHOLE-SANITARY SEWER		
	MANHOLE-STORM SEWER		
	MANHOLE-UTILITY		
	MANHOLE-WATER		
	METER		
	DRIVE-THRU MICROPHONE		
	PARKING METER		
	PAVEMENT MARKING		
	PEDESTAL-COMMUNICATION		
	PEDESTAL-ELECTRIC		
	PEDESTRIAN PUSH BUTTON		
	PICNIC TABLE		
	POLE-UTILITY		
	POST		
	RAILROAD SIGNAL POLE		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS

SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATER MAIN
	WATER SERVICE
	RECLAIMED WATER

PROPOSED UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATER MAIN
	WATER SERVICE
	PIPE CASING
	TRENCHLESS PIPE (PLAN VIEW)
	TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROJECT LIMITS
	PROPOSED SPOT ELEVATION
	RISER/RUN (SLOPE)

HATCH PATTERNS

	BITUMINOUS		GRAVEL
	CONCRETE		

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL:

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN C/ASCE 38-22.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHV	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.D.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

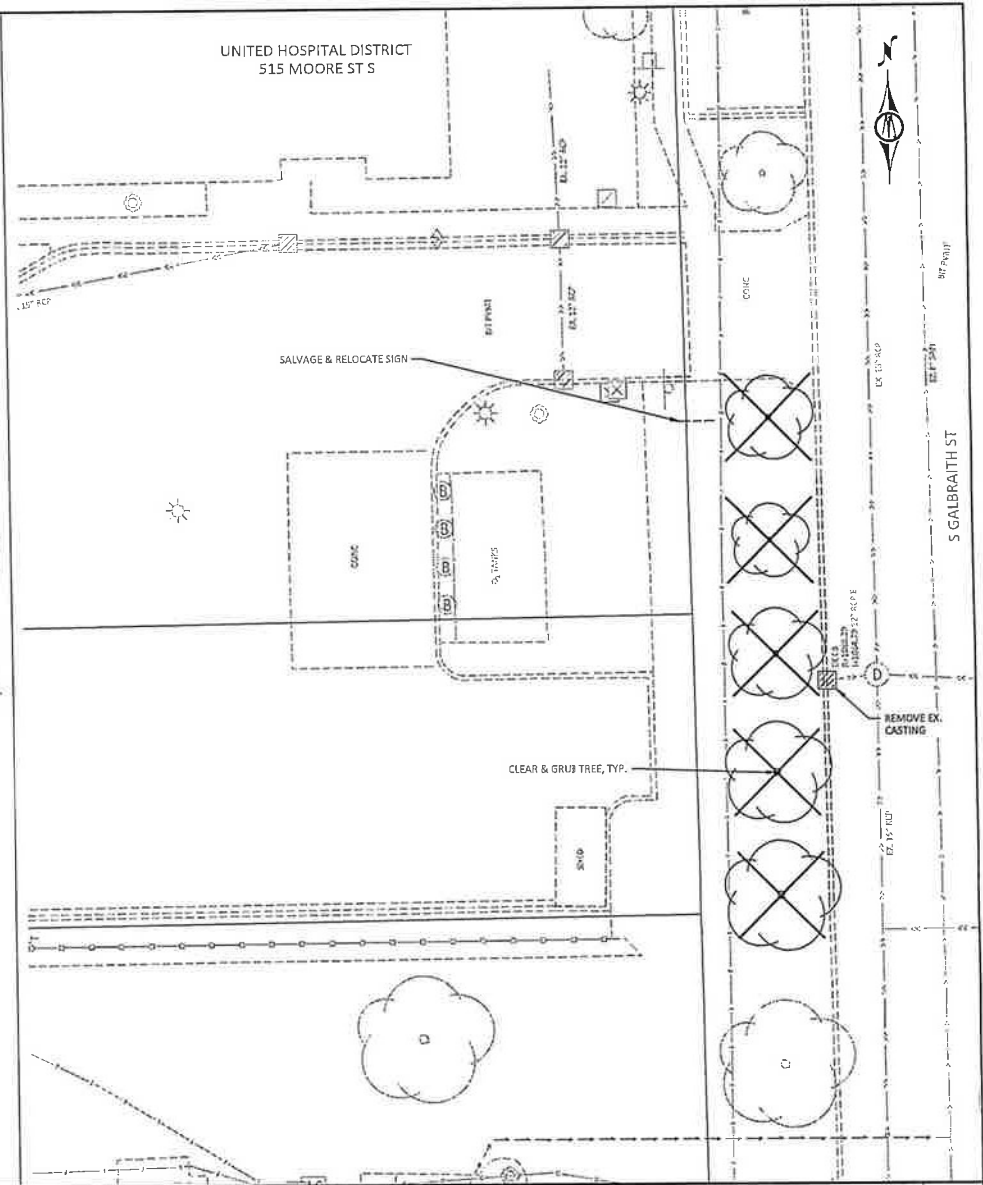
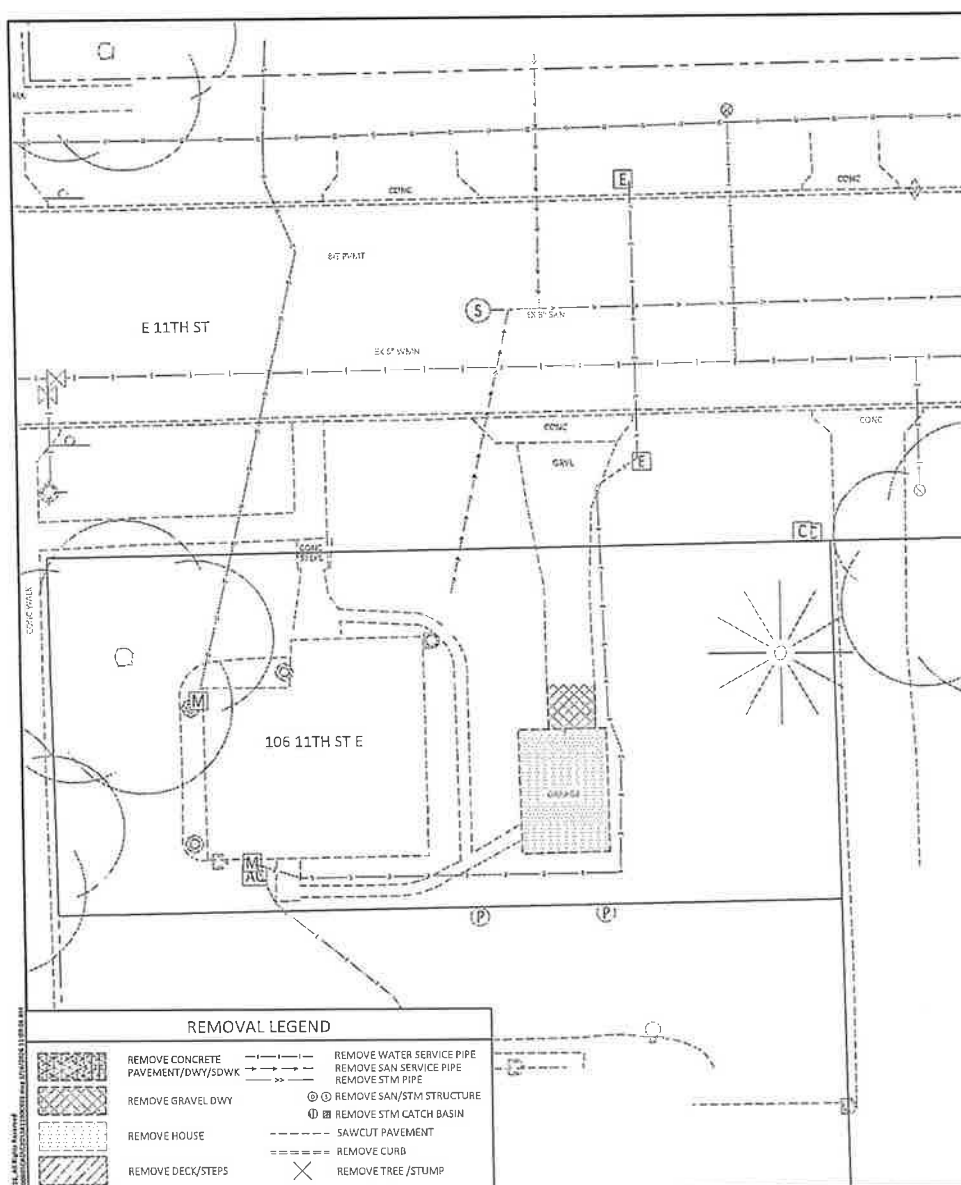
UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UMD BLUE EARTH
GENERAL
LEGEND

SHEET
G0.02

BOLTON & MENK

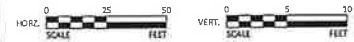
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www.bolton-menk.com

TROY G. HEDRICKS
DATE: 000000
REV: 000000



REMOVAL LEGEND

- REMOVE CONCRETE PAVEMENT/DWY/SDWK
- REMOVE GRAVEL DWY
- REMOVE HOUSE
- REMOVE DECK/STEPS
- REMOVE WATER SERVICE PIPE
- REMOVE SAN SERVICE PIPE
- REMOVE STM PIPE
- REMOVE SAN/STM STRUCTURE
- REMOVE STM CATCH BASIN
- SAWCUT PAVEMENT
- REMOVE CURB
- REMOVE TREE /STUMP



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REVISION	DATE	BY	DESCRIPTION
1	05/15/2018	ES	ISSUED FOR PERMIT
2	05/15/2018	ES	REVISED PER PERMIT COMMENTS
3	05/15/2018	ES	REVISED PER PERMIT COMMENTS
4	05/15/2018	ES	REVISED PER PERMIT COMMENTS
5	05/15/2018	ES	REVISED PER PERMIT COMMENTS
6	05/15/2018	ES	REVISED PER PERMIT COMMENTS
7	05/15/2018	ES	REVISED PER PERMIT COMMENTS
8	05/15/2018	ES	REVISED PER PERMIT COMMENTS
9	05/15/2018	ES	REVISED PER PERMIT COMMENTS
10	05/15/2018	ES	REVISED PER PERMIT COMMENTS

UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UH BLUE EARTH
REMOVAL PLAN
E 11TH ST & S GALBRAITH ST

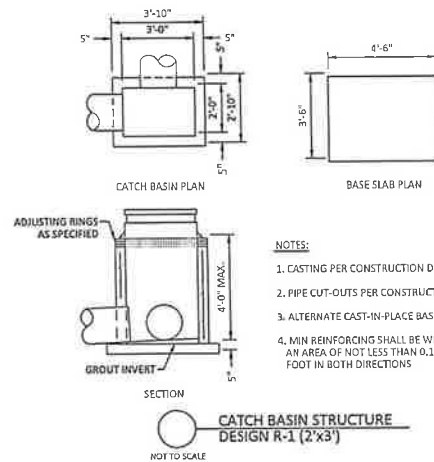
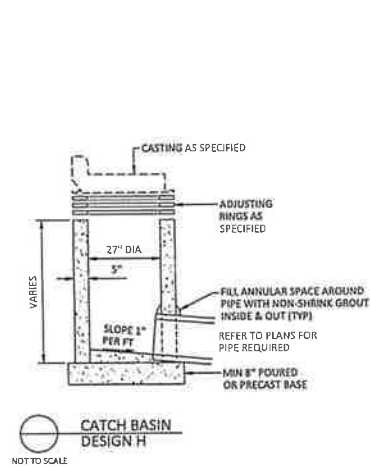
SHEET
C0.03



STORM SEWER CONSTRUCTION														
STRUCTURE NO.	ALIGNMENT	STATION	OFFSET	STRUCTURE					CONNECT TO EX STORM MH (EACH)	CONNECT TO EX STORM PIPE (EACH)	PIPE 12" RCP CL V (LIN FT)	DRAINS TO		NOTES
				DESIGN	CASTING ASSEMBLY (1)	RIM ELEV.	OUTLET ELEV.	DES R-1 2'X3' (LIN FT)				DES H (LIN FT)	STRUCTURE NO.	
EX CB 1	STORM	0+12.29	2.40' RT			1089.88			1			EX STORM		
CB 1	STORM	0+50.00	0.00'	R-1 (2'X3')	R-3067-V	1089.65 *	1085.06	4.59			38	EX CB 1	0.35%	
CB 2	STORM	1+63.37	0.00'	H	R-4342	1089.52	1085.52		4.00		113	CB 1	0.32%	
EX CB 2					R-3250-A TYPE A									REPLACE CASTING ONLY
							TOTAL	4.59	4.00	1	0	151		

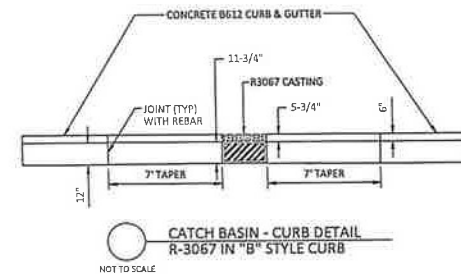
STORM SEWER NOTES:

(1) CASTING DESIGNATIONS REFER TO NEENAH FOUNDRY OR APPROVED EQUAL BY QUALIFIED SOURCE.



NOTES:

1. CASTING PER CONSTRUCTION DOCUMENTS
2. PIPE CUT-OUTS PER CONSTRUCTION DOCUMENTS
3. ALTERNATE CAST-IN-PLACE BASE CAN BE USED
4. MIN REINFORCING SHALL BE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ IN PER FOOT IN BOTH DIRECTIONS



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DESIGNED BY: TROY G. MEMMERS
 DATE: 11/11/2011
 DRAWN BY: TROY G. MEMMERS
 DATE: 11/11/2011



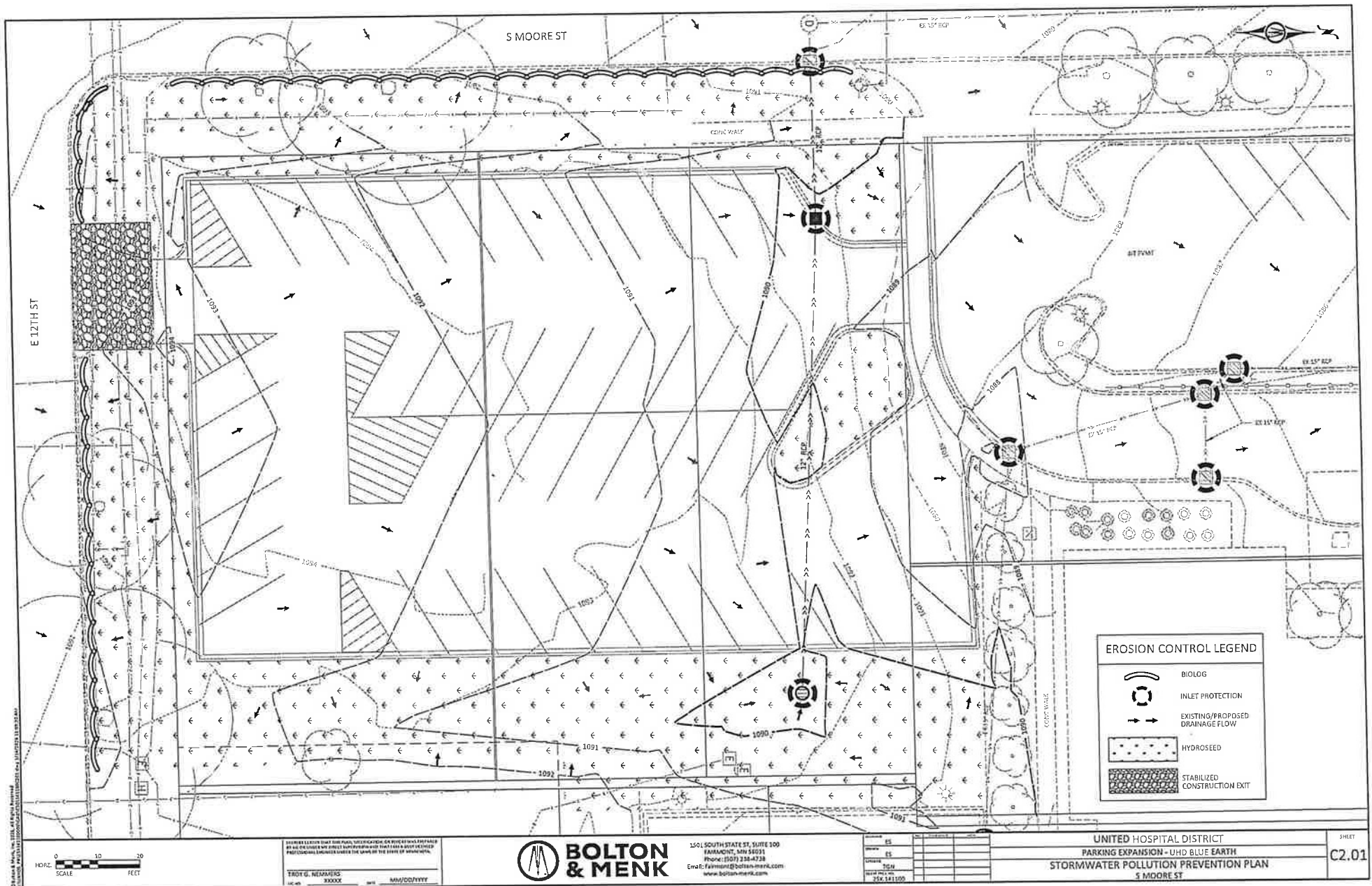
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 Email: Faxman@boltonmenk.com
 www.boltonmenk.com

REV	DATE	DESCRIPTION	BY
01	11/11/2011	ISSUED FOR PERMIT	TGM

UNITED HOSPITAL DISTRICT
 PARKING EXPANSION - UH BLUE EARTH
 TABLE & DETAILS
 STORM

SHEET
 C1.02

C1.03



EROSION CONTROL LEGEND

- BIOLOG
- INLET PROTECTION
- EXISTING/PROPOSED DRAINAGE FLOW
- HYDROSEED
- STABILIZED CONSTRUCTION EXIT

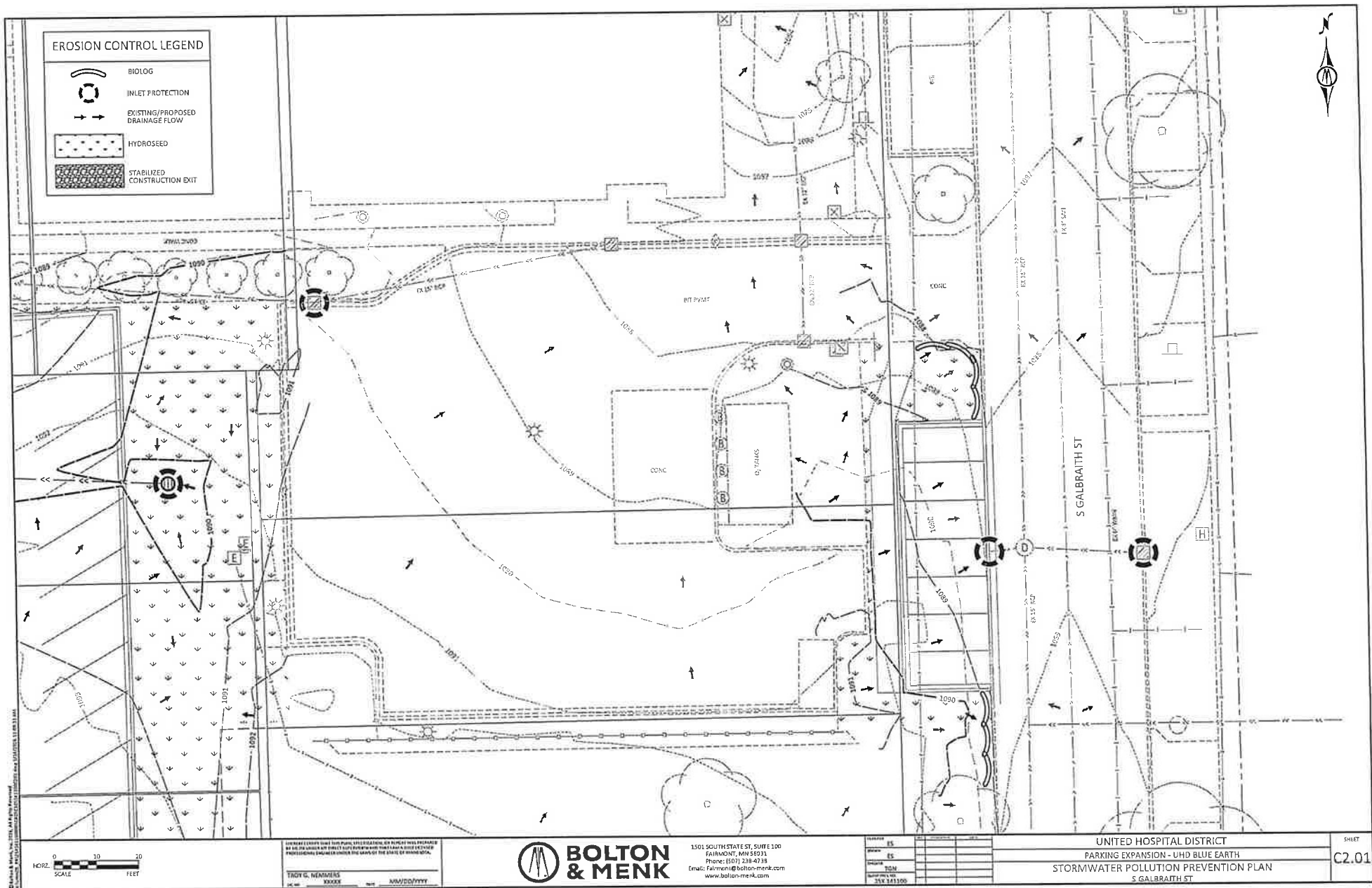
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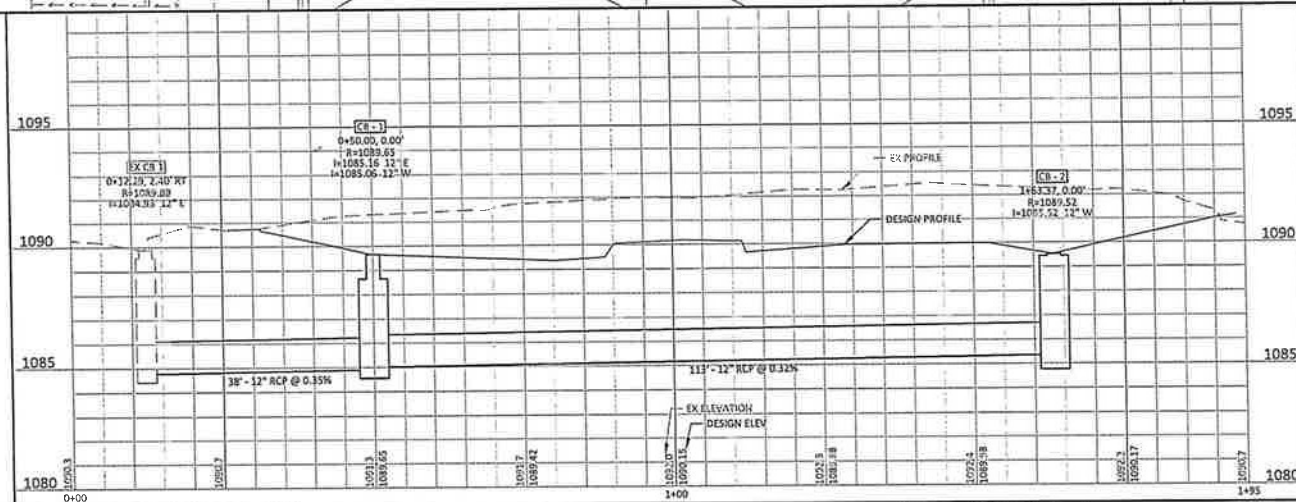
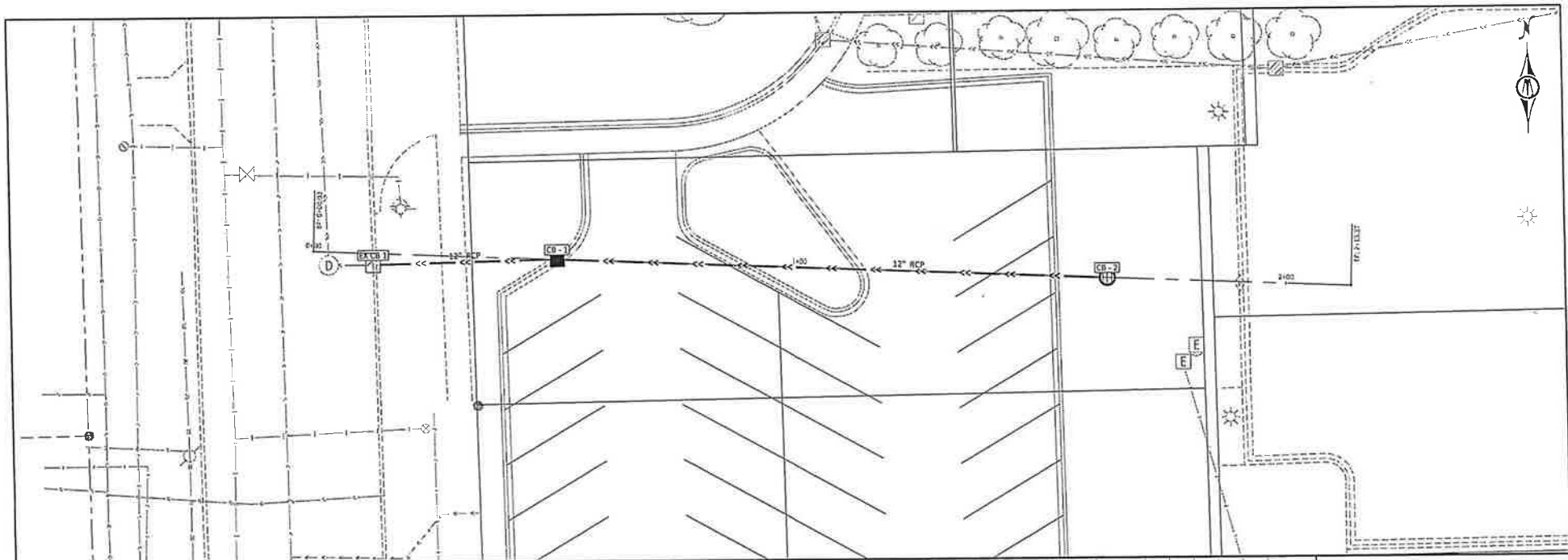
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UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UH BLUE EARTH
STORMWATER POLLUTION PREVENTION PLAN
S MOORE ST

SHEET
C2.01

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HORIZ. SCALE
 1" = 20'

VERT. SCALE
 1" = 2.5'

