CITY OF ALEXANDRIA, MINNESOTA

PLANNING COMMISSION

AGENDA • AUGUST 17, 2026

COUNCIL CHAMBERS **7:00 PM**

Chairperson
Deb Parrott

Member Adam Barnett	**Member** Chris Huether	**Member** Bill Franzen
Member Heather Molesworth	**Member** Susan Anderson	**Member** Jeremy Geris

1. 7:00 PM – CALL TO ORDER

2. 7:00 PM – PUBLIC HEARING – PLANNED UNIT DEVELOPMENT "East Alexandria Townhomes" (PUD-26-002), CONDITIONAL USE (C-26-009), SUBDIVISION (SA-26-004), ZONING DISTRICT AMENDMENT (DA-26-002) – Ron Hoekstra, Bonnema Runke Stern (land surveyors) on behalf of CS Nelson Properties, LLC (owner/developer)

A. PLANNED UNIT DEVELOPMENT **"East Alexandria Townhomes"** (PUD-26-002)

B. CONDITIONAL USE **"East Alexandria Townhomes"** (C-26-009)

C. SUBDIVISION **"East Alexandria Townhomes"** (SA-26-004)

D. ZONING DISTRICT AMENDMENT **"East Alexandria Townhomes"** (DA-26-002)

3. 7:10 PM – PUBLIC HEARING – CONDITIONAL USE (C-26-008) – Stacy Karasch and Lisa Edgerly dba EDGE Real Estate Partners, LLC

CONDITIONAL USE (C-26-008) – Stacy Karasch and Lisa Edgerly dba EDGE Real Estate Partners, LLC

4. OLD & OTHER BUSINESS

A. INTERIM ORDINANCE – **Data Center Moratorium** (TA-26-002) – City of Alexandria

5. ADJOURNMENT

CITY OF ALEXANDRIA

Planning Commission
704 Broadway
Alexandria, MN 56308

SCHEDULED
ACTION ITEM (ID # -10600-)

Meeting: August 17, 2026
Department: Planning Department/Commission
Category: Public Hearing
Prepared by: Erin Anderson
Department Head: Mike Weber
DOC ID: -10600-

PLANNED UNIT DEVELOPMENT "East Alexandria Townhomes" (PUD-26-002)

Background

These applications seek to create a non-single-family Planned Unit Development (PUD) to allow the construction of a 24-unit townhome complex, dedication and construction of a new public street, extension of public utilities, and accessory uses such as parking, driveway access, etc. The exhibits include the original sketch plat which was prepared for the required DRT meeting held in January, 2026, as well as the proposed plat for the first phase of development, along with preliminary site, grading, and utility plans. Note that there are inconsistencies between several of the civil engineering exhibits and the proposed plat. While not typical, the information is sufficient to demonstrate that the project is feasible to construct, at least on a preliminary basis, which is the intended purpose of the preliminary plat exercise. Finally, note that neither Outlot B (to the east of the first phase) nor the east half of Outlot A (to the south of the proposed Eighth Avenue E extension) is presently part of the proposed plan, even though they were included in the sketch/DRT planning exercise.

Exhibits: In addition to the complete submittal, I have identified the following index to Exhibits (labeled in red):

- Exhibit A – Existing Conditions (Sheet C-101)
- Exhibit B – Plat of "East Alexandria Townhomes"
- Exhibit C – Preliminary Sketch (presented to DRT)
- Exhibit D – Overall Site Aerial Photo
- Exhibit E – Preliminary Site Plan
- Exhibit F – Preliminary Grading Plan
- Exhibit G – Preliminary Utility Plan
- Exhibit H – Preliminary Erosion Control Plan
- Exhibit I – Zoning Map R-1 "Single Family Residential" and S – "Shoreland"

Authority: City Code Section 10.21, Subdivision 6.A.1.b authorizes the subject application in the existing R-3 "Medium Density Residential" zoning district in which the subject site lies. **City Code Section 10.20** includes the Shoreland provisions, since the extreme southwest corner of this property is located within the "S" overlay district (1000') of Lake Connie. Section 10.20, Subd. 8.A states: "Planned Unit Developments (PUDs) are allowed for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land." The project has already undergone the Code-required review by the

City's Development Review Team. (**City Code Section 10.21**, Subd.6.B.2.) All PUDs are processed as a Conditional Use Permit and may include a subdivision (platting) request. The zoning district is automatically amended upon approval to allow only those uses, in those locations, and to those extents as approved by the City. The new zoning district for this site will be "PUD-26-002", which will be displayed on the City's zoning maps after approval is granted.

(Note that while this application is a Shoreland PUD, it is not located on a shoreline. It is only due to the Shoreland Rules that the property needs to be processed as a PUD.)

Purpose: City Code Section 10.21, Subd. 1 states, "The purpose of the "PUD" Planned Unit Development District is to provide great flexibility in the use and design of structures and land in situations where modification of specific provisions of this Ordinance would not be contrary to its intent and purposes…and will not be harmful to the neighborhood in which the district occurs." The PUD process may allow "…deviation from the strict district and performance standards…" This means that the entire PUD process constitutes a variance (or set of variances) without the need for individual actions on each such variance.

Planned Unit Development (Shoreland): "A type of development characterized by a unified site design for a number of dwelling units or dwelling sites on a parcel, whether for sale, rent or lease, and also usually involving clustering of these units or sites to provide areas of common open space, density increases, and a mix of structure types and land uses. These developments may be organized and operated as condominiums, time-share condominiums, cooperatives, full fee ownership, commercial enterprises, or any combination of these, or cluster subdivisions of dwelling units, residential condominiums, townhouses, apartment buildings, campgrounds, recreational vehicle parks, resorts, hotels, motels, and conversions of structures and land uses to these uses." (**City Code Section 10.20**, Subd. 2.G.25)

Environmental Review: The subject project does not meet the MPCA threshold for an Environmental Assessment Worksheet (EAW). Because the City has an approved Comprehensive Plan and Budget Implementation Process, it has been certified by the Minnesota Environmental Quality Board as having an EAW threshold of 250 unattached or of 375 attached units. The City's internal environmental review process includes establishing unit densities, structure setbacks, impervious surface limits, stormwater management, etc. that are consistent with or exceed local, state, and federal requirements.

Location: The project is located between CSAH 46 (S. McKay Avenue) and Rosewood Lane, on land that will be served by an extension of Eighth Avenue E. The County's GIS layer estimates the land area as 6.77 acres.

Notification: Minnesota Statutes 462.357, Subd.3 requires that notice of the required public hearing be given to the owners of property located within 350 feet

of the project site. Notice was also placed in the City's official newspaper.

Zoning: As noted earlier, the existing zoning is R-3 "Medium Density Residential" and S, "Shoreland". A rezoning to PUD is automatic as part of the PUD process.

Density: The total site size of approximately 294,900 square feet would allow no less than 20 code-compliant R-3 building lots, if developed under the lot-and-block provisions of the City Code. Each of those lots could contain six (6) apartment units or 3.75 townhome units. The allowable density is approximately 118 units of apartments, or 73 units of townhomes. (The project's Shoreland tier calculation puts the land in the southwest corner of the site in Tiers 3 and 4. No units are proposed in those areas.) Note that bonus density would also be allowed in this case but is not being requested.

Finally, the City Code requires 4000 square feet of land area/unit for townhomes, thus the allowable density of 73 townhome units. The subject request is for 24 units, to be developed in phases.

Access: The site has existing pedestrian and vehicle access from Seventh Avenue East on its north end. Additional access is required and will be provided by the construction of the long-planned extension of Eighth Avenue East, which will bisect the site from east to west. The alignment for that extension has been set. The extension will serve to implement the City's Comprehensive Plan Alexandria 2040 priority statements about connectivity between neighborhoods, schools, public parks, etc. The first phase of this development can occur without the Eighth Avenue extension, but nothing south can be so developed. The developer may construct a temporary turnaround at the south end of the private driveway serving the first phase, which will be removed upon the developer's completion of the required Eighth Avenue extension.

Utilities: ALASD advised during the project's DRT meeting that sanitary sewer is available for extension into the site via an 8" mainline located in McKay Avenue, and via an 8" line located in both Seventh Avenue and Eighth Avenue. Municipal water is available to the site via an existing 12" mainline located in McKay and via a 6" mainline in Seventh Avenue and an 8" main in Eighth Avenue. Each unit will require separate and independent public utility connections to the main lines. If units connect to the Seventh Avenue main, they will be subject to Sanitary Sewer and Public Water connection charges, based upon the formula contained in the City Code with credit given for any previous payments and uses. If they connect to a new main line installed by the developer in Eighth Avenue, no City connection fees will apply. ALASD will likely impose its Waste Water Treatment Expansion Fee on all units.

Drainage: Best Management Practices will need to be applied to the development to make whatever Stormwater Management improvements are possible. Preliminary grading and erosion control plans are included (Exhibits F and H). A final detailed drainage plan will be a condition of approval. That plan for the entire

project must be submitted with the final plat for the first phase of development. The final drainage plan should be reviewed and approved by the City Engineer as a condition of approval of the preliminary PUD, prior to approval of the final plat. Additionally, the City's already established Stormwater Management Ordinance and regulations are substantially more detailed and stringent than the general and specific requirements of the Shoreland Ordinance and of MPCA. The site's topography and nature lend itself to the utilization of the lowest part of the site as a stormwater basin. Note also that this is a "common plan of development" so all stormwater improvements necessary for the complete build-out must be installed with the first phase of development.

Parking: City Code parking standards require two (2) paved, off-street parking stalls per unit, for a total of 48 such stalls upon buildout, and a total of 24 such stalls for the first phase. These stalls will be provided in the attached garages and on the private driveways, all serviced by a north-to-south private drive connection between Seventh Avenue and Eighth Avenue. Since the proposed private drive will not be wide enough to allow "on-street parking" it is essential that the City and Developer agree on how many stalls are required for not only resident parking, but for guest parking as well.

Surrounding Land Uses: The surrounding land uses are a mix of single-family residential (including townhomes), medium density residential (apartments), commercial uses, abandoned industrial uses (the gravel pits on the east side of Rosewood Lane), public, and institutional uses. It appears that the subject proposal is consistent with these land uses, as well as those contemplated in the City's Comprehensive Plan.

Traffic: No traffic analysis has been provided by the applicant. However, townhome uses typically generate approximately seven (7) trips per day, slightly fewer than a single-family house. Full build-out would see approximately 168 total daily trips; the first phase of 12 units will generate approximately 84 such trips.

Open Space/Impervious Cover: The City Code and the State Shoreland Rules limit the amount of impervious surfaces in general to a maximum of 25% for each tier of development within the Shoreland District (1000' of the lake). (The City's Stormwater Management Ordinance, which is significantly more restrictive than either MPCA or other local government rules in the area, will also apply.) A reminder that the entire area included in the Shoreland district is proposed to be pervious in nature.

Landscaping: The City's landscaping regulations require that not less than ten percent (10%) of the net site must be landscaped. (The "net" site is the gross area minus the proposed buildings.) This overall landscaping may include the required parking area landscaping (which may also feature rain gardens or other stormwater management techniques) as well as boulevard trees at thirty (30) foot intervals along the public street. Note that any existing tree cover that is to be retained is a contributor to meeting the landscaping requirement. A full

landscaping plan should be a condition of approval of these requests.

Park Dedication: The City of Alexandria's Comprehensive Plan finds that less than 2% of land in the City was devoted to public parks and recreational facilities, far less than the 5% that is desirable in a healthy, sustainable community. To correct that situation, the City of Alexandria has affirmed its policy of requiring park dedication in the form of land or an equivalent cash contribution, based upon the density of a proposed subdivision, the proximity of the proposed subdivision to existing park facilities, the appropriateness of land within the proposed subdivision for park purposes, etc. These policies are found in City Code Section 11.06 which, along with the individual site plan review of a proposed project, combine to create an essential nexus of public park need/development demand.

The City's subdivision ordinance requires either a land or cash equivalent contribution of 10% for park purposes. (The site is valued at approximately $35,015 per acre.) If the proposed stormwater management pond is designed to take runoff from the public street(s) it would qualify as a Regional pond and as such could be all or part of a cash equivalent contribution. Credit for that land area would be given. Additional calculations will determine the qualification of the pond and its area. The Park fee is payable as each phase is final platted, at the time the plat is released for recording. The first phase of development includes approximately 3.24 acres, so the total fee for the first phase would be approximately $11,345.

Shoreland Maintenance and Design Criteria: The City Code and State Rules provide the requirements for deed restrictions, covenants, easements, etc. necessary for the preservation of open space. Since this project will contain multiple parcels or owners, those draft restrictions, covenants, easements, etc. are required and should be a condition of preliminary PUD approval, keeping in mind that the geographic area covered by the Shoreland Rules is minimal.

Property Values: Although the Commission does not routinely involve itself in matters of property valuations it is worth noting that, in response to a request from City staff, the City and County Assessor's offices have examined their records and find no instances where there is any reduction, decline, or negative impact on adjacent, surrounding, or nearby property values directly attributable to the presence or creation of a PUD, or of apartments, townhomes or other medium density residential uses in general. (The City and the County have extensive experience with this type of land use so the assessing staff's knowledge is quite widespread and with a significant history.)

