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# **Le Sueur County, MN**

**Thursday, October 12, 2017**

**Regular session**

## **Item 2**

### **M. Weinandt-Wildlife Haven LLC -Rezone**

Staff Contact: Kathy Brockway or Michelle Mettler

# **STAFF REPORT**

## **GENERAL INFORMATION**

**APPLICANT:** MIKE WEINANDT

**OWNER:** WILDLIFE HAVEN LLC

**PROJECT DESCRIPTION:** Rezone 33.08 acres from Agriculture "A" to Urban/Residential (R1) District.

*(If rezoning is approved-property is within the 2-mile jurisdiction of the City of New Prague therefore, platting occurs through the City of New Prague)*

### **ZONING DISTRICT PURPOSES:**

**CURRENT ZONING:** The Agriculture (A) District is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones, and subdivisions. They should be large contiguous land areas with mostly prime soils. **Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity of the District.** Dwellings that are allowed should be on the edges of the open farmland where possible or utilize existing abandoned farm sites. The total number of Dwellings shall not exceed sixteen (16) per section of land with the exception of Transfer of Development Right and lots of record. Transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record shall be exempt from density standards.

**REQUESTED CHANGE:** The Urban/ Rural Residential (R1) District is established for areas that will allow residential Development that will not be in conflict with agricultural uses, city growth, or destroy important natural resource areas.

**ZONING ORDINANCE SECTIONS:** Sections 8 & 9,

### **GOALS AND POLICIES:**

**Goal 4:** Le Sueur County should adopt and enforce land use goals and policies that provide a wide range of opportunity for Urban and Rural Housing Development.

**Policy:** Le Sueur County should allow non-farm development to occur in agricultural areas, but with guidelines meant to reduce conflicts with agricultural operators.

- a. Whether the land is marginal agricultural land or not:
  - i. Land proposed for rezoning is on an irregular parcel;
  - ii. Land soils are poor production quality, including highly erodible lands;
  - iii. Treed or forested areas; and
  - iv. Soil suitability ratings are good for urban type development.
- b. Is the rezoning request for land that is adjacent to another high density housing development area?
- c. Is the rezoning request for land that has access to a suitable public road, as determined by the appropriate road authority?
- d. Does the land proposed for rezoning intrude onto valuable natural resource areas, such as aggregate resource deposits, wetland areas, or other natural areas deemed to be worth protecting?
- e. Is the land proposed for rezoning too remote and/or the development threshold too large or too small for cost efficient public service delivery? This would include police, fire, emergency vehicles, and school district services.
- f. Is the rezoning request for land and the type or scope of development proposed too close to existing feedlot operations?
- g. Is the bulk of the development cost for construction of access, management of stormwater, and other development related issues paid for by the developer and not the public?
- h. Is the development occurring on land that is shown to be a potential source for aggregate resources (see aggregate resource map)? If it is and the area under consideration for development is not in an aggregate protection overlay district, the County should require test borings on the potential site to more firmly identify the quality of the aggregate resource.



## SITE INFORMATION

**LOCATION:** Wildlife Haven No. 3 and Wildlife Have No. 2, Sections 1-12, Lanesburgh Township

**GENERAL SITE**

**DESCRIPTION:** Wetlands, Ag Land

**ACCESS:** Existing- off Edgewood Land and County 29.

**EXISTING LAND USE WITHIN 1/2 MILE:**

North: Wooded/scattered residential

South: Scattered Residential/Ag

East: Ag/Residence/Wetlands

West: Residential

## TOWNSHIP BOARD

The applicant notified Anthony Kubes, Lanesburgh Township Board on September 11, 2017.

## NATURAL RESOURCES INFORMATION

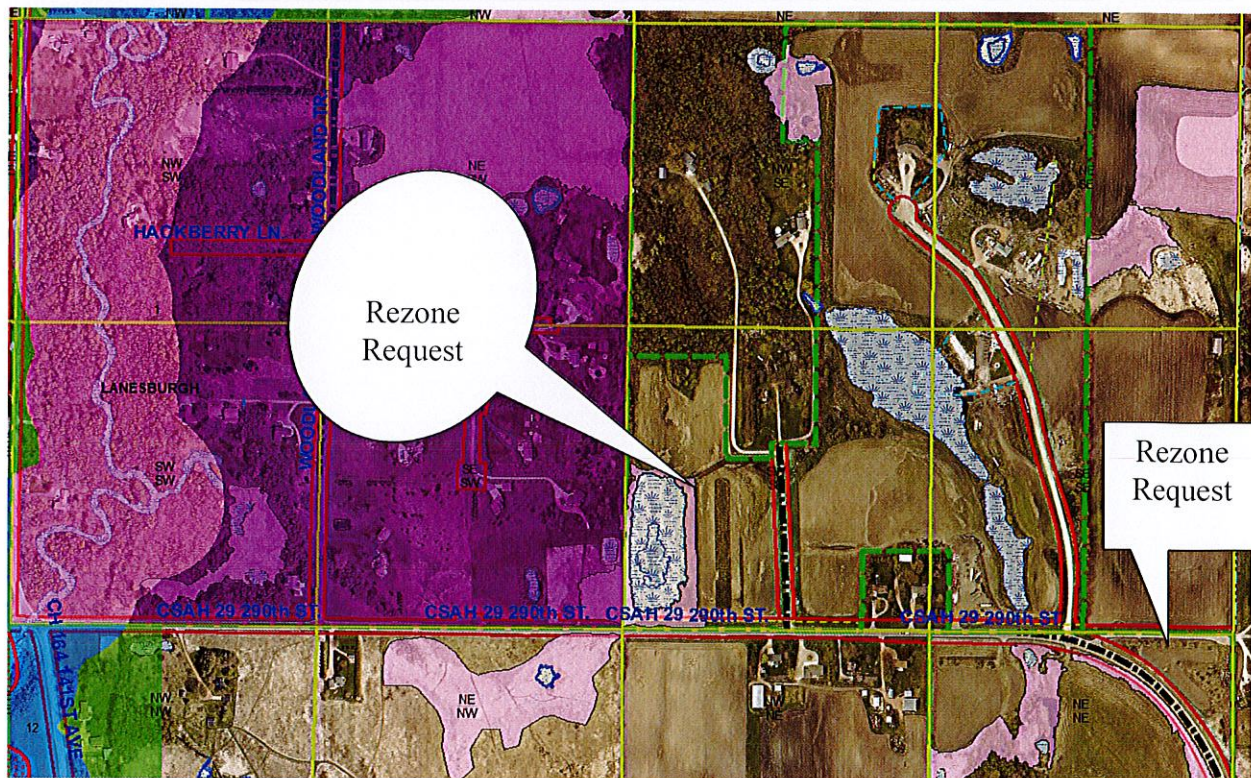
**SHORELAND:** The proposal is not located within the Shoreland District.

