

**City of Pine Island**  
**Planning and Zoning Commission Agenda**  
**Tuesday, April 14<sup>th</sup>, 2026**  
**7:00 PM**  
Second Floor – City Hall  
250 South Main Street

- I. Call to Order
- II. Pledge of Allegiance
- III. Approve Minutes of March 10<sup>th</sup>, 2026 Regular Meeting
- IV. Review Preliminary Plat - Pine Island Business Park
  - a. Public Hearing
  - b. Vote for Recommendation
- V. Review Final Plat – Pine Island Business Park
  - a. Vote for Recommendation
- VI. Review Preliminary Plat – Crescent Subdivision
  - a. Public Hearing
  - b. Vote for Recommendation
- VII. Review Final Plat – Crescent Subdivision
  - a. Vote for Recommendation
- VIII. Adjourn

City of Pine Island  
Planning and Zoning Commission  
Minutes  
Tuesday, March 10<sup>th</sup>, 2026  
7:00 P.M. – City Hall

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

Present: Grant Friese, Curt Njus, Brad Rehling, Loren Johnson

Absent: Chris Carter

Also Present: Stephanie Pocklington- City Clerk, Steven Scheevel- Deputy City Administrator, Craig Britton- Widseth Engineer, Vernon Pahl- Council Liaison, Andrew Buck- G-Cubed Inc and Steven & Ellen Kruser

Pledge of Allegiance was recited.

**III. Approve Minutes of February 10<sup>th</sup>, 2026, Regular Meeting**

Motion by Curt Njus and seconded by Brad Rehling to approve the February 10<sup>th</sup>, 2026, Regular Meeting Minutes. Approved 4-0-0

**IV. Review Rezone Application- Pine Prairie**

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

Brad Rehling made a motion to open the public hearing for the rezone and Loren Johnson seconded. Public Hearing opened at 7:04pm 4-0-0

Vernon Pahl inquired about rezoning more acreage than what is currently being platted.

Steven & Ellen Kruser inquired if drainage concerns would be addressed from Pine Prairie second addition and how the 3<sup>rd</sup> addition would impact this issue.

With no further public comment, Curt Njus made a motion to close the public hearing for the rezone and Brad Rehling seconded. Public Hearing closed at 7:12pm 4-0-0

With no further discussion, Curt Njus made a motion to recommend approval of rezoning parcel 85.03.31.085551 from Agriculture (AG) to Suburban Residential (R-1) and Loren Johnson seconded. Approved 4-0-0

**V. Review Final Plat- Pine Prairie Third**

Craig Britton discussed the Final Plat Application and conditions with the Planning Commission.

Curt Njus would like condition number 4 to cover issues from Pine Prairie Second.

Brad Rehling made a motion to recommend approval of the Pine Prairie Third Final Plat with conditions listed in packet and Curt Njus seconded. Approved 4-0-0

## **VI. Adjourn**

With no further business Curt Njus made a motion to adjourn and Loren Johnson seconded.  
Adjourned at 7:20pm 4-0-0

Respectively Submitted,

Stephanie Pocklington- City Clerk



## MEMORANDUM

---

DATE: April 14<sup>th</sup>, 2026

AGENDA ITEM: IV & V

SUBJECT: Preliminary & Final Plat – Pine Island Business Park

ORIGINATING DEPT: Administration

PREPARED BY: Steven Scheevel, Deputy City Administrator

REQUEST FOR ACTION: Issue Recommendation on Preliminary & Final Plats

---

Mayor & Council Members,

The city received an application for Preliminary and Final plat from G-Cubed on February 23<sup>rd</sup>, 2026. This application proposes the platting of Pine Island Business Park on approximately 33 acres, creating 5 lots and 2 outlots. The property is currently zoned Heavy Industrial (I-1) and the applicant intends to retain that zoning district.

Per Pine Island City code section 12.20 subd. 5 (A) “The City may agree to review the preliminary and final plats simultaneously.” A plat for this area had been reviewed and approved by the city in 2022 however it was never recorded with the county. Per city code section 12.20 subd. 5 (E) a final plat has to be recorded within 100 days of council approval, or it is considered void. Since this area has been reviewed and approved for a similar plat previously it would be more efficient to review the preliminary and final plat simultaneously.

Per Pine Island City code section 12.20 subd. 4 (C) the planning commission shall hold a public hearing and recommend such action or conditions relating to plat applications. In accordance with that same section of city code notice of this public hearing has been published in the official newspaper at least ten (10) days prior to the hearing. Written notification of the hearing has also been mailed at least ten (10) days prior to all owners of land within three hundred and fifty feet (350') of the boundary of the property in question.

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. Attached to this staff report are engineering comments produced by WiDSETH that include conditions for approval for both the preliminary and final plats. Those conditions should be considered in the recommendation regarding the proposed Pine Island Business Park.

Respectfully Submitted,

Steven Scheevel  
Deputy City Administrator

April 10, 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 Island Business Park - Preliminary Plat Review Comments**

Dear Elizabeth,

The following comments are pursuant to our review of the preliminary plat for the proposed Pine Island Business Park subdivision, dated March 12, 2026. The proposed subdivision consists of five (5) lots and two outlots (Outlot A and Outlot B) and is located south of Bioscience Drive SE, north of U.S. Trunk Highway 52, and east of the existing stormwater basin within the previously platted Elk Run Bioscience Park First (2010). The total platted area is 33.38 acres. The property is currently zoned I-1 (Heavy Industrial).

**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.

### **Proposed Preliminary Plat Conditions of Approval:**

The approved preliminary 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 preliminary plat information, the following conditions apply:

1. Please revise the Current Zoning on the preliminary plat from C-2, Highway Commercial to I-1, Heavy Industrial.
2. Submit any updates to the Certificate of Survey pursuant to 12.21 Subd. 1 B, of the Pine Island Subdivision Ordinance, showing the following: Label the area in square feet and acres of the outside boundary of the parcel of land to be platted. Easements of record should be shown and verify the location of existing easements and utilities.
3. Per Section 12.21 Subd. 1, C, (3): A geotechnical report shall be submitted for staff review.
4. Please include the acreage of each outlot on a revised Preliminary Plat.
5. Per Section 12.21 Subd. 2.: Construction cost estimates must be provided for all required basic improvements. Since no improvement are being proposed at this time, a construction cost estimate is not required with this submittal.

6. Per Section 12.21 Subd. 3, Engineering Standards for Final Grading, Development and Erosion Control, the applicant shall provide information as outlined for a final grading, development and erosion control plan. Final construction plans for the individual lot developments will be required when improvements are proposed.
7. 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 I, of the Pine Island Subdivision Regulations, for conservation purposes or for public use as parks/recreational facilities two percent of the buildable land being subdivided should be dedicated. 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. City staff should review any payment-in-lieu request with the Planning & Zoning Commission and Council.

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

**Review Comments on Preliminary Plans:**

1. A Drainage Plan is required, with a narrative, including the configuration of drainage areas and calculations. The drainage plan shall be submitted when the lots are proposed to be developed.
  - The Drainage Plan should show the location of all existing storm sewer facilities, including pipes, manholes, catch basins, stormwater basins, swales, and drainage channels within one hundred and fifty feet (150') of the property. Existing pipe grades, rim and invert elevations, and normal and high-water level elevations shall be included.
  - Details for each measure to be incorporated into the Storm Water Pollution Prevention Plan (SWPPP) shall be included.
2. The Utility Plan requirements include the following: Location and size of existing sewers, water mains, culverts or other underground facilities within the tract and to one hundred and fifty feet (150') beyond the property. Such data as grades, invert elevations, and locations of catch basins, manholes and hydrants shall also be shown. The utility plan shall be submitted when the lots are proposed to be developed.
3. Individual lot development will require separate site-specific grading, utility, and drainage plans with stormwater reports to verify compliance with NPDES and City criteria.
4. A new preliminary plat application will need to be submitted for any future phases.

Sincerely,

Craig Britton, PE



**LAND DESCRIPTION:**

The Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter all in Section 2, Township 108 North, Range 15 West, Olmsted County, lying northerly of the northerly right of way of U.S. Trunk Highway No. 52, EXCEPT all of the plot of ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof on file at the office of the Olmsted County Recorder.

