

Applicant

Welcome Memorial Trust
18032 527th Ave
Garden City, MN 56034

Request and Location

The applicants are requesting plat approval for RLS # 167, a Registered Land Survey (RLS) creating a 3.83 acre parcel located in the NW ¼ of the NW ¼ of Section 26, Garden City Township

Project Proposal

The site was originally part of Lake Crystal Wellcome Memorial School District. The former school building is split into three separate parcels. The southern portion of the complex is owned by 22LLC and is the home to Wellcome Manor. The north portion is owned by Welcome Memorial Trust and consists of an auditorium, locker rooms, hallway, band room, and music room. The proposal is to split a portion of the building owned by Welcome Memorial Trust. The split will accommodate an expansion of the services offered by Wellcome Manor. Because the parcel consists of Abstract and Torrens property, the proposed split must be done with a Registered Land Survey.

The proposed north/south property line bisects the building owned by Welcome Memorial Trust. Because the rear yard property line setback cannot be met with the proposed split, a variance was applied for to reduce the property line setback from 30 feet to zero feet. The outcome of variance request was not known at the time this report was written.

Zoning

Rural Townsite.

Land Use Plan

This proposal does not conflict with the Land Use Plan.

Access

The property is served by two access points to CSAH 38.

Existing Land Use within 1/4 mile of the receiving quarter-quarter

North: Wooded open space and five residences

East: CSAH 38, multiple residences and the Watonwan River

South: Multiple residences, and the Watonwan River

West: Multiple residences and the Watonwan River

NATURAL RESOURCES INFORMATION

Topography

The topography of the proposed RLS is fairly flat.

Floodplain

The proposal is not within a floodplain area.

Shoreland

The proposal is not within a shoreland area.

Wetlands

According to the National Wetlands Inventory, there are no wetlands on the property.

Township Board Review

At the time this report was written, no comment had been received from the Township.

STAFF REVIEW

Environmental Health Comments – See Attachment A-4.

OPINIONS

Based on the information submitted by the applicant, contained in this report, and as required in Sec. 24-466 of the County Code, the following opinions have been developed for this request:

1. That the proposed use conforms with the county land use plan.
2. The demonstrated need for the proposed use.
3. That the proposed use will not degrade the water quality of the county.
4. That the proposed use will not adversely increase the quantity of water runoff.
5. That soil conditions are adequate to accommodate the proposed use.
6. That the proposed use does not create a potential pollution hazard.
7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.
10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
11. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.
12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

13. That the density of proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable zoning district.

RECOMMENDATIONS

Staff recommends **approval** of the proposed Registered Land Survey Number 167 contingent upon the following conditions:

1. That any future subdivisions will be processed pursuant to the Blue Earth County Subdivision regulations.

ATTACHMENTS

A-1, General Location Map

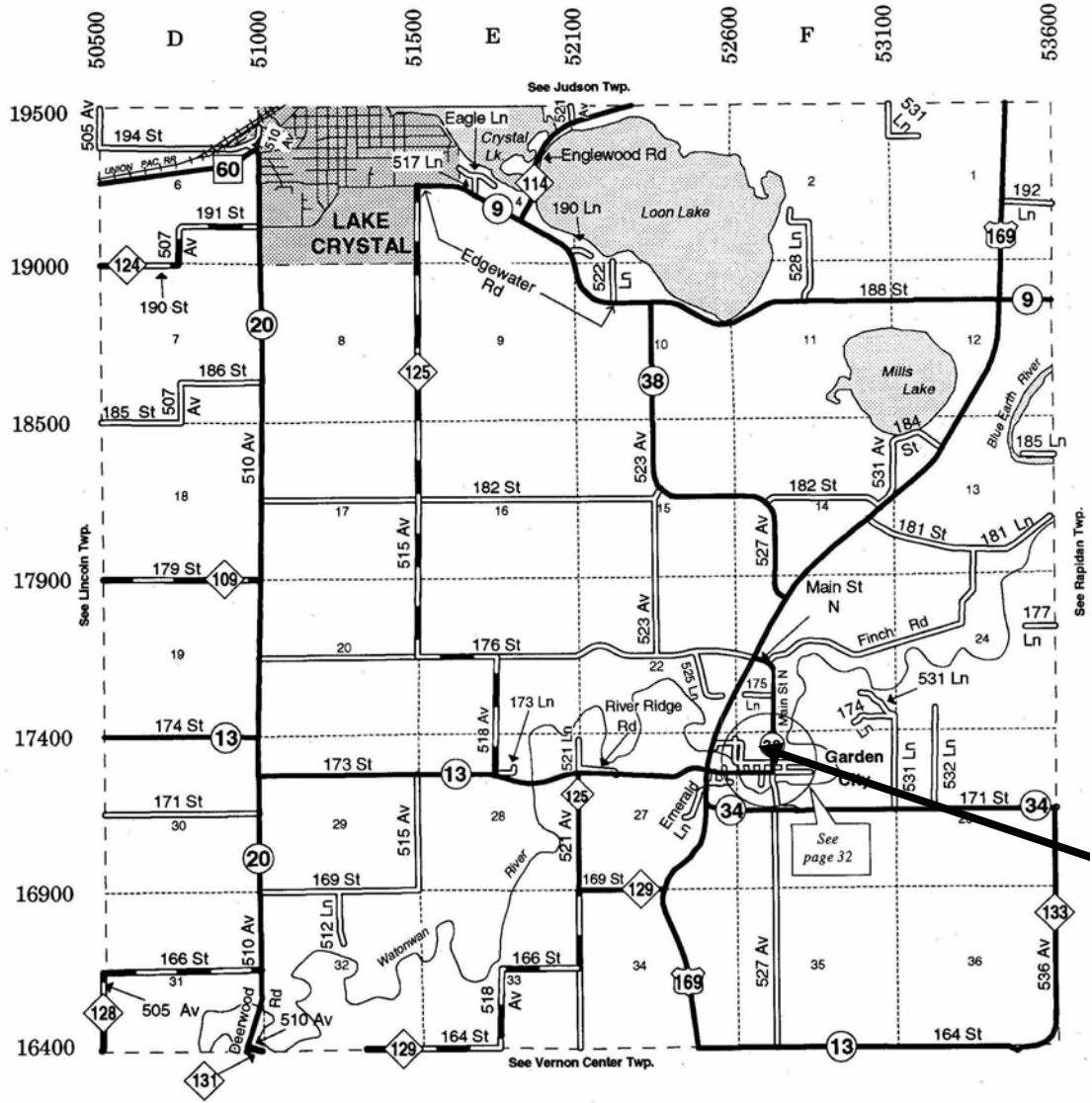
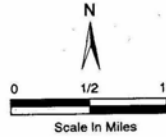
A-2, Existing Parcel Map

A-3, RLS #167

A-4, Environmental Health Comments

Garden City

T 107 N - R 28 W



Site Location

	U.S. Highway		Township Road
	State Highway		Railroad
	Paved County State Aid Highway		Section Line
	Unpaved County State Aid Highway		Township Boundary
	Paved County Road		
	Unpaved County Road		