**WETLANDS:** According to the National Wetlands Inventory, Type 1 and 3 wetlands located in the quarter-quarter section where the rezone is proposed.

## ATTACHMENTS

Application, Narrative, Criteria Form, Map, Survey, Concept Plan, Emails: City of New Prague Joseph & Sue Wondra.

## AERIALS/SURVEY/CONCEPT PLAN





# REZONE AGRICULTURAL TO RURAL RESIDENTIAL

## REZONING DESCRIPTION

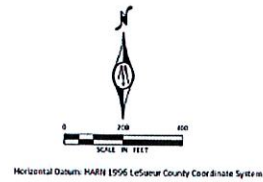
That part of Outlot A, WILDLIFE HAVEN NO. 3, according to the recorded plat thereof, LeSueur County, Minnesota, described as follows:

Beginning at the southwest corner of Outlot A, of said WILDLIFE HAVEN NO. 3, thence North 00 degrees 53 minutes 38 seconds East (LeSueur County Coordinate System, 1996 adjustment), along the west line of said WILDLIFE HAVEN NO. 3, a distance of 1140.54 feet to the northwest corner of said WILDLIFE HAVEN NO. 3, thence North 89 degrees 47 minutes 53 seconds East along the north line of said Outlot A, a distance of 431.48 feet; thence South 00 degrees 18 minutes 20 seconds West along said north line, a distance of 446.45 feet; thence South 89 degrees 41 minutes 40 seconds East along said north line, a distance of 205.60 feet; thence North 02 degrees 37 minutes 40 seconds West along said north line, a distance of 66.00 feet; thence South 89 degrees 41 minutes 40 seconds East along said north line, a distance of 193.79 feet; thence North 00 degrees 15 minutes 20 seconds East along a west line of said Outlot A, a distance of 333.78 feet; thence South 55 degrees 40 minutes 28 seconds East, a distance of 770.28 feet; thence South 17 degrees 15 minutes 38 seconds East, a distance of 688.91 feet to the southerly line of said Outlot A, thence North 89 degrees 41 minutes 27 seconds West along said southerly line, a distance of 265.05 feet; thence North 00 degrees 18 minutes 20 seconds East along said southerly line, a distance of 300.00 feet; thence North 89 degrees 41 minutes 27 seconds West along said southerly line, a distance of 375.53 feet; thence South 00 degrees 18 minutes 20 seconds West along said southerly line, a distance of 300.00 feet; thence North 89 degrees 41 minutes 27 seconds West along said southerly line, a distance of 1043.55 feet to the southwest corner of said Outlot A, and the point of beginning. Contains 1,301,124 sq.ft. or 29.87 acres of land.

ALSO

Outlot B, WILDLIFE HAVEN NO. 2, according to the recorded plat thereof, LeSueur County, Minnesota.

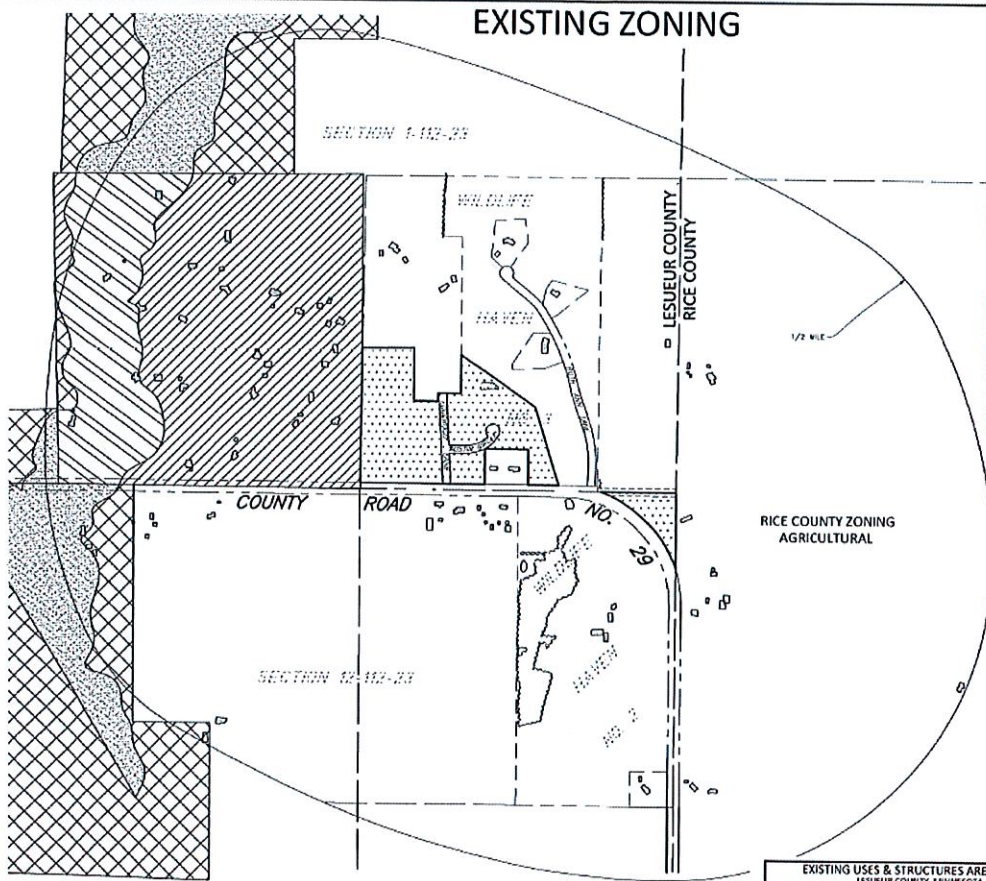
Contains 139,855 sq.ft. or 3.21 acres of land.