**ALSO EXCEPT**

That part of the Fractional Northeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota described as follows: Commencing at the northwest corner of OUTLOT A, ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder; thence North 00°48'05" West, along the west line of said Fractional Northeast Quarter of the Northwest Quarter 714.62 feet to the point of beginning; thence continuing North 00°48'05" West, along said west line, 239.01 feet to the south line of 520th Street per MNDOT R/W Map 55-93979; thence North 89°18'39" East, along said south line, 544.82 feet to the west line of Bioscience Drive SE per said plat of ELK RUN BIOSCIENCE PARK FIRST; thence South 01°44'50" East, along said west line, 239.05 feet; thence South 89°18'39" West 548.77 feet to the point of beginning, containing 3.00 acres.

**ALSO EXCEPT**

That part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows: Commencing at the northwest corner of OUTLOT A, ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder; thence North 00°48'05" West, along the west line of said Northeast Quarter of the Northwest Quarter 556.24 feet to the point of beginning; thence continuing North 00°48'05" West, along said west line, 158.38 feet; thence North 89°18'39" East 548.77 feet to the west line of Bioscience Drive SE per said plat of ELK RUN BIOSCIENCE PARK FIRST; thence South 01°44'50" East, along said west line, 158.41 feet; thence South 89°18'39" West 551.38 feet to the point of beginning, containing 2.00 acres.

**ALSO EXCEPT**

That part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows: Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 00°04'39" East, along the east line of said Northeast Quarter of the Northwest Quarter, 1011.13 feet to the place of beginning; thence continuing South 00°04'39" East, along said east line, 270.00 feet to the north right of way line of Bioscience Drive SE, per the plat of ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder; thence North 58°32'29" West, along said north right of way line, 254.82 feet; thence North 00°04'39" West 137.01 feet; thence North 90°00'00" East 217.19 feet to the place of beginning, containing 1.01 acres.

**ALSO**

Lot 1, Block 1, ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota.

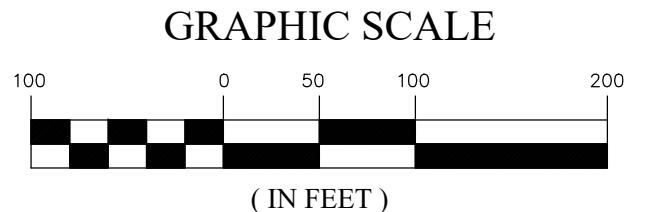
Containing 33.38 acres, more or less.

**ENGINEER & SURVEYOR**  
 G-CUBED INC.  
 14070 HWY. 52 SE  
 CHATFIELD, MN 55923

**OWNERS/ DEVELOPERS**  
 PIERCE PROPERTIES TWO LLC

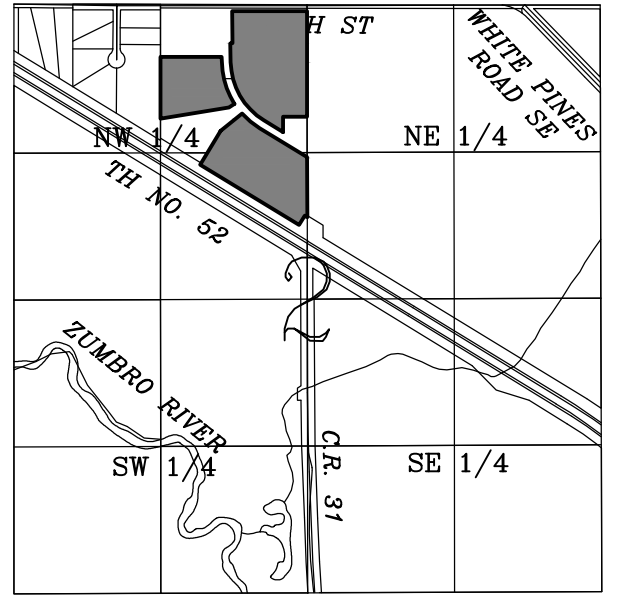
CURRENT ZONING: C-2 ZONING (HIGHWAY COMMERCIAL)  
 TOTAL AREA: 1,453,858 SQ. FT. / 33.38 ACRES  
 PHASE 1: 5 LOTS AND 2 OUTLOTS  
 PHASE 2: 8 LOTS

**BEARINGS**  
 ALL BEARINGS ARE BASED ON THE NORTH LINE NE1/4 NW1/4, SECTION 2, T. 108 N., R. 15 W, WHICH IS ASSUMED TO BEAR N89°54'02"W/S89°54'02"E.



- LEGEND**
- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
  - FOUND MONUMENT
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - EASEMENT LINE
  - SECTION LINE
  - ADJACENT PLAT LINE
  - CONTROLLED ACCESS

**VICINITY MAP**  
 SEC. 2, T. 108 N., R. 15 W.



"NOT TO SCALE"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

\_\_\_\_\_  
 GEOFFREY G. GRIFFIN  
 DATE: 3/12/2026 REG. NO. 21940

DATE: 3/12/2026  
 Prepared For:  
 PIERCE PROPERTIES  
 FILE NO.: 07-085B FP2

**G<sup>3</sup>**  
**G-Cubed**  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

**ENGINEERING SURVEYING PLANNING**  
 Ph. 507-867-1666  
 Fax. 507-867-1665  
 www.ggg.to

DESIGNED: BSV  
 DRAWN: BSV  
 CHECKED: GGG

REVISED	BY	DATE
PRELIMINARY	BSV	2/3/2026
REVISED	BSV	3/12/2026

CITY OF PINE ISLAND

PINE ISLAND BUSINESS PARK  
 PRELIMINARY PLAT

SHEET 1  
 OF 1 SHEETS

April 10<sup>th</sup>, 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 Island Business Park - Final Plat Review Comments**

Dear Elizabeth,

The following comments are pursuant to our review of the final plat for the proposed Pine Island Business Park subdivision, dated March 20, 2026. The proposed subdivision consists of five (5) lots and two outlots. The total platted area is 33.38 acres. This is a re-platting of portions of the previously recorded Elk Run Bioscience Park First.

**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 following conditions apply;

1. This Final Plat shall be subject to the plat opinion issued by the City Attorney (dated March 18, 2026). 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 existing stormwater basin in Outlot A of the Elk Run Bioscience Park First subdivision. The entity or entities responsible for the maintenance of the stormwater basin 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. The final construction plans shall be submitted prior to the development of the lots.