A-2 Parcel Map



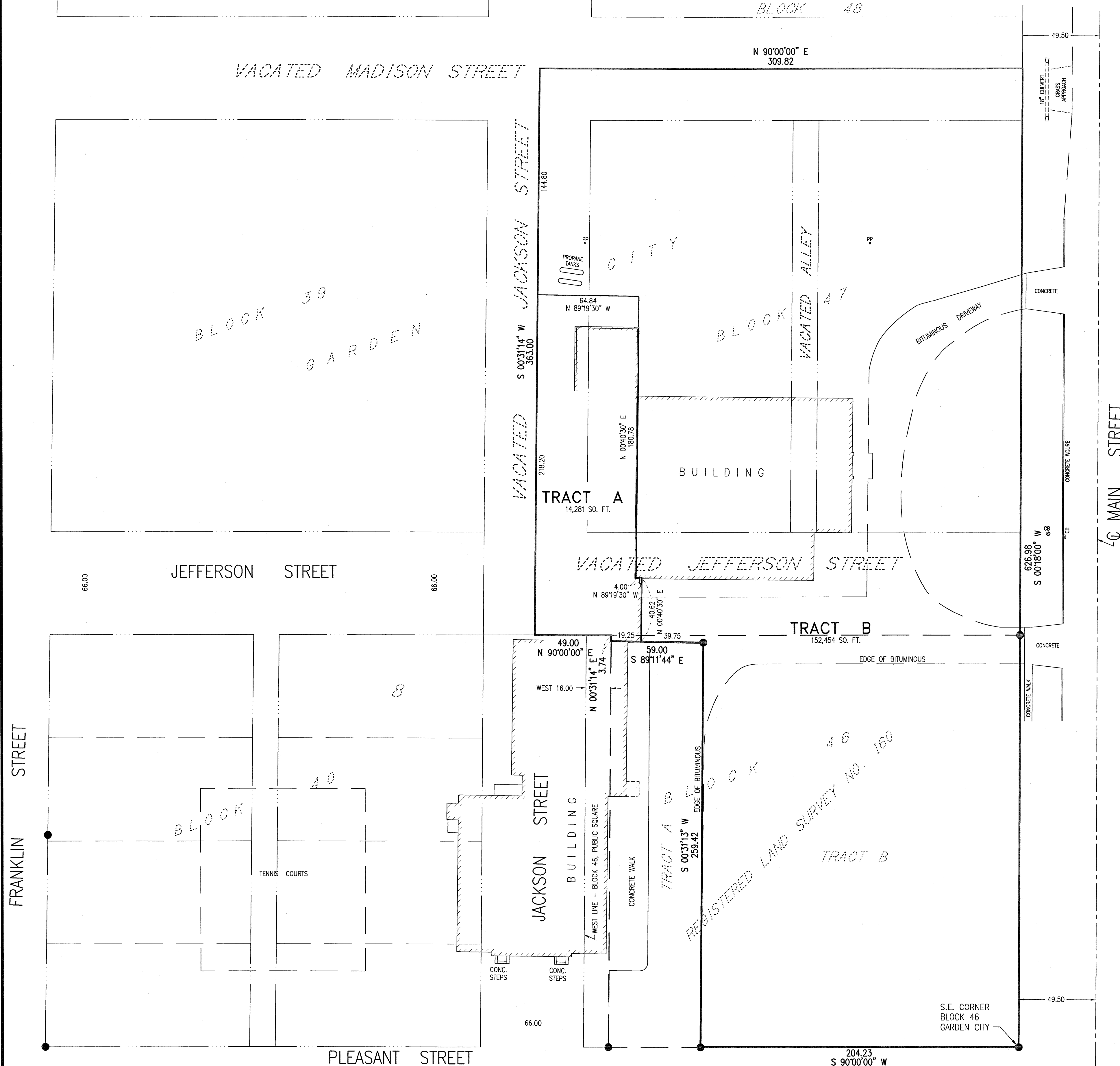
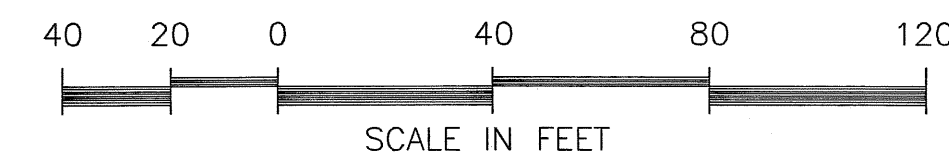
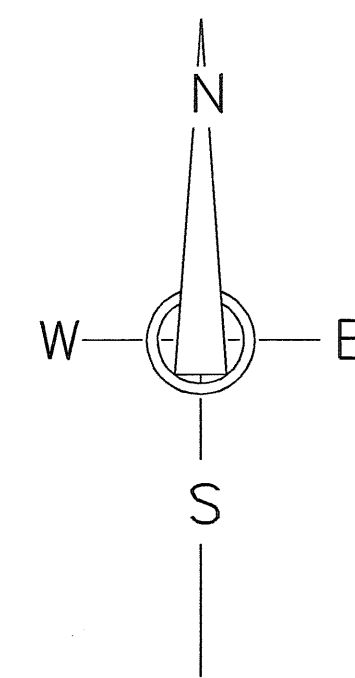
REGISTERED LAND SURVEY NO. 167