TROY G. NEWMAN
 XXXXX

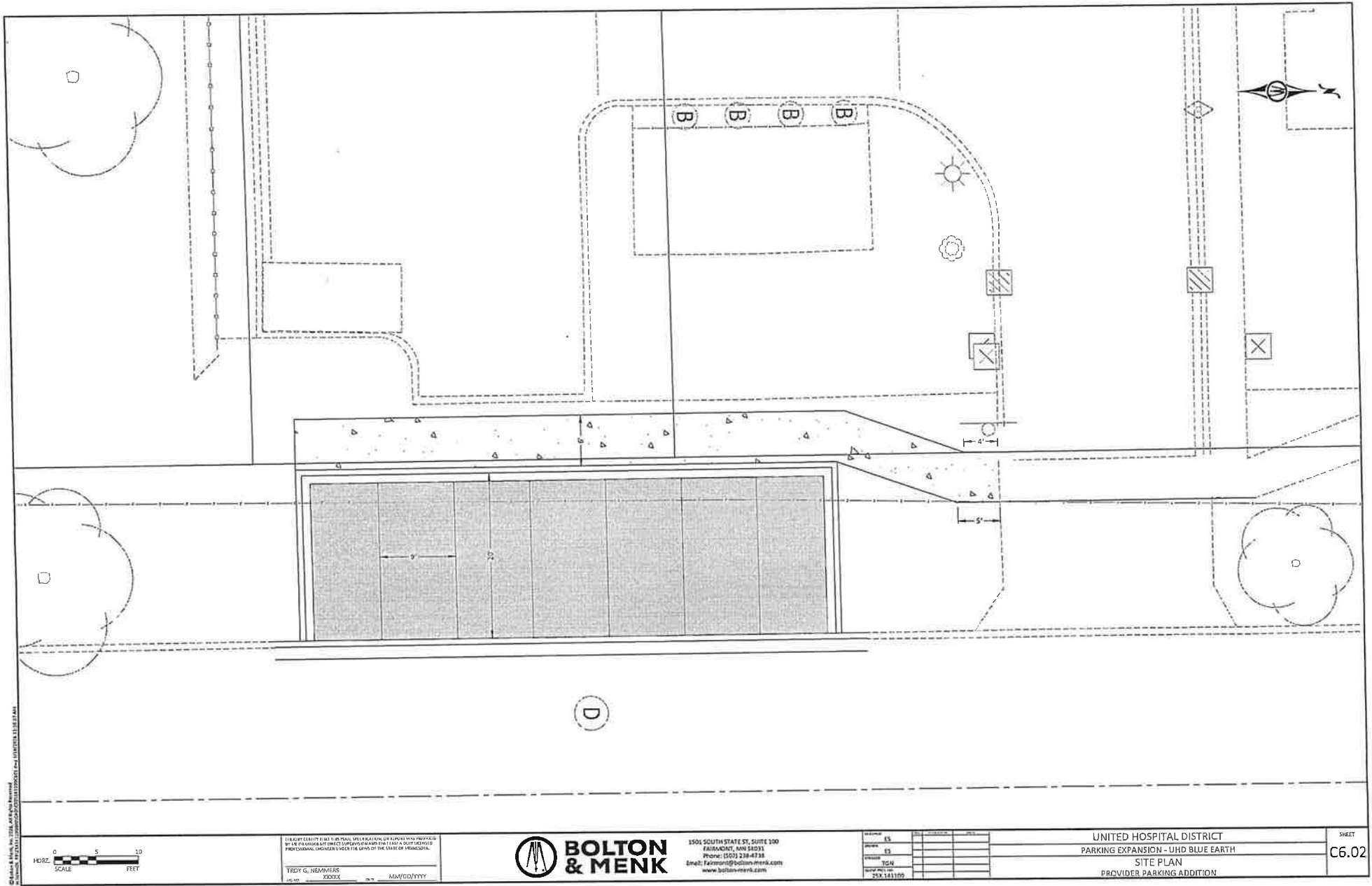


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REVISION	BY	DATE	DESCRIPTION
1	ES		
2	ES		
3	TGN		
4	TGN	2/14/2010	

UNITED HOSPITAL DISTRICT
 PARKING EXPANSION - UMD BLUE EARTH
 CS - STORM SEWER PLAN & PROFILE

SHEET
 C5.01

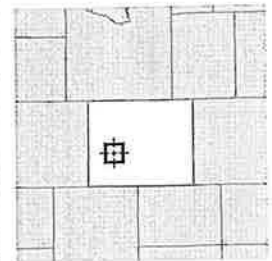


FARIBAULT COUNTY

Minnesota



Overview



Legend

- Townships
- Railroad Centerlines
- Road Centerline
- Interstate
- US Highway
- MN Highway
- County-State Aid Highway
- County Road
- Township Road
- Municipal Street
- Other
- Parcels
- Road ROW
- RR ROW

Parcel ID	214460570	Alternate ID	n/a	Owner Address	UNITED HOSPITAL DISTRICT
Sec/Twp/Rng	0-0-0	Class	RESIDENTIAL\ SINGLE UNIT		PO BOX 160
Property Address	205 12TH ST E	Acreage	0.26		BLUE EARTH MN 56013
	BLUE EARTH CITY				
District	n/a				
Brief Tax Description	MCARTHUR'S ADDITION TR COM SW COR BLK TH N75' E 150' S75' W150' TO BEG (F.K.A. AUD LOT 49)				
	(Note: Not to be used on legal documents)				

Date created: 2/4/2026

Last Data Uploaded: 2/3/2026 11:05:32 PM

Developed by  SCHNEIDER
GEOSPATIAL

**CITY OF BLUE EARTH
NOTICE OF PUBLIC HEARING**

The City of Blue Earth Planning Commission will hold a public hearing at 4:00 p.m. on Thursday, April 16, 2026 in the City Council Chambers, City Hall, 201 E 7th, Blue Earth, to consider three conditional use permit applications from United Hospital District (UHD) for proposed parking lots in a residential zone. The parcels are 214460520, located at Lot north of 617 S Moore St; 214460540, located at 617 S Moore St, and 214460570, located at 205 E 12th St, Blue Earth, Minnesota. The City Council will subsequently hear and consider the recommendation at the regular City Council meeting scheduled on April 20, 2026 at 5:05 p.m.

By order of the Blue Earth City Council /s/ Dawn A. Collins, City Administrator

Publish: April 1, 2026



ZONING APPLICATION

APPLICANT

Owner Name United Hospital District, Inc. Phone 507-526-3273 Email rickasch@uhd.org
Site Address ~~Lot N of 617 S. Moore Street~~, Blue Earth, MN 56013 205 12th St E.
Parcel ID 21.446.0570 Current Property Use Residence

Legal Description _____

Proposed Property Use Parking Lot

Description of Proposed Project _____

Parking lot for United Hospital District, Inc. parking

APPLYING FOR:

- ☒ Conditional Use
- ☐ Zoning Amendment
- ☐ PUD Application
- ☐ Variance
- ☐ Simple Lot Split
- ☐ Minor Subdivision

FOR VARIANCE REQUESTS:

Specify the section of the ordinance from which a variance is sought _____

Explain how you wish to vary from the applicable provisions of the ordinance _____

To allow commercial parking in a residential zone

Please attach a site plan or accurate survey as may be required by ordinance.

Please answer the following questions as they relate to your specific variance request:

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?
Yes ☐ No ☐ Why or why not?

N/A

2. In your opinion, is the variance consistent with the comprehensive plan?

Yes ☐ No ☐ Why or why not?

N/A

ZONING APPLICATION

3. In your opinion, does the proposal put property to use in a reasonable manner?
Yes ☒ No ☐ Why or why not?

Eliminates street parking in a congested residential neighborhood which has increased due to growth of UHD

4. In your opinion, are there circumstances unique to the property?
Yes ☒ No ☐ Why or why not?

The Hospital/Clinic complex is located in the center of the older residential area of town.

5. In your opinion, will the variance maintain the essential character of the locality?
Yes ☒ No ☐ Why or why not?

The less street congestion means quieter streets for residents.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

APPLICATION ITEMS

The following information MUST be included for your application to be considered:

- Site plan, drawn to scale, showing all dimensions and distances from property lot lines. Please denote North
- Photocopy of a full legal description from a deed(s) of the property. This may be acquired at the Faribault County Recorder's Office.
- Explain any exceptional circumstances or conditions which apply to this property that make approval of this permit necessary.
- Additional items may be requested.

SIGNATURE

By signing below, I hereby certify that there are no delinquent property taxes, special assessments, penalties, interest, or municipal utility fees due on the parcel to which this application relates. No application shall be accepted without this certification signed by the applicant. A false certification by an applicant shall be a misdemeanor offense.

Name [please print] David F. Frundt

Signature  Date 2/27/26

STOP

BELOW FOR CITY OF BLUE EARTH USE ONLY

PERMIT #	Received by <u>DFC</u>	Date <u>3/2/26</u>	Date of Scheduled Hearing <u>4/16/26</u>
Decision	Approved by	Date	
Application Fee \$64.00 <u>\$250-</u>	Recording Fee \$46.00 <u>ck # 45069</u>	TOTAL FEE \$110.00 <u>DFC</u>	

ZONING APPLICATION

Exhibit "A"

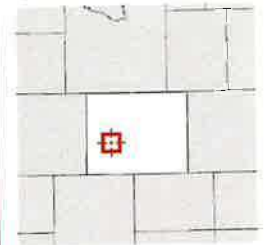
Legal Description:

Parcel # 21.446.0570

Legal Description: A tract commencing at the southwest corner of Block Five (5) as said block is designated upon the recorded plat of McArthur's Addition to the Village of Blue Earth City (now City of Blue Earth) on file and of record in the office of the Register of Deeds in and for said County, running thence North 75 feet, thence East 150 feet, thence South 75 feet, thence West 150 feet to point of beginning.



Overview



Legend

- Townships
- Railroad Centerlines
- Road Centerline**
 - Interstate
 - US Highway
 - MN Highway
 - County-State Aid Highway
 - County Road
 - Township Road
 - Municipal Street
 - Other
- Parcels
- Road ROW
- RR ROW

Parcel ID	214460570	Alternate ID	n/a	Owner Address	UNITED HOSPITAL DISTRICT
Sec/Twp/Rng	0-0-0	Class	RESIDENTIAL/SINGLE UNIT		PO BOX 160
Property Address	205 12TH ST E	Acreage	0.26		BLUE EARTH MN 56013
	BLUE EARTH CITY				
District	n/a				
Brief Tax Description	MCARTHUR'S ADDITION TR COM SW COR BLK TH N75' E 150' S75' W150' TO BEG (F.K.A. AUD LOT 49)				
	(Note: Not to be used on legal documents)				

Date created: 3/4/2026

Last Data Uploaded: 3/3/2026 10:52:53 PM

Developed by  SCHNEIDER
GEOSPATIAL

Summary



40178

Parcel Id 214460570
 Property Address 205 12TH ST E
 BLUE EARTH CITY
 Sec/Twp/Rng 0 - 0 - 0
 Lot 0
 Block 5
 Brief Tax MCARTHUR'S ADDITION TR COM SW COR BLK TH N75' E 150'
 Description S75' W150' TO BEG (F.K.A. AUD LOT 49)
 (Note: Not to be used on legal documents)
 Deeded Acres 0.26
 Class 201 - RESIDENTIALS
 District 21 - BLUE EARTH CITY
 School District SCHOOL DIST # 2860

Owners

Taxpayer
 UNITED HOSPITAL DISTRICT
 PO BOX 160
 BLUE EARTH MN 56013

Land

Lot Area 0.26 Acres; 11,326 SF
 150 X 75

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 2 Story Frame
 Architectural Style 2 Story
 Year Built 1900
 Exterior Material Wood Siding
 Total Gross Living Area 1,744 SF
 Attic Type None;
 Number of Bedrooms 3 above; 0 below
 Basement Area Type Full
 Basement Area 676
 Basement Finished Area
 Plumbing 1 Standard Bath - 3 Fixt;
 Central Air Yes
 Heat Forced Air
 Fireplaces
 Porches
 Decks Wood Deck (352 SF);
 Additions 1 Story Frame (392 SF);
 Garages 264 SF (12F W x 22F L) - Det Frame (Built 1970);
 720 SF (24F W x 30F L) - Det Frame (Built 2001);

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount	Comments
10/1/2025	MIRANDA LARSEN ETAL	UNITED HOSPITAL DISTRICT	1808735	<u>1808735</u>	SALE - LEASEBACK	WARRANTY DEED		\$100,000.00	
5/2/2017	205 EAST 12TH ST LLC	LARSEN		<u>651568</u>	UNKNOWN REASON	WARRANTY DEED		\$63,000.00	

Date	Seller	Buyer	Recording eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount	Comments
12/14/2016	LEE		604394	UNKNOWN REASON	WARRANTY DEED		\$25,000.00	
1/21/2005	TOBIN	LEE		SALE OF INTEREST IN OR PAYOFF OF CONTRACT; MORTGAGE ASSUMPTION	WARRANTY DEED		\$71,852.00	
1/10/2005	TOBIN	LEE		LESS THAN MINIMUM DOWN PAYMENT WITH CD (5%)	CONTRACT FOR DEED		\$71,852.00	
12/29/2004	MURPHY	TOBIN		NORMAL ARMS LENGTH TRANSACTION GOOD SALE	WARRANTY DEED		\$71,000.00	
7/26/1999	MOEHRING	NESBIT & MURPHY		TRADE; GIFT; OR ESTATE SALE (PER. REP. DEED OR CONSERVATOR'S DEED)	WARRANTY DEED		\$30,000.00	

Recent Sales In Area

Sale date range:

From:

01/01/20

To:

02/04/20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

Permits

Permit #	Date	Description	Amount
DUMMY PERMIT	10/02/2025	DEMO	0
51	12/05/2024	ROOF	226
23	12/05/2024	MISC	45

Valuation

Assessed Year	2025
+ Estimated Building Value	\$74,200.00
+ Estimated Land Value	\$39,900.00
+ Estimated Machinery Value	\$0.00
= Estimated Market Value	\$114,100.00

Taxation

Tax Year	Payable 2025	Payable 2024	Payable 2023	Payable 2022	Payable 2021
Estimated Market Value	\$105,900.00	\$112,600.00	\$64,600.00	\$55,700.00	\$55,700.00
- Exempt Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Excluded Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Exclusion	\$37,019.00	\$27,100.00	\$25,800.00	\$22,300.00	\$22,300.00
= Taxable Market Value	\$68,881.00	\$85,500.00	\$38,800.00	\$33,400.00	\$33,400.00
Net Taxes Due	\$1,076.87	\$1,293.13	\$687.35	\$647.57	\$621.79
+ Special Assessments	\$1,223.13	\$1,240.87	\$1,258.65	\$1,276.43	\$1,294.21
= Total Taxes Due	\$2,300.00	\$2,534.00	\$1,946.00	\$1,924.00	\$1,916.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Tax Payment Paid By	Amt Payment
12	10/7/2025	2025	UHD	\$538.43
1	5/15/2025	2025	CORELOGIC REAL ESTATE TAX	\$538.44

Tax Payments

[Click here to pay property taxes](#)

You must have the Parcel ID and tax amounts to proceed to make a payment. If paying delinquent taxes, payment must be applied to the most recent delinquent year first. Note: Fees will apply for online payments

Tax Statements

[2024 Assessment/2025 Payable \(PDF\)](#)
[2023 Assessment/2024 Payable \(PDF\)](#)
[2022 Assessment/2023 Payable \(PDF\)](#)
[2021 Assessment/2022 Payable \(PDF\)](#)
[2021 Tax Statement \(PDF\)](#)
[2020 Tax Statement \(PDF\)](#)

Valuation Statements

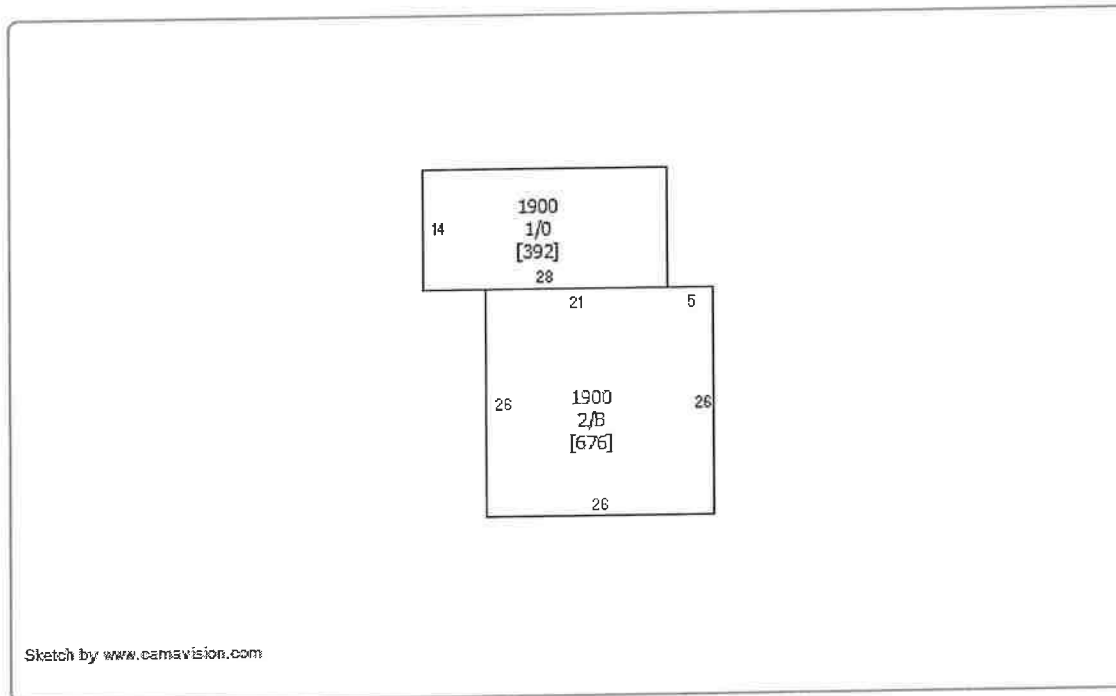
[2025 Assessment/2026 Payable \(PDF\)](#)
[2024 Assessment/2025 Payable \(PDF\)](#)

Photos





Sketches



No data available for the following modules: Agricultural Land, Commercial Buildings, Agricultural Buildings, Yard Extras.

Faribault County GIS data are provided as is without warranty of any kind, express or implied. The GIS data was developed by Faribault County for their own internal business purposes and may be inaccurate for other uses. Any person or entity seeking GIS data from Faribault County expressly assumes that risk. Faribault County does not guarantee the accuracy of the data and is not responsible for any misuse or misrepresentation of the information.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 2/3/2026, 10:05:32 PM

Contact Us

Developed by





Brady Rauenhorst
County Recorder/Registrar of Titles

Office of County Recorder
Faribault County, Minnesota
I hereby certify that the within
instrument was filed and/or recorded
on 10/2/2025 10:47:17AM as

Doc # 401178

Brady Rauenhorst, County Recorder
Rec Fee: 46.00
Pages: 3

This instrument submitted electronically

WARRANTY DEED

Document: 401178

Administrative Cover Page

GRANTOR: LARSEN MIRANDA

GRANTEE: UNITED HOSPITAL DISTRICT INC

Chuck Schrader, Auditor / Treasurer
St Tax Pd: 330.00
Exempt: N
Tsf entered: 10/01/2025 by KP

CRV Received? 1808735/23478

21.446.0570

Form No. 3-M Warranty Deed

Individual(s) to Corporation or Partnership

No delinquent taxes and transfer entered:

No delinquent taxes and transfer entered:
Certificate of Real Estate Value (✓) filed () not required
Certificate of Real Estate Value No. 23478
October 01, 2025

DEED TAX

() Exempt (✓) Paid \$330.00

Oct 01, 2025

NUMBER 32808

Received By KP

SPLITS STATUTE #272.121

() Current Tax Paid

(✓) Does Not Apply

By - KP

Charles Schrader

Faribault County Auditor/Treasurer
by Deputy KP

Deputy

eCRV ID: 1808735

STATE DEED TAX DUE HEREON: \$ 330.00

Date: September 30, 2025

FOR VALUABLE CONSIDERATION, Miranda Larsen and Tyler Larsen, spouses married to each other and Dennis W. Larsen, a single person, Grantor(s), hereby convey(s) and warrant(s) to United Hospital District, Inc., a nonprofit corporation under the laws of Minnesota, real property in Faribault County, Minnesota, described as follows:

A tract commencing at the southwest corner of Block Five (5) as said block is designated upon the recorded plat of McArthur's Addition to the Village of Blue Earth City (now City of Blue Earth) on file and of record in the office of the Register of Deeds in and for said County, running thence North 75 feet, thence East 150 feet, thence South 75 feet, thence West 150 feet to point of beginning.

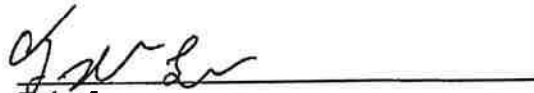
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Building and zoning laws, ordinances, state and federal regulations;
Restrictions relating to use or improvement of the property without effective forfeiture provisions;
Reservation of any mineral rights by the State of Minnesota, if any;
Utility and drainage easements which do not interfere with existing improvements;
Existing roadways, easements and agreements of record, if any, and
Real estate taxes prorated to date of this deed.

Seller certifies that Seller does not know of any wells on the described real property.

OFFICIAL DOCUMENT OF FARIBAULT COUNTY


Miranda Larsen

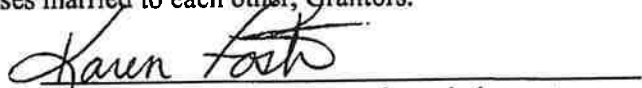

Tyler Larsen


Dennis W. Larsen

STATE OF MINNESOTA

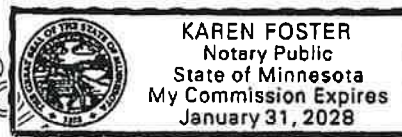
COUNTY OF FARIBAULT)

The foregoing instrument was acknowledged before me this 30th day of September, 2025, by Miranda Larsen and Tyler Larsen, spouses married to each other, Grantors.


Signature of person taking acknowledgment

NOTARIAL STAMP OR SEAL

STATE OF MINNESOTA)
COUNTY OF FARIBAULT) ss.



The foregoing instrument was acknowledged before me this 24 day of September, 2025, by Dennis W. Larsen, a single person, Grantor.


Signature of person taking acknowledgment

NOTARIAL STAMP OR SEAL



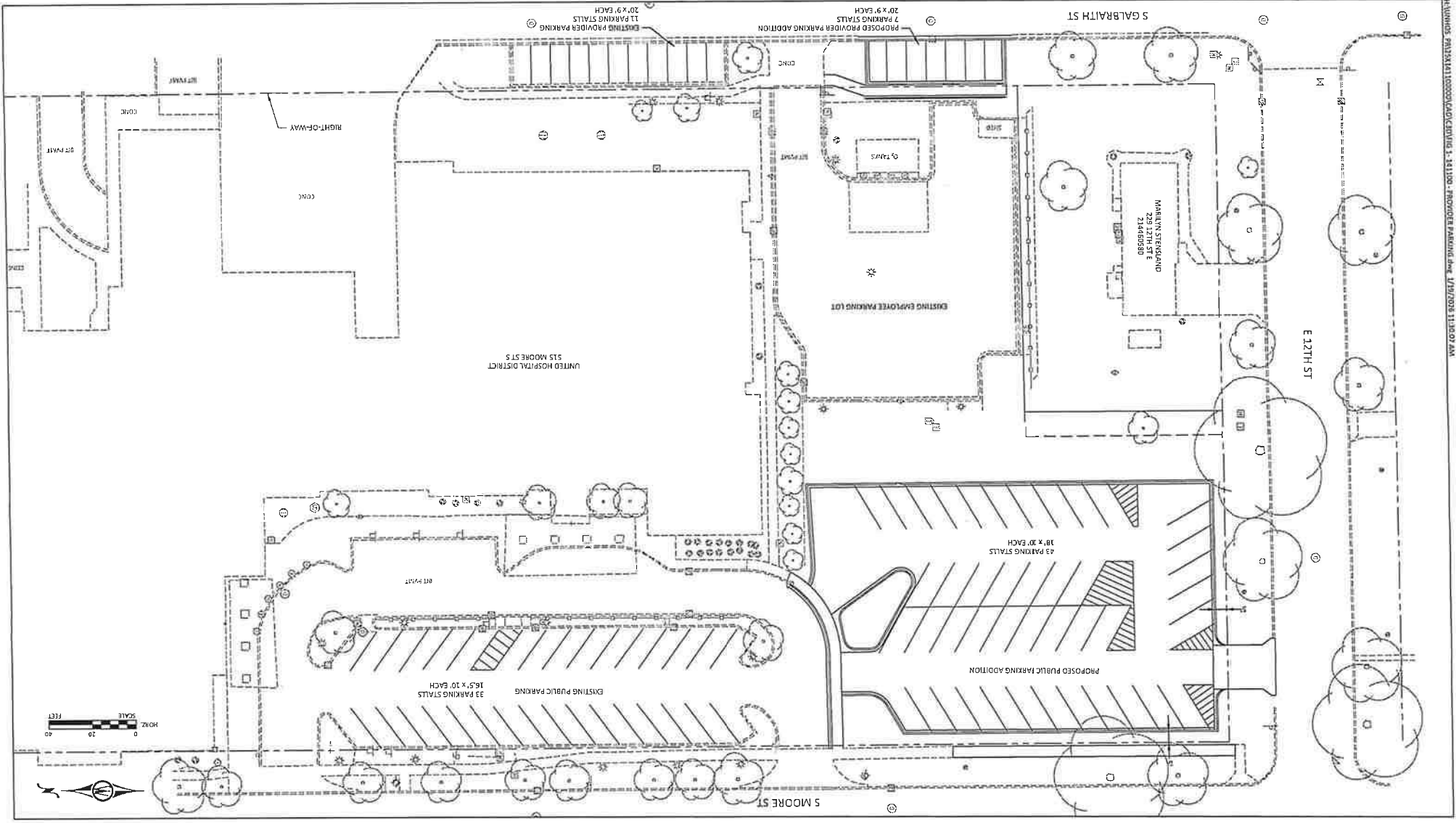
Tax Statements for the real property described in this instrument should be sent to:

THIS INSTRUMENT WAS DRAFTED BY:

David F. Frundt/kr
FRUNDT, LUNDQUIST & GUSTAFSON, LTD.
117 West Fifth Street
P. O. Box 95
Blue Earth, MN 56013
(507) 526-2177