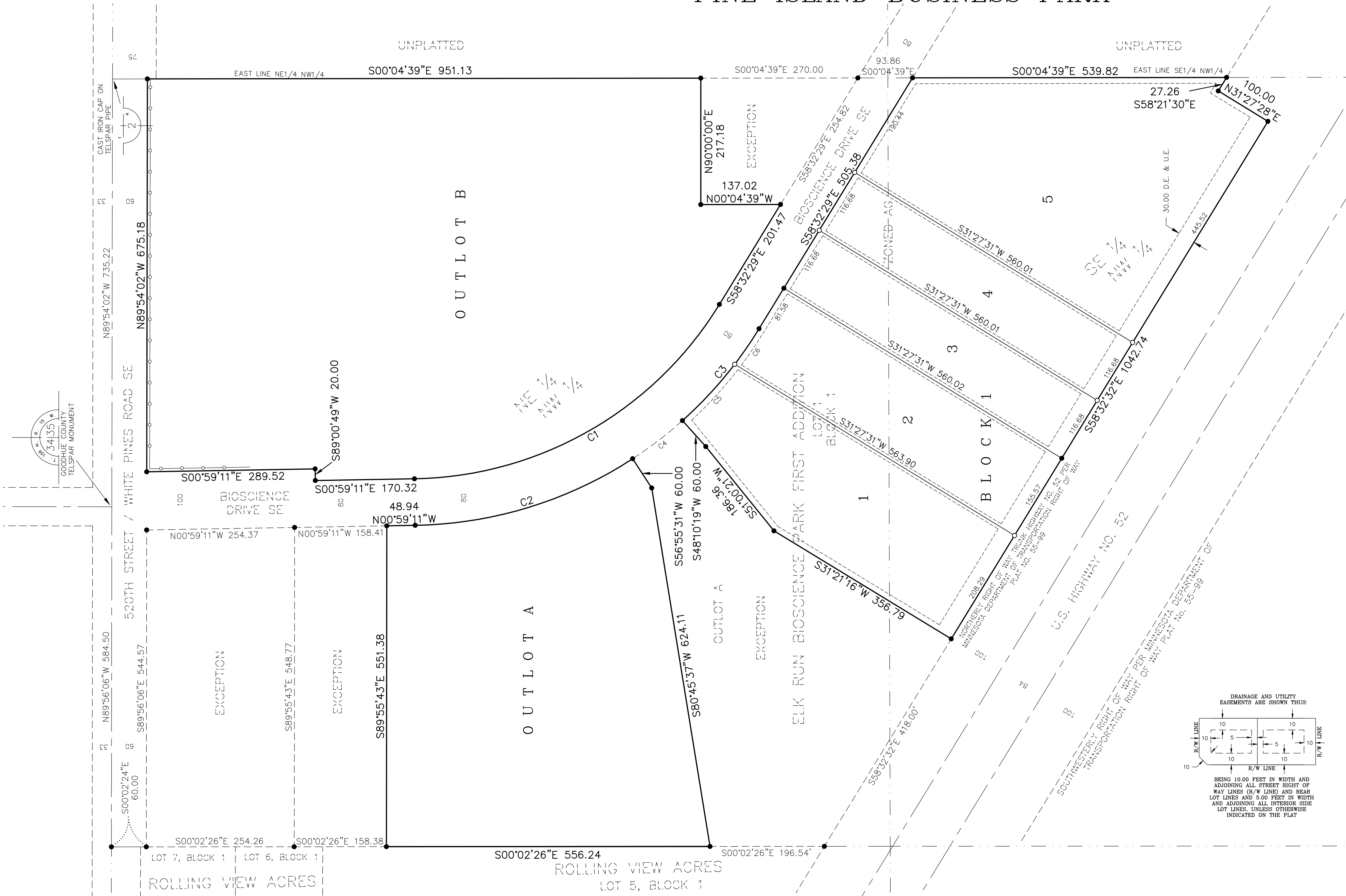
5. Per Section 12.21 Subd. 1, C, (3) a geotechnical report shall be submitted for City staff review.
6. Per Section 12.21 Subd. 2, provide construction cost estimates for all required improvements. Since no improvement are being proposed at this time, a construction cost estimate is not required with this submittal.
7. 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... (Required park dedication to be calculated per the ordinance for commercial development; City may accept cash in lieu). City staff should review this request with the Planning & Zoning Commission and Council.
8. The Final Plat shall be revised to incorporate any revisions required by the Olmsted County surveyor and/or recorder.

**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

# PINE ISLAND BUSINESS PARK



## INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Pierce Properties Two LLC, a Delaware limited liability company, owner of the following described property in the City of Pine Island, State of Minnesota, to wit:

The Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter all in Section 2, Township 108 North, Range 15 West, Olmsted County, lying northerly of the northerly right of way of U.S. Trunk Highway No. 52, EXCEPT all of the plat of ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof on file at the office of the Olmsted County Recorder.

ALSO EXCEPT

That part of the Fractional Northeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota described as follows: Commencing at the northwest corner of OUTLOT A, ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder; thence North 00°48'05" West, along the west line of said Fractional Northeast Quarter of the Northwest Quarter 714.62 feet to the point of beginning; thence continuing North 00°48'05" West, along said west line, 239.01 feet to the south line of 520th Street per MNDOT R/W Map 55-93979; thence North 89°18'39" East, along said south line, 544.82 feet to the west line of Bioscience Drive SE per said plat of ELK RUN BIOSCIENCE PARK FIRST; thence South 01°44'50" East, along said west line, 239.05 feet; thence South 89°18'39" West 548.77 feet to the point of beginning, containing 3.00 acres.

ALSO EXCEPT

That part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows: Commencing at the northwest corner of OUTLOT A, ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder; thence North 00°48'05" West, along the west line of said Northeast Quarter of the Northwest Quarter 556.24 feet to the point of beginning; thence continuing North 00°48'05" West, along said west line, 158.38 feet; thence North 89°18'39" East 548.77 feet to the west line of Bioscience Drive SE per said plat of ELK RUN BIOSCIENCE PARK FIRST; thence South 01°44'50" East, along said west line, 158.41 feet; thence South 89°18'39" West 551.38 feet to the point of beginning, containing 2.00 acres.

ALSO EXCEPT

That part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows: Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 00°04'39" East, along the east line of said Northeast Quarter of the Northwest Quarter, 1011.13 feet to the place of beginning; thence continuing South 00°04'39" East, along said east line, 270.00 feet to the north right of way line of Bioscience Drive SE, per the plat of ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder; thence North 58°32'29" West, along said north right of way line, 254.82 feet; thence North 00°04'39" West 137.01 feet; thence North 90°00'00" East 217.19 feet to the place of beginning, containing 1.01 acres.

ALSO

Lot 1, Block 1, ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota.

Containing 33.38 acres, more or less.

Has caused the same to be surveyed and platted as PINE ISLAND BUSINESS PARK 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 Pierce Properties Two LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: Pierce Properties Two LLC

John Pierce, Chief Manager  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by John Pierce, Chief Manager of Pierce Properties Two LLC, a Delaware limited liability company.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ County,

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\_\_.

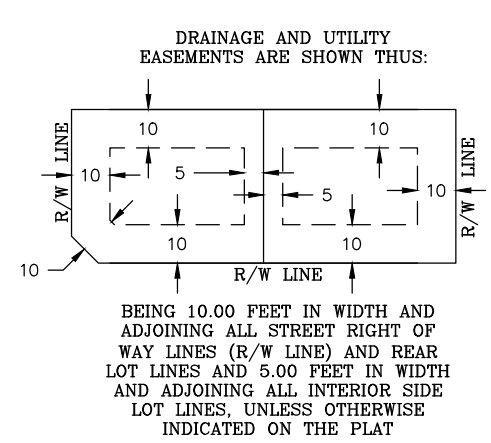
Geoffrey G Griffin, Land Surveyor  
Minnesota Registration No. 21940

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded in the Olmsted County records.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ County, Minnesota

Printed Name \_\_\_\_\_

My commission expires: \_\_\_\_\_



### GRAPHIC SCALE

(IN FEET)

### LEGEND

- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- FOUND MONUMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EASEMENT LINE
- SECTION LINE
- ADJACENT PLAT LINE

### VICINITY MAP

SEC. 2, T. 108 N., R. 15 W.

"NOT TO SCALE"

BEARINGS  
ALL BEARINGS ARE BASED ON THE NORTH LINE NE1/4 NW1/4, SECTION 2, T. 108 N., R. 15 W, WHICH IS ASSUMED TO BEAR N89°54'02"W/S89°54'02"E.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	629.84	627.00	57°33'18"	S29°45'50"E	603.69
C2	395.95	707.00	32°05'18"	S17°01'48"E	390.80
C3	206.23	707.00	16°42'48"	S50°27'21"E	205.50
C4	108.01	707.00	8°45'12"	S37°34'14"E	107.91
C5	132.10	707.00	10°42'21"	S47°10'54"E	131.91
C6	74.13	707.00	6°00'26"	S55°32'17"E	74.09

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\_\_.

Olmsted County Surveyor

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

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 \_\_\_\_\_

ENGINEERING SURVEYING PLANNING  
14070 Hwy 52 S.E.  
Chatfield, MN 55923  
Ph: 507-867-1666  
Fax: 507-867-1666  
www.gsgto



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

**PRELIMINARY PLAT APPLICATION**

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

<b>CHECKLIST OF MATERIALS REQUIRED FOR PRELIMINARY PLAT APPROVAL</b>	
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 Bradley		2. Last Name Vrieze	
3. Primary Telephone Number <b>507-273-5435</b>		4. Type of Phone: <input checked="" type="checkbox"/> Cell <input type="checkbox"/> Business <input type="checkbox"/> Home <input type="checkbox"/> Other	5. Email Address <b>bradv@ggg.to</b>
6. Site Address TBD		7. Current Zoning District C-2 Highway Commercial	
8. Parcel ID 850221084632, 850221085897, 850221079297 & 850224079301		9. Mailing Address (if different than above) <b>14070 HWY 52 SE, Chatfield, MN 55923</b>	
10. Please send official notices relating to this application to:  <input type="checkbox"/> Mailing Address <input checked="" type="checkbox"/> Email		11. Role of person completing application: <input type="checkbox"/> Owner <input type="checkbox"/> Officer <input type="checkbox"/> Partner <input checked="" type="checkbox"/> Manager <input type="checkbox"/> Agent for the Owner <input checked="" type="checkbox"/> Other <u>Engineer &amp; Surveyor</u>	

**STEP 2. SUBDIVISION INFORMATION**

1. Name of Subdivision: <b>Pine Island Business Park</b>
2. Name of Developer: <b>Pierce Properties Two LLC</b>
3. Existing use of property: <b>Ag and Future Development</b>
4. No. of Proposed lots: <b>15</b>
5. No. of phases for completed subdivision: <b>3</b>
6. Proposed Zoning District(s): <b>C-2 Highway Commercial</b>



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

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

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

**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) Bradley Vrieze - G-Cubed, 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 Bradley Vrieze Digitally signed by Bradley Vrieze  
 DN: cn=Bradley Vrieze, o=G-Cubed ou=G-Cubed, email=bradv@ggg.com, c=US  
 Date: 2026.02.13 07:57:08 -0600'

Date 2/13/2026



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

<b>FOR CITY STAFF USE ONLY</b>	
1. Is the application filled out in it's entirety? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (What is needed to complete the application?)	
2. Received by: S.Scheevel	3. Date Received: 2/23/26
4. Deadline: 4/24/26	5. \$3,000 Fee Paid: Y - 2/23/26
5. Dates of Publication: 4/1/2026	6. Paper of Publication: Zumbrota News Record
7. Notices mailed on: 4/1/2026	8. Mailed by: S.Scheevel
9. Property Taxes, assessments, interest, city utilities are current: Yes	
10. Date of Planning Commission Meeting: 4/14/26	
11. Approved or Denied: (reason for denial):	
12. Date of Council meeting: 4/21/26	
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):	

**CITY OF PINE ISLAND  
NOTICE OF PUBLIC HEARING  
Planning & Zoning Commission – Tuesday April 14<sup>th</sup>, 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 Preliminary and Final Plat Application for the proposed Pine Island Business Park as depicted and described below.



**LEGAL DESCRIPTION:**

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 2, TOWNSHIP 108 NORTH, RANGE 15 WEST, OLMSTED COUNTY, LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY OF U.S. TRUNK HIGHWAY NO. 52, EXCEPT ALL OF THE PLAT OF ELK RUN BIOSCIENCE PARK FIRST, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AT THE OFFICE OF THE OLMSTED COUNTY RECORDER.

ALSO EXCEPT

THAT PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 108 NORTH, RANGE 15 WEST, OLMSTED COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT A, ELK RUN BIOSCIENCE PARK FIRST, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AT THE OFFICE OF THE OLMSTED COUNTY RECORDER; THENCE NORTH 00°48'05" WEST, ALONG THE WEST LINE OF SAID FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER 714.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°48'05" WEST, ALONG SAID WEST LINE, 239.01 FEET TO THE SOUTH LINE OF 520TH STREET PER MNDOT R/W MAP 55-93979; THENCE NORTH 89°18'39" EAST, ALONG SAID SOUTH LINE, 544.82 FEET TO THE WEST LINE OF BIOSCIENCE DRIVE SE PER SAID PLAT OF ELK RUN BIOSCIENCE PARK FIRST; THENCE SOUTH 01°44'50" EAST, ALONG SAID WEST LINE, 239.05 FEET; THENCE SOUTH 89°18'39" WEST 548.77 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES.

ALSO EXCEPT

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 108 NORTH, RANGE 15 WEST, OLMSTED COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT A, ELK RUN BIOSCIENCE PARK FIRST, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AT THE OFFICE OF THE OLMSTED COUNTY RECORDER; THENCE NORTH 00°48'05" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 556.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°48'05" WEST, ALONG SAID WEST LINE, 158.38 FEET; THENCE NORTH 89°18'39" EAST 548.77 FEET TO THE WEST LINE OF BIOSCIENCE DRIVE SE PER SAID PLAT OF ELK RUN BIOSCIENCE PARK FIRST; THENCE SOUTH 01°44'50" EAST, ALONG SAID WEST LINE, 158.41 FEET; THENCE SOUTH 89°18'39" WEST 551.38 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES.

ALSO EXCEPT

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 108 NORTH, RANGE 15 WEST, OLMSTED COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 00°04'39" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1011.13 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00°04'39" EAST, ALONG SAID EAST LINE, 270.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BIOSCIENCE DRIVE SE, PER THE PLAT OF ELK RUN BIOSCIENCE PARK FIRST, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AT THE OFFICE OF

THE OLMSTED COUNTY RECORDER; THENCE NORTH 58°32'29" WEST,  
ALONG SAID NORTH RIGHT-OF-WAY LINE, 254.82 FEET; THENCE NORTH  
00°04'39" WEST 137.01 FEET; THENCE NORTH 90°00'00" EAST 217.19 FEET TO  
THE PLACE OF BEGINNING, CONTAINING 1.01 ACRES.

ALSO

LOT 1, BLOCK 1, ELK RUN BIOSCIENCE PARK FIRST, ACCORDING TO THE  
RECORDED PLAT THEREOF ON FILE AT THE OFFICE OF THE COUNTY RECORDER,  
OLMSTED COUNTY, MINNESOTA.

CONTAINING 33.38 ACRES, MORE OR LESS.

Properties within 350'

Primary Taxpayer	Secondary Taxpayer	Address	Address
RICHARD D O'BRIEN RLT		PO BOX 146	PINE ISLAND MN 55963-0146
SHEILA M O'BRIEN RLT		PO BOX 146	PINE ISLAND MN 55963-0146
JAMES W MILLER TRUST	LYNETTE G MILLER TRUST	873 WHITE PINES RD SE	PINE ISLAND MN 55963
JAMES W MILLER TRUST	LYNETTE G MILLER TRUST	873 WHITE PINES RD SE	PINE ISLAND MN 55963
STATE OF MINNESOTA	DEPARTMENT OF TRANSPORTATION	PO BOX 6177	ROCHESTER MN 55903 6177
CITY OF PINE ISLAND		PO BOX 280	PINE ISLAND MN 55963
STATE OF MINNESOTA		395 JOHN IRELAND BLVD STOP 632	SAINT PAUL MN 55155
TOWER ELK FARM III LLC		250 MAIN ST W STE 101	WOODLAND CA 95695
PRAIRIE ISLAND INDIAN COMMUNITY		5636 STURGEON LAKE RD	WELCH MN 55089
SIEGERSMA,WESLEY J	SCOTT,BARBARA A	5550 CANARY RD NW	ROYALTON MN 56373
BRUENING ROCK PRODUCTS INC	DECORAH PROPERTIES INC	900 MONTGOMERY ST PO BOX 127	DECORAH IA 52101
PINE ISLAND BAPTIST CHURCH		857 ROLLING VEIW LN SE	PINE ISLAND MN 55963
ANDRIST TRUSTEE,JASON D	ANDRIST TRUSTEE,ANGELA M	837 ROLLING VIEW LN SE	PINE ISLAND MN 55963
STOCK,ELMER H	STOCK,JUDY C	55735 310 AVE	ELGIN MN 55932
PIERCE PROPERTIES TWO LLC		1761 PARADISE MEADOWS LN	TEMPLETON CA 93465
B G M HOLDINGS LLC		4326 SAVANNAH DR NW	ROCHESTER MN 55901
BRELAND PROPERTIES LLC		1307 VALLEYHIGH DR NW	ROCHESTER MN 55901
JLLEITZ LLC	WTTC LAND MANAGEMENT CO LLC	920 10 AVE N	ONALASKA WI 54650
HOEHNE TRUST,DONNA		878 WHITE PINES RD SE	PINE ISLAND MN 55963
MIDDLE RIVER INVESTMENTS LLC		51771 COUNTY BLVD 306	PINE ISLAND MN 55963



## MEMORANDUM

---

DATE: April 14<sup>th</sup>, 2026

AGENDA ITEM: VI & VII

SUBJECT: Preliminary & Final Plat – Crescent Subdivision

ORIGINATING DEPT: Administration

PREPARED BY: Steven Scheevel, Deputy City Administrator

REQUEST FOR ACTION: Issue Recommendation on Preliminary & Final Plats

---

Mayor & Council Members,

The city received an application for Preliminary and Final plat from G-Cubed on March 27<sup>th</sup>, 2026. This application proposes the platting of Crescent Subdivision on approximately 4 acres, creating 3 residential lots. The property is currently zoned Suburban Residential (R-1) and the applicant intends to retain that same zoning district.

Per Pine Island City code section 12.20 subd. 5 (A) “The City may agree to review the preliminary and final plats simultaneously.” A plat for this area had been reviewed and approved by the city in 2022 however it was never recorded with the county. Per city code section 12.20 subd. 5 (E) a final plat has to be recorded within 100 days of council approval, or it is considered void. Since this area has been reviewed and approved for a similar plat previously it would be more efficient to review the preliminary and final plat simultaneously.

Per Pine Island City code section 12.20 subd. 4 (C) the planning commission shall hold a public hearing and recommend such action or conditions relating to plat applications. In accordance with that same section of city code notice of this public hearing has been published in the official newspaper at least ten (10) days prior to the hearing. Written notification of the hearing has also been mailed at least ten (10) days prior to all owners of land within three hundred and fifty feet (350') of the boundary of the property in question.

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. Attached to this staff report are engineering comments produced by WiDSETH that include conditions for approval for both the preliminary and final plats. Those conditions should be considered in the recommendation regarding the proposed Crescent Subdivision.

Respectfully Submitted,

Steven Scheevel  
Deputy City Administrator

April 10, 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: Crescent Subdivision - Preliminary Plat Review Comments**

Dear Elizabeth,

The following comments are pursuant to our review of the preliminary plat for the proposed Crescent Subdivision, dated March 27, 2026. The proposed subdivision consists of three (3) single-family residential lots in Block 1 and is located in the southwest quadrant of 8th Street SW and 3rd Avenue SW (south of 8th Street SW). The property is currently zoned R-1 (Suburban Residential District) and consists of woodland. The total area of the parcel to be platted is approximately 5.65 acres (including right-of-way) or 4.68 acres (excluding right-of-way), as described in the Certificate of Survey and legal description.

**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.

### **Proposed Preliminary Plat Conditions of Approval:**

The approved preliminary 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 preliminary plat information, the following conditions apply;

1. Submit any updates to the Certificate of Survey pursuant to 12.21 Subd. 1 B, of the Pine Island Subdivision Ordinance, showing the following: Label the area in square feet and acres of the outside boundary of the parcel of land to be platted. Easements of record should be shown and verify the location of existing easements and utilities.
2. Per Section 12.21 Subd. 1, C, (3): A geotechnical report shall be submitted for staff review. A geotechnical report has been provided.
3. Per Section 12.21 Subd. 2.: Construction cost estimates must be provided for all required basic improvements. The sanitary sewer and water main have been extended along 8<sup>th</sup> Street SW to serve the three lots. No additional cost estimates are required.
4. Per Section 12.21 Subd. 3, Engineering Standards for Final Grading, Development and Erosion Control, the applicant shall provide information as outlined for a final grading, development and erosion control plan. Construction plans for the utility extensions have been submitted. Individual grading plans for the lots will be required as development is proposed.

5. Address City review comments provided on the preliminary grading, utility and stormwater management plan.
6. 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.
7. 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. Two percent of the buildable land being subdivided should be dedicated. 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. City staff should review any payment-in-lieu request with the Planning & Zoning Commission and Council.

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

**Review Comments on Preliminary Plans:**

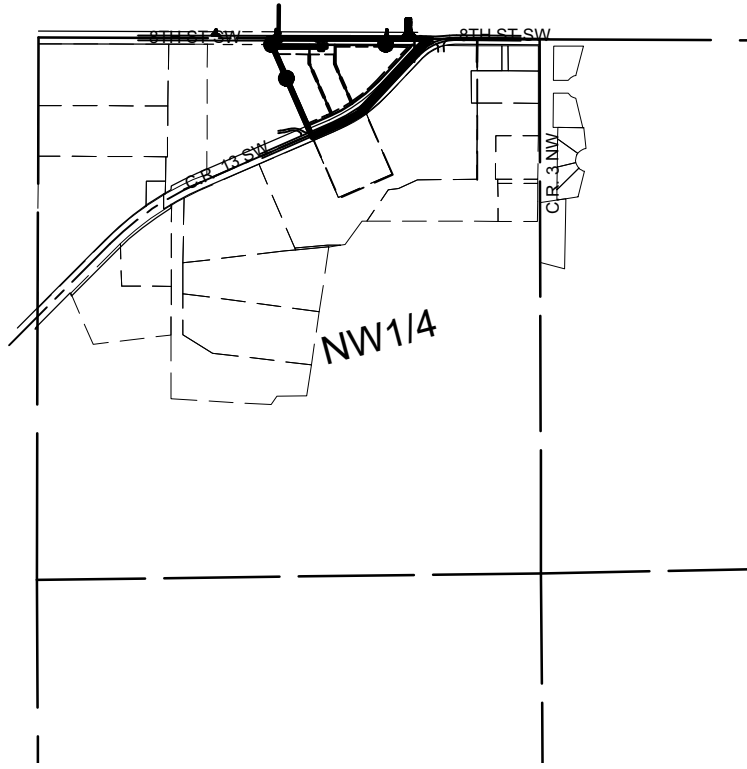
1. A Drainage Plan is required, with a narrative, including the configuration of drainage areas and calculations. Individual grading plans for the lots will be required as development is proposed.
2. Details for each measure to be incorporated into the Storm Water Pollution Prevention Plan (SWPPP) shall be included.
3. The Utility Plan requirements include the following: Location and size of existing sewers, water mains, culverts or other underground facilities within the tract and to one hundred and fifty feet (150') beyond the property. Such data as grades, invert elevations, and locations of catch basins, manholes and hydrants shall also be shown. Construction plans for the utility extensions have been submitted.
4. Individual lot development will require separate site-specific grading, utility, and drainage plans with stormwater reports to verify compliance with NPDES and City criteria.

Sincerely,

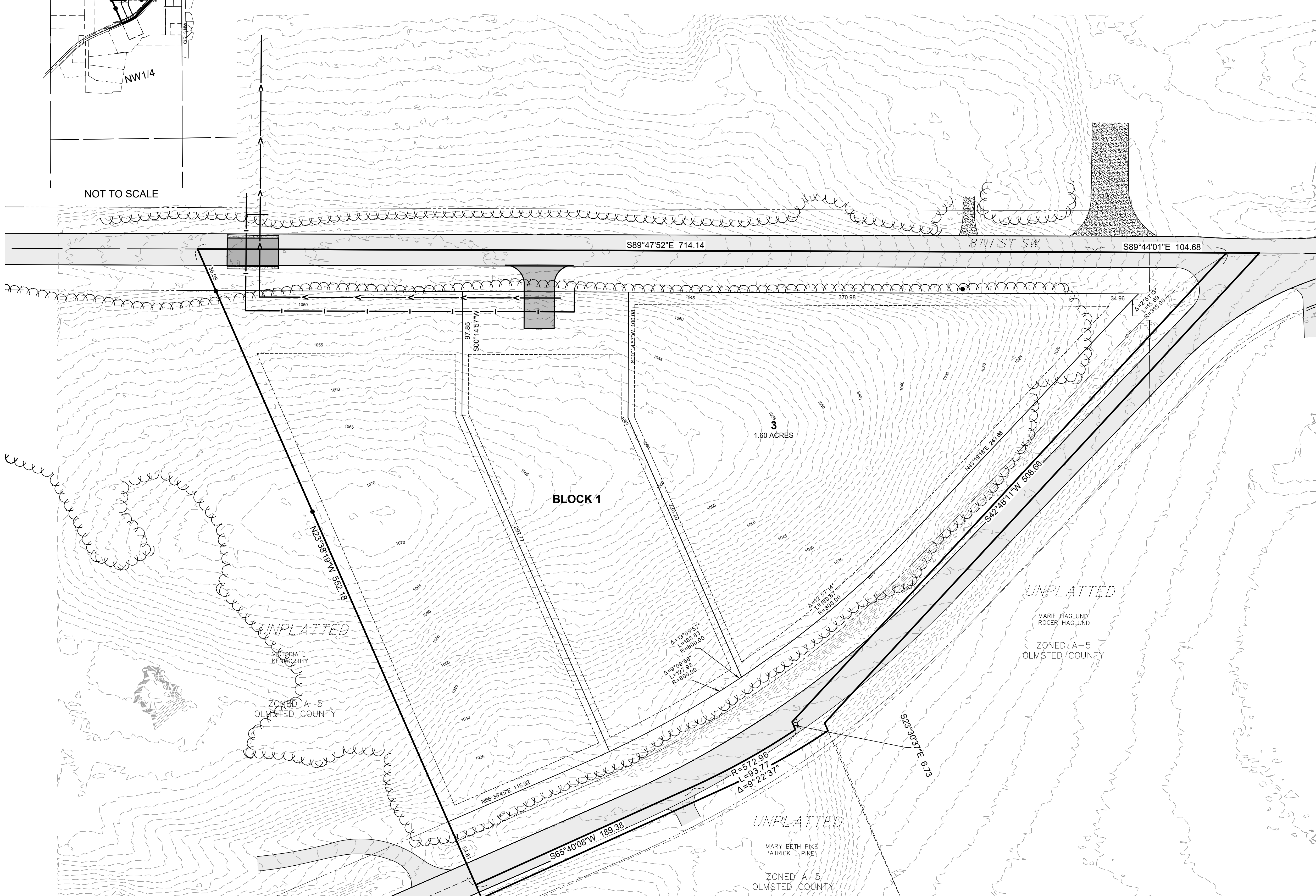
Craig Britton, PE

VICINITY MAP  
SEC. 35, T. 108 N. R. 15 W.

# PRELIMINARY PLAT FOR CRESCENT SUBDIVISION



NOT TO SCALE



### EXISTING FEATURES LEGEND

	DENOTES PROPERTY BOUNDARY
	DENOTES EXISTING LOT LINE
	DENOTES EXISTING EDGE OF WOODS
	DENOTES EXISTING GRAVEL SURFACE
	DENOTES EXISTING BITUMINOUS SURFACE

### PROPOSED FEATURES LEGEND

	DENOTES PROPOSED LOT LINE
	DENOTES PROPOSED EASEMENT
	DENOTES EXISTING BITUMINOUS SURFACE

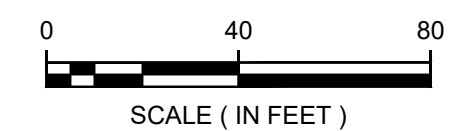
PROPOSER: CRESCENT BUILDERS INC.  
CONTACT: CHERYL AND RICK RENNER  
PH: (507) 281-7999  
EMAIL: RNCRENNER@BEVCOMM.NET

CIVIL ENGINEER: WIDSETH SMITH NOLTING  
3777 40TH AVE NW, SUITE 200  
ROCHESTER, MN 55901  
CONTACT: CRAIG BRITTON  
PH: (507) 292-8743  
EMAIL: CRAIG.BRITTON@WIDSETH.COM

SURVEYOR: WIDSETH SMITH NOLTING  
3777 40TH AVE NW, SUITE 200  
ROCHESTER, MN 55901  
CONTACT: PETER OETLIKER  
PH: (507) 292-8743  
EMAIL: PETER.OETLIKER@WIDSETH.COM

### LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 5, Township 108, Range 15, Olmsted County, Minnesota, described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 89°59'51" West, along the North line of said Northwest Quarter, 591.55 feet to the point of beginning; thence South 89°59'51" West, (for purposes of this description bearings are assumed and based on the North line of said Northwest Quarter being South 89°59'51" West), 844.65 feet; thence South 23°52'22" East, 562.90 feet to the centerline of County Road 13 according to the Highway Easement recorded in Book 154, Page 474, November 23, 1934; thence North 65°27'51" East, along said centerline, 212.72 feet; thence northeasterly, along said centerline on a curve concave northwesterly, (curve data: delta angle = 09°22'37", radius = 572.96 feet, chord bearing and distance = North 60°46'23" East, 93.66 feet), and arc distance of 93.77 feet; thence North 23°42'54" West, 6.73 feet; thence North 42°35'19" East, 508.74 feet to the point of beginning; subject to rights of way for said County Road 13 over the southeasterly side and Township Road over the northerly 33.00 feet thereof, containing 5.65 acres, more or less, including said right of way, and 4.68 acres, more or less, excluding said right of way.



© 2026 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	03/27/2026	DATE:		AMENDMENTS:		BY:		PREPARED FOR: DERBY BUILDERS
SCALE:	SHOWN							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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY:	RSH							
CHECKED BY:	CNB							
FILE NUMBER:	2022-10681							CRAIG N. BRITTON DATE: 05/04/22 LIC. NO. 44228



April 10, 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: Crescent Subdivision – Final Plat Review Comments**

Dear Elizabeth,

The following comments are pursuant to our review of the final plat for the proposed Crescent Subdivision, dated March 7, 2026. The proposed subdivision consists of three (3) single family residential lots in Block 1 and is located south of 8th Street SW. The property is zoned R-1 and totals approximately 5.65 acres (including right-of-way) or 4.68 acres (excluding right-of-way).

**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 following conditions apply;

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. 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.
3. Individual lot development will require separate site-specific grading, utility, and drainage plans with stormwater reports to verify compliance with NPDES and City criteria.
4. Per Section 12.21 Subd. 1, C, (3) a geotechnical report shall be submitted for City staff review. A geotechnical report has been provided.
5. Provide an updated preliminary plat incorporating revisions as required by the City.
6. Per Section 12.21 Subd. 2, provide construction cost estimates for all required improvements. The sanitary sewer and water main have been extended along 8<sup>th</sup> Street SW to serve the three lots. No additional cost estimates are required.

7. 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.
8. 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. 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. City staff should review this request with the Planning & Zoning Commission and Council.
9. The Final Plat shall be revised to incorporate any revisions required by the Olmsted County surveyor and/or recorder.

**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

# CRESCENT SUBDIVISION

## INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Richard L. Renner & Cheryl J. Renner, husband and wife, owners of the following described property:

That part of the Northwest Quarter of Section 5, Township 108, Range 15, Olmsted County, Minnesota, described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 89°59'51" West, along the North line of said Northwest Quarter, 591.55 feet to the point of beginning; thence South 89°59'51" West, (for purposes of this description bearings are assumed and based on the North line of said Northwest Quarter being South 89°59'51" West), 844.65 feet; thence South 23°52'22" East, 562.90 feet to the centerline of County Road 13 according to the Highway Easement recorded in Book 154, Page 474, November 23, 1934; thence North 65°27'51" East, along said centerline, 212.72 feet; thence northeasterly, along said centerline on a curve concave northwesterly, (curve data: delta angle = 09°22'37", radius = 572.96 feet, chord bearing and distance = North 60°46'23" East, 93.66 feet), and arc distance of 93.77 feet; thence North 23°42'54" West, 6.73 feet; thence North 42°35'19" East, 508.74 feet to the point of beginning; subject to rights of way for said County Road 13 over the southeasterly side and Township Road over the northerly 33.00 feet thereof, containing 5.65 acres, more or less, including said right of way, and 4.68 acres, more or less, excluding said right of way.

Have caused the same to be surveyed and platted as CRESCENT SUBDIVISION and do hereby dedicate to the public for public use the public ways and drainage and the utility easements as created by this plat.

IN WITNESS WHEREOF, said Richard L. Renner and Cheryl J. Renner, husband and wife, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Richard L. Renner

Cheryl J. Renner

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Richard L. Renner and Cheryl J. Renner.

Printed Notary Name

Notary Public  
Olmsted County, Minnesota  
My Commission Expires: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 easements are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Peter G. Oetliker, Land Surveyor  
Minnesota License No. 41887

STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Peter G. Oetliker.

Printed Notary Name

Notary Public  
Olmsted County, Minnesota  
My Commission Expires: \_\_\_\_\_

## 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\_\_\_\_.

Olmsted County Surveyor

## 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 Olmsted County Records.

Olmsted County Director of Property  
Records and Licensing

By \_\_\_\_\_ Deputy

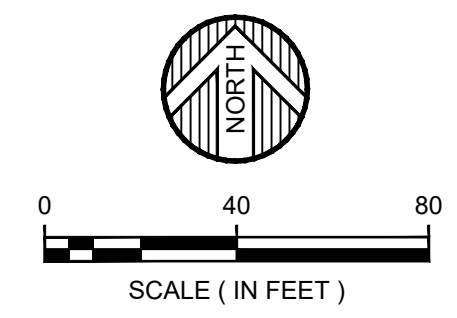
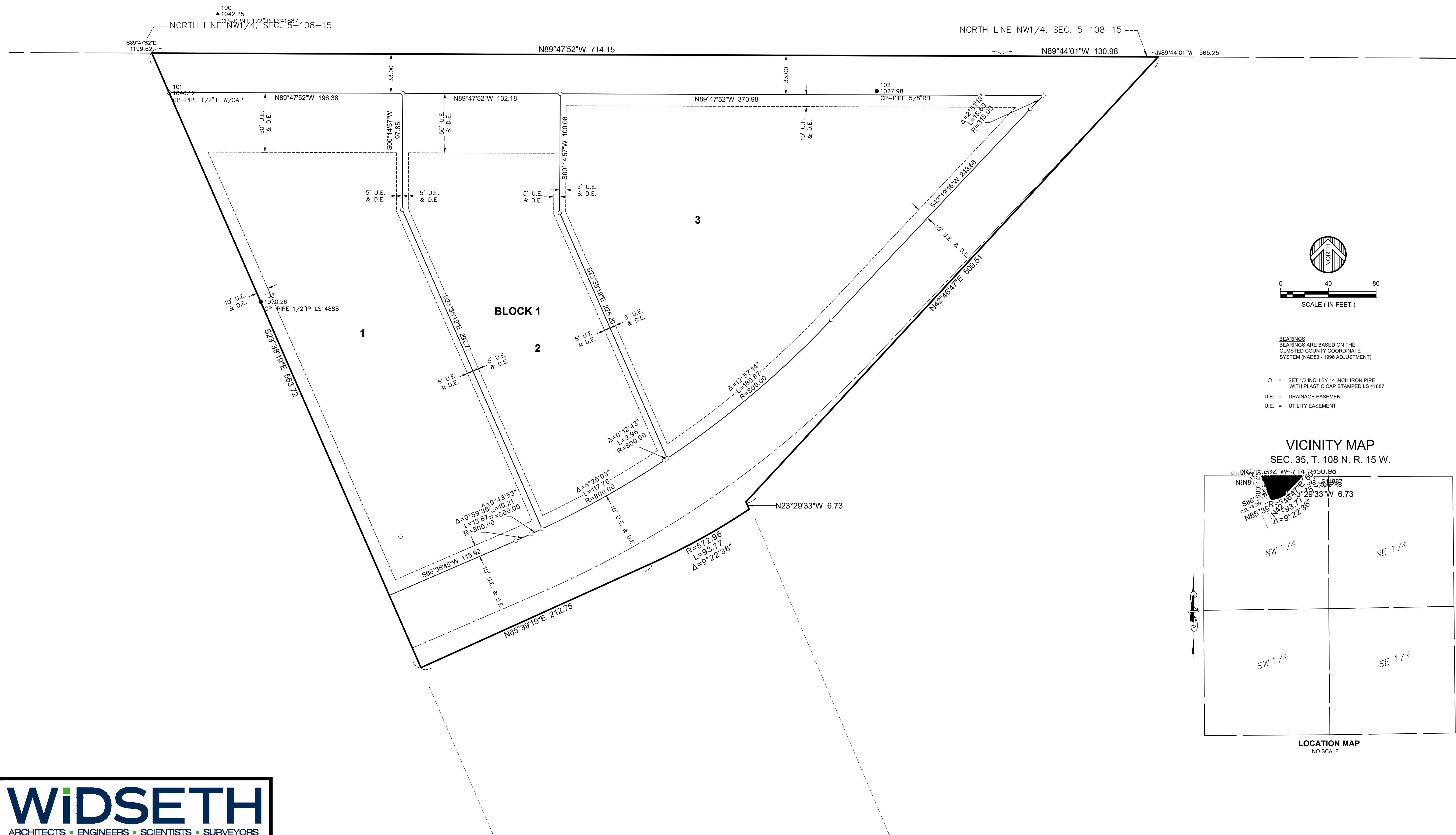
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF PINE ISLAND

We, David Friese, Mayor, and Elizabeth Howard, City Administrator in and for the City of Pine Island, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the accompanying plat was duly approved by the Common Council of the City of Pine Island. In testimony whereof, we have hereunto signed our names this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

David Friese, Mayor

Elizabeth Howard, City Administrator

# CRESCENT SUBDIVISION



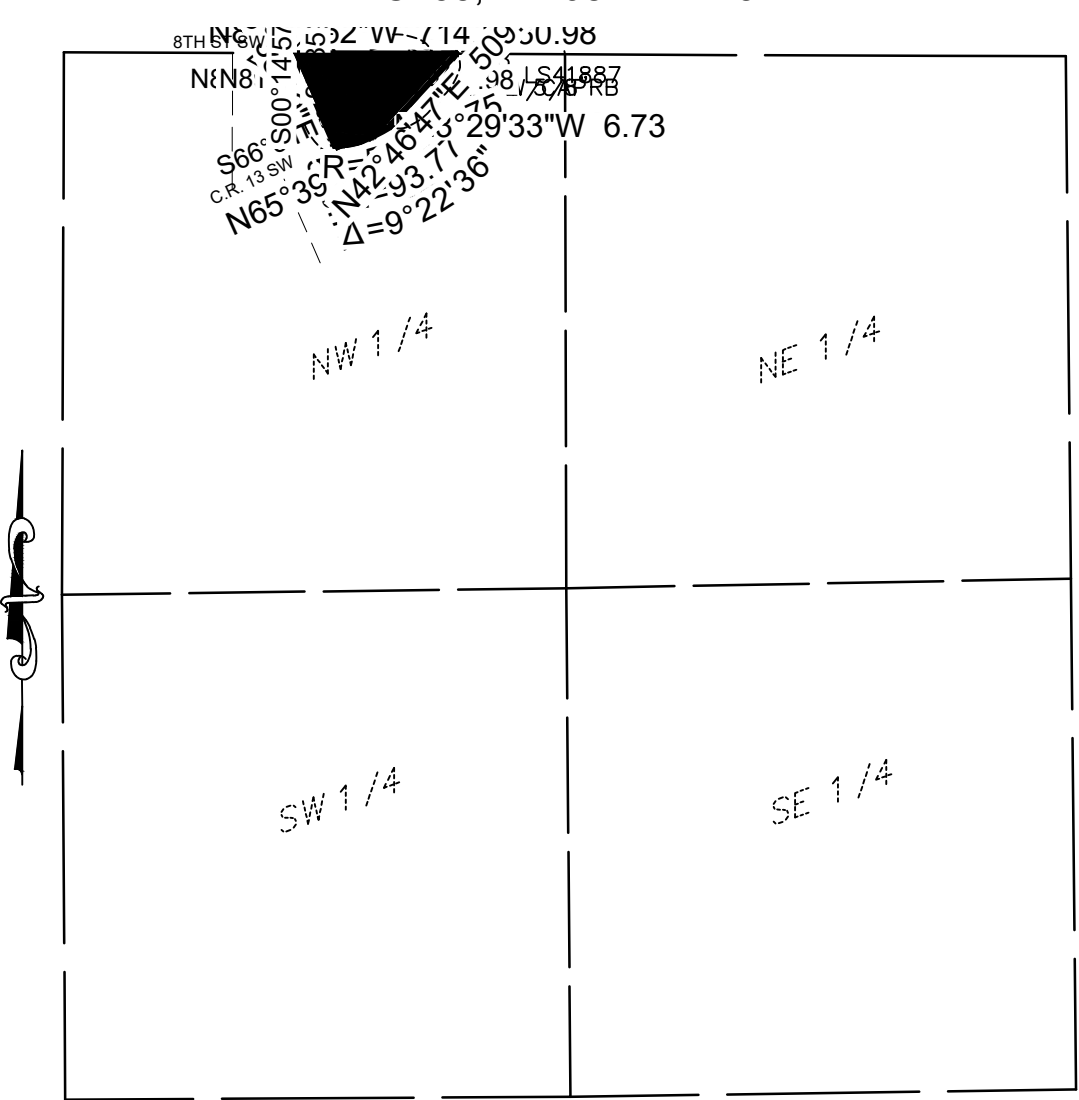
BEARINGS  
BEARINGS ARE BASED ON THE  
OLMSTED COUNTY COORDINATE  
SYSTEM (NAD83 - 1996 ADJUSTMENT)

○ = SET 1/2 INCH BY 14 INCH IRON PIPE  
WITH PLASTIC CAP STAMPED LS 41887

D.E. = DRAINAGE EASEMENT

U.E. = UTILITY EASEMENT

VICINITY MAP  
SEC. 35, T. 108 N. R. 15 W.



LOCATION MAP  
NO SCALE



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

**PRELIMIARY PLAT APPLICATION**

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

888

<b>CHECKLIST OF MATERIALS REQUIRED FOR PRELIMINARY PLAT APPROVAL</b>	
x	1. Application Completed
x	2. \$3,000 Application fee
x	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 Richard (Rick)		2. Last Name Renner	
3. Primary Telephone Number <b>507-281-7999</b>	4. Type of Phone: <input checked="" type="checkbox"/> Cell <input type="checkbox"/> Business <input type="checkbox"/> Home <input type="checkbox"/> Other	5. Email Address <b>rick@crescentmn.com</b>	
6. Site Address NA (SW Quadrant of 8th St SW and 3rd Ave SW)		7. Current Zoning District R-1 (Suburban Residential District)	
8. Parcel ID <b>85.05.21.055205</b>		9. Mailing Address (if different than above) <b>313 Arbor Ct NW, Pine Island, MN 55963</b>	
10. Please send official notices relating to this application to:  <input type="checkbox"/> Mailing Address <input checked="" type="checkbox"/> Email		11. Role of person completing application: <input checked="" 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: Crescent Subdivision
2. Name of Developer: Richard L Renner and Cheryl J Renner
3. Existing use of property: Woodland
4. No. of Proposed lots: 3
5. No. of phases for completed subdivision: 1
6. Proposed Zoning District(s): R-1 (Suburban Residential District)



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

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

- Proof of Ownership
- Certificate of Survey
- Preliminary Plat
- Supplementary Information
- Preliminary Grading Plan
- 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) Richard (Rick) Renner, 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 3/27/2026



**CITY OF PINE ISLAND**  
 250 South Main Street – PO Box 280  
 Pine Island, MN 55963  
[www.pineislandmn.com](http://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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No (What is needed to complete the application?)	
2. Received by: <i>S. Scheevel</i>	3. Date Received: <i>3/27/2026</i>
4. Deadline: <i>7/25/2026</i>	5. \$3,000 Fee Paid: <i>3/27/2026</i>
5. Dates of Publication: <i>4/1/2026</i>	6. Paper of Publication: <i>Zumbrota News Record</i>
7. Notices mailed on: <i>3/27/2026</i>	8. Mailed by: <i>S. Scheevel</i>
9. Property Taxes, assessments, interest, city utilities are current: <i>Yes</i>	
10. Date of Planning Commission Meeting: <i>4/14/2026</i>	
11. Approved or Denied: (reason for denial):	
12. Date of Council meeting: <i>4/21/2026</i>	
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):	

**CITY OF PINE ISLAND**  
**NOTICE OF PUBLIC HEARING**  
**Planning & Zoning Commission – Tuesday April 14<sup>th</sup>, 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 Preliminary and Final Plat Application for the proposed Crescent Subdivision as depicted and described below.



**LEGAL DESCRIPTION:**

That part of the Northwest Quarter of Section 5, Township 108, Range 15, Olmsted County, Minnesota, described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South  $89^{\circ}59'51''$  West, along the North line of said Northwest Quarter, 591.55 feet to the point of beginning; thence South  $89^{\circ}59'51''$  West, (for purposes of this description bearings are assumed and based on the North line of said Northwest Quarter being South  $89^{\circ}59'51''$  West), 844.65 feet; thence South  $23^{\circ}52'22''$  East, 562.90 feet to the centerline of County Road 13 according to the Highway Easement recorded in Book 154, Page 474, November 23, 1934; thence North  $65^{\circ}27'51''$  East, along said centerline, 212.72 feet; thence northeasterly, along said centerline on a curve concave northwesterly, (curve data: delta angle =  $09^{\circ}22'37''$ , radius = 572.96 feet, chord bearing and distance = North  $60^{\circ}46'23''$  East, 93.66 feet), and arc distance of 93.77 feet; thence North  $23^{\circ}42'54''$  West, 6.73 feet; thence North  $42^{\circ}35'19''$  East, 508.74 feet to the point of beginning; subject to rights of way for said County Road 13 over the southeasterly side and Township Road over the northerly 33.00 feet thereof; containing 5.65 acres, more or less, including said right of way, and 4.68 acres, more or less, excluding said right of way.

Properties within 350'

Primary Taxpayer	Secondary Taxpayer	Address	Address
GREGORY S KROGER	JOYCEANN KROGER	427 7TH ST SW	PINE ISLAND MN 55963
DONNA STROBEL	GERALD NOYES	425 7TH ST SW	PINE ISLAND MN 55963
RONALD J PETERSON-RUCKER	CINDY L LUHMAN	423 7TH ST SW	PINE ISLAND MN 55963
DEE G BANITT LT		421 7TH ST SW	PINE ISLAND MN 55963
GEORGE R VIERKANT TTEE	NONA E VIERKANT TTEE	419 7TH ST SW	PINE ISLAND MN 55963
MICHAEL MCNEILL	PATRICE MCNEILL	417 7TH ST SW	PINE ISLAND MN 55963
CAMERON J HELDER	PAMELA E HELDER	415 7TH ST SW	PINE ISLAND MN 55963
MARTHA J HIMLIE		PO BOX 667	PINE ISLAND MN 55963-0667
UNIMARK PROPERTY DEVELOPMENT		PO BOX 188	PINE ISLAND MN 55963
DWIGHT GRISMER	ELIZABETH GRISMER	428 8TH ST SW	PINE ISLAND MN 55963
CITY OF PINE ISLAND		PO BOX 280	PINE ISLAND MN 55963
STEVE H SEARLES ET AL		200 6TH ST SW	PINE ISLAND MN 55963
LESLIE C SCHLIEP TTEE	SUSAN L SCHLIEP TTEE	201 7TH ST SW	PINE ISLAND MN 55963
DANIEL F BSALES	SHERYL L BSALES	211 7TH ST SW	PINE ISLAND MN 55963
LYUBOV FARRELL		221 7TH ST SW	PINE ISLAND MN 55963
VIRGINIA GRAHAM		231 7TH ST SW	PINE ISLAND MN 55963
MARGARET A BANITT TTEE		241 7TH ST SW	PINE ISLAND MN 55963
GORDON RUPKALVIS	LAURIE RUPKALVIS	1630 8TH ST SE	PINE ISLAND MN 55963
BETTY PETERSON		251 6TH ST SW	PINE ISLAND MN 55963
JOEL L FLEMKE	RONALD L FLEMKE	49058 180TH AVE	PINE ISLAND MN 55963
LYLE HINKEL	EILEEN HINKEL	231 6TH ST SW	PINE ISLAND MN 55963
NORMA J REIS		240 7TH ST SW	PINE ISLAND MN 55963
DEAN O ROMO		250 7TH ST SW	PINE ISLAND MN 55963
TINA L LIEBLER		420 8TH ST SW	PINE ISLAND MN 55963
DEBORAH J HINRICHS		712 3RD AVE SW	PINE ISLAND MN 55963
DEBORAH J HINRICHS		712 3RD AVE SW	PINE ISLAND MN 55963
KNUTSON, TYLER		230 8 ST SW	PINE ISLAND MN 55963
BURKHART, DIANNE		831 COUNTY 31 RD SW	PINE ISLAND MN 55963
CRESCENT BUILDERS INC		313 ARBOR CT NW	PINE ISLAND MN 55963
PIKE, PATRICK L	PIKE, MARY BETH	372 COUNTY 13 RD SW	PINE ISLAND MN 55963
HAGLUND-TURNQUIST, CARLA M	HUBBARD, AMANDA L	290 8 ST SW	PINE ISLAND MN 55963
SMALLBROCK, TRESSA L		460 COUNTY RD 13 SW	PINE ISLAND MN 55963
KENWORTHY, VICTORIA L		407 COUNTY ROAD 13 SW	PINE ISLAND MN 55963
HERMANN, BENJAMIN J	HERMANN, ANN F	859 COUNTY 3 RD SW	PINE ISLAND MN 55963
MEYER, ARNIE J	MEYER JODY J K	522 8 ST SW	PINE ISLAND MN 55963