GARDEN CITY
BLUE EARTH COUNTY, MINNESOTA

BLOCK 38

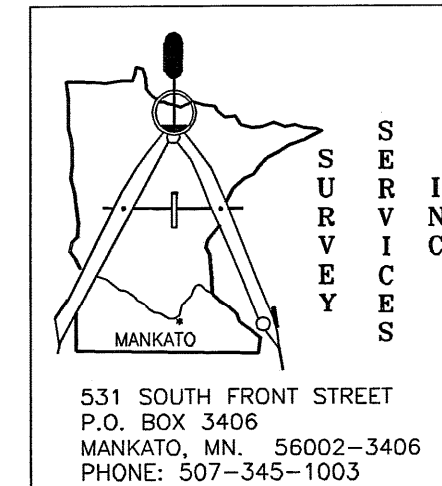
BLOCK 48

INDICATES 1/2" DIA. X 20" LONG IRON PIPE SET WITH PLASTIC CAP MARKED BY LICENSE NO. 14701.
INDICATES IRON PIPE MONUMENTS FOUND.



I hereby certify that this survey, plan, specification, 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.

Signature: Warren P. Smith
Print Name: WARREN P. SMITH
Date: 7/13/10 License No. 14701



PRELIMINARY PLAT
GARDEN CITY, MINNESOTA

TRACT B, RLS 160 AND BLOCK 47, GARDEN CITY, TOGETHER WITH VACATED STREETS AND ALLEYS

FOR: 22 LLC
SCALE: 1"=40' DATE: SEPT., 2010 F.B.: FILE 12930

REGISTERED LAND SURVEY NO. 167

GARDEN CITY
BLUE EARTH COUNTY, MINNESOTA

BLOCK 38

BLOCK 48

VACATED MADISON STREET

N 90°00'00" E
309.82

49.50

BLOCK 39
GARDEN

VACATED JACKSON STREET

S 00°31'14" W
363.00

144.80

218.20

TRACT A
14,281 SQ. FT.

64.84
N 89°19'30" W

N 00°40'30" E
180.78

BLOCK 47
VACATED ALLEY

VACATED JEFFERSON STREET

4.00
N 89°19'30" W

N 00°40'30" E

40.62

39.75

TRACT B
152,454 SQ. FT.

49.00
N 90°00'00" E

WEST 16.00

N 00°31'14" E

3.74

59.00
S 89°11'44" E

WEST 16.00

N 00°31'14" E

3.74

TRACT B
152,454 SQ. FT.

S 00°18'00" W
626.98

W MAIN STREET

FRANKLIN STREET

BLOCK 40

JACKSON STREET

WEST LINE - BLOCK 46, PUBLIC SQUARE

REGISTERED LAND SURVEY NO. 160
TRACT A
TRACT B

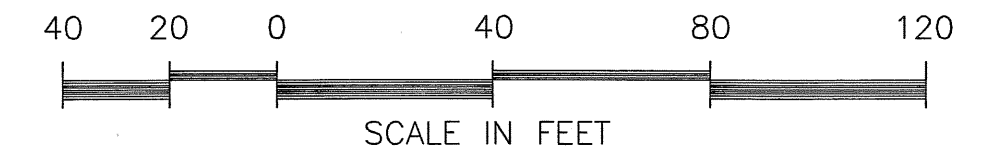
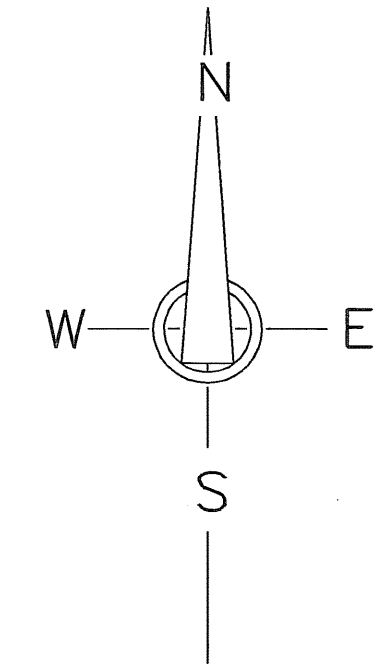
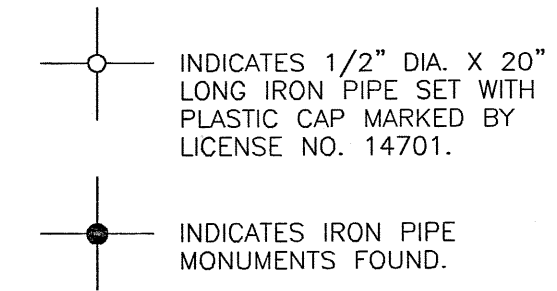
S 00°31'13" W
259.42

