



# MEMORANDUM

DATE: March 9, 2020  
TO: Chairperson Cauley, Members of the Planning Commission, Administrator Meyer  
FROM: Cynthia Smith Strack, Community Development Director  
RE: Item 6.1 Minor Subdivision Request: Fahey (South) PID 200012720

## REQUEST SUMMARY

**PZ Task:** Review request for minor subdivision.  
Recommend action to City Council.

**Overview:** The City is undertaking a stormwater improvement project near Forest & Grove Streets. Property owner Joe Fahey is donating land to the City to accommodate stormwater improvements. The donation requires splitting of two parcels, one south of the platted alley and one north of the platted alley. The City proposed to split PID 200012720 as illustrated in the attached sketch. The split will enable conveyance of the western portion of the parcel to the City.

**History/Locale:** Locale is a mix of residential and industrial.

**Applicant:** City of Belle Plaine

**Planned Use:** Public – stormwater.

**Zoning Classification:** Zoning, R-3 One and Two Family Residential

**Attachments to Report:** (a) Survey sketch  
(b) Resolution 20-004 A Resolution Recommending Approval of a Minor Subdivision of Property (Fahey - South).

**Action Options:** Action on Resolution 20-004 recommending approval or denial (specify) minor subdivision to City Council.

**Staff Recommendation:** Approval of minor subdivision.

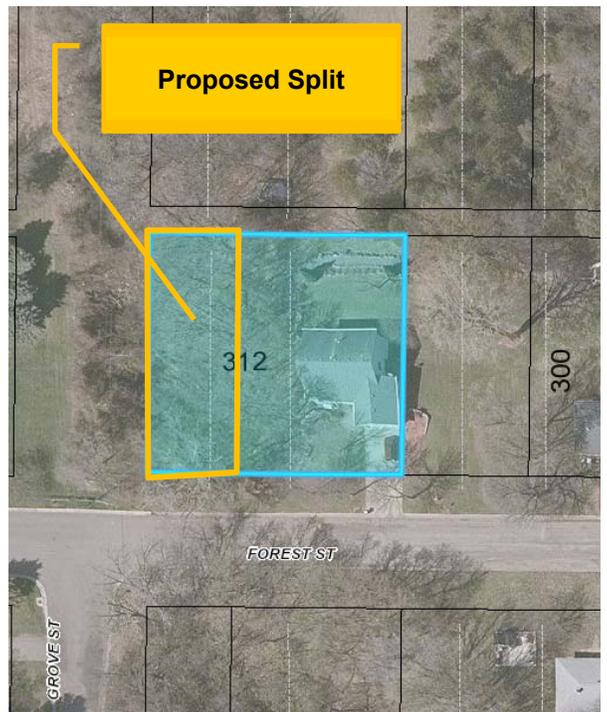
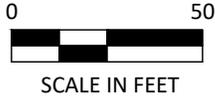


EXHIBIT A  
SHEET 1 OF 2



BEAVER STREET

BELLE PLAINE CITY

1

2

3

4

5

BLOCK 75

ALLEY

16'

GROVE STREET

25'

50'

142'

12

11

10

9

8

FOREST STREET

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SKETCH OF DESCRIPTION  
BELLE PLAINE, MINNESOTA

LOT 12 AND WEST 25' OF LOT 11, BLOCK 75, BELLE PLAINE CITY, SCOTT COUNTY, MINNESOTA



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

FOR: BELLE PLAINE, CITY OF

EXHIBIT A  
SHEET 2 OF 2

DESCRIPTION

Lot 12 and the West 25.00 feet of Lot 11, Block 75, BELLE PLAINE CITY, according to the recorded plat thereof, City of Belle Plaine, Scott County, Minnesota.

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.

*Janile Fowlds*

2/17/2020

Janile Fowlds

Date

License Number 26748

Horizontal Datum: 2011 Scott County Coordinate System

SKETCH OF DESCRIPTION  
BELLE PLAINE, MINNESOTA

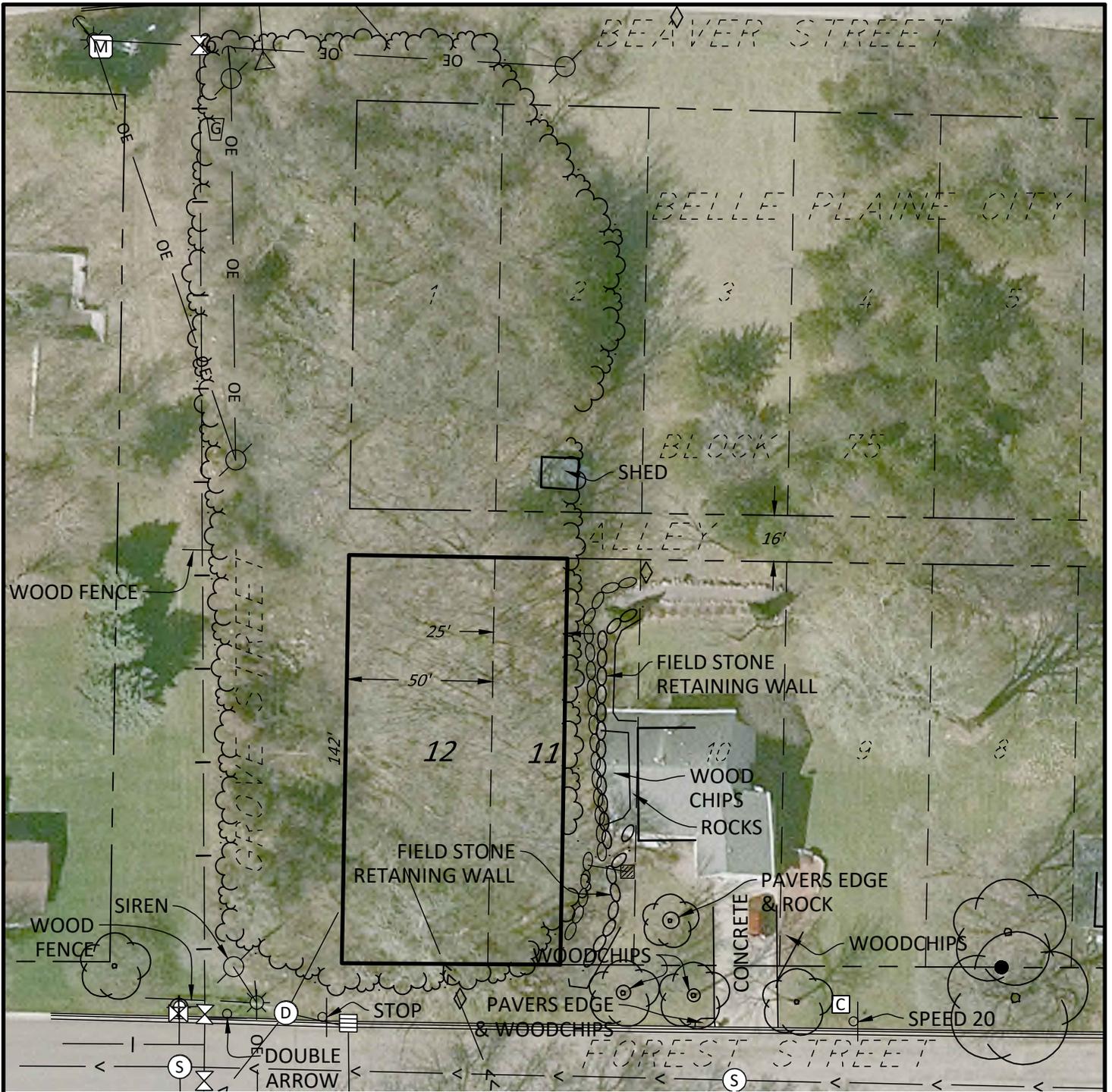
LOT 12 AND WEST 25' OF LOT 11, BLOCK 75, BELLE PLAINE CITY, SCOTT COUNTY, MINNESOTA



**BOLTON & MENK**

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

FOR: BELLE PLAINE, CITY OF



LEGEND

- |   |                  |   |                        |
|---|------------------|---|------------------------|
| ● | MONUMENT FOUND   | ⊕ | ANCHOR                 |
| ⊕ | BENCH MARK       | ⊕ | TRAFFIC SIGN           |
| ⊕ | CATCH BASIN      | ⊕ | COMMUNICATION PEDESTAL |
| ⊕ | CONTROL POINT    | ⊕ | UTILITY POLE           |
| ⊕ | ELECTRIC METER   | ⊕ | DECIDUOUS TREE         |
| ⊕ | HYDRANT          | ⊕ | WATER VALVE            |
| ⊕ | LIGHT POLE       | ⊕ | OVERHEAD ELECTRIC      |
| ⊕ | SANITARY MANHOLE | ⊕ | WATER SYSTEM           |
| ⊕ | STORM MANHOLE    | ⊕ | STORM SEWER            |
| ⊕ | TILE INLET       | ⊕ | SANITARY SEWER         |
| ⊕ | MARKER GAS       | ⊕ | RETAINING WALL         |
| ⊕ | FLARED END       | ⊕ | EDGE OF TREES          |

Horizontal Datum: 2011 Scott County  
Coordinate System



SCALE IN FEET



**EXHIBIT**  
BELLE PLAINE, MINNESOTA

LOT 12 & WEST 25' OF LOT 11, BLOCK 75, BELLE PLAINE  
CITY, SCOTT COUNTY, MINNESOTA



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

FOR: BELLE PLAINE, CITY OF

**BELLE PLAINE PLANNING COMMISSION  
RESOLUTION PZ 20-004**

**A RESOLUTION RECOMMENDING APPROVAL OF A MINOR SUBDIVISION OF  
PROPERTY (FAHEY - SOUTH)**

**PID 200012720 (parent parcel)**

**Legal:**

Parent Parcel: Lots 10, 11, & 12, Block 75, Belle Plaine City

Proposed: Lot 12 & West 25' of Lot 11, Block 75, Belle Plaine City, Scott County Minnesota

WHEREAS, the Joseph J. Fahey, Jr. Revocable Trust under agreement dated December 27, 2002 (the "Owner") owns the property described as Lots 10, 11 and 12, Block 75, Belle Plaine City ("the Property"); and

WHEREAS, Owner is seeking approval of a minor subdivision of the Property in order to convey a portion of the Property to the City of Belle Plaine for a public purpose; and

WHEREAS, the proposed minor subdivision legal is described as follows and shown in the attached Exhibit A:

Lot 12 and the West 25.00 feet of Lot 11, Block 75, Belle Plaine City

AND

Lot 10 and Lot 11, except the West 25.00 feet thereof, Block 75, Belle Plaine City

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby recommends the City Council approve a minor subdivision of PID 200012720, legally described as Lots 10, 11, & 12, Block 75 City of Belle Plaine, contingent upon the following:

1. The lot split shall be as represented in a survey sketch dated February 17, 2020 and attached hereto as Exhibit A.
2. Deeds shall be created for both resulting parcels and submitted to the City for administrative review prior to filing with the Scott County Recorder's Office.

The adoption of the foregoing resolution was duly moved by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof: \_\_\_\_\_.

and the following voted against the same: \_\_\_\_\_.

