

City of Pine Island
Planning and Zoning Commission Agenda
Tuesday, March 10th, 2026
7:00 PM
Second Floor – City Hall
250 South Main Street

- I. Call to Order
- II. Pledge of Allegiance
- III. Approve Minutes of February 10th, 2026 Regular Meeting
- IV. Review Rezone Application
 - a. Public Hearing
 - b. Vote for Recommendation
- V. Review Final Plat - Pine Prairie Third
 - a. Vote for Recommendation
- VI. Adjourn

City of Pine Island
Planning and Zoning Commission
Minutes
Tuesday, February 10th, 2026
7:00 P.M. – City Hall

Meeting called to order at 7:00 P.M. by Grant Friese

Present: Grant Friese, Brad Rehling, Loren Johnson

Absent: Curt Njus, Chris Carter

Also Present: Stephanie Pocklington- City Clerk, Steven Scheevel- Deputy City Administrator, Elizabeth Howard- City Administrator, Vanessa Hines- Widseth Engineer, Vernon Pahl- Council Liaison, Andrew Buck- G-Cubed Inc and Tony Bigelow- Bigelow Homes

Pledge of Allegiance was recited.

III. Approve Minutes of January 13th, 2026, Regular Meeting

Motion by Brad Rehling and seconded by Loren Johnson to approve the January 13th, 2026, Regular Meeting Minutes. Approved 3-0-0

IV. Review Preliminary Plat Application- Pine Prairie Third

Deputy City Administrator, Steven Scheevel presented the application for a preliminary plat to the planning commission.

Widseth Engineer, Vanessa Hines reviewed the conditions of the plat with the board.

Tony Bigelow of Bigelow Homes answered questions regarding the Trail System.

Brad Rehling made a motion to open the public hearing for the Pine Prairie Third Preliminary Plat and Loren Johnson seconded. Public Hearing opened at 7:09pm 3-0-0

The board inquired about who is responsible for maintaining Outlot A and if this land could be deeded to the abutting homes.

Vernon Pahl recommended considerations for the Age Friendly movement and discussed sidewalks.

With no further public comment, Brad Rehling made a motion to close the public hearing for the Pine Prairie Third preliminary plat and Loren Johnson seconded. Public Hearing closed at 7:15pm 3-0-0

With no further discussion, Brad Rehling made a motion to recommend approval of Pine Prairie Third preliminary plat with stated conditions and Loren Johnson seconded. Approved 3-0-0

VII. Adjourn

With no further business Grant Friese made a motion to adjourn and Brad Rehling seconded. Adjourned at 7:18pm 3-0-0

Respectively Submitted,
Stephanie Pocklington- City Clerk



MEMORANDUM

DATE: March 10th, 2026
AGENDA ITEM: IV - Rezone
SUBJECT: Application for Rezone
ORIGINATING DEPT: Administration
PREPARED BY: Steven Scheevel, Deputy City Administrator
REQUEST FOR ACTION: Make Recommendation Regarding Rezone

Commissioners,

The City received an application for rezone from Bigelow Homes on February 17th, 2026. The application proposes a zoning change to PID# 850331085551 in preparation of the proposed Pine Prairie 3rd subdivision. The property is currently zoned Agriculture (AG), and the applicant requests a rezone to Suburban Residential (R-1).

Per Pine Island City Code section 11.16 subd. 3 (B) the planning commission shall hold a public hearing and recommend such action to the city council.

In addition to compliance with state definitions staff has reviewed the proposed rezone using the criteria referenced in City Code section 11.16 subd. 3 (E). These criteria include consistency with the comprehensive plan, compatibility with future land use plans, conformity to performance standards, public service accommodation, and traffic considerations.

The proposed plan for single family residential development is consistent with the City's comprehensive plan. The current comp plan and future land use map designates this area for low density residential. This low density classification allows for R-1 and R-2 zoning districts and PUDs (Planned Unit Developments). The proposed use will conform with all performance standards of the city code. The property can be accommodated with the existing public services and proposes appropriate improvements to current infrastructure. Traffic generation is within the capabilities of the existing and proposed streets serving the property.

Having held a duly noticed public hearing and based upon the above findings city staff recommends the commission issue a recommendation to council to approve the zoning amendment to rezone the subject property.

Respectfully Submitted,

Steven Scheevel
Deputy City Administrator

CITY OF PINE ISLAND
NOTICE OF PUBLIC HEARING
Planning & Zoning Commission – Tuesday March 10th, 2026 at 7:00 PM
Second Floor Pine Island City Hall

Notice is hereby given that the Planning Commission of the City of Pine Island, MN will hold a public hearing on the above date and time to consider a Zoning Amendment Application for the proposed Pine Prairie Third as depicted and described below.



LEGAL DESCRIPTION:

That part of the Northwest Quarter of the Southwest Quarter and that part of the Northeast Quarter of the Southwest Quarter, all in Section 3, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northeast Quarter of the Southwest Quarter; thence on an assumed bearing of North 00°00'58" West, along the west line of said Northeast Quarter of the Southwest Quarter, 244.16 feet to a point 1574.03 feet north of the southwest corner of the Southeast Quarter of said Southwest Quarter; thence South 89°31'44" East, parallel with the south line of said Northeast Quarter of the Southwest Quarter, 840.05 feet to the point of beginning; thence North 00°28'16" East 165.94 feet; thence North 66°19'08" East 145.67 feet; thence North 46°37'54" West 113.32 feet; thence North 23°40'52" West 145.65 feet; thence North 66°19'08" East 2.94 feet; thence North 20°52'20 West 60.07 feet; thence South 66°19'08" West 155.00 feet; thence North 23°40'52" West 95.00 feet; thence South 66°19'08"

West 91.05 feet; thence South 89°49'08" West 1200.66 feet to the east line of the West 680.00 feet of said Northwest Quarter of the Southwest Quarter; thence North 00°11'00" West, along said east line, 617.88 feet to the north line of said Northwest Quarter of the Southwest Quarter; thence South 89°47'21" East, along the north line of said Southwest Quarter, 1961.23 feet to the northeast corner of said Northeast Quarter of the Southwest Quarter; thence South 00°08'59" West, along the east line of said Northeast Quarter of the Southwest Quarter, 1091.65 feet to a line which bears South 89°31'44" East from the point of beginning; thence North 89°31'44" West 467.45 feet to the point of beginning.