SHEET 1 OF 3



## EXISTING ZONING



## STRUCTURES

- GARAGE / OUTBUILDING
- HOUSE

## ZONING

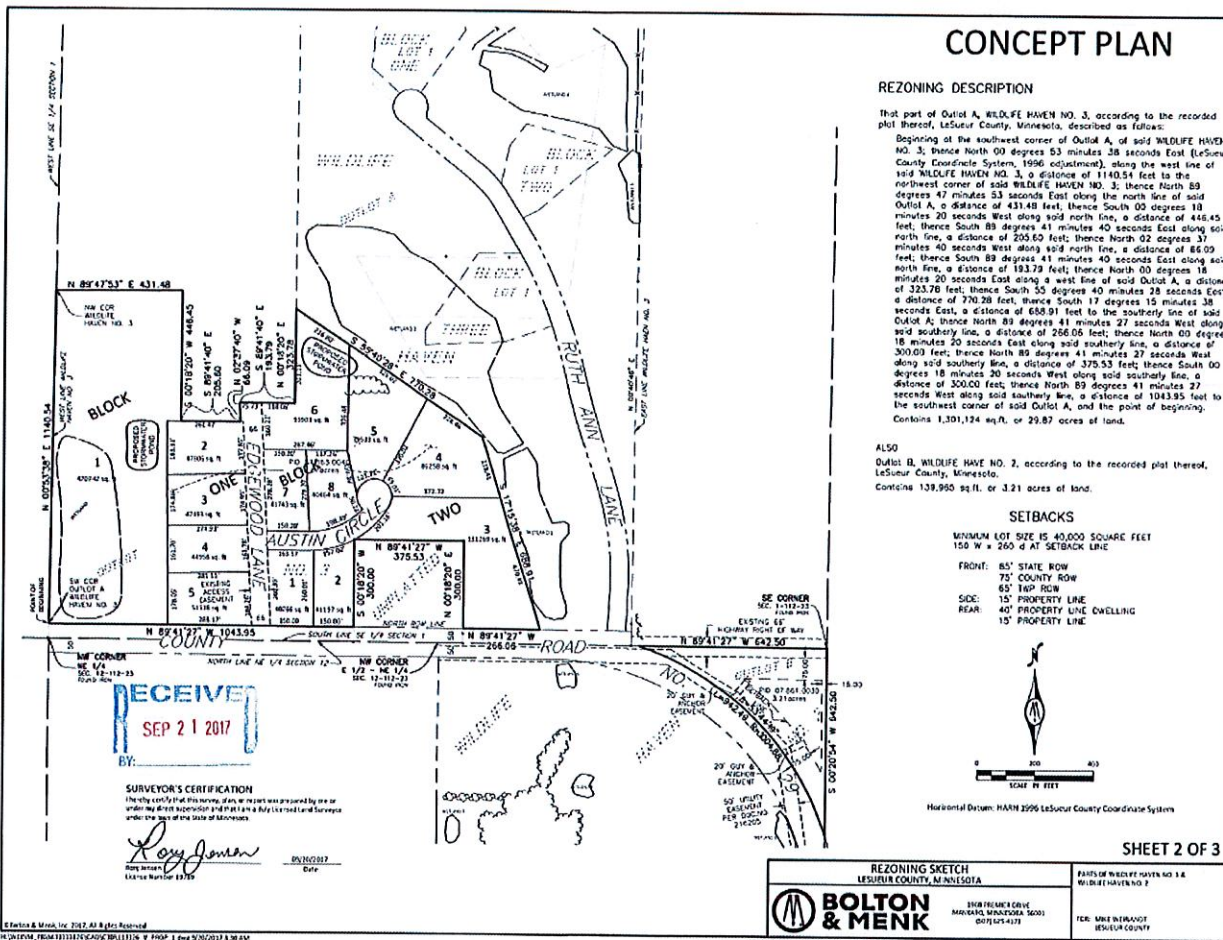
- PROPERTY (CURRENTLY AGRICULTURAL)
- URBAN/RURAL RESIDENTIAL
- CONSERVANCY
- RECREATIONAL RESIDENTIAL
- SPECIAL PROTECTION
- AGRICULTURAL



SHEET 3 OF 3







## PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed Rezone request and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such zoning district will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. Whether such zoning district would inherently lead to or encourage disturbing influences in the neighborhood.
6. Does the rezoning request for land have access to a suitable public road(s) as determined by the Road Authority.
7. Does other factors impacting the public health, safety and welfare.

## PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

(Please circle one for each item: Agree, Disagree, Not Applicable.)

1. The proposal reflects and is consistent with the goals and policies of the Le Sueur County Land Use Plan.
2. The proposal is compatible with the overall character of existing development in the immediate vicinity of the affected property. Consideration shall be made if there are similar land uses nearby or if the proposed use would be isolated.
3. The proposal will not have an adverse effect on the value of adjacent properties.
4. The proposal will not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses already permitted.
5. The proposal will not impede the normal and orderly development of surrounding vacant property for predominant uses in the area.

6. The density of the proposal is not greater than the density of the surrounding neighborhood or density indicated by the applicable Zoning District.
7. Adequate utilities, access roads, drainage, and other necessary infrastructure are being provided.
8. Soil conditions are adequate to accommodate the proposal.
9. The proposal will not create a potential pollution hazard.
10. The proposal will not degrade the water quality of the County.
11. The proposal will not have a negative impact upon natural resource areas such as bluffs, wetlands, water bodies, agricultural land, woodlands, and aggregate resource deposits.
12. The proposal will not negatively affect the protection of the public health, safety, and general welfare.