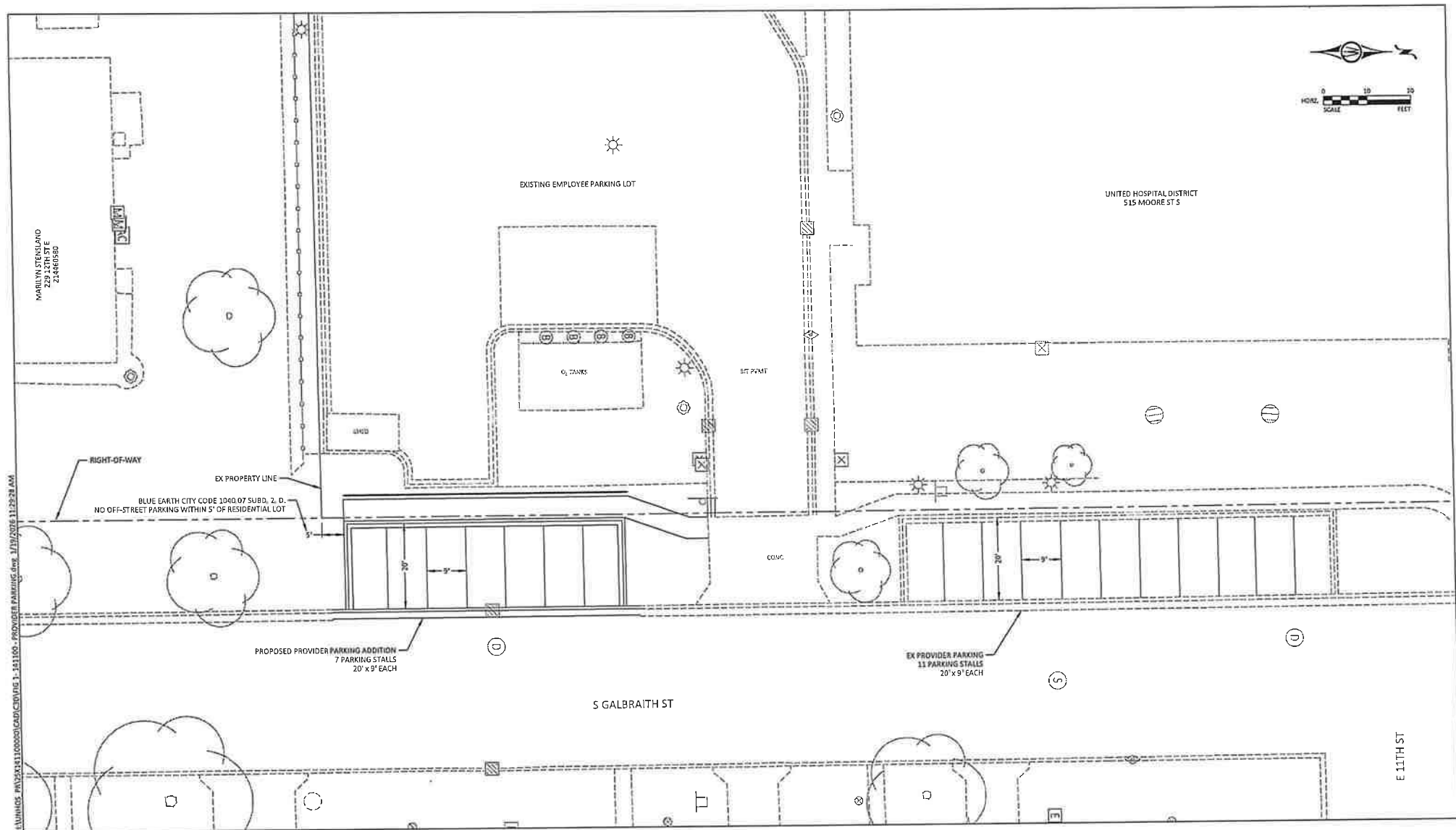
United Hospital District, Inc.
515 South Moore Street
Blue Earth, MN 56013

Figure 1: PROPOSED SITE PLAN
JANUARY 2026



UNITED HOSPITAL DISTRICT PARKING EXPANSION
UNITED HOSPITAL DISTRICT

Figure 2: PROPOSED PROVIDER PARKING
JANUARY 2026



UNITED HOSPITAL DISTRICT

CONSTRUCTION PLANS FOR

PARKING EXPANSION - UHD BLUE EARTH

BUILDING DEMOLITION, STORM SEWER, GRADING, CONCRETE CURB & GUTTER, DRIVEWAY & SIDEWALK, CONCRETE PAVEMENT, TURF RESTORATION, LANDSCAPE ELEMENTS, LIGHTING

JANUARY 14, 2026

RESOURCE LIST

United Hospital District
Ted Armon
515 S Moore Street
Blue Earth, MN 56013
(507) XXX-XXXX

Brian Ruschy Construction & Consulting LLC
Brian Ruschy
8 N Joy Lane
Fairmont, MN 56031
(507) 236-2139

Project Engineer:
(Consultant)
Troy G. Nemmers P.E.
Bolton & Menk, Inc.
1501 S. State Street, Suite 100
Fairmont, MN 56031
(507) 236-4832

Utility Superintendent:
Jimmie Holland
125 W. 8th Street
Blue Earth, MN 56013
(507) 526-5923

UTILITIES

LIGHT & WATER
Utility Operations Manager
Tim Stoner
336 S 7th Street
Blue Earth, MN 56013
(507) 526-2191

GAS
Centerpoint Energy
700 W. Linden Ave., PO Box 1165
Minneapolis, MN 55403-1165
Jake Jacobson
(612) 522-5540

TELEPHONE
Bevcom
TJ Douglas
411 S Grove Street, Suite 2
Blue Earth, MN 56013
(507) 525-0102

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL "D". THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES."

PROJECT LOCATIONS

MAP OF THE
CITY OF BLUE EARTH
FARIBAULT COUNTY, MN



MAP LEGEND

- PROJECT LIMITS
- ▲ BID LOCATION
- ★ EXCESS EXCAVATED MATERIAL DISPOSAL SITE
- BITUMINOUS MILLINGS STOCKPILE SITE



SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01 - G0.02	TITLE SHEET, LEGEND
CIVIL	
C0.01 - C0.02	EXISTING CONDITIONS
C0.03 - C0.04	REMOVAL PLAN
C1.01 - C1.03	DETAILS & TABLES
C2.01 - C2.02	EROSION CONTROL PLAN
C3.01 - C3.02	GRADING PLAN
C5.01	STORM SEWER PLAN & PROFILE
C6.01 - C6.03	SITE PLAN
THIS PLAN SET CONTAINS 17 SHEETS.	

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UNIVERSITY COUNTY DISTRICT OPERATIONS DEPARTMENT HAS PROVIDED A LINE PLAN FOR THE DISTRICT SUPERVISOR TO REVIEW AND A COPY RETURNED TO THE DISTRICT SUPERVISOR WITHIN 10 DAYS OF THE DATE OF REVIEW.

TROY G. NEMMERS
10.10.2025 3:00PM 001 MM/DD/YYYY



1501 SOUTH STATE ST., SUITE 100
FAIRMONT, MN 56031
Phone: (507) 236-4738
Email: Fairmont@boltonmenk.com
www.boltonmenk.com

REVISION	AS	DATE	DESCRIPTION
REVISION	AS		
REVISION	SCM		
REVISION			
REVISION			
REVISION			
REVISION			
REVISION			
REVISION			
REVISION			

+ BM=XXXX.XX
DESCRIPTION
STATION
LOCATION

PROJECT DATUM: FARIBAULT COUNTY
HORIZONTAL: NAD83 (2011 ADJ)
VERTICAL: NAVD88

RECORDS/PLANNING INFORMATION
DATE:
BY:
DATE:

UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UHD BLUE EARTH

TITLE SHEET

SHEET
G0.01

EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGNAL CONTROL CABINET
	BARRICADE PERMANENT		SOIL BORING
	BASKETBALL POST		SIREN
	BENCH		TELEPHONE BOOTH
	BIRD FEEDER		TILE INLET
	BOLLARD		TILE OUTLET
	BUSH		TILE RISER
	CATCH BASIN RECTANGULAR CASTING		TRANSFORMER-ELECTRIC
	CATCH BASIN CIRCULAR CASTING		TREE-CONIFEROUS
	CURB STOP		TREE-DEAD
	CLEAN OUT		TREE-DECIDUOUS
	CULVERT END		TREE STUMP
	DRINKING FOUNTAIN		TRAFFIC ARM BARRIER
	DOWN SPOUT		TRAFFIC SIGNAL
	ELECTRIC CAR CHARGE STATION		TRASH CAN
	FILL PIPE		UTILITY MARKER
	FIRE HYDRANT		VALVE
	FLAG POLE		VALVE POST INDICATOR
	FLARED END / APRON		VALVE VAULT
	FUEL PUMP		VAULT
	GRILL		VENT PIPE
	GUY WIRE ANCHOR		WATER SPIGOT
	HANDHOLE		WELL
	HANDICAP SPACE		WETLAND DELINEATED MARKER
	IRRIGATION SPRINKLER HEAD		WETLAND
	IRRIGATION VALVE BOX		WET WELL
	LIFT STATION CONTROL PANEL		YARD HYDRANT
	LIFT STATION		
	LIGHT POLE		
	MAILBOX		
	MANHOLE-COMMUNICATION		
	MANHOLE-ELECTRIC		
	MANHOLE-GAS		
	MANHOLE-HEAT		
	MANHOLE-RECLAIMED WATER		
	MANHOLE-SANITARY SEWER		
	MANHOLE-Storm Sewer		
	MANHOLE-UTILITY		
	MANHOLE-WATER		
	METER		
	DRIVE-THRU MICROPHONE		
	PARKING METER		
	PAVEMENT MARKING		
	PEDESTAL-COMMUNICATION		
	PEDESTAL-ELECTRIC		
	PEDESTRIAN PUSH BUTTON		
	PICNIC TABLE		
	POLE-UTILITY		
	POST		
	RAILROAD SIGNAL POLE		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS

SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

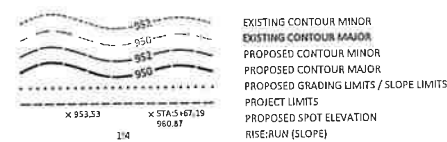
EXISTING UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATER MAIN
	WATER SERVICE
	RECLAIMED WATER

PROPOSED UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATER MAIN
	WATER SERVICE
	PIPE CASING
	TRENCHLESS PIPE (PLAN VIEW)
	TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION



HATCH PATTERNS

	BITUMINOUS		GRAVEL
	CONCRETE		

EXISTING PRIVATE UTILITY LINES

NOTE
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOMPER STATE ONE CALL, 1-800-252-1166 OR 851-454-0022.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL:

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN C/ASCE 38-22.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS, RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

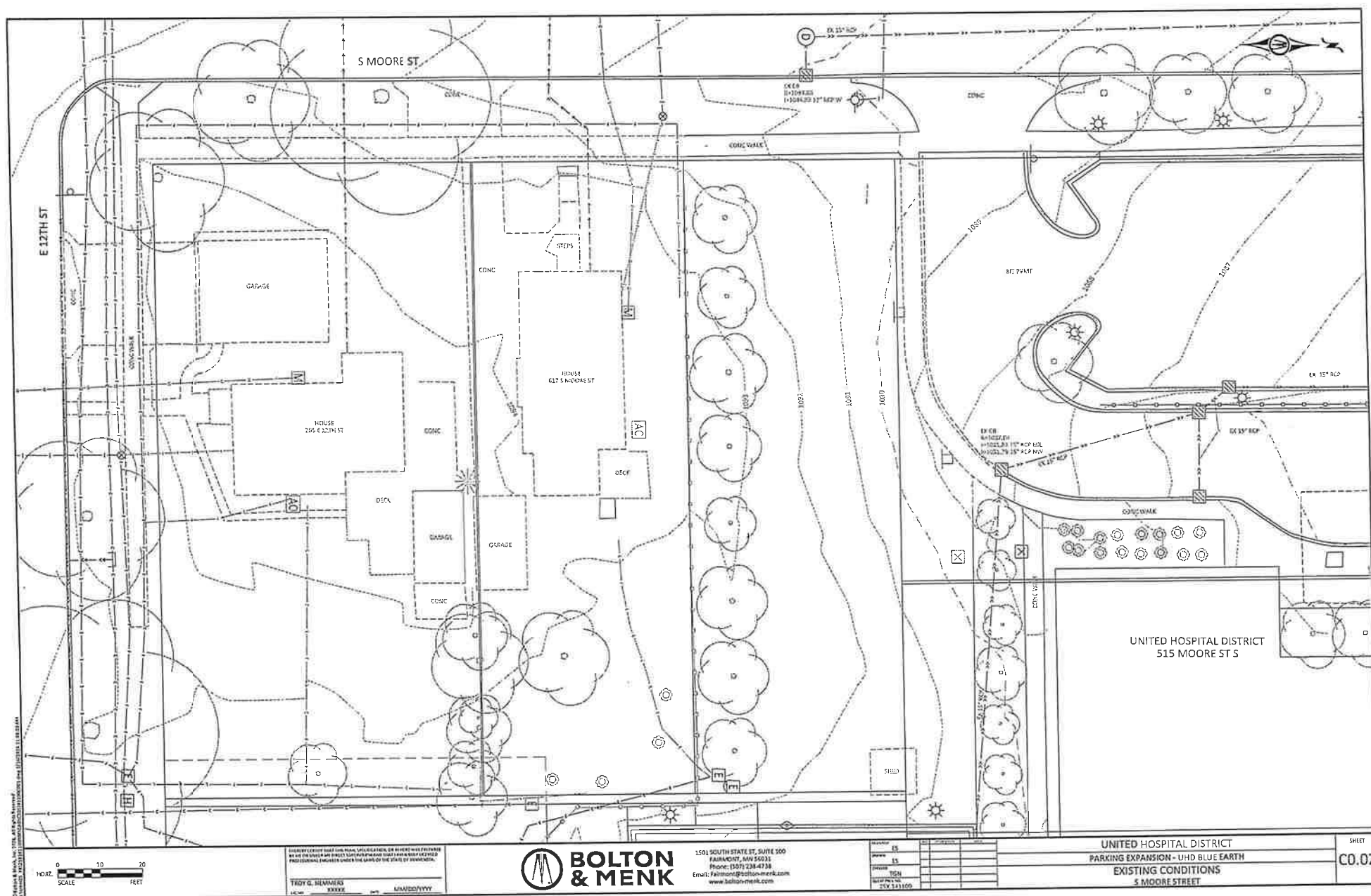
QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

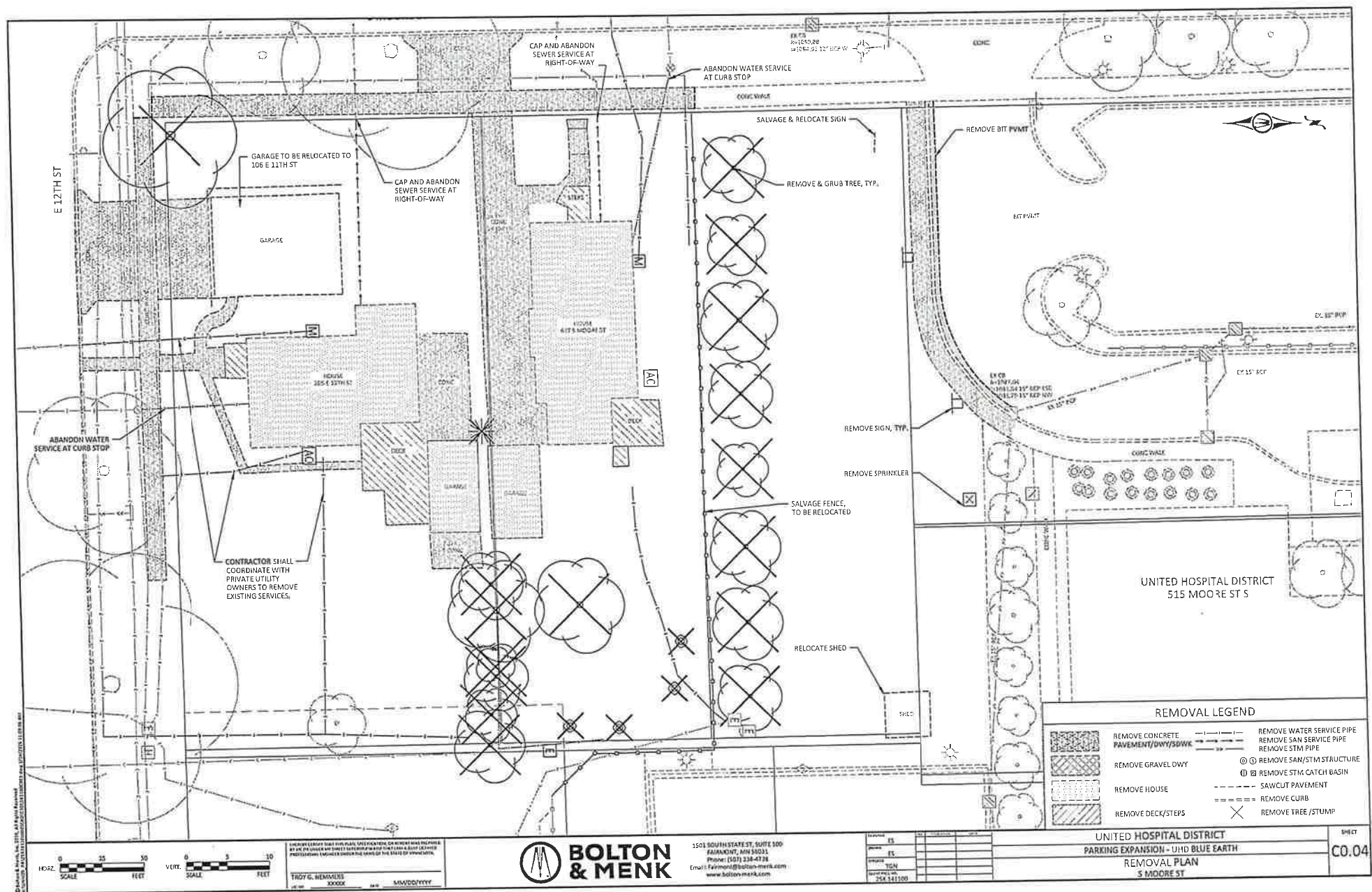
QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

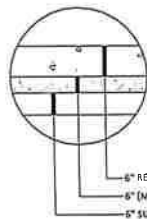
QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POT-HOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

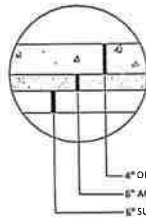
A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADI	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BUG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
DMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIP	CURED-IN-PLACE PIPE	LP	LOW POINT	THM	TOP HUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MAX	MAXIMUM	TP	TYPICAL
CUT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
CO	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CIP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATER MAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
LEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
ES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
FF	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
FI	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCE MAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		



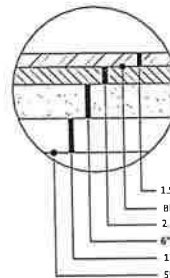




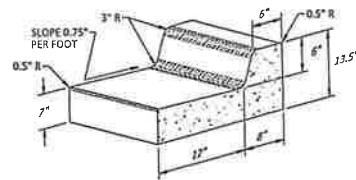
CONCRETE DRIVEWAY
NOT TO SCALE



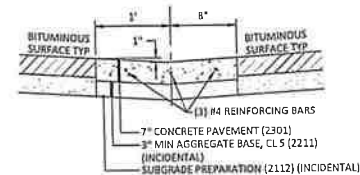
CONCRETE SIDEWALK
NOT TO SCALE



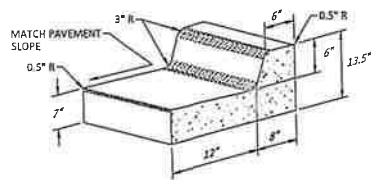
BITUMINOUS PARKING SECTION
NOT TO SCALE



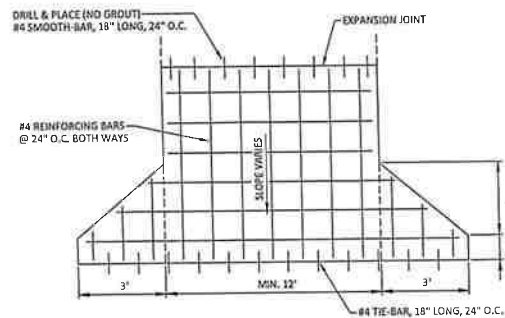
CONCRETE CURB & GUTTER
DESIGN B612
NOT TO SCALE



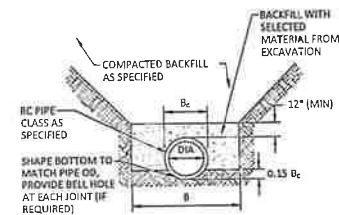
MODIFIED B612 CONCRETE CURB
NOT TO SCALE



CONCRETE CURB & GUTTER
DESIGN B612, GUTTER OUT
NOT TO SCALE



CONCRETE DRIVEWAY DETAIL
NOT TO SCALE



PIPE DIA	B
36" OR LESS	$B_c = 24"$
42" TO 54"	$1.5 \times B_c$
60" OR OVER	$B_c = 36"$

RC PIPE BEDDING
CLASS "B"
NOT TO SCALE

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Standard Estimate Sheet (See Manual, Appendix A) and Standard Detail Sheet (See Manual, Appendix A) are provided for use by the engineer. The engineer shall verify the accuracy of the data and the appropriateness of the design. The engineer shall also verify the accuracy of the data and the appropriateness of the design. The engineer shall also verify the accuracy of the data and the appropriateness of the design.

TROY G. HANNAUS
10/21/2021
10/21/2021



1501 SOUTH STATE ST., SUITE 100
FARMINGTON, CT 06031
Phone: (507) 228-4738
Email: Farmington@bolton-menk.com
www.bolton-menk.com

REVISION	DATE	BY	APP'D
1	10/21/2021	THN	

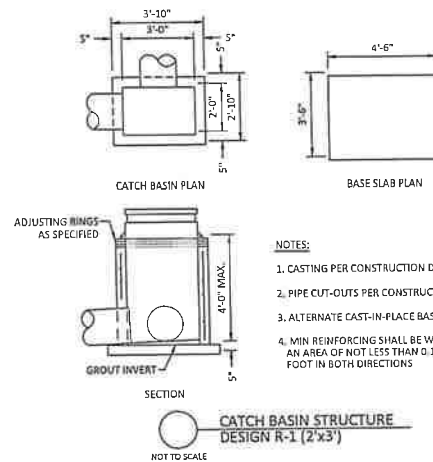
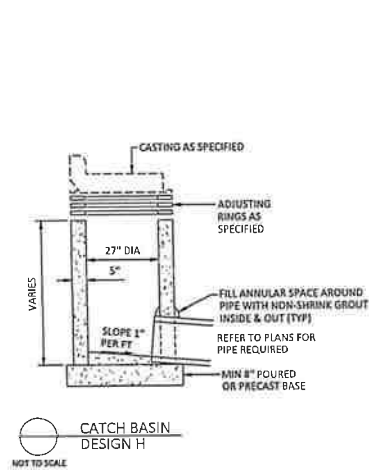
UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UH BLUE EARTH
DETAILS
TYPICAL SECTION AND DETAILS

SHEET
C1.01

STORM SEWER CONSTRUCTION														
STRUCTURE NO.	ALIGNMENT	STATION	OFFSET	STRUCTURE					CONNECT TO EX STORM MH (EACH)	CONNECT TO EX STORM PIPE (EACH)	PIPE 12" RCP CL V (LIN FT)	DRAINS TO		NOTES
				DESIGN	CASTING ASSEMBLY (1)	RIM ELEV.	OUTLET ELEV.	DES R-1 2'X3' (LIN FT)	DES H (LIN FT)			STRUCTURE NO.	PIPE GRADE (%)	
EX CB 1	STORM	0+12.29	2.40' RT			1089.88				1		EX STORM		
CB 1	STORM	0+50.00	0.00'	R-1 (2'X3')	R-3067-V	1089.65	1085.06	4.59			38	EX CB 1	0.35%	
CB 2	STORM	1+63.37	0.00'	H	R-4942	1089.52	1085.52		4.00		113	CB 1	0.32%	
EX CB 2					R-3290-A TYPE A									REPLACE CASTING ONLY
TOTAL								4.59	4.00	1	0	151		

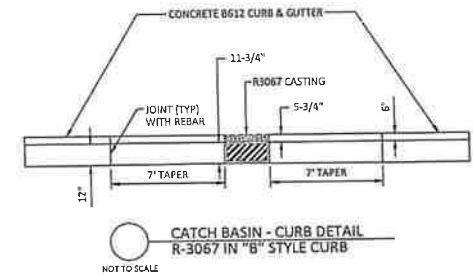
STORM SEWER NOTES:

(1) CASTING DESIGNATIONS REFER TO NEENAH FOUNDRY OR APPROVED EQUAL BY QUALIFIED SOURCE.



NOTES:

1. CASTING PER CONSTRUCTION DOCUMENTS
2. PIPE CUT-OUTS PER CONSTRUCTION DOCUMENTS
3. ALTERNATE CAST-IN-PLACE BASE CAN BE USED
4. MIN REINFORCING SHALL BE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ IN PER FOOT IN BOTH DIRECTIONS



DESIGNER: TRIST G. HEINRICH
 DATE: 08/20/2011
 PROJECT: PARKING EXPANSION - UH/D BLUE EARTH
 SHEET: C1.02



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REVISION	DATE	BY	APP
15			
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UNITED HOSPITAL DISTRICT
 PARKING EXPANSION - UH/D BLUE EARTH
 TABLE & DETAILS
 STORM

SHEET
 C1.02

SITE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes labor, materials, equipment, and accessories to provide the following:

1. Provide removal of miscellaneous concrete and asphalt pavements, concrete curb and gutter, storm sewer piping and structures, and materials, traffic signs and posts, fencing (including footings and gates), bollards and footings, flag poles and footings, lighting, playground equipment, benches, retaining walls, buildings, irrigation components, trees and shrubs, stumps and roots, vegetation, and other miscellaneous existing site features which are in the path of proposed improvements.

2. Existing home identified on the plans

B. Employ a utility locating company to locate all privately owned utilities.

C. Work not included in this Section:

1. Removal of miscellaneous electrical equipment. Refer to Electrical specifications.

1.2 SITE CONDITIONS

A. Protection of Persons: Install barricades and post with warning lights.

B. Bench Marks and Monuments: Maintain bench marks and monuments.

C. Protection of Existing Property to Remain: Protect existing trees and vegetation, equipment, pavements, curbing, facilities, utilities, and structures which are in area where work will be performed and which are to remain. Repair or replace existing property which is to remain that is damaged by the work, to Owner's satisfaction, at no additional cost to the Owner.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

3.1 SITE REMOVALS

A. Site features that are to be removed or relocated are generally indicated on the Drawings. Remove and dispose of, off-site, all features and materials except for that which is permitted to remain upon determination being made by the Engineer, that their existence does not interfere with, endanger, or detract from the new construction in any way.

B. Visit the site prior to bidding; be familiar with actual conditions in the field. Extra compensation will not be allowed for conditions which could have been determined or anticipated by examination of the site, the Contract Documents, and the information available pertaining to existing soils, utilities, and other site characteristics.

