

MEMO

Date: June 2, 2017

To: Alexandria Town Board

From: Ben Oleson, Hometown Planning
Zoning Administrator, Alexandria Township

Re: Request to make Outlot A of "TQM Addition" a buildable lot for a storage/office building.

The Township has received a request from the owner of Outlot A of "TQM Addition" to build an office/storage building. "TQM Addition" was platted earlier this year and approved as a plat with one lot plus an outlot.

The Township's Subdivision Ordinance requires Board approval before any improvements are allowed to be constructed on an outlot.

Outlot. A portion of land within a subdivision which is intended for future development and to be further subdivided into additional lots, streets, open space, or other common uses in a subdivision. *No construction or placement of structures or other improvements shall take place on outlots unless specifically approved by the Township Board.* Outlots may only be subdivided through the major subdivision procedure. (emphasis added)

The preliminary plat of the "TQM Addition" subdivision was approved in February 2017 with the following condition of approval:

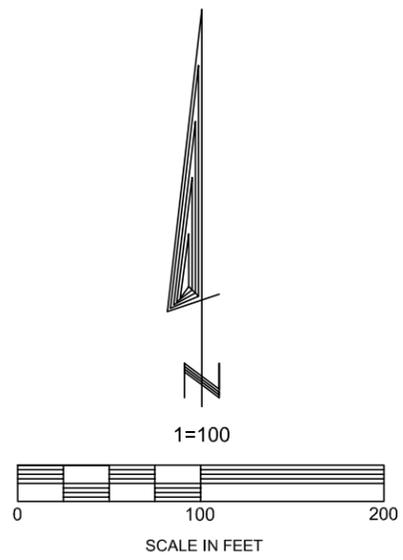
1. No buildings or sewage-generating uses are allowed on Outlot A without the express approval of the Town Board.

The landowner's surveyor has since provided documentation indicating that a sewer stub from ALASD sewer line under Liberty Road already exists. They are proposing to adjust the lot lines between Outlot A and Lot 1 so as to provide additional buildable area to Outlot A, and then build an office/storage building on the "new" Outlot A. See the attached drawing from Nyberg Surveying indicating the location.

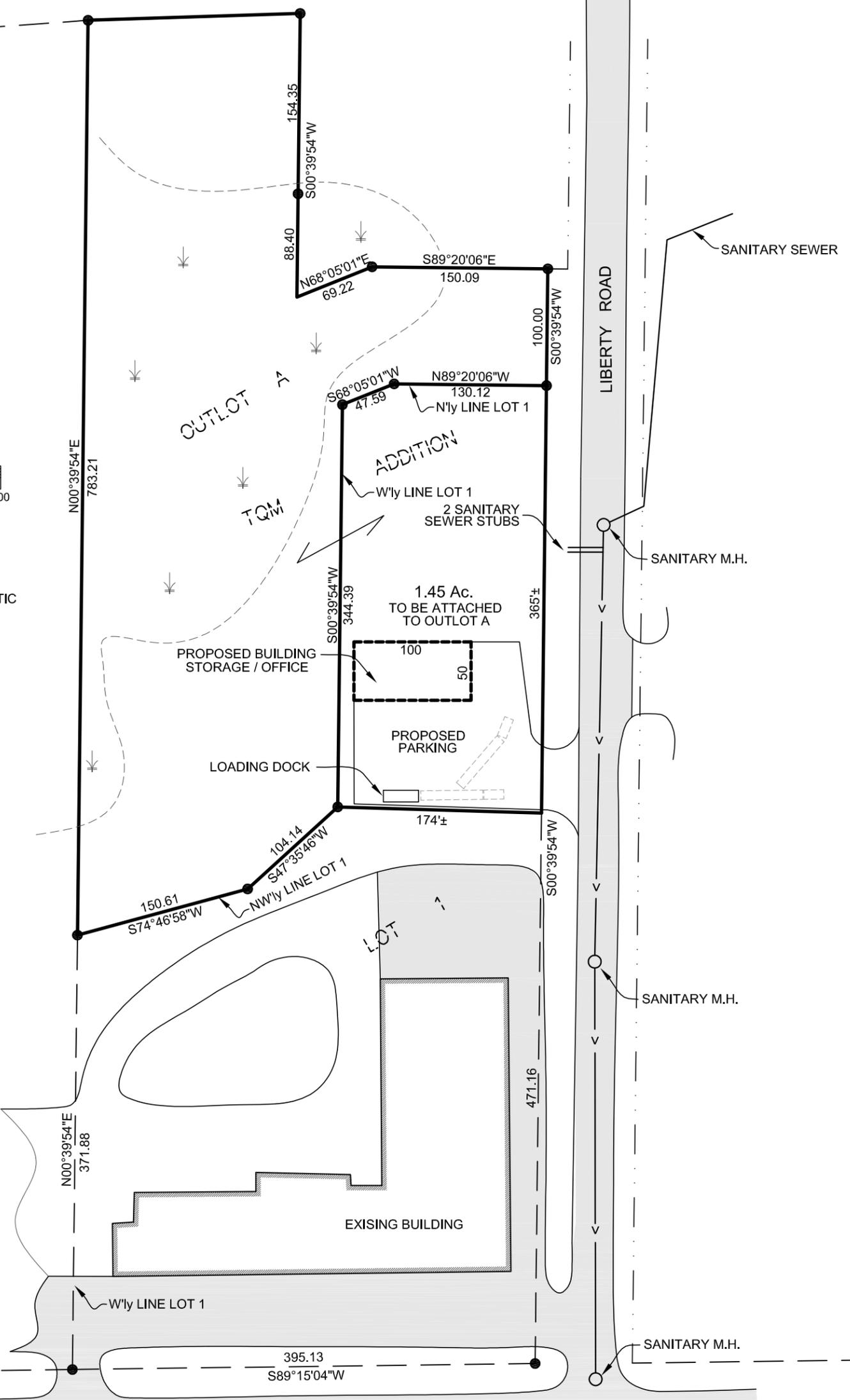
The lot line adjustment could be approved administratively by the Zoning Administrator provided that each lot remains compliant with minimum lot dimension and buildable area requirements.

The ability to build on Outlot A needs to be approved by the Town Board.

HOPE ROAD
CENTRAL LAKES TRAIL



- INPLACE IRON MONUMENT
- 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335" & "RLS 51816"
- () RECORD DATA



C.S.A.H. NO. 82 SEC. 22 T 128 N R 37 W

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

DATE: 6-1-2017 • DRAWN BY: EGN • CHECKED: BMN • JOB NO. 9417

REQUESTED BY: **JEFF HORSTMAN**

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Eric G. Nyberg
Date _____ License No. 45335