Financing Request: The applicant has initiated a subsidy request with the City. That hearing is upcoming at the City Council/EDA level.

External Reviewers: The City has received no written comments from its external reviewers.

Recommendation(s): Since it appears that the subject applications meet or exceed the relevant provisions of the Alexandria City Zoning and Subdivision Ordinances, staff recommends (in separate actions):

A. Approval of the Preliminary PUD Application **PUD-26-002**,
B. Approval of the Conditional Use Application **C-26-009**,
C. Approval of the Zoning District Amendment Application **DA-26-002**, and
D. Approval of the preliminary plat of East Alexandria Townhomes **SA-26-004**, all based upon the following **Findings of Fact** and subject to the conditions as noted in the enclosed **Conditional Use Analysis**, described elsewhere in this report, as described below, and/or as determined by the Commission:

1. The proposed project is not detrimental to present and potential surrounding land use.
2. Land surrounding the proposed development can be planned in coordination with the proposed development and can be developed so as to be mutually compatible.
3. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project, in light of the criteria set forth in this Code and in compliance with transportation level of service standards and guidelines contained in the comprehensive plan.
4. Services including potable water, sanitary sewer and storm drainage are available or can be provided by the development prior to occupancy so as to comply with level of service standards or guidelines contained in the comprehensive plan.
5. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, recreation spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.
6. The project conforms with the purposes and standards prescribed in Chapter Ten of the City Code.
7. The project conforms to the Comprehensive Plan.

AND with the conditions as described in the enclosed Conditional Use Analysis, as described elsewhere in this report, as described below, or as determined by the Commission:

1. Connection to public utilities as per ALP/ALASD requirements, including the payment of any associated connection or other fees.
2. A Final PUD application shall be submitted as a building or grading/filling permit, part of the building permit application and review process.
3. A final plat creating the conveyable parcels, common lot(s), public street, etc. be submitted for review by the Commission and Council
4. A final drainage plan is submitted to and approved by the City Engineer.
5. A full landscaping plan be submitted for review and approval prior to the final plat approval.

6. Proper evidence of title is presented to the City Attorney prior to release of the final plat for recording.
7. Payment of the required park dedication contribution of $11,345 prior to release of the first phase final plat for recording, with appropriate credit given for a Regional stormwater pond (if available).
8. Draft property owners association agreement, covenants, etc., governing the ongoing maintenance of the project, including open space.
9. Recording of the approved final plat within one-hundred (100) days of the date of Council approval. After that date the approval and plat shall be considered void unless the plat is already recorded.

B

Planning Commission
704 Broadway
Alexandria, MN 56308

SCHEDULED
ACTION ITEM (ID # -10601-)

Meeting: August 17, 2026
Department: Planning Department/Commission
Category: Public Hearing
Prepared by: Erin Anderson
Department Head: Mike Weber
DOC ID: -10601-

CONDITIONAL USE "East Alexandria Townhomes" (C-26-009)

Background
See staff report for Planned Unit Development application PUD-26-002.

Recommendation: Since it appears that Conditional Use Application **C-26-009** meets or exceeds the relevant provisions of the Alexandria City Zoning and Subdivision Ordinances, staff recommends:

Approval of the Conditional Use **C-26-009**.

C

CITY OF ALEXANDRIA

Planning Commission
704 Broadway
Alexandria, MN 56308

SCHEDULED
ACTION ITEM (ID # -10602-)

Meeting: August 17, 2026
Department: Planning Department/Commission
Category: Public Hearing
Prepared by: Erin Anderson
Department Head: Mike Weber
DOC ID: -10602-

SUBDIVISION "East Alexandria Townhomes" (SA-26-004)

Background
See staff report for Planned Unit Development application PUD-26-002.

Recommendation: Since it appears the Subdivision Application **SA-26-004** meets or exceed the relevant provisions of the Alexandria City Zoning and Subdivision Ordinances, staff recommends:

Approval of the preliminary plat of "East Alexandria Townhomes" **SA-26-004** based upon the Findings of Fact and subject to the conditions as noted in the enclosed Conditional Use Analysis, described elsewhere in this report, and/or as determined by the Commission.

D

CITY OF ALEXANDRIA

Planning Commission
704 Broadway
Alexandria, MN 56308

SCHEDULED
ACTION ITEM (ID # -10603-)

Meeting: August 17, 2026
Department: Planning Department/Commission
Category: Public Hearing
Prepared by: Erin Anderson
Department Head: Mike Weber
DOC ID: -10603-

ZONING DISTRICT AMENDMENT "East Alexandria Townhomes" (DA-26-002)

Background

See staff report for Planned Unit Development application PUD-26-002.

Recommendation: Since it appears that Zoning District Amendment Application **DA-26-002** meets or exceed the relevant provisions of the Alexandria City Zoning and Subdivision Ordinances, staff recommends:

Approval of the Zoning District Amendment **DA-26-002**.

ATTACHMENTS

- CS Nelson Applications.pdf
- East Alexandria Townhomes CUP Analysis.pdf
- Exhibit A - East Alexandria Townhomes.pdf
- Exhibit B - East Alexandria Townhomes.pdf
- Exhibit C - East Alexandria Townhomes.pdf
- Exhibit D - East Alexandria Townhomes.pdf
- Exhibit E - East Alexandria Townhomes.pdf
- Exhibit F - East Alexandria Townhomes.pdf
- Exhibit G - East Alexandria Townhomes.pdf
- Exhibit H - East Alexandria Townhomes.pdf
- Exhibit I - East Alexandria Townhomes.pdf

LAND USE APPLICATION

CITY OF ALEXANDRIA

City of Alexandria
704 Broadway | Alexandria, MN 56308
Ph: (320) 763-6678 | Fax: (320) 763-3511
www.alexandriamn.city

PUD-26-002, ZDA-26-002

Application #	Date App. Received	Fee Collected
SA-26-004, C-26-009	6 / 22 / 2026	$ 720.00
	Date App. Complete 7 / 15 / 2026	

A. Owner Information

CS Nelson Properties LLC — Property Owner Name (Last, First, MI)
1-218-820-6772 — Phone

P.O. Box 141 — Property Owner Address
Sauk Centre, MN 56378 — City/State/Zip
csnelsonpropertiers@outlook.com — Email Address

B. Applicant Information *(If Different From Above)*

Ron Hoekstra A — Applicant Name (Last, First, MI)
Bonnema Runke Stern — Business Name
320-231-2844 — Phone

4566 Hwy 71 NE — Applicant Address
Willmar, MN 56201 — City/State/Zip
RonH@brssurveys.com — Email Address

C. Project Location/Description

N/A — Address of Subject Property
PIN:63-2343-000 & 63-2341-020

Attached — Legal Description *(attach separate if lengthy narrative)*

R-3 Medium Density — Present Zoning Classification
Medium to High Density — Present Comprehensive Plan Classification

Is the property located within 1,000 ft of a lake? ☐Yes ☑No _____ Waterbody Name ☐GD ☐RD ☐NE Waterbody Classification

D. Application Information

Check Applicable Request(s):

1. ☑ Conditional or Interim Use Permit Attached — **Complete Addendum A**
2. ☐ Map Amendment : Zoning District (Rezoning) and/or Future Land Use (FLU) — **Complete Addendum B**
3. ☐ Variance — **Complete Addendum C**
4. ☐ Zoning Text Amendment — **Complete Addendum D**
5. ☐ Appeal — **Complete Addendum E**
6. ☐ Other (Specify _____ Attach Narrative)

E. Acknowledgement & Signature

BY MY SIGNATURE BELOW: I certify that the information submitted with the application is true and accurate; I acknowledge that this application is not deemed complete until reviewed by City staff and that I will be notified within 15 days of application submission if the application is incomplete; I understand that submission of the application does not imply approval of this request by the Planning Commission or the City Council; nor does it in and of itself guarantee issuance of any other required permits and licenses and I acknowledge that this application may be tabled until a later meeting if either I or my designated representative is not present at the meeting for which a public hearing is scheduled.

Signature: _____ **Date:** 6-22-2026
Owner or Applicant

Planning Commission Action: Tabled _____ Approved _____ Denied _____

City Council Action: Tabled _____ Approved _____ Denied _____

Comments _____

Signature: _____ **Date:** _____
Zoning Administrator

SUBDIVISION ORDINANCE APPLICATION

CITY OF ALEXANDRIA

City of Alexandria
704 Broadway | Alexandria, MN 56308
Ph: (320) 763-6678 | Fax: (320) 763-3511
www.alexandriamn.city

Application #	Date App. Received____/_____/_____	Fee Collected
SA-26-004	Date App. Complete ____/____/_____	$_____

Present Land Use: Undeveloped Proposed Land Use: Multi Family Housing

Plat Title: CIC 294 A Planned Community East Alexandria Townhomes

A. Owner Information

CS Nelson Properties LLC — Property Owner Name (Last, First, MI)
1-218-820-6772 — Phone

P.O. Box 141 — Property Owner Address
Sauk Centre, MN 56378 — City/State/Zip
csnelsonproperties@outlook.com — Email Address

B. Applicant Information *(If Different From Above)* – Developer/Surveyor

Ron Hoekstra — Applicant Name (Last, First, MI)
Bonnema Runke Stern — Business Name
320-231-2844 — Phone

4566 Hwy 71 NE — Applicant Address
Willmar, MN 56201 — City/State/Zip
RonH@BRSSurveys.com — Email Address

C. Project Location/Description

N/A — Address of Subject Property
PIN: 63-2343-000 & 63-2341-020

Attached — Legal Description *(attach separate if lengthy narrative)*

R-3 Medium Density — Present Zoning Classification
Medium to High Density — Present Comprehensive Plan Classification

Is the property located within 1,000 ft of a lake? ☐Yes ☒No _____ (Waterbody Name) ☐GD ☐RD ☐NE (Waterbody Classification)

D. Application Information

Check Applicable Request(s):

- ☑ Platting (Section 11.03)
- ☐ Exception (Section 11.01)
- ☐ Variance (Section 11.09)
- ☐ Appeal (Section 11.10)
- ☐ Other (Specify_____)

E. Acknowledgement & Signature

BY MY SIGNATURE BELOW: I certify that the information submitted with the application is true and accurate; I acknowledge that this application is not deemed complete until reviewed by City staff and that I will be notified within 15 days of application submission if the application is incomplete; I understand that submission of the application does not imply approval of this request by the Planning Commission or the City Council; nor does it in and of itself guarantee issuance of any other required permits and licenses and I acknowledge that this application may be tabled until a later meeting if either I or my designated representative is not present at the meeting for which a public hearing is scheduled.

Signature:_____ **Date:** 6-22-2026
Owner or Applicant

Planning Commission Action: **Tabled** _____ **Approved**_____ **Denied**_____

City Council Action: **Tabled** _____ **Approved** _____ **Denied**_____

Comments_____

Signature:_____ **Date:**_____
Zoning Administrator

CONDITIONAL USE PERMIT ANALYSIS

APPLICANT: Ron Hoekstra on behalf of CS Nelson Properties, LLC **APPLICATION #** C-26-009

PROPERTY LOCATION: Seventh AVE E (Parcel # 63-2343-000 and 63-2341-020)

REQUEST: To allow a Planned Unit Development for a 24-unit townhome project.

WHAT ARE THE FINDINGS OF FACT?

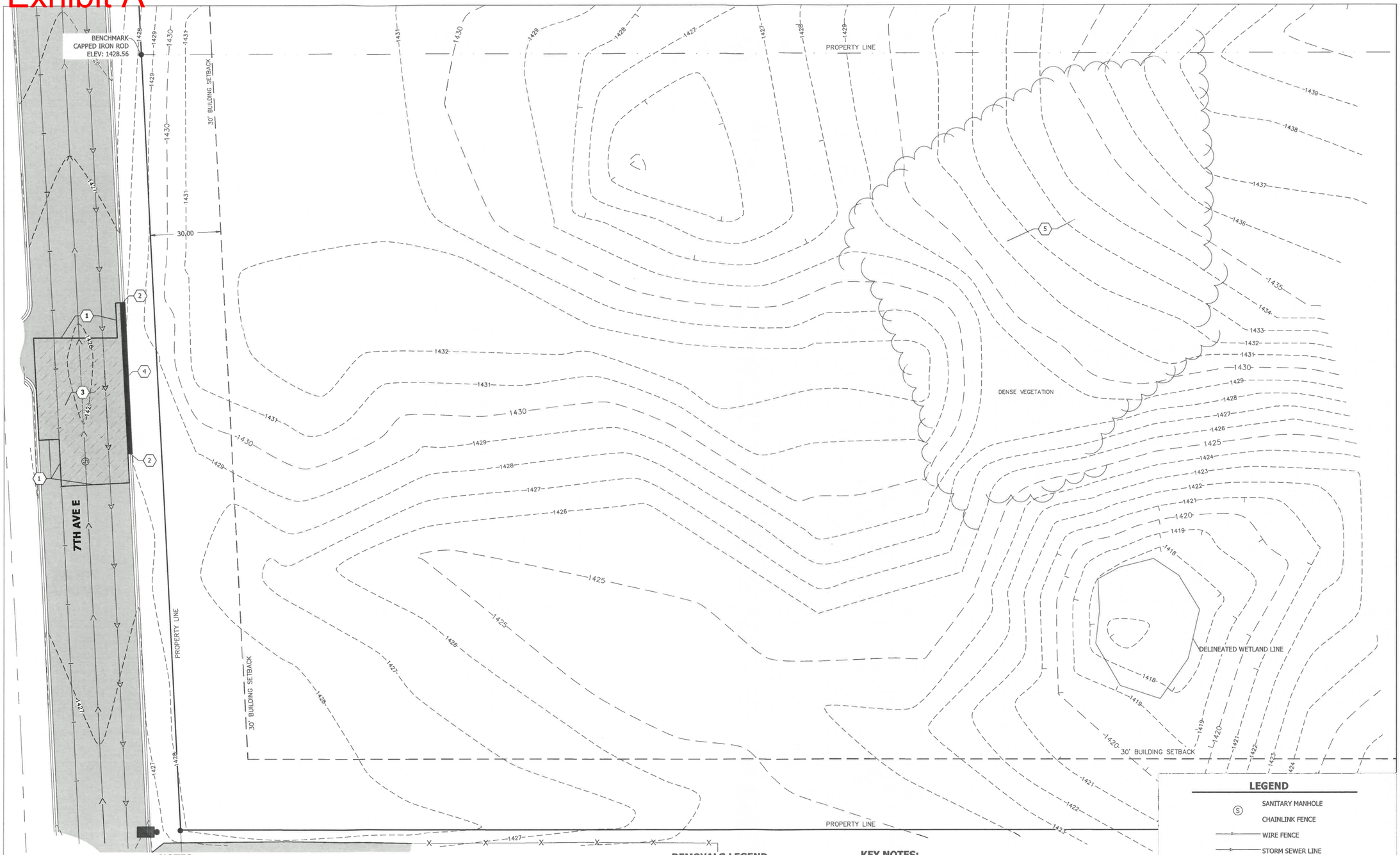
	YES	NO	BASIS FOR FINDING FACT
1. Is the request consistent with the City's Comprehensive Plan?	✓		CP = "Medium to High Density Residential"
2. Does the request meet land area, setback, shoreland, floodplain, and wetland requirements?	✓		Area required = 96,000 Sq Ft Area provided = 294,900 Sq Ft Other = See memo
3. Will the request depreciate the surrounding area?		✓	
4. Is the request consistent with the character of the surrounding area?	✓		Mix of low and medium density residential, commercial, institutional, etc.
5. Are existing or proposed utilities adequate to accommodate the request?	✓		Existing in S McKay AVE, Seventh AVE and Eighth AVE
6. Are existing or proposed streets adequate to handle the request?	✓		Existing Seventh AVE, Proposed Eighth AVE
7. Will the request place undue financial burden the City?		✓	No City request

WHAT CONDITIONS ARE NECESSARY?

	YES	NO	CONDITIONS
1. Land Area & Setbacks		✓	
2. Residential Screening		✓	
3. Federal/State/City Permits	✓		Building and Grading & Filling Permits
4. Signage		✓	
5. Off-Street Parking	✓		Two (2) stalls per unit
6. Utilities	✓		Separate and independent connections of each unit as per ALP/ALASD
7. Street/Traffic	✓		Dedication of Eighth AVE
8. Parking Screening		✓	
9. Outdoor Sales Screening		✓	
10. Outdoor Storage Screening		✓	
11. Lighting	✓		Any exterior lighting to be hooded and directed away from public streets
12. Drainage	✓		Final drainage plan prior to Final Plat approval
13. Building/Site Appearance	✓		Final landscaping plan required
14. Shoreland Requirements	✓		Draft association agreement of covenants, conditions, and restrictions prior to Final Plat approval
15. Environmental Studies		✓	
16. Other		✓	

RECOMMENDATION: See memo

Exhibit A



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS AND REMOVAL LIMITS PRIOR TO ANY CONSTRUCTION.
2. SAWCUT CURB AND GUTTER AND SIDEWALK, OR REMOVE AT NEAREST EXPANSION JOINTS.
3. SAWCUT BITUMINOUS PAVEMENT FULL DEPTH AT ALL TIE-IN LOCATIONS.
4. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS, AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
7. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
8. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
9. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

REMOVALS LEGEND

- = CURB REMOVAL
- = BITUMINOUS PAVEMENT REMOVAL
- = CONCRETE REMOVAL

KEY NOTES:

1. SAWCUT EXISTING BITUMINOUS PAVEMENT
2. SAWCUT EXISTING CURB & GUTTER OR REMOVE AT NEAREST EXPANSION JOINT
3. REMOVE EXISTING BITUMINOUS PAVEMENT
4. REMOVE EXISTING CURB
5. REMOVE VEGETATION

LEGEND

- SANITARY MANHOLE
- CHAINLINK FENCE
- WIRE FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERMAIN
- BITUMINOUS PAVEMENT

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

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.

PRINTED NAME: JEREMY E. ANDERSON

DATE: 06-17-26 LICENSE #: 44223

7TH AVE TWINHOME DEVELOPMENT

PRELIMINARY: NOT FOR CONSTRUCTION

7TH AVE
ALEXANDRIA, MN

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DRAWN BY:	NPK
CHECKED BY:	JEA
PROJECT NO.:	00024070

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS & REMOVALS PLAN

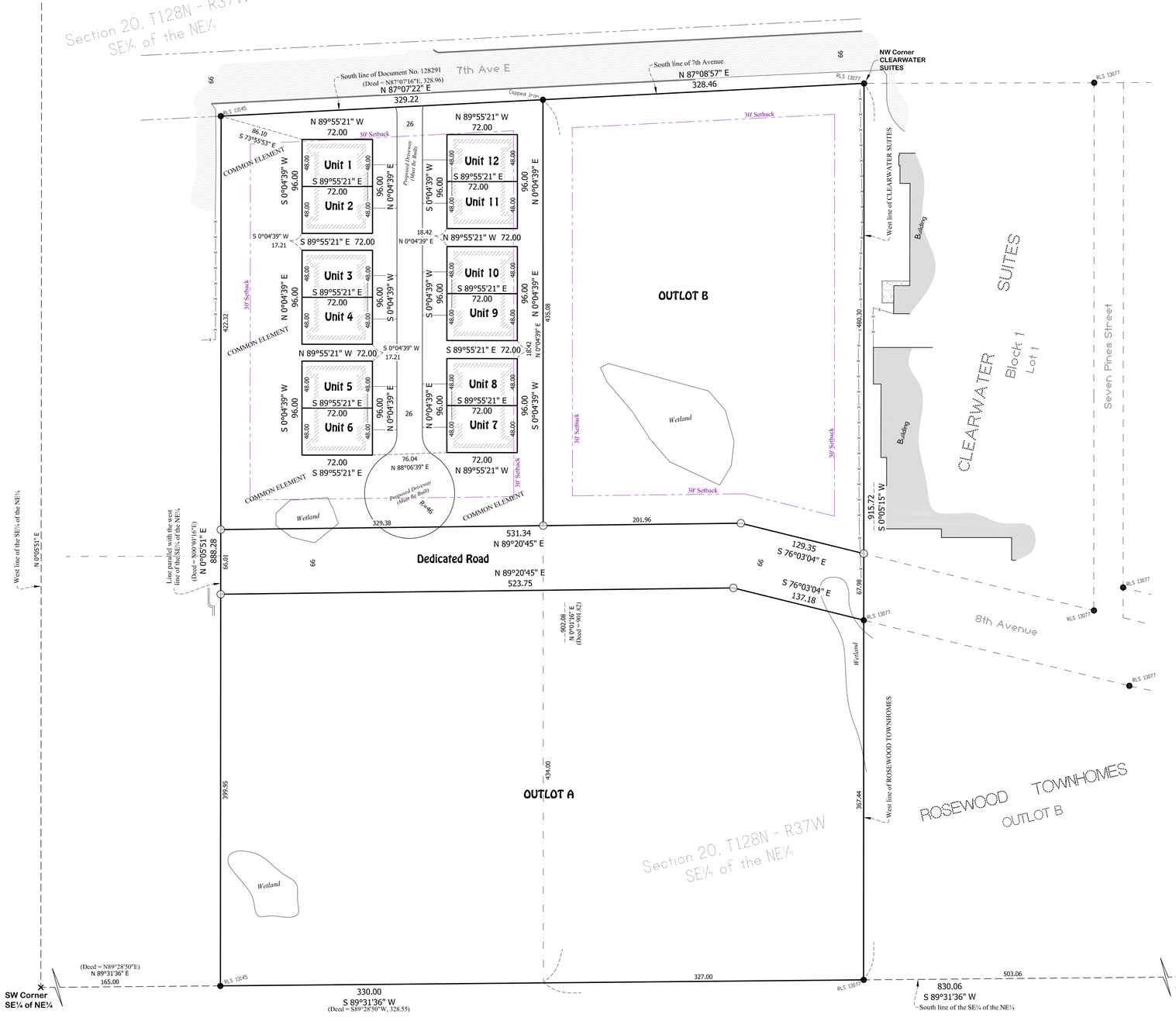
DRAWING NO.

C101

Exhibit B

Preliminary Plat of:

CIC NO. 294 A PLANNED COMMUNITY
EAST ALEXANDRIA TOWNHOMES



Area Table
Units 1-12 = 3,456± s. f. (each)
Common Element = 2.29± Acres
Outlot A = 5.99± Acres
Outlot B = 3.37± Acres
Dedicated Road = 1.00± Acres

Land Surveyor

I, Joshua M. Stern, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this CIC Plat of CIC NO. 294, A PLANNED COMMUNITY, EAST ALEXANDRIA TOWNHOMES, being located upon:

That part of the Southeast Quarter of the Northeast Quarter, of Section 20, Township 128 North, Range 37 West, Douglas County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 20; thence south 89 degrees 31 minutes 36 seconds West, assumed bearing, along the south line of said Southeast Quarter of the Northeast Quarter 830.06 feet to a point distant 495.00 feet easterly of the southwest corner of said Southeast Quarter of the Northeast Quarter said point being the point of beginning of the land to be described; thence North 00 degrees 01 minutes 16 seconds East 902.08 feet to the south line of 7th Avenue, City of Alexandria, Minnesota; thence North 87 degrees 08 minutes 57 seconds East, along said south line, 328.46 feet to the west line of CLEARWATER SUITES, according to the recorded plat thereof; thence South 00 degrees 05 minutes 15 seconds West, along said west line and along the west line of ROSEWOOD TOWNHOMES, according the recorded plat thereof, 915.72 feet to said south line of the Southeast Quarter of the Northeast Quarter; thence South 89 degrees 31 minutes 36 seconds West, along said south line, 327.00 feet to the point of beginning.

AND ALSO

That part of the East 10.00 acres of the West 15.00 acres of the E½ of the NE¼ of Section 20, Township 128 North, Range 37 West, Douglas County, Minnesota, described as follows:

Commencing at the Southwest corner of said SE¼ of the NE¼; thence North 89 degrees 28 minutes 50 seconds East, assumed bearing, along the south line of said SE¼ of the NE¼, 165.00 feet to the point of beginning of the land to be described; thence North 00 degrees 01 minutes 16 seconds East, parallel with the west line of said SE¼ of the NE¼, 888.28 feet to the south line of 7th Avenue, as described in Document No. 128291, and recorded in the Office of the Douglas County Recorder; thence North 87 degrees 07 minutes 16 seconds East, along said south line of the 7th Avenue and the south line of said Document No. 128291, 328.96 feet to the East line of said West 15.00 acres of the SE¼ of the NE¼; thence South 00 degrees 01 minutes 16 seconds Wet, along said east line of the West 15.00 acres, 901.82 feet to said south line of the SE¼ of the NE¼; thence South 89 degrees 28 minutes 50 seconds West, along said south line of the SE¼ of the NE¼, 328.55 feet to the point of beginning.

And fully and accurately depicts all information required by Minnesota Statues, Section 515B.2-1101(c).

Dated this ____ day of _____ 20 ____.

_____
Joshua M. Stern, Professional Land Surveyor
Minnesota License No. 46169

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Instrument was acknowledged before me this ____ day of _____ 20 ____, by Joshua M. Stern, Professional Land Surveyor, Minnesota License Number 46169.

_____
Notary Signature

_____
Notary Printed Name
Notary Public, _____County, Minnesota
My Commission Expires_____

North

This drawing prepared by:

Bonnema Runke Stern Inc.
Professional Land Surveyors
4566 Hwy 71 NE - Suite 1
Willmar, MN 56201
Office (320) 231-2844 Fax (320) 231-2827

0 30 60 90
Scale in feet

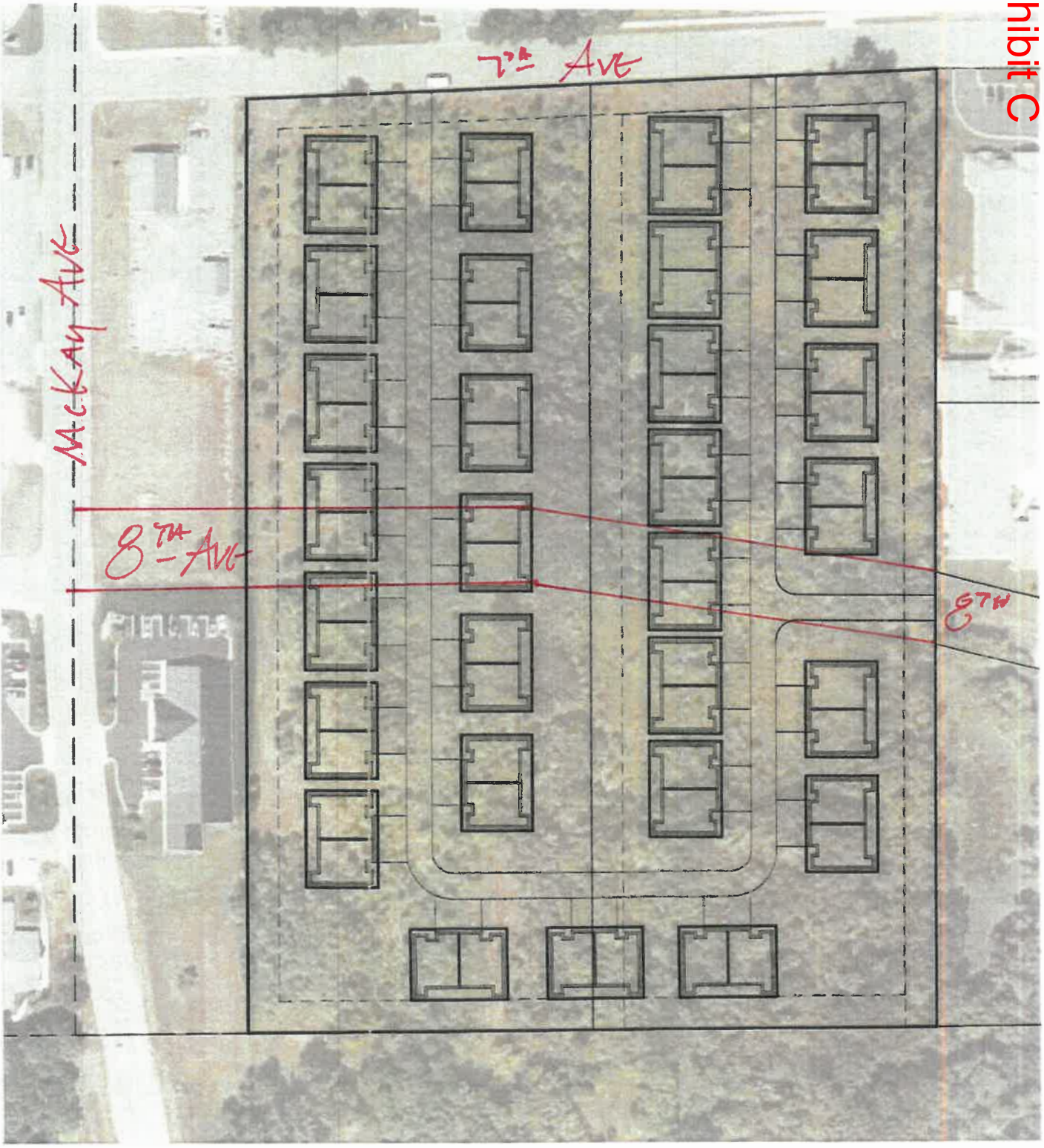
LEGEND

- ● Found Iron Monument from former survey
- ○ Bonnema Runke Stern Inc. placed a ½" Iron Rod with a 46169-46171-62454 stamped Plastic Cap
- × Computed - No Monument
- ◉ Brass Capped Douglas County Monument
- – – – Approximate Right of Way Line
- —x—x— Fence

The Orientation of this bearing system is assumed The south line of the SE¼ of the NE¼ is assumed to bear S 88°31'36"W.

7th Ave Townhomes

Exhibit C



Parcel # 63-2343-000 and 63-2341-020

Exhibit D

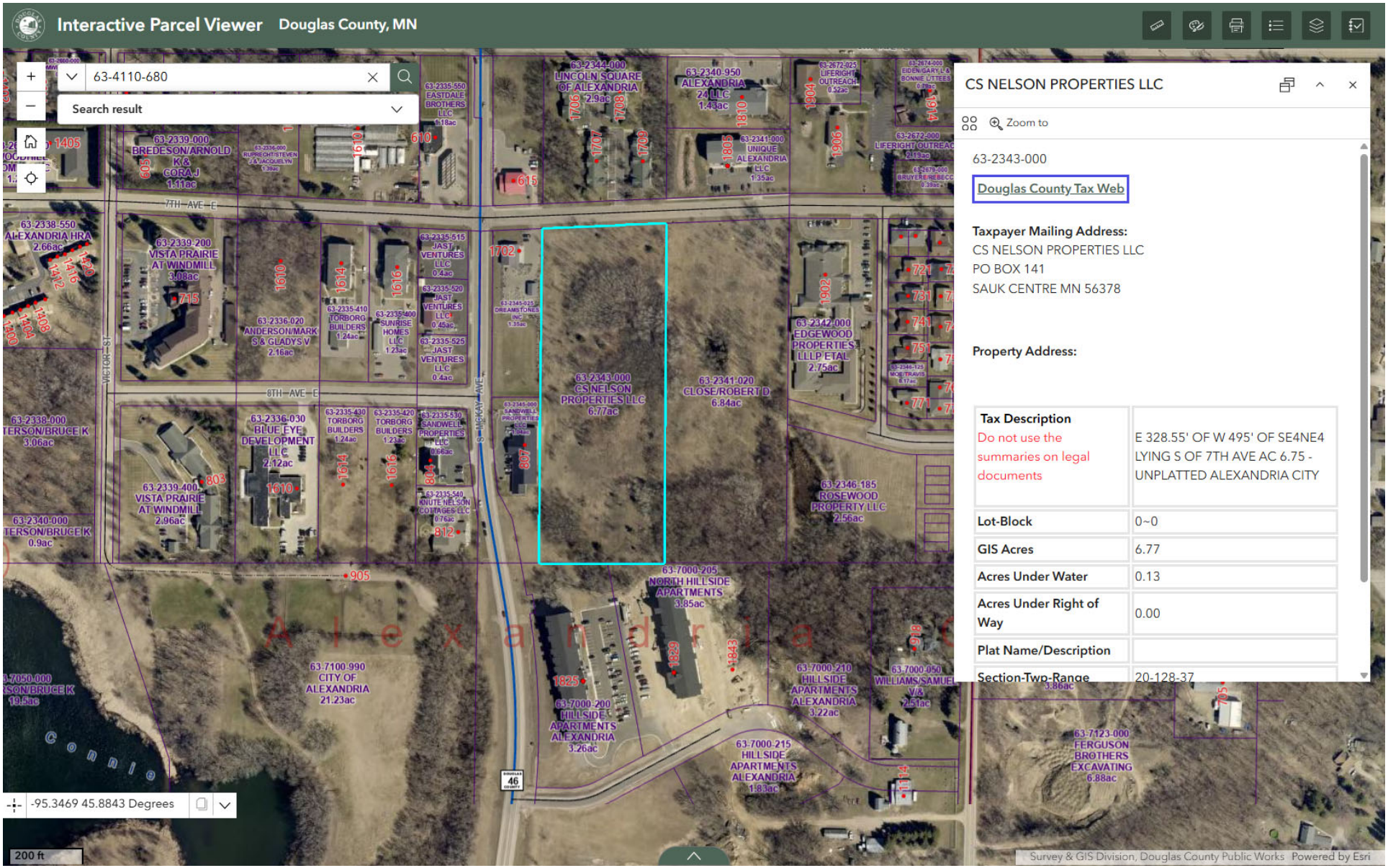
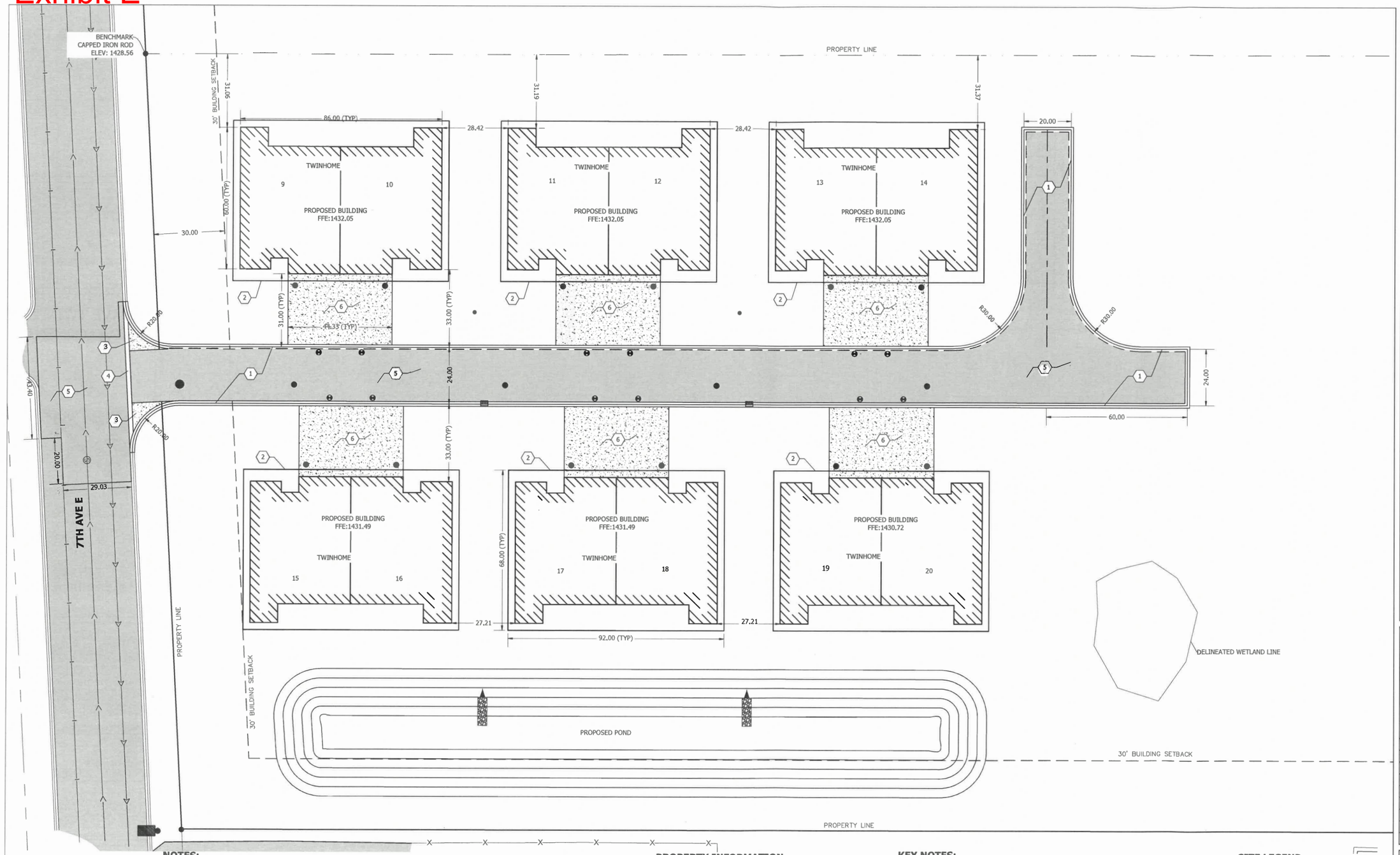

Interactive Parcel Viewer
Douglas County, MN
63-4110-680
Search result
CS NELSON PROPERTIES LLC
Zoom to
63-2343-000
Douglas County Tax Web
Taxpayer Mailing Address:
CS NELSON PROPERTIES LLC
PO BOX 141
SAUK CENTRE MN 56378
Property Address:
Tax Description
Do not use the summaries on legal documents
E 328.55' OF W 495' OF SE4NE4 LYING S OF 7TH AVE AC 6.75 - UNPLATTED ALEXANDRIA CITY
Lot-Block
0~0
GIS Acres
6.77
Acres Under Water
0.13
Acres Under Right of Way
0.00
Plat Name/Description
Section-Twp-Range
20-128-37
63-2343-000 CS NELSON PROPERTIES LLC 6.77ac
63-2341-020 CLOSE/ROBERT D 6.84ac
63-2342-000 EDGEWOOD PROPERTIES LLLP ETAL 2.75ac
63-2346-185 ROSEWOOD PROPERTY LLC 2.56ac
63-7000-205 NORTH HILLSIDE APARTMENTS 3.85ac
63-7000-200 HILLSIDE APARTMENTS ALEXANDRIA 3.26ac
63-7000-210 HILLSIDE APARTMENTS ALEXANDRIA 3.22ac
63-7000-215 HILLSIDE APARTMENTS ALEXANDRIA 1.83ac
63-7100-990 CITY OF ALEXANDRIA 21.23ac
63-7123-000 FERGUSON BROTHERS EXCAVATING 6.88ac
63-2339-200 VISTA PRAIRIE AT WINDMILL 3.08ac
63-2339-400 VISTA PRAIRIE AT WINDMILL 2.96ac
63-2336-030 BLUE EYE DEVELOPMENT LLC 2.12ac
63-2336-020 ANDERSON/MARK S & GLADYS V 2.16ac
63-2344-000 LINCOLN SQUARE OF ALEXANDRIA 2.9ac
63-2340-950 ALEXANDRIA 24 LLC 1.43ac
63-2341-000 UNIQUE ALEXANDRIA LLC 1.35ac
63-2339-000 BREDESON/ARNOLD K & CORA J 1.11ac
63-2335-550 EASTDALE BROTHERS LLC 1.18ac
63-2338-550 ALEXANDRIA HRA 2.66ac
63-2335-515 JAST VENTURES LLC 0.4ac
63-2335-520 JAST VENTURES LLC 0.45ac
63-2335-525 JAST VENTURES LLC 0.4ac
63-2335-410 TORBORG BUILDERS 1.24ac
63-2335-400 SUNRISE HOMES LLC 1.23ac
63-2335-430 TORBORG BUILDERS 1.24ac
63-2335-420 TORBORG BUILDERS 1.23ac
63-2335-530 SANDWELL PROPERTIES LLC 0.66ac
63-2335-540 KNUTE NELSON COTTAGES LLC 0.76ac
63-2345-025 DREAMSTONES INC 1.33ac
63-2345-000 SANDWELL PROPERTIES LLC 1.04ac
63-2672-025 LIFERIGHT OUTREACH 0.52ac
63-2672-000 LIFERIGHT OUTREACH 2.13ac
63-2674-000 EIDEN/GARY L & BONNIE J TTEES 0.79ac
63-2679-000 BRUYERE/REBECCA 0.33ac
63-2346-123 MOE/TRAVIS 0.17ac
7TH AVE E
8TH AVE E
WETOR ST
S BROADWAY AVE
-95.3469 45.8843 Degrees
200 ft
Survey & GIS Division, Douglas County Public Works Powered by Esri

Exhibit E



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL CROSSWALK STRIPING SHALL BE WHITE IN COLOR.
4. ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
5. ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, SYMBOL, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
6. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
7. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
8. CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
9. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
10. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

0' 20' 40'

PROPERTY INFORMATION

TOTAL PROPERTY AREA	6.769 AC
DISTURBED AREA	X ±AC
EXISTING IMPERVIOUS AREA	0.00 AC
PROPOSED IMPERVIOUS AREA	1.146 AC

KEY NOTES:

1. D4 MOUNTABLE CURB AND GUTTER
2. LOT LINE
3. CONCRETE DRIVE APRON
4. VALLEY GUTTER
5. BITUMINOUS PAVEMENT
6. CONCRETE PAVEMENT

SITE LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CURB AND GUTTER
- TIPPED CURB AND GUTTER

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

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PRINTED NAME: JEREMY E. ANDERSON

DATE: 06-17-26 LICENSE #: 44223

7TH AVE TWINHOME DEVELOPMENT

PRELIMINARY: NOT FOR CONSTRUCTION

7TH AVE
ALEXANDRIA, MN

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DRAWN BY: NPK
CHECKED BY: JEA
PROJECT NO.: 00024070

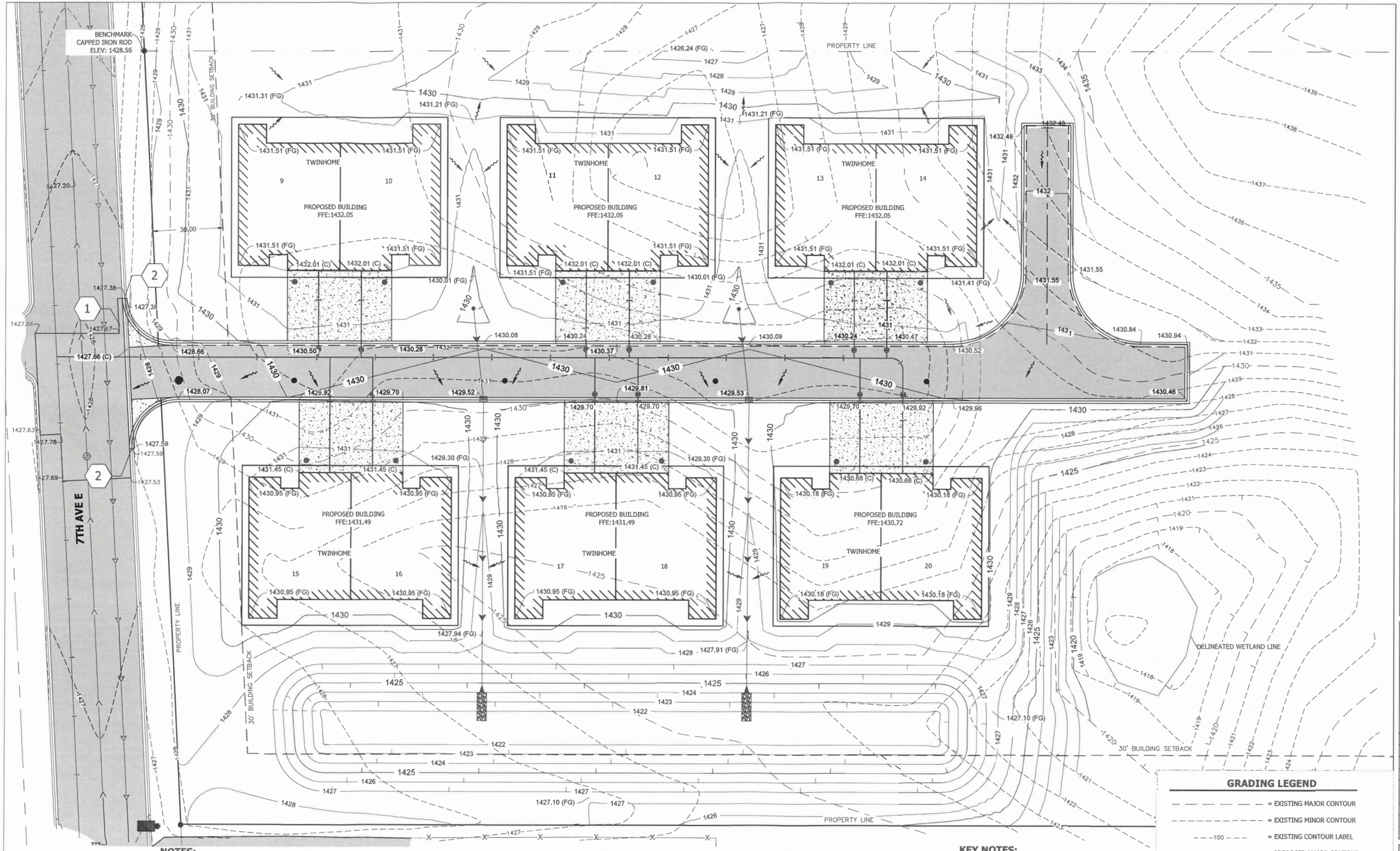
NO.	DATE	DESCRIPTION

SITE PLAN

DRAWING NO.

C201

Exhibit F



NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. SIDEWALKS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE.
3. CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
4. ACCESSIBLE PARKING STALLS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% SLOPE IN ALL DIRECTIONS.
5. PEDESTRIAN RAMPS SHALL MEET ADA REQUIREMENTS.
6. ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
7. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
8. IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES ADDITIONAL INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT BMP(S). THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
9. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. INFILTRATION AREAS SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND STABILIZED. ONLY LOW IMPACT TRACK EQUIPMENT SHALL BE USED WITHIN INFILTRATION AREAS.
11. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
12. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

KEY NOTES:

1. MATCH INTO EXISTING BITUMINOUS PAVEMENT
2. MATCH INTO EXISTING CURB & GUTTER

GRADING LEGEND

- = EXISTING MAJOR CONTOUR
- = EXISTING MINOR CONTOUR
- 100 = EXISTING CONTOUR LABEL
- = PROPOSED MAJOR CONTOUR
- = PROPOSED MINOR CONTOUR
- 100 = PROPOSED CONTOUR LABEL
- XXXX.XX = EXISTING SPOT ELEVATION*
- XXXX.XX = PROPOSED SPOT ELEVATION*
- = PROPOSED SURFACE FLOW DIRECTION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.

0' 20' 40'

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
218-316-1916

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PRINTED NAME: JEREMY E. ANDERSON

DATE: 06-17-26 LICENSE #: 44223

7TH AVE TWINHOME DEVELOPMENT

PRELIMINARY: NOT FOR CONSTRUCTION

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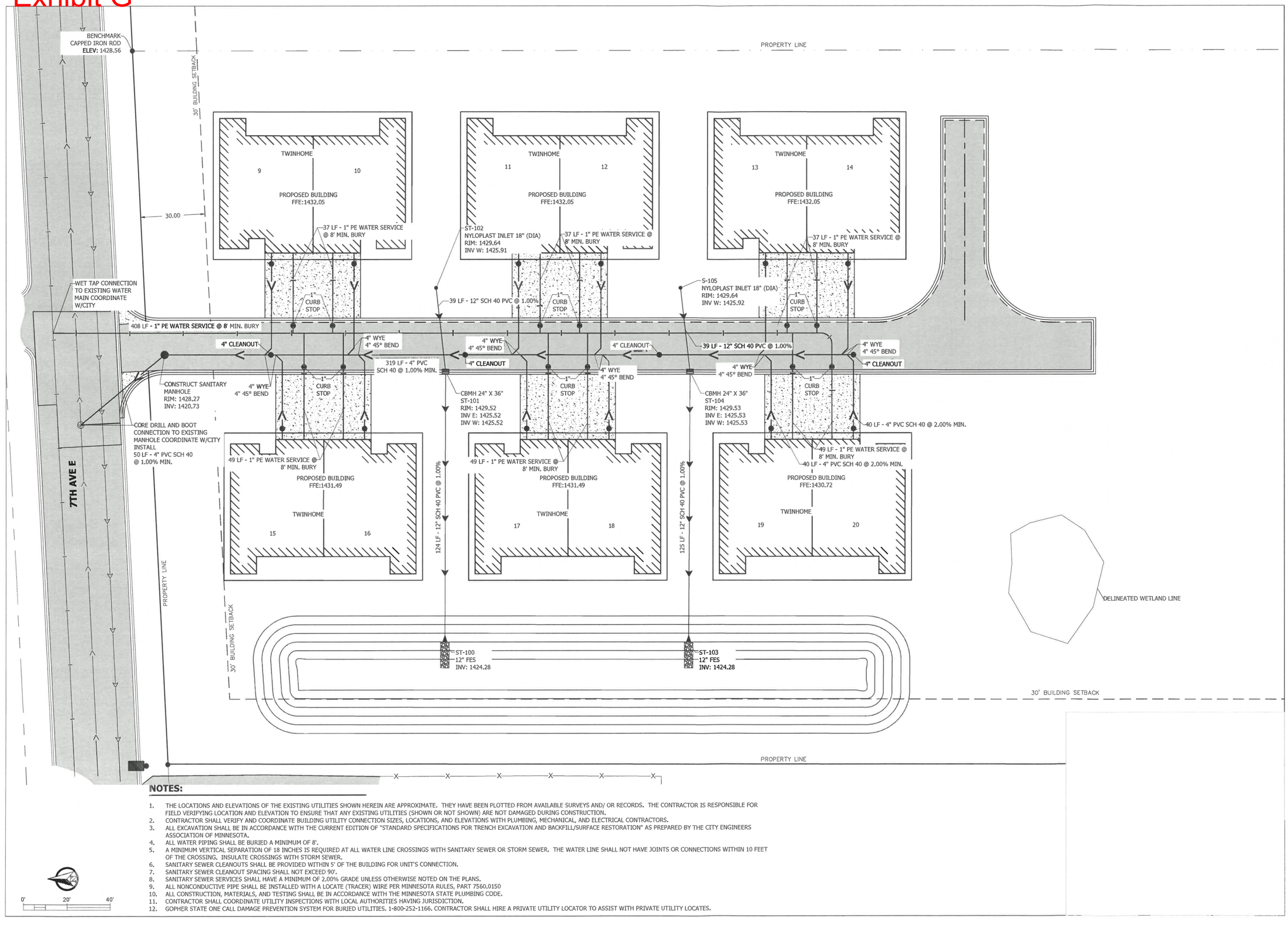
NO.	DATE	DESCRIPTION

GRADING PLAN

DRAWING NO.

C301

Exhibit G



NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY AND COORDINATE BUILDING UTILITY CONNECTION SIZES, LOCATIONS, AND ELEVATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL WATER PIPING SHALL BE BURIED A MINIMUM OF 8'.
5. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
6. SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5' OF THE BUILDING FOR UNIT'S CONNECTION.
7. SANITARY SEWER CLEANOUT SPACING SHALL NOT EXCEED 90'.
8. SANITARY SEWER SERVICES SHALL HAVE A MINIMUM OF 2.00% GRADE UNLESS OTHERWISE NOTED ON THE PLANS.
9. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150
10. ALL CONSTRUCTION, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE.
11. CONTRACTOR SHALL COORDINATE UTILITY INSPECTIONS WITH LOCAL AUTHORITIES HAVING JURISDICTION.
12. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

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Corporate Office:
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888-216-1918

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PRINTED NAME: JEREMY E. ANDERSON

DATE: 06-17-26 LICENSE #: 44223

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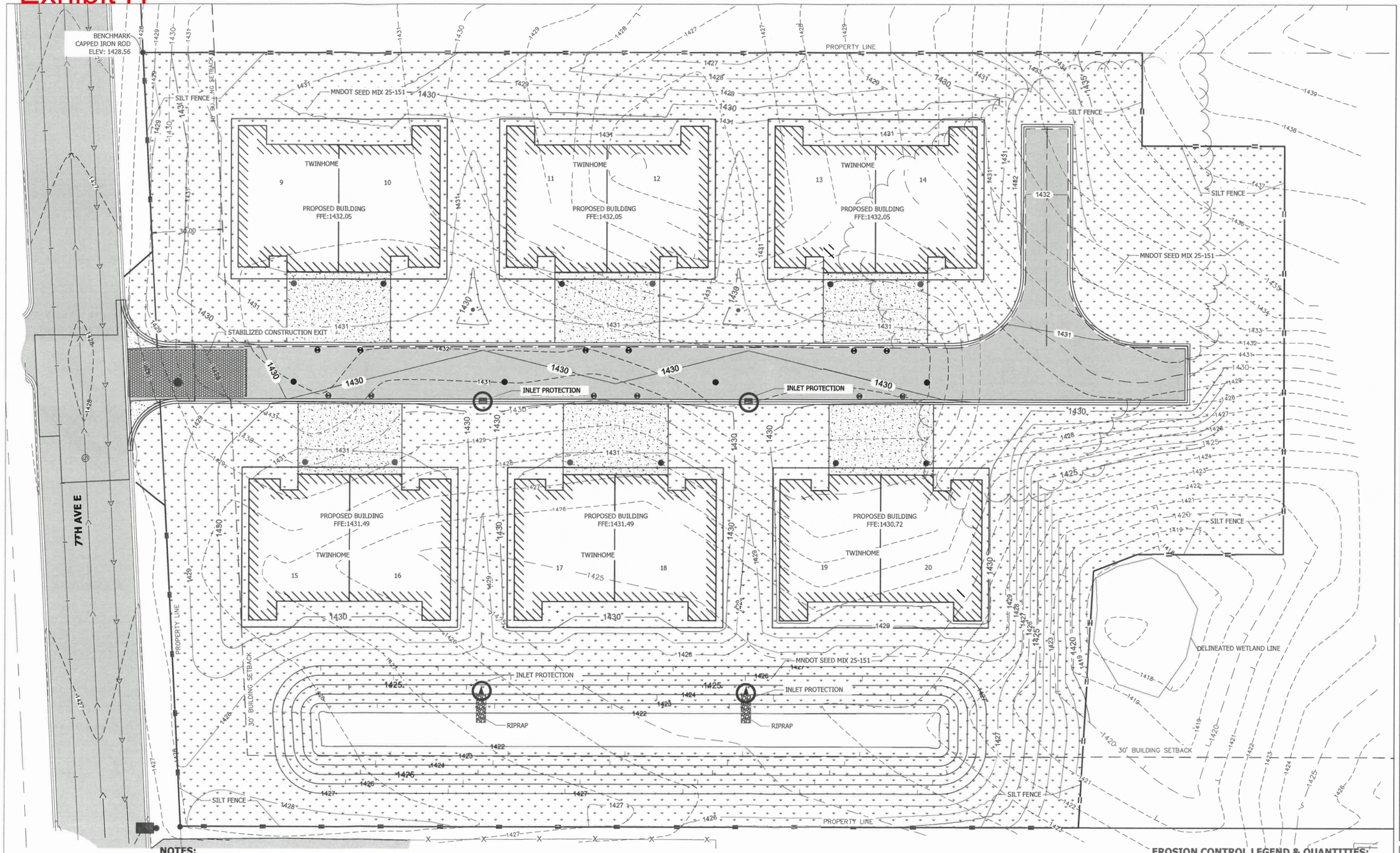
NO.	DATE	DESCRIPTION

UTILITY PLAN

DRAWING NO.

C401

Exhibit H



0' 20' 40'

NOTES:

1. ALL DISTURBED AREAS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED WITH THE SEED MIX IDENTIFIED ON PLANS.
2. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES PERMIT, MNDOT, AND THE CITY.
3. INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
4. PROVIDE SILT FENCE PERIMETER CONTROL DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITY AND TEMPORARY STOCKPILES.
5. TEMPORARY STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
6. NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
7. REFER TO THE SWPPP AND THE CITY OF ALEXANDRIA EROSION CONTROL REQUIREMENTS FOR FURTHER EROSION CONTROL SEQUENCING.
8. IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES ADDITIONAL INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT BMP(S). THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
9. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
10. INFILTRATION AREAS SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND STABILIZED. ONLY LOW IMPACT TRACK EQUIPMENT SHALL BE USED WITHIN INFILTRATION AREAS.
11. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

EROSION CONTROL LEGEND & QUANTITIES:

	STABILIZED CONSTRUCTION EXIT	(1EA)
	SILT FENCE	(1527 LF)
	MNDOT SEED MIX 25-151	(2.10 AC)
	INLET PROTECTION	(4 EA)

NOTE: QUANTITIES SHOWN ARE FOR SWPPP PLAN, AND ARE NOT FOR BIDDING PURPOSES.

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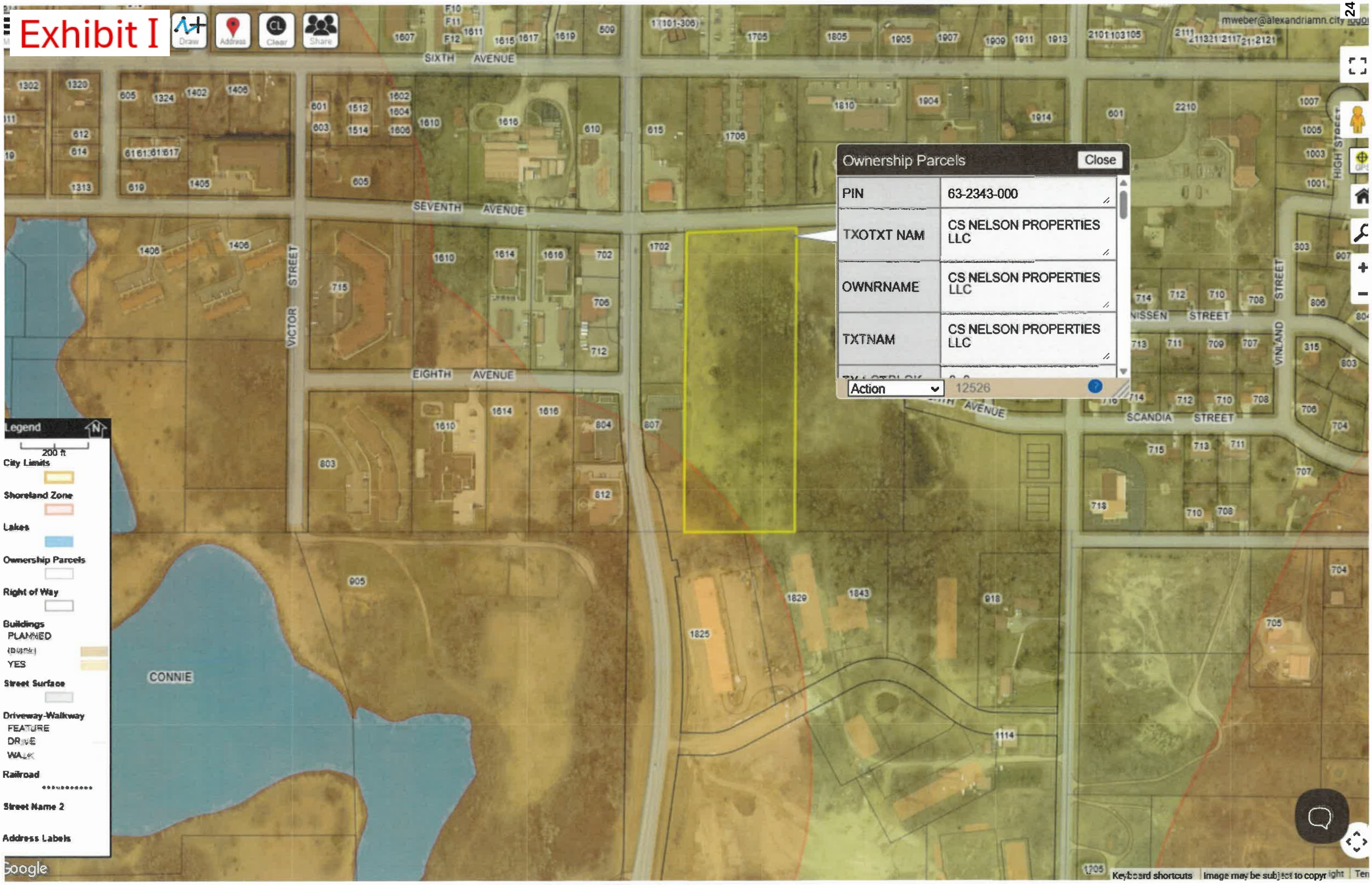
NO.	DATE	DESCRIPTION

EROSION CONTROL PLAN

DRAWING NO.

C501

Exhibit I


Draw
Address
Clear
Share
mweber@alexandriamn.city
SIXTH AVENUE
SEVENTH AVENUE
EIGHTH AVENUE
VICTOR STREET
HIGH STREET
VINLAND STREET
NISSEN STREET
SCANDIA STREET
CONNIE
Ownership Parcels
Close
PIN
63-2343-000
TXOTXT NAM
CS NELSON PROPERTIES LLC
OWNRNAME
CS NELSON PROPERTIES LLC
TXTNAM
CS NELSON PROPERTIES LLC
Action
12526
Legend
200 ft
City Limits
Shoreland Zone
Lakes
Ownership Parcels
Right of Way
Buildings
PLANNED
YES
Street Surface
Driveway-Walkway
FEATURE
DRIVE
WALK
Railroad
Street Name 2
Address Labels
Google
Keyboard shortcuts
Image may be subject to copyright

CONDITIONAL USE (C-26-008) – Stacy Karasch and Lisa Edgerly dba EDGE Real Estate Partners, LLC

Background
This application seeks a conditional use permit to authorize group quarters for up to five (5) unrelated persons in an existing dwelling unit located in an R-1 "Single-Family Residential" zoning district.

Index to Exhibits:
- Exhibit A – Neighborhood Context Aerial Photo
- Exhibit B – Applicant-provided Site Plan Photo

Authorization: This application is authorized by City Code Section 10.06, Subdivision 4.D.

Notification: Minnesota Statutes 462.357, Subd.3 requires that notice of the required public hearing be given to the owners of property located within 350 feet of the project site.

Location: The property is located at 1301 Ridgeview Terrace, in the Scenic Heights neighborhood.

Zoning/Background: The existing home has been used as a single-family dwelling since its construction in 1977. The home was purchased by Edge Real Estate Partners in 2022 and currently used as a short-term private/vacation rental and is so registered with Horizon Public Health. The present application does not alter the number of dwelling units (one), only the number of unrelated long-term occupants allowed.

Group Quarters: The City's zoning ordinance allows group quarters as a conditional use in the R-1 zone. Group quarters is defined as, "A dwelling unit that houses not more than five (5) unrelated persons …" (See note above regarding the number of units at this location.)

Access: Access to the site and the proposed off-street parking is from Ridgeview Terrace. There is no proposal for revised or relocated access.

Parking: The parking standard for group quarters is one (1) hard-surfaced (paved or concrete) stall per occupant. The applicant proposes to utilize the existing front-loaded three-stall stall garage as well as the hard surfaced driveway to

provide the required parking. This three-plus-two tandem parking has been acceptable in residential settings. (See also "Screening", below.)

Surrounding Uses: The site is bounded by single-family residential uses on three sides, with the privately owned Scenic Community Park to its rear.

Utilities: There are adequate existing public utilities available to the site to support the group quarters request.

Drainage: No change in the existing storm water drainage pattern is either proposed or required. There is no additional impervious cover created by the proposal.

Change of Use/Sprinkler Requirement: City Building Official Mike Schmidt reports that the subject request is not a change in occupancy and thus will not trigger a sprinkler requirement.

Screening: The Code requires that parking areas and access drives be screened from abutting residential uses. The outside parking area should be screened on both sides. In order to not block visibility for vehicles exiting the site the screening should be in the form of densely planted low shrubs, not exceeding four (4) feet in height, and extending from the front of the structure (or parallel to it) to either the front property line – a distance of approximately 48 feet – or to the seam between the asphalt driveway and the concrete apron. (The asphalt driveway is approximately 21 feet wide, and the concrete apron is a trapezoid extending approximately 24 feet from the garage doors and narrowing from 40 feet in width at the front of the garage to approximately 21 feet in width where it meets the asphalt.) Since the average passenger car length is approximately 15 feet, the average SUV length about six inches longer, and the longest standard consumer pickup length as great as 22 feet, any screening extending 24' would likely suffice. The Commission and applicants should determine the area of screening and define when this installation must be completed.

Property Values: Although the Commission does not routinely involve itself in matters of property valuations it is worth noting that, in response to a request from City staff, the City and County Assessor's offices have examined their records and find no instances where there is or has been any reduction, decline, or negative impact on adjacent, surrounding, or nearby property values directly attributable to the presence or creation of a PUD, or of apartments, townhomes or other medium density residential uses in general. (The City and the County have extensive experience with this type of land use, so the assessing staff's knowledge is quite broad and with a significant history.)

Recommendation: Since it appears this request meets the relevant provisions of the City Code, recommend approval as presented based upon the Findings of Fact and with the conditions as noted in the enclosed Conditional Use Permit Analysis.

UPDATED on 8/14/26: In light of the new information contained in the attached voice message transcripts, and because of the short turnaround time in which to properly confirm the claims made, the Commission may choose to complete the public hearing process on Monday and then act to table the request until such time as the City has had the opportunity to fully evaluate the appropriate next steps. Although these transcripts are not offered a proof of misdeeds on the part of the applicants, they may be considered as possible evidence that the owners have not operated in good faith with either the neighborhood or the City. Further evaluation of police call records, City HRA records, and even Horizon Public Health's records regarding the short term private/vacation home rental is desirable.

ATTACHMENTS

- Application #.pdf
- Exhibit A - Edgerly-Karasch C-26-008.pdf
- Exhibit B - Edgerly-Karasch C-26-008.pdf
- Public Comment C-26-008.pdf
- Public Comment (2) C-26-008.pdf
- Edgerly-Karasch CUP Analysis.pdf

LAND USE APPLICATION

CITY OF ALEXANDRIA

City of Alexandria
704 Broadway | Alexandria, MN 56308
Ph: (320) 763-6678 | Fax: (320) 763-3511
www.alexandriamn.city

Application #	Date App. Received	Fee Collected
C-26-008	6 / 18 / 2026	$400.00
	Date App. Complete 7 / 10 / 2026	

A. Owner Information

Edgerly, Lisa, B — 612-270-5481
Property Owner Name (Last, First, MI) — Phone

2025 Fountain Ln — Waconia MN 55387 — lisa_edgerly@yahoo.com
Property Owner Address — City/State/Zip — Email Address

Other owners living in St. Joseph area not listed here

B. Applicant Information *(If Different From Above)*

2nd owner

~~Other~~ Karasch, Stacy — 320-492-6861
Applicant Name (Last, First, MI) — Business Name — Phone

38561 Cty Rd 2 — St. Joseph, MN 56374
Applicant Address — City/State/Zip — Email Address

C. Project Location/Description

1301 Ridgeview Terrace NE — Alexandria — PIN: 63-4110-680
Address of Subject Property

Sect-8 Twp-128 Range-37 Lot 8 Block 4 Scenic Heights 1st Addn AC. 62
Legal Description *(attach separate if lengthy narrative)*

2B Short term Rental
Present Zoning Classification — Present Comprehensive Plan Classification

Is the property located within 1,000 ft of a lake? ☐ Yes ☒ No _____ ☐ GD ☐ RD ☐ NE
Waterbody Name — Waterbody Classification

D. Application Information

Check Applicable Request(s):

1. ☐ Conditional or Interim Use Permit
2. ☐ Map Amendment : Zoning District (Rezoning) and/or Future Land Use (FLU)
3. ☐ Variance
4. ☐ Zoning Text Amendment
5. ☐ Appeal
6. ☐ Other (Specify Long term rental request from short term)

Complete Addendum A
Complete Addendum B
Complete Addendum C
Complete Addendum D
Complete Addendum E
Attach Narrative)

E. Acknowledgement & Signature

BY MY SIGNATURE BELOW: I certify that the information submitted with the application is true and accurate; I acknowledge that this application is not deemed complete until reviewed by City staff and that I will be notified within 15 days of application submission if the application is incomplete; I understand that submission of the application does not imply approval of this request by the Planning Commission or the City Council; nor does it in and of itself guarantee issuance of any other required permits and licenses and I acknowledge that this application may be tabled until a later meeting if either I or my designated representative is not present at the meeting for which a public hearing is scheduled.

Signature: _____ **Date:** 6/10/26
Owner or ~~Applicant~~

Planning Commission Action: Tabled _____ Approved _____ Denied _____

City Council Action: Tabled _____ Approved _____ Denied _____

Comments _____

Signature: _____ **Date:** _____
Zoning Administrator

LAND USE REQUEST - ADDENDUM A
CONDITIONAL/INTERIM USE PERMIT

CITY OF ALEXANDRIA

PLEASE TYPE OR PRINT NEATLY
ATTACH ADDITIONAL SHEETS AS NECESSARY

A. Narrative – Project Description

Detailed description and scope of the project:
We currently use the property for short term rental + were asked if we could rent to some of the Alex tech students. We need approval to use the property for long term rental

Existing land use(s) of the property (e.g., undeveloped, restaurant, auto repair, single family dwelling, etc.):
Short term Rental - vacation home - 12 ppl max

Have any previous conditional use permit applications been made for the property? **YES / NO / UNKNOWN** (Circle One)

If so, when:_____

Outdoor Storage or Display? **YES / (NO)** If yes, what is being stored, how much, and how will it be screened:

Days/Hours of Operation: n/A Number of Employees: 0

B. Site Plan & Supplemental Materials

All items are required, unless waived by City planning staff. *(Applicants are encouraged to review a draft site plan with planning staff prior to submittal.)* **If N/A, please explain.**

A. Existing conditions:

- ☐ Scale of plan (1"=50' or less) and North compass point
- ☒ Existing property boundaries with lot dimensions and area
- ☐ Location, setbacks, and dimensions of all existing buildings and structures
- ☐ Location of buildings on adjacent properties within 100 feet of subject property's boundaries
- ☐ All encroachments
- ☐ Legal description of the property and recorded easements
- ☐ Water features bordering or running through property (ponds, lakes, wetlands etc.)
- ☐ Location, size, and type of water and sewer system mains

B. Proposed Improvements:

- ☐ Required and proposed setbacks from property lines and road right-of-way
- ☐ Location, setbacks, and dimensions of proposed buildings and structures
- ☐ Planned demolition of structures
- ☐ Location, width, and setback of proposed curb cuts and driveways
- ☐ Flow of traffic into, through, and out of property
- ☐ Parking spaces, drive aisles, loading spaces
- ☐ Sidewalks, trails, and walkways
- ☐ Location and type of all proposed outdoor storage and/or display
- ☐ Exterior trash/recycling enclosures (include location, dimensions, details of screening)
- ☐ Proposed service connections to water and sewer mains

NA - no changes to actual house or property

C. Supplemental Data, if required:

- ☐ A Grading/Stormwater management plan as specified by the City Engineer
- ☐ A landscaping and screening plan in accordance with City Code
- ☐ Other_____

~ Please email electronic plans to: **eanderson@alexandriamn.city** ~

Since each proposal is different, the City of Alexandria reserves the right to request additional Information to ensure the project follows all City requirements, codes, ordinances, and approvals.

Exhibit A

Find address or place

SKYLINE DR NE

SCENIC DR NE

PARKVIEW RD NE

RIDGEVIEW TER NE

SCENIC HEIGHTS RD NE

63-4110-370 VENDEL/RICHARD 0.74ac

63-4110-380 BOIKE/KEVIN M/ETAL 0.73ac

63-4110-460 SCHULER/ADAM E 0.71ac

63-4110-470 MC KIRDY/LUCAS & KAYLA 0.85ac

63-4111-270 SCENIC COMMUNITY PARK ASSN 18.65ac

63-4110-710 GOTVASLEE/ROBYN R 1.4ac

63-4110-730 GESSFORD/HOWARD 0.86ac

63-4110-740 LEE/AMBER M/ETAL 1.1ac

63-4110-750 LEE/AMBER M/ETAL 0.74ac

63-4110-760 DERTINGER/RANDY D & ELDORA L 0.68ac

63-4110-770 BARTHEL/ETHAN J 0.55ac

63-4110-780 KUHN/JEFFREY L & BETH A 0.55ac

63-4110-790 TREAT/TYSON D & KRISTY 0.55ac

63-4110-800 DU FRESNE-OLSON/DONNA 0.55ac

63-4110-810 WEBER/BRIANT & LEEANNE 0.55ac

63-4110-820 MOLACEK/JEROME D 0.55ac

63-4110-830 BACKLUND/JAY A & MOLLY J 0.55ac

63-4110-840 CASPER/KATHRYN 0.84ac

63-4110-850 KRASNIC/BIANCA 0.85ac

63-4110-860 JOHNSON/JENNIFER R 0.63ac

63-4110-880 SOVICH/KYLE/ETAL 0.64ac

63-4110-910 FLUTO/TIMOTHY S 0.53ac

63-4110-930 MC COY/WADE J & KARI S 0.94ac

63-4110-950 WALKER/SUZANNE K 0.62ac

63-4110-970 CAPGROW HOLDINGS JV SUB VI LLC 0.74ac

63-4110-980 YRJO/BRADFORD D ETAL 0.55ac

63-4110-990 YRJO/BRADFORD D ETAL 0.55ac

63-4111-010 LADWIG/JONATHAN A & JILL M TR 0.62ac

63-4111-020 LEE/ROSS F & HEATHER M 0.5ac

63-4111-030 WITT/JEROME D & HOLLY S 0.57ac

63-4111-040 STRONG/MACKENZIE C & BRITT M 0.57ac

63-4111-050 STUBBS/AARON & CASSANDRA 0.63ac

63-4111-070 LARSON/MICKEY & STEPHANIE 0.54ac

63-4111-080 DYBDAL FAMILY REV TRUST 0.56ac

63-4111-790 DOLAN/DAVID M & LINDA L 0.75ac

63-4111-920 NEMO LIVING TRUST 0.61ac

63-4112-000 COUNTY OF DOUGLAS 1.56ac

63-4112-030 KLINGBEIL/SHAWN A/ETAL 2.7ac

63-4112-100 0.46ac

63-4112-110 /AMIE 0.6ac

63-4112-120 IANET E 0.6ac

63-4112-140 TMAN/DONALD H 0.7ac

63-4112-160 EGG/SHEILA M 2.02ac

63-4112-170 ULY/TROY & TAMMI D 2.07ac

63-4110-490 THOENNES/TYLER R 1.9ac

63-4110-500 HILLEREN/KATHLEEN L/TRUST ETAL 0.75ac

63-4110-510 SMITH/SAMUEL & MCKINSEY 5.34ac

63-4110-540 RIDLER/DANIEL S/JR & DEBRA A 0.73ac

63-4110-580 BITTMANN/DAVID M & NANCY L 0.59ac

63-4110-570 KRANTZ/KENNETH & SARAH 0.5ac

63-4110-560 PRAIRIE COMMUNITY SERVICES INC 0.5ac

63-4110-600 PIERCE/BRAD L & LYNN M 0.82ac

63-4110-630 LAURENT/ANGELA M & GREGORY R 0.98ac

63-4110-620 THOENNES PROPERTY MGMT LLC 0.91ac

63-4111-200 OPP/TRINITY L & GWEN M 0.46ac

63-4111-180 WALL/TRUDI A 0.35ac

63-4111-260 COX/ERIC C 0.52ac

63-4109-960 JACKSON/CRAIG D & ANGELA D 4.43ac

63-4109-980 WEISZ/NOLAN & BRITTA A 2.25ac

63-4110-210 NODING/TAMARA L/IRREVOC TRUST 0.55ac

63-6300-030 BARTON/REBECCA E 1.06ac

63-6300-035 ODLAND/MITCHELL & PAULA 0.72ac

63-6300-040 MAYER/LORI J 0.6ac

63-6300-045 BOIKE/DAVID D & BRITTIN L 0.67ac

63-6300-150 PEROWITZ/GARY/& 4.06ac

63-6300-015 BOSEK/THOMAS A 1ac

63-6300-025 HASZ/DOUGLAS W & NANCY K 0.75ac

63-6300-020 PATTERSON/BRITTA M REV TRUST 1.67ac

63-6300-010 WIDMARK/CARLEEN A 1.62ac

63-6650-015 KBJ INVESTMENT

63-6650-900 HFH OF DOUGLAS CO MN INC 9.8ac

63-6650-255 HFH OF DOUGLAS CO MN INC 0.83ac

63-6650-950 PUBLIC PARK 3.22ac

63-6650-120 MAUNG/YARZAR & PHYU 0.46ac

63-6650-130 ULMER/BARBARA A & DAVID L 0.46ac

63-6650-140 HEINECKE/GLENN 0.46ac

63-6650-150 SWART/JUSTIN & AMY 0.46ac

63-6650-050 HOEPNER/DARIN M & CRYSTAL L 0.46ac

63-6650-060 HERGOTT/WILL 0.46ac

63-6650-070 PARADIS/DREW W & NICOLE K 0.46ac

63-6650-080 BOBER/MARILYN

63-6650-875 SCHIELE/GREG F 2.26ac

63-6650-820 SCHIELE/GREG F 4.54ac

Alexandria City

-95.3529 45.9163 Degrees

200 ft

Survey & GIS Division, Douglas County Public Works Powered by Esr

EDGE REAL ESTATE PARTNERS LLC

Zoom to

63-4110-680

Douglas County Tax Web

Taxpayer Mailing Address:
EDGE REAL ESTATE PARTNERS LLC
2025 FOUNTAIN LN
WACONIA MN 55387

Property Address:
1301 RIDGEVIEW TER NE

Tax Description Do not use the summaries on legal documents	AC .62
Lot-Block	8~4
GIS Acres	0.62
Acres Under Water	0.00
Acres Under Right of Way	0.00
Plat Name/Description	SCENIC HEIGHTS 1ST ADDN
Section-Twp-Range	8-128-37

Exhibit B


27,006 SQ FT
130
130
208
63-4110-700
STREICH/AARON M
0.64ac
1305
63-4110-690
PIERCE/BRAD L
& LYNN M
0.62ac
1303
212
20
218
217
100
63-4110-680
EDGE REAL
ESTATE
PARTNERS LLC
0.62ac
1301
125
RIDGEVIEW TER NE
59
63-4110-670
RIGGS/LINDA/ETAL
0.5ac
208
140
63-4110-660
CRARY/SHEILA R
0.49ac
1211
73
208
63-4110-
WEHOFER/A
& KATHRYN
2009

YOU HAVE A NEW VOICEMAIL!

3626 (Mike Weber),

You have a new voice mail from ***(320) 219-1700 (BRADLEY PIERCE)***.
Your transcribed message:

Hi. My name is Lynn Pierce. My email address is pierce, capital p, and then I e r c e, lynn 4 6 6 at g mail dot com. I live at 13 o 3 Ridgeview Terrace Northeast in Alexandria, and I'm calling about the meeting you have scheduled for Monday, the 17th, about 13 o 1 Ridgeview Terrace Northeast, wanting to make it into a rental unit. They've already been doing that. I've been complaining to the association president, but he said since the city didn't say anything, that it was okay. Well, they had technical students living there 2 years ago, and then it's been a b and b, for the last 2 years with barely anybody there. And it's clearly written in our association, rules. Residential purposes only and no businesses, commercial or manufacturer expression shall be conduct conducted on said premises. Well, they're what they're doing, you got the pretty much the whole neighborhood in an uproar. So, if you could just let me know this, we strongly, strongly oppose. When they had tech school students there last time, it was just a nightmare. That's why we have this big fence between us and them. But, yeah, I did talk to Lisa, and she said they were gonna rent to tech school students again. They don't watch over their property. They just they just don't. So it's gonna be another disaster. And, truthfully, I when the tech school students were here last time, I was starting to get sick of calling the cops because of all drinking and partying they did outside, and they're big bong smokers. They're, like, 3 feet tall. We have kids in this neighborhood, and this is ridiculous. This is a residential area, not a commercial area. True. We have group homes and an assisted living home, but not rentals. They are clearly violating the association rules, and the neighbors are not happy.

Listen by opening the enclosed attachment.

Sent by **2020-2026 NextGenVoIP**

Erin Anderson

From: Mike Weber
Sent: Wednesday, August 12, 2026 11:41 AM
To: Piercelynn466@gmail.com
Cc: Erin Anderson
Subject: FW: V-Mail from BRADLEY PIERCE (320) 219-1700 to Mike Weber 3626
Attachments: vm-20260812160636014575-7209d4675ee9eed2ea40d6c71d577fe3.wav

Lynn – thank you for your call and voice message. I'm sorry to hear that you've had a bad experience with the present property owners – we had not received any complaints here at City Hall until getting yours today.

I understand that the Association rules may limit the uses in the Scenic Heights area. Unfortunately, the City is not a party to those rules, and we don't have any authority to enforce them. The Association's rules most likely include the enforcement mechanism, and I would strongly encourage you to have the Board and President take the necessary steps to do that.

I'd like to ask your permission to forward the transcript of your voice message to our Planning Commission members before the meeting on Monday, so they have an idea of the history. Please let me know if that's all right.

Thank you again – Mike Weber

Michael J. Weber
City Planner
Community Development Director
704 Broadway
Alexandria, MN 56308
320-759-3626
320-763-3511 (fax)
www.alexandriamn.city

ALEXANDRIA

Our "Why": To make Alexandria the place you choose.....

From: no-reply@nextgenvoip.com <no-reply@nextgenvoip.com>
Sent: Wednesday, August 12, 2026 11:10 AM
To: Mike Weber <mweber@alexandriamn.city>
Subject: V-Mail from BRADLEY PIERCE (320) 219-1700 to Mike Weber 3626

NEXTGEN

You have a new voicemail from (320) 219-1700 (BRADLEY PIERCE)

YOU HAVE A NEW VOICEMAIL!

3626 (Mike Weber),

You have a new voice mail from ***(507) 828-5385 (WAYNE CARLSON)***.
Your transcribed message:

Hi. This is Deb Carlson. My husband and I live at 13 o 2 Ridgeview Terrace, and, we received a letter, about the conditional use permit, for 13 o 1 Ridgeview Terrace for group, and they're they're wanting to allow group 0.25. And I just, my question is, the the surrounding neighbors are are not in favor of that idea at all, and we plan to, we we plan to attend the meeting. And is there anything else we can do to prevent this from happening? You can, email me at wayne, w a y n e, dot deb, d e b, dot carlson, c a r l s o n, at g mail dot com. Or, you can call you can call me, at 5 0 7 8 2 8 5 3 8 5. Thank you. Bye.

Listen by opening the enclosed attachment.

Sent by **2020-2026 NextGenVoIP**

Erin Anderson

From: Mike Weber
Sent: Wednesday, August 12, 2026 11:08 AM
To: wayne.deb.carlson@gmail.com
Cc: Erin Anderson
Subject: FW: V-Mail from WAYNE CARLSON (507) 828-5385 to Mike Weber 3626
Attachments: vm-20260812150501030993-7209d4675ee9eed2ea40d6c71d577fe3.wav

Deb – thank you for your call and comments. The Group Quarters use is already authorized by the City Code, so the purpose of the public hearing is to determine what conditions the City should place on the approval of the request. We typically will assess whether there's enough on-site/off-street, paved parking for the use, whether there are any exterior lighting issues that need to be addressed, if any screening of the parking area is needed, etc. That way those items can be addressed in any motion to approve the permit.

Thanks again – we'll look forward to seeing you on Monday evening.

Mike Weber

Michael J. Weber
City Planner
Community Development Director
704 Broadway
Alexandria, MN 56308
320-759-3626
320-763-3511 (fax)
www.alexandriamn.city

ALEXANDRIA

Our "Why": To make Alexandria the place you choose.....

From: no-reply@nextgenvoip.com <no-reply@nextgenvoip.com>
Sent: Wednesday, August 12, 2026 10:07 AM
To: Mike Weber <mweber@alexandriamn.city>
Subject: V-Mail from WAYNE CARLSON (507) 828-5385 to Mike Weber 3626

NEXTGEN

You have a new voicemail from (507) 828-5385 (WAYNE CARLSON)

CONDITIONAL USE PERMIT ANALYSIS

APPLICANT: Stacy Karasch/Lisa Edgerley dba Edge Real Estate Partners, LLC **Application #** C-26-008

PROPERTY LOCATION: 1301 RIDGEVIEW TER NE (Parcel # 63-4110-680)

REQUEST: To allow Group Quarters for up to five (5) unrelated persons.

WHAT ARE THE FINDINGS OF FACT?

	YES	NO	BASIS FOR FINDING FACT
1. Is the request consistent with the City's Comprehensive Plan?	✓		CP = "Residential"
2. Does the request meet land area, setback, shoreland, floodplain, and wetland requirements?	✓		N/A
3. Will the request depreciate the surrounding area?		✓	Existing residential use
4. Is the request consistent with the character of the surrounding area?	✓		Existing residential use
5. Are existing or proposed utilities adequate to accommodate the request?	✓		Existing, connected
6. Are existing or proposed streets adequate to handle the request?	✓		Existing
7. Will the request place undue financial burden the City?		✓	No City role

WHAT CONDITIONS ARE NECESSARY?

	YES	NO	CONDITIONS
1. Land Area & Setbacks		✓	
2. Residential Screening		✓	
3. Federal/State/City Permits		✓	
4. Signage		✓	
5. Off-Street Parking	✓		One (1) stall per occupant
6. Utilities		✓	
7. Street/Traffic		✓	
8. Parking Screening	✓		Screening as per memo
9. Outdoor Sales Screening		✓	
10. Outdoor Storage Screening		✓	
11. Lighting	✓		Any exterior lighting to be hooded and directed away from public streets and residential uses
12. Drainage		✓	
13. Building/Site Appearance		✓	
14. Shoreland Requirements		✓	
15. Environmental Studies		✓	
16. Other		✓	

RECOMMENDATION: See memo

A

Planning Commission
704 Broadway
Alexandria, MN 56308

SCHEDULED
INFORMATIONAL (ID # -10599-)

Meeting: August 17, 2026
Department: Planning Department/Commission
Category: Report
Prepared by: Erin Anderson
Department Head: Mike Weber
DOC ID: -10599-

INTERIM ORDINANCE – Data Center Moratorium (TA-26-002) – City of Alexandria

Background

Data Center Study – City of Alexandria

With the completion of the passage and publication of the ordinance declaring the need for a study and moratorium, we are now able to proceed with delving more deeply into this topic.

I've invited two parties to the August Commission meeting: John Unger operates the Vaultas data center at 720 Hawthorne St., and Josh Waldorf is the Manger of Electric Services for ALP Utilities. Both have extensive experience in their respective fields and a willingness to share their knowledge with the Commission. This item will eventually be the topic of a public hearing, but at the September meeting it will be less formal and more conversational. I can envision having both of these guests return later in the 12-month study period for follow-up.

Additional info regarding Vaultus is available here: https://vaultas.com/data-centers/alexandria-mn/

Also, as has become the norm, additional news updates are enclosed for your reference.

ATTACHMENTS

- SC Times - 5 Things to Know About Data Centers in Rural America.pdf

SC Times

NEWS

Five things to know about data centers in rural America

Juan Vassallo Investigate Midwest

Aug. 5, 2026, 4:02 a.m. CT

Key Points

- Data centers, especially those for AI, consume vast amounts of water for cooling purposes.
- The environmental impact of water discharged from data centers is largely unknown due to a lack of transparency.
- While most current data centers are in urban areas, the majority of planned facilities are slated for rural locations.

Five things to know as data centers spread across rural America.

1. They use enormous amounts of water

Data centers, which store and process the digital information needed for everyday online activities, often consume large amounts of water to keep servers cool — especially the new hyperscale facilities typically built for artificial intelligence.

Google's data center in Pryor, Oklahoma — one of the company's largest facilities — uses about 1.1 billion gallons of water each year. That is equal to about 8.3 billion water bottles or the annual water use of 10,000 average American households.

The Pryor data center uses an evaporative cooling system, so most of the water used for cooling is lost to evaporation. Of the 1.1 billion gallons of water used, only about 275 million gallons of drinking water are discharged back into the river for reuse.

Data centers: What to ask when a data center comes to your town

The industry is feeling the pressure to move away from that technology, and some new facilities are looking to install closed-loop systems, which recycle water in a continuous cycle, or air-cooled systems. These systems use little water but require much more electricity.

2. Researchers know little about water pollution

Not much is known about how water discharge from data centers impacts the environment. A recent study on the issue notes that "there is a clear lack of transparency in data center cooling water discharge practices."

Companies often do not disclose how much water they release, where it goes, or what chemicals or pollutants it may contain. The study found that cooling water discharges could affect rivers, groundwater and wastewater systems, but limited data makes those impacts difficult to measure.

More: Zepole restaurant supplier opens first Minnesota location in St. Cloud

3. Rezoning battles are becoming more common

Opposition to data centers has grown out of a broader movement against large industrial projects in rural areas, particularly renewable energy projects. Residents in some communities have organized to stop projects they believe provide few benefits to local residents while replacing farmland with industrial buildings, changing the rural landscape.

One of the main tools communities use to challenge these projects is pressuring local governments to reject rezoning requests that change land from agricultural to industrial use. In many cases, those efforts have succeeded.

The Beltline data center project in Yukon and Oklahoma City, for example, still needs approval to rezone agricultural land in the Oklahoma City portion of the project for light industrial use.

4. Most projects are planned for rural areas

More than 1,500 data centers are planned across the country, according to the Pew Research Center. While 87% of existing U.S. data centers are in urban areas, two-thirds of planned facilities are slated for rural communities.

In a survey of 1,000 U.S adults, rural residents expressed the highest average level of concern overall. Their greatest concern was rising electricity costs, followed by the use of agricultural land for data centers and overuse of water.

More: Groups sue Minnesota over massive West River Dairy expansion

5. AI is expanding faster than regulations

Since 2013, the technology industry has invested more than $1.6 trillion in artificial intelligence. In many cases, companies have relied on regulatory gaps or avoided traditional permitting requirements to speed up construction.

In Oklahoma, data centers do not need to apply for water permits because they typically buy water from municipal utilities. In Memphis, Tennessee, Elon Musk's xAI installed nearly 20 natural gas turbines to power a data center without first obtaining air permits.