C. All removal operations that may endanger new construction shall be completed prior to construction of affected work.

D. Comply with all instructions and ordinances of the State of Minnesota, and all counties and municipalities regarding disposal operations, signs, traffic intersections, danger signals, barricades, fire protection, and all safety laws, ordinances, and rulings.

E. All debris resulting from the removal and demolition operations shall be disposed of, off-site, subject to any specific regulations imposed by laws, ordinances, orders, or decrees.

F. Removal of Existing Pavements and Curbing:

1. Where a portion of an existing pavement, curb, walk, or similar structure is to be retained for use, that portion shall not be damaged during removal operations.

2. In removing asphalt or other flexible pavements, where the cut will be exposed in the finished work, saw the pavement along the removal lines with a concrete saw to a depth of not less than 1/3 the thickness of the asphalt before breaking off the asphalt. In such cases, the use of wedges, driven into the saw cut to break off the portion to be removed, will not be permitted. Cut the pavement to true lines and vertical faces.

3. In removing concrete or other rigid pavements, curbs, and similar structures, remove to the nearest joint. Saw to a depth of not less than 1/3 the thickness of the concrete before breaking off the concrete. In such cases, the use of wedges, driven into the saw cut to break off the portion to be removed, will not be permitted. Cut the concrete to true lines and vertical faces.

4. All demolished materials shall be removed from site unless noted otherwise.

5. Where removal of pavement will result in a finished edge or will be about new pavement, sawcut the existing pavement edge immediately prior to paving, or at a time when damage to the sawcut edge will be minimized.

6. Pavement removals shall include underlying aggregate base and related materials.

G. Removal of Existing Underground Storm Sewer and Related Piping and Materials:

1. Remove and dispose of, off-site, all underground utility structures and associated piping. Existing utility structures and piping, designated for removal, shall be removed entirely and shall not be reused. Where structures remain but existing piping is removed, remaining holes in the structures shall be filled with brick and mortar to seal the opening shut.

H. Removal of traffic signs and posts, fencing systems, bollards, flagpoles, playground equipment, benches, and similar:

1. Removal shall include complete removal of system materials and components, including posts, footings, and other features. Unless noted otherwise, materials scheduled for removal shall not be reused.

2. Verify with Owner regarding reuse of existing directional or site specific signage.

I. Removal of Existing Buildings and Related:

1. Remove and dispose of all structures except for that which is specified to be removed by others or which are scheduled to remain. Buildings and structures shall be completely removed, including footings, foundations, slabs, miscellaneous household items, underground piping, utilities, and electrical.

J. Irrigation System removals:

1. Remove existing irrigation system components completely. Removals shall include heads, piping, valves, wiring, and related components. Existing materials may not be reused.
2. Where portions of the existing irrigation are to remain in place following construction, cap existing piping as required to allow the system to be pressurized and functional.

3.2 PROTECTION OF TREES AND PLANT LIFE

A. Protection of plant life to remain within the construction limits and adjacent thereto shall include the following:

1. Orange snow fence or orange site fence shall be placed at drip line of trees to protect against root compaction.
2. No equipment shall be allowed to move under drip line areas, nor shall any materials be stored within a drip line.
3. No toxic materials shall be dumped near trees.

B. Clearing and grubbing of trees and plant life

A. Generally, clearing and grubbing shall be performed as necessary to construct the proposed improvements.

B. Clearing operations shall consist of cutting and removing vegetation.

C. Grubbing operations shall consist of removing and disposing of the roots and other remains. Root systems shall be completely removed.

D. Except in areas to be excavated, all depressions resulting from the grubbing operations shall be backfilled with soils as specified.

E. All brush, roots and other debris or by-products resulting from the clearing and grubbing operations shall be removed from the site. If any wood is run through a chipping machine, the wood chips shall be recovered and disposed of off-site. Burning or burning of wood chips or other vegetation remaining on-site will not be permitted.

A. GENERAL

1. Scope of work shall consist of site work including: topsoil removal, excavation, building demolition, embankment, grading, storm sewer, aggregate placement, bituminous paving, curb, gutter, salvage topsoil placement, erosion control and other pertinent items.

2. The following Standard Specifications shall apply where reference is made thereto in the Plans:

- Minnesota Department of Transportation (Mn/DOT) "Standard Specifications for Construction, 2020 Edition" together with all the Supplemental Specifications and Mn/DOT Technical Memoranda in force.
- City Engineers Association of Minnesota "Construction Standard Specifications, 2025 Edition" (Generally referenced as City Engineers Specifications).
- State of Minnesota Plumbing Code 2020

3. The existing utilities shown on these drawings have been located from information furnished by applicable utilities. The CONTRACTOR shall field locate all utilities prior to beginning construction and shall notify the OWNER where possible conflicts exist.

4. The CONTRACTOR shall contact "Gopher State One-Call" in accordance with the requirements of that agency prior to and during construction as necessary.

5. The CONTRACTOR shall maintain appropriate construction records and shall furnish record drawings indicating all changes and deviations from approved drawings.

6. The CONTRACTOR shall comply with all permits obtained by the owner.

7. The CONTRACTOR shall obtain approved sites together with required permits necessary for disposal of existing infrastructure debris that will not be incorporated into the final product and other materials from the site.

11. Provide erosion control to prevent contamination of surface water and damage to adjoining properties. Provide inlet protection at all inlets and silt fence at all down gradient construction limits.

12. Standard plates and structure designations referenced hereon refer to Mn/DOT Standard Design Plates.

13. All Plumbing shall be installed in accordance with MN Rules, chapter 4714.

14. Coordinate all site improvement work with other trades.

B. GRADING

1. The CONTRACTOR shall salvage all topsoil, prior to excavation. Extent of removal shall be determined in the field based upon soil conditions. All fill beneath gravel shall be suitable materials from the site or imported granular materials, placed in loose layers not exceeding 8 inches and compacted to not less than 100 percent of Standard Proctor density. See Structure drawing for structure backfill details.

2. After fully preparing the subgrade, the CONTRACTOR shall install aggregate base material, meeting the requirements of Section 2211 for Class 5 material, as detailed. All aggregate surfacing material shall be compacted by the method of ordinary compaction to not less than 100 percent of Standard Proctor.

3. Concrete used for sidewalks shall meet the requirements of the MnDOT Specifications 2521 & 3137. The concrete mix shall be 3F52. The contractor shall submit a copy of the certified mix design to the construction manager prior to installation.

4. Contractor shall place a minimum of 6" of suitable topsoil on finished grade prior to installation of sod.

5. Concrete for all curb & gutter shall meet the requirement of the MnDOT Specification 2531. Concrete mix shall be 3F32. The concrete curb and gutter shall be design 9612 and 9618 according to the MnDOT Standard Plate 7100H. The concrete curb and gutter shall be cured in accordance with MnDOT 2531.3G. All curb and gutter shall have a minimum compacted base of three inches of Class 5 aggregate base. All parking stalls butting up to concrete sidewalk shall have a precast concrete parking bumper installed from those salvaged during removal.

GENERAL

C. UTILITIES

1. All utility construction to be in accordance with City Engineers Association of Minnesota "Construction Standard Specifications, 2025 Edition" (Generally referenced as City Engineers Specifications) or Minnesota Plumbing Code, 2020 together with all the Supplemental Specifications and Technical Memoranda in force, except as noted.

2. All utility pipes shall be bedded as detailed. Bedding and encasement material for PVC piping shall comply to CEAM 2600.2 granular bedding. All utility trenches shall be backfilled from the top of the pipe or bedding and encasement material to the bottom of the aggregate base, bottom of the street surface, or bottom of topsoil when outside street surfaces with suitable material from the excavation, and compacted to 100 percent Standard Proctor density.

3. Utility Materials Summary:

- Storm Sewer: All storm sewer installed shall be SDR 35, meeting the requirements of ASTM D3034.
- Castings: Neenah Foundry Grate castings as specified on the plans or approved equal.

4. The CONTRACTOR shall keep accurate records as to the location of any service crossings. Measurements to service line shall be taken from the two nearest permanent structures (i.e., hydrants, valves, manholes, buildings).

D. PAVEMENT & MARKINGS

1. The plant mixed bituminous pavement shall be constructed in strict accordance with the current Section 2350/2360 of the MnDOT Specifications. The asphaltic binder material for the bituminous mixture shall be PG 58-28 asphaltic cement.

2. The bituminous mixture for non-wearing courses shall be SPHMB2308. The bituminous mixture for wearing courses shall be SPHMB2408. Crushed limestone shall not be permitted. Virgin aggregate material shall pass the "Lottman Test" for stripping or the contractor shall add an antistripping agent to the mixture. The aggregate size shall be 3 for the wearing course mixture of 1.5 inches or more, and shall be size 4 for the wearing course mixture lifts of less than 1.5 inches.

3. The bituminous mixture design shall be established in accordance with the provisions of MnDOT Specification 2360.3. The Contractor shall coordinate the mix design with MnDOT and provide the required job mix formula for each bituminous mixture and furnish all additional required test results, data and documentation.

4. The contact surfaces of all fixed structures and the edge of the in-place mixture in all courses at transverse joints and in the wearing course at longitudinal joints shall be given a uniform but not excessive coating of liquid asphalt before place the adjoining mixture.

5. The bituminous wear course and base course shall each be constructed in single, independent lifts. A bituminous tack coat shall be installed between each course in accordance with MnDOT Section 2357.

6. The contractor is required to use a self-propelled pneumatic tire roller as an intermediate roller on the wearing and non-wearing courses. The contractor shall adjust the bituminous mixture temperature to minimize pick-up of fines by the pneumatic roller.

7. All compaction of the bituminous material shall be done by the maximum density method. After compaction, the thickness of the wear course shall be within plus or minus 1/4 inch of the thickness shown on the plans.

8. All Pavement striping shall be 4 inch wide yellow and/or white epoxy paint and have a minimum thickness of 15 mils (wet thickness). Painted symbols shall be in accordance with "Manual of Uniform Traffic Control Devices for Streets and Highways (MUTCD).

E. TURF ESTABLISHMENT

1. All disturbed areas shall be permanently restored within 7 days as follows:

Disturbed areas	
Seed Mix:	21-111 or 21-112 Temporary mix (MnDOT), 100 lbs/acre (MnDOT 3876)
Fertilizer:	Type 3, 22-5-10, 350 lbs/acre (MnDOT 3881)
Erosion Control Blanket:	Erosion Control Blanket, Category 20 (MnDOT 3895)
Mulch:	Hydraulic Mulch 3000 lbs/acre (MnDOT 3884)

2. All disturbed areas that are unable to be permanently restored within 7 days, shall be temporarily restored as follows:

Disturbed areas	
Seed Mix:	21-111 or 21-112 Temporary mix (MnDOT), 100 lbs/acre (MnDOT 3876)
Mulch:	Hydraulic Mulch 2000 lbs/acre (MnDOT & 3884)

3. CONTRACTOR shall be responsible for providing water and maintenance for a period of 30 days, or until final acceptance by the owner, to firmly establish the sod.

FOR INFORMATION ONLY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MINNEAPOLIS AND THE STATE OF MINNESOTA.

TROY G. NEMMERS
OWNER



BOLTON & MENK

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ITEM	QUANTITY	UNIT	PRICE
1.00	1.00	sq. yd.	
2.00	1.00	sq. yd.	
3.00	1.00	sq. yd.	
4.00	1.00	sq. yd.	
5.00	1.00	sq. yd.	
6.00	1.00	sq. yd.	
7.00	1.00	sq. yd.	
8.00	1.00	sq. yd.	
9.00	1.00	sq. yd.	
10.00	1.00	sq. yd.	

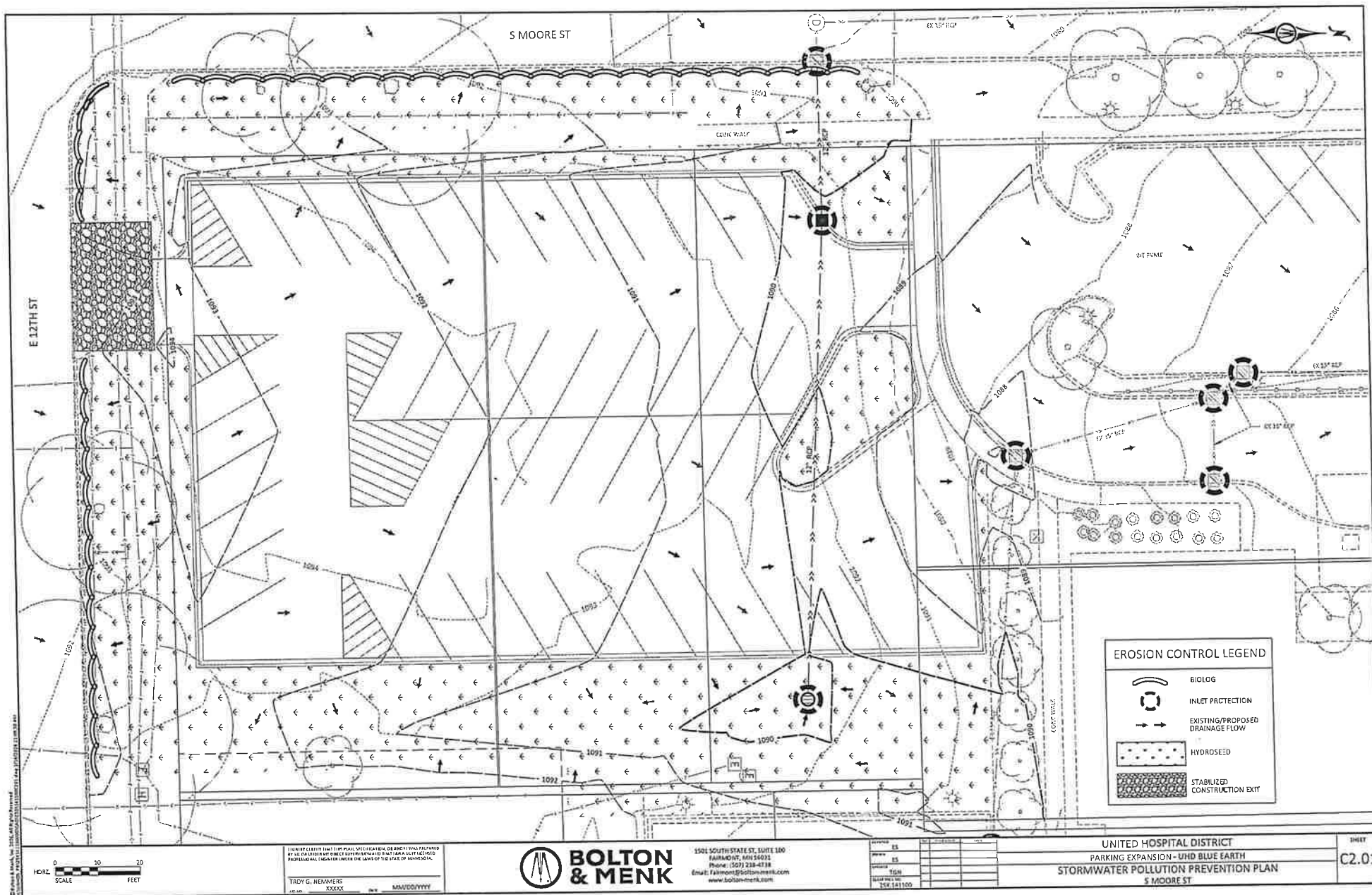
UNITED HOSPITAL DISTRICT

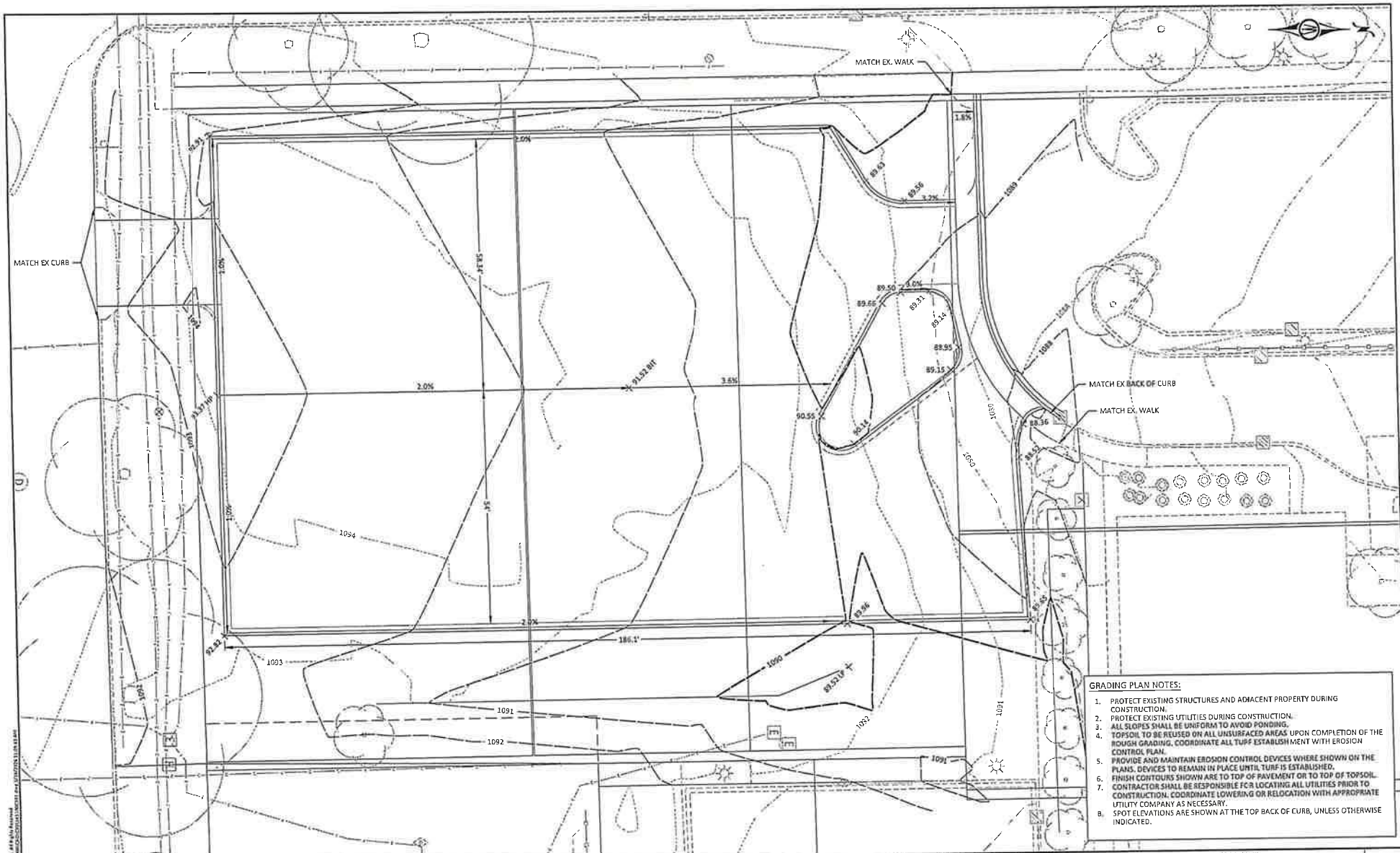
PARKING EXPANSION - URBAN BLUE EARTH

SPECIFICATIONS

SHEET

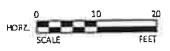
C1.03





- GRADING PLAN NOTES:**
1. PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTY DURING CONSTRUCTION.
 2. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
 3. ALL SLOPES SHALL BE UNIFORM TO AVOID PONDING.
 4. TOPSOIL TO BE REUSED ON ALL UNSURFACED AREAS UPON COMPLETION OF THE ROUGH GRADING. COORDINATE ALL TUFF ESTABLISHMENT WITH EROSION CONTROL PLAN.
 5. PROVIDE AND MAINTAIN EROSION CONTROL DEVICES WHERE SHOWN ON THE PLANS. DEVICES TO REMAIN IN PLACE UNTIL TURF IS ESTABLISHED.
 6. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. COORDINATE LOWERING OR RELOCATION WITH APPROPRIATE UTILITY COMPANY AS NECESSARY.
 7. SPOT ELEVATIONS ARE SHOWN AT THE TOP BACK OF CURB, UNLESS OTHERWISE INDICATED.

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 www.bolton-menk.com



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED
 BY A PERSON WHOSE NAME AND TITLE ARE SHOWN HEREON AND THAT I AM A
 PROFESSIONAL ENGINEER LICENSED UNDER THE LAWS OF THE STATE OF MINNESOTA.
 TROY G. NEMMERS
 30035
 M.W./D.YYYY

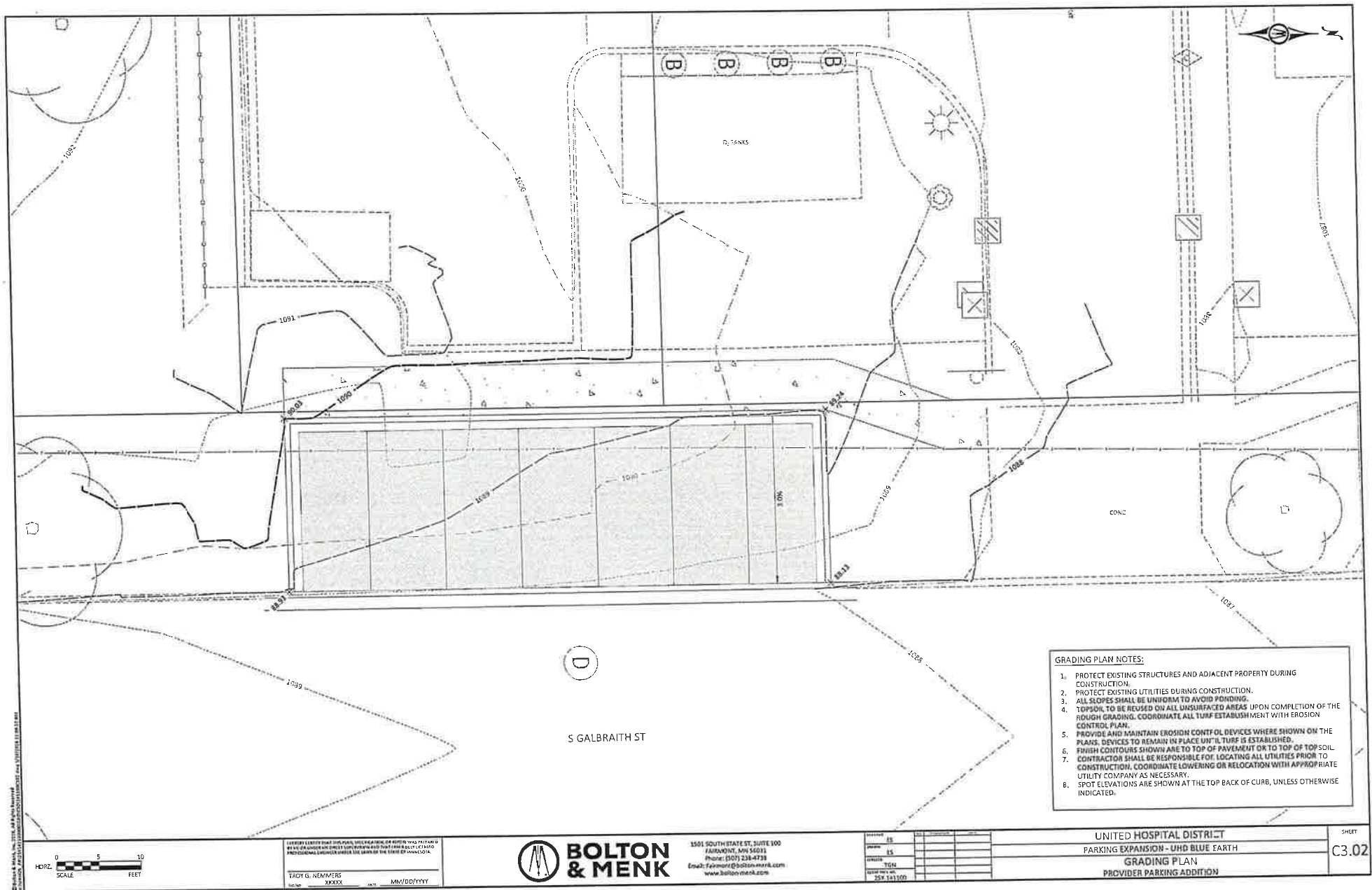


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REVISION	DATE	BY	CHKD
1	05/15/15	TGN	
2	05/15/15	TGN	

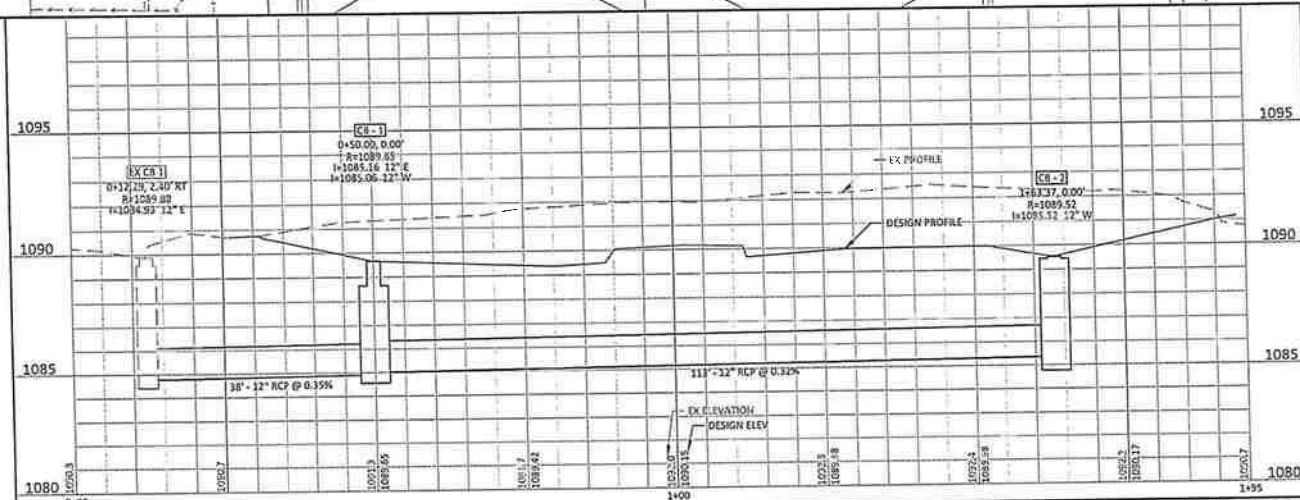
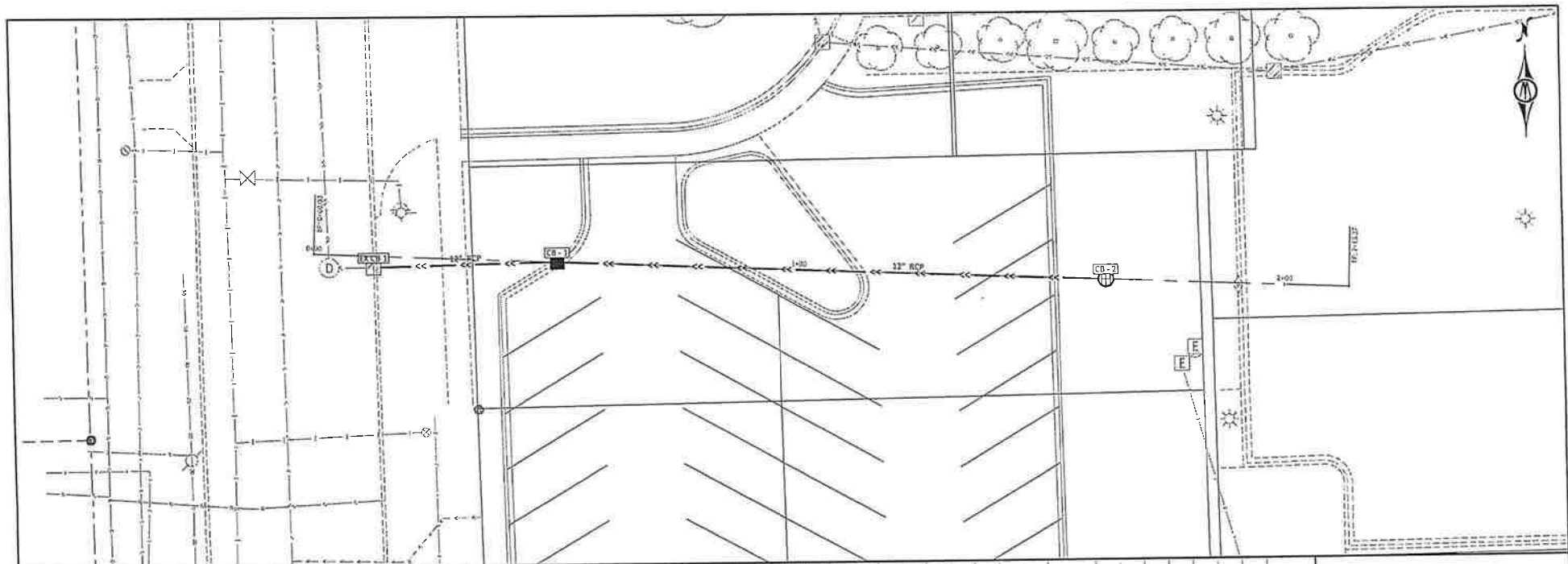
UNITED HOSPITAL DISTRICT
 PARKING EXPANSION - UHD BLUE EARTH
 GRADING PLAN
 PARKING LOT EXPANSION

SHEET
 C3.01



- GRADING PLAN NOTES:**
1. PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTY DURING CONSTRUCTION.
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Project: 14-001, 14-002, 14-003, 14-004, 14-005, 14-006, 14-007, 14-008, 14-009, 14-010, 14-011, 14-012, 14-013, 14-014, 14-015, 14-016, 14-017, 14-018, 14-019, 14-020, 14-021, 14-022, 14-023, 14-024, 14-025, 14-026, 14-027, 14-028, 14-029, 14-030, 14-031, 14-032, 14-033, 14-034, 14-035, 14-036, 14-037, 14-038, 14-039, 14-040, 14-041, 14-042, 14-043, 14-044, 14-045, 14-046, 14-047, 14-048, 14-049, 14-050, 14-051, 14-052, 14-053, 14-054, 14-055, 14-056, 14-057, 14-058, 14-059, 14-060, 14-061, 14-062, 14-063, 14-064, 14-065, 14-066, 14-067, 14-068, 14-069, 14-070, 14-071, 14-072, 14-073, 14-074, 14-075, 14-076, 14-077, 14-078, 14-079, 14-080, 14-081, 14-082, 14-083, 14-084, 14-085, 14-086, 14-087, 14-088, 14-089, 14-090, 14-091, 14-092, 14-093, 14-094, 14-095, 14-096, 14-097, 14-098, 14-099, 14-100, 14-101, 14-102, 14-103, 14-104, 14-105, 14-106, 14-107, 14-108, 14-109, 14-110, 14-111, 14-112, 14-113, 14-114, 14-115, 14-116, 14-117, 14-118, 14-119, 14-120, 14-121, 14-122, 14-123, 14-124, 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TROY G. HEMMERS
XXXXX DATE MAY/05/2024

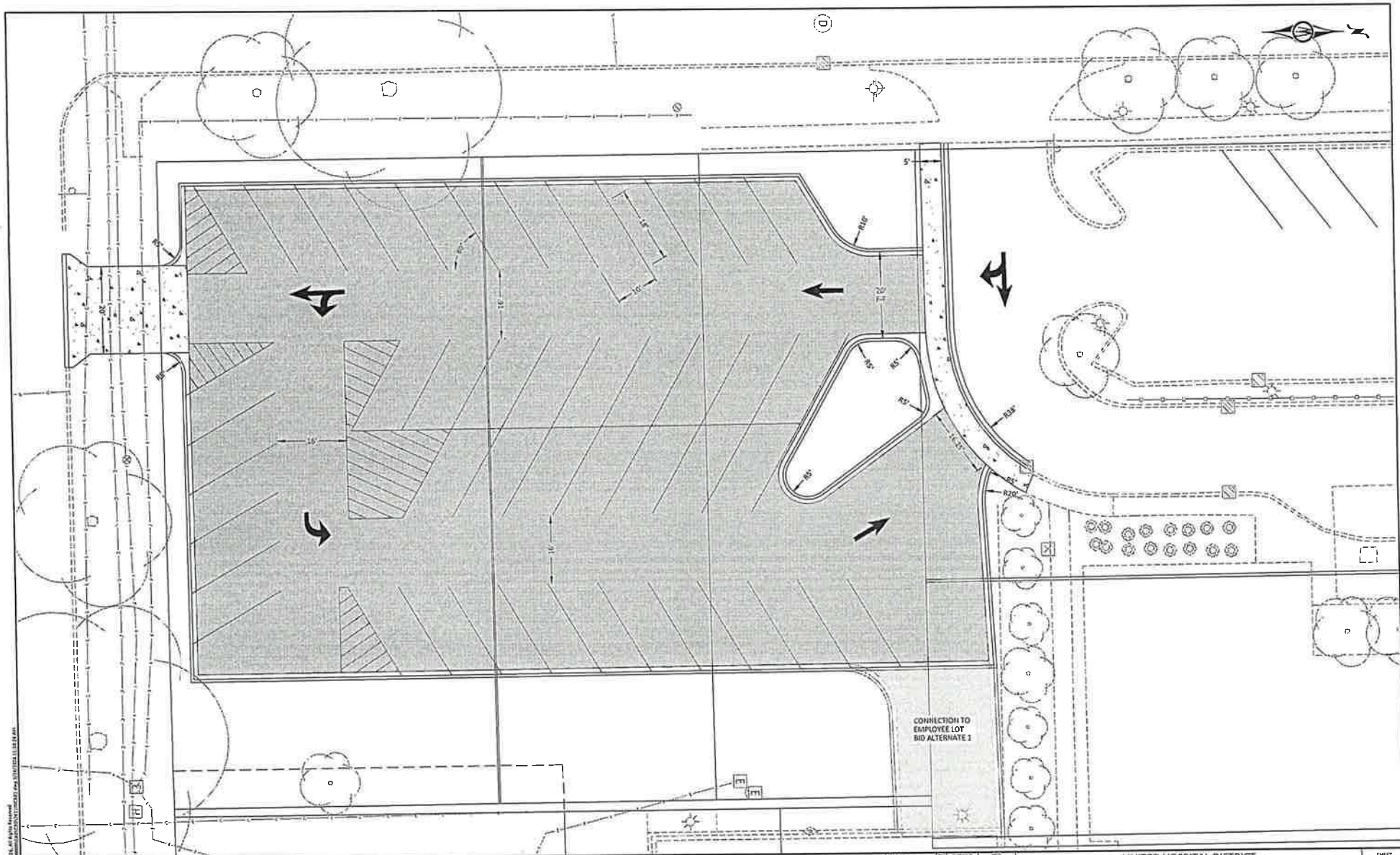


1505 SOUTH STATE ST., SUITE 100
FAIRMOUNT, OH 43023
Phone: (507) 238-4738
Email: fairmont@bolton-menk.com
www.bolton-menk.com

Revised	By	Date	Description
15			
15			
15			
15			
15			

UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UH BLUE EARTH
C5 - STORM SEWER PLAN & PROFILE
STORM SEWER PLAN & PROFILE

SHEET
C5.01



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HORZ.
SCALE
0 10 20
FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TROY G. NEMMELUS
1501 SOUTH STATE ST., SUITE 300
FAIRMONT, MN 56515
PHONE: (507) 238-4738
EMAIL: FAIRMONT@BOLTONMENK.COM
WWW.BOLTONMENK.COM

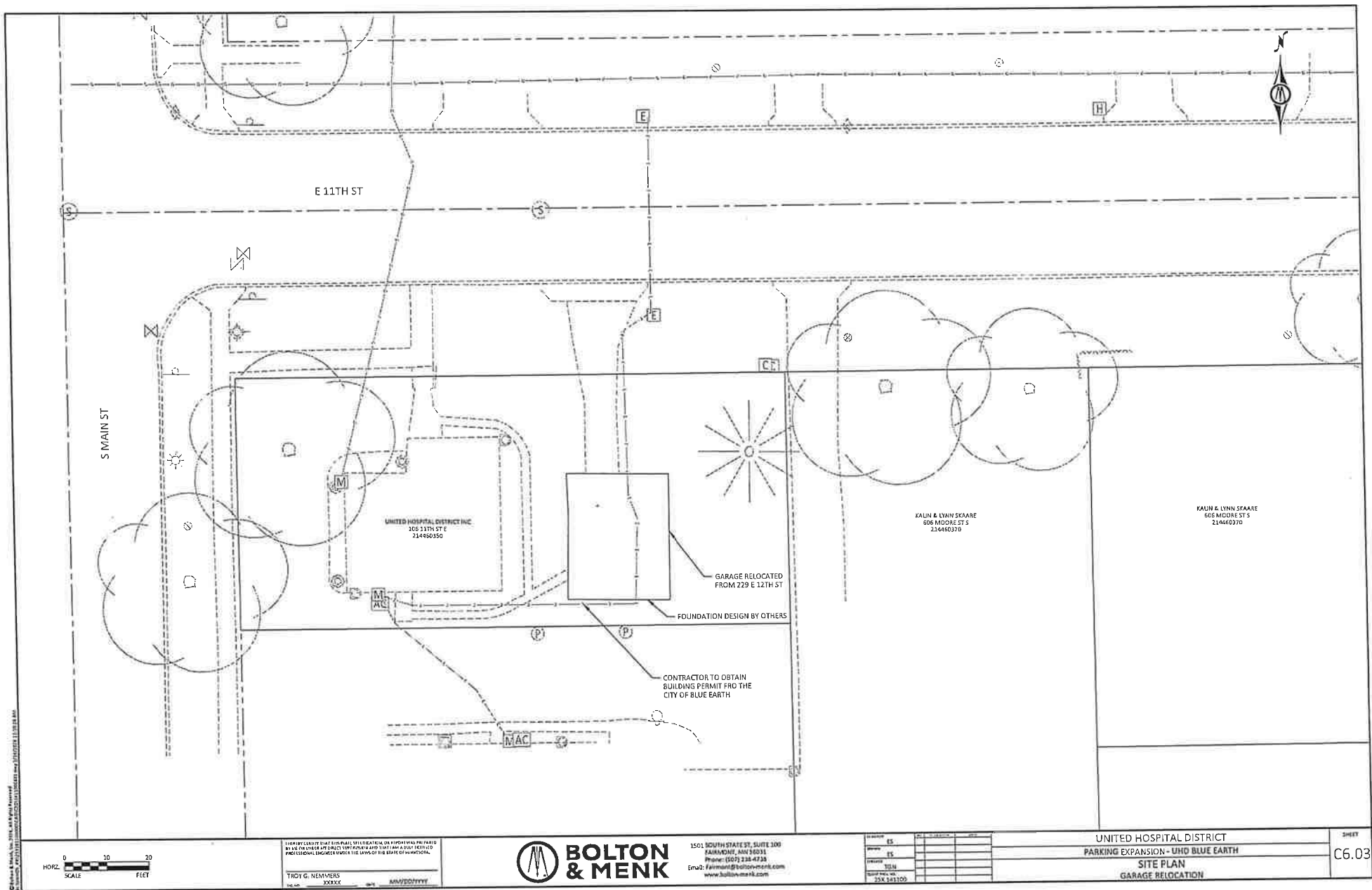


1501 SOUTH STATE ST., SUITE 300
FAIRMONT, MN 56515
Phone: (507) 238-4738
Email: fairmont@boltonmenk.com
www.boltonmenk.com

PROJECT	ES
PHASE	ES
DATE	10/14
DRAWN BY	25X141100

UNITED HOSPITAL DISTRICT
PARKING EXPANSION - UHDB BLUE EARTH
SITE PLAN
PARKING LOT EXPANSION

SHEET
C6.01

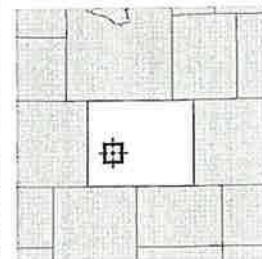


FARIBAULT COUNTY

Minnesota



Overview



Legend

- Townships
- Railroad Centerlines
- Road Centerline
- Interstate
- US Highway
- MN Highway
- County-State Aid Highway
- County Road
- Township Road
- Municipal Street
- Other
- Parcels
- Road ROW
- RR ROW

Parcel ID	214460570	Alternate ID	n/a	Owner Address	UNITED HOSPITAL DISTRICT
Sec/Twp/Rng	0-0-0	Class	RESIDENTIAL\ SINGLE UNIT		PO BOX 160
Property Address	205 12TH ST E	Acreage	0.26		BLUE EARTH MN 56013
	BLUE EARTH CITY				
District	n/a				
Brief Tax Description	MCARTHUR'S ADDITION TR COM SW COR BLK TH N75' E 150' S75' W150' TO BEG (F.K.A. AUD LOT 49)				
	(Note: Not to be used on legal documents)				

Date created: 2/4/2026

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**CITY OF BLUE EARTH
NOTICE OF PUBLIC HEARING**

The City of Blue Earth Planning Commission will hold a public hearing at 4:00 p.m. on Thursday, April 16, 2026 in the City Council Chambers, City Hall, 201 E 7th, Blue Earth, to consider three conditional use permit applications from United Hospital District (UHD) for proposed parking lots in a residential zone. The parcels are 214460520, located at Lot north of 617 S Moore St; 214460540, located at 617 S Moore St, and 214460570, located at 205 E 12th St, Blue Earth, Minnesota. The City Council will subsequently hear and consider the recommendation at the regular City Council meeting scheduled on April 20, 2026 at 5:05 p.m.

By order of the Blue Earth City Council /s/ Dawn A. Collins, City Administrator

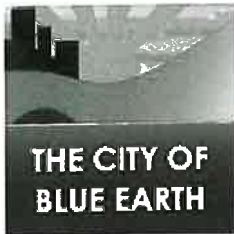
Publish: April 1, 2026

**CITY OF BLUE EARTH
NOTICE OF PUBLIC HEARING**

The City of Blue Earth Planning Commission will hold a public hearing at 4:00 p.m. on Thursday, April 16, 2026 in the City Council Chambers, City Hall, 201 E 7th, Blue Earth, to consider a conditional use permit application from Recovery In Motion LLC for proposed operation of a licensed substance use disorder treatment program in a residential zone (R1). The parcel is 212720630, Dow & Bowen's Addition 3 & 4, located at 311 Nicollet S St., Blue Earth, Minnesota. The City Council will subsequently hear and consider the recommendation at the regular City Council meeting scheduled on April 20, 2026 at 5:05 p.m.

By order of the Blue Earth City Council /s/ Dawn A. Collins, City Administrator

Publish: April 1, 2026



ZONING APPLICATION

APPLICANT

Owner Name Recovery in Motion LLC Phone 507-850-3230 Email zachb@recoveryinmotionmn.com

Site Address 311 S Nicollet, Blue Earth, MN

Parcel ID 212720630 Current Property Use Previously assisted living

Legal Description _____

Proposed Property Use Residential SUD treatment center

Description of Proposed Project _____

APPLYING FOR:

- ☒ Conditional Use
- ☐ Zoning Amendment
- ☐ PUD Application
- ☐ Variance
- ☐ Simple Lot Split
- ☐ Minor Subdivision

FOR VARIANCE REQUESTS:

Specify the section of the ordinance from which a variance is sought _____

Explain how you wish to vary from the applicable provisions of the ordinance _____

Please attach a site plan or accurate survey as may be required by ordinance.

Please answer the following questions as they relate to your specific variance request:

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?
Yes () No () Why or why not?

2. In your opinion, is the variance consistent with the comprehensive plan?
Yes () No () Why or why not?

ZONING APPLICATION

3. In your opinion, does the proposal put property to use in a reasonable manner?
Yes () No () Why or why not?

4. In your opinion, are there circumstances unique to the property?
Yes () No () Why or why not?

5. In your opinion, will the variance maintain the essential character of the locality?
Yes () No () Why or why not?

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

APPLICATION ITEMS

The following information **MUST** be included for your application to be considered:

- Site plan, drawn to scale, showing all dimensions and distances from property lot lines. Please denote North
- Photocopy of a full legal description from a deed(s) of the property. This may be acquired at the Faribault County Recorder's Office.
- Explain any exceptional circumstances or conditions which apply to this property that make approval of this permit necessary.
- Additional items may be requested.

SIGNATURE

By signing below, I hereby certify that there are no delinquent property taxes, special assessments, penalties, interest, or municipal utility fees due on the parcel to which this application relates. No application shall be accepted without this certification signed by the applicant. A false certification by an applicant shall be a misdemeanor offense.

Name [please print] Zach Blanchard

Signature [Signature] Date 3/17/24

STOP

BELOW FOR CITY OF BLUE EARTH USE ONLY

PERMIT #	Received by <u>[Signature]</u>	Date <u>3/17/24</u>	Date of Scheduled Hearing
Decision	Approved by	Date	
Application Fee	Recording Fee	TOTAL FEE	

ZONING APPLICATION



Recovery in Motion
1100 Indus St
Fairmont, MN 56031
507-432-9740
recoveryinmotionmn.com

03/17/2026

City of Blue Earth
Planning & Zoning Department
125 W 6th St.
Blue Earth, MN 56013

Re: Conditional Use Permit Request for 311 S Nicollet, Blue Earth, MN

To the Members of the Planning & Zoning Commission,

I am writing on behalf of Recovery In Motion to formally request a Conditional Use Permit (CUP) for the property located at 311 S Nicollet, Blue Earth, Minnesota. Our organization seeks approval to operate a licensed substance use disorder treatment program at this location, expanding access to essential recovery services for individuals in Faribault County and the surrounding region.

About Recovery In Motion

Recovery In Motion is a Minnesota-based substance use disorder treatment provider offering residential and outpatient services designed to support individuals seeking long-term sobriety and improved quality of life. Our programs integrate substance use treatment, mental health support, peer services, and whole-person wellness approaches to help clients meet their goals and rebuild stability.

Our mission is rooted in the belief that every person deserves the opportunity to “break the chains of addiction so the light of recovery can shine brightly for all,” a guiding principle reflected in our programming and organizational culture.

Target Population

The proposed program at 311 S Nicollet will serve adults experiencing substance use disorders, including individuals with co-occurring mental health needs. Recovery In Motion currently provides services to male clients in our residential levels of care, with programming designed to support a wide range of ages and backgrounds.

Clients typically include individuals seeking structured treatment, those transitioning from higher levels of care, and community members who require accessible, supportive services to maintain sobriety and rebuild daily functioning.

Program Overview

The services proposed for this location align with Recovery In Motion’s established treatment model, which includes:

- **Residential Treatment Services** offering structured daily programming, therapeutic groups, individual counseling, peer support, and recovery-focused activities.

- **Integrated Mental Health and Dual-Diagnosis Support**, addressing both substance use and co-occurring mental health conditions.
- **Peer Recovery Services**, emphasizing connection, accountability, and long-term recovery planning.
- **Holistic Wellness Supports**, such as exercise facilities, therapy animals, and lifestyle-focused interventions to promote physical and emotional well-being.

Our goal is to create a safe, structured, and recovery-oriented environment that empowers clients to stabilize, develop coping skills, and transition successfully back into the community.

Community Impact and Alignment with City Goals

Recovery In Motion is committed to being a responsible and collaborative community partner. Establishing services at 311 S Nicollet will:

- Expand access to treatment in a region with limited local options
- Reduce barriers to care for residents of Blue Earth and surrounding communities
- Support public health, safety, and long-term community stability
- Provide employment opportunities for qualified local professionals
- Strengthen partnerships with healthcare providers, courts, social services, and community organizations

We believe this project aligns with the City of Blue Earth's commitment to community well-being, economic vitality, and supportive services for residents.

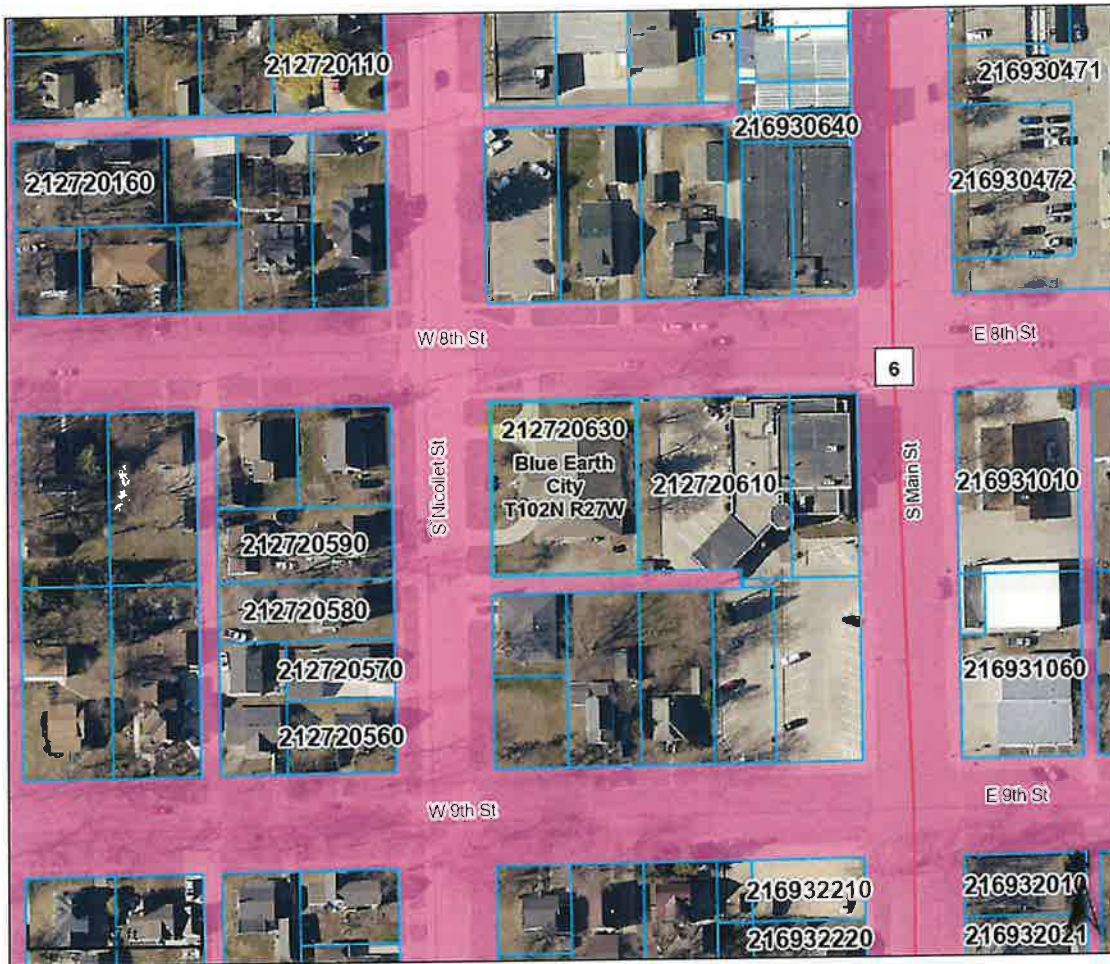
Request for Approval

We respectfully request approval of the Conditional Use Permit for 311 S Nicollet to allow Recovery In Motion to operate a licensed treatment program at this location. We welcome the opportunity to meet with the Planning & Zoning Commission to answer questions, provide additional documentation, or discuss any considerations related to zoning, safety, or community impact.

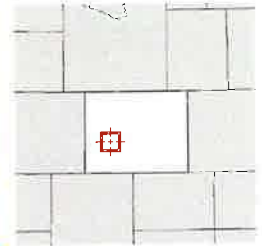
Thank you for your time and thoughtful review of this request. We look forward to partnering with the City of Blue Earth to expand access to life-changing recovery services.