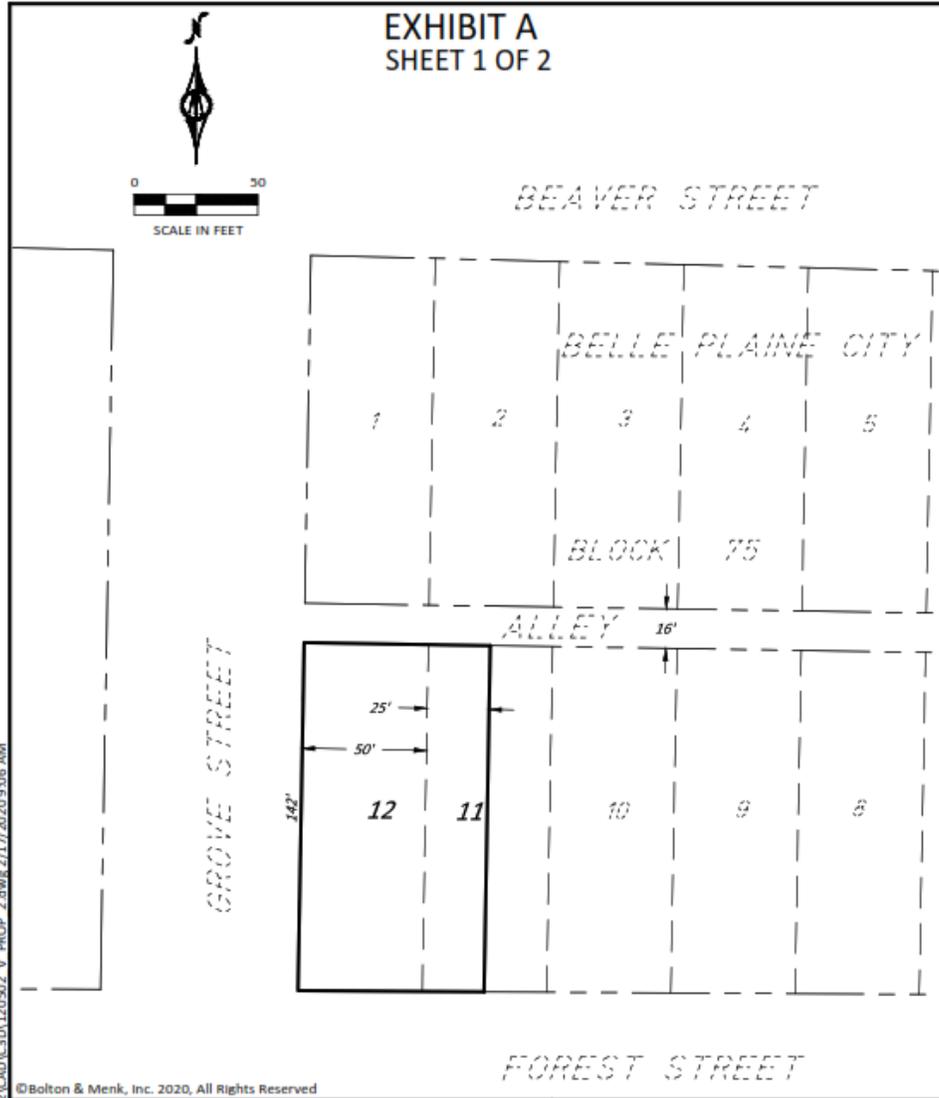
Whereupon said resolution was declared duly passed and adopted. Dated this 9<sup>th</sup> day of March, 2020.

\_\_\_\_\_  
Ashley Cauley  
Chairperson

\_\_\_\_\_  
Cynthia Smith Strack  
Community Development Director

**EXHIBIT A  
PROPOSED ADMINISTRATIVE SUBDIVISION**

**Parent PID 200012720**



<p align="center">©Bolton &amp; Menk, Inc. 2020, All Rights Reserved</p> <p align="center"><b>SKETCH OF DESCRIPTION</b> BELLE PLAINE, MINNESOTA</p>		<p>LOT 12 AND WEST 25' OF LOT 11, BLOCK 75, BELLE PLAINE CITY, SCOTT COUNTY, MINNESOTA</p> <p>FOR: BELLE PLAINE, CITY OF</p>
 <p align="center">1900 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171</p>		

JOB NUMBER: M15.120502      FIELD BOOK: SEE FILE      DRAWN BY: CDS

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