S.E. CORNER
BLOCK 46
GARDEN CITY

49.50

PLEASANT STREET

204.23
S 90°00'00" W



SURVEYOR'S CERTIFICATE

I hereby certify that in accordance with the provisions of Chapter 508, Minnesota Statutes of 1949, as amended, I have surveyed the following tract of land in Blue Earth County, Minnesota, to wit:

Tract B, Registered Land Survey No. 160, according to the plat thereof on file and of record with the Blue Earth County Registrar of Titles and Block 47 and all of vacated Jefferson Street lying between Blocks 46 and 47 and the Southerly one-half of vacated Madison Street, lying between Blocks 47 and 48 and the Easterly one-half of vacated Jackson Street, from the southerly line of Jefferson Street to the center line of Madison Street and the vacated alley located in Block 47, all according to the plat of Garden City, on file and of record with the Blue Earth County Registrar of Titles. Containing 3.83 acres.

Warren P. Smith
License No. 14701

Subscribed and sworn to before me, a Notary Public in and for said County of Blue Earth, State of Minnesota, on this, the _____ day of _____, 2010.

Notary Public

APPROVALS

Be it known that on this, the _____ day of _____, 2010, the Planning Commission of Blue Earth County did duly review this plat of REGISTERED LAND SURVEY NO. 167.

Secretary of the Planning Commission

Chairman of the Planning Commission

Be it known that on this, the _____ day of _____, 2010 the County Commissioners of Blue Earth County did duly approve this plat of REGISTERED LAND SURVEY NO. 167.

Chairman

County Administrator

TAXPAYER SERVICES DEPARTMENT

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein, this _____ day of _____, 2010.

Taxpayer Services Director

REGISTRAR OF TITLES CERTIFICATE

I hereby certify that this instrument was filed in my office for record on this, the _____ day of _____, 2010 at _____ o'clock _____ M. and that it was duly recorded in _____ of Plots, Number _____.

Registrar of Titles
Blue Earth County, Minnesota

**FINAL PLAT
PENDING FINAL REVIEW**

**Blue Earth County Environmental Services Department
Land Use and Natural Resources Section
Post Office Box 3566
Mankato, Minnesota 56002-3566
Telephone: (507) 304-4381**

Environmental Health Review

September 20, 2010

R36.12.26.103.002

Welcome Memorial Trust - Request for approval of Registered Land Survey No. 167, a plat creating a 3.83 acre parcel in the Rural Townsite Zoned District in the NW ¼ of the NW ¼ of Section 26, Garden City Township.

General: This proposal is the first step in a multiple step process to increase the use at the Welcome Manor facility.

Septic System: This proposed relocation of the property line would require that there be two identified septic system locations on the property. This is not physically possible as the current system is on separate property with an agreement. Any septic system expansion or drainfield replacement would require a similar set up on a property separate from the structure in question.

The current septic system servicing the property was found to be in compliance on xx/xx/xx. There is no portion of the compliance inspection that looks at specifically the size of the system. The compliance evaluates the components and the current state of use.

The change in property lines, from where they currently are to where they are proposed, will potentially allow for the expansion in use of the 22 LLC Welcome Manor Women's Center. At the time that this facility is expanded, the overall use of the facility will need to be addressed for the size of the septic system. There will be requirements with an expansion for the sizing of all components in the septic system to meet the current code.

The system will be required to meet the all aspects of MN Rule 7081. If the design flow exceeds 10,000 gallons, the system is required by State Rule to be State permitted.

Water Wells: There are two known wells servicing the property, both are permitted by the Minnesota Department of Health as a Non-Community public water supply. As of September 20, 2010, they were in compliance. There is also one well that was sealed on the property.

Wetlands: There are no apparent wetlands on this property.

Environmental Health Conditions That Need To Be Addressed As Conditions In The C.U.P.:

All aspects will be looked at with the planned expansion of Welcome Manor.