Sincerely,

Zach Blanchard
 Director of Operations
 Recovery In Motion
 507-850-3230



Overview



Legend

- Townships
- Railroad Centerlines
- Road Centerline
- Interstate
- US Highway
- MN Highway
- County-State Aid Highway
- County Road
- Township Road
- Municipal Street
- Other
- Parcels
- Road ROW
- RR ROW

Parcel ID	212720630	Alternate ID	n/a	Owner Address	METROPOLITAN ECONOMIC DEV ASSO
Sec/Twp/Rng	0-0-0	Class	4 OR MORE UNITS		1256 N PENN AVE #4800
Property Address	311 NICOLLET ST S	Acreage	0.39		MINNEAPOLIS MN 55411
	BLUE EARTH CITY				
District	n/a				
Brief Tax Description	DOW & BOWEN'S ADDITION 3 & 4				
	(Note: Not to be used on legal documents)				

Date created: 3/17/2026
Last Data Uploaded: 3/16/2026 10:08:34 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Summary



Parcel Id 212720630
Property Address 311 NICOLLET ST S
BLUE EARTH CITY
Sec/Twp/Rng 0 - 0 - 0
Lot 0
Block 7
Brief Tax Description DOW & BOWEN'S ADDITION 3 & 4
(Note: Not to be used on legal documents)
Deeded Acres 0.39
Class 205 - 4 OR MORE UNI
District 21 - BLUE EARTH CITY
School District BEA

Owners

Taxpayer
METROPOLITAN ECONOMIC DEV ASSO
1256 N PENN AVE #4800
MINNEAPOLIS MN 55411

Land

Lot Area 0.39 Acres;16,988 SF
142 X 120

Commercial Buildings

Building 1: Apartment - Assisted Living, (14 units), 1 Story, Built - 1990, 5400 SF, Bsmt - 5400 SF,
, Condition - Normal
Adjustments: Porch, 320 SF
Building Extras: #1- Canopy, 364 SF, Frame, Average Pricing, 1990, Qty1
#2- Paving - Concrete, 2,035 SF, Concrete Parking, Average Pricing, 1990, Qty1

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount	Comments
4/27/2023	SISTER CARE	K & T PROPERTY INC	1559394	<u>1559394</u>	EXCESSIVE NON-REAL PROPERTY	WARRANTY DEED		\$924,500.00	
4/22/2019	BE-MI INC	SISTERCARE PROPERTY INC		<u>941755</u>	EXCESSIVE NON-REAL PROPERTY	WARRANTY DEED		\$60,000.00	

Recent Sales In Area

Sale date range:

From:

01/01/20

To:

03/17/20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

Valuation

Assessed Year	2025
+ Estimated Building Value	\$395,800.00
+ Estimated Land Value	\$71,900.00
+ Estimated Machinery Value	\$0.00
= Estimated Market Value	\$467,700.00

Taxation

Tax Year	Payable 2025	Payable 2024	Payable 2023	Payable 2022	Payable 2021
Estimated Market Value	\$440,800.00	\$311,100.00	\$311,100.00	\$194,300.00	\$194,300.00
- Exempt Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Excluded Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Exclusion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Taxable Market Value	\$440,800.00	\$311,100.00	\$311,100.00	\$194,300.00	\$194,300.00
Net Taxes Due	\$7,706.00	\$5,400.00	\$6,054.00	\$4,164.00	\$4,012.00
+ Special Assessments	\$392.00	\$392.00	\$392.00	\$392.00	\$392.00
= Total Taxes Due	\$8,098.00	\$5,792.00	\$6,446.00	\$4,556.00	\$4,404.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Tax Payment Paid By	Amt Payment
3	1/13/2026	2025	METROPOLITAN ECON DEV	\$4,217.41
8	8/12/2025	2025	METROPLITAN ECON DEV ASSN	\$4,257.90

Tax Payments

[Click here to pay property taxes](#)

You must have the Parcel ID and tax amounts to proceed to make a payment. If paying delinquent taxes, payment must be applied to the most recent delinquent year first. Note: Fees will apply for online payments

Tax Statements

[2024 Assessment/2025 Payable \(PDF\)](#)
[2023 Assessment/2024 Payable \(PDF\)](#)
[2022 Assessment/2023 Payable \(PDF\)](#)
[2021 Assessment/2022 Payable \(PDF\)](#)
[2021 Tax Statement \(PDF\)](#)
[2020 Tax Statement \(PDF\)](#)

Valuation Statements

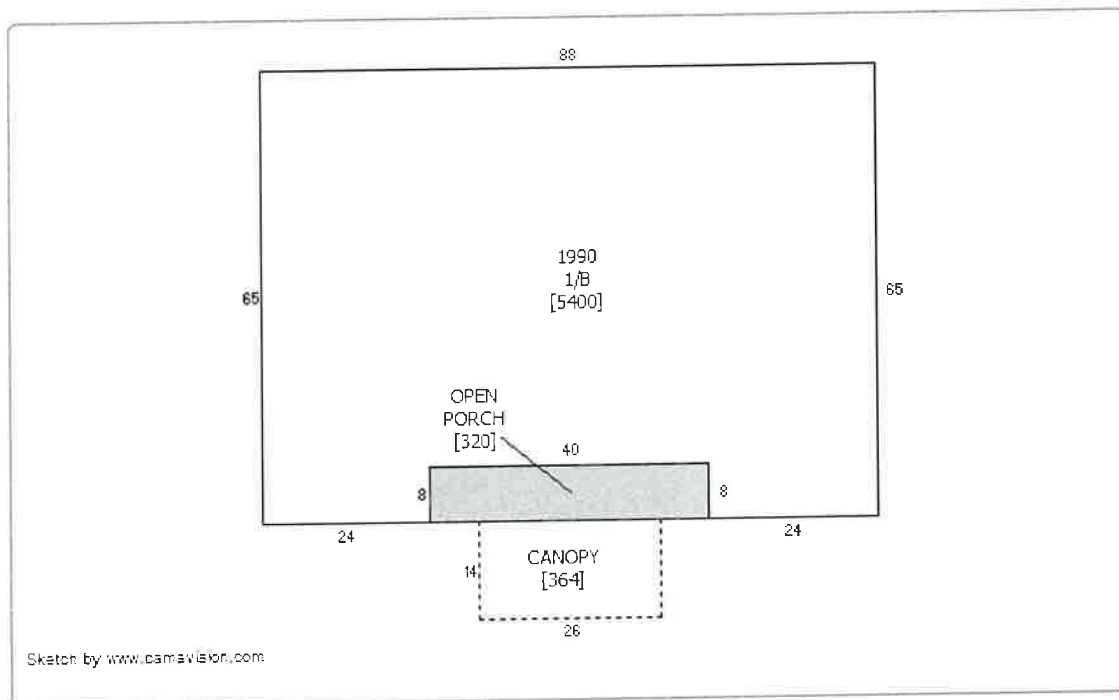
[2025 Assessment/2026 Payable \(PDF\)](#)
[2024 Assessment/2025 Payable \(PDF\)](#)

Photos





Sketches



No data available for the following modules: Agricultural Land, Residential Dwellings, Agricultural Buildings, Yard Extras, Permits.

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(2 ½) stories or thirty-five (35) feet.

2. This height limitation shall not apply to grain elevators, barns, silos, windmills, elevator lags, cooling towers, water towers, chimneys and smokestacks, religious institution spires, electric transmission lines or radio or television towers.

B. Front Yard Regulations.

1. Required Setback Distance from:

<u>Road Right of Way</u>	<u>Road Classification</u>
70	State Highway
50	County Road
30	Local Street

2. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory buildings shall project beyond the front yard of either road.

C. Side Yard Regulations. There shall be a side yard width of not less than twenty (20) feet on each side of the building.

D. Rear Yard Regulations.

1. No rear yard regulation shall be required for agricultural buildings.
2. For other buildings there shall be a rear yard having a depth of not less than forty (40) feet.

E. Lot Area Regulations.

1. For farmstead residences - none.
2. For non-farm dwellings - five (5) acres.

F. Lot Width and Depth Regulations. Every lot or plat of land on which one family dwelling is constructed shall have a minimum width of not less than 100 feet and a minimum depth of not less than 150 feet.

G. General Regulations. Additional requirements for parking, signs, sewage systems, and other regulations are set forth in Section 1040 of this Chapter.

1030.03. Residential Districts (R-1).

Subd. 1. Purpose. The major purpose of this district is to allow the continuation of existing residential development and infilling of existing lots in the older residential areas of the City where central sewer and water systems are available.

Subd. 2. Permitted Uses.

- A. Single family detached residences.
- B. Religious institutions.
- C. Community center.
- D. Nurseries, excluding greenhouses.
- E. Public recreation.
- F. Essential services - telephone, power distribution poles, lines and necessary

appurtenant equipment and structures such as transformers, unit substations and equipment houses.

G. Schools, private and public.

H. Home occupations as defined in Subsection 1000.06, Subd. 34 of this Chapter.

I. Condominiums and townhome groupings of 8 units or less.

J. Apartment complexes.

K. Duplexes.

L. Home based licensed day care operations.

Subd. 3. Accessory Uses.

A. Accessory dwellings

B. Open off-street parking spaces meeting the provisions of Subsection 1040.07 of this Chapter.

C. Garages meeting the provisions of Subsection 1040.31 of this Chapter.

D. Fences and screening meeting the requirements of Subsection 1040.04 of this Chapter.

E. Decorative landscape features such as statues, rocks, reflecting ponds and benches.

F. Recreation equipment for personal use.

Subd. 4. Conditional Uses. The City Council may grant conditional use permits for any conditional uses that are in conformance with Section 1010.07 of this Chapter.

Subd. 5. Performance Standards.

A. Height Regulations. No buildings hereafter erected shall exceed two and one half (2 ½) stories or thirty-five (35) feet in height.

B. Front Yard Requirements.

1. Each lot in the R-1 Residential District shall have a minimum front yard of twenty (20) feet. In the event other dwellings already erected to the side of the proposed dwelling have been set back a distance greater than twenty (20) feet, the front yard requirement for the proposed dwelling shall conform to the average set back of the adjacent dwellings.

2. Corner Lots. When a lot is adjacent to more than one public street, the front line is the shortest side for setback purposes.

C. Side Yard Requirements. For every dwelling hereafter erected or structurally altered that does not exceed one and one-half (1 ½) stories, each side yard shall have a width of not less than five (5) feet. For every such dwelling that has two (2) stories, each side yard shall have a width of not less than eight (8) feet. For every such dwelling of two and one-half (2 ½) stories, each side yard shall have a width of at least ten (10) feet. When the side yard of a dwelling is adjacent to a public street, the setback is required to be a minimum of twenty (20) feet.

D. Rear Yard Regulations. There shall be a minimum rear setback of five (5) feet.

E. Lot Area Regulations. The minimum lot size shall be 3500 square feet.

F. Lot Width and Depth Regulations. The minimum lot width shall be forty (40) feet, and the minimum lot depth shall be sixty (60) feet.

G. General Regulations. Additional requirements for parking, signs, exterior storage, and other use regulations are set forth in Section 1040 of this Chapter.

**CITY OF BLUE EARTH
NOTICE OF PUBLIC HEARING**

The City of Blue Earth Planning Commission will hold a public hearing at 4:00 p.m. on Thursday, April 16, 2026 in the City Council Chambers, City Hall, 201 E 7th, Blue Earth, to consider a conditional use permit application from Recovery In Motion LLC for proposed operation of a licensed substance use disorder treatment program in a residential zone (R1). The parcel is 212720630, Dow & Bowen's Addition 3 & 4, located at 311 Nicollet S St., Blue Earth, Minnesota. The City Council will subsequently hear and consider the recommendation at the regular City Council meeting scheduled on April 20, 2026 at 5:05 p.m.

By order of the Blue Earth City Council /s/ Dawn A. Collins, City Administrator

Publish: April 1, 2026

Legend

-  Schools
-  Water Access
-  City Limits
-  Parcels
-  Parks

311 S Nicollet St
350 ft



Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Blue Earth MN is not responsible for any inaccuracies herein contained.



**BOLTON
& MENK**

Real People. Real Solutions.

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**CITY OF BLUE EARTH
NOTICE OF PUBLIC HEARING**

The City of Blue Earth Planning Commission will hold a public hearing at 4:00 p.m. on Thursday, April 16, 2026 in the City Council Chambers, City Hall, 201 E 7th, Blue Earth, to consider a Preliminary Plat and Final Plat to subdivide lots on parcel ID 211120010 for expansion of the Industrial Park, Blue Earth. The City Council will subsequently hear and consider the recommendation at the regular City Council meeting scheduled on April 20, 2026 at 5:05 p.m.

By order of the Blue Earth City Council /s/ Dawn A. Collins, City Administrator

Publish: April 1, 2026

**PRELIMINARY PLAT OF
BLUE EARTH NORTH INDUSTRIAL PARK
IN THE
CITY OF BLUE EARTH, FARIBAUT COUNTY, MINNESOTA**

C.S.A.H. NO. 6 (Formerly M.L.X., 1989)

LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Five (5) in Township One Hundred Two (102) North, Range Twenty-seven (27) West or the Fifth Principal Meridian in the County of Faribault and State of Minnesota, described as follows:

Commencing at the Northwest corner of the Southwest Quarter (SW1/4) of Section Five (5), thence North 89 degrees 01 minutes 29 seconds East (grid bearing from State Right-of-Way Plat No. 22-4) along the North line of the Southwest Quarter (SW1/4) a distance of 1452.08 feet to the point of beginning; thence continuing North 89 degrees 01 minutes 29 seconds East along the North line of the Southwest Quarter (SW1/4) a distance of 317.87 feet to the westerly right-of-way line of Minnesota Trunk Highway No. 168 according to State Highway Right-of-Way Plat No. 22-4, on file and of record in the office of the Faribault County Recorder; thence South 5 degrees 58 minutes 31 seconds East along said right-of-way line a distance of 33.00 feet; thence North 89 degrees 01 minutes 29 seconds East along said right-of-way line a distance of 128.13 feet; thence South 12 degrees 20 minutes 38 seconds East along said right-of-way line a distance of 478.30 feet to a line lying parallel with and 500.00 feet South (measured at right angles) of the North line of the Southwest Quarter (SW1/4); thence South 89 degrees 01 minutes 29 seconds West parallel with the North line of the Southwest Quarter (SW1/4) a distance of 593.30 feet; thence North 01 degree 58 minutes 31 seconds West a distance of 600.97 feet to the point of beginning.

AND

A tract of land in the Southwest Quarter of Section 5, Township 102 North, Range 27 West, in Faribault County, Minnesota described as follows:

Commencing at the West quarter corner of said Section 5, thence North 89 degrees 01 minutes 29 seconds East, (grid bearing from State Right-of-Way Plat No. 22-4) along the north line of the Southwest Quarter of said Section 5, a distance of 844.59 feet to the point of beginning; thence South 00 degrees 58 minutes 31 seconds East, a distance of 500.00 feet; thence South 07 degrees 22 minutes 48 seconds East, a distance of 503.44 feet; thence South 12 degrees 20 minutes 38 seconds East, along said westerly highway right-of-way line, a distance of 114.34 feet to the westerly highway right-of-way line of Minnesota Trunk Highway No. 168 according to State Highway Right-of-Way Plat No. 22-4, on file and of record in the office of the Faribault County Recorder; thence North 15 degrees 20 minutes 48 seconds West, along said westerly highway right-of-way line, a distance of 195.80 feet to right-of-way corner B3 according to said Right-of-Way Plat No. 22-4; thence North 18 degrees 28 minutes 08 seconds West, along said westerly highway right-of-way line, a distance of 521.26 feet to right-of-way corner C4 according to said Right-of-Way Plat No. 22-4; thence North 12 degrees 20 minutes 38 seconds East, along said right-of-way line, a distance of 107.16 feet to the highway right-of-way line, a distance of 331.37 feet; thence North 07 degrees 22 minutes 48 seconds West, a distance of 882.85 feet to the northerly highway right-of-way line of Minnesota Trunk Highway No. 168 according to State Highway Right-of-Way Plat No. 22-4, on file and of record in the office of the Faribault County Recorder; thence South 18 degrees 07 minutes 18 seconds West, along said northerly highway right-of-way line, a distance of 772.58 feet to the southwest corner of a tract of land donated to Hope United Methodist Church of Blue Earth (Church tract) and recorded and described in the Office of the Faribault County Recorder (BESSCO) and recorded and described in the Office of the Faribault County Recorder in Document Number 327215; thence South 89 degrees 01 minutes 31 seconds West, along the west line of said BESSCO tract, a distance of 500.00 feet to the north line of the Southwest Quarter of said Section 5; thence South 89 degrees 01 minutes 29 seconds West, along said north line, a distance of 478.49 feet to the point of beginning.

AND

A tract of land in the Southwest Quarter of Section 5, Township 102 North, Range 27 West, in Faribault County, Minnesota described as follows:

Commencing at the West quarter corner of said Section 5, thence North 89 degrees 01 minutes 29 seconds East, (grid bearing from State Right-of-Way Plat No. 22-4) along the north line of the Southwest Quarter of said Section 5, a distance of 844.59 feet; thence South 00 degrees 58 minutes 31 seconds East, a distance of 500.00 feet; thence South 07 degrees 22 minutes 48 seconds East, a distance of 503.44 feet to the point of beginning; thence South 12 degrees 20 minutes 38 seconds East, along said westerly highway right-of-way line, a distance of 114.34 feet to the westerly highway right-of-way line of Minnesota Trunk Highway No. 168 according to State Highway Right-of-Way Plat No. 22-4, on file and of record in the office of the Faribault County Recorder; thence North 15 degrees 20 minutes 48 seconds West, along said westerly highway right-of-way line, a distance of 195.80 feet to right-of-way corner B3 according to said Right-of-Way Plat No. 22-4; thence North 18 degrees 28 minutes 08 seconds West, along said westerly highway right-of-way line, a distance of 521.26 feet to right-of-way corner C4 according to said Right-of-Way Plat No. 22-4; thence North 12 degrees 20 minutes 38 seconds East, along said right-of-way line, a distance of 107.16 feet to the highway right-of-way line, a distance of 331.37 feet; thence North 07 degrees 22 minutes 48 seconds West, a distance of 882.85 feet to the northerly highway right-of-way line of Minnesota Trunk Highway No. 168 according to State Highway Right-of-Way Plat No. 22-4, on file and of record in the office of the Faribault County Recorder; thence South 18 degrees 07 minutes 18 seconds West, along said northerly highway right-of-way line, a distance of 772.58 feet to the southwest corner of a tract of land donated to Hope United Methodist Church of Blue Earth (Church tract) and recorded and described in the Office of the Faribault County Recorder (BESSCO) and recorded and described in the Office of the Faribault County Recorder in Document Number 327215; thence South 89 degrees 01 minutes 31 seconds West, along the west line of said BESSCO tract, a distance of 500.00 feet to the north line of the Southwest Quarter of said Section 5; thence South 89 degrees 01 minutes 29 seconds West, along said north line, a distance of 478.49 feet to the point of beginning.

LEGEND

D SHADOWN PERS INCORPORATED LOT
M MANHOLE PER 10' HOLE
A ABRONMENT HOUSE
S SINK-HIGH
AB AB CONCRETE
C ANCHOR
CA CATCHER
A CONTROL POINT
CL CLEAN OUT
C CARLSON TRAIL
E ELECTRIC MEASUR
E ELECTRIC TIE LINE
G GAS VALVE
R RAIN GUTTER
F FENCE CAPTIVE FISHING
P POND
I IRONING
E EXHAUSTION EXHAUST VALVE
J JOINT BOXES
L LEAKY POOL
M MAILED
V VENTILATION
O OCEANIC MANHOLE
D SHADOWN PERS INCORPORATED LOT
M MANHOLE PER 10' HOLE
A ABRONMENT HOUSE
S SINK-HIGH
AB AB CONCRETE
C ANCHOR
CA CATCHER
A CONTROL POINT
CL CLEAN OUT
C CARLSON TRAIL
E ELECTRIC MEASUR
E ELECTRIC TIE LINE
G GAS VALVE
R RAIN GUTTER
F FENCE CAPTIVE FISHING
P POND
I IRONING
E EXHAUSTION EXHAUST VALVE
J JOINT BOXES
L LEAKY POOL
M MAILED
V VENTILATION
O OCEANIC MANHOLE

SURVEYOR'S MARKS:
STATION-MANHOLE
POLE POSITION VALVE
LOCAL MARK
SLASH-CALL HAVENLIGHT
TRAP-SPRING
SPRING-SIDE
CONCRETE-FEDERAL
GRASS-FOOT
JACKSONVILLE
KANSAS FIELD
RAID
ELECTRIC UNDERGROUND
VALVE
CONCRETE IN NEIGHBORHOOD
RETRACTABLE UNDERGROUND
UNDERLY OVERHEAD
WATER UNDER
SLOPE-SUBMERSE
SLOPE-SUBMERSE
SLOPE-SUBMERSE
INDICATE CONTAINS

Owner:
Blue Earth, City of
125 N. 6th Street
Blue Earth, MN 56013

SURVEYOR'S CERTIFICATION
I, the undersigned, being duly sworn, depose and say that I am a duly licensed and qualified surveyor under the laws of the State of Minnesota, and that I am the author of the foregoing plat, and that the same is true and correct to the best of my knowledge and belief.
[Signature]
Date: 8/1/2018
Surveyor's Name: JAMES H. HARRIS

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
219 NORTH MAIN STREET, FARIBAULT, MN 56003 (507) 338-4788
MINNAPOLIS, MINNAPOLIS, MILWAUKEE, WISCONSIN, CHICAGO, ILLINOIS
WINNIPEG, MANITOBA, CANADA • AEGIS SPECIFICATIONS

NORTH INDUSTRIAL PARK SITE
SECTION 5, TOWNSHIP 102N, RANGE 27W
BLUE EARTH, FARIBAUT CO., MINNESOTA
FOR CITY OF BLUE EARTH

DATE: 8/1/2018

H:\BLUE\F17105967\C30\PLAT\105967PR1.DWG 04-03-2014 8:12a.m.

SDR105057-

JOB NUMBER: F17-105967 FIELD BOOK:

DRAGON BY: DEA

A-60. 5-102-27

NORTHEAST BLUE EARTH HOUSING DEVELOPMENT

IN THE CITY OF BLUE EARTH, MINNESOTA

LEGAL DESCRIPTION
 OUTLOT A, Blue Earth Shopping Center Addition to the City of Blue Earth according to the recorded plat thereof on file and of record in the office of the county recorder, Faribault County, Minnesota.

LEGEND

- | | |
|-------------------------------|-----------------------------|
| ● 3/4" IRON PIPE MONUMENT SET | ○ SANITARY MANHOLE |
| ● MARKED BY U.S. NO. 100000 | ○ STORM MANHOLE |
| ● MONUMENT FOUND | ○ POST INDICATOR VALVE |
| ● BENCH MARK | ● SOIL MONITOR |
| ● AIR CONDITIONER | ● SEMAPHORE TRAFFIC LIGHT |
| ● ANCHOR | ● TRAFFIC SIGN |
| ● CATCH BASIN | ● SPRINKLER HEAD |
| ● CONTROL POINT | ● COMMUNICATION UNDERGROUND |
| ● CLEAN OUT | ● UTILITY POLE |
| ● CURB STOP VALVE | ● DECIDUOUS TREE |
| ● ELECTRIC METER | ● CONIFEROUS TREE |
| ● ELECTRIC PULSISTAN | ● BUSH |
| ● ELECTRIC TRANSFORMER | ● WATER VALVE |
| ● GAS VALVE | ● ELECTRIC UNDERGROUND |
| ● GAS METER | ● GAS LINE |
| ● HANDICAPPED PARKING | ● COMMUNICATION UNDERGROUND |
| ● HAND POLE | ● FIBER OPTIC UNDERGROUND |
| ● HYDRANT | ● UTILITY OVERHEAD |
| ● IRRIGATION CONTROL VALVE | ● WATER SYSTEM |
| ● LIGHT DEGRADATIVE | ● STORM SEWER |
| ● LIGHT POLE | ● SANITARY SEWER |
| ● MAILBOX | ● INTERMEDIATE CONTOURS |
| ● UTILITY MANHOLE | ● INDEX CONTOURS |
| ● ELECTRIC MANHOLE | |

CURRENT ZONING - HB1-1 HIGHWAY BUSINESS LIGHT INDUSTRIAL
 PROPOSED ZONING - R-2 SUBURBAN RESIDENTIAL DISTRICT

ZONING: R-2 SUBURBAN RESIDENTIAL DISTRICT

SETBACKS:
 FRONT YARD - 30 feet minimum
 SIDE YARD - 15 feet minimum
 REAR YARD - 30 feet minimum

LOT REQUIREMENTS:
 LOT AREA - 8,500 s.f. minimum
 LOT WIDTH - 75 feet minimum
 LOT DEPTH - 100 feet minimum

OWNERS:

HRA of the City of Blue Earth
 125 West 6th Street
 Blue Earth, MN 56013

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan or report prepared by me or under my direct supervision and that I am a duly licensed land surveyor in the State of Minnesota.
 Jeffrey A. Taylor
 License Number 43909
 9/14/2017
 DATE

Horizontal Datum: HARN 2011 County Coordinate System
 Vertical Datum: NAVD 1988



TOTAL SUBDIVISION AREA
 38.44 ACRES



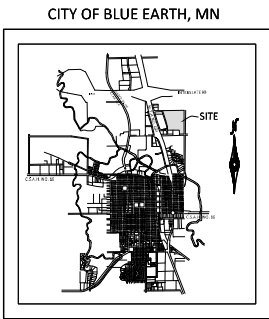
PRELIMINARY PLAT
 CITY OF BLUE EARTH, MINNESOTA

1301 SOUTH STATE STREET, SUITE 100
 FARMINGTON, MINNESOTA 56011
 (507) 238-4738

ALL OF OUTLOT A
 SHOPPING CENTER ADDITION
 CITY OF BLUE EARTH
 FARIBAUT COUNTY, MN
 FOR: BLUE EARTH, CITY OF

JOB NUMBER: F17113955 FIELD BOOK: BL PAGE 73 DRAWN BY: TW

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 H:\BLU\EF17113955\CAO\CD\113955\500.dwg 9/14/2017 12:53 PM



LOCATION MAP
 NOT TO SCALE

OFFICIAL PLAT COPY

PLAT OF
BLUE EARTH WEST INDUSTRIAL PARK
IN THE
CITY OF BLUE EARTH
FARIBAULT COUNTY, MINNESOTA

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, that The Economic Development Authority of the City of Blue Earth, a Municipal Corporation under the laws of the State of Minnesota, owner of the following described property situated in the City of Blue Earth, Faribault County, Minnesota:

That part of the East half of the Southeast Quarter of Section 12, Township 152 North, Range 28 West of the 18th Principal Meridian in the County of Faribault and State of Minnesota, being South of the Railroad right-of-way of the Chicago and Northwestern Railway Company.

Has caused the same to be surveyed and plotted as BLUE EARTH WEST INDUSTRIAL PARK and does hereby dedicate to the public for the public use the public ways and the drainage & utility easement as created by this plat.

In witness whereof said The Economic Development Authority of the City of Blue Earth, a Municipal Corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this _____ day of _____, 2025.

Signed: The Economic Development Authority of the City of Blue Earth.

<Print Name & Title>

STATE OF MINNESOTA
COUNTY OF FARIBAULT

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____ <Name>, of The Economic Development Authority of the City of Blue Earth, a Municipal Corporation under the laws of the State of Minnesota, on behalf of the corporation.

My Commission Expires: _____
Notary Public

SURVEYOR'S CERTIFICATE

I, Joseph A. Harber, do hereby certify that this plat was prepared by me in order 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 boundaries, that all mathematical data and labels are correctly depicted on this plat, that all monuments depicted on this plat have been or will be correctly set within one year, that all other boundaries and easements, 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 _____, 2025.

Joseph A. Harber, Land Surveyor
Minnesota License No. 43909

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2025, by Joseph A. Harber, Land Surveyor, Minnesota License No. 43909.

Valerie Rae Elin, Notary Public
My Commission Expires: 1-31-29

APPROVALS

Be it Reminded that at a meeting held on this _____ day of _____, 2025, the Planning Commission of the City of Blue Earth, Minnesota, did hereby approve this plat of BLUE EARTH WEST INDUSTRIAL PARK.

Chairperson

This plat of BLUE EARTH WEST INDUSTRIAL PARK was approved and accepted by the City Council of the City of Blue Earth, Minnesota, at a regular meeting thereof held this _____ day of _____, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.01, Subd. 2.

City Council, City of Blue Earth, Minnesota

Mayor

City Clerk

OFFICE OF COUNTY TREASURER

I hereby certify that taxes payable in the year 2025 on the lands described within this plat are paid in full on this _____ day of _____, 2025.

Faribault County Treasurer

OFFICE OF COUNTY AUDITOR

I hereby certify that after careful examination of the records, I find no delinquent taxes against the real estate herein described.

Dated this _____ day of _____, 2025.

Faribault County Auditor

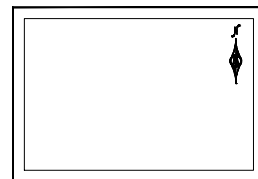
OFFICE OF COUNTY RECORDER

I hereby certify that the within instrument was filed for record this _____ day of _____, 2025, at _____ o'clock _____ A.M. and

recorded in Book _____ A of Plats, page _____, Microfilm Document Number _____

Faribault County Recorder

VICINITY MAP



LEGEND

- 1/4 SECTION PPM MONUMENT SET
- 1/4 SECTION PPM MONUMENT SET
- 1/4 SECTION PPM MONUMENT SET

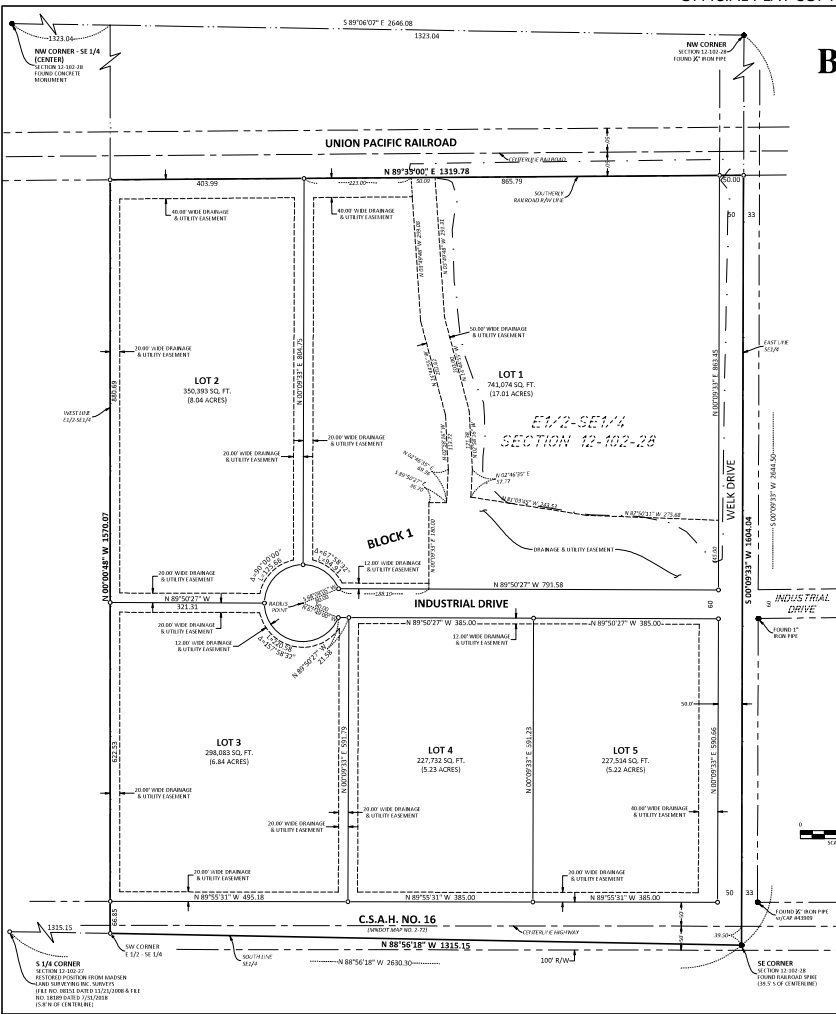
TOTAL SUBDIVISION AREA = 48.00 ACRES

Horizontal Datum: Minnesota County Coordinate System Faribault County Zone - 160N FADCS - 2011

JOB NUMBER

FIELD BOOK

DESIGN BY

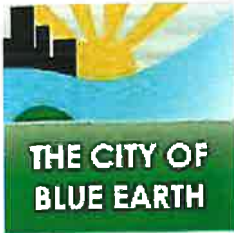


160N FADCS - 2011
JOB NUMBER
FIELD BOOK
DESIGN BY

**CITY OF BLUE EARTH
NOTICE OF PUBLIC HEARING**

The City of Blue Earth has scheduled a hearing at 4:00 p.m. on Thursday, April 16, 2026 in the City Council Chambers, City Hall, 201 E 7th St, Blue Earth, to consider a variance request from applicant and property owner Zachary Kramer. The variance requested is a 2 ft, 4 in side yard setback for the construction of a garage addition. The parcel ID is 215521550, located at 216 Circle Dr W, Blue Earth, Faribault County, Minnesota. The City Council will subsequently hear and consider the recommendation at the regular City Council meeting held on April 20, 2026, at 5:05 p.m. By order of the Blue Earth City Council /s/Dawn A. Collins, City Administrator.

Publish: 4-1-2026, Faribault County Register



ZONING APPLICATION

APPLICANT

Owner Name Zachary David Kramer Phone 507-525-7691 Email Zacharykramer03@gmail.com
Site Address 216 West Circle Drive Blue Earth Minnesota 56013
Parcel ID 215521550 Current Property Use Residential Home
Legal Description Attached
Proposed Property Use Garage Addition
Description of Proposed Project Reduce side yard setback

APPLYING FOR:

- ☐ Conditional Use
- ☐ Zoning Amendment
- ☐ PUD Application
- ☒ Variance
- ☐ Simple Lot Split
- ☐ Minor Subdivision

FOR VARIANCE REQUESTS:

Specify the section of the ordinance from which a variance is sought RES Zoning Code

Explain how you wish to vary from the applicable provisions of the ordinance Reduce Side yard Setback to 2 ft 4 inches

Please attach a site plan or accurate survey as may be required by ordinance.

Please answer the following questions as they relate to your specific variance request:

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?
Yes ☒ No ☐ Why or why not?

I believe there is plenty of space between my neighbors house and where my addition is

2. In your opinion, is the variance consistent with the comprehensive plan?
Yes ☒ No ☐ Why or why not?

ZONING APPLICATION

Other properties have varying setbacks

3. In your opinion, does the proposal put property to use in a reasonable manner?
Yes ☒ No ☐ Why or why not?

4. In your opinion, are there circumstances unique to the property?
Yes ☐ No ☒ Why or why not?

5. In your opinion, will the variance maintain the essential character of the locality?
Yes ☒ No ☐ Why or why not?

Other properties have amended setbacks

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

APPLICATION ITEMS

The following information **MUST** be included for your application to be considered:

- Site plan, drawn to scale, showing all dimensions and distances from property lot lines. Please denote North
- Photocopy of a full legal description from a deed(s) of the property. This may be acquired at the Faribault County Recorder's Office.
- Explain any exceptional circumstances or conditions which apply to this property that make approval of this permit necessary.
- Additional items may be requested.

SIGNATURE

By signing below, I hereby certify that there are no delinquent property taxes, special assessments, penalties, interest, or municipal utility fees due on the parcel to which this application relates. No application shall be accepted without this certification signed by the applicant. A false certification by an applicant shall be a misdemeanor offense.

Name [please print] Zachary Kramer

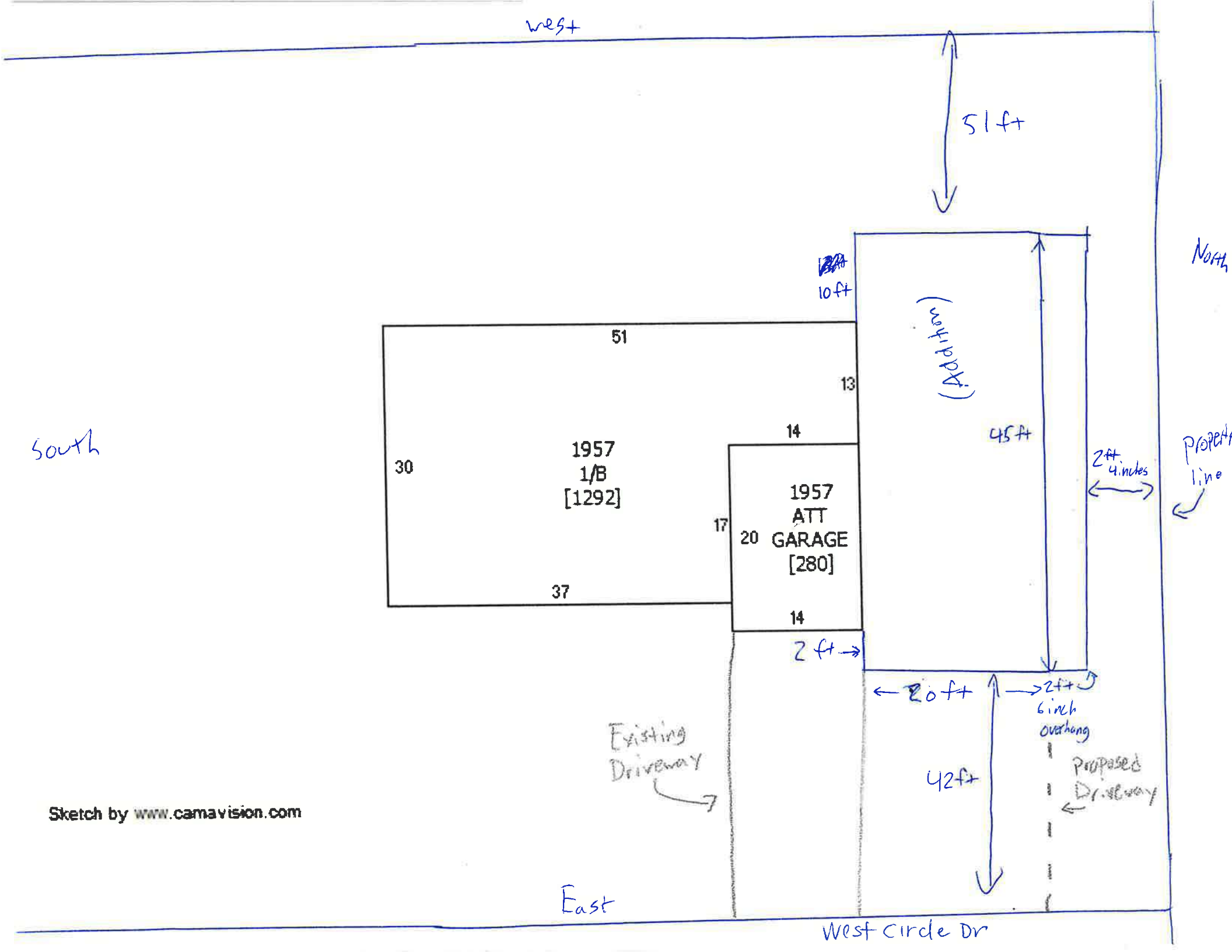
Signature [Signature] Date 2-24-26

STOP

BELOW FOR CITY OF BLUE EARTH USE ONLY

PERMIT #	Received by	Date	Date of Scheduled Hearing
Decision	Approved by	Date	
Application Fee \$64.00	Recording Fee \$46.00	TOTAL FEE \$110.00	

ZONING APPLICATION



Summary

Parcel Id 215521550
Property Address 216 CIRCLE DR W
 BLUE EARTH CITY
Sec/Twp/Rng 0 - 0 - 0
Lot 0
Block 8
Brief Tax Description ROYAL ACRES ADDITION LOT 5 & N 1/2 OF LOT 6
 (Note: Not to be used on legal documents)
Deeded Acres 0.26
Class 201 - RESIDENTIALS
District 21 - BLUE EARTH CITY
School District SCHOOL DIST # 2860



Owners

Taxpayer
 KRAMER/ZACHARY D
 216 W CIRCLE DR
 BLUE EARTH MN 56013

Land

Lot Area 0.26 Acres; 11,326 SF
 90 X 125

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style 1 Story
Year Built 1957
Exterior Material Vinyl Side
Total Gross Living Area 1,292 SF
Attic Type None;
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 1,292
Basement Finished Area 643 - Living Qtrs. (Multi)
Plumbing 1 Standard Bath - 3 Fixt;
Central Air Yes
Heat Forced Air
Fireplaces 1 Gas;
Porches
Decks Wood Deck (112 SF);
Additions
Garages 280 SF - Att Frame (Built 1957);

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount	Comments
5/15/2023	BERNARD KRIEWALL	ZACHARY D KRAMER	1534466	<u>1534466</u>	NORMAL ARMS LENGTH TRANSACTION GOOD SALE	WARRANTY DEED		\$149,500.00	
3/7/2019	LEO KILLON ESTATE	KRIEWALL, BERNARD		<u>927649</u>	TRADE; GIFT; OR ESTATE SALE (PER. REP. DEED OR CONSERVATOR'S DEED)	PERSONAL REP DEED		\$110,000.00	
6/29/2006	ASMUS	KILLION			NORMAL ARMS LENGTH TRANSACTION GOOD SALE	WARRANTY DEED		\$100,000.00	
11/25/1991	LARRY LARKIN	HARRY ASMUS			UNKNOWN REASON	WARRANTY DEED		\$58,000.00	

Recent Sales In Area

Sale date range:

From:

01/01/2

To:

02/24/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

Valuation

Assessed Year

2025

+ Estimated Building Value	\$162,100.00
+ Estimated Land Value	\$27,900.00
+ Estimated Machinery Value	\$0.00
= Estimated Market Value	\$190,000.00

Taxation

Tax Year	Payable 2025	Payable 2024	Payable 2023	Payable 2022	Payable 2021
Estimated Market Value	\$165,400.00	\$128,600.00	\$131,500.00	\$103,100.00	\$103,100.00
- Exempt Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Excluded Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Exclusion	\$31,664.00	\$25,700.00	\$25,400.00	\$28,000.00	\$28,000.00
= Taxable Market Value	\$133,736.00	\$102,900.00	\$106,100.00	\$75,100.00	\$75,100.00
Net Taxes Due	\$2,002.00	\$1,540.00	\$1,768.00	\$1,398.00	\$1,344.00
+ Special Assessments	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
= Total Taxes Due	\$2,030.00	\$1,568.00	\$1,796.00	\$1,426.00	\$1,372.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Tax Payment Paid By	Amt Payment
8	10/15/2025	2025	CORELOGIC	\$1,001.00
1	5/15/2025	2025	CORELOGIC REAL ESTATE TAX	\$1,001.00

Tax Payments

[Click here to pay property taxes](#)

You must have the Parcel ID and tax amounts to proceed to make a payment. If paying delinquent taxes, payment must be applied to the most recent delinquent year first. Note: Fees will apply for online payments

Tax Statements

[2024 Assessment/2025 Payable \(PDF\)](#)
[2023 Assessment/2024 Payable \(PDF\)](#)
[2022 Assessment/2023 Payable \(PDF\)](#)
[2021 Assessment/2022 Payable \(PDF\)](#)
[2021 Tax Statement \(PDF\)](#)
[2020 Tax Statement \(PDF\)](#)

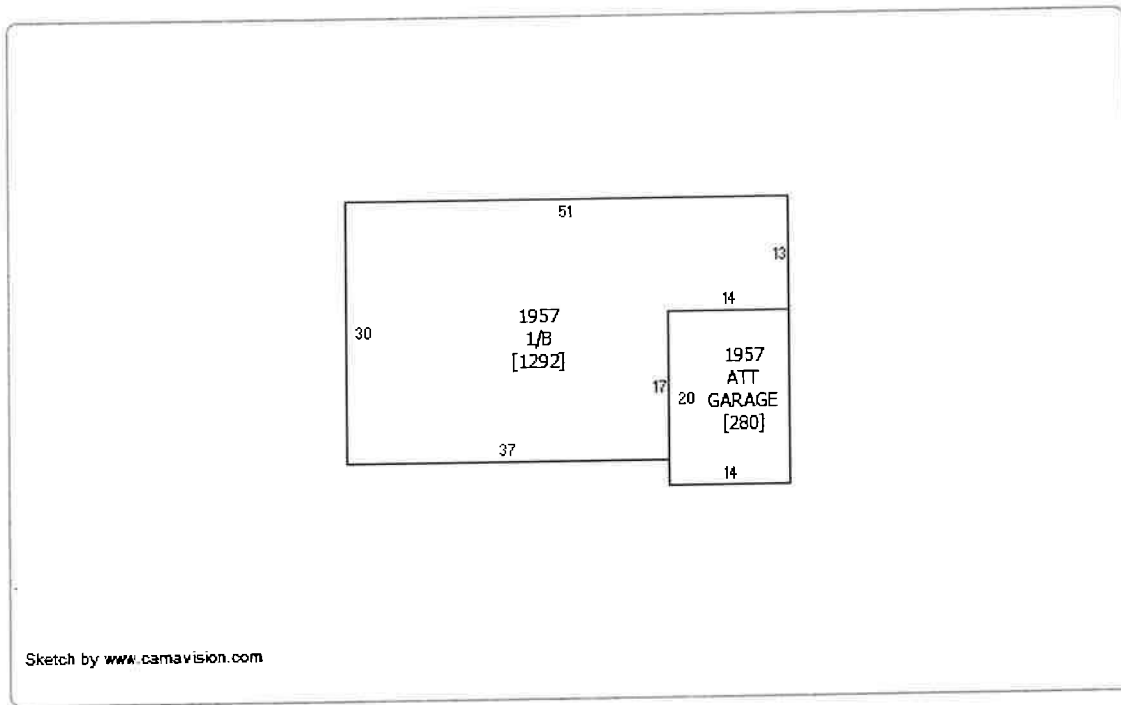
Valuation Statements

[2025 Assessment/2026 Payable \(PDF\)](#)
[2024 Assessment/2025 Payable \(PDF\)](#)

Photos



Sketches



No data available for the following modules: Agricultural Land, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits.

Faribault County GIS data are provided as is without warranty of any kind, express or implied. The GIS data was developed by Faribault County for their own internal business purposes and may be inaccurate for other uses. Any person or entity seeking GIS data from Faribault County expressly assumes that risk. Faribault County does not guarantee the accuracy of the data and is not responsible for any misuse or misrepresentation of the information.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 2/24/2026, 6:40:45 AM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

No delinquent taxes and transfer entered:
 Certificate of Real Estate Value (✓) filed () not required
 Certificate of Real Estate Value No. 22478
 May 15, 2023


 Faribault County Auditor
 by Deputy JB

_____	20
_____	County Auditor
By: _____	Deputy

eCRV ID: 1534466

STATE DEED TAX DUE HEREON: \$493.35

Date: May 15, 2023

FOR VALUABLE CONSIDERATION, Bernard Kriewall, by Ashley Merrell, Attorney in Fact, a single person, Grantor, hereby conveys and warrants to Zachary D. Kramer, Grantee, real property in Faribault County, Minnesota, described as follows:

Lot Five (5) and the North Half of Lot Six (6) in Block Eight (8) in Royal Acres Addition to the City of Blue Earth, Faribault County, Minnesota located upon the South 48 rods, except North 4 rods of west 20 rods thereof, of a tract commencing at a point 594 feet South of the Northeast corner of the Northwest Quarter of Section Twenty (20) in Township One Hundred Two (102) North of Range Twenty-seven (27) West of the Fifth Principal Meridian in the County of Faribault, State of Minnesota, thence running South 92 rods, thence West 60 rods, thence North 92 rods, thence East 60 rods, to point of beginning.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
 Building and zoning laws, ordinances, state and federal regulations;
 Restrictions relating to use or improvement of the property without effective forfeiture provisions;
 Reservation of any mineral rights by the State of Minnesota, if any;
 Utility and drainage easements which do not interfere with existing improvements;
 Existing roadways, easements and agreements of record, if any, and
 Real estate taxes prorated to date of this deed.

Seller certifies that Seller does not know of any wells on the described real property.

**CITY OF BLUE EARTH
NOTICE OF PUBLIC HEARING**

The City of Blue Earth has scheduled a hearing at 4:00 p.m. on Thursday, April 16, 2026 in the City Council Chambers, City Hall, 201 E 7th St, Blue Earth, to consider a variance request from applicant and property owner Zachary Kramer. The variance requested is a 2 ft, 4 in side yard setback for the construction of a garage addition. The parcel ID is 215521550, located at 216 Circle Dr W, Blue Earth, Faribault County, Minnesota. The City Council will subsequently hear and consider the recommendation at the regular City Council meeting held on April 20, 2026, at 5:05 p.m. By order of the Blue Earth City Council /s/Dawn A. Collins, City Administrator.

Publish: 4-1-2026, Faribault County Register

Legend

-  Schools
-  Water Access
-  City Limits
-  Parcels
-  Parks

**500 ft 216 W
Circle Dr**



Disclaimer:

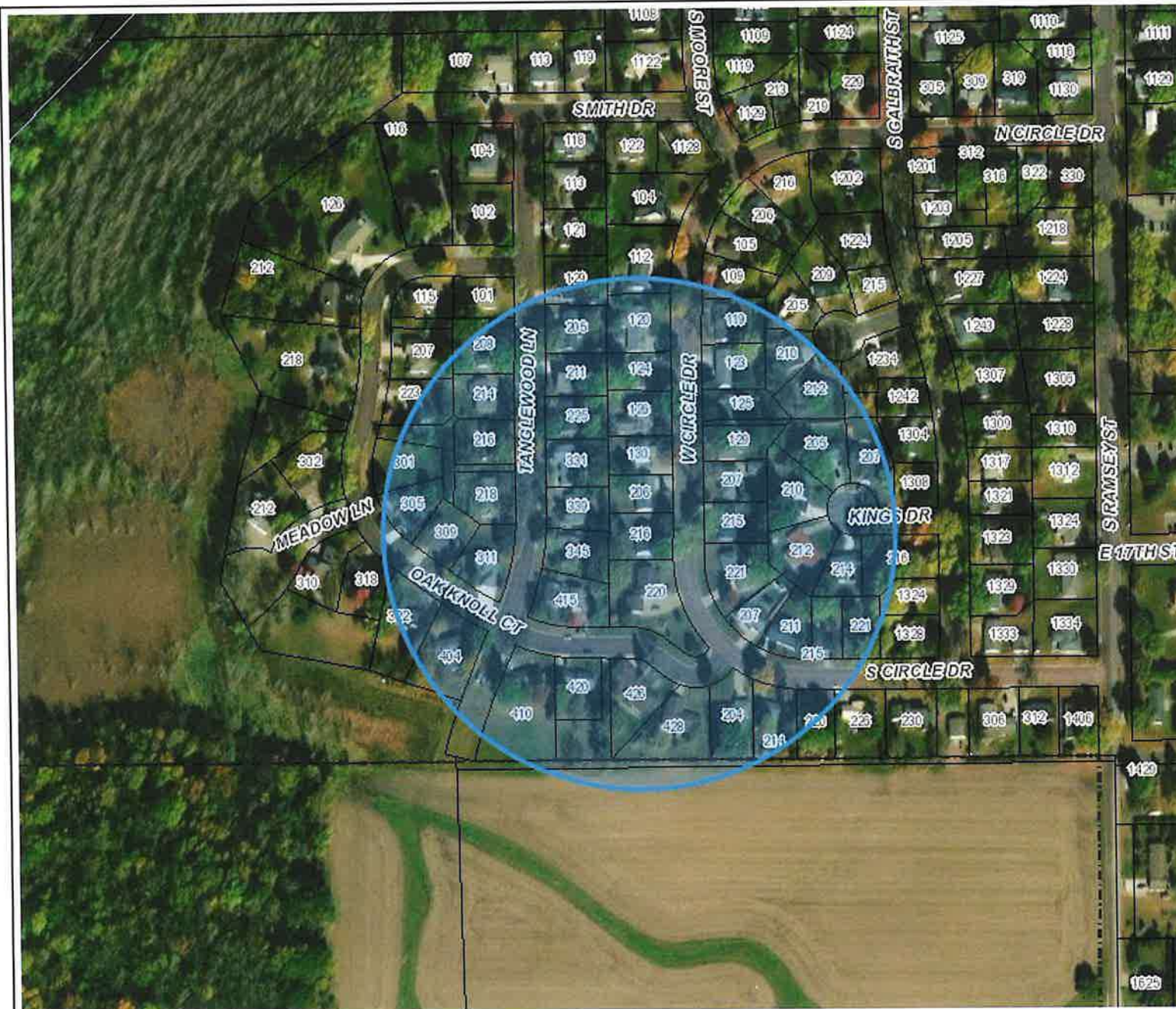
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Blue Earth MN is not responsible for any inaccuracies herein contained.



**BOLTON
& MENK**

Real People. Real Solutions.

0 263 Feet



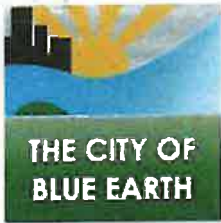


CITY OF BLUE EARTH NOTICE OF PUBLIC HEARING

The City of Blue Earth Planning Commission will hold a public hearing at 4:00 p.m. on Thursday, April 16, 2026 in the City Council Chambers, City Hall, 201 E 7th, Blue Earth, to consider a variance request from property owner Faribault County Humane Society. The variance is for a 7 ft, 2 in fence on the property. The property is located at 1540 Industrial Dr., Blue Earth, Faribault County, Minnesota. The City Council will subsequently hear and consider the recommendation at the regular City Council meeting held on April 20, 2026, at 5:05 p.m.

By order of the Blue Earth City Council /s/ Dawn A. Collins, City Administrator

Publish: 4-1-2026, Faribault County Register



ZONING APPLICATION

APPLICANT

Owner Name New Chances Humane Society Phone 507-526-5160 Email NewChanceshs@gmail.com
Site Address 1540 Industrial Dr. Blue Earth, MN. 56013
Parcel ID 210070051 Current Property Use Animal Shelter
Legal Description TR COM 292.75' W 739.96' N 361.85' W & 30' W of
Proposed Property Use Same
Description of Proposed Project Kennel / fence to provide safe exterior areas + safe / secure for police impound.

APPLYING FOR:

- ☐ Conditional Use
- ☐ Zoning Amendment
- ☐ PUD Application
- ☒ Variance
- ☐ Simple Lot Split
- ☐ Minor Subdivision

FOR VARIANCE REQUESTS:

Specify the section of the ordinance from which a variance is sought 7' tall fence
(Farbault County Horse panels modified) Sec 1040.04 Fences/Screening
Explain how you wish to vary from the applicable provisions of the ordinance
fence would be one foot taller (7'1" Max height from grade)

Please attach a site plan or accurate survey as may be required by ordinance.

Please answer the following questions as they relate to your specific variance request:

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

Yes (☒) No () Why or why not?

An addition one foot tall fence won't affect surrounding properties → Property setbacks still met/compliant

2. In your opinion, is the variance consistent with the comprehensive plan?

Yes () No () Why or why not?

Unsure what's being asked.

ZONING APPLICATION

3. In your opinion, does the proposal put property to use in a reasonable manner?

Yes (X) No () Why or why not?

Doesn't change anything but height

4. In your opinion, are there circumstances unique to the property?

Yes (X) No () Why or why not?

Animal Shelter is licensed through city, a taller fence is more secure for dogs/pet impounds.

5. In your opinion, will the variance maintain the essential character of the locality?

Yes (X) No () Why or why not?