***Recommend (circle one) approval / denial / table / of the Rezone Request***

# ROLL CALL VOTE

LE SUEUR COUNTY  
REZONE CRITERIA  
PERMIT # 17342

Applicant: MIKE WEINANDT

Date: 10-14-2017

Rezoning Request: Rezoning 33.08 acres from A to R1-Sections 1 & 12, Lanesburgh Twp.

1. The proposal reflects and is consistent with the goals and policies of the Le Sueur County Land Use Plan.
2. The proposal is compatible with the overall character of existing development in the immediate vicinity of the affected property. Consideration shall be made if there are similar land uses nearby or if the proposed use would be isolated.
3. The proposal will not have an adverse effect on the value of adjacent properties.
4. The proposal will not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses already permitted.
5. The proposal will not impede the normal and orderly development of surrounding vacant property for predominant uses in the area.
6. The density of the proposal is not greater than the density of the surrounding neighborhood or density indicated by the applicable Zoning District.
7. Adequate utilities, access roads, drainage, and other necessary infrastructure are being provided.
8. Soil conditions are adequate to accommodate the proposal.
9. The proposal will not create a potential pollution hazard.
10. The proposal will not degrade the water quality of the County.
11. The proposal will not have a negative impact upon natural resource areas such as bluffs, wetlands, water bodies, agricultural land, woodlands, and aggregate resource deposits.
12. The proposal will not negatively affect the protection of the public health, safety, and general welfare.

987

|     | AG | PT | DR | JD | SK | DK | DRY | TOTAL |
|-----|----|----|----|----|----|----|-----|-------|
| 1.  |    |    |    |    |    |    |     |       |
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| 11. |    |    |    |    |    |    |     |       |
| 12. |    |    |    |    |    |    |     |       |

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Rezoning request have been met. The Rezoning will maintain the goals of safety, health and the general welfare of the public.

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED \_\_\_\_\_

PZ CHAIRPERSON \_\_\_\_\_

COUNTY BOARD MEETING DATE: \_\_\_\_\_



# Le Sueur County

## Rezone Application

### I. Applicant:

Name Michael Weimand  
Mailing Address 28695 Ruth Ave Lane  
City New Prague State Mn Zip 56076  
Phone # 612-282-3790 Phone # 612-282-3790

### II. Landowner:

Name Wildlife Haven LLC Michael Weimand Pres  
Mailing Address 28695 Ruth Ave Lane  
City NEW PRAGUE State Mn Zip 56076  
Property Address 28000222  
City New Prague State Mn Zip 56076  
Phone # 612-282-3790 Phone # 612-282-3790

### III. Parcel Information:

Parcel Number 078610030 Parcel Acreage 3.21  
07863.0040 29.87

**Attach Full Legal Description (NOT abbreviated description from tax statement)**

Township Lanesburgh Section 14R  
Subdivision Wildlife Haven No 2 OLB  
Wildlife Haven 1103 OLB Block \_\_\_\_\_

### IV. Township Notification: Township must be notified of proposed rezone prior to application.

Lanesburgh Township notified on 9/11/2017  
(Township Name) (Date)

Board Member Anthony Kubes regarding the proposed rezone.  
(Name)

### V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- If any documentation is in color, an aerial photo, photographs, or larger than 8 1/2 x 11, then twenty three (23) copies must be submitted.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.**
- Applications will not be accepted by mail.**

RECEIVED  
SEP 12 2017  
BY: MEM

### VI. Fees: Must be paid at the time of application.

Rezone \$ 750  
Filing Fee \$ 46

Special Meeting \$ 2,000 (Additional fee)



**VII. Rezone Request:**

330 acres from Agricultural District to Rural Residential District

**VIII. Description of Request:**

a. A specific written description of the area to be rezoned must be attached.

b. Complete the following in relationship to the proposed rezone request.

1. PRESENT ZONING DISTRICT CLASSIFICATION: Agricultural

2. PROPOSED ZONING DISTRICT CLASSIFICATION: Rural Residential

3. PROPOSED USE OF THE LAND: Future Building site

4. CONCEPT PLAN: (attach) 14 lots range from 4046 to 108 Acres

5. COMPATABILITY WITH THE LAND USE PLAN AND STATEMENT OF CONDITIONS WARRANTING CHANGES IN ZONING:

Adjacent Land is in RR with homes

6. COMPATABILITY WITH THE OVERALL CHARACTER OF EXISTING DEVELOPMENT IN THE IMMEDIATE VICINITY:

YES NEXT TO EXISTING DEVELOPMENT

7. ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, AND OTHER NECESSARY INFRASTRUCTURE:

Electric Adequate (all land in OK / Infrastructure OK)

8. SOIL CONDITIONS ADEQUATE TO ACCOMMODATE THE PROPOSED REZONE:

All House site on Virgin soil / EXCELLENT CHAYBee

9. WILL THE PROPOSAL CREATE A POLLUTION HAZARD OR DEGRADE WATER QUALITY? (describe):

NO creation of Sediment Pond will IMPROVE the Qual.

10. DESCRIBE THE IMPACT ON NATURAL RESOURCES (bluffs, wetlands, water bodies, ag land, woodlands, aggregate resources, etc):

was Poor Farmland in CRP

11. WILL THE PROPOSAL NEGATIVELY AFFECT THE PROTECTION OF THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE?:

NO EXCELLENT Road Exit Beautiful home sites

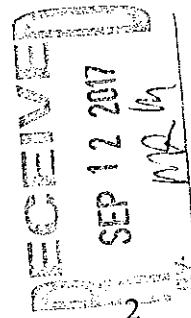
15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:  
(For example additional licensing and/or permitting) NO N/A

**IX. Site Plan:** A certified land survey of the property to be rezoned shall include but not limited to:

- Existing uses and structures of adjacent properties within 500 feet in the incorporated area and within ½ mile in the unincorporated area.