The above described parcels contains 32.41 acres and is subject to any easements, covenants, and restrictions of record.

Primary Taxpayer	Secondary Taxpayer	Address
BAKER,JADEN	BAKER,BRANDON	2105 ELK RUN DR SE PINE ISLAND
BANKS,JESSE B	BANKS,CARLY J	2109 ELK RUN DR SE PINE ISLAND
BENDIX,DANNY	BENDIX,EMILY	2203 ELK RUN DR SE PINE ISLAND
BIGELOW & LENNON CONSTRUCTION LLC		2215 ELK RUN DR SE PINE ISLAND
BIGELOW HOMES LLC		4131 26 ST NW STE 2 ROCHESTER MN 55901
BURKE,MICHAEL R	BURKE,KIMBERLY A	2415 ELK RUN DR SE PINE ISLAND
CASTLEWOOD HOMES INC		1606 BLUE STEM AVE SE PINE ISLAND
DAVIS,ALEXANDER K	LEGER DAVIS,FRANCOISE T	13002 NEW HAVEN RD NW PINE ISLAND
DOWNIE,MICHAEL R	DOWNIE,WHITNEY A	2016 ELK RUN DR SE PINE ISLAND
DUTTON TRUSTEE,MICHAEL H	DUTTON TRUSTEE,THERESE M	2305 ELK RUN DR SE PINE ISLAND
FAHRENDHOLZ,JAMIE	FAHRENDHOLZ,JESSICA	2012 ELK RUN DR SE PINE ISLAND
HASSLER,MICHAEL		13006 NEW HAVEN RD NW PINE ISLAND MN 55963
INDEPENDENT SCHOOL DISTRICT NO 255		2104 ELK RUN DR SE PINE ISLAND
KLEINSCHMIDT,DAVID		2214 ELK RUN DR SE PINE ISLAND
KRUSER,ELLEN	KRUSER,STEVEN	2423 ELK RUN DR SE PINE ISLAND
LEITZEN,MARK	LEITZEN,GARY	4019 HWY 14 W ROCHESTER MN 55901
MCCONNELL,KENZIE	MCCONNELL,RYAN	2411 ELK RUN DR SE PINE ISLAND
MED CITY BUILDERS RCTV LLC		2017 ELK RUN DR SE PINE ISLAND
MILLER,ROMAINE J	MILLER,MARGARET MARY	2313 ELK RUN DR SE PINE ISLAND
NIKA,LAB		2013 ELK RUN DR SE PINE ISLAND
O'REILLY,CARTER	MONOSMITH,LAUREN	2419 ELK RUN DR SE PINE ISLAND
OTT,ANDREA	OTT,BRAYDEN	2113 ELK RUN DR SE PINE ISLAND
SCHAEFER,WILLIAM	SCHAEFER,JUDITH	2100 ELK RUN DR SE PINE ISLAND
SCHUTZ,TIMOTHY		2407 ELK RUN DR SE PINE ISLAND
SETH FRIESE CONSTRUCTION LLC		2404 ELK RUN DR SE PINE ISLAND
SUMMEY,AVERIE		2112 ELK RUN DR SE PINE ISLAND
VAN HOVE,REED	VAN HOVE,TAMMY	2108 ELK RUN DR SE PINE ISLAND
WALTERS,DEBORAH L	WALTERS,STEPHEN H	2117 ELK RUN DR SE PINE ISLAND
WOODBURN,TIMOTHY JON	WOODBURN,KRISTINA	2101 ELK RUN DR SE PINE ISLAND



CITY OF PINE ISLAND
 250 South Main Street – PO Box 280
 Pine Island, MN 55963
www.pineislandmn.com
 Phone: (507)356-4591
 Fax: (507)356-8230

REZONE APPLICATION

Rezone standards and application process can be found in city code Sec. 11.16

CHECKLIST OF MATERIALS REQUIRED FOR REZONE APPROVAL	
1.	Application Completed
2.	\$400 Application fee

FILL IN ALL BLANKS. WRITE N/A IF A QUESTION DOES NOT APPLY

STEP 1. APPLICANT AND PROPERTY INFORMATION

1. First Name		2. Last Name	
3. Primary Telephone Number	4. Type of Phone: <input type="checkbox"/> Cell <input type="checkbox"/> Business <input type="checkbox"/> Home <input type="checkbox"/> Other	5. Email Address	
6. Site Address		8. Parcel ID	
9. Mailing Address (if different than above)		10. Please send official notices relating to this application to: <input type="checkbox"/> Mailing Address <input type="checkbox"/> Email	
11. Role of person completing application: <input type="checkbox"/> Owner <input type="checkbox"/> Officer <input type="checkbox"/> Partner <input type="checkbox"/> Manager <input type="checkbox"/> Agent for the Owner <input type="checkbox"/> Other _____			

STEP 2. SUBDIVISION INFORMATION

1. Current Zoning District:
2. Proposed Zoning District:
3. Reasoning - Please provide an explanation as to the need for a rezone: _____ _____ _____
4. Proposed use of property:
5. Does the proposed zoning remain contiguous with surrounding zoning areas?



