

WORK SESSION: COMPREHENSIVE PLAN 101 & VISION 2030, 6:00 P.M.

REGULAR WASECA CITY COUNCIL MEETING

TUESDAY, MARCH 21, 2023, 7:00 PM

AGENDA

1. CALL TO ORDER/ROLL CALL
2. MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. PUBLIC COMMENT

Those wishing to speak must state their name and address for the record. Each person will have three (3) minutes to make his/her remarks. Speakers will address all comments to the City Council as a whole and not one individual councilmember. The Council may not take action on an item presented during the Public Comment period. When appropriate, the Council may refer inquiries and items brought up during the Public Comment period to the City Manager for follow up.

5. REQUESTS AND PRESENTATIONS
6. CONSENT AGENDA
 - A. Minutes: Council Meeting & Work Session – March 7, 2023
 - B. Payroll & Expenditures
 - C. Approve Plans and Specifications and Authorize Bids for the 2023 Crack Seal and Seal Coat Project (City Project No. 2023-03)
7. ACTION AGENDA
 - A. Public Hearing – Ordinance 1106: Vacation of Easement
 - B. Public Hearing – Ordinance 1105: Brakemeier (Vista Villa) Rezoning
 - C. Resolution 23-11: Report Bids and Award Contract for the City Parking Lot Rehabilitation Project (City Project No. 2023-02)
 - D. Resolution 23-12: Report Bids and Award Contract for the TH13 Trail Connector Project (City Project No. 2023-06)
 - E. Authorize Request for Proposals (RFP) for the Gaiter Lake Development
8. REPORTS
 - A. City Manager's Report
 - B. Commission Reports
9. ANNOUNCEMENTS
10. ADJOURNMENT

3/21/2023 WORK SESSION PRESENTATION

COMPREHENSIVE PLAN #101

WASECA – A VISION FOR THE FUTURE

TOPICS

- What is a Comprehensive Plan?
- Why do we need one?
- What is the purpose of Code of Ordinances?
- History of Waseca's Comprehensive Plan 2013
- Vision 2030
- What's next?

ACCORDING TO STATE STATUTE A COMPREHENSIVE PLAN IS:

- Defined in Minnesota Statutes 462.351 – 462.364
- A vision for the city's future, its goals and priorities
- A document to shape policy decisions
 - Planning & Zoning Commission (public hearing & recommendation)
 - City Council (public hearing for adoption of Ordinance)
- Any subsequent changes to Comp Plan follow the same steps

CONTENTS

Waseca Comprehensive Plan 2013



- Defines city's goals and vision for the future
- Includes master plan maps (future growth)
- Appendices (incl. special projects info, etc)

CITY OF WASECA COMPREHENSIVE PLAN CONTENTS		
SECTION	CONTENTS	PAGE
1	Introduction	1
	A. Purpose of Comprehensive Plan	1
	B. History of Community Planning In Waseca	1
	C. Public Participation in the 2013 Plan Update	2
	D. Organization of the Plan	2
	E. The Role of City Government	3
	F. Community Identity and Vision	3
2	Goals & Objectives	5
	A. Introduction	5
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	C. Land Use	5
	D. Transportation	8
	E. Parks, Trails, and Open Space	10
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11	Community Facilities	101
Appendix A	2012 West Interchange Utilities Cost Estimate Update	
Appendix B	Authorizing Ordinance	
Appendix C	Waseca Zoning Map (as amended from time to time)	

CODE OF ORDINANCES, ENFORCEMENT OF COMPREHENSIVE PLAN VISION

- Code of Ordinances last comprehensive update in 2016 (changes tied to adoption of 2013 Comprehensive Plan)
 - Planning & Zoning Commission (public hearing & recommendation)
 - City Council (public hearing for adoption of Ordinance)
- <https://codelibrary.amlegal.com/codes/waseca/latest/overview>
- Any subsequent changes to Code of Ordinances follow the same steps

WASECA'S COMPREHENSIVE PLAN 2013

- Process led by Waseca's City Planner (Kimberly Johnson, AICP)
- <https://www.ci.waseca.mn.us/community-and-economic-development/pages/planning-zoning-division>
- Process started February 2011, (33 months) ended with P&Z hearing Sept. 2013 & adoption by City Council, October 1, 2013

VISION 2030

LED BY B.E.S.T., PARTNERING WITH LHB, INC. AND FUTURE IQ PARTNERS

- Four Pillars
 - High Quality Assets
 - Economic Development
 - Regional Connectivity
 - Vibrant Dynamic Community
- Implementation Plan
- Performance Matrix

REGIONALLY

- Arden Hills – Comprehensive Plan 2040
- Detroit Lakes – last update 2020
- Owatonna – just released RFP for Owatonna 2050 Comprehensive Plan
- Mankato – no date stands out except Envision 2020
- Faribault – Journey to 2040
- Rochester – launched a Unified Development Code January 1, 2023
- New Prague – RFP issued in 2022, working on a 25-year plan (2047)

WHAT'S NEXT?

- Funds budgeted in this FY, \$50,000

Options:

- Outsource the entire Comprehensive Plan update to a consultant chosen through a Request For Proposals (RFP) process
- Hybrid model: Staff determines what can be accomplished in-house and outsources work to a consultant, as necessary.

WHAT'S NEXT?

- Council directs staff whether or not to proceed with a Comprehensive Plan update
- If proceeding, Staff prepares a schedule and process for City Council consideration and approval.

Thoughts?
Questions?

**MINUTES
REGULAR WASECA CITY COUNCIL MEETING
TUESDAY, MARCH 7, 2023, 7:00 P.M.**

CALL TO ORDER

1. The Regular Waseca City Council Meeting was called to order by Mayor Randy Zimmerman at 7:07 p.m.

ROLL CALL

Councilmembers Present:	Mayor Randy Zimmerman	Daren Arndt
	Mark Christiansen	Jeremy Conrath
	James Ebertowski	John Mansfield
	Stacey Schroeder	

Staff Present: Carl Sonnenberg, City Manager
Alicia Fischer, City Finance Director & Human Resources Director
Nate Willey, City Engineer
Julia Hall, City Clerk

MOMENT OF SILENT PRAYER/PLEDGE OF ALLEGIANCE

2. A moment of silence was observed. The Pledge of Allegiance to the Flag was recited.

APPROVAL OF AGENDA

3. Councilmember Conrath made the motion to approve the agenda as presented, seconded by Schroeder. Motion carried 7-0.

PUBLIC COMMENT

4. None.

REQUESTS AND PRESENTATIONS

5. None.

CONSENT AGENDA

6. Councilmember Arndt made the motion to approve the consent agenda as presented, seconded by Conrath. Motion carried 6-0. (Mansfield abstained from voting)

ACTION AGENDA

- 7.

- A. Motion to approve the Resolution 23-09: Report Bids and Award Contract for the 2nd Street SW & 2nd Avenue SW Intersection Reconstruction Project (City Project No. 2023-01) was made by Mansfield, seconded by Ebertowski. Motion carried 7-0.
- B. Motion to approve Plans and Specifications and Authorize Bids for the 2023 Sidewalk Improvements Project (City Project No. 2023-04) was made by Schroeder, seconded by Mansfield. Motion carried 7-0.
- C.
 - 1. Motion was made to approve Resolution 23-10: Amending the Master Fee Schedule by Mansfield, seconded by Conrath. Motion carried 7-0.
 - 2. Motion was made by Conrath to waive the outstanding unpaid Fire Department call fees, seconded by Mansfield. Motion carried 6-1. (Nay Christiansen)

REPORTS

- 8.
 - A. City Manager's Report:
 - i. None
 - B. Commission Reports:
 - i. Airport Board was reported by City Engineer Willey. They opened bids for the T-Hangar rebid. The bids were lower this time and since time has passed they would be able to get more federal funds to put towards the project. At their next meeting they will discuss financing for the bids and bring their decisions to the Council for approval.
 - ii. Historic Preservation Commission was reported by Councilmember Ebertowski. They approved the Request for Proposal for their grant application. They approved a sign application. Discussed the grant application and May being Heritage Preservation Month.
 - iii. Park Board was reported by Councilmember Christiansen. They discussed signage for the Dog Park, Gaiter Lake. City Parks department is looking for employees, winter maintenance is on going and looking at the picnic tables for Clear Lake Pavilion. Also discussed was the Ash borer in trees and that there will be trees removed and replaced.
 - iv. Fire Relief was reported by Councilmember Conrath. They are looking for an electrician to wire their new fires at both the onion ring stand and at the fire station.

ANNOUNCEMENTS

- 9.
 - A. Councilmember Conrath:
 - i. Sad to hear about Itron leaving Waseca, heart goes out to their employees and to those affected. The council will do what they can to help the families affected and the community.
 - B. Councilmember Schroeder:
 - i. Congratulations to the seven (7) new fire fighters.
 - ii. Thank you for the support as she and Mayor Zimmerman attend meeting with legislature. There has been a lot going on to get ready for those discussions.

ADJOURNMENT

10. There being no further business to be brought before the Council, it was moved by Arndt to adjourn the meeting at 7:46 p.m., seconded by Conrath. Motion carried 7-0.

JULIA HALL
CITY CLERK

RANDY L. ZIMMERMAN
MAYOR

MINUTES
WASECA CITY COUNCIL WORK SESSION
TUESDAY, MARCH 7, 2023, 6:00 P.M.

CALL TO ORDER

The Waseca City Council Work Session began at 6:00 p.m.

ROLL CALL

Councilmembers Present: Mayor Randy Zimmerman - 6:11 p.m. Mark Christiansen
Mayor Pro Tem Jeremy Conrath James Ebertowski
John Mansfield. Stacey Schroeder- 6:11 p.m.
Daren Arndt

Staff Present: Carl Sonnenberg, City Manager
Alicia Fischer, City Finance Director and Human Resources Director
Nate Willey, City Engineer
Tina Wilson, PCED, City Economic Development Manager
Julia Hall, City Clerk

PURPOSE

Mayor Pro Tem Conrath opened the meeting explaining that Mayor Zimmerman and Councilmember Schroeder were on their way back from a meeting at the State Capitol to discuss funding possibilities for the City of Waseca.

Mayor Pro Tem Conrath then stated that the purpose of the meeting was a discussion on the future plans for the "Gaiter Lake" property. Turning the meeting over to City Engineer Nate Willey.

CONVERSATION

- City Engineer Nate Willey presented information for the "Gaiter Lake" property.
 1. Purchased by the City in 2016 for \$650,000 in agreement with a settlement with the DNR for Pondview.
 2. Approximately 62 total acres, 49 acres are farmland, all of it is zoned R-3 (Residential 3 = multifamily, low and medium density district).
 3. Water and Sewer are available along 11th Ave and 9th St, 10th St, and 12th St.
 4. There is existing 48" storm sewer pipe that outlets into Gaiter Lake.
 5. Currently Xcel Energy is provider for the area, City would acquire the electrical if the area is developed.
 6. There are DNR Restrictions for the property: 25 % maximum impervious per developed lot and 50 % open space required for the entire development (approx. 26.5 acres)
 7. There is an approx. 8.5acre Conservation Easement along Gaiter Lake as part of the settlement agreement with the DNR for Pondview which CANNOT be used as open space for the Gaiter Lake Development because it is considered part of the Pondview development.
 8. Conversation about developing Gaiter Lake has seen many steps since 2018.
 9. A concept plan for the property was developed and provided by WSB between 2018-2020. The DNR never gave final approval of that proposed plan.

10. November 2020 a Development Request for Proposals (RFP) was issued, no proposals were received. In January 2021 the RFP was reissued. Southwest Minnesota Housing Partnership (SWMHP) was the one proposal received.
11. SWMHP developed a DNR approved concept plan and presented a development offer in 2022. To date, Council has not accepted the SWMHP plan or offer.
12. The City Engineer presented Development Options and Ideas for Council to consider. Council requested that Staff draft and propose to Council an RFP to get fresh ideas for development of the Gaiter Lake property.

This being an ongoing conversation the work session adjourned at 7:03 p.m.

JULIA HALL
CITY CLERK

RANDY L. ZIMMERMAN
MAYOR

**6B**

LIST OF EXPENDITURES

March 21, 2023



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City Council	0.00
Streets	34,574.45
Parks	9,003.56
Wastewater	9,381.36
Utility Administration	5,525.94
Utility Offices	7,893.35
Electric	15,464.38
Water	6,939.09
Building and Code Compliance	3,007.71
Police	73,247.13
Administration	5,795.50
Community Aides	476.42
Fire	7,179.56
Paid On Call Fire Department	4,627.54
PEG	222.34
Election Judges	0.00
Finance	11,921.22
Connections	3,217.77
Community Development	2,385.70
Engineering	16,366.30
Recreation	2,415.64
Econ Development	<u>3,034.68</u>

Total Gross Payroll	222,679.64
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*Less- Payroll Deductions	<u>(74,831.97)</u>
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Net Payroll Cost	\$	147,847.67
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*These costs are included in Accounts Payable totals below

Accounts Payable

Expenditures dated:

March 3, 2023-March 16, 2023

Includes check #'s 159042-159098

Bank ACH Withdrawals.....	<u>747,676.73</u>
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GRAND TOTAL EXPENDITURES	\$	<u>895,524.40</u>
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Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount	
General Fund						
03/07/2023	32312	ACH Internal Revenue Service	FEDERAL WITHHOLDING TAX Pay Period: 3/5/2023	101-21701-0000	22,323.05	M
Total 101217010000:					22,323.05	
03/07/2023	32308	MN Department of Revenue	STATE WITHHOLDING TAX Pay Period: 3/5/2023	101-21702-0000	10,263.31	M
03/07/2023	32307	MN Department of Revenue	GARNISHMENT Pay Period: 3/5/2023	101-21702-0000	442.47	M
Total 101217020000:					10,705.78	
03/07/2023	32312	ACH Internal Revenue Service	SOCIAL SECURITY Pay Period: 3/5/2023	101-21703-0000	7,494.99	M
03/07/2023	32312	ACH Internal Revenue Service	SOCIAL SECURITY Pay Period: 3/5/2023	101-21703-0000	8,003.10	M
Total 101217030000:					15,498.09	
03/07/2023	32309	Public Employees Retirement Assn (ACH adj		101-21704-0000	.05	M
03/07/2023	32309	Public Employees Retirement Assn (ACH	PERA COORD Emplr 1% Pay Period: 3/5/2023	101-21704-0000	1,375.44	M
03/07/2023	32309	Public Employees Retirement Assn (ACH	PERA COORDINATED Employee Pay Period: 3/5/2023	101-21704-0000	8,940.40	M
03/07/2023	32309	Public Employees Retirement Assn (ACH	PERA POLICE Employee Pay Period: 3/5/2023	101-21704-0000	7,875.55	M
03/07/2023	32309	Public Employees Retirement Assn (ACH	PERA COORDINATED Employer Pay Period: 3/5/2023	101-21704-0000	8,940.40	M
03/07/2023	32309	Public Employees Retirement Assn (ACH	PERA POLICE Employer Pay Period: 3/5/2023	101-21704-0000	11,813.29	M
Total 101217040000:					38,945.13	
03/07/2023	159042	IBEW	IBEW UNION DUES Pay Period: 3/5/2023	101-21707-0000	282.47	
03/07/2023	159043	IUOE Local #70	FIRE UNION DUES Pay Period: 3/5/2023	101-21707-0000	210.50	
03/07/2023	159043	IUOE Local #70	IUOE UNION DUES Pay Period: 3/5/2023	101-21707-0000	375.50	
03/07/2023	159044	Law Enforcement Labor Services	POLICE SGT/LT DUES Pay Period: 3/5/2023	101-21707-0000	202.50	
03/07/2023	159044	Law Enforcement Labor Services	POLICE UNION DUES Pay Period: 3/5/2023	101-21707-0000	742.50	
Total 101217070000:					1,813.47	
03/07/2023	159047	MN Life	LIFE INSURANCE MN Pay Period: 3/5/2023	101-21710-0000	1,047.75	
03/07/2023	159047	MN Life	Bruder March Cobra	101-21710-0000	24.75	
03/07/2023	159047	MN Life	LIFE INSURANCE MN Pay Period: 3/5/2023	101-21710-0000	757.85	
03/07/2023	159047	MN Life	Dodson March Cobra	101-21710-0000	44.10	
03/07/2023	159047	MN Life	Gedicke March Cobra	101-21710-0000	23.30	
03/07/2023	159047	MN Life	Schult March Cobra	101-21710-0000	50.20	
03/07/2023	159047	MN Life	Youngberg March Cobra	101-21710-0000	16.50	
03/07/2023	159047	MN Life	Spies Adj	101-21710-0000	27.80	
03/07/2023	159047	MN Life	Kahnke Feb Bill Error Reversal	101-21710-0000	33.00	
03/07/2023	159047	MN Life	Bruegger Coverage Error	101-21710-0000	1.30	
Total 101217100000:					2,026.55	
03/07/2023	32312	ACH Internal Revenue Service	MEDICARE Pay Period: 3/5/2023	101-21712-0000	2,956.55	M
03/07/2023	32312	ACH Internal Revenue Service	MEDICARE Pay Period: 3/5/2023	101-21712-0000	3,075.36	M
Total 101217120000:					6,031.91	
03/07/2023	32313	MSRS- (DEF COMP)	MSRS - ROTH (AFTER TAX) Pay Period: 3/5/2023	101-21713-0000	1,450.00	M
03/07/2023	32313	MSRS- (DEF COMP)	MSRS - DEF COMP Pay Period: 3/5/2023	101-21713-0000	899.00	M
Total 101217130000:					2,349.00	
03/07/2023	32311	Vantagepoint Transfer Agents 457	ICMA - ROTH (AFTER TAX) Pay Period: 3/5/2023	101-21714-0000	350.00	M

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount	
03/07/2023	32311	Vantagepoint Transfer Agents 457	ICMA DEF COMPENSATION Pay Period: 3/5/2023	101-21714-0000	603.43	M
Total 101217140000:					953.43	
03/16/2023	32316	Medsurety	Flex Reimbursement	101-21716-0000	428.00	M
03/16/2023	32317	Medsurety	Flex Reimbursement	101-21716-0000	432.00	M
03/07/2023	32304	Medsurety	VEBA Contributions Pay Period: 3/5/2023	101-21716-0000	12,219.82	M
03/07/2023	32306	Medsurety	HSA Contribution Pay Period: 3/5/2023	101-21716-0000	1,342.37	M
03/07/2023	32305	Medsurety	HSA Contribution Pay Period: 3/5/2023	101-21716-0000	6,480.87	M
Total 101217160000:					20,903.06	
03/07/2023	32310	MN Child Support Payment Center	CHILD SUPPORT FLAT AMT Pay Period: 3/5/2023	101-21717-0000	972.76	M
Total 101217170000:					972.76	
03/07/2023	159046	Metropolitan Life Insurance Company	DENTAL EE + CHILDRN Pay Period: 3/5/2023	101-21719-0000	76.60	
03/07/2023	159046	Metropolitan Life Insurance Company	DENTAL SINGLE Employee Pay Period: 3/5/2023	101-21719-0000	423.00	
03/07/2023	159046	Metropolitan Life Insurance Company	DENTAL FAMILY Employee Pay Period: 3/5/2023	101-21719-0000	994.50	
03/07/2023	159046	Metropolitan Life Insurance Company	DENTAL EE + SPOUSE Pay Period: 3/5/2023	101-21719-0000	461.28	
03/07/2023	159046	Metropolitan Life Insurance Company	Armendariz March Cobra	101-21719-0000	110.50	
03/07/2023	159046	Metropolitan Life Insurance Company	Bruder March Cobra	101-21719-0000	28.20	
03/07/2023	159046	Metropolitan Life Insurance Company	Gedicke March Cobra	101-21719-0000	28.20	
03/07/2023	159046	Metropolitan Life Insurance Company	Meyer March Cobra	101-21719-0000	57.66	
03/07/2023	159046	Metropolitan Life Insurance Company	Schult March Cobra	101-21719-0000	57.66	
03/07/2023	159046	Metropolitan Life Insurance Company	Bruegger Adj	101-21719-0000	57.66	
03/07/2023	159046	Metropolitan Life Insurance Company	Spies Adj	101-21719-0000	28.20-	
03/07/2023	159046	Metropolitan Life Insurance Company	Kohn Adj	101-21719-0000	76.60	
Total 101217190000:					2,343.66	
03/07/2023	32314	VSP	VISION FAMILY Employee Pay Period: 3/5/2023	101-21722-0000	148.33	M
03/07/2023	32314	VSP	VISION SINGLE Employee Pay Period: 3/5/2023	101-21722-0000	94.78	M
03/07/2023	32314	VSP	VISION + ONE Employee Pay Period: 3/5/2023	101-21722-0000	110.07	M
03/07/2023	32314	VSP	Bruder March Cobra	101-21722-0000	6.77	M
03/07/2023	32314	VSP	Rugger March Cobra	101-21722-0000	12.23	M
03/07/2023	32314	VSP	Schult March Cobra	101-21722-0000	12.23	M
03/07/2023	32314	VSP	Spies Adj	101-21722-0000	12.23	M
Total 101217220000:					396.64	
03/16/2023	159085	SPX Sports	Picture for Council Chambers	101-41110-3500	64.72	
Total 101411103500:					64.72	
03/16/2023	20230183	Discover Waseca Tourism	January Lodging Tax	101-41110-4440	1,640.68	
03/16/2023	20230183	Discover Waseca Tourism	October lodging tax	101-41110-4440	2,551.40	
Total 101411104440:					4,192.08	
03/16/2023	159096	Waseca Memorial Day Association	Memorial day celebration contribution	101-41110-4450	1,000.00	
Total 101411104450:					1,000.00	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-41320-1340	5.11	

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
Total 101413201340:					5.11
03/16/2023	159084	Shred-it USA LLC	Shredding Service	101-41320-3100	21.19
Total 101413203100:					21.19
03/16/2023	20230210	U.S. Bank - CC	Breakfast for the MCFOA Conference	101-41320-3300	439.59
03/16/2023	20230210	U.S. Bank - CC	Lunch for the MCFOA Conference	101-41320-3300	721.56
03/16/2023	20230210	U.S. Bank - CC	Paperware for MCFOA Conference	101-41320-3300	40.01
03/16/2023	20230210	U.S. Bank - CC	Lodging for the EDAM Conference	101-41320-3300	376.30
Total 101413203300:					1,577.46
03/16/2023	159093	Vault Health	Annual Fee	101-41320-4940	500.00
Total 101413204940:					500.00
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-41500-1340	4.85
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-41500-1340	77.24
Total 101415001340:					82.09
03/16/2023	32303	Medsurety	Admin Fee - HSA/VEBA Accounts	101-41500-1600	192.00 M
Total 101415001600:					192.00
03/16/2023	20230185	Flaherty & Hood PA	Legal Fees	101-41600-3000	1,108.75
03/16/2023	20230185	Flaherty & Hood PA	Labor & Employment Legal Fees	101-41600-3000	3,136.95
03/16/2023	20230193	Kennedy & Kennedy Law Office	February Legal Service	101-41600-3000	444.00
03/16/2023	159074	Mankato Surgery Center	Armendariz record retrieval	101-41600-3000	26.72
03/16/2023	159082	ScanSTAT Technologies	Records retrival-Armendariz	101-41600-3000	61.81
03/16/2023	159086	State of MN	Conference-Armendariz Work Comp	101-41600-3000	172.00
Total 101416003000:					4,950.23
03/16/2023	20230199	Pantheon Computer Systems Inc.	Watchguard Firewall - PD	101-41920-2050	2,599.99
Total 101419202050:					2,599.99
03/16/2023	159063	ESRI Inc.	Eng Dept ArcGIS License Renewals	101-41920-4950	2,527.49
03/16/2023	159063	ESRI Inc.	New Streets Dept ArcGIS Licenses	101-41920-4950	2,498.00
03/16/2023	159080	PermitWorks LLC	Software Support	101-41920-4950	3,585.00
03/16/2023	20230210	U.S. Bank - CC	Adobe subscription	101-41920-4950	119.13
Total 101419204950:					8,729.62
03/16/2023	20230190	Innovative Office Supply	Office Supplies	101-41940-2000	150.54
03/16/2023	159081	Quadient Leasing	Postage machine	101-41940-2000	435.00
Total 101419402000:					585.54
03/16/2023	20230171	A. H. Hermel Company	General Supplies	101-41940-2170	490.20
03/16/2023	20230190	Innovative Office Supply	Forks for breakroom	101-41940-2170	31.66
03/16/2023	20230210	U.S. Bank - CC	City Hall Restroom	101-41940-2170	30.88

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
Total 101419402170:					552.74
03/16/2023	20230210	U.S. Bank - CC	Ceiling Tile	101-41940-2230	152.53
03/16/2023	20230210	U.S. Bank - CC	Paint	101-41940-2230	99.76
03/16/2023	20230210	U.S. Bank - CC	City hall lunch room supplies	101-41940-2230	267.26
Total 101419402230:					519.55
03/16/2023	159057	Cintas Corp	Floor mat service	101-41940-3100	54.58
03/16/2023	20230182	Culligan	RO Lease	101-41940-3100	31.85
03/16/2023	159079	Orkin Pest Control	City Hall Pest Control	101-41940-3100	109.99
03/16/2023	20230203	Stoltz Cleaning Services LLC	City Hall Cleaning	101-41940-3100	475.00
03/16/2023	20230203	Stoltz Cleaning Services LLC	City Hall Cleaning	101-41940-3100	475.00
03/16/2023	20230214	Waste Management of Southern MN	Monthly Service	101-41940-3100	227.58
Total 101419403100:					1,374.00
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-41940-3200	604.75 M
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-41940-3200	148.83 M
Total 101419403200:					753.58
03/16/2023	159088	Streamline Communications LLC	Repair network connection (Tina's office)	101-41940-4000	100.00
03/16/2023	20230213	Waseca Hardware LLC	Parts & Supplies	101-41940-4000	136.86
03/16/2023	20230213	Waseca Hardware LLC	Parts & Supplies	101-41940-4000	391.79
Total 101419404000:					628.65
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-41950-1340	13.10
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-41950-1340	24.72
Total 101419501340:					37.82
03/16/2023	20230215	WSB & Associates Inc	Planning Services	101-41950-3000	645.75
Total 101419503000:					645.75
03/16/2023	159068	Halcyon Business Publications Inc	Economic Development Forum Women's Conference	101-41950-3300	1,625.00
Total 101419503300:					1,625.00
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-42100-1340	484.22
Total 101421001340:					484.22
03/16/2023	20230190	Innovative Office Supply	Office Supplies - Police	101-42100-2000	109.89
Total 101421002000:					109.89
03/16/2023	159054	Bock's Service Inc.	Fuel	101-42100-2120	55.00
03/16/2023	20230210	U.S. Bank - CC	Fuel for squad 2000, County pumps down	101-42100-2120	42.09
03/16/2023	20230210	U.S. Bank - CC	Fuel for squad 2000 & 2113, County pumps down	101-42100-2120	74.99
03/16/2023	20230210	U.S. Bank - CC	Fuel for 3 squads, County pumps down	101-42100-2120	94.83
03/16/2023	20230210	U.S. Bank - CC	Fuel	101-42100-2120	28.10
03/16/2023	20230210	U.S. Bank - CC	Fuel	101-42100-2120	40.94

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
03/16/2023	159094	Waseca County Highway Department	Monthly billing	101-42100-2120	2,365.15
Total 101421002120:					2,701.10
03/16/2023	20230197	Napa Auto Parts	Supplies	101-42100-2170	26.94
03/16/2023	20230198	On Point Awards	PD products for job fairs	101-42100-2170	242.00
03/16/2023	20230210	U.S. Bank - CC	128GB USB Drive	101-42100-2170	19.31
03/16/2023	20230210	U.S. Bank - CC	Animal license	101-42100-2170	84.20
03/16/2023	20230210	U.S. Bank - CC	Evidence room supplies	101-42100-2170	279.44
Total 101421002170:					651.89
03/16/2023	159057	Cintas Corp	Gloves	101-42100-2190	140.00
Total 101421002190:					140.00
03/16/2023	20230191	Javens Mechanical Contracting Co.	HVAC Repairs	101-42100-2230	392.42
03/16/2023	20230191	Javens Mechanical Contracting Co.	HVAC Repairs	101-42100-2230	50.00
Total 101421002230:					442.42
03/16/2023	159079	Orkin Pest Control	Orkin - Police	101-42100-3000	108.99
Total 101421003000:					108.99
03/16/2023	159054	Bock's Service Inc.	Tow expense -PD	101-42100-3100	95.00
03/16/2023	159057	Cintas Corp	Mats - PD	101-42100-3100	8.98
03/16/2023	159057	Cintas Corp	Mats - PD	101-42100-3100	8.98
03/16/2023	20230182	Culligan	Culligan Police	101-42100-3100	32.95
03/16/2023	159084	Shred-it USA LLC	Shredding Service	101-42100-3100	21.19
03/16/2023	159084	Shred-it USA LLC	Shred it - Police	101-42100-3100	466.31
03/16/2023	20230214	Waste Management of Southern MN	Monthly Service	101-42100-3100	120.53
Total 101421003100:					753.94
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-42100-3200	604.75 M
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-42100-3200	427.73 M
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-42100-3200	45.08 M
03/16/2023	32318	Verizon Wireless	Monthly Billing	101-42100-3200	983.32 M
03/16/2023	32318	Verizon Wireless	Monthly Billing	101-42100-3200	41.14 M
Total 101421003200:					2,102.02
03/16/2023	159072	Lexipol LLC	PoliceOne Academy	101-42100-3300	1,187.87
03/16/2023	20230210	U.S. Bank - CC	DMT recertification training	101-42100-3300	75.00
03/16/2023	20230210	U.S. Bank - CC	HSEM Governors Conference	101-42100-3300	350.00
03/16/2023	20230210	U.S. Bank - CC	DMT recertification training	101-42100-3300	75.00
Total 101421003300:					1,687.87
03/16/2023	159090	Thomson Reuters - West	CLEAR	101-42100-4330	294.82
Total 101421004330:					294.82
03/16/2023	20230210	U.S. Bank - CC	Meal while at SWAT training	101-42100-4370	33.99

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
Total 101421004370:					33.99
03/16/2023	20230181	Creative Product Sourcing Inc. - DARE	DARE supplies	101-42100-4600	143.04
Total 101421004600:					143.04
03/16/2023	20230177	Canine Central	1st Qtr impound Fee	101-42150-3100	3,300.00
Total 101421503100:					3,300.00
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-42200-1340	50.41
Total 101422001340:					50.41
03/16/2023	159094	Waseca County Highway Department	Monthly billing	101-42200-2120	253.33
Total 101422002120:					253.33
03/16/2023	20230178	Central Fire Protection Inc.	Extinguishers	101-42200-2160	283.15
Total 101422002160:					283.15
03/16/2023	20230172	Amazon	Clocks (24 hour)	101-42200-2170	136.66
03/16/2023	20230210	U.S. Bank - CC	Office supplies	101-42200-2170	45.33
03/16/2023	20230213	Waseca Hardware LLC	Parts & Supplies	101-42200-2170	79.73
Total 101422002170:					261.72
03/16/2023	159053	Aspen Mills Inc	Hat Badges	101-42200-2180	245.48
03/16/2023	159053	Aspen Mills Inc	Uniform Allowance Forshee	101-42200-2180	275.32
03/16/2023	159053	Aspen Mills Inc	Uniform Lange	101-42200-2180	132.20
03/16/2023	159053	Aspen Mills Inc	uniform Schmidt	101-42200-2180	122.20
03/16/2023	159053	Aspen Mills Inc	Uniform Allowance Sexton	101-42200-2180	132.20
03/16/2023	159053	Aspen Mills Inc	Bagdes, Commanders/Captains	101-42200-2180	348.53
03/16/2023	159065	Fire Safety USA Inc.	Helmet fronts	101-42200-2180	253.00
03/16/2023	20230210	U.S. Bank - CC	Uniform shirt	101-42200-2180	122.00
03/16/2023	20230210	U.S. Bank - CC	Socks-uniform allowance	101-42200-2180	99.90
Total 101422002180:					1,730.83
03/16/2023	159052	Advanced Graphix Inc.	Chevrons for trucks	101-42200-2190	1,462.50
03/16/2023	159078	My-Lor Inc	tags	101-42200-2190	55.20
Total 101422002190:					1,517.70
03/16/2023	20230191	Javens Mechanical Contracting Co.	HVAC Repairs	101-42200-2230	392.43
03/16/2023	20230191	Javens Mechanical Contracting Co.	HVAC Repairs	101-42200-2230	50.00
Total 101422002230:					442.43
03/16/2023	159065	Fire Safety USA Inc.	Hook wth sure grips	101-42200-2410	868.11
03/16/2023	159091	ULine	Carts for cleaning Public Safety Restrooms	101-42200-2410	337.79
Total 101422002410:					1,205.90

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount	
03/16/2023	159057	Cintas Corp	Mats - FD	101-42200-3100	8.99	
03/16/2023	159057	Cintas Corp	Mats - FD	101-42200-3100	8.99	
03/16/2023	159093	Vault Health	New Hire Drug Screen	101-42200-3100	443.04	
03/16/2023	20230214	Waste Management of Southern MN	Monthly Service	101-42200-3100	120.53	
Total 101422003100:					581.55	
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-42200-3200	45.08	M
03/16/2023	32318	Verizon Wireless	Monthly Billing	101-42200-3200	46.14	M
Total 101422003200:					91.22	
03/16/2023	159056	Centerpoint Energy	Monthly Service	101-42200-3800	242.27	
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-42200-3800	48.58	M
Total 101422003800:					290.85	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-42400-1340	24.05	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-42400-1340	6.81	
Total 101424001340:					30.86	
03/16/2023	20230180	City Building Inspection Services LLC	building inpections	101-42400-3000	7,785.56	
Total 101424003000:					7,785.56	
03/16/2023	32318	Verizon Wireless	Monthly Billing	101-42400-3200	82.28	M
Total 101424003200:					82.28	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43000-1340	7.02	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43000-1340	98.20	
Total 101430001340:					105.22	
03/16/2023	159094	Waseca County Highway Department	Monthly billing	101-43000-2120	50.01	
Total 101430002120:					50.01	
03/16/2023	32318	Verizon Wireless	Monthly Billing	101-43000-3200	41.14	M
Total 101430003200:					41.14	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43100-1340	74.15	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43100-1340	3.31	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43100-1340	5.01	
Total 101431001340:					82.47	
03/16/2023	159094	Waseca County Highway Department	Monthly billing	101-43100-2120	4,407.89	
03/16/2023	159094	Waseca County Highway Department	Monthly billing	101-43100-2120	210.40	
Total 101431002120:					4,618.29	
03/16/2023	20230197	Napa Auto Parts	Supplies	101-43100-2170	19.39	
03/16/2023	20230202	Smiths Mill Implement Inc.	Handle Shaft	101-43100-2170	7.90	

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
03/16/2023	20230202	Smiths Mill Implement Inc.	spare saw chains	101-43100-2170	53.28
03/16/2023	20230202	Smiths Mill Implement Inc.	chainsaw throttle cable	101-43100-2170	31.98
03/16/2023	20230210	U.S. Bank - CC	Fraud charge refund	101-43100-2170	59.99-
03/16/2023	20230213	Waseca Hardware LLC	Parts & Supplies	101-43100-2170	10.58
Total 101431002170:					63.14
03/16/2023	159058	Cintas Corporation	Uniform Service	101-43100-2180	73.78
03/16/2023	159058	Cintas Corporation	Uniform Service	101-43100-2180	75.07
Total 101431002180:					148.85
03/16/2023	159075	Manthe Garage Doors	East shop door repair	101-43100-2230	110.50
Total 101431002230:					110.50
03/16/2023	20230172	Amazon	cordless tool 18V batteries	101-43100-2400	174.99
03/16/2023	20230202	Smiths Mill Implement Inc.	New Chain Saw	101-43100-2400	960.00
Total 101431002400:					1,134.99
03/16/2023	159093	Vault Health	Drug Screen	101-43100-3100	59.38
03/16/2023	159093	Vault Health	Drug Screen	101-43100-3100	117.73
03/16/2023	20230214	Waste Management of Southern MN	Monthly Service	101-43100-3100	203.33
Total 101431003100:					380.44
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-43100-3200	47.75 M
Total 101431003200:					47.75
03/16/2023	159056	Centerpoint Energy	Monthly Service	101-43100-3800	242.28
Total 101431003800:					242.28
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43125-1340	22.08
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43125-1340	3.31
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43125-1340	1.49
Total 101431251340:					26.88
03/16/2023	20230188	H & J Fuel Inc	Fuel	101-43125-2120	1,794.01
03/16/2023	20230188	H & J Fuel Inc	fuel	101-43125-2120	743.50
Total 101431252120:					2,537.51
03/16/2023	159055	Cargill Inc. - Salt Division	Road salt	101-43125-2170	6,071.94
03/16/2023	159055	Cargill Inc. - Salt Division	Road salt	101-43125-2170	5,624.01
Total 101431252170:					11,695.95
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43170-1340	4.73
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43170-1340	.32
Total 101431701340:					5.05

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43220-1340	7.89
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-43220-1340	.53
Total 101432201340:					8.42
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-45130-1340	12.55
Total 101451301340:					12.55
03/16/2023	20230213	Waseca Hardware LLC	Parts & Supplies	101-45130-2170	34.99
Total 101451302170:					34.99
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-45130-3200	242.28 M
Total 101451303200:					242.28
03/16/2023	20230200	Pioneer Athletics	TLCF Field Marking Paint	101-45180-4000	567.00
Total 101451804000:					567.00
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	101-45200-1340	61.54
Total 101452001340:					61.54
03/16/2023	159054	Bock's Service Inc.	Fuel	101-45200-2120	47.04
03/16/2023	159054	Bock's Service Inc.	Fuel	101-45200-2120	36.80
03/16/2023	159094	Waseca County Highway Department	Monthly billing	101-45200-2120	129.02
Total 101452002120:					212.86
03/16/2023	20230172	Amazon	Trash Pickers	101-45200-2170	93.02
03/16/2023	20230182	Culligan	Park Dept Water	101-45200-2170	11.20
03/16/2023	159062	DH Athletics LLC	Ballfield Chalk	101-45200-2170	702.00
03/16/2023	159062	DH Athletics LLC	CLP Tennis Nets	101-45200-2170	594.00
03/16/2023	20230200	Pioneer Athletics	Parks Field Marking Paint	101-45200-2170	567.00
03/16/2023	20230213	Waseca Hardware LLC	Parts & Supplies	101-45200-2170	156.89
Total 101452002170:					2,124.11
03/16/2023	20230187	Gundermann, Jolene	Uniform Reimbursement	101-45200-2180	79.44
Total 101452002180:					79.44
03/16/2023	20230210	U.S. Bank - CC	Safety Gloves	101-45200-2190	248.90
03/16/2023	20230210	U.S. Bank - CC	Safety Clothing & Gloves	101-45200-2190	704.66
Total 101452002190:					953.56
03/16/2023	159095	Waseca County Landfill	Landfill Fees - Brush	101-45200-3100	160.00
03/16/2023	20230214	Waste Management of Southern MN	Monthly Service	101-45200-3100	31.74
Total 101452003100:					191.74
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-45200-3200	41.59 M

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
Total 101452003200:					41.59
03/16/2023	20230210	U.S. Bank - CC	Certified playground inspector course-Vandorhorst	101-45200-3300	550.00
Total 101452003300:					550.00
03/16/2023	20230210	U.S. Bank - CC	CLP Picnic Table Lumber	101-45200-4000	4,593.45
03/16/2023	20230213	Waseca Hardware LLC	Parts & Supplies	101-45200-4000	41.92
Total 101452004000:					4,635.37
03/16/2023	159079	Orkin Pest Control	Library-Pest control	101-45500-3100	91.99
03/16/2023	20230203	Stoltz Cleaning Services LLC	Library Cleaning	101-45500-3100	250.00
03/16/2023	20230203	Stoltz Cleaning Services LLC	Library Cleaning	101-45500-3100	250.00
03/16/2023	20230214	Waste Management of Southern MN	Library service	101-45500-3100	86.07
Total 101455003100:					678.06
03/16/2023	32319	Consolidated Communications	Monthly Billing	101-45500-3800	181.42 M
Total 101455003800:					181.42
03/16/2023	20230191	Javens Mechanical Contracting Co.	Library Boiler	101-45500-4000	2,446.22
Total 101455004000:					2,446.22
Total General Fund:					217,773.25
Waseca Rehab Program 2015					
03/06/2023	159048	Ben Byron	2021 SCDP Grant - Pmt #1	212-46500-3000	6,182.00
03/10/2023	159048	Ben Byron	2021 SCDP Grant - Pmt #1	212-46500-3000	6,182.00- V
03/06/2023	159049	Scarcely LTD Property Services	2021 SCDP Grant - Pmt #1	212-46500-3000	450.00
03/10/2023	159049	Scarcely LTD Property Services	2021 SCDP Grant - Pmt #1	212-46500-3000	450.00- V
03/10/2023	159051	Southwest MN Housing Partnership	2021 SCDP Grant-Pmt 1	212-46500-3000	994.80
03/06/2023	159050	Southwest MN Housing Partnership	2021 SCDP Grant-Pmt 1	212-46500-3000	994.80
03/10/2023	159050	Southwest MN Housing Partnership	2021 SCDP Grant-Pmt 1	212-46500-3000	994.80- V
03/10/2023	159051	Southwest MN Housing Partnership	2021 SCDP Grant Pmt #1	212-46500-3000	6,632.00
Total 212465003000:					7,626.80
Total Waseca Rehab Program 2015:					7,626.80
Airport					
03/16/2023	20230213	Waseca Hardware LLC	Parts & Supplies	230-49810-2230	38.82
Total 230498102230:					38.82
03/16/2023	159059	Cintas Corporation	Airport first aid cabinet installation	230-49810-3100	471.10
Total 230498103100:					471.10
03/16/2023	32319	Consolidated Communications	Monthly Billing	230-49810-3200	141.09 M
03/16/2023	32319	Consolidated Communications	Monthly Billing	230-49810-3200	539.40 M
03/16/2023	159088	Streamline Communications LLC	Cabling and wall mount for new Airport internet	230-49810-3200	1,415.51

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount	
Total 230498103200:					2,096.00	
03/16/2023	20230205	Temple Electric Motor Service Inc	T-Hangar door motor replacement	230-49810-4000	1,310.00	
03/16/2023	159098	Zahl Equipment Service Inc.	Fuel pump repairs	230-49810-4000	141.25	
Total 230498104000:					1,451.25	
03/16/2023	20230196	MN Pollution Control Agency	Airport Annual Industrial Stormwater Permit Fee	230-49810-4500	400.00	
Total 230498104500:					400.00	
03/16/2023	20230173	APG Media of So MN LLC	Bids for Hangar Project	230-49810-5200	393.75	
Total 230498105200:					393.75	
03/16/2023	32319	Consolidated Communications	Monthly Billing	230-49810-5300	10,000.00	M
Total 230498105300:					10,000.00	
Total Airport:					14,850.92	
Economic Development-General f						
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	261-46700-1340	11.16	
Total 261467001340:					11.16	
03/16/2023	20230210	U.S. Bank - CC	Parking while at conference	261-46700-3300	29.00	
Total 261467003300:					29.00	
03/16/2023	159067	Greater Minnesota Partnership	Membership renewal	261-46700-4330	1,000.00	
Total 261467004330:					1,000.00	
Total Economic Development-General f:					1,040.16	
Safe Haven Grant						
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	279-46350-1340	17.74	
Total 279463501340:					17.74	
03/16/2023	20230210	U.S. Bank - CC	Products for Connections	279-46350-2170	105.16	
03/16/2023	20230210	U.S. Bank - CC	Products for Connections	279-46350-2170	26.83	
03/16/2023	20230210	U.S. Bank - CC	Products for Connections	279-46350-2170	183.38	
Total 279463502170:					315.37	
03/16/2023	32318	Verizon Wireless	Monthly Billing	279-46350-3200	41.14	M
Total 279463503200:					41.14	
Total Safe Haven Grant:					374.25	
Capital Improvement						
03/16/2023	20230173	APG Media of So MN LLC	Bids for 2nd St SW	430-43010-5560	101.25	

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
03/16/2023	20230185	Flaherty & Hood PA	Legal Fees	430-43010-5560	1,006.25
Total 430430105560:					1,107.50
Total Capital Improvement:					1,107.50
Water					
03/16/2023	20230210	U.S. Bank - CC	Postage	601-49401-4000	125.48
Total 601494014000:					125.48
03/07/2023	32312	ACH Internal Revenue Service	SOCIAL SECURITY Pay Period: 3/5/2023	601-49430-0000	508.11 M
03/07/2023	32312	ACH Internal Revenue Service	MEDICARE Pay Period: 3/5/2023	601-49430-0000	118.81 M
Total 601494300000:					626.92
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	601-49430-1340	1.58
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	601-49430-1340	.11
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	601-49430-1340	9.95
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	601-49430-1340	46.71
Total 601494301340:					58.35
03/16/2023	159054	Bock's Service Inc.	Fuel	601-49430-2120	73.00
03/16/2023	159094	Waseca County Highway Department	Monthly billing	601-49430-2120	341.12
Total 601494302120:					414.12
03/16/2023	159092	United Systems & Software Inc	ERTs	601-49430-2215	2,880.00
Total 601494302215:					2,880.00
03/16/2023	20230186	Gopher State One-Call Inc	Location calls - February	601-49430-3100	2.70
03/16/2023	20230212	Utility Consultants Inc	Coliform Testing	601-49430-3100	207.96
Total 601494303100:					210.66
03/16/2023	32318	Verizon Wireless	Monthly Billing	601-49430-3200	40.01 M
Total 601494303200:					40.01
03/16/2023	20230189	Hellevik, Brian	Mileage reimbursement	601-49430-3300	178.95
Total 601494303300:					178.95
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	601-49585-1340	15.78
Total 601495851340:					15.78
03/16/2023	159081	Quadient Leasing	Postage machine	601-49585-3100	575.00
Total 601495853100:					575.00
03/16/2023	32319	Consolidated Communications	Monthly Billing	601-49585-3200	161.27 M
03/16/2023	20230195	MAS Communications Inc.	Answering service - March	601-49585-3200	52.98

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
Total 601495853200:					214.25
03/16/2023	159060	City of Waseca	Summit AR	601-49585-4320	13.75
03/16/2023	159089	Summit Account Resolution	Collection Fees	601-49585-4320	.77
Total 601495854320:					14.52
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	601-49586-1340	5.09
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	601-49586-1340	2.89
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	601-49586-1340	15.65
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	601-49586-1340	6.76
Total 601495861340:					30.39
03/16/2023	159063	ESRI Inc.	Water Dept ArcGIS License Renewal	601-49586-4950	303.00
Total 601495864950:					303.00
Total Water:					5,687.43
Sanitary Sewer					
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	602-49470-1340	28.39
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	602-49470-1340	3.31
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	602-49470-1340	1.92
Total 602494701340:					33.62
03/16/2023	20230186	Gopher State One-Call Inc	Location calls - February	602-49470-3100	2.70
Total 602494703100:					2.70
03/16/2023	32319	Consolidated Communications	Monthly Billing	602-49470-3200	673.91 M
03/16/2023	32318	Verizon Wireless	Monthly Billing	602-49470-3200	40.01 M
03/16/2023	32318	Verizon Wireless	Monthly Billing	602-49470-3200	40.01 M
03/16/2023	32318	Verizon Wireless	Monthly Billing	602-49470-3200	40.01 M
03/16/2023	32318	Verizon Wireless	Monthly Billing	602-49470-3200	40.01 M
03/16/2023	32318	Verizon Wireless	Monthly Billing	602-49470-3200	40.01 M
03/16/2023	32318	Verizon Wireless	Monthly Billing	602-49470-3200	40.01 M
Total 602494703200:					913.97
03/16/2023	159064	Ferguson Enterprises Inc	pipe & fittings	602-49470-4000	458.37
Total 602494704000:					458.37
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	602-49480-1340	3.15
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	602-49480-1340	.21
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	602-49480-1340	48.56
Total 602494801340:					51.92
03/16/2023	159094	Waseca County Highway Department	Monthly billing	602-49480-2120	106.62
Total 602494802120:					106.62

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
03/16/2023	159069	Hawkins Inc	Chlorine & Sulfur	602-49480-2170	2,103.00
03/16/2023	20230210	U.S. Bank - CC	Lunch Meeting WWTP	602-49480-2170	35.11
03/16/2023	20230210	U.S. Bank - CC	Lab supplies	602-49480-2170	75.97
03/16/2023	20230210	U.S. Bank - CC	Lab supplies	602-49480-2170	11.60
03/16/2023	20230211	USA Blue Book	Lab Supplies and cl2 parts	602-49480-2170	373.93
03/16/2023	20230213	Waseca Hardware LLC	Parts & Supplies	602-49480-2170	7.98
Total 602494802170:					2,607.59
03/16/2023	20230178	Central Fire Protection Inc.	Extinguisher Maintenance & New Extinguisher	602-49480-2190	936.80
03/16/2023	159077	MN Department of Labor & Industry	air tank fees	602-49480-2190	20.00
Total 602494802190:					956.80
03/16/2023	20230197	Napa Auto Parts	Supplies	602-49480-2210	284.04
Total 602494802210:					284.04
03/16/2023	20230210	U.S. Bank - CC	Softner Salt	602-49480-2230	40.64
Total 602494802230:					40.64
03/16/2023	159057	Cintas Corp	Floor mat service	602-49480-3100	9.60
03/16/2023	20230194	M & R Electric Inc.	electric wiring for WAS/SNDR valves	602-49480-3100	1,429.10
03/16/2023	20230212	Utility Consultants Inc	Permit Testing	602-49480-3100	2,305.21
03/16/2023	20230214	Waste Management of Southern MN	wwtp garbage	602-49480-3100	403.84
Total 602494803100:					4,147.75
03/16/2023	32319	Consolidated Communications	Monthly Billing	602-49480-3200	617.21 M
03/16/2023	32318	Verizon Wireless	Monthly Billing	602-49480-3200	41.14 M
Total 602494803200:					658.35
03/16/2023	20230210	U.S. Bank - CC	Training for License	602-49480-3300	130.00
03/16/2023	20230210	U.S. Bank - CC	Training for License-Eric	602-49480-3300	390.00
03/16/2023	20230210	U.S. Bank - CC	Transaction fee	602-49480-3300	8.39
03/16/2023	20230210	U.S. Bank - CC	Transaction fee	602-49480-3300	2.80
Total 602494803300:					531.19
03/16/2023	20230175	Border States Electric Supply	LED bulbs	602-49480-4000	1,861.50
Total 602494804000:					1,861.50
03/16/2023	20230210	U.S. Bank - CC	MWOA License Dues	602-49480-4330	60.00
03/16/2023	20230210	U.S. Bank - CC	MWOA Membership	602-49480-4330	15.00
Total 602494804330:					75.00
03/16/2023	20230196	MN Pollution Control Agency	NPDES Permit Annual Fee	602-49480-4500	5,900.00
Total 602494804500:					5,900.00
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	602-49585-1340	15.78

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount	
Total 602495851340:					15.78	
03/16/2023	159081	Quadient Leasing	Postage machine	602-49585-3100	575.00	
Total 602495853100:					575.00	
03/16/2023	32319	Consolidated Communications	Monthly Billing	602-49585-3200	161.27	M
03/16/2023	20230195	MAS Communications Inc.	Answering service - March	602-49585-3200	52.99	
Total 602495853200:					214.26	
03/16/2023	159060	City of Waseca	Summit AR	602-49585-4320	26.35	
03/16/2023	159089	Summit Account Resolution	Collection Fees	602-49585-4320	1.48	
Total 602495854320:					27.83	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	602-49586-1340	5.09	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	602-49586-1340	2.89	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	602-49586-1340	15.65	
Total 602495861340:					23.63	
03/16/2023	20230185	Flaherty & Hood PA	Legal Fees	602-49586-3000	1,248.75	
Total 602495863000:					1,248.75	
Total Sanitary Sewer:					20,735.31	
Electric Utility						
03/16/2023	32315	SMPMA	SMPMA Power	604-49550-3810	414,587.07	M
Total 604495503810:					414,587.07	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	604-49570-1340	3.02	
Total 604495701340:					3.02	
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	604-49571-1340	71.46	
Total 604495711340:					71.46	
03/16/2023	159094	Waseca County Highway Department	Monthly billing	604-49571-2120	248.55	
Total 604495712120:					248.55	
03/16/2023	20230186	Gopher State One-Call Inc	Location calls - February	604-49571-3100	2.70	
03/16/2023	20230206	Test-Right LLC	hot stick testing	604-49571-3100	327.17	
Total 604495713100:					329.87	
03/16/2023	32318	Verizon Wireless	Monthly Billing	604-49571-3200	40.01	M
03/16/2023	32318	Verizon Wireless	Monthly Billing	604-49571-3200	40.01	M
03/16/2023	32318	Verizon Wireless	Monthly Billing	604-49571-3200	40.01	M

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
Total 604495713200:					120.03
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	604-49572-1340	7.05
Total 604495721340:					7.05
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	604-49573-1340	13.09
Total 604495731340:					13.09
03/16/2023	20230175	Border States Electric Supply	secondary splices	604-49573-2170	1,038.00
Total 604495732170:					1,038.00
03/16/2023	159083	Schumacher Electric Inc.	Service Call	604-49573-3100	100.00
03/16/2023	159083	Schumacher Electric Inc.	Service Call	604-49573-3100	100.00
Total 604495733100:					200.00
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	604-49574-1340	4.03
Total 604495741340:					4.03
03/16/2023	159097	Xcel Energy	Monthly Service	604-49574-3800	564.58
Total 604495743800:					564.58
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	604-49584-1340	2.01
Total 604495841340:					2.01
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	604-49585-1340	28.39
Total 604495851340:					28.39
03/16/2023	159081	Quadient Leasing	Postage machine	604-49585-3100	575.00
Total 604495853100:					575.00
03/16/2023	32319	Consolidated Communications	Monthly Billing	604-49585-3200	161.27 M
03/16/2023	32319	Consolidated Communications	Monthly Billing	604-49585-3200	51.59 M
03/16/2023	20230195	MAS Communications Inc.	Answering service - March	604-49585-3200	52.99
Total 604495853200:					265.85
03/16/2023	159060	City of Waseca	Summit AR	604-49585-4320	74.48
03/16/2023	159089	Summit Account Resolution	Collection Fees	604-49585-4320	4.15
Total 604495854320:					78.63
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	604-49586-1340	4.12
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	604-49586-1340	3.13
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	604-49586-1340	16.11

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
Total 604495861340:					23.36
03/16/2023	20230174	Barr Engineering Company	Engineering	604-49586-3000	451.00
03/16/2023	159093	Vault Health	Drug Screen	604-49586-3000	59.38
03/16/2023	159093	Vault Health	Random Drug Screen	604-49586-3000	111.79
Total 604495863000:					622.17
03/16/2023	159084	Shred-it USA LLC	Shredding Service	604-49586-3100	21.19
Total 604495863100:					21.19
03/16/2023	159076	MN Department of Commerce	DOC Assessment	604-49586-4330	1,298.81
Total 604495864330:					1,298.81
03/16/2023	159063	ESRI Inc.	Electric Dept ArcGIS License Renewal	604-49586-4950	303.00
03/16/2023	20230199	Pantheon Computer Systems Inc.	Monitor-Sonnenberg	604-49586-4950	329.99
Total 604495864950:					632.99
03/16/2023	20230175	Border States Electric Supply	Electric Meters	604-49593-5300	19,824.00
03/16/2023	20230192	JT Services of MN	LED Streetlight Fixtures	604-49593-5300	846.17
03/16/2023	20230204	T & R Electric Inc.	Transformer Hospital	604-49593-5300	27,294.36
03/16/2023	20230204	T & R Electric Inc.	Credit Memo	604-49593-5300	750.00-
03/16/2023	20230210	U.S. Bank - CC	State Inspection Fee	604-49593-5300	972.00
03/16/2023	20230210	U.S. Bank - CC	State Inspection Fee	604-49593-5300	972.00
03/16/2023	20230210	U.S. Bank - CC	State Inspection Fee	604-49593-5300	972.00
03/16/2023	20230210	U.S. Bank - CC	State Inspection Fee	604-49593-5300	684.00
Total 604495935300:					50,814.53
Total Electric Utility:					471,549.68
Storm Water Utility					
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	651-43140-1340	2.41
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	651-43140-1340	15.77
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	651-43140-1340	1.07
Total 651431401340:					19.25
03/16/2023	159071	League of MN Cities	Stormwater Coalition LMC	651-43140-3000	670.00
Total 651431403000:					670.00
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	651-49585-1340	3.16
Total 651495851340:					3.16
Total Storm Water Utility:					692.41
Central Garage Services					
03/07/2023	159045	Madison National Life Insurance Co Inc	March 2023 LTD	701-43180-1340	56.19

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
Total 701431801340:					56.19
03/16/2023	159094	Waseca County Highway Department	Monthly billing	701-43180-2120	82.12
Total 701431802120:					82.12
03/16/2023	20230197	Napa Auto Parts	Supplies	701-43180-2170	18.72
03/16/2023	159087	State of MN	DOT insp. decals	701-43180-2170	30.00
03/16/2023	159087	State of MN	DOT insp. decals	701-43180-2170	70.00
03/16/2023	20230210	U.S. Bank - CC	Truck wash brush handle replacement	701-43180-2170	17.42
03/16/2023	20230213	Waseca Hardware LLC	Parts & Supplies	701-43180-2170	15.98
Total 701431802170:					152.12
03/16/2023	20230172	Amazon	jetter kwik couplers (female)	701-43180-2210	340.52
03/16/2023	20230172	Amazon	kubota motors thermostat	701-43180-2210	31.35
03/16/2023	20230172	Amazon	snowblower controller mount	701-43180-2210	32.99
03/16/2023	20230176	Boss Supply Inc.	hose for new vaccavator	701-43180-2210	45.00
03/16/2023	20230179	Christensen Tire Service	Tire repair #2113	701-43180-2210	304.75
03/16/2023	159061	Deml Ford Lincoln Mercury Inc	o2 sensor	701-43180-2210	163.64
03/16/2023	159061	Deml Ford Lincoln Mercury Inc	o2 sensor	701-43180-2210	79.46
03/16/2023	159066	Force America Distributing LLC	stucchi couplers	701-43180-2210	600.89
03/16/2023	159070	Interstate Battery Systems	Battery #64	701-43180-2210	142.95
03/16/2023	20230197	Napa Auto Parts	Supplies	701-43180-2210	759.69
03/16/2023	20230201	Sanco Equipment LLC	bobcat hyd. couplers	701-43180-2210	62.06
03/16/2023	20230207	Titan Machinery	lift cyl. hyd tubes & hose	701-43180-2210	604.00
03/16/2023	20230209	Truck Center Companies	#21 right mirrors	701-43180-2210	182.75
03/16/2023	20230209	Truck Center Companies	Harness kit	701-43180-2210	20.18
03/16/2023	20230216	Ziegler Inc	grader turntable wear strips	701-43180-2210	716.28
Total 701431802210:					3,927.59
03/16/2023	20230208	Tool Sales Company	Shop tools	701-43180-2400	118.00
Total 701431802400:					118.00
03/16/2023	20230210	U.S. Bank - CC	Monthly Scan tool	701-43180-3100	149.00
Total 701431803100:					149.00
Total Central Garage Services:					4,485.02
Property and Liability Insuran					
03/16/2023	20230184	First National Insurance	Agency Fee	702-49955-3000	800.00
Total 702499553000:					800.00
Total Property and Liability Insuran:					800.00
Equipment Replacement Fund					
03/16/2023	159065	Fire Safety USA Inc.	Equipment for new truck #522	705-49930-5400	437.95
03/16/2023	159073	Magnequip	Tail pipe kit & assy	705-49930-5400	516.05
Total 705499305400:					954.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
			Total Equipment Replacement Fund:		954.00
			Grand Totals:		747,676.73

Report Criteria:

Report type: GL detail

[Report].Amount = {<>} 0

Title:	APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE BIDS FOR THE 2023 CRACK SEAL AND SEAL COAT PROJECT (CITY PROJECT NO. 2023-03)		
Meeting Date:	March 21, 2023	Agenda Item Number:	6C
Action:	<input checked="" type="checkbox"/> MOTION <input type="checkbox"/> REQUESTS/PRESENTATIONS <input type="checkbox"/> RESOLUTION <input type="checkbox"/> ORDINANCE <input type="checkbox"/> DISCUSSION	Supporting Documents:	Project Map
Originating Department:	Engineering	Presented By:	Consent Agenda
Approved By City Manager: <input checked="" type="checkbox"/>	Proposed Actions: Motion to approve plans and specifications and authorize bids for the 2023 Crack Seal and Seal Coat Project (City Project No. 2023-03).		
How does this item pertain to Vision 2030 goals?	Creating High Quality Community Assets		

BACKGROUND: City staff have completed the plans and specifications for the 2023 Crack Seal and Seal Coat Project (City Project No. 2023-03). This project will consist of the crack sealing and seal coating of various City streets and parking lots (see attached map). These annual surface treatments extend pavement life and delay the need for more costly resurfacing.

With Council approval, this project will be advertised for bid online (Quest CDN) beginning March 23rd with a bid opening date of April 13th. Contract award is anticipated to take place at the April 18th City Council meeting. This project is to be substantially completed between July 31st and September 1st with final completion by September 8th.

BUDGET IMPACT: Total project cost is estimated at \$99,434.76. A total of \$100,000 in Street Capital was budgeted in the 2023 Capital Improvement Plan (CIP) for this project. City staff will perform project inspection.

RECOMMENDATION: Staff recommends City Council approve the plans and specifications and authorize bids for the 2023 Crack Seal and Seal Coat Project (City Project No. 2023-03).

2023 Crack Seal & Seal Coat Locations

Municipal Project #2023-03

● Includes 2 Radii

● Includes 4 Radii

City Parking Lots To
Be Crack Sealed
and Seal Coated

Streets To Be Crack
Sealed and Seal
Coated

Map for Reference Purposes Only!



Title:	Conduct a Public Hearing for consideration of Ordinance No. 1106, vacating a drainage and utility easement between Lots 2 & 3, Block 2, and Lots 3 & 4, Block 2, Fox Meadows 2nd Addition.		
Meeting Date:	March 21, 2023	Agenda Item Number:	7A
Action:	<input type="checkbox"/> MOTION <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> DISCUSSION	Supporting Documents:	Exhibit A Application & Map Ordinance No. 1106
Originating Department:	Community Development	Presented By:	Planning & Zoning Coordinator
Approved By City Manager: <input checked="" type="checkbox"/>	Proposed Action: Conduct a Public Hearing and consider adopting Ordinance No. 1106, vacating an easement between Lots 2 & 3, Block 2, and Lots 3 & 4, Block 2, Fox Meadows 2nd Addition.		

BACKGROUND: The City has received an application for the vacation of a drainage and utility easement between Lots 2 & 3, Block 2, and Lots 3 & 4, Block 2, Fox Meadows 2nd Addition. The properties are located at 425, 501, and 505 22nd Avenue NW.

The easements are located along the common side lot lines of Lots 2 & 3, Block 2, and Lots 3 & 4, Block 2. The easement area is ten (10) feet wide and runs north and south within the lots. The front and rear easements will remain. The easement request is due to a minor subdivision process to split Lot 3, Block 2, and add each half to lots 2 and 4, respectively. The property owners wish to increase the green space.

There is no current or future need for the drainage and utility easement with the proposed zero lot line build. A new drainage and utility easement will be recorded along the new common lot line when the minor subdivision is completed.

BUDGET IMPACT: None

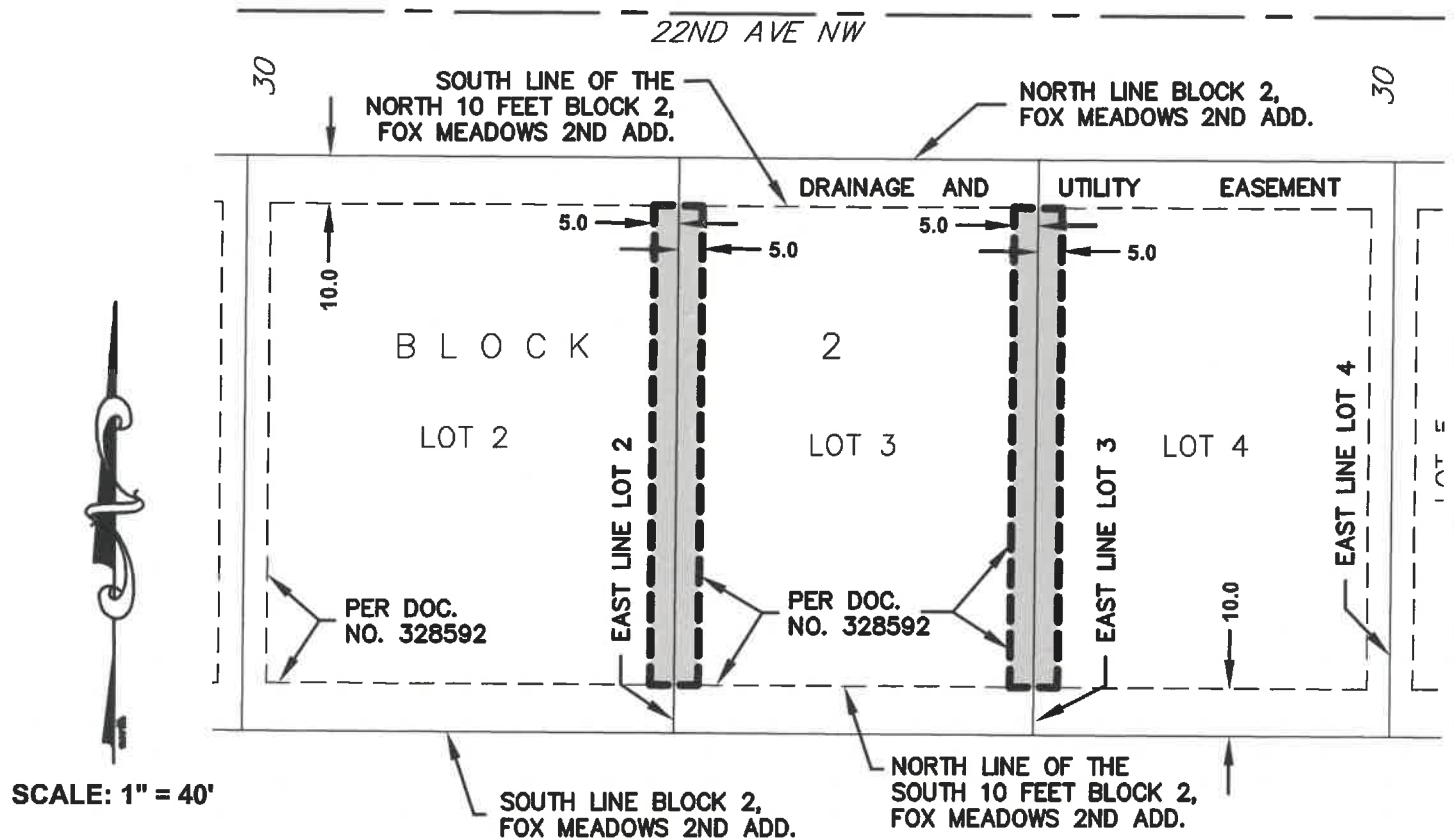
POLICY QUESTION: None

ALTERNATIVES CONSIDERED: None

RECOMMENDATION: Conduct a Public Hearing and adopt Ordinance No. 1106, vacation of the drainage and utility easement between Lots 2 & 3, Block 2, and Lots 3 & 4, Block 2, Fox Meadows 2nd Addition.

EASEMENT VACATION DRAWING

**PART OF LOTS 2, 3 & 4, BLOCK 2, FOX MEADOWS 2ND ADDITION
CITY OF WASECA, WASECA COUNTY, MINNESOTA**



PREPARED EASEMENT VACATION DESCRIPTION

LOT 2 EASEMENT VACATION

The East 5.00 feet of Lot 2, Block 2, FOX MEADOWS 2ND ADDITION, except the North 10 feet and the South 10 feet thereof.

LOT 3 EASEMENT VACATION

The West 5.00 feet and East 5.00 feet of Lot 3, Block 2, FOX MEADOWS 2ND ADDITION, except the North 10 feet and the South 10 feet thereof.

LOT 4 EASEMENT VACATION

The West 5.00 feet of Lot 4, Block 2, FOX MEADOWS 2ND ADDITION, except the North 10 feet and the South 10 feet thereof.

FOR: LINDA GRANT

Date: 3/2/23
Drawn by: DNA
Field Book:
Coord-System: MNDOT CO. NAD83 (11)
Job No: 23-1037

Revised date:
Survey: TTH
Page 1 of 1
File:

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.

Scott A. Tuchtenhagen
Date: 3/8/23

L.S. No. 52646

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**JONES
HAUGH
SMITH**
Engineers + Surveyors

515 South Washington Ave.
Albert Lea, MN 56007
507-373-4876

415 West North Street
Owatonna, MN 55060
507-451-4598



pd ck # 4464
pd ck # 4465

APPLICATION FOR VACATION OF

- ✓ PUBLIC EASEMENT
RIGHT OF WAY
ALLEY

FEES

Application fee (non-refundable) payable to City of Waseca:

\$250.00 + Associated City Costs such as legal fees

Recording Fee payable to Waseca County Recorder's Office:

\$46.00

John
Ruth

Nissen
Dunn

1. Name of Petitioner (first)

14799 367th Ave - Waseca
331 State St N

(middle)

(last)

2. Address of Petitioner

Phone Number

e-mail address

3. Type of Request:

- ☒ Public Easement (☒ Drainage, ☒ Utility, ☐ Right of Way, ☐ Trail)
☐ Public Street
☐ Public Alley

See attached

4. Legal Description of Easement/Right of Way proposed to be vacated

Scott A. Tuchtenhagen

507-451-4598

scott@jhseng.com

5. Surveyor Name and Address

6. Surveyor Phone Number

Surveyor e-mail

JHS - 415 W. North St - Owatonna 55060

7. Engineer Name and Address

10. Engineer Phone Number

Engineer e-mail

8. Required Submittals

- ☒ Legal Description of area to be vacated ☒ Plat or Survey showing the area to be vacated
☒ Application Fee ☒ Narrative describing the request and reasons for such request
☒ Petition signed by a majority of the owners abutting the area to be vacated (this application form may be used as the petition-if all required signatures appear on this form).

9. Acknowledgement and Signature: The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of Waseca to take the action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the ordinance of the City of Waseca and the laws of the State of Minnesota. The undersigned hereby consents that City of Waseca officials, employees, appointed commissioners and consultants hired by the City may enter the property to inspect the layout of structures, proposed placement of planned structures and additions, and the property's site features and dimensions. The undersigned agrees to pay all costs associated with the vacation request.

331 STATE ST N
WASECA

Name and Address

Date

14799 367 Ave
Waseca, MN

Name and Address

Date

Name and Address

Date

Name and Address

Date

Name and Address

Date

Foxdale
Memory
Care &
Suites

500

R17.285.0110

424

R17.285.0120

420

R17.285.0130

416

R17.285.0140

412

R17.285.0150

408

R17.285.0160

404

R17.285.0170

400

R17.285.0180

308

R17.285.0190

304

R17.285.0100
OUTLOTA
300

22nd Avenue NW

609

R17.285.0210

505

R17.285.0220

501

R17.285.0230

425

R17.285.0240

421

R17.285.0250

417

R17.285.0260

413

R17.285.0270

409

R17.285.0280

405

R17.285.0290

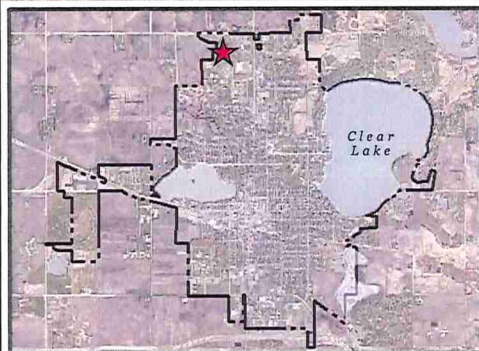
R17.285.2100
401

R17.285.2110
305

R17.285.2120
301

0 75 150 300 Feet

Reference Purposes Only!



Waseca
Intermediate
School

Walmart

VACATION OF EASEMENTS: FOX MEADOWS 2ND ADDITION LOTS 2 & 3 & LOTS 3 & 4, BLOCK 2

ORDINANCE NO. 1106

**ORDINANCE OF THE CITY OF WASECA, MINNESOTA
VACATING THE DRAINAGE AND UTILITY EASEMENT BETWEEN
LOTS 2 & 3, BLOCK 2, AND LOTS 3 & 4, BLOCK 2, FOX MEADOWS 2ND ADDITION**

WHEREAS, the plat of FOX MEADOWS 2ND ADDITION was approved on November 17, 2021; and

WHEREAS, the plat of FOX MEADOWS 2ND ADDITION dedicated drainage and utility easements along lot lines; and

WHEREAS, Leo Nissen is the owner of Lot 2, Block 2 and the west half of Lot 3, Block 2; and Jane Dunn is the owner of Lot 4, Block 2 and the east half of Lot 3, Block 2, FOX MEADOWS 2ND ADDITION; and

WHEREAS, Leo Nissen and Jane Dunn have requested vacation of easement as shown and described in the attached **EXHIBIT A**; and

WHEREAS, the Waseca City Council has determined that the above described easements are not necessary to serve the needs of the public; and

WHEREAS, on the 21st day of March, 2023, the City Council held a public hearing on the proposed easement vacation, and all interested parties were provided an opportunity to provide input; and

NOW, THEREFORE, The City of Waseca does hereby ordain that the above easements are hereby vacated.

Adopted this 21st day of March, 2023.

RANDY L. ZIMMERMAN
MAYOR

ATTEST:

JULIA HALL
CITY CLERK

Introduced: March 7, 2023
Adopted: March 21, 2023
Published: March 29, 2023
Effective: March 31, 2023

Title:	Conduct a Public Hearing for consideration of Ordinance No. 1105 Approving the Creation of a Planned Unit Development Overlay District for the Property Located at 218 Vista Villa Court, City of Waseca.		
Meeting Date:		Agenda Item Number:	7B
Action:	<input type="checkbox"/> MOTION <input type="checkbox"/> REQUESTS/PRESENTATIONS <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> DISCUSSION	Supporting Documents:	PC Memo Ordinance No. 1105 Attachment A Attachment B
Originating Department:	Community Development	Presented By:	Planning & Zoning Coordinator
Approved By City Manager: <input checked="" type="checkbox"/>	Conduct a Public Hearing for consideration of Adopting Ordinance No. 1105 Approving the Creation of a Planned Unit Development Overlay District for the Property Located at 218 Vista Villa Court, City of Waseca.		
How does this item pertain to Vision 2030 goals?	Promotes good governance.		

BACKGROUND: Brakemeier Properties Inc., owner of the property, is requesting a Planned Unit Development Overlay District for the property in order to accommodate new and replacement manufactured home units, new car port structures and new sheds, as able. After approval of the Planned Unit Development (PUD) Overlay District, the property will continue in the existing manufactured home community use. This is a permitted use in the R-M District.

A PUD creates an overlay to the base zoning district with specific requirements and standards that are unique to the planned development. Vista Villa Manufactured Home Park is requesting to deviate from the R-M District standards in the following areas:

1. Principal Structure front setback reduction to 5 feet where 15 feet is required.
2. Principal Structure side setback between homes from main door side of home reduction to 15 feet where 25 feet is required.
3. Car port front setback reduction to 5 feet where 35 feet is required for accessory structures.
4. Accessory structure size increase to 576 square feet as a maximum to accommodate for a car port, where 360 square feet is currently permitted as maximum for the first accessory structure.
5. Accessory structure maximum height increased for proposed car ports to 15 feet, regardless of the principal structure height.

6. Accessory structure size increase to 200 square feet for the 2nd allowed structure to accommodate for proposed sheds, where 120 square feet is currently permitted as maximum.
7. Accessory structure height increase for 2nd structure, proposed sheds, to 12 feet maximum where 9 feet is permitted as maximum.

The Planning Commission held a public hearing on the request on March 14, 2023. The Planning Commission voted to recommend approval of the Creation of the Planned Unit Development Overlay District by a vote of 3-0.

BUDGET IMPACT: None

ALTERNATIVES CONSIDERED: None

RECOMMENDATION: Conduct a Public Hearing and adopt Ordinance No. 1105 Approving the Creation of a Planned Unit Development Overlay District for the property located at 218 Vista Villa Court, City of Waseca.

PLANNING DEPARTMENT M E M O R A N D U M

TO: Tom Sexton, Chair
Waseca Planning Commission

FROM: Bill Green
Planning & Zoning Coordinator

MEETING DATE: March 14, 2023

SUBJECT: Public Hearing-Action No. 23-02 – Rezoning PUD – Brakemeier Properties Inc.

ATTACHMENTS: Application Narrative
Site Location Map
Site Photos
EXHIBIT B – Woodville Meadows Plat
Owner Information Packet

APPLICANT

Brakemeier Properties Inc., owner of the property. A complete application was received February 10, 2023. Final action, which is required within 60 days of the complete application date, must be taken by April 11, 2023.

REQUEST

The applicant is requesting approval of a Planned Unit Development (PUD) Overlay District.

LOCATION

The property is located at 218 Vista Villa Court in the City of Waseca and is positioned to the north of Old Highway 14.

CURRENT LAND USE

The site is currently a manufactured home park with the proposal to continue the existing use. Surrounding land uses are County Agriculture Property to the north, R-2, Urban Residential and R-4, Multi-Family High Density to the east, I-2, Limited Industry to the south and B-4, Regional Retail and Service Business to the west.

PROPOSED LAND USE

After the Planned Unit Development (PUD) is complete, the property will continue the existing manufactured home community use. This is a permitted use in the R-M District.

ZONING

The property is currently zoned R-M, Manufactured Home Community District, and will remain R-M with a Planned Unit Development (PUD) Overlay District.

ENVIRONMENTAL

There are no environmental concerns at this time.

ENGINEERING

There are no Engineering comments.

PUBLIC UTILITIES

The properties are currently served by City water and sanitary sewer services. The City is requiring utility easements as needed for water, electrical, and sanitary sewer services involving the subject properties.

REVIEW

On February 10, 2023, the City of Waseca received an application for rezoning the property located at 218 Vista Villa Court in the City of Waseca, also commonly known as Vista Villa Mobile Home Park to a Planned Unit Development Overlay District (PUD).

Brakemeier Properties Inc. is requesting a Planned Unit Development Overlay District for the property in order to accommodate new and replacement manufactured home units and possibly one new car port structure for each individual manufactured home unit. The applicant has also expressed interest in adding sheds, (detached accessory structures) to the properties which is also included in this request.

Throughout time the average size of manufactured homes has increased, which has since resulted in difficulty meeting minimum setback requirements within the standards of the R-M Zoning District. The average lot size in the park is approximately 50 feet x 100 feet. The property is currently operated as a manufactured home park and will continue as such, which is a permitted use in the R-M District.

154.019

Current Existing R-M Zoning District General Requirements

Setback Requirements

Principal Structure Setbacks:

	R-M Minimum Requirement
Principal Structure Height	20 feet
Front Setback	15 feet (front setback shall be measured from the back of the curb, assuming that the street is not in a platted public right of way)
Interior Side Setback	5 feet, 25 feet* (*the side of the house with the principal door shall face onto the larger setback. The principal door shall not face the street on a corner lot)
Corner Side Setback	20 feet
Rear Setback	10 feet
From R District	80 feet

Parking Setbacks:

	R-M Minimum Requirement
Front	15 feet (parking pads shall have a front setback equal to the front setback of the house)
Interior Side	5 feet
Corner Side	10 feet
Rear	5 feet
From R District	40 feet

Detached Accessory Structure Setbacks:

	R-M Minimum Requirement
Front	35 feet
Interior Side	3 feet
Corner Side	20 feet
Rear	3 feet

Detached Accessory Structure Requirements:

	R-M Minimum Requirement
Number of Structures Allowed	2
Size of First Structure Maximum	360 square feet
Size of Second Structure Maximum	120 square feet
Height Maximum – garage	14 feet
Side Wall Height Maximum – garage	8 feet
Height Maximum – other	9 feet

Proposed Vista Villa Standards

Principal Structure:

	Proposed Adjusted Setbacks
Front Setback to Private Road	5 feet
Rear of Home from private property line between manufactured homes	5 feet
Between Rear of Homes	10 feet
Side of home for utility meters (gas, electric pedestal, phone, cable box)	3 feet
Side of home between homes from main door side of home	15 feet

Rear of home to property line of park	10 feet
--	---------

Proposed Car Port Detached Accessory Structure Details:

	Proposed Adjusted Size & Setbacks
Size (Maximum allowed square feet is 576)	24' maximum width; 24' maximum depth
Front Setback to Private Road	5 feet
Setback from Principal Structure	3 feet (Not applicable in RM District; Apply MN Residential Code R302, as amended)
Setback from adjacent home	10 feet
Height Maximum	15 feet

Proposed Detached Accessory Structure Details (Shed):

	Proposed Adjusted Details
Size Maximum for 2nd Structure	200 square feet
Setback from Principal Structure	3 feet (Not applicable in RM District; Apply MN Residential Code R302, as amended)
Height Maximum – other	12 feet

PUD REQUEST

The Planned Unit Development Overlay District (PUD) is established as a means to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to result in a better quality of development than would otherwise be possible, while being sensitive to environmental, cultural, and economic considerations.

A PUD creates an overlay to the base zoning district with specific requirements and standards that are unique to the planned development. Vista Villa Manufactured Home Park is requesting to deviate from the R-M District standards as shown in the tables above. The summary below indicates the requested deviation areas:

1. Principal Structure front setback reduction to 5 feet where 15 feet is required.
2. Principal Structure side setback between homes from main door side of home reduction to 15 feet where 25 feet is required.
3. Car port front setback reduction to 5 feet where 35 feet is required for accessory structures.
4. Accessory structure size increase to 576 square feet as a maximum to accommodate for a car port, where 360 square feet is currently permitted as maximum for the first accessory structure.
5. Accessory structure maximum height increased for proposed car ports to 15 feet, regardless of the principal structure height.
6. Accessory structure size increase to 200 square feet for the 2nd allowed structure to accommodate for proposed sheds, where 120 square feet is currently permitted as maximum.
7. Accessory structure height increase for 2nd structure, proposed sheds, to 12 feet maximum where 9 feet is permitted as maximum.

PUBLIC COMMENT

1 public comments were received. Upon discussion of use and conditions, there were _0_ comments/objections/support to the Planned Unit Development.

FINDINGS

The recommendations and decisions on zoning amendment (creation of a Planned Unit Development Overlay District) shall be based on consideration of the following:

1. Whether the proposed amendment corrects an error in the original text or map. Not applicable.
2. Whether the proposed amendment addresses needs arising from a changing condition, trend, or fact affecting the subject property and surrounding area.
3. Whether the proposed amendment is consistent with achieving the goals and objectives outlined in the Comprehensive Plan.

The creation of the PUD offers the applicant the flexibility necessary to promote new and redevelopment within the property. The property is zoned correctly for the use, and already contains private streets and access to utilities. This use is consistent with Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of the Planned Unit Development Overlay District as submitted for the properties located at 218 Vista Villa Court, City of Waseca subject to the following conditions:

1. An approved Certificate of Survey shall be required by June 15, 2023.
2. Easements for electrical, water, sanitary sewer as required by the City shall be recorded by July 31, 2023.
3. A maintenance free six (6) foot privacy fence approximately 312 feet in length shall be installed on the east side of the property where the parcels abut residential properties (Lots 5, 6, 7, 8, Block 1) of the Woodville Meadows development located in the R-2 Zoning District. See EXHIBIT B. The fence installation shall be completed on or before July 31, 2023.
4. The applicant shall obtain all necessary permits prior to beginning construction. No building permits shall be issued before the Survey is approved by the City.
5. All costs associated shall be paid by the property owner.

REQUESTED ACTION

Hold a public hearing on the Planned Unit Development request and take action on a recommendation to be forwarded to the City Council for consideration at their March 21, 2023 meeting.



APPLICATION FOR **REZONING**
or **ORDINANCE TEXT AMENDMENT**

FEES

- ☒ Application fee: \$500.00
☒ Recording Fee (Rezoning only)
\$46.00 Payable: Waseca County Recorder

Brakemeier Properties INC
Dustin Allen Brakemeier

Name of Applicant (first) (middle) (last)

300 Ehlers Avenue
Chaska MN 55318

Address of Applicant

Phone Number

e-mail address

Type of Request: ☒ Rezoning (zoning district boundary amendment) ☐ Ordinance Text Amendment

REZONING (Zoning District Boundary Amendment)

Vista Villa Mobile Home Park

Legal Description of Property

See Attachment "A"

Surveyor Name and Address

Surveyor Phone Number

Surveyor e-mail

NA

Engineer Name and Address

Engineer Phone Number

Engineer e-mail

Required Submittals:

- ☒ Legal Description of property to be rezoned
☒ Application Fee
☒ Proof of Ownership
☒ Plat or Survey showing the area to be rezoned
☒ Recording Fee
☒ Narrative describing the request and reasons for the request
☒ Site Development Plan to include all site dimensions, existing and proposed improvements, parking lot details, structure and parking setbacks from property lines, existing and proposed utilities, existing and proposed streets, grading and drainage plans, landscape plan, lighting plan, drawings showing exterior building materials and overall building height.

ORDINANCE TEXT AMENDMENT


Ordinance Section/s Proposed for Amendment

Required Submittals:

- ☐ Proposed Ordinance Language
☐ Application Fee
☐ Narrative describing the request and reasons for the requested ordinance amendment



Acknowledgement and Signature: The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of Waseca to take the action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the ordinance of the City of Waseca and the laws of the State of Minnesota. The undersigned hereby consents that City of Waseca officials, employees, appointed commissioners and consultants hired by the City may enter the property to inspect the layout of structures, proposed placement of planned structures and additions, and the property's site features and dimensions. The undersigned agrees to pay all costs associated with the vacation request.

 Dustin Brakenmeyer
Signature and Address 300 Ehlers Avenue
Chaska MN 55318

2-1-2023
Date

Signature and Address

Date

Signature and Address

Date

Signature and Address

Date

Signature and Address

Date

Bill Green

From: Dustin Brakemeier <[REDACTED]>
Sent: Monday, January 2, 2023 3:56 PM
To: Bill Green; [REDACTED]
Subject: Vista Villa - Waseca MN
Attachments: RV 66 Front of Home.jpg; PV 825 23rd Side of home.jpg; Vista Villa Typical Singewide and Doublewide Lot Layout.pdf; VV Map of Park with House Numbers.pdf

Good afternoon Bill,

Vista Villa Manufacture Home Park was acquired by the Brakemeier Family in December 2022. The Brakemeier Family operates under the name Brakemeier Properties INC. We have extensive experience with manufactured home parks. We will be installing and replacing homes in Vista Villa over time. The homes installed will be sold units on a lease to own basis. No rentals. We will need to adjust the set backs on the manufactured homes that are to be placed in Vista Villa.

The setbacks we would like to adjust to:

- The private road setback 5 feet front of home
- Rear of home from private property line between manufactured home 5 feet. Between rear of homes 10 feet.
- Side of home 3 feet for utility meters (Gas, Electric Pedestal, Phone, Cable box) and rear door steps
- Side of home between homes 15 feet front main door side of home
- Rear of home to Property Line of Manufactured Home Park 10 feet

The setbacks for 22 feet by 24 feet carports build by community.

- Private Road setback 5 feet
- Carport setback from home is 3 feet
- Carport spacing between homes is 10 feet

No carports will be allowed to be privately built. The build of the carport would be:

- 6x6 inch post green treat mounted into the ground
- Roof truss with be build for the carport with engineering to support the local building code
- Shingled roof
- Allowed only on lots that can fit it
- Concrete driveway

Please review the attached.

I am available for a conversation on how do we proceed.

Happy New Year!

Dustin Brakemeier
[REDACTED]

Attachment "A"
Legal Description
218 Vista Villa Ct., Waseca, MN

All that part of the South Half of the Southeast Quarter of Section Twelve (12), Township One Hundred Seven (107) North, Range Twenty-Three (23) West, and all that part of the Northeast Quarter of the Northeast Quarter of Section Thirteen (13), Township One Hundred Seven (107) North, Range Twenty-Three (23) West, described as follows: Commencing at the Northeast corner of the South Half of the Southeast Quarter of Section 12; thence North 89°53'00" West (Assumed Bearing) along the north line of the South Half of the Southeast Quarter of Section 12, a distance of 458.44 feet, to the point of beginning; thence continuing North 89°53'00" West, along said north line 1194.50 feet; thence South 00°02'49" East, 875.59 feet; thence South 66°02'39" East, 353.67 feet; thence South 89°58'41" East, 328.29 feet; thence South 00°00'00" West, 269.92 feet to a point of intersection with the northerly right-of-way line of U.S. Highway #14; thence South 89°46'00" East, along said right-of-way, 178.64 feet; thence South 00°14'00" West, along said right-of-way 66.95 feet; thence South 12°14'00" West, along said right-of-way, 41.58 feet; thence South 65°46'00" East, along said right-of-way 153.70 feet, to a point of curvature of a circular curve concave to the North; thence southeasterly along said right-of-way, an arc distance of 250.55 feet to a point on said right-of-way, which bears South 00°00'00" West, and a distance of 1551.00 feet from the point of beginning; thence North 00°00'00" East, 1551.00 feet to the point of beginning; according to the United States Government survey thereof.

Excepting therefrom the following described tract:

That part of the Southeast Quarter of the Southeast Quarter of Section 12 and the Northeast Quarter of the Northeast Quarter of Section 13, both in Township 107 North, Range 23 West, shown as parcel 324 on Minnesota Department of Transportation right-of-way Plat Numbered 81-15 as the same is on file and of record in the office of the County Recorder in and for Waseca County, Minnesota

Waseca County, Minnesota
No Delinquent Taxes
Transfer Entered
Certificate of Real Estate Value# 15273
Current Year Taxes Paid
Deed Tax: 11,055.00
Ag Fee \$5.00
12-13-2022
Tamara J. Spooner

DOCUMENT#: A332350
Recorded 12-13-2022 at 11:29 AM
TAMARA J SPOONER, COUNTY RECORDER
WASECA, MN
Pages: 4 Fee Amount: \$46.00
RETURN TO: Title Mark, LLC
***The above recording information verifies
this document has been electronically
recorded and returned to the submitter***

(reserved for recording data)

WARRANTY DEED

eCRV # 1497847

STATE DEED TAX DUE HEREON: \$11,055.00

Date: 12-9, 2022

FOR VALUABLE CONSIDERATION, Arrow Enterprises, L.L.C., a limited liability company under the laws of the State of North Dakota, Grantor, hereby conveys and warrants to Brakemeier Properties, Inc., a corporation under the laws of the State of Minnesota, Grantee, real property in Waseca County, Minnesota, described as follows:

See legal description attached; Exhibit "A"

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

- (a) building and zoning laws, ordinances, and State and Federal regulations;
- (b) restrictions relating to use or improvement of the property without effective forfeiture provisions;
- (c) reservation of any mineral rights by the State of Minnesota; and
- (d) easements which do not interfere with existing improvements.

Check box if applicable:

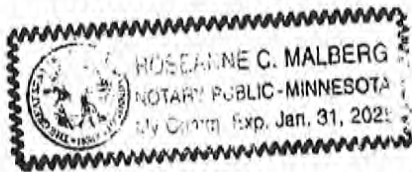
- ☒ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document.
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

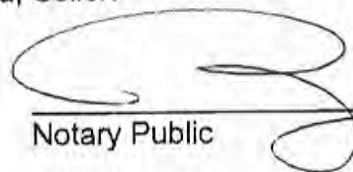
ARROW ENTERPRISES, L.L.C.

By: 
Mark Olson, It's Manager

STATE OF MINNESOTA)
COUNTY OF Conver) ss

The foregoing instrument was acknowledged before me this 9 day of December, 2022, by Mark Olson, manager of Arrow Enterprises, L.L.C., a limited liability company under the laws of the State of North Dakota, Seller.




Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

PATTON, HOVERSTEN & BERG, P.A.
215 East Elm Avenue
P.O. Box 249
Waseca, MN 56093
Phone: 507-835-5240

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Brakemeier Properties, Inc.
300 Ehlers Ave.
Chaska, MN 55318

Check here if part or all of the land is Registered (Torrens) ☐

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2219301

All that part of the South Half of the Southeast Quarter of Section Twelve (12), Township One Hundred Seven (107) North, Range Twenty-Three (23) West, and all that part of the Northeast Quarter of the Northeast Quarter of Section Thirteen (13), Township One Hundred Seven (107) North, Range Twenty-Three (23) West, described as follows:

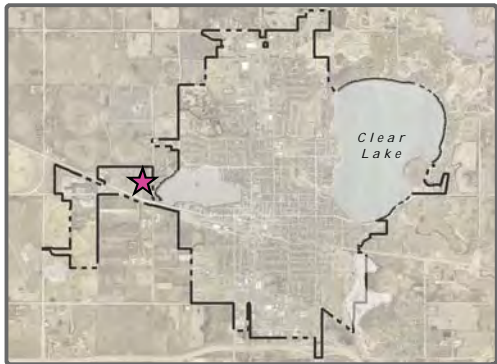
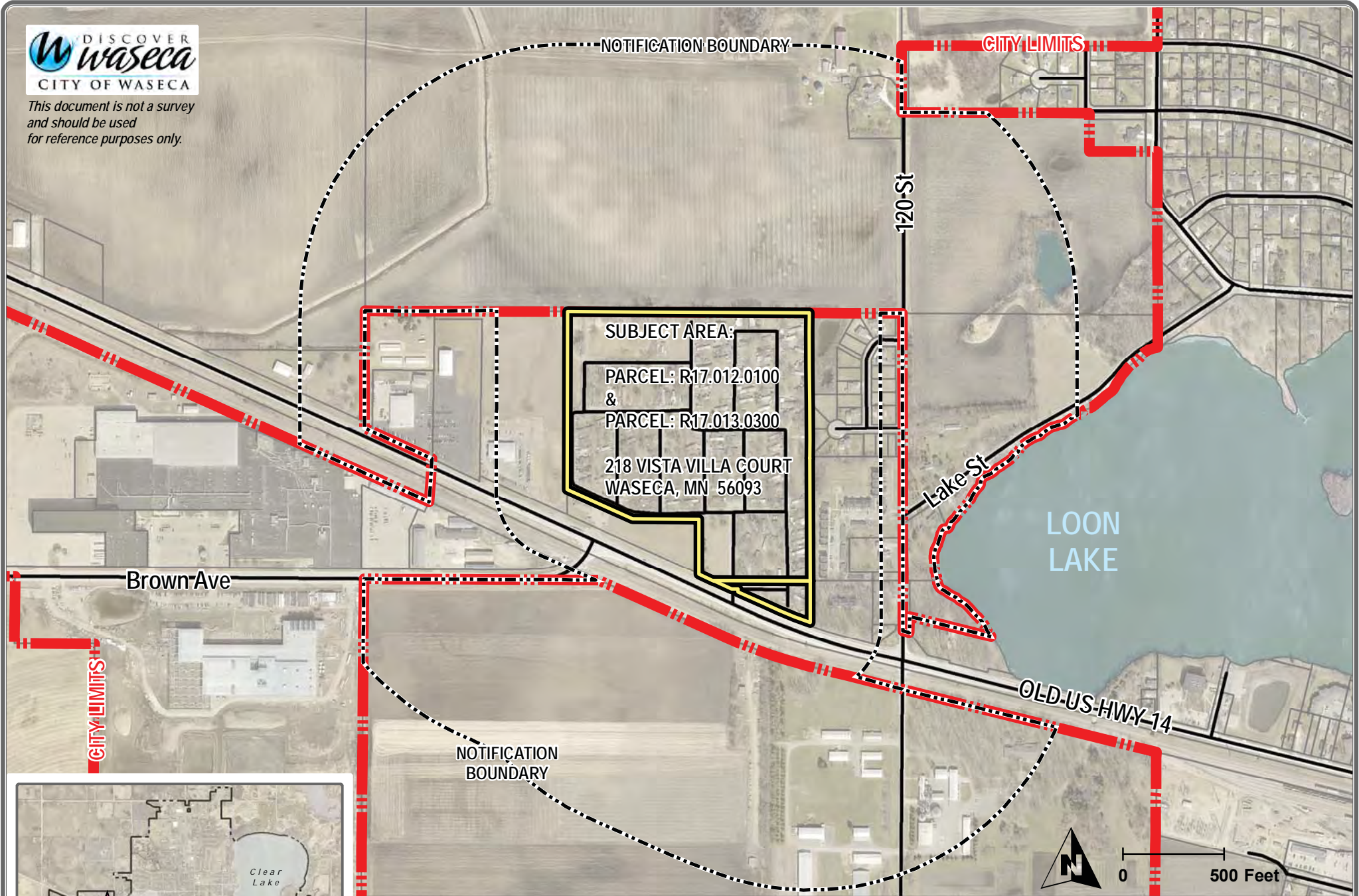
Commencing at the Northeast corner of the South Half of the Southeast Quarter of Section 12; thence North $89^{\circ}53'00''$ West (Assumed Bearing) along the north line of the South Half of the Southeast Quarter of Section 12, a distance of 458.44 feet, to the point of beginning; thence continuing North $89^{\circ}53'00''$ West, along said north line 1194.50 feet; thence South $00^{\circ}02'49''$ East, 875.59 feet; thence South $66^{\circ}02'39''$ East, 353.67 feet; thence South $89^{\circ}58'41''$ East, 328.29 feet; thence South $00^{\circ}00'00''$ West, 269.92 feet to a point of intersection with the northerly right-of-way line of U.S. Highway #14; thence South $89^{\circ}46'00''$ East, along said right-of-way, 178.64 feet; thence South $00^{\circ}14'00''$ West, along said right-of-way 66.95 feet; thence South $12^{\circ}14'00''$ West, along said right-of-way, 41.58 feet; thence South $65^{\circ}46'00''$ East, along said right-of-way 153.70 feet, to a point of curvature of a circular curve concave to the north; thence southeasterly along said right-of-way, an arc distance of 250.55 feet to a point on said right-of-way, which bears South $00^{\circ}00'00''$ West, and a distance of 1551.00 feet from the point of beginning; thence North $00^{\circ}00'00''$ East, 1551.00 feet to the point of beginning; according to the United States Government survey thereof.

Excepting therefrom the following described tract:

That part of the Southeast Quarter of the Southeast Quarter of Section 12 and the Northeast Quarter of the Northeast Quarter of Section 13, both in Township 107 North, Range 23 West, shown as parcel 324 on Minnesota Department of Transportation right-of-way Plat Numbered 81-15 as the same is on file and of record in the office of the County Recorder in and for Waseca County, Minnesota.



*This document is not a survey
and should be used
for reference purposes only.*



PROPOSED PLANNED UNIT DEVELOPMENT (PUD) "REZONING"
Brakemeier Properties Inc. - 218 Vista Vista Court - Waseca, MN 56093
PIN: R7.012.0100 & R17.013.0300

218 Vista Villa



View of Park from South



View from South of Parks East Property Line Abutting Townhomes



View from East of Vacant lots abutting Park

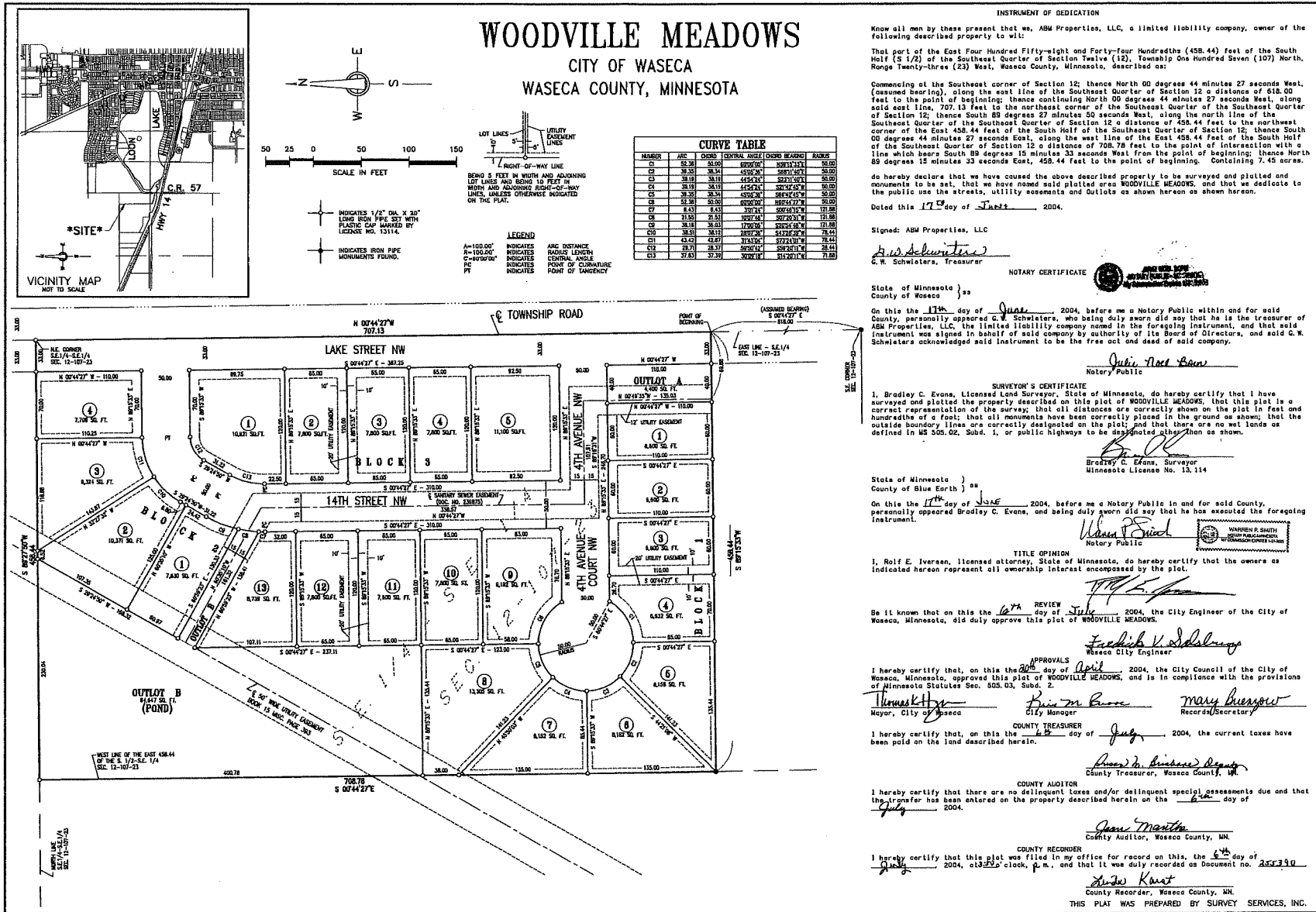


View from East of Vacant lots abutting Park



View from East of Retention Pond Outlot abutting Park

COPY



Block 10

Lot 4: 6,932 SQ. FT. (Circular lot with 50.00 RADIUS, S 60°44'27" E)

Lot 5: 8,158 SQ. FT.

Lot 6: 8,162 SQ. FT.

Lot 7: 8,162 SQ. FT.

Lot 8: 13,305 SQ. FT.

Boundaries and Distances:

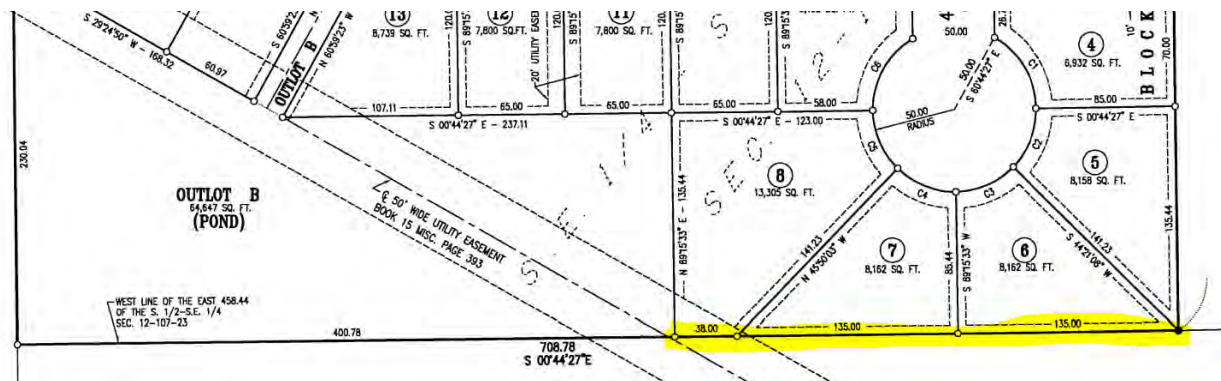
- Top: 65.00, 58.00, 85.00
- Right: 70.00, 135.44
- Bottom: 135.00, 135.00
- Left: 38.00, 135.44
- Internal: 141.23, 141.23, 85.44, 123.00, 50.00

Bearings:

- N 89°15'33" E
- S 00°44'27" E
- S 60°44'27" E
- S 44°21'08" W
- S 89°15'33" W
- N 45°50'03" W

Scale: 1" = 100'

North Arrow: Indicated by a dashed line pointing towards the top-left.



Brakemeier Properties, Inc.

Manufactured Home Spacing with Driveways



10 feet between home and deck



5 feet off the street

Brakemeier Properties, Inc.

15 feet spacing between deck and home.



2 vehicles off street driveway
22 x 24 feet



Brakemeier Properties, Inc.

Car Ports



Brakemeier Properties, Inc.

**Car Ports 22x24 feet
Height 15 feet**



Street setback 3 feet



Brakemeier Properties, Inc.

Sheds Typically 10x16 feet



Shed within 3 feet of back of home and 6 feet of Neighboring Home



ORDINANCE NO. 1105

**AN ORDINANCE OF THE CITY OF WASECA, MINNESOTA
REZONING REAL PROPERTY TO CREATE A PUD, PLANNED UNIT DEVELOPMENT
OVERLAY DISTRICT**

WHEREAS Brakemeier Properties Inc., is the owner of the following property located at 218 Vista Villa Court, City of Waseca, which is described as:

See Attachment “A”

And,

WHEREAS the above described property is currently zoned R-M, Manufactured Home Community District; and

WHEREAS the above described property is proposed to continue use as a Manufactured Home Community, and

WHEREAS Brakemeier Properties Inc. is requesting to rezone the above-described property to create a Planned Unit Development Overlay District (PUD); and

WHEREAS the applicant is requesting to deviate from R-M District standards in the following areas;

1. Principal Structure front setback reduction to 5 feet where 15 feet is required.
2. Principal Structure side setback between homes from main door side of home reduction to 15 feet where 25 feet is required.
3. Car port front setback reduction to 5 feet where 35 feet is required for accessory structures.
4. Accessory structure size increase to 576 square feet as a maximum to accommodate for a car port, where 360 square feet is currently permitted as maximum for the first accessory structure.
5. Accessory structure maximum height increased for proposed car ports to 15 feet, regardless of the principal structure height.
6. Accessory structure size increase to 200 square feet for the 2nd allowed structure to accommodate for proposed sheds, where 120 square feet is currently permitted as maximum.
7. Accessory structure height increase for 2nd structure, proposed sheds, to 12 feet maximum where 9 feet is permitted as maximum.

WHEREAS the Planning Commission on the 14th day of March, 2023 held a public hearing on the proposal and adopted a recommendation that the City Council rezone the above described property to create a Planned Unit Development Overlay District (PUD); and

WHEREAS the City Council of the City of Waseca has considered the advice and recommendation of the Planning Commission, and the effect of the proposed rezoning on the health, safety, and welfare of the occupants of the surrounding land, and on March 21, 2023, held a public hearing on the proposed rezoning, and all interested parties were provided an opportunity to provide input.

NOW, THEREFORE The City Council of the City of Waseca has hereby determined that said rezoning will bear no negative impact nor will it be a detriment to neighborhood character, surrounding property values, or the general purpose and intent of the ordinance and the Comprehensive Plan, and does hereby determine and ordain this property will be zoned as a Planned Unit Development Overlay District (PUD), and the City of Waseca Zoning Map shall be amended as shown in **Attachment B**.

This Ordinance shall take and be in force 10 days after its passage.

Adopted this 21st day of March, 2023.

RANDY L. ZIMMERMAN
MAYOR

ATTEST:

JULIA HALL
CITY CLERK

Introduced: March 14, 2023
Adopted: March 21, 2023
Published: March 29, 2023
Effective: March 31, 2023

Attachment "A"
Legal Description
218 Vista Villa Ct., Waseca, MN

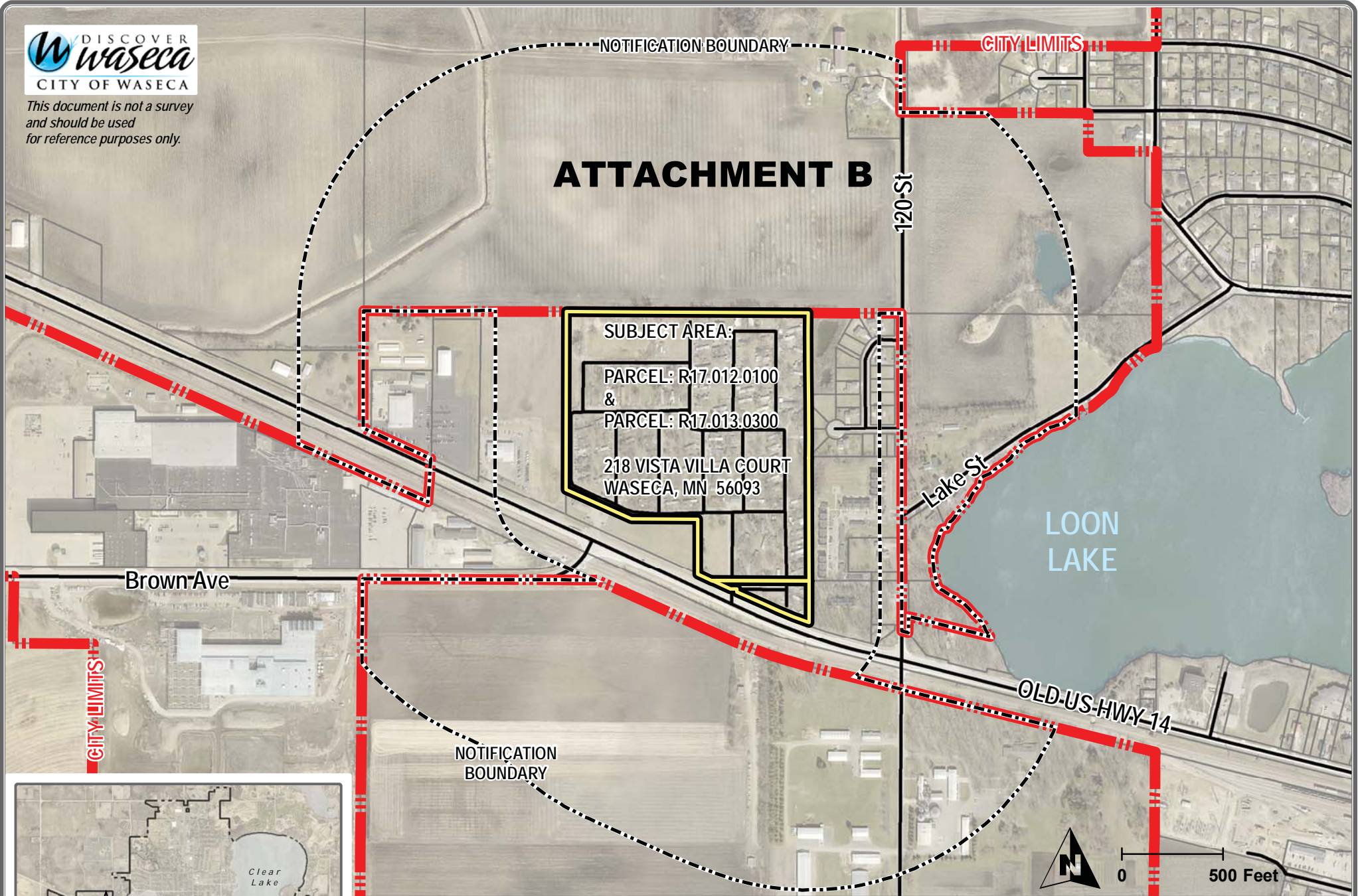
All that part of the South Half of the Southeast Quarter of Section Twelve (12), Township One Hundred Seven (107) North, Range Twenty-Three (23) West, and all that part of the Northeast Quarter of the Northeast Quarter of Section Thirteen (13), Township One Hundred Seven (107) North, Range Twenty-Three (23) West, described as follows: Commencing at the Northeast corner of the South Half of the Southeast Quarter of Section 12; thence North 89°53'00" West (Assumed Bearing) along the north line of the South Half of the Southeast Quarter of Section 12, a distance of 458.44 feet, to the point of beginning; thence continuing North 89°53'00" West, along said north line 1194.50 feet; thence South 00°02'49" East, 875.59 feet; thence South 66°02'39" East, 353.67 feet; thence South 89°58'41" East, 328.29 feet; thence South 00°00'00" West, 269.92 feet to a point of intersection with the northerly right-of-way line of U.S. Highway #14; thence South 89°46'00" East, along said right-of-way, 178.64 feet; thence South 00°14'00" West, along said right-of-way 66.95 feet; thence South 12°14'00" West, along said right-of-way, 41.58 feet; thence South 65°46'00" East, along said right-of-way 153.70 feet, to a point of curvature of a circular curve concave to the North; thence southeasterly along said right-of-way, an arc distance of 250.55 feet to a point on said right-of-way, which bears South 00°00'00" West, and a distance of 1551.00 feet from the point of beginning; thence North 00°00'00" East, 1551.00 feet to the point of beginning; according to the United States Government survey thereof.

Excepting therefrom the following described tract:

That part of the Southeast Quarter of the Southeast Quarter of Section 12 and the Northeast Quarter of the Northeast Quarter of Section 13, both in Township 107 North, Range 23 West, shown as parcel 324 on Minnesota Department of Transportation right-of-way Plat Numbered 81-15 as the same is on file and of record in the office of the County Recorder in and for Waseca County, Minnesota



*This document is not a survey
and should be used
for reference purposes only.*



PROPOSED PLANNED UNIT DEVELOPMENT (PUD) "REZONING"
Brakemeier Properties Inc. - 218 Vista Vista Court - Waseca, MN 56093
PIN: R7.012.0100 & R17.013.0300

Title:	RESOLUTION NO. 23-11: REPORT OF BIDS AND AWARDING THE CONTRACT FOR THE CITY PARKING LOT REHABILITATION PROJECT (CITY PROJECT NO. 2023-02)		
Meeting Date:	March 21, 2023	Agenda Item Number:	7C
Action:	<input type="checkbox"/> MOTION <input type="checkbox"/> REQUESTS/PRESENTATIONS <input checked="" type="checkbox"/> RESOLUTION <input type="checkbox"/> ORDINANCE <input type="checkbox"/> DISCUSSION	Supporting Documents:	Resolution 23-11 Bid Tabulation
Originating Department:	Engineering	Presented By:	City Engineer
Approved By City Manager: <input checked="" type="checkbox"/>	Proposed Action: Approve Resolution No. 23-11 reporting the bids and awarding the contract for the City Parking Lot Rehabilitation Project (City Project No. 2023-02) to M&W Blacktopping, LLC.		
How does this item pertain to Vision 2030 goals?	Creating high quality community assets		

BACKGROUND: On March 16, 2023, a total of 6 (six) bids were received for the City Parking Lot Rehabilitation Project (City Project No. 2023-02) with the lowest responsible bid from M&W Blacktopping, LLC in the amount of \$84,844.76. Staff was anticipating significantly higher unit prices for the bituminous patching items and milling, which accounts for much of the difference between the low bid and the estimate.

BUDGET IMPACT: The low bid is \$67,806.24 below the estimate of \$152,651. A total of \$185,000 is included in the 2023 Capital Improvement Plan (CIP) budget for this project. City staff will perform project inspection.

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 23-11 reporting the bids and authorizing the City Manager, or his designee, to award the contract for the City Parking Lot Rehabilitation Project (City Project No. 2023-02) to M&W Blacktopping, LLC.

Item No.	MNDOT Spec. No.	Item Description	Units	Estimated Quantities	Engineer's Estimate		M&W Blacktopping, LLC		Nielsen Blacktopping & Concrete, Inc.		WW Blacktopping, Inc.		Ulland Brothers, Inc.		Crane Creek Asphalt		Bituminous Materials, Inc.	
					Unit Prices	Item Totals	Unit Prices	Item Totals	Unit Prices	Item Totals	Unit Prices	Item Totals	Unit Prices	Item Totals	Unit Prices	Item Totals	Unit Prices	Item Totals
1	2021.501	MOBILIZATION	LS	1	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$8,000.00	\$8,000.00	\$3,400.00	\$3,400.00	\$11,000.00	\$11,000.00	\$7,275.00	\$7,275.00	\$4,550.00	\$4,550.00
2	2104.503	REMOVE CURB & GUTTER	LF	206	\$10.00	\$2,060.00	\$15.00	\$3,090.00	\$7.00	\$1,442.00	\$8.30	\$1,709.80	\$3.50	\$721.00	\$10.00	\$2,060.00	\$4.25	\$875.50
4	2231.604	BITUMINOUS PATCH (FULL DEPTH, 4" THICK)	SY	353	\$125.00	\$44,125.00	\$27.00	\$9,531.00	\$32.00	\$11,296.00	\$50.00	\$17,650.00	\$45.00	\$15,885.00	\$66.00	\$23,298.00	\$61.75	\$21,797.75
5	2231.604	BITUMINOUS PATCH (PARTIAL DEPTH, 2" THICK)	SY	330	\$25.00	\$8,250.00	\$15.40	\$5,082.00	\$25.00	\$8,250.00	\$20.50	\$6,765.00	\$28.50	\$9,405.00	\$17.00	\$5,610.00	\$42.50	\$14,025.00
6	2231.604	BITUMINOUS PATCH TO MILLED SURFACE (2" THICK)	SY	150	\$50.00	\$7,500.00	\$15.40	\$2,310.00	\$25.00	\$3,750.00	\$31.00	\$4,650.00	\$33.25	\$4,987.50	\$23.00	\$3,450.00	\$42.50	\$6,375.00
7	2232.504	MILL BITUMINOUS SURFACE (2" DEPTH)	SY	1,804	\$10.00	\$18,040.00	\$2.39	\$4,311.56	\$2.50	\$4,510.00	\$4.25	\$7,667.00	\$4.00	\$7,216.00	\$3.70	\$6,674.80	\$5.60	\$10,102.40
8	2301.504	6" CONCRETE PAVEMENT	SY	60	\$80.00	\$4,800.00	\$86.35	\$5,181.00	\$90.00	\$5,400.00	\$117.00	\$7,020.00	\$105.00	\$6,300.00	\$130.00	\$7,800.00	\$106.00	\$6,360.00
9	2301.504	8" CONCRETE PAVEMENT	SY	71	\$100.00	\$7,100.00	\$106.70	\$7,575.70	\$100.00	\$7,100.00	\$135.00	\$9,585.00	\$122.00	\$8,662.00	\$200.00	\$14,200.00	\$126.25	\$8,963.75
10	2302.502	DRILL & GROUT REINFORCEMENT BAR (EPOXY COATED)	EA	64	\$15.00	\$960.00	\$16.50	\$1,056.00	\$10.00	\$640.00	\$16.90	\$1,081.60	\$12.00	\$768.00	\$12.00	\$768.00	\$16.50	\$1,056.00
11	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	141	\$3.00	\$423.00	\$4.00	\$564.00	\$5.00	\$705.00	\$3.50	\$493.50	\$2.00	\$282.00	\$0.01	\$1.41	\$3.55	\$500.55
12	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B) 2" THICK	SY	1,762	\$15.00	\$26,430.00	\$11.50	\$20,263.00	\$11.25	\$19,822.50	\$10.50	\$18,501.00	\$10.60	\$18,677.20	\$13.00	\$22,906.00	\$12.65	\$22,289.30
13	2506.502	INSTALL CASTING ASSEMBLY (R-3238)	EA	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,700.00	\$2,700.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	\$4,000.00	\$4,000.00	\$1,315.00	\$1,315.00
14	2506.602	ADJUST FRAME AND RING CASTING	EA	1	\$500.00	\$500.00	\$250.00	\$250.00	\$350.00	\$350.00	\$400.00	\$400.00	\$500.00	\$500.00	\$900.00	\$900.00	\$708.00	\$708.00
15	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	65	\$50.00	\$3,250.00	\$41.00	\$2,665.00	\$35.00	\$2,275.00	\$32.75	\$2,128.75	\$37.00	\$2,405.00	\$46.00	\$2,990.00	\$46.50	\$3,022.50
16	2531.503	CONCRETE CURB & GUTTER DESIGN S314	LF	134	\$50.00	\$6,700.00	\$41.00	\$5,494.00	\$35.00	\$4,690.00	\$30.50	\$4,087.00	\$37.00	\$4,958.00	\$46.00	\$6,164.00	\$46.50	\$6,231.00
17	2557.603	FURNISH & INSTALL DUMPSTER SCREENING FENCE	LS	1	\$5,000.00	\$5,000.00	\$10,965.00	\$10,965.00	\$6,600.00	\$6,600.00	\$7,400.00	\$7,400.00	\$6,571.42	\$6,571.42	\$10,968.00	\$10,968.00	\$10,875.00	\$10,875.00
18	2563.601	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$1,400.00	\$1,400.00	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$2,020.25	\$2,020.25
19	2573.502	STORM DRAIN INLET PROTECTION	EA	2	\$250.00	\$500.00	\$250.00	\$500.00	\$100.00	\$200.00	\$115.00	\$230.00	\$200.00	\$400.00	\$150.00	\$300.00	\$252.55	\$505.10
20	2582.503	4" WHITE STRIPE LATEX	LF	1,013	\$1.00	\$1,013.00	\$0.50	\$506.50	\$0.75	\$759.75	\$0.40	\$405.20	\$0.30	\$303.90	\$0.62	\$628.06	\$0.35	\$354.55
Project Totals:					\$152,651.00		\$84,844.76		\$89,990.25		\$97,373.85		\$102,942.02		\$120,493.27		\$121,926.65	

RESOLUTION NO. 23-11

**REPORT OF BIDS AND AWARDING THE CONTRACT
FOR THE CITY PARKING LOT REHABILITATION PROJECT
(CITY PROJECT NO. 2023-02)**

WHEREAS, bids for construction of the City Parking Lot Rehabilitation Project were received and tabulated; and

WHEREAS, the lowest responsible bid was from M&W Blacktopping, LLC of Waterville, Minnesota in the amount of \$84,844.76.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Waseca that the City Manager, or his designee, is hereby authorized and directed to enter into a contract with said bidder for construction of the City Parking Lot Rehabilitation Project (City Project No. 2023-02).

Adopted this 21st day of March 2023.

RANDY L. ZIMMERMAN
MAYOR

ATTEST:

JULIA HALL
CITY CLERK

Title:	RESOLUTION NO. 23-12: REPORT OF BIDS AND AWARDING THE CONTRACT FOR THE TH13 TRAIL CONNECTOR PROJECT (CITY PROJECT NO. 2023-06)		
Meeting Date:	March 21, 2023	Agenda Item Number:	7D
Action:	<input type="checkbox"/> MOTION <input type="checkbox"/> REQUESTS/PRESENTATIONS <input checked="" type="checkbox"/> RESOLUTION <input type="checkbox"/> ORDINANCE <input type="checkbox"/> DISCUSSION	Supporting Documents:	Resolution 23-12 Bid Tabulation
Originating Department:	Engineering	Presented By:	City Engineer
Approved By City Manager: <input checked="" type="checkbox"/>	Proposed Action: Approve Resolution No. 23-12 reporting the bids and awarding the contract for the TH13 Trail Connector Project (City Project No. 2023-06) to D&M Construction.		
How does this item pertain to Vision 2030 goals?	Creating high quality community assets		

BACKGROUND: On March 16, 2023, a total of 8 (eight) bids were received for the TH13 Trail Connector Project (City Project No. 2023-06) with the lowest responsible bid from D&M Construction in the amount of \$49,981.83.

BUDGET IMPACT: The low bid is \$22,802.17 below the estimate of \$72,784. Up to \$125,000 in awarded Local Partnership Program (LPP) funds will be utilized for construction. Project items totaling \$1,434 are ineligible for LPP grant funding. However, this cost will be offset by an 8% LPP reimbursement for construction engineering services, which will be provided by City staff.

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 23-12 reporting the bids and authorizing the City Manager, or his designee, to award the contract for the TH13 Trail Connector Project (City Project No. 2023-06) to D&M Construction.

RESOLUTION NO. 23-12

**REPORT OF BIDS AND AWARDING THE CONTRACT
FOR THE TH13 TRAIL CONNECTOR PROJECT
(SP 8102-33, SAP 172-010-005, CITY PROJECT NO. 2023-06)**

WHEREAS, bids for construction of the TH13 Trail Connector Project were received and tabulated; and

WHEREAS, the lowest responsible bid was from D&M Construction of Owatonna, Minnesota in the amount of \$49,981.83.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Waseca that the City Manager, or his designee, is hereby authorized and directed to enter into a contract with said bidder for construction of the TH13 Trail Connector Project (City Project No. 2023-06).

Adopted this 21st day of March 2023.

RANDY L. ZIMMERMAN
MAYOR

ATTEST:

JULIA HALL
CITY CLERK



BID TABULATION
TH13 Trail Connector Project
City Project No. 2023-06, SP No. 8102-33, SAP No. 172-010-005

Item No.	MNDOT Spec. No.	Item Descriptions	Units	Estimated Quantities	Engineer's Estimate		D&M Construction		WW Blacktopping, Inc.		Nielsen Blacktopping & Concrete, Inc.	
					Unit Prices	Item Totals	Unit Prices	Item Totals	Unit Prices	Item Totals	Unit Prices	Item Totals
1	2021.501	MOBILIZATION	LS	1	\$10,000.00	\$10,000.00	\$5,200.00	\$5,200.00	\$5,500.00	\$5,500.00	\$10,000.00	\$10,000.00
2	2104.518	REMOVE CONCRETE SIDEWALK	SF	91	\$10.00	\$910.00	\$5.00	\$455.00	\$1.60	\$145.60	\$3.00	\$273.00
3	2106.507	COMMON EMBANKMENT (CV) (P)	CY	200	\$30.00	\$6,000.00	\$25.00	\$5,000.00	\$40.00	\$8,000.00	\$15.00	\$3,000.00
4	2106.507	EXCAVATION - COMMON (P)	CY	150	\$30.00	\$4,500.00	\$12.00	\$1,800.00	\$35.00	\$5,250.00	\$20.00	\$3,000.00
5	2106.507	EXCAVATION - SUBGRADE	CY	15	\$30.00	\$450.00	\$12.00	\$180.00	\$20.00	\$300.00	\$25.00	\$375.00
6	2106.507	STABILIZING AGGREGATE (CV)	CY	15	\$40.00	\$600.00	\$52.00	\$780.00	\$40.00	\$600.00	\$40.00	\$600.00
7	2211.507	AGGREGATE BASE (CV) CLASS 5	CY	150	\$40.00	\$6,000.00	\$31.00	\$4,650.00	\$55.00	\$8,250.00	\$40.00	\$6,000.00
8	2301.502	DRILL & GROUT REINFORCEMENT BAR (EPOXY COATED)	EA	12	\$15.00	\$180.00	\$10.50	\$126.00	\$10.00	\$120.00	\$15.00	\$180.00
9	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	33	\$3.00	\$99.00	\$0.01	\$0.33	\$3.50	\$115.50	\$4.00	\$132.00
10	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C) 2" THICK	SY	650	\$15.00	\$9,750.00	\$14.50	\$9,425.00	\$12.05	\$7,832.50	\$14.42	\$9,373.00
11	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C) 1.5" THICK	SY	650	\$15.00	\$9,750.00	\$11.55	\$7,507.50	\$9.15	\$5,947.50	\$10.39	\$6,753.50
12	2504.602	ADJUST VALVE BOX	EA	5	\$500.00	\$2,500.00	\$200.00	\$1,000.00	\$375.00	\$1,875.00	\$200.00	\$1,000.00
13	2504.602	IRRIGATION SYSTEM REPAIR	EA	1	\$1,000.00	\$1,000.00	\$245.00	\$245.00	\$550.00	\$550.00	\$150.00	\$150.00
14	2506.502	ADJUST FRAME AND RING CASTING	EA	2	\$500.00	\$1,000.00	\$475.00	\$950.00	\$500.00	\$1,000.00	\$240.00	\$480.00
15	2521.518	6" CONCRETE WALK	SF	345	\$20.00	\$6,900.00	\$9.50	\$3,277.50	\$9.00	\$3,105.00	\$20.00	\$6,900.00
16	2531.503	CONCRETE CURB DESIGN V (12")	LF	25	\$75.00	\$1,875.00	\$42.00	\$1,050.00	\$40.00	\$1,000.00	\$40.00	\$1,000.00
17	2531.618	TRUNCATED DOMES	SF	20	\$75.00	\$1,500.00	\$57.75	\$1,155.00	\$55.00	\$1,100.00	\$60.00	\$1,200.00
18	2563.601	TRAFFIC CONTROL	LS	1	\$1,000.00	\$1,000.00	\$1,100.00	\$1,100.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
19	2573.503	SEDIMENT CONTROL LOG TYPE WOOD CHIP	LF	640	\$3.00	\$1,920.00	\$3.15	\$2,016.00	\$3.00	\$1,920.00	\$3.15	\$2,016.00
20	2574.508	FERTILIZER TYPE 3	LB	150	\$2.00	\$300.00	\$1.05	\$157.50	\$1.00	\$150.00	\$1.10	\$165.00
21	2575.505	SEEDING	AC	0.5	\$5,000.00	\$2,500.00	\$525.00	\$262.50	\$500.00	\$250.00	\$525.00	\$262.50
22	2575.508	SEED MIXTURE 25-131	LB	110	\$5.00	\$550.00	\$3.70	\$407.00	\$3.50	\$385.00	\$3.68	\$404.80
23	2575.508	HYDRAULIC BONDED FIBER MATRIX	LB	1,750	\$2.00	\$3,500.00	\$1.85	\$3,237.50	\$1.75	\$3,062.50	\$1.84	\$3,220.00
Project Totals:					\$72,784.00		\$49,981.83		\$57,958.60		\$58,484.80	

Item No.	MNDOT Spec. No.	Item Descriptions	Units	Estimated Quantities	Ulland Brothers, Inc.		M&W Blacktopping, LLC		Crane Creek Asphalt		Heselton Construction, LLC		Urban Companies	
					Unit Prices	Item Totals	Unit Prices	Item Totals	Unit Prices	Item Totals	Unit Prices	Item Totals	Unit Prices	Item Totals
1	2021.501	MOBILIZATION	LS	1	\$8,700.00	\$8,700.00	\$4,000.00	\$4,000.00	\$10,506.00	\$10,506.00	\$8,500.00	\$8,500.00	\$20,000.00	\$20,000.00
2	2104.518	REMOVE CONCRETE SIDEWALK	SF	91	\$8.50	\$773.50	\$5.50	\$500.50	\$10.00	\$910.00	\$3.75	\$341.25	\$10.00	\$910.00
3	2106.507	COMMON EMBANKMENT (CV) (P)	CY	200	\$43.00	\$8,600.00	\$30.00	\$6,000.00	\$45.00	\$9,000.00	\$34.00	\$6,800.00	\$75.00	\$15,000.00
4	2106.507	EXCAVATION - COMMON (P)	CY	150	\$24.00	\$3,600.00	\$30.00	\$4,500.00	\$25.00	\$3,750.00	\$35.00	\$5,250.00	\$100.00	\$15,000.00
5	2106.507	EXCAVATION - SUBGRADE	CY	15	\$18.25	\$273.75	\$50.00	\$750.00	\$15.00	\$225.00	\$53.00	\$795.00	\$100.00	\$1,500.00
6	2106.507	STABILIZING AGGREGATE (CV)	CY	15	\$47.00	\$705.00	\$30.00	\$450.00	\$60.00	\$900.00	\$48.75	\$731.25	\$100.00	\$1,500.00
7	2211.507	AGGREGATE BASE (CV) CLASS 5	CY	150	\$70.00	\$10,500.00	\$30.00	\$4,500.00	\$60.00	\$9,000.00	\$65.00	\$9,750.00	\$100.00	\$15,000.00
8	2301.502	DRILL & GROUT REINFORCEMENT BAR (EPOXY COATED)	EA	12	\$10.00	\$120.00	\$27.50	\$330.00	\$10.00	\$120.00	\$27.00	\$324.00	\$20.00	\$240.00
9	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	33	\$2.00	\$66.00	\$5.00	\$165.00	\$0.01	\$0.33	\$3.70	\$122.10	\$5.00	\$165.00
10	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C) 2" THICK	SY	650	\$13.85	\$9,002.50	\$23.10	\$15,015.00	\$13.80	\$8,970.00	\$16.75	\$10,887.50	\$25.00	\$16,250.00
11	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C) 1.5" THICK	SY	650	\$11.05	\$7,182.50	\$17.00	\$11,050.00	\$11.00	\$7,150.00	\$13.00	\$8,450.00	\$18.00	\$11,700.00
12	2504.602	ADJUST VALVE BOX	EA	5	\$250.00	\$1,250.00	\$300.00	\$1,500.00	\$415.00	\$2,075.00	\$285.00	\$1,425.00	\$800.00	\$4,000.00
13	2504.602	IRRIGATION SYSTEM REPAIR	EA	1	\$500.00	\$500.00	\$200.00	\$200.00	\$500.00	\$500.00	\$1,435.00	\$1,435.00	\$5,000.00	\$5,000.00
14	2506.502	ADJUST FRAME AND RING CASTING	EA	2	\$500.00	\$1,000.00	\$300.00	\$600.00	\$882.00	\$1,764.00	\$510.00	\$1,020.00	\$1,000.00	\$2,000.00
15	2521.518	6" CONCRETE WALK	SF	345	\$9.00	\$3,105.00	\$9.35	\$3,225.75	\$9.00	\$3,105.00	\$9.60	\$3,312.00	\$25.00	\$8,625.00
16	2531.503	CONCRETE CURB DESIGN V (12")	LF	25	\$40.00	\$1,000.00	\$49.50	\$1,237.50	\$40.00	\$1,000.00	\$49.50	\$1,237.50	\$60.00	\$1,500.00
17	2531.618	TRUNCATED DOMES	SF	20	\$55.00	\$1,100.00	\$49.50	\$990.00	\$55.00	\$1,100.00	\$48.60	\$972.00	\$80.00	\$1,600.00
18	2563.601	TRAFFIC CONTROL	LS	1	\$1,100.00	\$1,100.00	\$1,210.00	\$1,210.00	\$1,100.00	\$1,100.00	\$1,200.00	\$1,200.00	\$5,000.00	\$5,000.00
19	2573.503	SEDIMENT CONTROL LOG TYPE WOOD CHIP	LF	640	\$3.00	\$1,920.00	\$4.00	\$2,560.00	\$3.00	\$1,920.00	\$3.25	\$2,080.00	\$8.00	\$5,120.00
20	2574.508	FERTILIZER TYPE 3	LB	150	\$1.00	\$150.00	\$2.00	\$300.00	\$1.00	\$150.00	\$1.10	\$165.00	\$3.00	\$450.00
21	2575.505	SEEDING	AC	0.5	\$500.00	\$250.00	\$600.00	\$300.00	\$500.00	\$250.00	\$540.00	\$270.00	\$20,000.00	\$10,000.00
22	2575.508	SEED MIXTURE 25-131	LB	110	\$3.50	\$385.00	\$4.50	\$495.00	\$3.50	\$385.00	\$3.75	\$412.50	\$6.00	\$660.00
23	2575.508	HYDRAULIC BONDED FIBER MATRIX	LB	1,750	\$1.75	\$3,062.50	\$2.75	\$4,812.50	\$1.75	\$3,062.50	\$1.90	\$3,325.00	\$2.00	\$3,500.00
Project Totals:					\$64,345.75		\$64,691.25		\$66,942.83		\$68,805.10		\$144,720.00	

Title:	AUTHORIZE RELEASE OF A REQUEST FOR PROPOSALS (RFP) FOR THE GAITER LAKE DEVELOPMENT		
Meeting Date:	March 21, 2023	Agenda Item Number:	7E
Action:	<input checked="" type="checkbox"/> MOTION <input type="checkbox"/> REQUESTS/PRESENTATIONS <input type="checkbox"/> RESOLUTION <input type="checkbox"/> ORDINANCE <input type="checkbox"/> DISCUSSION	Supporting Documents:	Location Map Draft RFP & Appendices Timelines A and B
Originating Department:	Engineering	Presented By:	City Engineer
Approved By City Manager: <input checked="" type="checkbox"/>	Proposed Action: Motion to authorize the release of a Request for Proposals (RFP) for the Gaiter Lake Development.		
How does this item pertain to Vision 2030 goals?	Creating high quality community assets.		

BACKGROUND: Prior to the City Council meeting on March 7th, a work session was held to discuss future plans for the City-owned Gaiter Lake property (see attached map). At that work session, several options were presented and the City Council directed staff to prepare a Request for Proposals (RFP) for the development of that property.

If authorized, the attached Draft RFP will be finalized and then posted on relevant websites and sent to local developers on, or before, March 24th with a submittal deadline of 4:00 PM on Friday, April 28th.

After proposals are received, City staff will evaluate them based on the RFP criteria and make a final selection. The selected developer would then refine their concept plan, obtain City and DNR approvals, and eventually enter into a development agreement with the City.

Based on the expected timeline, buildable lots would likely be available for sale in late 2025 or early 2026 (see attached Timeline A). If Council wishes to have buildable lots available in late 2024 or early 2025, the timeline would need to be accelerated as shown on attached Timeline B.

BUDGET IMPACT: Posting the RFP on some sites may require a nominal fee.

RECOMMENDATION: Staff recommends the City Council provide direction on their preferred development timeline and authorize the release of a Request for Proposals for the Gaiter Lake Development.

TIMELINE A (buildable lots by 2026)

RFP Released	March 24, 2023
Proposals Received	April 28, 2023
Proposals Reviewed	May 2023
Developer Selected by City Council	June 6, 2023
Modify/Finalize Development Concept Plan	June – August 2023
Receive DNR & City Council Concept Plan Approval	September – October 2023
Negotiate & Finalize a Development Agreement	November – December 2023
Development Platting & Infrastructure Project Design	January – August 2024
DNR & City Final Development/Infrastructure Project Review	September – December 2024
Bid Infrastructure Project	January – March 2025
Infrastructure Project Construction	April – November 2025
Lots Available for Sale	Late 2025 – Early 2026

TIMELINE B (buildable lots by 2025)

RFP Released	March 24, 2023
Proposals Received	April 28, 2023
Proposals Reviewed	May 1-5, 2023
Developer Selected by City Council	May 16, 2023
Modify/Finalize Development Concept Plan	May – June 2023
Receive DNR & City Council Concept Plan Approval	July 2023
Negotiate & Finalize a Development Agreement	August 2023
Development Platting & Infrastructure Project Design	September – December 2023
DNR & City Final Development/Infrastructure Project Review	January 2024
Bid Infrastructure Project	February – March 2024
Infrastructure Project Construction	April – November 2024
Lots Available for Sale	Late 2024 – Early 2025

REQUEST FOR PROPOSALS

"GAITER LAKE" DEVELOPMENT

The City of Waseca is inviting qualified developers to submit proposals for the development of City-owned property located in the Southeast quadrant of the City just west of Gaiter Lake. City staff will respond to developers who submit proposals within three (3) weeks of the specified submittal date.

GENERAL INFORMATION:

The City of Waseca wishes to partner with a reputable developer to provide a variety of **market-rate housing** options within the "Gaiter Lake" property.

Based on a **Housing Study (Appendix A)** completed in 2021, the need and demand exists in Waseca for single-family homes, twin homes, and a variety of senior and rental housing types.

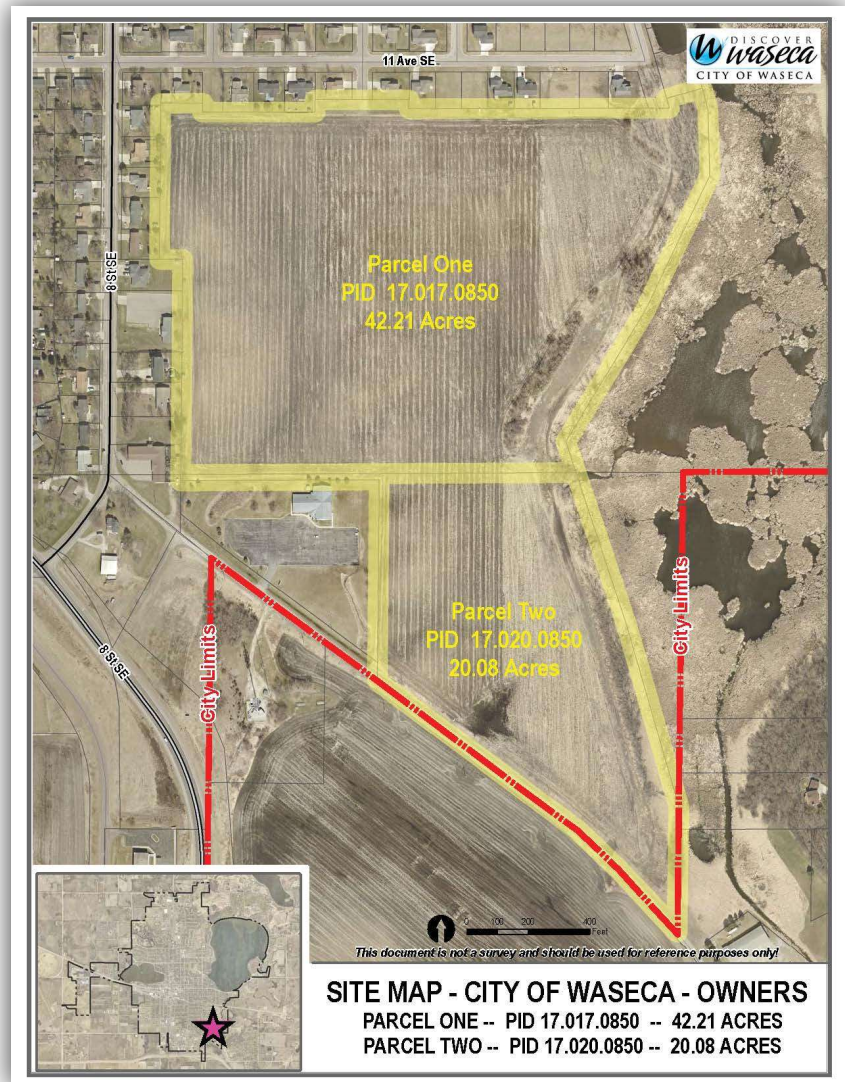
Annexed in 2020, the property is currently zoned **R-3** (Multi-Family Low and Medium Density). The City understands that all, or portions of, this property may need to be **re-zoned** to accommodate development.

With the support of the City, it is anticipated that this area will be fully developed over the next 3-5 years as a **PUD** (Planned Unit Development).

This property is in a Federal **Opportunity Zone** (2017 Tax Cuts and Jobs Act) with potential deferral of capital gains tax until December of 2028.

CITY OF WASECA FACTS & AMENITIES:

- Waseca County Seat (pop. ≈10,000)
- Located at the intersection of State Hwy 13 and US Hwy 14
- Two lakes for fishing/recreation (Clear Lake & Loon Lake)
- Great public school system
- Historic Downtown
- ≈10 miles of paved trails
- 15 Parks (≈200 total acres plus a Waterpark)
- Hosts the Waseca County Free Fair, Sleigh & Cutter Festival, Marching Classic, and more...



"Gaiter Lake" Property Site Map (Appendix B)

REQUEST FOR PROPOSALS “GAITER LAKE” DEVELOPMENT

“GAITER LAKE” PROPERTY DESCRIPTION:

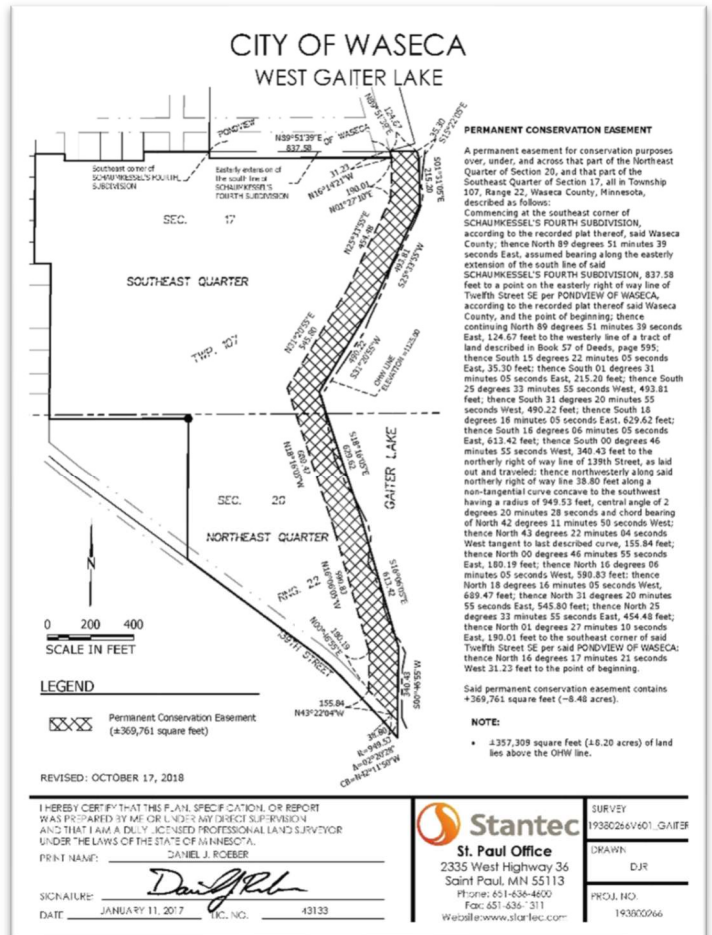
The “Gaiter Lake” development property consists of two parcels of land totaling 62.29 acres, of which approximately 49 acres is farmland.

A permanent **Conservation Easement (Appendix C)** totaling 8.49 acres exists along the east edge of the property and must remain undeveloped.

Therefore, after accounting for undevelopable easement area and future 14th Avenue SE right-of-way, **a total of approximately 52.50 acres is available for development.**

City water and sewer exist along 11th Avenue at 9th Street, 10th Street, and 12th Street; and a 48” storm sewer pipe travels along the shared lot line (**Appendix D**). For electric, this area is currently within Xcel Energy’s service territory.

Map of Shoreland Overlay (Appendix E)



Conservation Easement (Appendix C)

DEVELOPMENT RESTRICTIONS:

Of the approximately 52.50 acres of developable land, about 41.25 acres is located within a **Shoreland Overlay District (Appendix E)**. Within that overlay, the following development restrictions apply:

- **25% Maximum Impervious Area per Lot**
- **50% Open Space**
(Cannot include the Conservation Easement area)

REQUEST FOR PROPOSALS

"GAITER LAKE" DEVELOPMENT

PROPOSAL INSTRUCTIONS:

Please submit the following information:

- Developer and contact information for all key personnel to be involved. Include the names and contact information for any potential partners (realtors, builders, contractors, engineers, etc.)
- Engineered or architectural development concept plan(s). Plans must show that the 25% maximum impervious area per lot and 50% open space restrictions have been taken into account. If applicable, include any proposed development phasing.
- Narrative describing the development plan(s), proposed housing types, phasing, and overall design approach.
- Financing plan for the development. The plan must include estimated infrastructure costs for the total development and for each phase, developer vs. City contributions, and preferred financing methods.
- Proposed development timeline (if different from the expected timeline provided below). Include all major development phases and milestones.
- Description of previous development experience. Include at least one reference for each project listed.

SUBMITTAL INSTRUCTIONS:

Please limit proposals to a total of 15 double-sided or 30 single-sided pages.

Submit a digital (PDF) copy of proposals via email to natew@ci.waseca.mn.us prior to the submittal deadline of **4:00 PM Friday, April 28, 2023.**

If email confirmation is not received, please call Nathan Willey at **507-835-9716** to verify receipt.

Hard copies of proposals will also be accepted prior to the deadline, but digital are preferred.

Proposals received after the deadline will not be accepted.

PROPOSAL EVALUATION & SELECTION CRITERIA:

- Key Personnel and Availability/Responsiveness
- Development Concept Plan(s) and Narrative
- Development Cost Proposal
- Development Timeline
- Previous Development Experience/References

The selection of a developer will be based on proposal evaluations by City staff, pending City Council approval. It is anticipated that the selected developer will enter into a development agreement with the City after DNR and City approval of a development concept plan.

REQUEST FOR PROPOSALS

"GAITER LAKE" DEVELOPMENT

EXPECTED TIMELINE (may be subject to change):

▪ Proposals Received	April 28, 2023
▪ Proposals Reviewed	May 2023
▪ Developer Selected by City Council	June 6, 2023
▪ Modify/Finalize Development Concept Plan	June – August 2023
▪ Receive DNR & City Council Concept Plan Approval	September – October 2023
▪ Negotiate & Finalize a Development Agreement	November – December 2023
▪ Development Platting & Infrastructure Project Design	January – August 2024
▪ DNR & City Final Development/Infrastructure Project Review	September – December 2024
▪ Bid Infrastructure Project	January – March 2025
▪ Infrastructure Project Construction	April – November 2025
▪ Lots Available for Sale	Late 2025 – Early 2026

Please direct all inquiries to:

Nathan Willey, Director of Engineering

Office: 507-835-9716

Cell: 515-509-1510

Email: natew@ci.waseca.mn.us

APPENDICES:

Appendix A – 2021 Housing Study (Executive Summary)

Appendix B – "Gaiter Lake" Property Site Map

Appendix C – Conservation Easement

Appendix D – Utility Maps (Sewer, Water, & Storm)

Appendix E – Shoreland Overlay Map & City Code



Thank you for your time and consideration!

APPENDIX A - "GAITER LAKE" PROPERTY SITE MAP



11 Ave SE

8 St SE

8 St SE

Parcel One
PID 17.017.0850
42.21 Acres

Parcel Two
PID 17.020.0850
20.08 Acres

City Limits

City Limits



0 100 200 400 Feet

This document is not a survey and should be used for reference purposes only!



SITE MAP - CITY OF WASECA - OWNERS

PARCEL ONE -- PID 17.017.0850 -- 42.21 ACRES

PARCEL TWO -- PID 17.020.0850 -- 20.08 ACRES

APPENDIX B - 2021 HOUSING STUDY (EXECUTIVE SUMMARY)

EXECUTIVE SUMMARY

Purpose and Scope of Study

Maxfield Research and Consulting LLC (i.e. “Maxfield Research”) was engaged by the City of Waseca to update the *Comprehensive Housing Market Study* for the City of Waseca, originally issued in January 2016. The Housing Market Study provides recommendations on the amount and types of housing that should be developed in order to meet the needs of current and future households who choose to reside in the City of Waseca.

The scope of this study includes: an analysis of the demographic and economic characteristics of the City; a review of the characteristics of the existing housing stock, building permit trends, and residential land supply; an analysis of the market condition for a variety of rental and for-sale housing products; an analysis of housing affordability and development costs; and an assessment of the need for housing by product type in the City. Recommendations on the number and types of housing products that should be considered in the City are also supplied.

Demographic and Employment Analysis

- As of the 2010 Census, the City of Waseca had 9,418 people and 3,504 households. The City of Waseca is projected to lose by 418 people but gain 26 households between 2010 and 2021.
- The Waseca Market Area had an estimated median household income of \$56,352 in 2021. Non-senior household median incomes peak in the 45 to 54 age group at \$75,966. The median income for seniors age 65+ is \$43,661.
- In 2021, the Waseca Market Area had an average net worth of \$453,288 and a median net worth of \$107,230.
- Between 2010 and 2019, homeownership rates decreased slightly from 76.0% to 75.5% in the Waseca Market Area and decreased from 68.7% to 67.7% in the City of Waseca.
- Approximately 32% of all households in the Waseca Market Area lived alone and accounted for the highest proportion of household types in 2019. Married without children households accounted for the second highest household type percentage in 2019 at 30.7%.
- The City of Waseca had an unemployment rate of 4.3% in May 2021 which is higher than Waseca County (4.0%) and the State of Minnesota (3.7%). However, the City’s unemployment rate has decreased 1.8% from a peak of 6.1% in 2020, which was a result of the global pandemic COVID-19.

EXECUTIVE SUMMARY

- The City of Waseca is a slight job exporter as the ratio of employed residents in the City of Waseca is slightly lower than those employed outside the City of Waseca. Additionally, there is an interior flow of 1,840 residents that live and work in the City of Waseca. Furthermore, the average weekly wage in the City of Waseca is slightly higher than the average weekly wages in Waseca County (\$907 vs. \$886).
- Of the roughly 5,016 workers who work in the Waseca Market Area, 39% live in the City of Waseca. The remaining 61% of the workers are commuting from mostly Owatonna (5%) and Mankato (3.7%).

Housing Characteristics

- The City of Waseca issued permits for the construction of 141 new residential units from 2003 to 2020. Beginning in 2007, building permits declined to single digits. However in 2018, permits were issued for 14 single-family dwellings, which was a peak in recent years.
- The majority of the homes in Waseca were built either prior to the 1940's (20%) or in the 1970's (18%). Overall, less than 10% of the housing stock has been constructed in the past two decades.
- Approximately 61% of Waseca homeowners have a mortgage compared to 66% of Minnesota homeowners that have a mortgage. About 8.5% of homeowners with mortgages also have a second mortgage or home equity loan.
- The median owner-occupied home in the City of Waseca is \$127,300 in 2019. Approximately 48% of the owner-occupied housing stock in the City of Waseca was estimated to be valued between \$100,000 and \$199,999.
- The median contract rent in Waseca was \$574 in 2019 compared to Minnesota which was \$889. Approximately 31% of Waseca renters paying cash have monthly rents ranging from \$500 to \$749.

Rental Housing Market Analysis

- In total, Maxfield Research inventoried 441 general occupancy market rate rental units in the Waseca Market Area spread across 17 multifamily developments (12 units and larger). At the time of the survey, there were 5 vacant units resulting in an overall vacancy rate of 1.13%. Typically, a healthy rental market maintains a vacancy rate of roughly 5%, which promotes competitive rates, ensures adequate consumer choice, and allows for unit turnover.
- Market rate projects make-up approximately 38% (167 units) of all units and a total of two vacancies were found, resulting in a market rate rental project vacancy rate of 1.2%.

- Affordable/subsidized projects make-up 274 units and posted three vacant units. The overall vacancy rate for affordable and subsidized rental housing in the Waseca Market Area is about 1.1%.

Senior Housing Market Analysis

- There are five senior housing developments and one nursing home located in the Waseca Market Area with a total of 268 units. There were seven vacancies identified within the housing developments posting an overall vacancy rate of 3.3%. Generally, healthy senior housing vacancy rates range from 5% to 7% depending on service level.

For-Sale Housing Market Analysis

- The average and median resale price of homes in the City of Waseca was approximately \$168,343 and \$149,950 respectively as of 2020. Over a five-year period in the City of Waseca, the average and median sales price increased 37% and 28%, respectively between 2016 and 2020.
- An average of 136 homes has been sold annually in the City of Waseca since 2016 (those sold on the MLS).
- The median list price of single-family homes for sale in Waseca was roughly \$149,950 as of 2020. Based on the median list price, a household would need an income of about \$42,842 to \$49,983 based on an industry standard of 3.0 to 3.5 times the median income. About 63% of Waseca households have annual incomes at or above \$42,842.
- Like most communities across the State of Minnesota; supply is less than two months in both Waseca and Waseca County. As such, home buyers have few options for purchasing a home in the Waseca area. At the time of our analysis; there were only 8 homes listed for-sale and 19 homes listed as pending (homes with an offer waiting to close).
- There are 55 lots available for new construction within four newer subdivisions in the City of Waseca. Estimated market values for these lots range from \$17,288 to \$38,000; with an average lot value of over \$28,200.

Planned and Proposed Housing Developments

- As of June 2021, there are 32 single-family dwellings that are either or approved or recently approved under construction. Additionally, there are two other single-family developments proposed, though few details were revealed.

Housing Demand Analysis

- Based on our calculations, demand exists in the City of Waseca for the following general occupancy product types between 2021 and 2030:
 - Market rate rental 82 units
 - Affordable rental 64 units
 - Subsidized rental 43 units
 - For-sale single-family 24 units (after existing & pending lots have been absorbed)
 - For-sale multifamily 45 units
- In addition, we find demand for multiple senior housing product types. By 2030, demand in Waseca for senior housing is forecast for the following:
 - Active adult ownership 56 units
 - Active adult market rate rental 116 units
 - Active adult affordable 108 units
 - Active adult subsidized 31 units
 - Independent Living 61 units
 - Assisted Living 42 units
 - Memory care 25 units

Recommendations and Conclusions

- Based on the finding of our analysis and demand calculations, the chart on the following page provides a summary of the recommended development concepts by product type for the City of Waseca through 2030. Detailed findings are described in the *Conclusions and Recommendations* section of the report.

EXECUTIVE SUMMARY

RECOMMENDED HOUSING DEVELOPMENT WASECA MARKET AREA 2021 to 2026/2030				
		Purchase Price/ Monthly Rent Range ¹	No. of Units	Development Timing
Owner-Occupied Homes (2021 to 2030)				
Single Family ²				
	Move-up	\$200,000 - \$300,000	50 - 56	Ongoing
	Executive	\$300,000+	20 - 24	Ongoing
	Total		70 - 80	
Townhomes/Twinhomes ⁴				
	Entry-level	>\$200,000	20 - 24	2021+
	Move-up	\$200,000+	18 - 22	2021+
	Total		38 - 46	
Total Owner-Occupied			108 - 126	
General Occupancy Rental Housing (2021 to 2030)				
Market Rate Rental Housing				
	Apartment-style	\$800/1BR - \$1,200/3BR	55 - 60	2021+
	Townhomes	\$1,000/2BR - \$1,300/3BR	25 - 30	2021+
	Total		80 - 90	
Affordable Rental Housing				
	Apartment-style	Moderate Income ³	40 - 50	2021+
	Townhomes	Moderate Income ³	16 - 20	2021+
	Subsidized	30% of Income ⁴	40 - 50	2021+
	Total		96 - 120	
Total Renter-Occupied			176 - 210	
Senior Housing (i.e. Age Restricted) (2021 to 2026)				
	Active Adult Ownership / Co-op ⁵	\$150,000+	50 - 55	2021+
	Active Adult Rental	\$800/1BR - \$1,150/2BR	50 - 60	2023+
	Active Adult Affordable Rental	Moderate Income ³	70 - 80	2021+
	Independent Living	\$1,600+ per month	50 - 60	2023+
	Assisted Living	\$3,000+ per month	30 - 40	2023+
	Memory Care	\$4,000+ per month	20 - 24	2022+
	Total		270 - 319	
Total - All Units			554 - 655	
¹ Pricing in 2021 dollars. Pricing can be adjusted to account for inflation.				
² Recommendations include the absorption of existing previously platted lots. Most entry-level demand will be accommodated through the resale market.				
³ Affordability subject to income guidelines per Minnesota Housing Finance Agency (MHFA).				
⁴ Subsidized housing will be difficult to develop financially due to lack of federal funding from HUD				
⁵ Senior Cooperative assumption cost is based on share cost = 40% of its actual value.				
Note - Recommended development does not coincide with total demand. The City of Waseca may not be able to accommodate all recommended housing types based on a variety of factors (i.e. development constraints, land availability, etc.)				
Source: Maxfield Research and Consulting LLC				

Key Findings

- Despite population growth last decade (+10.9%); Waseca is estimated to have lost population since 2010. Long-term projections indicate slight growth; however, that could be accelerated via increased job growth or mobility trends resulting from the COVID-19 pandemic.
- The population in the Waseca Market Area is aging and older age cohorts are accounting for a significant percentage of the total population. Baby boomers (comprising the age groups 55+ in 2021), accounted for an estimated 32% of the Market Area's population. Over the next nine years, the age 75 plus cohort will have the highest growth by percentage and numerically (211 people, or 21.5%). The growth in this age cohort can be primarily attributed to the baby boom generation aging. This shift will result in demand for alternative housing products; both for-sale and rental housing types.
- The overall rental vacancy rate in the Waseca Market Area is 1.1% (5% is equilibrium). This extremely low vacancy rate indicates pent-up demand for several rental housing products across all income bands.
- The senior housing market is well-poised considering the COVID-19 pandemic that has had a major impact on many senior housing developments across the country. Age-restricted senior properties maintained rather low vacancy rates coming out of the pandemic; indicating pent-up demand for new senior housing product. Demand is highest for both market rate and affordable active adult and independent service options; but demand was found for all senior housing product type due to the aging of the population.
- After the Great Recession and resale values hitting rock bottom in 2011, single-family housing values have doubled from a median resales price of \$75,000 in 2011 to \$149,950 in 2020. Over the past five years, the resales price in the City of Waseca has experienced 28% growth compared to 52% from 2011 to 2015. However, resales were down overall in 2020 due in part to the COVID-19 pandemic where many sellers pulled or delayed selling homes between spring and summer 2020. However, come late summer/fall 2020 housing demand increased significantly finishing out the year with an exceptionally hot real estate market. At the same time, the new construction market has been slow despite strong demand for new construction.
- Although housing demand has not been significantly impacted by COVID-19, the pandemic is having direct and indirect effects on the housing market. As employees have transitioned to working from home, there is greater emphasis on spending more time at home and an importance on healthy living and cleanliness. This has resulted in housing with more dedicated spaces for home offices, flex space, schooling, fitness room, etc. while incorporating more natural light, outdoor spaces, and access to the outdoors (patios, decks, etc.). Home buyers are also trading location for more square footage and affordability by locating further from their place of employment. There is also a preference toward new construction.

CITY OF WASECA

WEST GAITER LAKE

PERMANENT CONSERVATION EASEMENT

A permanent easement for conservation purposes over, under, and across that part of the Northeast Quarter of Section 20, and that part of the Southeast Quarter of Section 17, all in Township 107, Range 22, Waseca County, Minnesota, described as follows:

Commencing at the southeast corner of SCHAUMKESSEL'S FOURTH SUBDIVISION, according to the recorded plat thereof, said Waseca County; thence North 89 degrees 51 minutes 39 seconds East, 837.58 feet to a point on the easterly right of way line of Twelfth Street SE per PONDVIEW OF WASECA, according to the recorded plat thereof said Waseca County, and the point of beginning; thence continuing North 89 degrees 51 minutes 39 seconds East, 124.67 feet to the westerly line of a tract of land described in Book 57 of Deeds, page 595; thence South 15 degrees 22 minutes 05 seconds East, 35.30 feet; thence South 01 degrees 31 minutes 05 seconds East, 215.20 feet; thence South 25 degrees 33 minutes 55 seconds West, 493.81 feet; thence South 31 degrees 20 minutes 55 seconds West, 490.22 feet; thence South 18 degrees 16 minutes 05 seconds East, 629.62 feet; thence South 16 degrees 06 minutes 05 seconds East, 613.42 feet; thence South 00 degrees 46 minutes 55 seconds West, 340.43 feet to the northerly right of way line of 139th Street, as laid out and traveled; thence northwesterly along said northerly right of way line 38.80 feet along a non-tangential curve concave to the southwest having a radius of 949.53 feet, central angle of 2 degrees 20 minutes 28 seconds and chord bearing of North 42 degrees 11 minutes 50 seconds West; thence North 43 degrees 22 minutes 04 seconds West tangent to last described curve, 155.84 feet; thence North 00 degrees 46 minutes 55 seconds East, 180.19 feet; thence North 16 degrees 06 minutes 05 seconds West, 590.83 feet; thence North 18 degrees 16 minutes 05 seconds West, 689.47 feet; thence North 31 degrees 20 minutes 55 seconds East, 545.80 feet; thence North 25 degrees 33 minutes 55 seconds East, 454.48 feet; thence North 01 degrees 31 minutes 05 seconds East, 190.01 feet to the southeast corner of said Twelfth Street SE per said PONDVIEW OF WASECA; thence West 31.23 feet to the point of beginning.

Said permanent conservation easement contains $\pm 369,761$ square feet (± 8.48 acres).

NOTE:

- $\pm 357,309$ square feet (± 8.20 acres) of land lies above the OHW line.

0 200 400
SCALE IN FEET

LEGEND



Permanent Conservation Easement
($\pm 369,761$ square feet)

REVISED: OCTOBER 17, 2018

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

Daniel J. Roerber

DATE JANUARY 11, 2017 LIC. NO. 43133



Stantec

St. Paul Office
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Saint Paul, MN 55113
Phone: 651-636-4600
Fax: 651-636-1311
Website: www.stantec.com

SURVEY

19380266V601_GAITER

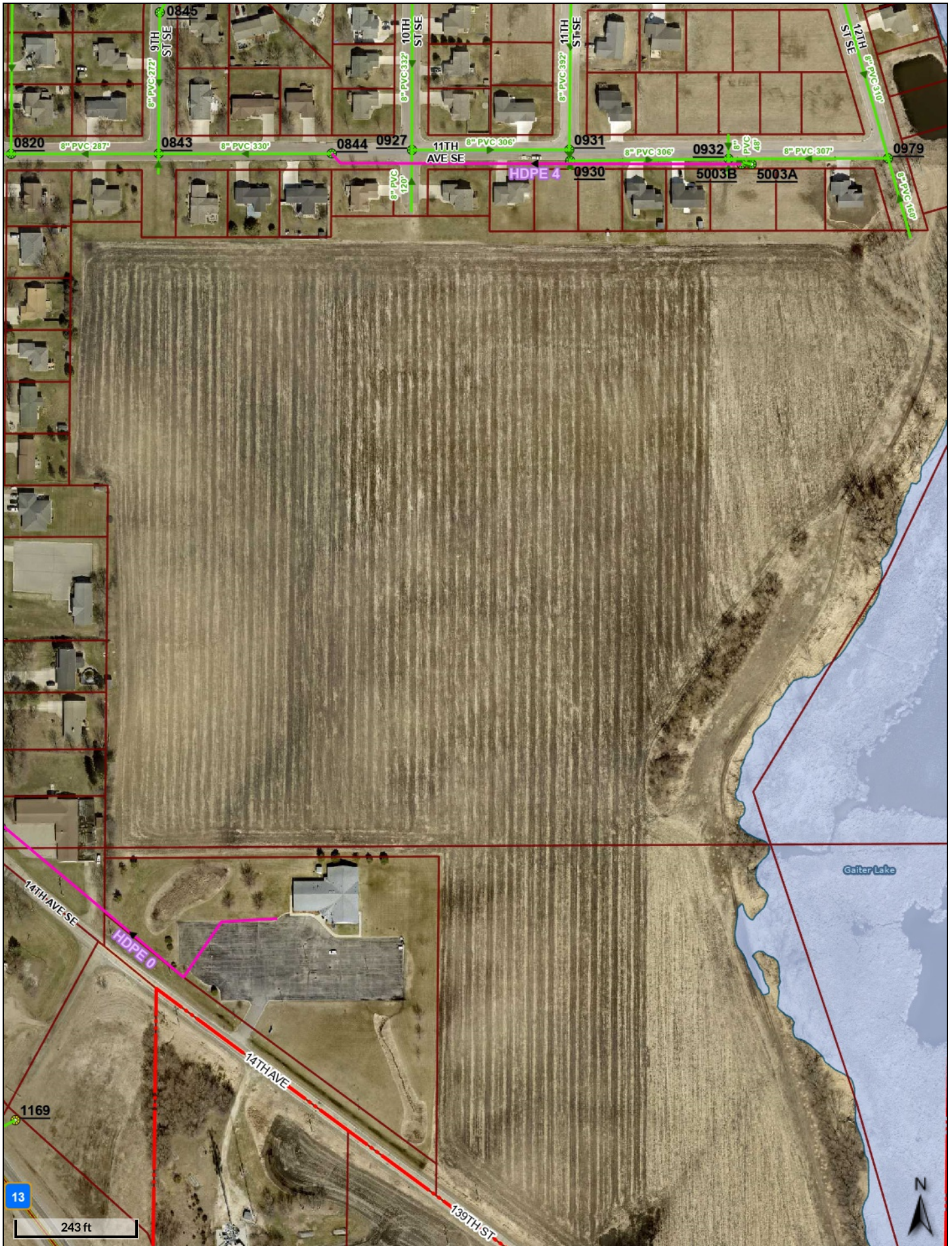
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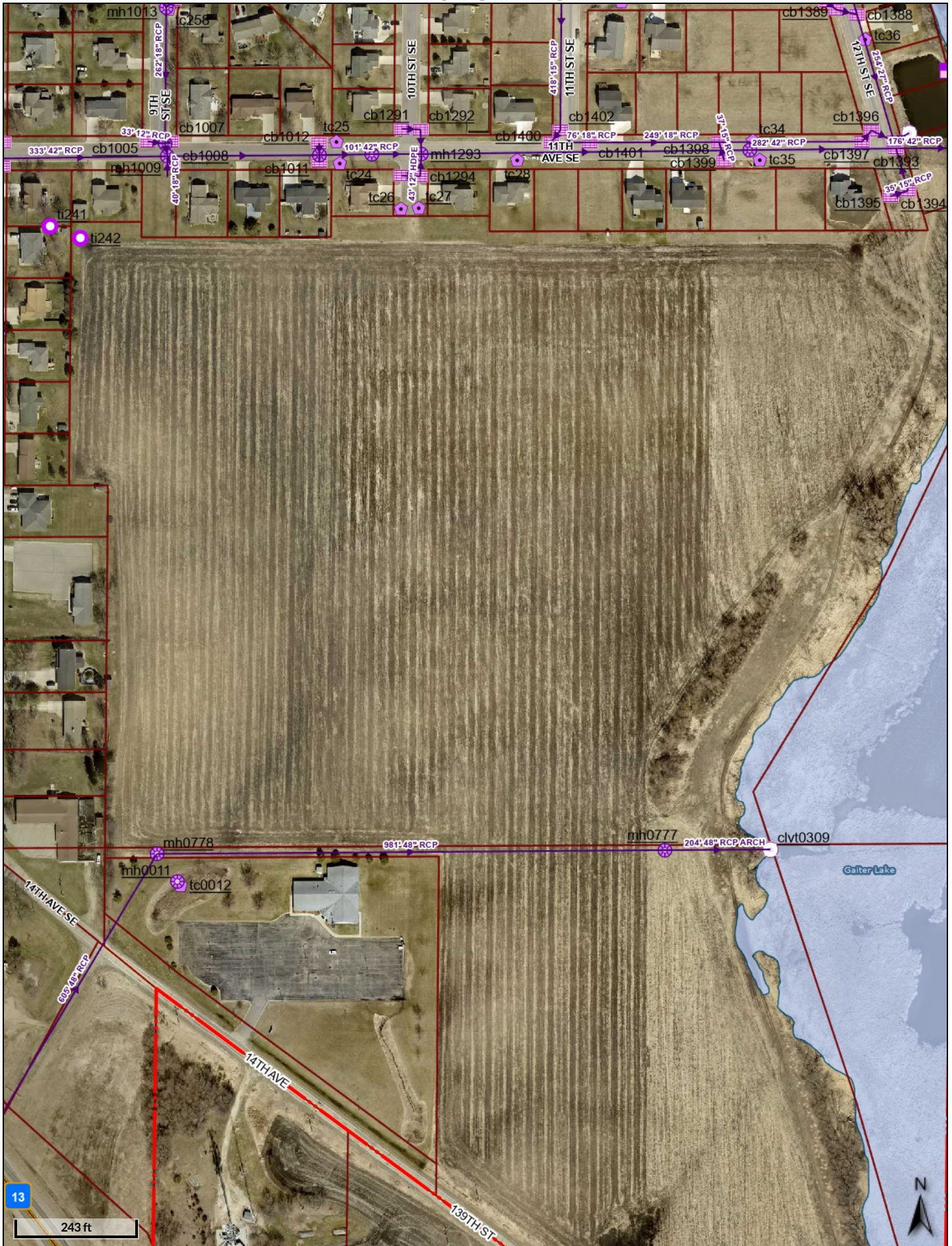
APPENDIX D - SANITARY SEWER MAP



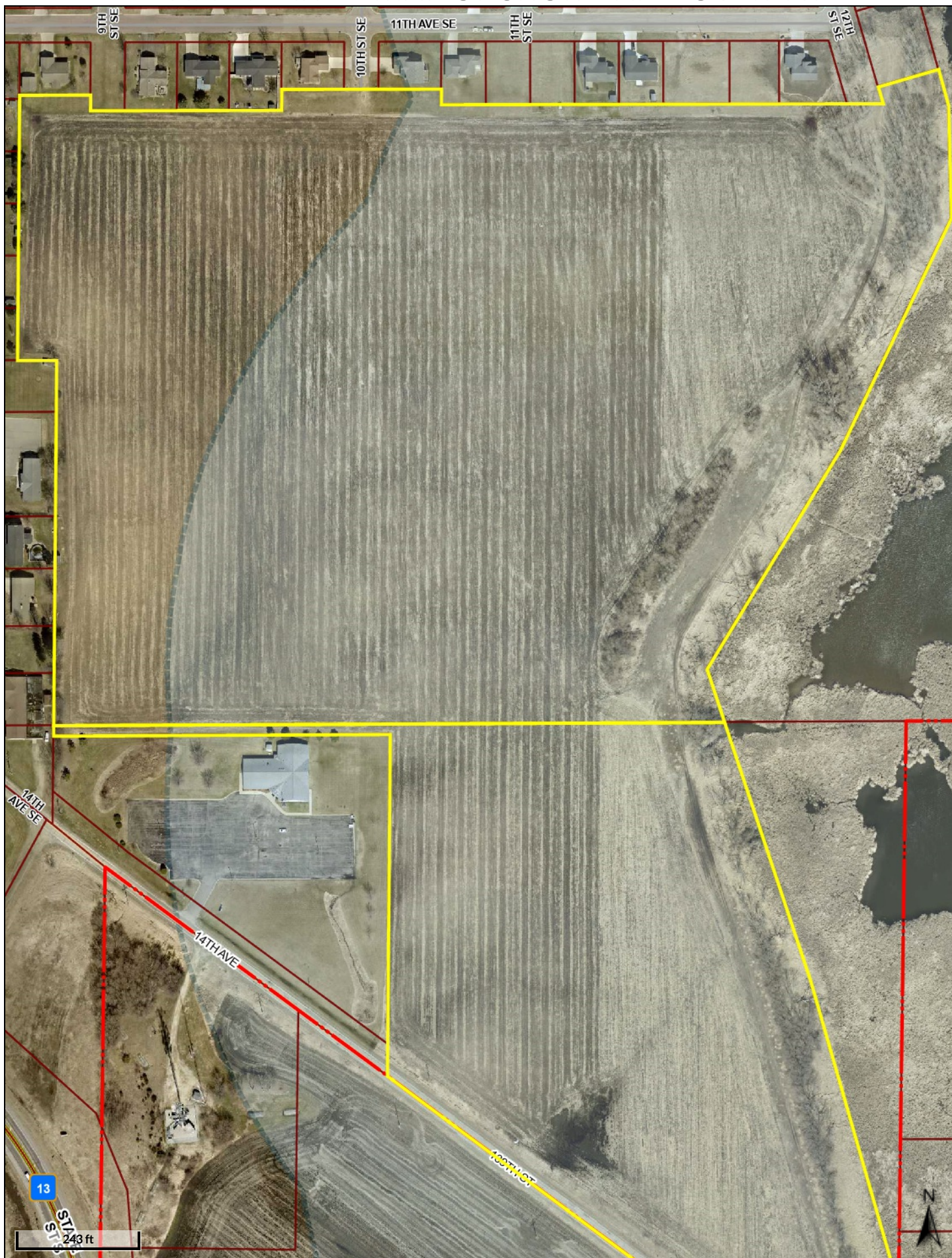
APPENDIX D - WATER UTILITY MAP



APPENDIX D - STORM SEWER MAP



APPENDIX E - MAP OF SHORELAND OVERLAY



APPENDIX E - SHORELAND OVERLAY CITY CODE

SHORELAND OVERLAY DISTRICT

§ 154.047 PURPOSE.

The major purpose of the shoreland overlay district is to control the density and location of developments in the shorelands of the public waters of the city in order to preserve the water quality and the natural characteristics of the shorelands in the city. This subchapter was adopted pursuant to the authorization and policies contained in M.S. Ch. 103G, as it may be amended from time to time, Minn. Rules Parts 6120.2500 through 6120.3900, and the planning and zoning enabling legislation in M.S. Ch. 462, as it may be amended from time to time. The shoreland district shall include all lands within the designated shoreland line as shown on the official zoning map amended and approved by the City Council for the city and the Department of Natural Resources on April 20, 2004, by Ordinance 832 and as revised on October 5, 2004 by Ordinance 858.

(Ord. 1040, passed 1-5-16)

§ 154.048 INCLUDED WATER BODIES.

These regulations will apply to all lakes classified by the Department of Natural Resources, as follows:

- (A) Clear Lake, general development classification, identification number 81-14; and
- (B) Loon Lake, general development classification, identification number 81-15; and
- (C) Gaiter Lake, natural environment classification, identification number 81-18.

(Ord. 1040, passed 1-5-16)

§ 154.049 PERMITTED USES.

All permitted uses allowed in and regulated by the applicable zoning districts underlying this district as indicated on that official map of the city.

(Ord. 1040, passed 1-5-16)

§ 154.050 CONDITIONAL USE PERMIT REQUIRED.

(A) All conditional uses and applicable attached conditions allowed in and regulated by the applicable zoning districts underlying this district as indicated on the official zoning map of the city, with the exception that planned unit developments (PUDs) shall not be allowed in the R-1 district when it is underlying this district.

(B) Water-oriented accessory structures, provided they are not used for habitation and do not contain sanitary facilities.

(Ord. 1040, passed 1-5-16)

§ 154.051 VARIANCES.

Variances may only be granted in accordance with the legal standards described in M.S. § 462.357. They may not circumvent the general purposes and intent of the official controls. No variance may be granted that would allow any use that is prohibited in the zoning district in which the subject property is located. Conditions may be imposed in the granting of variances to ensure compliance and to protect adjacent properties and the public interest. In considering variance requests, boards of adjustment must also consider whether existing sewage treatment systems on the properties need upgrading before additional development is approved.

(Ord. 1040, passed 1-5-16)

§ 154.052 LAND USE DISTRICTS.

(A) Land use districts adopted by the city, and the allowable land uses therein for the shoreland overlay zoning district, shall be properly delineated on the official zoning map for the shorelands of this community.

(B) These land use districts are in conformance with the criteria specified in Minn. Rules Part 6120.3200 (3).

(Ord. 1040, passed 1-5-16)

§ 154.053 PERFORMANCE STANDARDS.

(A) The following general standards shall be followed in all shoreland districts:

(1) When possible, existing natural drainage ways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain storm water runoff before discharge to public waters.

(2) Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible and facilities or methods used to retain sediment on the site.

(3) When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle storm water runoff using natural features and vegetations, various types of constructed facilities such as diversions, settling basins, skimming devices, dikes, waterways, and ponds may be used. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and human-made materials and facilities.

(B) The following specific standards and setback requirements shall be followed in all shoreland districts.

(1) Lot area and width shall be the same as standards of underlying districts; however, residential lot areas (in square feet) and widths (in feet) shall meet the following minimum standards:

Table 8-1: General Development Lake

	<i>Riparian Lots</i>		<i>Nonriparian Lots</i>	
<i>Development Type</i>	<i>Area (Feet)</i>	<i>Width (Feet)</i>	<i>Area (Feet)</i>	<i>Width (Feet)</i>
	<i>Riparian Lots</i>		<i>Nonriparian Lots</i>	
<i>Development Type</i>	<i>Area (Feet)</i>	<i>Width (Feet)</i>	<i>Area (Feet)</i>	<i>Width (Feet)</i>
Single, sewer	15,000	75	10,000	75
Duplex, sewer	26,000	135	17,500	135
Triplex, sewer	38,000	195	25,000	190
Quad, sewer	49,000	255	32,500	245
Single, unsewer	20,000	100	40,000	150
Duplex, unsewer	40,000	180	80,000	265
Triplex, unsewer	60,000	260	120,000	375
Quad, unsewer	80,000	340	160,000	490

Table 8-2: Natural Environment Lake

	Riparian Lots		Nonriparian Lots	
Development Type	Area (Feet)	Width (Feet)	Area (Feet)	Width (Feet)
	Riparian Lots		Nonriparian Lots	
Development Type	Area (Feet)	Width (Feet)	Area (Feet)	Width (Feet)
Single, sewerd	40,000	125	20,000	125
Duplex, sewerd	70,000	225	35,000	220
Triplex, sewerd	100,000	325	52,000	315
Quad, sewerd	130,000	425	65,000	410
Single, unsewerd	80,000	200	80,000	200
Duplex, unsewerd	120,000	300	160,000	400
Triplex, unsewerd	160,000	400	240,000	600
Quad, unsewerd	200,000	500	320,000	800

(2) Residential subdivisions with dwelling unit densities exceeding those in this table can only be allowed if designed and approved as residential planned unit developments under §§ 154.085 through 154.092. Only land above the ordinary high water level of public waters can be used to meet lot area standards, and lot width standards must be met at both the ordinary high water level and at the building line. The sewerd lot area dimensions can only be used if publicly owned sewer system service is available to the property.

(3) On natural environment lakes, subdivisions of duplexes, triplexes, and quads must also meet the following standards:

- (a) Each building must be set back at least 200 feet from the ordinary high water level;
- (b) Each building must have common sewage treatment and water systems that serve all dwelling units in the building;
- (c) Watercraft docking facilities for each lot must be centralized in one location and serve all dwelling units in the building; and
- (d) No more than 25% of a lake's shoreline can be in duplex, triplex, or quad developments.

(4) Impervious surface coverage of lots must not exceed 25% of the lot area.

(5) One guest cottage may be allowed on lots meeting or exceeding the duplex lot area and width dimensions presented above, provided that the lot exceeds the minimum lot dimensions of a duplex lot and that both the principal building and guest cottage are located within the smallest duplex-sized lot that could be created; the cottage must not cover more than 700 square feet of land surface and must not exceed 15 feet in height; and, the cottage must be located or designed to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.

(6) Lots intended as controlled accesses to public waters or as recreation areas for use by owners of nonriparian lots within subdivisions are permissible, subject to the following minimum standards:

- (a) Lots must meet the width and size requirements for residential lots, and be suitable for the intended uses of controlled access lots; except, riparian lots located across the street from non- riparian lots owned by the same party or parties will be allowed controlled access to the public waters;

(b) If docking, mooring or over-water storage of more than six watercraft is to be conducted at a controlled access lot, then the width of the lot shall be increased by 25% for each watercraft beyond six;

(c) Lots must be jointly owned by all purchasers of lots in the subdivision or by all purchasers of non-riparian lots in the subdivision who are provided riparian access rights on the access lot; and

(d) Covenants or other equally effective legal instruments must be developed that specify that lot owners have authority to use the access lot and what activities are allowed. The activities may include watercraft launching, loading, storage, beaching, mooring or docking. They must also include other outdoor recreational activities that do not significantly conflict with general public use of the public water or the enjoyment of normal property rights by adjacent property owners, such as swimming, sunbathing or picnicking. The covenants must limit the total number of vehicles allowed to be parked and the total number of watercraft allowed to be continuously moored, docked or stored over water, and must require centralization of all common facilities and activities in the most suitable locations on the lot to minimize topographic and vegetation alterations. They must also require all parking areas, storage buildings and other facilities to be screened by vegetation or topography as much as practical from view from public water, assuming summer, leaf-on conditions.

(7) Setback of structures from the ordinary high water level:

(a) General development lakes, sewerred - 50 feet.

(b) Natural environment lakes, sewerred - 150 feet.

(c) General development lakes, unsewerred - 75 feet.

(d) Natural environment lakes, unsewerred - 150 feet.

(e) Sewage treatment system - 75 feet.

(8) When more than one setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on abutting lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone.

(9) Additional structure setbacks:

(a) From top of bluff - 30 feet.

(b) From unplatted cemetery - 50 feet.

(c) From federal, state or county highway right-of-way line - 50 feet.

(d) From town road or city street right-of-way line - 20 feet.

(10) Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.

(11) Commercial, industrial, public and semi-public uses without water-oriented needs must be located on lots or parcels without public waters frontage, or if located on lots or parcels with public waters frontage, must either be set back double the normal ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.

(12) The lowest floor must be placed at least three feet above the highest known water level, or three feet above the ordinary high water level, whichever is higher, except as otherwise provided in this section.

(a) Water-oriented structures may have the lowest floor placed lower than the elevation specified herein if the structure is constructed of flood-resistant materials to the elevation, electrical and

mechanical equipment is placed above the elevation, and if long duration flooding is anticipated, the structure is built to withstand ice action and wind-driven waves and debris.

(b) On lots in the Pondview of Waseca subdivision, the lowest floor must be placed at least one foot above the highest known water level of 1131.183 feet (1131.183 NGVD88).

(13) Each lot may have one water-oriented accessory structure set back a minimum of ten feet from the ordinary high water level, provided that:

(a) The structure not exceed ten feet in height, exclusive of safety rails;

(b) The structure not occupy an area greater than 250 square feet, with the exception of structures used solely for watercraft storage, which may not occupy an area greater than 400 square feet nor be more than 20 feet wide;

(c) Detached decks not exceed eight feet above grade at any point;

(d) The structure must be treated to reduce visibility from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf-on conditions;

(e) The roof may be used as a deck with safety rails, but must not be enclosed or used as a storage area; and

(f) The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities.

(14) *Stairways, lifts and landings.*

(a) *Residential lots:*

1. Maximum width of stairways and lifts, four feet.

2. Maximum area, landings and lifts, 32 square feet.

(b) *All lots.*

1. No canopies or roofs over stairways, lifts and landings;

2. Stairways, lifts and landings must be located in the most visually inconspicuous portions of lots, as viewed from public water, assuming summer, leaf-on conditions, whenever practical.

3. Facilities such as ramps, lifts or mobility paths for physically handicapped persons are allowed for achieving access to shore areas, provided that the dimensional and performance standards of division (14)(a) above are complied with in addition to the requirements of Minn. Regulations Ch. 1340.

(15) No structure may be placed on a significant historic site in a manner that affects the value of the site unless adequate information about the site has been removed and documented in a public repository.

(16) The Zoning Administrator must evaluate possible soil erosion impacts and development visibility from public waters before issuing a permit for construction of sewage treatment systems, roads, driveways, structures or other improvements on steep slopes. When determined necessary, conditions must be attached to permits to prevent erosion and to preserve existing vegetation screening of structures, vehicles and other facilities as viewed from the surface of public waters, assuming summer, leaf-on vegetation.

(17) All structures in residential districts, except churches and nonresidential agricultural structures, must not exceed 25 feet in height.

(Ord. 1040, passed 1-5-16; Am. Ord. 1098, passed 9-21-21)

§ 154.054 SHORELAND ALTERATIONS.

(A) Alterations of vegetation and topography will be regulated to prevent erosion into public waters, fix nutrients, preserve shoreland aesthetics, preserve historic values, prevent bank slumping, and protect fish and wildlife habitat.

(B) Use of fertilizer and pesticides in the Shoreland Overlay District must be done in such a way as to minimize runoff into the shore impact zone or public water by the use of earth, vegetation, or both.

(C) Removal or alteration of vegetation, except for agricultural and forest management uses as regulated in §§ 154.058 and 154.059 respectively, is allowed subject to the following standards:

(1) Intensive vegetation clearing within the shore and bluff impact zones and on steep slopes is prohibited. Intensive vegetation clearing outside of these areas is permitted if the activity is consistent with the forest management standards in § 154.059.

(2) In shore and bluff impact zones and on steep slopes, limited clearing of trees and shrubs and cutting, pruning and trimming of trees is allowed to provide a view to the water from the principal dwelling site and to accommodate the placement of stairways and landings, picnic areas, access paths, livestock watering areas, beach and watercraft access areas and permitted water-oriented accessory structures or facilities, provided that:

(a) The screening of structures, vehicles or other facilities as viewed from the water, assuming summer, leaf-on conditions, is not substantially reduced; and

(b) The above provisions are not applicable to the removal of trees, limbs or branches that are dead, diseased or pose safety hazards.

(D) When grading and filling or excavations are authorized under a validly issued construction permit, separate issuance of a grading and filling permit is not required. If grading, filling or excavation activities will not involve a construction permit, then a grading and filling permit will be required for:

(1) The movement of more than ten cubic yards of material on steep slopes or within shore or bluff impact zones; and

(2) The movement of more than 50 cubic yards of material outside of steep slopes and shore and bluff impact zones.

(E) The following considerations and conditions must be adhered to during the reviews of requests for construction permits, grading and filling permits, conditional use permits, variances and subdivisions:

(1) Evaluation of a wetland, prior to issuance of a grading and filling permit, to determine how extensively the proposed activity would affect the following functional qualities of the wetland:

(a) Sediment and pollutant trapping and retention;

(b) Storage of surface runoff to prevent or reduce flood damage;

(c) Fish and wildlife habitat;

(d) Recreational use;

(e) Shoreline or bank stabilization; and

(f) Noteworthiness, including qualities such as historic significance, critical habitat for endangered plants and animals or others;

(2) Determination of whether the wetland alteration proposed requires permits, reviews or approvals by other local, state or federal agencies such as watershed districts, the Minnesota Department of Natural Resources or the United States Army Corps of Engineers;

(3) Design and implementation of alterations so as to ensure that only the smallest amount of bare ground is exposed for the shortest time possible; (Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible.)

(4) Methods to minimize soil erosion and to trap sediments before they reach any surface water, stabilizing altered areas to acceptable erosion control standards consistent with guidelines of the Waseca County Soil and Water Conservation District and the United States Soil Conservation Service;

(5) Review of plans to place fill or excavated material on steep slopes by qualified professionals to ensure continued slope stability, and that slopes created are less than 30%;

(6) Placement of fill or excavated material so as not to create an unstable slope;

(7) No placement of fill or excavated material in bluff impact zones;

(8) Authorization by the commissioner for any alterations below the ordinary high water level of public waters, under M.S. Chapter 103G, as it may be amended from time to time;

(9) Topography alterations permitted only if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties; and

(10) Placement of natural rock riprap, including associated grading of the shoreline and placement of a filter blanket permitted if the finished slope does not exceed three feet horizontal to one foot vertical, the landward extent of the riprap is within ten feet of the ordinary high water level, and the height of the riprap above the ordinary high water level does not exceed three feet.

(F) Excavations where the intended purpose is connection to a public water, such as boat slips, canals, lagoons and harbors, must be controlled by local shoreland controls. Permission for excavations may be given only after the commissioner has approved the proposed connection to public waters.

(Ord. 1040, passed 1-5-16)

§ 154.055 PLACEMENT AND DESIGN OF ROADS, DRIVEWAYS AND THE LIKE.

(A) Roads, driveways and parking areas must be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters.

(B) Documentation must be provided by a qualified individual that all roads and parking areas are designed and constructed to minimize and control erosion to public waters consistent with the field office technical guides of the Waseca County Soil and Water Conservation District or other applicable technical materials.

(C) Vegetation alteration necessary for construction of roads and parking areas are exempt from the vegetation alteration standards contained in § 154.054.

(D) Roads, driveways and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed in these areas and must be designed to minimize adverse impacts.

(E) Public and private watercraft access ramps, approach roads and access-related parking areas may be placed within shore impact zones provided the vegetative screening, erosion control and grading and filling conditions of § 154.054 are met.

(Ord. 1040, passed 1-5-16)

§ 154.056 STORMWATER MANAGEMENT.

Standards contained in § 154.156 shall be adhered to.

(Ord. 1040, passed 1-5-16)

§ 154.057 STANDARDS FOR COMMERCIAL, INDUSTRIAL AND PUBLIC USES.

(A) Surface water-oriented commercial uses and industrial, public or semipublic uses with similar needs to have access to and use of public waters may be located on parcels or lots with frontage on public waters.

(B) Uses without water-oriented needs must be located on lots or parcels without public waters frontage, or if located on lots or parcels with public waters frontage, must either be set back double the normal ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer leaf-on conditions.

(C) Those with water-oriented needs must meet the following standards:

(1) The uses must be designed to incorporate topographic and vegetative screening of parking areas and structures;

(2) Uses that require short-term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need; and

(3) Uses that depend on patrons arriving by watercraft may use signs and lighting to convey needed information to the public, subject to the following standards:

(a) No advertising signs or supporting facilities for the signs shall be placed in or upon public water;

(b) Signs may be placed, when necessary, within the shore impact zone if they are designed and sized to be the minimum necessary to convey needed information. They must only convey the location and name of the establishment and the general types of goods or services available. The signs must not contain other detailed information such as product brands and prices, must not be located higher than ten feet above the ground, and must not exceed 32 square feet in size. If illuminated, lights must be shielded or directed to prevent illumination out across public waters; and

(c) Other outside lighting may be located within the shore impact zone or over public waters if it is used primarily to illuminate potential safety hazards and is shielded or otherwise directed to prevent direct illumination out across public waters. This does not preclude use of navigational lights.

(Ord. 1040, passed 1-5-16)

§ 154.058 AGRICULTURAL USE STANDARDS.

(A) General cultivation farming, grazing, nurseries, horticulture, truck farming, sod farming and wild crop harvesting may be permitted uses if steep slopes and shore and bluff impact zones are maintained in permanent vegetation or operated under an approved conservation plan (Resource Management Systems) consistent with the field office technical guides of the Waseca County Soil and Water Conservation District or the United States Soil Conservation Service, as provided by a qualified individual or agency. The shore impact zone for parcels with permitted agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.

(B) Modifications or expansions to existing feedlots that are located within 300 feet of the ordinary high water level or within a bluff impact zone are allowed if they do not further encroach into the existing ordinary high water level setback or encroach on bluff impact zones.

(Ord. 1040, passed 1-5-16)

§ 154.059 FOREST MANAGEMENT STANDARDS.

Harvesting of timber and associated reforestation must be conducted consistent with the provisions of the Minnesota Nonpoint Source Pollution Assessment-Forestry and the provisions of Water Quality in Forest Management "Best Management Practices in Minnesota".

(Ord. 1040, passed 1-5-16)

§ 154.060 WATER SUPPLY.

(A) Any public or private supply of water for domestic purposes shall conform to Minnesota Department of Health and Minnesota Pollution Control Agency standards for water quality.

(B) Private wells must be located, constructed, maintained and sealed in accordance with or in a more thorough manner than the Water Well Construction Code of the Minnesota Department of Health.

(C) Municipal water supply facilities shall be used where available.

(Ord. 1040, passed 1-5-16)

§ 154.061 SEWAGE TREATMENT.

(A) Municipal sewer systems shall be used where available.

(B) All private sewage and other sanitary waste disposal systems shall conform to applicable standards, criteria, rules and regulations of Minnesota Pollution Control Agency, as set forth in the document titled, "Individual Sewage Treatment Systems Standards, Ch. 7080," is hereby adopted by reference and declared to be a part of this chapter.

(C) On-site sewage treatment systems shall be set back at least 75 feet from the ordinary high water level and four feet above highest known ground water table, bedrock or impervious soil conditions.

(D) Sewage treatment systems that are now inconsistent with the design criteria identified in division (B) above shall be reconstructed whenever a permit or variance of any type is required for any improvement on, or use of, the property.

(Ord. 1040, passed 1-5-16)

§ 154.062 ALTERATIONS OF BEDS OF PUBLIC WATERS.

Any work which will change or diminish the course, current or cross section of a public water shall be approved by the Commissioner before the work is begun. This includes construction of channels and ditches, lagooning, dredging of lakes or stream bottom for removal of muck, silt or weeds and filling in the lake or stream bed. Approval shall be construed to mean the issuance by the Commissioner of a permit under the procedures of M.S. Chapter 103F, as it may be amended from time to time.

(Ord. 1040, passed 1-5-16)

§ 154.063 NOTIFICATION REQUIRED.

(A) Copies of all notices of any public hearings to consider variances, amendments, subdivisions/plats or conditional uses under local shoreland management controls must be sent to the Commissioner or the Commissioner's designated representative and postmarked at least ten days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.

(B) A copy of approved amendments and subdivisions/plats, and final decisions granting variances or conditional uses under local shoreland management controls must be sent to the Commissioner or the Commissioner's designated representative and postmarked within ten days of final action.

(Ord. 1040, passed 1-5-16)

APPENDIX B - "GAITER LAKE" PROPERTY SITE MAP



11 Ave SE

8 St SE

Parcel One
PID 17.017.0850
42.21 Acres

Parcel Two
PID 17.020.0850
20.08 Acres

City Limits

City Limits

8 St SE



0 100 200 400 Feet

This document is not a survey and should be used for reference purposes only!

SITE MAP - CITY OF WASECA - OWNERS

PARCEL ONE -- PID 17.017.0850 -- 42.21 ACRES

PARCEL TWO -- PID 17.020.0850 -- 20.08 ACRES