- Zoning of adjacent properties
- Location
- Lot Dimensions
- North point
- Setbacks
- Property Lines
- Road Right-Of-Way

- Existing Structures
- Septic system
- Well
- Water feature (if any)
- Access (size & location)
- Easements



**X. Attachments: shall include but not limited to:**

- ☒ a. **Description of Request** - See Part VIII for full details and requirements.
- ☒ b. **Site Plan** - See Part IX for full details and requirements.
- ☒ c. **Full legal description** - Not abbreviated description from tax statement.
- ☒ d. **Access approval** - Attach approval in writing from proper road authority. *NA*
- ☒ e. **Township Notification** - See Part IV for details and requirements.
- ☒ f. **Septic System Compliance Inspection** *NA*
- ☒ g. **Concept Plan**

**XI. Procedure:**

The Planning & Zoning Commission shall hold a public hearing on the proposed Rezone at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the *findings* and the recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the County Board decision shall be filed with the Le Sueur County Recorder by the Department.

**XII. Signatures:**

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Michael Weisandt  
Applicant signature

9/12/2017  
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Michael Weisandt Pres Wildlife Haven  
Property Owner signature

9/12/2017  
Date

**OFFICE USE ONLY**

|   |  |   |
|---|--|---|
| <b>Request:</b> <u>Rezone</u> <u>33.08 AC</u> <u>A → R1</u> |  |   |
| Pre-App Date <u>9-12-17</u>                                 | Lake Classification <u>  /  </u>                 | Feedlot <u>500'</u> <u>1000'</u> <u>N</u>   |
| Meeting Date <u>10</u>                                      | Lake <u>  /  </u>                                | Wetland Type <u>1-2</u> <u>3-8</u> <u>N</u> |
| 60 Day <u>11-10-17</u>                                      | FEMA Panel # 27079C0 <u>091, 92, 93, 94 D</u>    | Water courses <u>Y</u> <u>N</u>             |
| Zoning District <u>A</u>                                    | Flood Zone <u>X outside</u>                      | Bluff <u>Y</u> <u>N</u>                     |
| <input checked="" type="checkbox"/> Request Description     | <input type="checkbox"/> Access Approval         | <input type="checkbox"/> Septic             |
| <input checked="" type="checkbox"/> Site Plan               | <input checked="" type="checkbox"/> Concept plan | <input type="checkbox"/> Meeting            |
| <input checked="" type="checkbox"/> Full Legal              | <input type="checkbox"/> Other <u>  /  </u>      | <input type="checkbox"/> Fee                |
| <input checked="" type="checkbox"/> Ordinance               |  | <b>Comp Insp / Design</b>                   |
|   |  | <b>Reg / Spec</b>                           |
|   |  | \$ <u>796.00</u>                            |

☒ Application Complete



H Brockway  
Planning & Zoning Department Signature

9-12-17  
Date

17342  
Permit #



9/12/2017

Mike Werning at Pres Wildlife Haven LLC  
is requesting a Regone from Agrich  
to Rural Residents for the purpose  
of home site. Le Sueur Co planning &  
Zoning will be done. The Regone  
The project is within the 2 mile  
Radius of New Prague / New Prague  
will be done. The platting

Thank Mike



|   |   |             |  |   |
|---|---|-------------|--|---|
| adjacent ¼ ¼.   |   |             |  |   |
| <b>Action 7:</b> If a property owner wishes to develop land at higher densities, it will require a rezoning request from agricultural ("A") to urban/rural residential ("R1"). The intent of this goal and policy is to permit owners of marginal or poor agricultural land to sell or develop their land for this use. | LeSueur County Board & Environmental Services | 2007 – 2015 | \$ 0                                       | Agricultural land owners and housing developers |
| <b>Action 8:</b> The urban/rural residential ("R1") district should have a minimum lot size standard of 40,000 square feet of buildable land area.  | Environmental Services                        | 2007 – 2008 | \$ 0                                       | County groundwater resources                    |
| <b>Action 9:</b> The County will eliminate the Agricultural/Residential District ("AR") from its zoning ordinance since higher density housing proposals for the rural area will now be dealt with through rezoning proposals.  | LeSueur County Board & Environmental Services | 2007 – 2010 | \$ 30,000 (during zoning ordinance update) | Agricultural land owners                        |
| <b>Action 10: Rezoning</b> requests for land in the "A" district to urban/rural residential "R1" shall be tested by the following development guidelines:   | LeSueur County Board & Environmental Services | 2007 – 2015 | \$ 0                                       | Agricultural land owners and housing developers |



- a. Whether the land is marginal agricultural land or not:
  - i. Land proposed for rezoning is on an irregular parcel;
  - ii. Land soils are poor production quality, including highly erodible lands;
  - iii. Treed or forested areas; and
  - iv. Soil suitability ratings are good for urban type development.
- b. Is the rezoning request for land that is adjacent to another high density housing development area?
- c. Is the rezoning request for land that has access to a suitable public road, as determined by the appropriate road authority?
- d. Does the land proposed for rezoning intrude onto valuable natural resource areas, such as aggregate resource deposits, wetland areas, or other natural areas deemed to be worth protecting?
- e. Is the land proposed for rezoning too remote and/or the development threshold too large or too small for cost efficient public service delivery? This would include police, fire, emergency vehicles, and school district services.
- f. Is the rezoning request for land and the type or scope of development proposed too close to existing feedlot operations?
- g. Is the bulk of the development cost for construction of access, management of stormwater, and other development related issues paid for by the developer and not the public?
- h. Is the development occurring on land that is shown to be a potential source for aggregate resources (see aggregate resource map)? If it is and the area under consideration for development is not in an aggregate protection overlay district, the County should require test borings on the potential site to more firmly identify the quality of the aggregate resource.