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6. Will the proposed zoning be compatible with present and future land use?

STEP 3. REVIEW AND VERIFICATION

The information collected and required as part of this application will be used to determine eligibility for a City of Pine Island License or Permit. Disclosure of this information is voluntary. It is not legally required to provide requested data, however, failure to do so may mean the City of Pine Island is unable to process this application. All information contained in this application is public information upon submission pursuant to the Government Data Practices Act, Minnesota Statutes Chapter 13. Individuals have the right to see and obtain copies of the data maintained on them, including private data, and also have the right to be told the contents and meaning of the data, and to contest the accuracy and completeness of the data.

A SIGNATURE VERIFYING THE OVERALL ACCURACY AND COMPLETENESS OF THIS APPLICATION BY THE OWNER, PARTNER, OR OFFICER IS REQUIRED IN ORDER TO PROCESS THIS APPLICATION

I, (print name) _____, agree I will strictly comply with all the laws of the State of Minnesota and all ordinances of the City of Pine Island, and understand I can review all City ordinances on the City website or in the City Clerk’s Office. I hereby certify that I have read and understand every question in this application and that the answer to every question is true to my knowledge, information and belief. I further understand that the giving of false information as part of this application, regardless of when it is discovered, and/or failure to give required pertinent information can constitute cause for denial.

This application to the best of my knowledge meets the requirements set forth in City Code, Chapter 11, Sec 11.16 Subd. 1-4

Signature of Applicant _____

Date _____



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 250 South Main Street – PO Box 280
 Pine Island, MN 55963
www.pineislandmn.com
 Phone: (507)356-4591
 Fax: (507)356-8230

FOR CITY STAFF USE ONLY	
1. Is the application filled out in it's entirety? <input type="checkbox"/> Yes <input type="checkbox"/> No (What is needed to complete the application?)	
2. Received by:	3. Date Received:
4. Deadline:	5. \$400 Fee Paid:
5. Dates of Publication:	6. Paper of Publication:
7. Notices mailed on:	8. Mailed by:
9. Property Taxes, assessments, interest, city utilities are current:	
10. Date of Planning Commission Meeting:	
11. Approved or Denied: (reason for denial):	
12. Date of Council meeting:	
13. Approved or Denied: (reason for denial):	
14. Application Extension Information (if applicable):	
15. Reported to County on (Other Information):	
16. Applicant notified (date, method, staff member):	



MEMORANDUM

DATE: March 10th, 2026

AGENDA ITEM: V – Final Plat

SUBJECT: Final Plat – Pine Prairie 3rd

ORIGINATING DEPT: Administration

PREPARED BY: Steven Scheevel, Deputy City Administrator

REQUEST FOR ACTION: Make Recommendation Regarding Final Plat

Commissioners,

The city received an application for final plat from Bigelow Homes on February 24th, 2026. This application proposes the platting of Pine Prairie Third on approximately 13.8 acres creating 28 new residential lots. The property is currently zoned Agricultural (AG) but the city has received a rezone application for a proposed change to Suburban Residential (R-1) to accommodate its future land use.

Per Pine Island City code section 12.20 subd. 5 (B) states the planning commission shall review and recommend such action or conditions relating to final plat applications.

Section 12.21 “Data for Preliminary and Final Plats” sets forth a list of information required to be submitted with plat applications for city review. Final plat administrative information is laid out in Subd. 2 and engineering standards for the final grading, development, and erosion plans are listed in Subd. 3. The required administrative filings have been received and reviewed by city staff to be found in order with section 12.21. The City Attorney shall issue a final plat opinion consisting of conditions that must be satisfied prior to the recording of the final plat.

A rezone application has been submitted to satisfy the administrative condition of the preliminary plat. Attached to this staff report are engineering comments produced by WiDSETH that include conditions for approval of the final plat. Staff recommends approval of the final plat subject to the engineering conditions in the attached WiDSETH report.

Respectfully Submitted,

Steven Scheevel
Deputy City Administrator

March 5, 2026

Elizabeth Howard, City Administrator
City of Pine Island
250 South Main Street, PO Box 280
Pine Island, MN 55963

Rochester
3777 40th Avenue NW
Suite 200
Rochester MN 55901
507.292.8743
Rochester@Widseth.com
Widseth.com

RE: Pine Prairie Third - Final Plat Review Comments

Dear Elizabeth,

The following comments are pursuant to our review of the final plat for the proposed Pine Prairie Third subdivision, dated January 24, 2026. The proposed subdivision consists of 28 single family residential lots and one Outlot, and is an extension of Elk Run Drive SE on the east and north ends of the Pine Prairie Second subdivision that was platted in 2023. The proposed lots vary in width and depth, but generally have an 80 ft – 85 ft frontage and 120 ft to 125 ft depth.

Report and Recommendation: Pursuant to Section 12.21, Data for Preliminary and Final Plats, of the City of Pine Island Subdivision Regulations, the following are Staff's suggested conditions of approval and recommendations.

Conditions for the Recordation of the Final Plat:

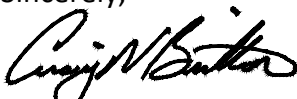
The approved final plat shall include the applicable information as outlined in Section 12.21 of the City Code, Data for Preliminary and Final Plats. In addition to the required final plat information, the developer shall;

1. This Final Plat shall be subject to the plat opinion issued by the City Attorney. The Applicant shall make any modifications to the Final Plat required by the plat opinion. If, in the City Attorney's opinion, any required changes are material, the modified Final Plat shall be subject to City Council approval prior to recordation.
2. Stormwater treatment for the proposed subdivision is to be satisfied by the construction of a stormwater pond. The entity or entities responsible for the maintenance of the stormwater pond and outlet shall be addressed in the development agreement, stormwater pond maintenance agreement or other agreement approved and entered by the parties.
3. The developer shall issue a title policy in favor of the City of Pine Island, ensuring the City's interest as they appear in the Final Plat.
4. Submit final grading, utility and erosion control plans along with necessary supplementary information for City review. The project's construction plans, specifications and drainage report shall be approved by City Staff and the City Engineer.

5. A public pedestrian easement in favor of the City shall be required for a pedestrian path that is proposed to cross Outlot A, Pine Prairie Third and Outlots B and C, Pine Prairie Second. The pedestrian path is proposed to be 40 ft in width and is intended to extend from the north side of the Pine Island Schools property to Elk Run Drive SE. The final alignment of the pedestrian path shall be mutually agreed upon by the City of Pine Island and the Developer.
6. A Zoning Map Amendment is required to rezone the designated property from AG to R-1.
7. The Final Plat shall be revised to incorporate any revisions required by the Olmsted County surveyor and/or recorder.
8. Per Section 12.21 Subd. 1, C, (3) a geotechnical report shall be submitted for City staff review.
9. Provide an updated preliminary plat incorporating revisions as required by the City.
10. Per Section 12.21 Subd. 2, provide a construction cost estimates for all required improvements.
11. Prior to recording of the final plat, the applicant shall be required to enter into a development agreement providing construction of the public improvements necessary to serve the proposed subdivision.
12. Prior to recording the Final Plat, dedication of a portion of the buildable land in the proposed subdivision as required in section 12.30 subd. 9 letter H & I, of the Pine Island Subdivision Regulations, for conservation purposes or for public use as parks/recreational facilities as defined and outlined in Minnesota statutes section 471.191, playgrounds, trails, wetlands, or open space; provided that the City may choose to accept an equivalent amount in cash for part or all of the portion required to be dedicated based on the fair market value of the land at the time of final approval (Required Park Dedication = $0.008 \times 3.05 \times 28 = 0.68$ acres or 29,621 SF). Regarding Parkland Dedication, in previous discussions with the developer, they have expressed interest in making payment in lieu of dedicating land. City staff should review this request with the Planning & Zoning Commission and Council.

Recommendation: City Staff is recommending approval of the Final Plat submittal pursuant to the conditions listed and referenced above. The Planning & Zoning Commission shall review and make a formal recommendation of approval or denial to the City Council.

Sincerely,



Craig Britton, PE

CERTIFICATE OF SURVEY

SECTION 3

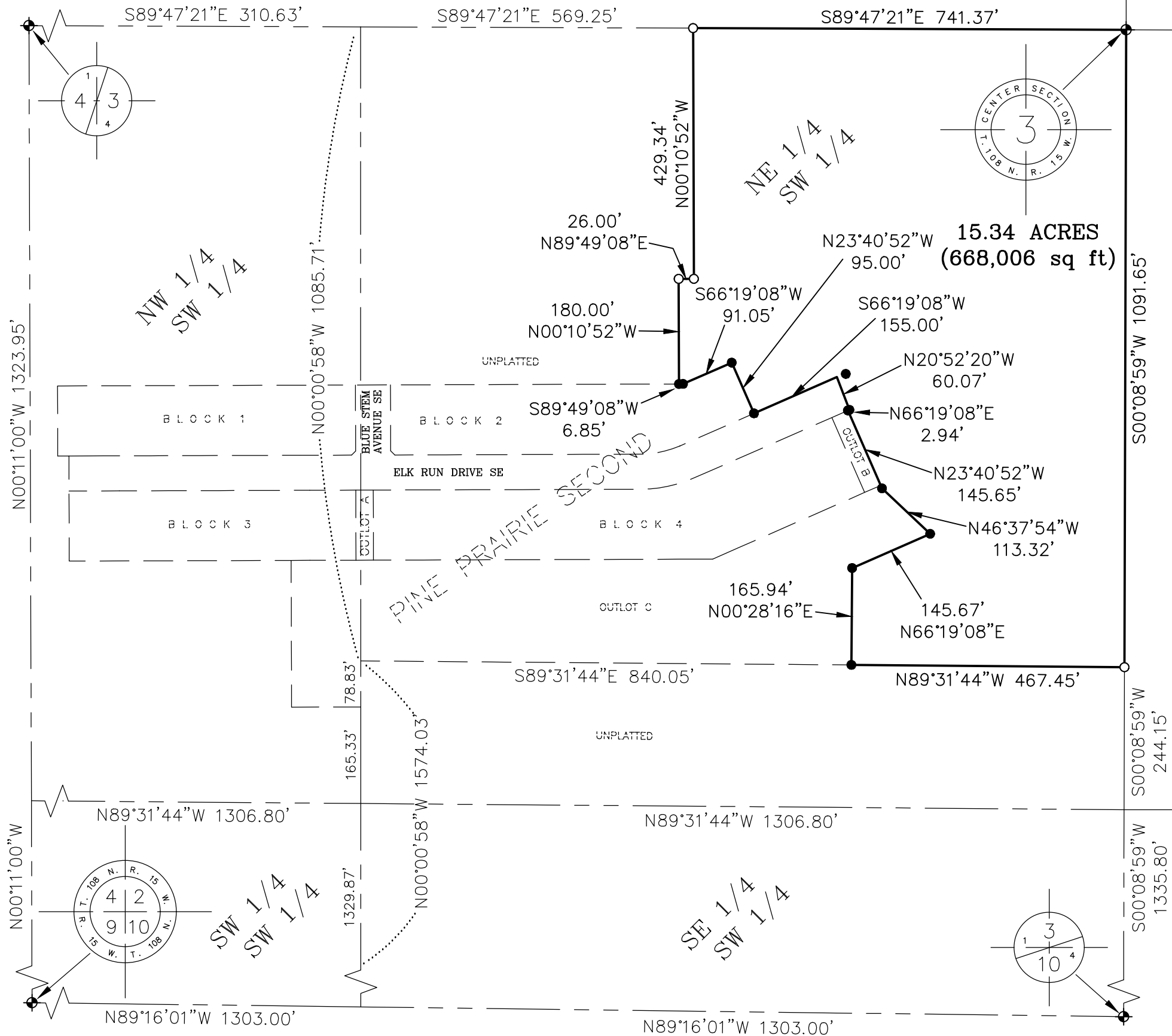
T. 108 N., R. 15 W.

LAND DESCRIPTION:

That part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

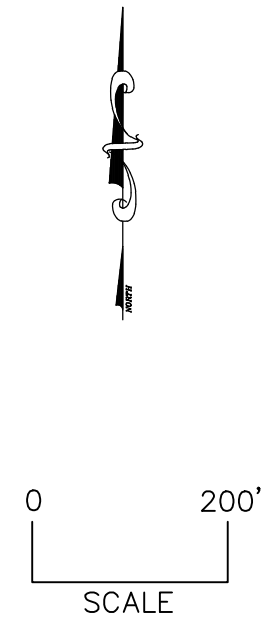
Commencing at the southeast corner of the Southeast Quarter of said Southwest Quarter; thence on an assumed bearing of North 89°16'01" West, along the south line of said Southeast Quarter of the Southwest Quarter, 1303.00 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 00°00'58" West, along the west line of said Southwest Quarter of the Southwest Quarter and along the west line of said Northeast Quarter of said Southwest Quarter, 1574.03 feet to a corner of the outer boundary of the plat of PINE PRAIRIE SECOND, according to the recorded plat thereof, on file at the office of the County Recorder, Olmsted County, Minnesota; (the next 11 courses are along said plat outer boundary) thence South 89°31'44" East, parallel with the south line of said Northeast Quarter of the Southwest Quarter, 840.05 feet to the point of beginning; thence North 00°28'16" East 165.94 feet; thence North 66°19'08" East 145.67 feet; thence North 46°37'54" West 113.32 feet; thence North 23°40'52" West 145.65 feet; thence North 66°19'08" East 2.94 feet; thence North 20°52'20" West 60.07 feet; thence South 66°19'08" West 155.00 feet; thence North 23°40'52" West 95.00 feet; thence South 66°19'08" West 91.05 feet; thence South 89°49'08" West 6.85 feet; thence North 00°10'52" West 180.00 feet; thence North 89°49'08" East 26.00 feet; thence North 00°10'52" West 429.34 feet to the north line of said Northwest Quarter of the Southwest Quarter; thence South 89°47'21" East, along said north line, 741.37 feet to the northeast corner of said Northeast Quarter of the Southwest Quarter; thence South 00°08'59" West, along the east line of said Northeast Quarter of the Southwest Quarter, 1091.65 feet to a line which bears South 89°31'44" East from the point of beginning; thence North 89°31'44" West, 467.45 feet to the point of beginning.

The above described parcel contains 15.34 acres, more or less, and is subject to any easements, covenants, and restrictions of record.



LEGEND

- SET 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- ⊕ DENOTES OLMSTED COUNTY PUBLIC LAND SURVEY CORNER
- (S90°00'00"W) DENOTES BEARING AND/OR DISTANCE OF RECORD



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	DATE OF SURVEY: 2-19-26	
	Prepared For: Bigelow Homes LLC 4131 26th St NW, Suite 2 Rochester, MN 55901	
Geoffrey G Griffin	DATE: 2/19/26	REG. NO. 21940
SHEET 1 OF 1		FILE NO: 17-001

G³

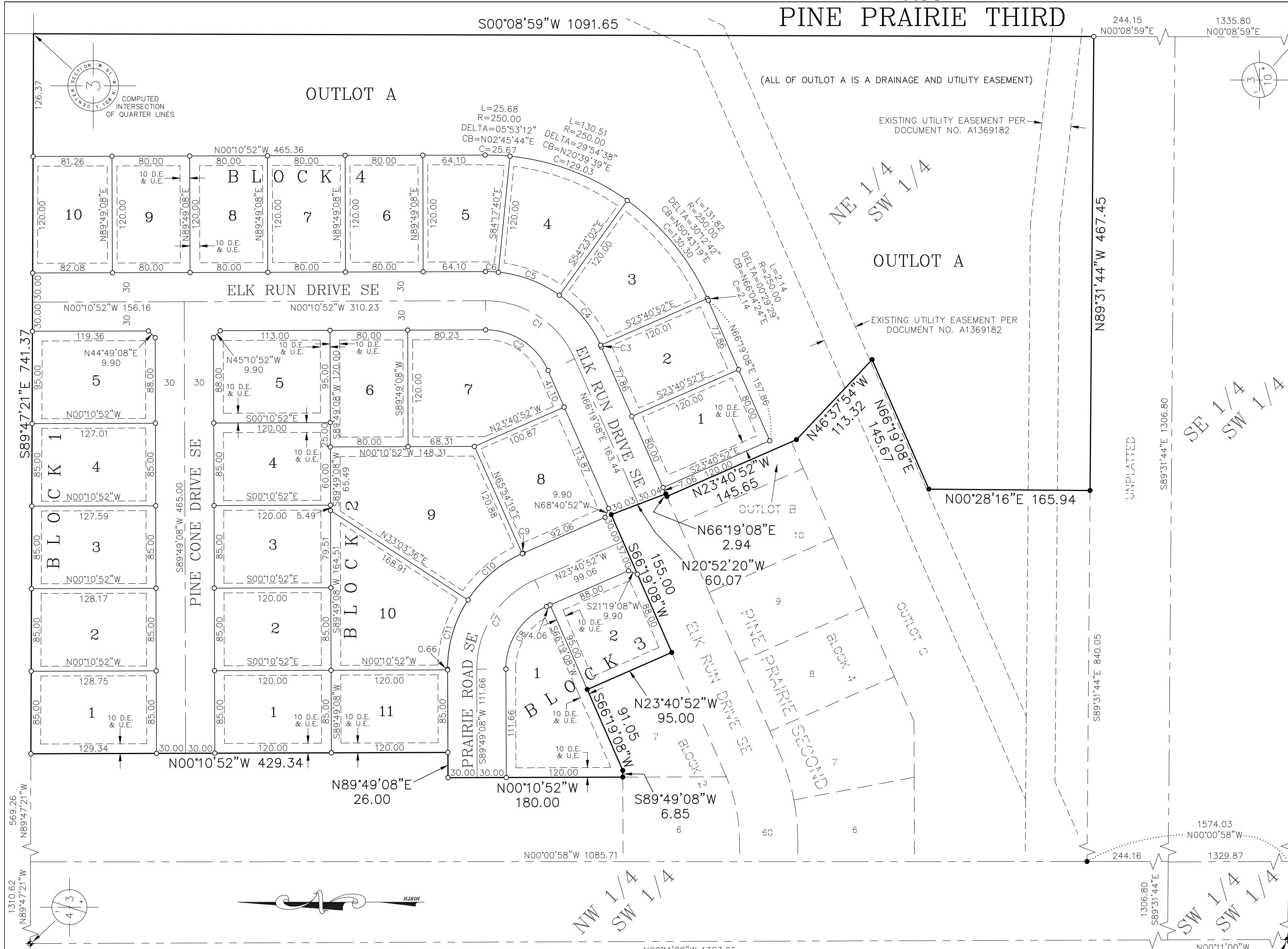
G-Cubed

ENGINEERING
SURVEYING
PLANNING

Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

14070 Hwy 52 S.E.
Chatfield, MN 55923

PINE PRAIRIE THIRD



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Bigelow Homes LLC, a Minnesota limited liability company, owner of the following described property in the City of Pine Island, State of Minnesota, to wit:
 That part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:
 Commencing at the southeast corner of the Southeast Quarter of said Southwest Quarter; thence on an assumed bearing of North 89°16'01" West, along the south line of said Southeast Quarter of the Southwest Quarter, 1303.00 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 00°00'58" West, along the west line of said Southeast Quarter of the Southwest Quarter and along the west line of said Northeast Quarter of said Southwest Quarter, 1574.03 feet to a corner of the outer boundary of the plat of PINE PRAIRIE SECOND, according to the recorded plat thereof, on file at the office of the County Recorder, Olmsted County, Minnesota; (the next 11 courses are along said plat outer boundary) thence South 89°31'44" East, parallel with the south line of said Northeast Quarter of the Southwest Quarter, 840.05 feet to the point of beginning; thence North 00°28'16" East 165.94 feet; thence North 66°19'08" East 145.67 feet; thence North 46°37'54" West 113.32 feet; thence North 23°40'52" West 145.65 feet; thence North 66°19'08" East 2.94 feet; thence North 20°52'20" West 60.07 feet; thence South 66°19'08" West 155.00 feet; thence North 23°40'52" West 95.00 feet; thence South 66°19'08" West 91.05 feet; thence South 89°49'08" West 6.85 feet; thence North 00°10'52" West 180.00 feet; thence North 89°49'08" East 26.00 feet; thence North 00°10'52" West 429.34 feet to the north line of said Northwest Quarter of the Southwest Quarter; thence South 89°47'21" East, along said north line, 741.37 feet to the northeast corner of said Northeast Quarter of the Southwest Quarter; thence South 00°08'59" West, along the east line of said Northeast Quarter of the Southwest Quarter, 1091.65 feet to a line which bears South 89°31'44" East from the point of beginning; thence North 89°31'44" West, 467.45 feet to the point of beginning; containing 15.34 acres, more or less.

Has caused the same to be surveyed and platted as PINE PRAIRIE THIRD and does hereby dedicate to the public for the public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Bigelow Homes LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

Signed: Bigelow Homes LLC

 Tony Bigelow, Chief Manager
 STATE OF MINNESOTA
 COUNTY OF _____
 This instrument was acknowledged before me on _____, 20__ by Joel Bigelow, Chief Manager of Bigelow Homes LLC, a Minnesota limited liability company.

 Notary Public, _____ County, Minnesota
 Printed Name
 My commission expires: _____

SURVEYOR'S CERTIFICATE
 I Geoffrey G Griffin do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__

Geoffrey G Griffin, Land Surveyor
 Minnesota Registration No. 21940

STATE OF MINNESOTA
 COUNTY OF _____
 This instrument was acknowledged before me on _____, 20__ by Geoffrey G Griffin, Minnesota Registration No. 21940.

 Notary Public,
 _____ County, Minnesota
 Printed Name
 My commission expires: _____

PROPERTY RECORDS AND LICENSING
 Taxes payable in the year 20__ on the land herein described have been paid, there are no delinquent taxes and transfer entered this ____ day of _____, 20__

DOCUMENT NUMBER
 I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this ____ day of _____, 20__, at ____ o'clock ____ M., and was duly recorded in the Olmsted County Records.

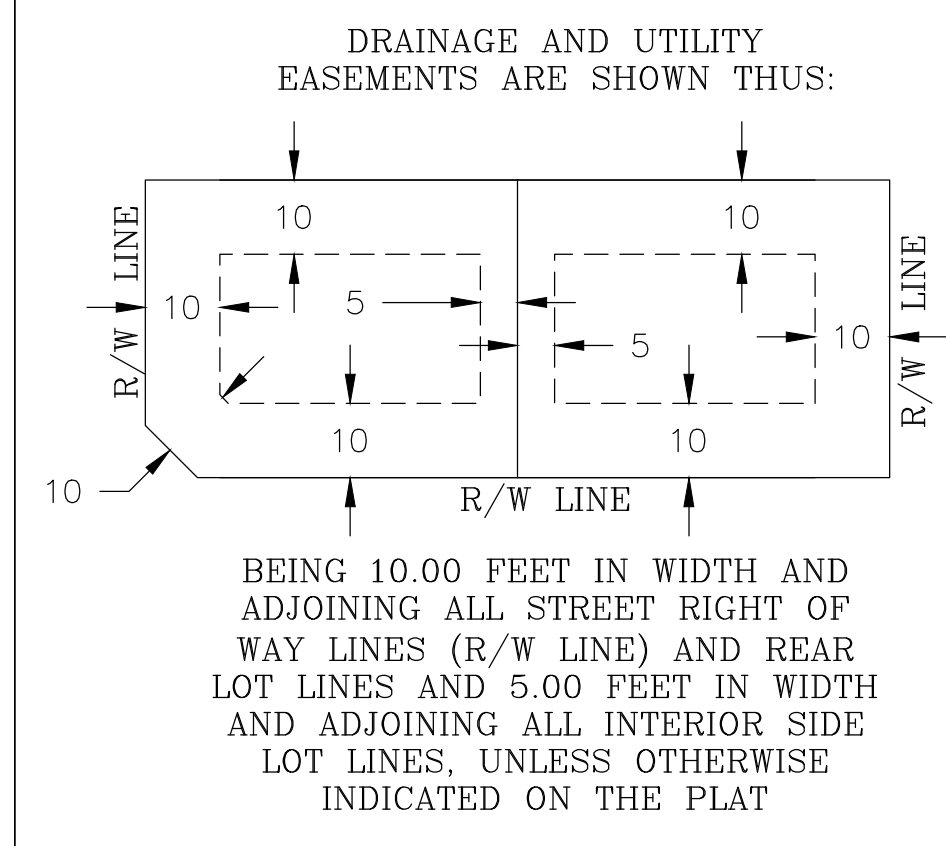
Director of Property Records & Licensing
 Deputy

COUNTY SURVEYOR
 I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__

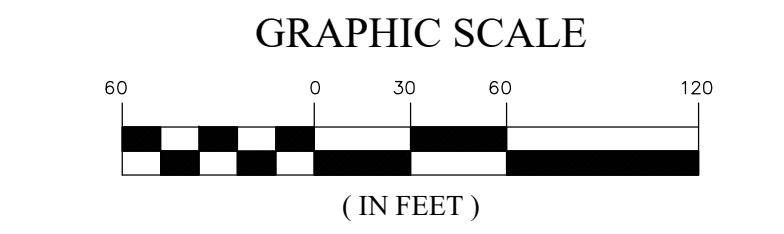
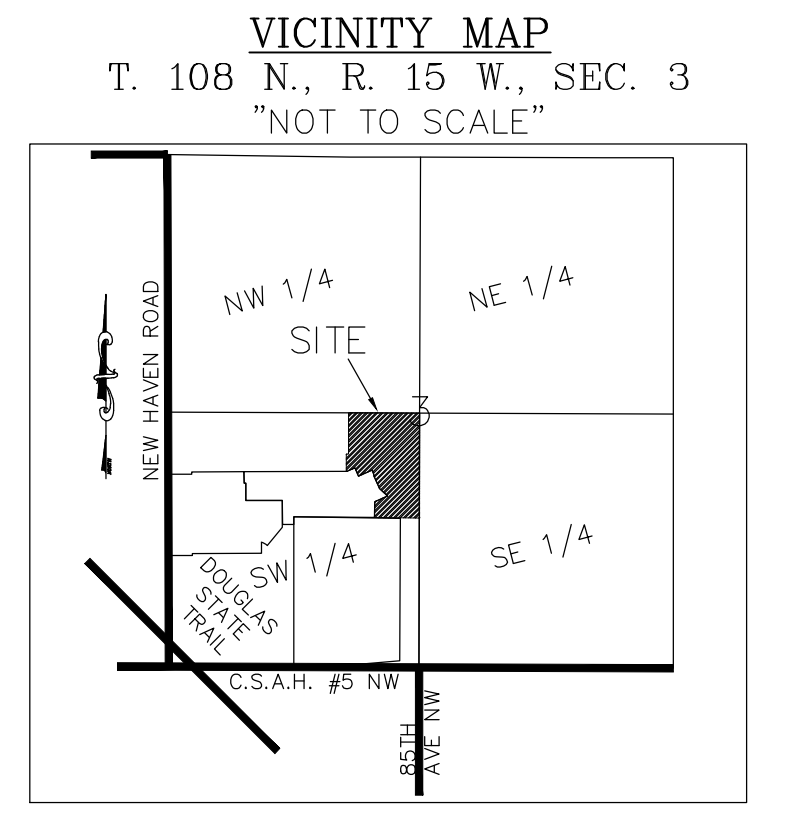
CITY APPROVAL
 STATE OF MINNESOTA
 COUNTY OF OLMSTED
 CITY OF PINE ISLAND

This plat was approved by the City Council of the City of Pine Island, Minnesota, on the ____ day of _____, 20__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
 Elizabeth Howard, City Administrator
 By: _____
 David Friese, Mayor