More safe

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

APPLICATION ITEMS

The following information MUST be included for your application to be considered:

- Site plan, drawn to scale, showing all dimensions and distances from property lot lines. Please denote North
- Photocopy of a full legal description from a deed(s) of the property. This may be acquired at the Faribault County Recorder's Office.
- Explain any exceptional circumstances or conditions which apply to this property that make approval of this permit necessary.
- Additional items may be requested.

SIGNATURE

By signing below, I hereby certify that there are no delinquent property taxes, special assessments, penalties, interest, or municipal utility fees due on the parcel to which this application relates. No application shall be accepted without this certification signed by the applicant. A false certification by an applicant shall be a misdemeanor offense.

Name (please print) New Changes Humane Society

Signature [Signature] Date 3/23/26

STOP

BELOW FOR CITY OF BLUE EARTH USE ONLY

PERMIT #	Received by	Date	Date of Scheduled Hearing
Decision	Approved by	Date	
Application Fee <u> </u>	Recording Fee <u> </u>	TOTAL FEE \$ <u> </u>	

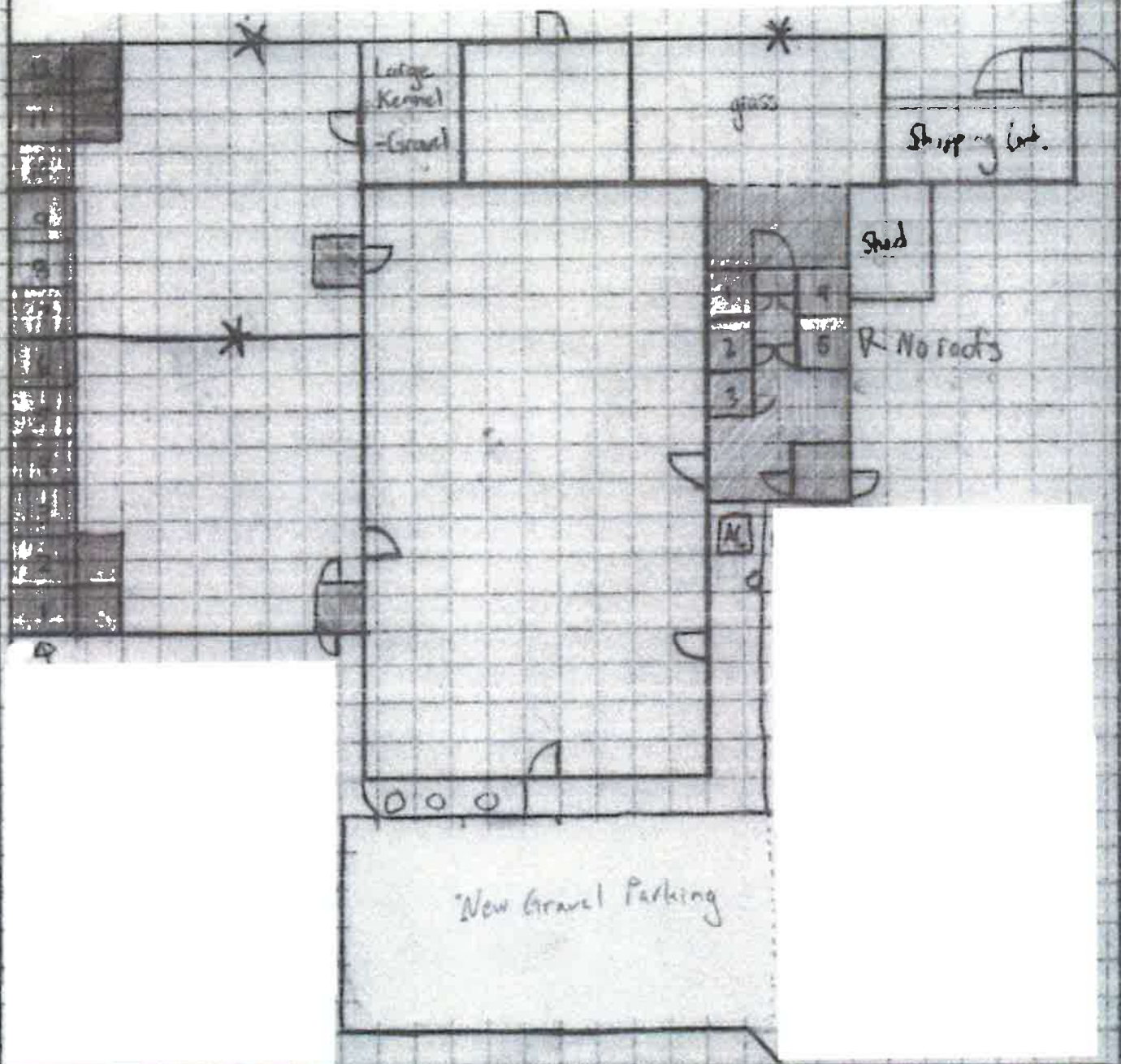
ZONING APPLICATION

1" = 15'

Site Map - H4x1500

3' setback from property lines

3' setback from property lines minimum
max. 7' 2" tall fence height from grade









BLUE EARTH PLANNING COMMISSION LAND USE CONDITIONAL USE APPROVAL/DENIAL FORM

Conditional use

A conditional use is a land use the city permits in a zoning district only when the applicant meets certain standards. The zoning ordinance typically sets out:

- General standards that apply to all conditional uses, and
- Specific standards that apply to a particular conditional use in a given zoning district.

A use is typically conditional because of:

- Hazards inherent in the use itself, or
- Special problems that its proposed location may present.

For example, cities often designate uses that generate traffic (such as family child care, service stations, convenience stores, or drive-thrus) as conditional uses.

Conditional use permit

A conditional use permit (CUP) is a document. A city issues a permit to allow a conditional use when the applicant meets the general and specific ordinance standards. The permit allows the use only if the applicant addresses the standards set forth in the zoning ordinance. State law authorizes conditional use permits ([Minn. Stat. § 462.3595](#)).

General CUP standards

A zoning ordinance typically details general standards that apply to all conditional uses. For example, an ordinance might require all conditional uses to conform to the comprehensive land use plan of the community, be compatible with adjoining properties, and be served by adequate roads and public utilities.

Specific CUP standards

Many zoning ordinances will also set out specific standards for a particular conditional use, such as businesses operating a drive-thru. Specific standards often address off-street parking and loading areas, landscaping and site plan, and hours of business operation.

Granting conditional use permits

Generally, cities may only grant CUPs for uses specifically listed in the zoning ordinance as conditional uses in a particular zoning district.

If a use is not designated as a conditional use in a zoning district, then arguably the city may not issue a CUP without first amending the zoning ordinance to provide for the conditional use. This would, of course, allow other applicants to apply for a conditional use permit under the same standards.

Who grants a CUP

The Planning Commission shall hold a public hearing on the proposal. Notice of the public hearing shall be published in the official newspaper **designated** by the City **at least ten** (10) days prior to the hearing. Notice of the hearing shall also be **mailed** to owners of **property** located within 350 feet of the outside of the land to which the conditional use will be applicable. The notice shall include a description of the land and the proposed conditional use and a statement that all appeals from the Planning Commission decision must be filed within fourteen (14) days. A copy of the notice and a list of the owners to which it was sent shall be attested to by the Clerk-Administrator and be made part of the record of the proceedings. Failure to give mailed notice to individual property owners shall not invalidate the proceedings, provided a bona fide attempt to comply with this subdivision has been made. D. The Planning Commission shall conduct a hearing and make a decision not later than sixty (60) days after the applicant has submitted the application. If it grants the conditional use permit, the Commission may impose conditions (including time limits) it considers necessary to protect the public health, safety and welfare and such conditions may include a time limit for the use to exist or operate.

Required approval

If a proposed conditional use satisfies both the general and specific standards set out in the zoning ordinance, the applicant is entitled to the conditional use permit. If the applicant meets all the ordinance standards, the city usually has no legal basis to deny the CUP.

60-Day rule

A written request for a CUP is subject to Minnesota's 60-day rule. It must be approved or denied within 60 days of the time it is submitted to the city. A city may extend the time period for an additional 60 days, but only if it does so in writing before expiration of the initial 60-day period. Under the 60-day rule, failure to approve or deny a request within the statutory time period is considered an approval ([Minn. Stat. § 15.99](#)).

Other conditions on permits

A city may attach reasonable conditions relating to the ordinance standards to a CUP based upon factual evidence contained in public record. For example, if a zoning ordinance says a conditional use should not have adverse visual or noise impacts on any adjacent property, a city might require specific screening and landscaping conditions to address any potential impacts established in the record.

Time limits not permitted

State statute says a CUP remains in effect as long as the conditions agreed upon are observed ([Minn. Stat. § 462.3595, subd. 3](#)). The attorney general says time limits, such as sunset provisions or automatic annual review, are not consistent with state law, explaining that cities may not enact or enforce provisions that allow a city to terminate CUPs without regard to whether the conditions agreed upon are observed (A.G. Op. 59-A-32 (February 27, 1990)).

If a city wishes to place time constraints on particular uses, the appropriate zoning tool is an interim use permit, not a conditional use permit. State law authorizes interim use permits for:

- A temporary use of property until a particular date;
- Until the occurrence of a particular event; or

- Until zoning regulations no longer permit it ([Stat. § 462.3597](#)).

Public hearings

The city may allow a proposed conditional use only after a statutorily required public hearing ([Minn. Stat. § 462.3595, subd. 2](#)). The city must provide published notice of the time, place, and purpose of the hearing on a proposed CUP at least 10 days prior to the day of the hearing. If the decision affects an area of five acres or less, the city may need to mail notice to property owners within a 350-foot radius of the land in question. The purpose of the public hearing is to help develop a factual record as to whether the applicant meets the relevant ordinance standards such that the CUP should be granted ([Minn. Stat. § 462.357, subd. 3](#)).

City role in hearing

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards. If the applicant meets the standards, then the CUP should be granted.

In contrast, when the city designates certain uses as conditional in the zoning ordinance the city is exercising “legislative” authority and has much broader discretion.

[Learn more about conducting public hearings in the League’s Zoning Guide for Cities](#)

Role of neighborhood opinion

Neighborhood opinion alone is not a valid basis for granting or denying a CUP. While city officials may feel their decision should reflect the overall preferences of residents, their task is limited to evaluating how the CUP application meets the ordinance standards. Residents can often provide important facts to help the city address whether the application meets the standards, but unsubstantiated opinions and reactions to an application are not a legitimate basis for a CUP decision. If neighborhood opinion serves as the sole basis of the decision, it could be overturned by a court if challenged.

Documentation of hearing

Whatever its decision, a city should create a record that will support it. If a city denies a CUP application, the 60-day rule requires the reasons for the denial be put in writing. Even if a city approves a CUP, a written statement explaining the decision is advisable. The written statement should address the general and specific ordinance standards and explain the relevant facts and conclusions.

[For information on creating a record, see *Taking the Mystery Out of Findings of Fact*](#)

Conditional use permit after issuance

A conditional use permit is a property right that “runs with the land.” That is, it attaches to and benefits the land and is not limited to a particular landowner ([Minn. Stat. § 462.3595, subd. 3](#)). State statute requires CUPs be recorded with the county recorder’s office ([Minn. Stat. § 462.3595, subd. 4](#)). When the property is sold, the new landowner will have the continued right to the CUP so long as the conditions are met.

A city can revoke a conditional use permit if there is not substantial compliance with conditions. The revocation must be based upon factual evidence, after appropriate notice and hearing. Because a CUP is a property right, a city should work closely with the city attorney if considering a CUP revocation.



BLUE EARTH PLANNING COMMISSION LAND USE CONDITIONAL USE APPROVAL/DENIAL FORM

The phrase "conditional use" means a use classified as conditional which generally may be appropriate or desirable in a specified zone, but requires special approval because if not carefully located or designed it may create special problems such as excessive height or bulk or abnormal traffic congestion.

1010.08. Conditional Use Permits.

Subd. 1. Criteria for Granting Conditional Use Permits. In granting a conditional use permit, the Planning Commission shall consider the advice and recommendations of the Zoning Administrator and the effect of the proposed use upon the health, safety, morals and general welfare of occupants of surrounding lands.

The Planning Commission agrees that the advice and recommendations of the Zoning Administrator and the effect of the proposed use upon health, safety, morals, and general welfare of occupants of surrounding lands were considered

YES ☐ NO ☐

Among other things, the Planning Commission shall make the following findings where applicable.

A. The use will not create an excessive burden of existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

The Planning Commission agrees that the CUP will not create an excessive burden of existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area

YES ☐ NO ☐

B. The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.

The Planning Commission agrees that the CUP will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land

YES ☐ NO ☐

C. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.

The Planning Commission agrees that the structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties

YES ☐ NO ☐

D. The use in the opinion of the Commission is reasonably related to the overall needs of the City and to the existing land use.

The Planning Commission agrees that the CUP is reasonably related to the overall needs of the City and to the existing land use

YES ☐ NO ☐

E. The use is consistent with the purposes of this Chapter and the purposes of the zoning district in which the applicant intends to locate the proposed use.

The Planning Commission agrees that the use is consistent with the purposes of this Chapter and the purposes of the zoning district in which the applicant intends to locate the proposed use

YES ☐ NO ☐

F. The use is not in conflict with the Comprehensive Plan of the City.

The Planning Commission agrees that The use is not in conflict with the Comprehensive Plan of the City

YES ☐ NO ☐

G. The use will not cause traffic hazard or congestion.

The Planning Commission agrees that The use will not cause traffic hazard or congestion.

YES ☐ NO ☐

H. Existing businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

The Planning Commission agrees that Existing businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

YES ☐ NO ☐

Subd. 2. Additional Conditions.

A. In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may impose, in addition to these standards and requirements expressly specified by this Chapter, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area of the City as a whole. These conditions may include, but are not limited, to the following:

1. Increasing the required lot size or yard dimension.

The Planning Commission wishes to impose standards Increasing the required lot size or yard dimension.

YES ☐ NO ☐ | _____

2. Limiting the height, size or location of buildings.

The Planning Commission wishes to impose standards Limiting the height, size or location of buildings.

YES ☐ NO ☐ | _____

3. Controlling the location and number of vehicle access points.

The Planning Commission wishes to impose standards Controlling the location and number of vehicle access points.

YES _____ NO _____ | _____

4. Increasing the street width.

The Planning Commission wishes to impose standards Increasing the street width.

YES _____ NO _____ | _____

5. Increasing the number of required off-street parking spaces.

The Planning Commission wishes to impose standards Increasing the number of required off-street parking spaces.

YES _____ NO _____ | _____

6. Limiting the number, size, location or lighting of signs.

The Planning Commission wishes to impose standards Limiting the number, size, location or lighting of signs.

YES _____ NO _____ | _____

7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

The Planning Commission wishes to impose standards Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

YES _____ NO _____ | _____

8. Designating sites for open space.

The Planning Commission wishes to impose standards Designating sites for open space.

YES _____ NO _____ | _____

B. Any change involving structural alterations, enlargement, intensification of use, or similar change not specifically permitted by the conditional use permit issued shall require an amended conditional use permit and all procedures shall apply as if a new permit were being issued. The Zoning Administrator shall maintain a record of all conditional use permits issued including information on the use, location and conditions imposed by the Commission, time limits, review dates, and such other information as may be appropriate.

Subd. 3. Procedure.

A. The person applying for a conditional use permit shall fill out and submit to the Zoning Administrator a conditional use application form.

B. The Zoning Administrator shall refer the application to the Planning Commission for review.

C. The Planning Commission shall hold a public hearing on the proposal. Notice of the public hearing shall be published in the official newspaper designated by the City at least ten (10) days prior to the hearing. Notice of the hearing shall also be mailed to owners of property located within 350 feet of the outside of the land to which the conditional use will be applicable. The notice shall include a description of the land and the proposed conditional use and a statement that all appeals from the Planning Commission decision must be filed within fourteen (14) days. A copy of the notice and a list of the owners to which it was sent shall be attested to by the Clerk-Administrator and be made part of the record of the proceedings. Failure to give mailed notice to individual property owners shall not invalidate the proceedings, provided a bona fide attempt to comply with this subdivision has been made.

The Planning Commission agrees that a public hearing was held, and or notice describing the property and the request was mailed to the adjacent property owners at least 10 days prior to the Planning Commission meeting.

YES ☐ NO ☐

D. The Planning Commission shall conduct a hearing and make a decision not later than sixty (60) days after the applicant has submitted the application. If it grants the conditional use permit, the Commission may impose conditions (including time limits) it considers necessary to protect the public health, safety and welfare and such conditions may include a time limit for the use to exist or operate.

E. An amended conditional use permit application shall be administered in a manner similar to that required for a new conditional use permit. The amended conditional use permit application shall include requests for changes in conditions, and as otherwise described in this Chapter.

F. If a time limit or periodic review is included as a condition by which a conditional use permit is granted, the conditional use permit may be reviewed at a public hearing with notice of said hearing published at least ten (10) days prior to the review. It shall be the responsibility of the Zoning Administrator to schedule such public hearings and the owner of land having a conditional use permit shall not be required to pay a fee for said review. A public hearing for annual review of conditional use permit may be granted at the discretion of the Commission.

The Planning Commission agrees to include as a condition a time limit or period review

YES ☐ NO ☐ | _____

G. In the event that the applicant violates any of the conditions set forth in this subsection, the Commission shall have the authority to revoke the conditional use permit.

Subd. 4. Filing of Permit. A certified copy of any conditional use permit shall be filed with the County Recorder or Registrar of Titles of Faribault County, Minnesota for record. The conditional use permit shall include the legal description of the property included.

Subd. 5. Appeals. Appeals to the City Council of a decision by the Planning Commission must be filed in writing at the office of the City Clerk within fourteen (14) days of the decision.

APPROVED _____
DENIED _____

DATE _____

COMMISSIONERS/COUNCILMEMBERS

ZONING ADMINISTRATOR _____



BLUE EARTH PLANNING COMMISSION

LAND USE VARIANCE

APPROVAL/DENIAL FORM

What is a variance?

A variance is a way that cities may allow an exception to part of a zoning ordinance. It is a permitted departure from strict enforcement of the ordinance as applied to a particular piece of property. A variance is generally for a dimensional standard (such as setbacks or height limits). A variance allows the landowner to break a dimensional zoning rule that would otherwise apply.

Sometimes a landowner seeks a variance to allow a use of their property that is not permissible under the zoning ordinance. Such variances are often termed “use variances” as opposed to “area variances” from dimensional standards. Use variances are not generally allowed in Minnesota. State law prohibits a city from permitting by variance any use that is not permitted under the ordinance for the zoning district where the property is located ([Minn. Stat. § 462.357, subd. 6](#)).

Granting a variance

The planning commission will hear the request for a variance, then recommend approval or denial to the City Council. A variance decision is generally appealable to the city council.

A city may grant a variance if enforcement of a zoning ordinance provision, as applied to a particular piece of property, would cause the landowner “practical difficulties.” For the variance to be granted, the applicant must satisfy the statutory three-factor test for practical difficulties ([Minn. Stat. § 462.357, subd. 6](#)). If the applicant does not meet all three factors of the statutory test, the city should not grant the variance. Also, variances are only permitted when:

- They are in harmony with the general purposes and intent of the ordinance, and
- The terms of the variance are consistent with the comprehensive plan.

Legal standards

When considering a variance application, a city exercises “quasi-judicial” authority. This means the city acts like a judge in evaluating the facts against the legal standard. The city’s role is limited to applying the legal standard of practical difficulties to the facts presented by the application. If the applicant meets the standard, then the city may grant the variance.

In contrast, when the city writes the rules in the zoning ordinance, the city is exercising “legislative” authority and has much broader discretion.

Practical difficulties

“Practical difficulties” is a legal standard that cities must apply when considering applications for variances. It is a three-factor test and applies to all requests for variances. To constitute practical difficulties, all three factors of the test must be satisfied.

1. Reasonableness

The first factor is that the property owner proposes to use the property in a reasonable manner.

This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance.

It does not mean that the land cannot be put to any reasonable use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place a building there is reasonable.

2. Uniqueness

The second factor is that the landowner’s problem is due to circumstances unique to the property not caused by the landowner.

The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner.

When considering the variance for a building to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees.

3. Essential character

The third factor is that the variance, if granted, will not alter the essential character of the locality.

Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to a lot line and if that fits in with the character of the area.

Undue hardship

“Undue hardship” was the name of the three-factor test prior to a May 2011 change of law ([2011 Minn. Laws, ch. 19, amending Minn. Stat. § 462.357, subd. 6](#)).

The 2011 law restored municipal variance authority in response to a Minnesota Supreme Court case (*Krummenacher v. City of Minnetonka*, 783 N.W.2d 721 (Minn. June 24, 2010)). The law now does both of the following:

- Provides consistent statutory language between city land use planning statutes ([Stat. § 462.357, subd. 6](#)) and county variance authority ([Minn. Stat. § 394.27, subd. 7](#)).
- Clarifies that conditions may be imposed on granting of variances if those conditions are directly related to, and bear a rough proportionality to, the impact created by the variance.

The 2011 law renamed the municipal variance standard from “undue hardship” to “practical difficulties,” but otherwise retained the familiar three-factor test of

- reasonableness
- uniqueness
- essential character

Other considerations

Harmony with other land use controls

State law says, “Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the variance are consistent with the comprehensive plan” ([Minn. Stat. § 462.357, subd. 6](#)). This is in addition to the three-factor practical difficulties test. So, a city evaluating a variance application should make findings on whether:

- The variance is in harmony with the purposes and intent of the ordinance.
- The variance is consistent with the comprehensive plan.
- The proposal puts the property to use in a reasonable manner.
- There are unique circumstances to the property not created by the landowner.
- The variance, if granted, will not alter the essential character of the locality.

Economic factors

Sometimes landowners insist they deserve a variance because they have already incurred substantial cost. They may also argue they will not receive expected revenue without the variance. State statute specifically notes that economic considerations alone cannot create practical difficulties ([Minn. Stat. § 462.357, subd. 6](#)). Rather, practical difficulties exist only when the three statutory factors are met.

Neighborhood opinion

Neighborhood opinion alone is not a valid basis for granting or denying a variance request.

While city officials may feel their decision should reflect the overall will of the residents, their task is limited to evaluating how the variance application meets the statutory practical difficulties factors.

Residents can often provide important facts to help the city address these factors, but unsubstantiated opinions and reactions to a request are not a legitimate basis for a variance decision. If neighborhood opinion is a significant basis for the variance decision, it could be overturned by a court if challenged.

Conditions

A city may impose conditions when it grants a variance. Conditions must be directly related to and bear a rough proportionality to the impact created by the variance ([Minn. Stat. § 462.357, subd. 6](#)). For instance, if a variance is granted to exceed a height limit, any conditions attached should presumably relate to lessening the effect of excess height.

Time limit

A written request for a variance is subject to Minnesota's 60-day rule. It must be approved or denied within 60 days of the time it is submitted to the city. A city may extend the time period for an additional 60 days, but only if it does so in writing before expiration of the initial 60-day period. Under the 60-day rule, failure to approve or deny a request within the statutory time period is considered an approval ([Minn. Stat. § 15.99](#)).

Documentation

Whatever its decision, a city should create a record that supports it.

If denying the variance, the 60-day rule requires the reasons for the denial be put in writing within the statutory time period ([Minn. Stat. § 15.99, subd. 2](#)). Even if the variance is approved, a written statement explaining the decision is advisable.

The written statement should address each of the three practical difficulties factors and list the relevant facts and conclusions for each factor.

Variances once granted

A variance is a property right that "runs with the land." That is, it attaches to and benefits the land and is not limited to a particular landowner. A variance is typically filed with the county recorder. Even if the property is sold to another person, the variance applies.



BLUE EARTH PLANNING COMMISSION LAND USE VARIANCE APPROVAL/DENIAL FORM

The term “variance” means a modification or variation of the provisions of this Chapter where it is determined that special and/or unique circumstances relating to a specific lot make compliance with the provisions of this Chapter substantially impractical and a variance from the requirements of this Chapter will not:

- (a) alter the essential character of the locality of the parcel/lot, and
- (b) the proposed use will remain in harmony with the intent and purpose of this Chapter.

1010.09. Variances.

Subd. 1. Generally. The Planning Commission may grant variances for the strict application of the provisions of this Chapter and impose conditions and safeguards in the variance so granted, but no variances shall be granted unless the Planning Commission finds that:

- A. That the variance is in harmony with the purposes and intent of this chapter of the Blue Earth City Code and is consistent with the comprehensive plan of the City of Blue Earth;

The Planning Commission agrees that the variance application is in harmony with the purposes and intent of this chapter of the Blue Earth City Code and is consistent with the comprehensive plan of the City of Blue Earth

YES ____ NO ____

- B. That the variance does place the property in question to use in a reasonable manner;

The Planning Commission agrees that the variance application does place the property in question to use in a reasonable manner

YES ____ NO ____

- C. That the unique circumstances to the property which led to the variance request have not been created by the landowner; and

The Planning Commission agrees that the unique circumstances to the property which led to the variance request have not been created by the landowner

YES ____ NO ____

- D. That the variance does not alter the essential character of the locality.

The Planning Commission agrees that the variance request does not alter the essential character of the locality

YES ____ NO ____

Subd. 2. Prohibited Uses. No variance shall be granted to allow any use that is not permitted under this Chapter for property in the zone where the applicant's land is located.

The Planning Commission agrees that the variance request is a permitted use under the Chapter for property in the zone where the applicant's land is located

YES _____ NO _____

Subd. 3. Applications. Applications for variances shall be made by the owner or owners of the property and shall be filed with the Zoning Administrator. All applications shall be accompanied by the administrative fee as set in the City's fee schedule and shall include any and all information required by the application form, the Zoning Administrator or the Planning Commission.

Subd. 4. Planning Commission. The Planning Commission may hold one (1) or more hearings on the application as it deems necessary or required by law. If a public hearing is not held, a notice describing the property and the request must be mailed to the adjacent property owners at least ten (10) days before the Planning Commission meeting. Failure of the property owners to receive the notice shall not invalidate the proceedings.

The Planning Commission agrees that a public hearing was held, and or notice describing the property and the request was mailed to the adjacent property owners at least 10 days prior to the Planning Commission meeting.

YES _____ NO _____

Subd. 5. Issuance. In considering applications for variance under this Chapter, the Planning Commission shall consider the advice and recommendations of the Zoning Administrator and the standards set out in Subdivision 1 of this Subsection and may grant or deny the variance and may impose conditions and safeguards therein.

The Planning Commission agrees that the advice and recommendations of the Zoning Administrator and the standards set out in Subdivision 1 of this Subsection were considered

YES _____ NO _____

Subd. 6. Denial. An application for a variance may be denied by motion of the Planning Commission and such motion shall constitute a finding and determination by the Planning Commission that the conditions required for approval do not exist.

APPROVED _____
DENIED _____

DATE _____

COMMISSIONERS/COUNCILMEMBERS

ZONING ADMINISTRATOR _____