## Mettler, Michelle

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**From:** Ken Ondich <kondich@ci.new-prague.mn.us>  
**Sent:** Monday, October 02, 2017 2:55 PM  
**To:** Brockway, Kathy  
**Cc:** Mettler, Michelle; Ken Ondich  
**Subject:** Weinandt Rezoning Request



Kathy and Michelle,

I am writing to provide formal comment on the request by Mike Weinandt to rezone 33.08 acres from Agricultural to Urban/Rural Residential R1 in Sections 1 & 12 of Lanesburgh Township. The City's Comprehensive Planning Growth Boundary actually does not reach the subject property (our growth boundary stops about 1,300' to the west). The subject site is, however, located within the City's Extraterritorial Subdivision Review area meaning that if the property is replatted (which we understand would be applied for if a rezoning is approved) that the City would review it.

The City of New Prague certainly encourages growth within the City Limits when possible to be serviced with public utilities such as water and sewer, but also understands the demands for larger lots on rural settings. It is noted, however, that if the City grows into this area, the costs for extending utilities to large lot developments and beyond can be very high.

The City notes that it will be many years (certainly beyond the 2035 date of our Comprehensive Plan Growth Boundary) until this subject site might be subject to annexation into the City of New Prague as we continue to grow as a City. It is very likely (although I am speculating a bit) that the property would be guided to Low Density residential if it were ever to be added into our growth boundary area. The low density residential designation means that it could have lots of 9,000 sq. ft. with lots on public utilities.

In summary, the subject property is not within the City's growth boundary but is within the City's extraterritorial review jurisdiction and while we encourage residential growth within City Limits, this area would likely be guided low density residential to be allowed 9,000 sq. ft. lots if ever annexed into the City and provided with City Services.

Please contact me if you should have any questions.

Kenneth D. Ondich  
Planning / Community Development Director  
City of New Prague  
New Prague, MN 56071  
Phone: 952-758-4401  
Fax: 952-758-1149  
Website: [www.ci.new-prague.mn.us](http://www.ci.new-prague.mn.us)



## **Brockway, Kathy**

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**From:** Joe Wondra <joewondra@gmail.com>  
**Sent:** Monday, October 02, 2017 2:25 PM  
**To:** Brockway, Kathy  
**Subject:** Planning-Zoning Wildlife Haven Consideration



Dear Kathy Brockway,

Please let me know if you receive this , and if you are able to distribute this to the Planning and Zoning Commission Hearing on October 12, 2017.

Regarding Applicant Mike Weinandt, Wildlife Haven, LLC.

Dear Planning and Zoning Commission,

My name is Joe Wondra and on behalf of my wife, Sue, I would like to respond to my notice of this public hearing. Medically, I am unable to attend but am writing to you.

The applicant owns property at RuthAnn Lane , 290th St, New Prague and has recently either purchased or is renting property at 33406 151st Ave (LS Co. 3) Montgomery, MN.

I would request that before consideration is given to this proposal the commission does a drive by of the current properties the applicant is involved with. A quick ask of the adjoining neighbors of the recent property that the applicant is involved with at 33406 151st Ave, would let the commission discover how quickly the property became blighted. From the road it is easy to see property in disrepair, junk and equipment strewn about, generally, what I would consider blight.

I am but one opinion in LeSueur County , but I am very concerned about more properties that have the potential to turn into a blighted condition with, junk and equipment in disrepair strewn throughout.

I urge the commission to take an indepth and very careful review of this application.

Respectfully,

Joseph R. And Susan M. Wondra  
28783 Deans Drive  
New Prague, MN. 56071  
952-758-5352  
10/02/17

Sent from my iPad

REZONE AGRICULTURAL TO  
RURAL RESIDENTIAL

REZONING DESCRIPTION

That part of Outlot A, WILDLIFE HAVEN NO. 3, according to the recorded plat thereof, LeSueur County, Minnesota, described as follows:

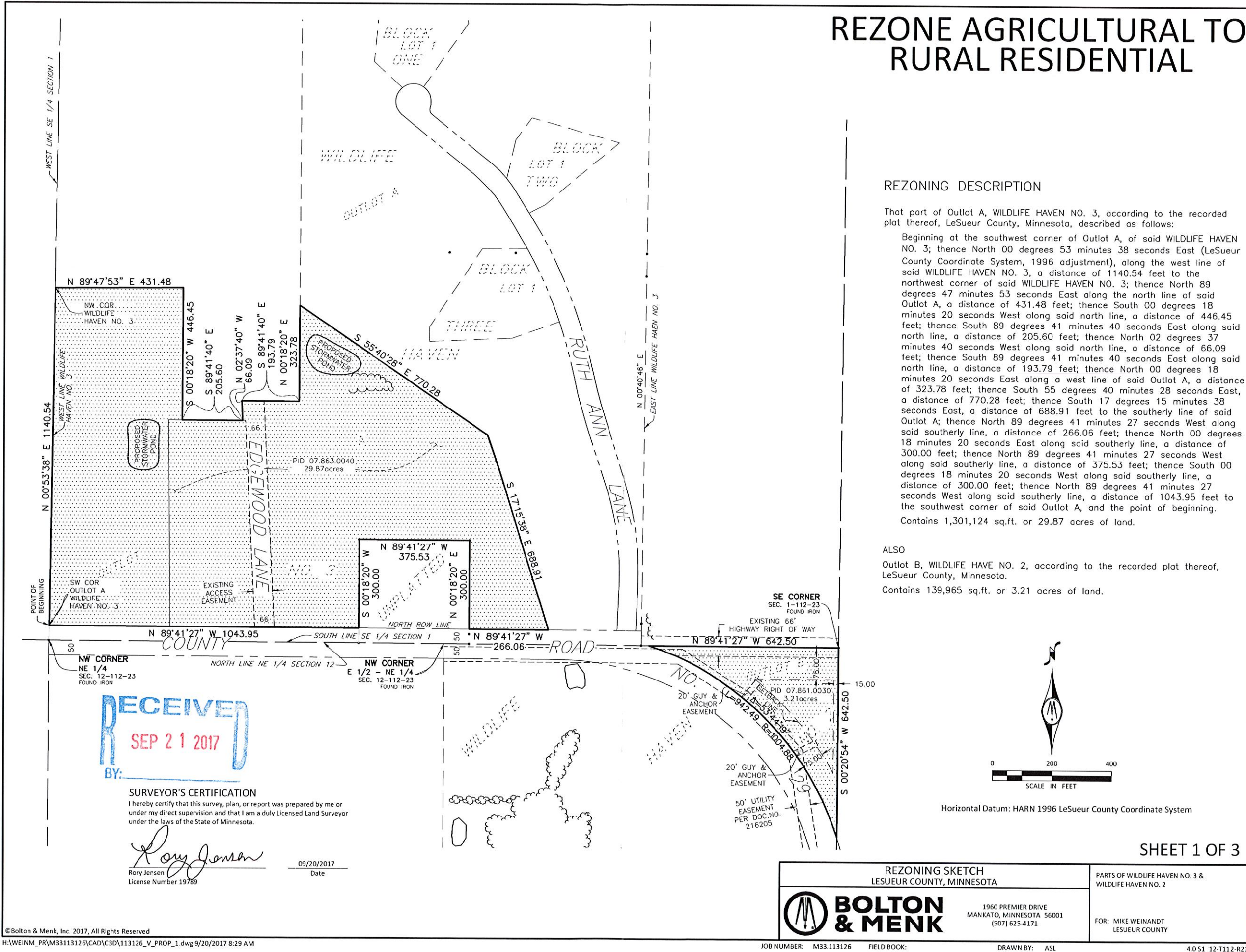
Beginning at the southwest corner of Outlot A, of said WILDLIFE HAVEN NO. 3; thence North 00 degrees 53 minutes 38 seconds East (LeSueur County Coordinate System, 1996 adjustment), along the west line of said WILDLIFE HAVEN NO. 3, a distance of 1140.54 feet to the northwest corner of said WILDLIFE HAVEN NO. 3; thence North 89 degrees 47 minutes 53 seconds East along the north line of said Outlot A, a distance of 431.48 feet; thence South 00 degrees 18 minutes 20 seconds West along said north line, a distance of 446.45 feet; thence South 89 degrees 41 minutes 40 seconds East along said north line, a distance of 205.60 feet; thence North 02 degrees 37 minutes 40 seconds West along said north line, a distance of 66.09 feet; thence South 89 degrees 41 minutes 40 seconds East along said north line, a distance of 193.79 feet; thence North 00 degrees 18 minutes 20 seconds East along a west line of said Outlot A, a distance of 323.78 feet; thence South 55 degrees 40 minutes 28 seconds East, a distance of 770.28 feet; thence South 17 degrees 15 minutes 38 seconds East, a distance of 688.91 feet to the southerly line of said Outlot A; thence North 89 degrees 41 minutes 27 seconds West along said southerly line, a distance of 266.06 feet; thence North 00 degrees 18 minutes 20 seconds East along said southerly line, a distance of 300.00 feet; thence North 89 degrees 41 minutes 27 seconds West along said southerly line, a distance of 375.53 feet; thence South 00 degrees 18 minutes 20 seconds West along said southerly line, a distance of 300.00 feet; thence North 89 degrees 41 minutes 27 seconds West along said southerly line, a distance of 1043.95 feet to the southwest corner of said Outlot A, and the point of beginning.

Contains 1,301,124 sq.ft. or 29.87 acres of land.

ALSO

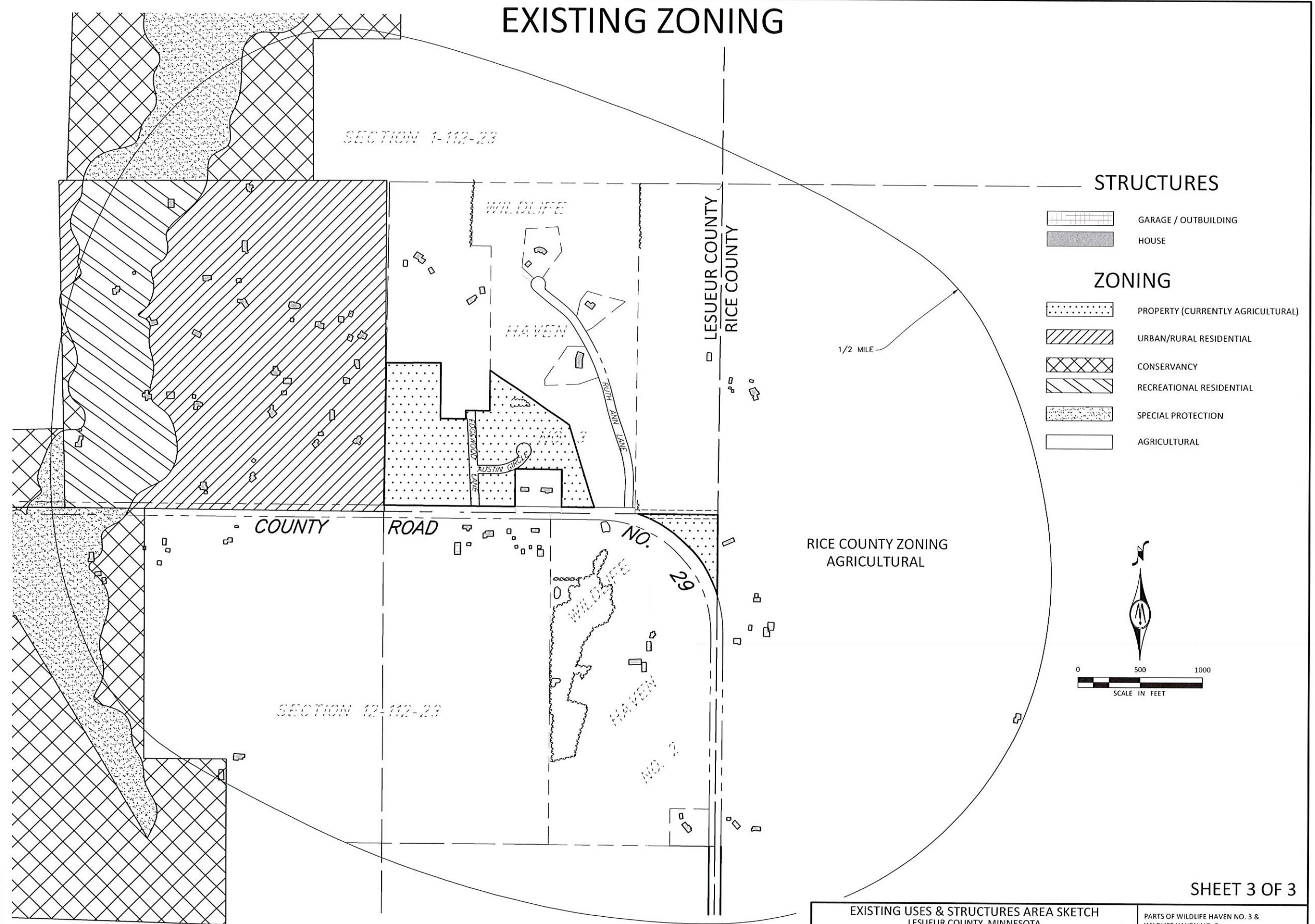
Outlot B, WILDLIFE HAVE NO. 2, according to the recorded plat thereof, LeSueur County, Minnesota.