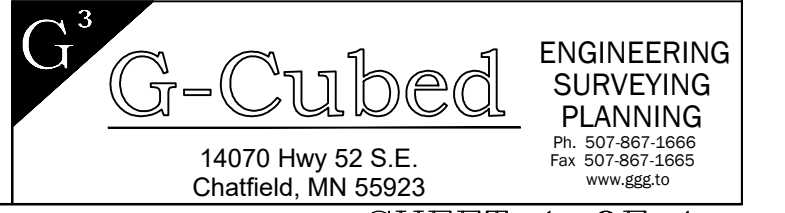


CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	116.06	100.00	66°30'00"	N33°04'08"E	109.66
C2	81.25	70.00	66°30'00"	N33°04'08"E	76.76
C3	2.14	130.00	0°56'42"	N65°50'48"E	2.14
C4	67.52	130.00	29°45'29"	N50°29'42"E	66.76
C5	67.86	130.00	29°54'38"	N20°39'39"E	67.10
C6	13.36	130.00	5°53'12"	N02°45'44"E	13.35
C7	116.06	100.00	66°30'00"	N56°55'52"W	109.66
C8	81.25	70.00	66°30'00"	N56°55'52"W	76.76
C9	0.94	130.00	0°24'49"	N23°53'16"W	0.94
C10	74.52	130.00	32°50'43"	N40°31'02"W	73.51
C11	75.42	130.00	33°14'28"	N73°33'38"W	74.37



- LEGEND**
- SET 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940
 - FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
 - ◆ DENOTES WABASHA COUNTY PUBLIC LAND SURVEY CORNER
 - DENOTES BEARING AND/OR DISTANCE OF RECORD
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - - - EASEMENT LINE
 - CENTERLINE

BEARINGS
 ALL BEARINGS ARE BASED ON THE SOUTH LINE SE 1/4 SW 1/4, SECTION 3, T. 108 N., R. 15 W., WHICH IS ASSUMED TO BEAR N89°16'01"W/S89°16'01"E.





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 Fax: (507)356-8230

**FINAL
~~PRELIMINARY~~ PLAT APPLICATION**

Preliminary Plat Information can be found in city code Sec. 12.20-12.21

CHECKLIST OF MATERIALS REQUIRED FOR PRELIMINARY PLAT APPROVAL	
1.	Application Completed
2.	\$3,000 Application fee
3.	Required Documents listed in <u>City Code Sec. 12.21 Subd. 1</u>

FILL IN ALL BLANKS. WRITE N/A IF A QUESTION DOES NOT APPLY

STEP 1. APPLICANT AND PROPERTY INFORMATION

1. First Name		2. Last Name	
3. Primary Telephone Number	4. Type of Phone: <input type="checkbox"/> Cell <input type="checkbox"/> Business <input type="checkbox"/> Home <input type="checkbox"/> Other	5. Email Address	
6. Site Address		7. Current Zoning District	
8. Parcel ID		9. Mailing Address (if different than above)	
10. Please send official notices relating to this application to: <input type="checkbox"/> Mailing Address <input type="checkbox"/> Email		11. Role of person completing application: <input type="checkbox"/> Owner <input type="checkbox"/> Officer <input type="checkbox"/> Partner <input type="checkbox"/> Manager <input type="checkbox"/> Agent for the Owner <input type="checkbox"/> Other _____	

STEP 2. SUBDIVISION INFORMATION

1. Name of Subdivision:
2. Name of Developer:
3. Existing use of property:
4. No. of Proposed lots:
5. No. of phases for completed subdivision:
6. Proposed Zoning District(s):



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7. Provide all required Documents listed in City Code Sec. 12.21 Subd. 1

- | | |
|---|--|
| <input type="checkbox"/> Proof of Ownership | <input type="checkbox"/> Certificate of Survey |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Supplementary Information |
| <input type="checkbox"/> Preliminary Grading Plan | <input type="checkbox"/> Preliminary Utility Plan |

STEP 3. REVIEW AND VARIFICATION

The information collected and required as part of this application will be used to determine eligibility for a City of Pine Island License or Permit. Disclosure of this information is voluntary. It is not legally required to provide requested data, however, failure to do so may mean the City of Pine Island is unable to process this application. All information contained in this application is public information upon submission pursuant to the Government Data Practices Act, Minnesota Statutes Chapter 13. Individuals have the right to see and obtain copies of the data maintained on them, including private data, and also have the right to be told the contents and meaning of the data, and to contest the accuracy and completeness of the data.

A SIGNATURE VERIFYING THE OVERALL ACCURACY AND COMPLETENESS OF THIS APPLICATION BY THE OWNER, PARTNER, OR OFFICER IS REQUIRED IN ORDER TO PROCESS THIS APPLICATION

I, (print name) _____, agree I will strictly comply with all the laws of the State of Minnesota and all ordinances of the City of Pine Island, and understand I can review all City ordinances on the City website or in the City Clerk’s Office. I hereby certify that I have read and understand every question in this application and that the answer to every question is true to my knowledge, information and belief. I further understand that the giving of false information as part of this application, regardless of when it is discovered, and/or failure to give required pertinent information can constitute cause for denial.

This application to the best of my knowledge meets the requirements set forth in City Code, Chapter 12, Sec. 12.20-12.21

Signature of Applicant _____

Date _____



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FOR CITY STAFF USE ONLY	
1. Is the application filled out in it's entirety? <input type="checkbox"/> Yes <input type="checkbox"/> No (What is needed to complete the application?)	
2. Received by:	3. Date Received:
4. Deadline:	5. \$3,000 Fee Paid:
5. Dates of Publication:	6. Paper of Publication:
7. Notices mailed on:	8. Mailed by:
9. Property Taxes, assessments, interest, city utilities are current:	
10. Date of Planning Commission Meeting:	
11. Approved or Denied: (reason for denial):	
12. Date of Council meeting:	
13. Approved or Denied: (reason for denial):	
14. Application Extension Information (if applicable):	
15. Reported to County on (Other Information):	
16. Applicant notified (date, method, staff member):	