Contains 139,965 sq.ft. or 3.21 acres of land.





# EXISTING ZONING



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|  |             |   |
|--|-------------|---|
| EXISTING USES & STRUCTURES AREA SKETCH<br>LESUEUR COUNTY, MINNESOTA                          |             | PARTS OF WILDLIFE HAVEN NO. 3 &<br>WILDLIFE HAVEN NO. 2 |
| <b>BOLTON &amp; MENK</b><br>1960 PREMIER DRIVE<br>MANKATO, MINNESOTA 56001<br>(507) 625-4171 |             | FOR: MIKE WEINANDT<br>LESUEUR COUNTY                    |
| JOB NUMBER: M33.113126   | FIELD BOOK: | DRAWN BY: ASL   |
| 4 0 S1_12-T112-R23   |             |   |

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BY:



# CONCEPT PLAN

## REZONING DESCRIPTION

That part of Outlot A, WILDLIFE HAVEN NO. 3, according to the recorded plot thereof, LeSueur County, Minnesota, described as follows:

Beginning at the southwest corner of Outlot A, of said WILDLIFE HAVEN NO. 3; thence North 00 degrees 53 minutes 38 seconds East (LeSueur County Coordinate System, 1996 adjustment), along the west line of said WILDLIFE HAVEN NO. 3, a distance of 1140.54 feet to the northwest corner of said WILDLIFE HAVEN NO. 3; thence North 89 degrees 47 minutes 53 seconds East along the north line of said Outlot A, a distance of 431.48 feet; thence South 00 degrees 18 minutes 20 seconds West along said north line, a distance of 446.45 feet; thence South 89 degrees 41 minutes 40 seconds East along said north line, a distance of 205.60 feet; thence North 02 degrees 37 minutes 40 seconds West along said north line, a distance of 66.09 feet; thence South 89 degrees 41 minutes 40 seconds East along said north line, a distance of 193.79 feet; thence North 00 degrees 18 minutes 20 seconds East along a west line of said Outlot A, a distance of 323.78 feet; thence South 55 degrees 40 minutes 28 seconds East, a distance of 770.28 feet; thence South 17 degrees 15 minutes 38 seconds East, a distance of 688.91 feet to the southerly line of said Outlot A; thence North 89 degrees 41 minutes 27 seconds West along said southerly line, a distance of 266.06 feet; thence North 00 degrees 18 minutes 20 seconds West along said southerly line, a distance of 300.00 feet; thence North 89 degrees 41 minutes 27 seconds West along said southerly line, a distance of 375.53 feet; thence South 00 degrees 18 minutes 20 seconds West along said southerly line, a distance of 300.00 feet; thence North 89 degrees 41 minutes 27 seconds West along said southerly line, a distance of 1043.95 feet to the southwest corner of said Outlot A, and the point of beginning. Contains 1,301,124 sq.ft. or 29.87 acres of land.

ALSO

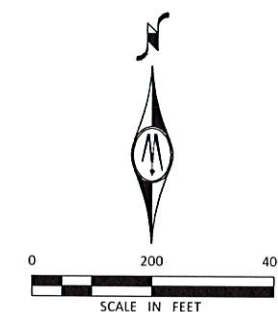
Outlot B, WILDLIFE HAVE NO. 2, according to the recorded plot thereof, LeSueur County, Minnesota.

Contains 139,965 sq.ft. or 3.21 acres of land.

## SETBACKS

MINIMUM LOT SIZE IS 40,000 SQUARE FEET  
150' W x 260' d AT SETBACK LINE

FRONT: 85' STATE ROW  
75' COUNTY ROW  
65' TWP ROW  
SIDE: 15' PROPERTY LINE  
REAR: 40' PROPERTY LINE DWELLING  
15' PROPERTY LINE



Horizontal Datum: HARN 1996 LeSueur County Coordinate System

SHEET 2 OF 3

REZONING SKETCH  
LESUEUR COUNTY, MINNESOTA



1960 PREMIER DRIVE  
MANKATO, MINNESOTA 56001  
(507) 625-4171

PARTS OF WILDLIFE HAVEN NO. 3 &  
WILDLIFE HAVEN NO. 2

FOR: MIKE WEINANDT  
LESUEUR COUNTY

JOB NUMBER: M33.113126

FIELD BOOK:

DRAWN BY: ASL

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## SURVEYOR'S CERTIFICATION

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

*Rory Jensen*  
Rory Jensen  
License Number 19789

09/20/2017  
Date

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BY: