



PLANNING COMMISSION
ADVISORY BOARD

March 3, 2026 – 5:30 p.m.
City Center

AGENDA

- A. CALL TO ORDER AND ROLL CALL
- B. APPROVAL OF THE AGENDA
- C. APPROVAL OF MINUTES
 - 1. February 3, 2026
- D. NEW BUSINESS
- E. PUBLIC HEARINGS
 - 1. Ordinance Amending Chapter 50 – Article II, Division 1, Sec. 50.0052
 - 2. Preliminary and Final Plat Lutheran Third Subdivision
- F. COMMISSIONER COMMUNICATIONS
- G. STAFF COMMUNICATIONS
- H. ADJOURNMENT

Disclaimer: This agenda has been prepared to provide information regarding an upcoming meeting of the Planning Commission of the City of Albert Lea. This document does not claim to be complete and is subject to change.

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting
February 3, 2026
5:30 pm – City Center

Chairman Lucas Schuster called the meeting to order at 5:33 p.m.

MEMBERS PRESENT

Rachel Christensen, Ex-Officio
Matt Dorman
Josh Enriquez
Allen Hendriks
Matt Maras
Lucas Schuster, Chair

MEMBERS ABSENT

Leon Axtman
Steve Thompson

STAFF PRESENT

Megan Boeck, City Planner
Cierra Maras, Administrative Assistant

APPROVAL OF AGENDA

Motion by Maras and second by Dorman to approve the agenda. Motion carried.

APPROVAL OF MINUTES

Motion by Dorman and second by Maras to approve the December 2, 2025 meeting minutes with one change to the signature line. Motion carried.

Staff report prepared by Megan Boeck, City Planner, is to become part of these minutes by reference.

PUBLIC HEARINGS

1. Ordinance Amendments – Chapter 50 – Article IV, Signs, Sec. 50.0845, 50.0846, 50.0847

Boeck reviewed the staff report regarding amendments so the sign ordinance in residential, commercial, and industrial districts. She noted that the amendments will not increase or worsen any existing requirements.

Schuster opened the hearing to the public at 5:41 p.m.

Schuster called three times for comment. No one was present to speak.

Schuster closed the hearing to the public at 5:41 p.m.

Motion by Dorman and second by Hendriks to approve the ordinance amendments to Chapter 50 – Article IV, Signs, Sections 50.0845, 50.0846, and 50.0847.

Motion passed on a 5-0 voiced vote.

STAFF COMMUNICATION

Boeck stated that she recently attended a Data Centers course through Southern Minnesota Initiative Foundation (SMIF) and that the purpose of the course was to educate government officials on data center technologies, designs, impacts on water and energy usage and economic benefits. Boeck also stated that given the amount of concern around data centers, it would be in the city's best interest to be proactive in managing these types of uses and establish a draft ordinance. Lastly, Boeck shared the city's zoning map and discussed areas of industrial zoning where data centers could fit.

It was the consensus of the commission for staff to draft an ordinance to review at a future meeting. No formal action was taken.

COMMISSIONER COMMUNICATION

Allen Hendriks and Josh Enriquez introduced themselves as the newest members to the board. Schuster nominated Dorman to be the vice-chair of the board.

ADJOURNMENT

Motion by Dorman and second by Hendriks to adjourn the meeting at 6:16 p.m. Motion carried.

Cierra Maras, Planning Commission Secretary

Lucas Schuster, Chairman



TO: Planning Commission Members
FROM: Megan Boeck, City Planner
DATE: February 27, 2026
RE: Ordinance Amendment – Conditional Use Permits

Attached is an ordinance amending the expiration of conditional use permits. Currently, conditional use permits expire if construction has not started within 12 months of city council approval. This has become problematic in a post-COVID construction era where the industry is plagued by persistent labor shortages, higher costs, and product shortages. All of which lead to hesitant developers and project delays.

In addition, the City of Albert Lea has issued and re-issued conditional use permits for government contract projects like the Fountain Lake dredging, which was delayed due to grant cycles and funding availability.

In order to streamline conditional use permits that may be delayed for any of the above-mentioned reasons, staff is proposing to amend the conditional use permit ordinance to allow an extension after the 12-month timeframe provided that all aspects of the original conditional use permit remain the same.

The proposed amendment is attached for your review. Please let me know if you have any questions, comments, or concerns.

Thank you!

A handwritten signature in black ink that reads "Megan Boeck". The signature is written in a cursive, flowing style.

Megan Boeck, City Planner

ORDINANCE NO. 26-

Introduced by Councilor

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE II, DIVISION 1, SECTION 50.0052

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

SECTION 1. Chapter 50 – Zoning, Article II. – Administration and Enforcement, Division 1. – Generally, Section 50.0052. – Conditional uses, of the Code of Ordinance of the City of Albert Lea, Minnesota is hereby amended to read as follows:

Sec. 50.0052. – Conditional uses.

- (a) *Generally.* In addition to those uses specifically classified and permitted in each zoning district, there are certain uses which it may be necessary to allow because of their unusual characteristics or the service they provide to the public. These conditional uses require particular consideration as to their proper location in relation to adjacent established or intended uses or to the planned development of the community. The conditions controlling the location and operation of such conditional uses are established by the following subsections of this section.
- (b) *Authority.* The council shall have the authority, after having received the recommendations of the planning commission, to permit or deny the conditional uses of land or structures or both, if the council finds that the proposed location and establishment of any such use will be desirable or necessary to the public convenience or welfare and will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site.
- (c) *Procedures.*
- (1) An application, available on request in the city planner's office, shall be filed in triplicate with the city planner and may be made by any governmental office, department, board, or commission or by any person having a freehold interest or a contractual interest which may become a freehold interest applicable to the parcel described in the application.
 - (2) Applications may not be made for noncontiguous or scattered sites. Each site shall require its own application and each application shall be considered on its own merits.
 - (3) A fee set from time to time and a schedule of which is on file in the city clerk's office is authorized for the filing of each such application.
 - (4) A public hearing shall be held on each application within thirty (30) days after submittal of the application to the planning commission. The planning commission shall make its findings based on the following points:
 - a. Current and anticipated traffic congestion.

- b. Population and density.
 - c. Noise.
 - d. Effect on adjoining land values.
 - e. Public health, safety and welfare.
 - f. Aesthetics.
- (5) Notice of the public hearing shall be published in the local newspaper not less than ten (10) days prior to the date of hearing. Such notice shall include the date, time and place of the hearing and a reasonable identification of the subject site.
- (6) All property owners within three hundred fifty (350) feet of the subject site shall be notified by U.S. mail not less than ten (10) days prior to the public hearing. Such notice shall contain the date, time, place and purpose of the public hearing. Upon filing with the city an application for a conditional use permit in the floodplain, the city shall submit by mail to the commissioner of natural resources a copy of the application for proposed conditional use sufficiently in advance so that the commissioner will receive at least ten (10) days' notice of the hearing. A copy of all decisions granting conditional use permits within the floodplain shall be forwarded by mail to the commissioner of natural resources within ten (10) days of such action.
- (7) The planning commission shall present its findings and recommendations to the council within thirty (30) days following the date of the public hearing.
- (8) The council may, upon recommendation of the planning commission, impose such conditions and safeguards upon the premises benefitted by a conditional use permit as may be deemed necessary to prevent injurious effects therefrom upon other properties in the neighborhood. The council shall act on the recommendations of the planning commission within thirty (30) days of their receipt. The council may also request that evidence of sufficient bonding be supplied by the property owner to ensure satisfactory compliance with the conditions established by the conditional use permit.
- (9) There shall be required a five-sevenths (5/7) vote of the council to override a recommendation of denial from the planning commission.
- (10) Denial of a conditional use permit shall constitute a finding that the conditions required for approval do not exist. No application which has been denied wholly or in part shall be resubmitted for a period of six (6) months from the date of the denial, except on new grounds of new evidence or proof of changes of conditions found to be valid by the planning commission. Each resubmission shall constitute a new filing, and a new currently required filing fee shall be paid.

- (11) Upon denial of a conditional use permit, the applicant shall be notified in writing of the denial and the reasons for the denial
- (12) Once the council has approved a conditional use permit, all work related to the permit shall begin within twelve (12) months of the date that the conditional use permit is approved, ~~or the conditional use permit shall be considered invalid.~~ The city council may grant an extension after twelve (12) months provided that all aspects of the original conditional use permit remain the same, including location, construction, screening, landscaping and parking.
- (13) Procedures to be followed in reviewing and approving a conditional use permit within all floodplain districts shall be as follows:
- a. The applicant shall furnish the following information and any additional information as deemed necessary by the city for determining the suitability of the particular site for the proposed use:
 1. Plans drawn to scale showing the nature, location, dimensions and elevation of the lot, existing or proposed structures, fill, storage of materials, floodproofing measures, and the relationship of such to the location of the stream channel.
 2. Specifications for building construction and materials, floodproofing, filling, dredging, grading, channel improvement, storage of materials, water supply and sanitary facilities.
 - b. Transmit one (1) copy to each of the following of the information described in subsection (c)(13)a of this section for evaluating the proposed project in relation to flood heights and velocities, the seriousness of flood damage to the use, the adequacy of the plans for protection, and other technical matters:
 1. City planner.
 2. City engineer.
 3. Department of natural resources.
 4. Army Corp of Engineers.
 5. U.S. Soil Conservation Service.
 6. County watershed district.
 - c. Based upon the technical evaluation of the agencies enumerated in subsection (c)(13)b of this section, the city shall determine the specific flood hazard at the site and evaluate the suitability of the proposed use in relation to the flood hazard.

- (14) The city shall make its decision regarding the requested conditional use permit subject to all of the requirements of this section and the following:
- a. The danger to life and property due to increased flood heights or velocities caused by encroachment.
 - b. The danger that materials may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures.
 - c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - e. The importance of the services provided by the proposed facility to the community.
 - f. The requirements of the facility for a waterfront location.
 - g. The availability of alternative locations not subject to flooding for the proposed use.
 - h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - i. The relationship of the proposed use to the comprehensive plan and floodplain management programs for the area.
 - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - k. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.
 - l. Such other factors which are relevant to the intent of this chapter and chapter 38.

(15) Conditions attached to conditional use permits. Upon consideration of the factors and findings required in this section, the city shall attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this section. Such conditions may include, but are not limited to, the following:

- a. Modification of waste treatment and water supply facilities.
- b. Limitations on period of use, occupancy, and operation.
- c. Imposition of operational controls, sureties, and deed restrictions.

- d. Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor , and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Olson, Van Beek, Anderson, and Mayor Murray;

And, the following voted against the same: None. Mayor Murray declared the resolution passed.

Introduced and read the first time on the ____ day of _____, 2026

Mayor Rich Murray

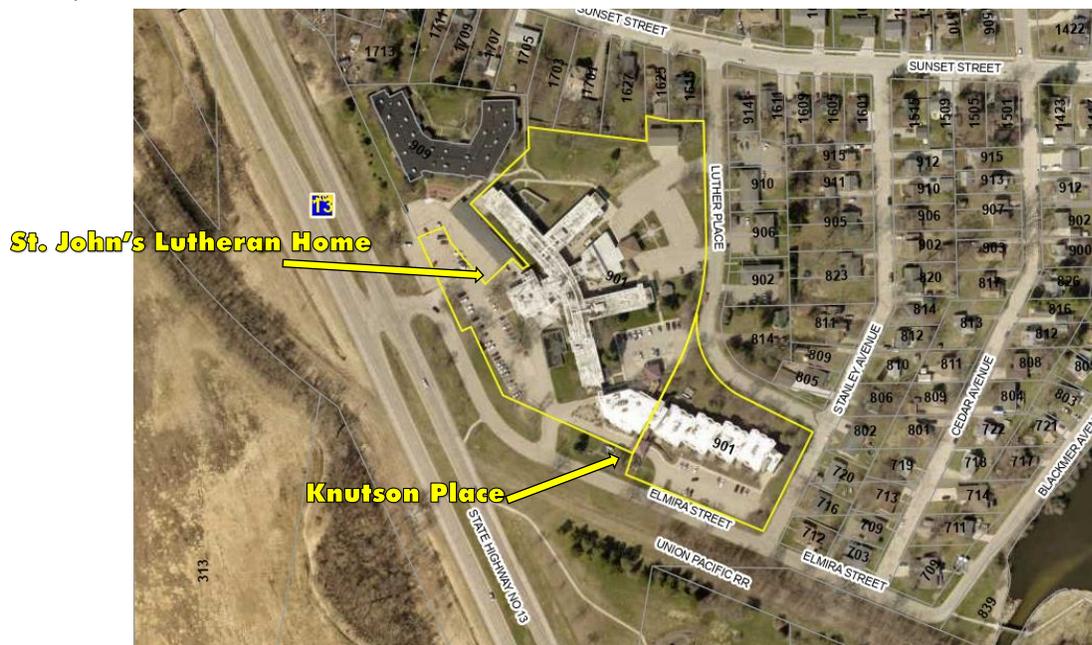
Filed and attested on the ____ day of _____, 2026

Secretary of the Council

TO: Planning Commission Members
FROM: Megan Boeck, City Planner
DATE: February 27, 2026
RE: Final Plat – Lutheran Third Subdivision

Attached is an ALTA survey and Final Plat of Lutheran Third Subdivision.

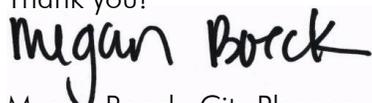
Currently, Saint John’s Lutheran Home is platted in a way that includes part of the Knutson Place lot. The proposed plat moves the property line to the north so that Saint John’s Lutheran Home and Knutson Place are two separate parcels.



The proposed plat also designates a 20ft wide utility easement on the north side of the Saint John’s lot in order to accommodate existing utilities and to ensure utilities can be accessed between two roadways (Luther Place and State Highway No. 13) and accommodate any future watermain looping.

The Final Plat of Lutheran Third Subdivision meets all the requirements of Chapter 38 – Subdivisions and staff recommends approval.

Thank you!


Megan Boeck, City Planner

ALTA/NSPS LAND TITLE SURVEY

IN LOT 1, BLOCK 1, LUTHERAN SUBDIVISION AND LOT 1, BLOCK 2, LUTHERAN SECOND SUBDIVISION
ALBERT LEA, FREEBORN COUNTY, MINNESOTA

ITEMS PURSUANT TO SCHEDULE B SECTION II

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (Not a survey matter)
- Rights or claims of parties in possession not shown by the Public Records. (Not a survey matter)
- Easements, or claims of easements, not shown by the Public Records. (Not a survey matter)
- Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land. (Shown as A)
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown on the Public Records. (Not a survey matter)
- Taxes or special assessments which are not shown as existing liens by the Public Records. (Not a survey matter)
- General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):
Parcel 1:
Real estate taxes payable in the year 2025 in the amount of \$0.00 are paid.
Base Tax: \$0.00 Property Identification No. 34.737.0010
Parcel 2:
Real estate taxes payable in the year 2025 in the amount of \$55,720.00 are paid.
Base Tax: \$55,393.60 Property Identification No. 34.298.0020
NOTES: There are no delinquent taxes of record. (Not a survey matter)
- There are no levied or pending assessments now of record. (Not a survey matter)
- Rights or claims of tenants, as tenants only, in possession under unrecorded leases. (Not a survey matter)
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Not a survey matter)
- Drainage and utility easements as shown on the recorded plat of Lutheran Subdivision.
As affected by Certificate Correcting Plat dated July 12, 1960, recorded July 13, 1960, as Document No. 192178.
As affected by Resolution No. 876, dated October 15, 1963, recorded October 25, 1963, as Document No. 205183. (Shown, no platted easement within the subject property)
- Drainage and utility easements as shown on the recorded plat of Lutheran Second Subdivision. (Shown)
- Ordinance No. 1518 for annexation of land to the City of Albert Lea, dated May 26, 1959, recorded October 7, 1959, as document No. 183300. (Not a survey matter)
- Easement for communication systems, dated June 24, 1974, recorded July 9, 1974, as Document No. 255182. (Does not affect subject property)
- Easements contained in Warranty Deed, dated May 11, 1983, recorded May 12, 1983, as Document No. 297779. Easements contained in Warranty Deed, dated Oct. 13, 1983, recorded Oct. 14, 1983, as Document No. 300173. Easements contained in Quit Claim Deed, dated Nov. 2, 1983, recorded Nov. 3, 1983, as Document No. 300506. Note: The following intent of the documents in this exception are ambiguous and included for that reason. (Shown)
- Terms and conditions of Joint Maintenance Agreement, dated May 11, 1983, recorded May 12, 1983, as Document No. 297780.
As amended by Amended Joint Maintenance Agreement dated October 13, 1983, recorded October 14, 1983, as Document No. 300178.
As amended by Second Amended Joint Maintenance Agreement dated October 26, 1983, recorded November 3, 1983, as Document No. 300502.
As affected by Assignment Agreement dated Oct. 26, 1983, recorded Nov. 3, 1983, as Document No. 300505. (Shown)
- Terms and conditions of Resolution 83-43 to allow a 206 bed nursing home and other matters, dated April 11, 1983, recorded August 19, 1983 as Document No. 299387 (Not a survey matter)
- Terms and conditions of Utility Easement dated October 13, 1983, recorded October 14, 1983, as Document No. 300179.
As affected by Agreement dated October 26, 1983, recorded November 3, 1983, as Document No. 300501.
As affected by Assignment Agreement dated Oct. 26, 1983, recorded Nov. 3, 1983, as Document No. 300505. (Shown)

ITEMS PURSUANT TO SCHEDULE B SECTION II (CONTINUE)

- Terms and conditions of Utility Easement dated October 13, 1983, recorded October 14, 1983, as Document No. 300180.
As affected by Agreement dated October 26, 1983, recorded November 3, 1983, as Document No. 300501.
As affected by Assignment Agreement dated Oct. 26, 1983, recorded Nov. 3, 1983, as Document No. 300505. (Shown)
- Terms and conditions of Utility Easement dated October 13, 1983, recorded October 14, 1983, as Document No. 300181.
As affected by Agreement dated October 26, 1983, recorded November 3, 1983, as Document No. 300501.
As affected by Assignment Agreement dated Oct. 26, 1983, recorded Nov. 3, 1983, as Document No. 300505. (Shown)
- Ordinance 275, 2d regarding zoning, dated August 23, 1988, recorded August 26, 1988, as Document No. 331156. (Not a survey matter)
- Resolution 88-187 regarding 206 nursing home beds and other matters, dated October 10, 1988, recorded October 18, 1988, as Document No. 332102. (Not a survey matter)
- Ordinance 304, 2d regarding a vacation, dated September 26, 1989, recorded October 31, 1989, as Document No. 338530. (Shown)
As affected by Affidavit, dated October 31, 1989, recorded November 3, 1989, as Document No. 338625.
- Resolution 89-222 regarding 206 nursing beds and other matters, dated October 23, 1989, recorded November 15, 1989, as Document No. 338871. (Not a survey matter)
- Grant of Easement for underground cables, dated July 12, 1990, recorded August 15, 1990, as Document No. 343197. (Shown, Blanket easement over Lots 11 & 12, Block 2, Lutheran Subdivision)
- Public Recreational Trail Easement Agreement dated March 31, 2015, recorded July 15, 2015, as Document No. 517557. (Does not affect subject property)
- Combination Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents, dated December 1, 2014, recorded December 9, 2014 as Document No. 514565, executed by St. John's Lutheran Home of Albert Lea, as Mortgagor, in favor of U.S. Bank National Association, as Lender, in the original principal amount of \$17,715,000.00.
As amended by First Amendment to Combination Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents, dated August 20, 2015, recorded August 27, 2015, as Document No. 518172.
As amended by Second Amendment to Combination Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents, dated February 1, 2017, recorded February 10, 2017, as Document No. 514761. (Not a survey matter)
- Real Estate Mortgage for Minnesota, dated December 20, 2016, recorded December 21, 2016 as Document No. 525199, executed by St. John's Lutheran Home of Albert Lea, as Mortgagor, in favor of the United States of America, acting through the United States Department of Agriculture, as Lender, in the original principal amount of \$19,537,000.00. (Not a survey matter)
- Intercreditor and Party Agreement dated December 20, 2016, recorded December 21, 2016 as Document No. 525200, by and between U.S. Bank National Association and United States Department of Agriculture - rural Development. (Not a survey matter)
- Assignment of Income dated December 20, 2016, recorded January 3, 2017, as Document No. 525396 in favor of the United States of America, acting through Rural Housing Services, United States Department of Agriculture. (Not a survey matter)
- Assignment of Income dated December 20, 2016, recorded January 3, 2017, as Document No. 525397, in favor of the United States of America, acting through Rural Housing Services, United States Department of Agriculture. (Not a survey matter)

TITLE COMMITMENT

FILE NUMBER NO. 01040-25721, DATED NOVEMBER 20, 2025, AT 07:00 AM BY STEWART TITLE GUARANTY COMPANY.

ENCROACHMENTS

A. Concrete patio and vinyl fence (upper area) encroaches upon the adjacent property and into the Luther Place Condominium Plat.

B. Sanitary sewer line encroaches upon the westerly area of the subject property, northeasterly of the main entrance sign.

FLOOD ZONE DESIGNATION

THE SURVEYED PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 27047C 0217C, EFFECTIVE DATE, November 19, 2014.

THE SURVEYED PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AND IN ZONE D, AREA OF UNDETERMINED FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 27047C 0219C, EFFECTIVE DATE, November 19, 2014.

LEGAL DESCRIPTION

Parcel 1:
Lot 1, Block 1, Lutheran Subdivision to the City of Albert Lea, Freeborn County, Minnesota;
LESS AND EXCEPT:
All that part of Lot 1, Block 1, Lutheran Subdivision to the City of Albert Lea, Freeborn County, Minnesota described as follows: Commencing at the northwesterly most corner of said Lot 1; thence north 88°53'11" east 168.00 feet on an assumed bearing on the north line of said Lot 1; thence south 82°47'49" east 195.00 feet on the north line of said Lot 1; thence south 01°11'49" east 63.00 feet on the north line of said Lot 1; thence south 01°11'49" east 42.11 feet; thence south 46°49'00" west 161.29 feet; thence south 43°11'00" east 170.89 feet; thence south 62°00'00" west 14.5 feet; thence north 43°11'00" west 31.00 feet; thence south 46°49'00" west 74.82 feet to a point which is hereinafter called Point "A"; thence north 39°36'10" west 105.66 feet; thence north 24°40'00" west 35.00 feet; thence south 68°00'00" west 55.00 feet to a point on the westerly line of said Lot 1; thence north 24°54'45" west 335.25 feet on the westerly line of said Lot 1 to the point of beginning.
Abstract Property
Parcel 2:
Lot 1, Block 2, Lutheran Second Subdivision to the City of Albert Lea, Freeborn County, Minnesota
Abstract Property

SURVEYOR'S CERTIFICATE

To 801 Luther LLC, a Minnesota limited liability company, 901 Luther LLC, a Minnesota limited liability company, Stewart Title Insurance Guaranty Company and each of their respective successors, assigns, and/or affiliates:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 8, 9, 10, 11, 13, 16, and 18 of Table A thereof. The field work was completed on 2-3-2026.

Date of Plat or Map:

PRELIMINARY

Steven J. Thompson, Registered Surveyor in the State of Minnesota Date
Registration No. 22705

NOTES:
16. There is no evidence of recent earth moving work, building construction, or building additions observed on the day of survey.

| | |
|---|--|
| ALTA/NSPS LAND TITLE SURVEY IN LOT 1, BLOCK 1, LUTHERAN SUBDIVISION AND LOT 1, BLOCK 2, LUTHERAN SECOND SUBDIVISION ALBERT LEA, FREEBORN COUNTY, MINNESOTA FOR: PERENNIA SENIOR LIVING | |
| Drawn: ADM Survey: SJT/MDH Date of Field Work: 12/23/2025 Revised: | Job No: 25-448AltaC.dwg Checked: SJT Date of Plat or Map: 2/3/2026 Revised: 2/17/2026 |
|  JONES HAUGH SMITH Engineers + Surveyors | |
| 515 South Washington Ave. Albert Lea, MN 56007 507-373-4876 415 West North Street Owatonna, MN 55090 507-451-4598 | |

LEGEND

- = 5/8 inch X 16 inch stake monument (capped SJT 22705)-Placed
- = Iron stake monument-Found
- M = Measured Distance & Bearing
- P = Items in Schedule B
- W = Water Main
- S = Sanitary Sewer
- ST = Storm Sewer
- G = Gas Main
- UT = Underground Telephone
- UE = Underground Electric
- OE = Overhead Electric
- X = Chain Link Fence
- = Metal Hand/Guard Railing
- = Roof Drain
- = Flag Pole
- = Sign
- = Handicap Sign
- = Electric Meter
- = Telephone Pedestal
- = Gas Meter
- = AC Unit
- = Light Pole
- = Power Pole
- = Guy Anchor
- = Fire hydrant
- = Water Main Valve
- = Water Shutoff Valve
- = Water Well
- = Tile Inlet
- = Clean Out
- = Catch Basin
- = Manholes
- = Concrete Surface
- = Bituminous Surface
- = Pavers

STREET ADDRESS (current)

901 LUTHER PLACE
ALBERT LEA, MN 56007

STREET ADDRESS (proposed)

NORTH
901 LUTHER PLACE
ALBERT LEA, MN 56007
SOUTHEASTERLY
801 LUTHER PLACE
ALBERT LEA, MN 56007

BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Freeborn County Coordinate System Nad 83 (96) Harn Adjustment Grid

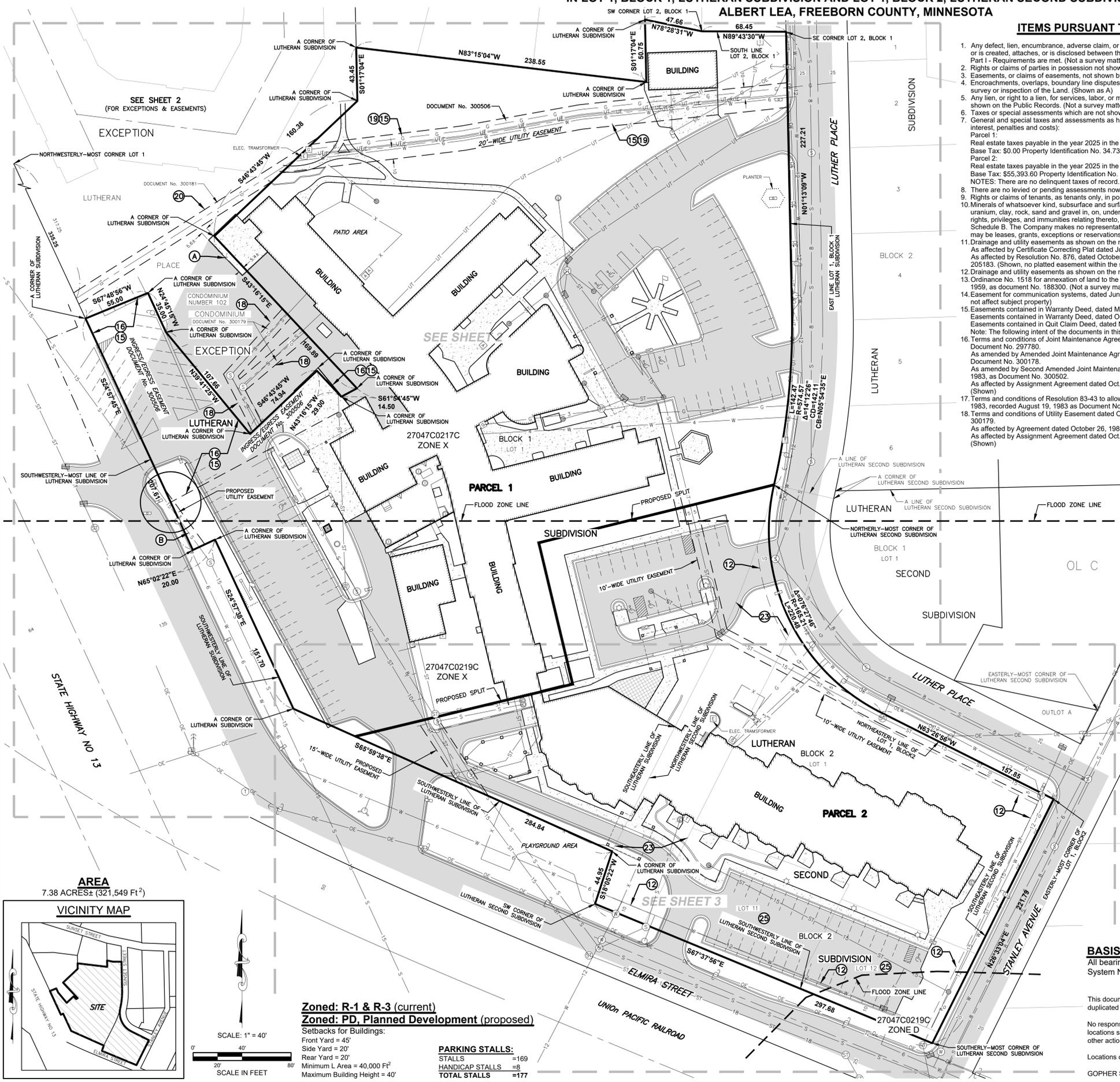
COPYRIGHT

This document is the property of Jones, Haugh & Smith Inc. and may not be used, copied or duplicated without prior written consent.

No responsibility is accepted for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.

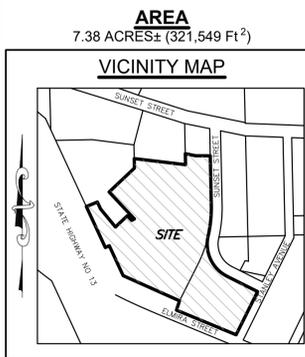
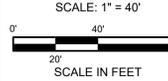
Locations of all utilities shown are approximate.

GOPHER STATE ONE-CALL: 1-800-252-1166



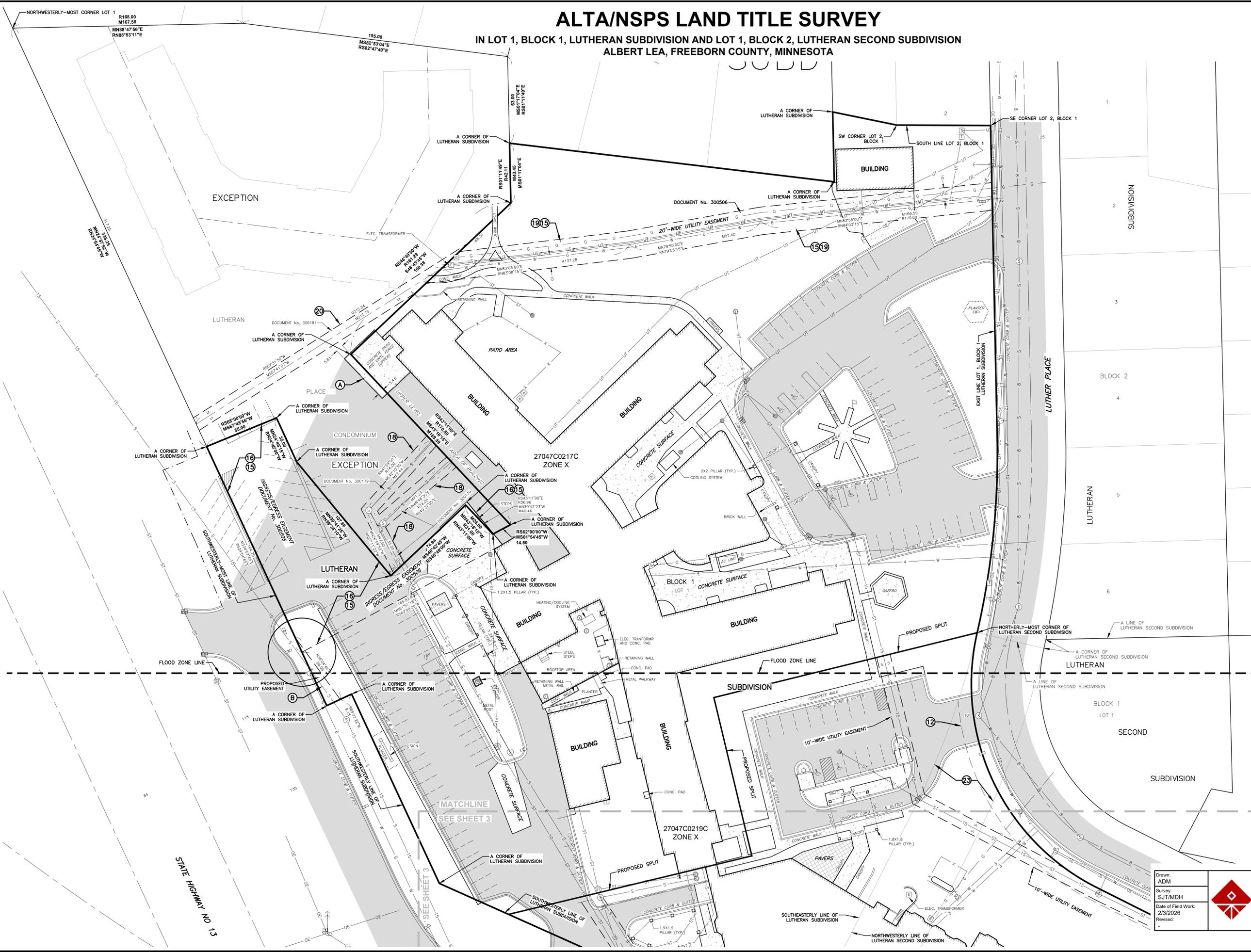
Zoned: R-1 & R-3 (current)
Zoned: PD, Planned Development (proposed)
 Setbacks for Buildings:
 Front Yard = 45'
 Side Yard = 20'
 Rear Yard = 20'
 Minimum L Area = 40,000 Ft²
 Maximum Building Height = 40'

PARKING STALLS:
 STALLS = 169
 HANDICAP STALLS = 8
 TOTAL STALLS = 177

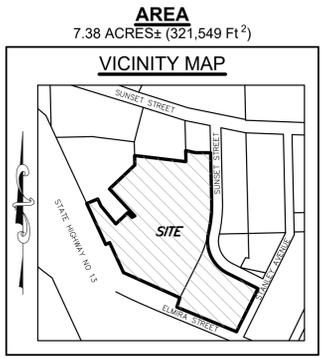
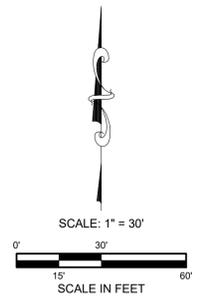


ALTA/NSPS LAND TITLE SURVEY

IN LOT 1, BLOCK 1, LUTHERAN SUBDIVISION AND LOT 1, BLOCK 2, LUTHERAN SECOND SUBDIVISION
ALBERT LEA, FREEBORN COUNTY, MINNESOTA



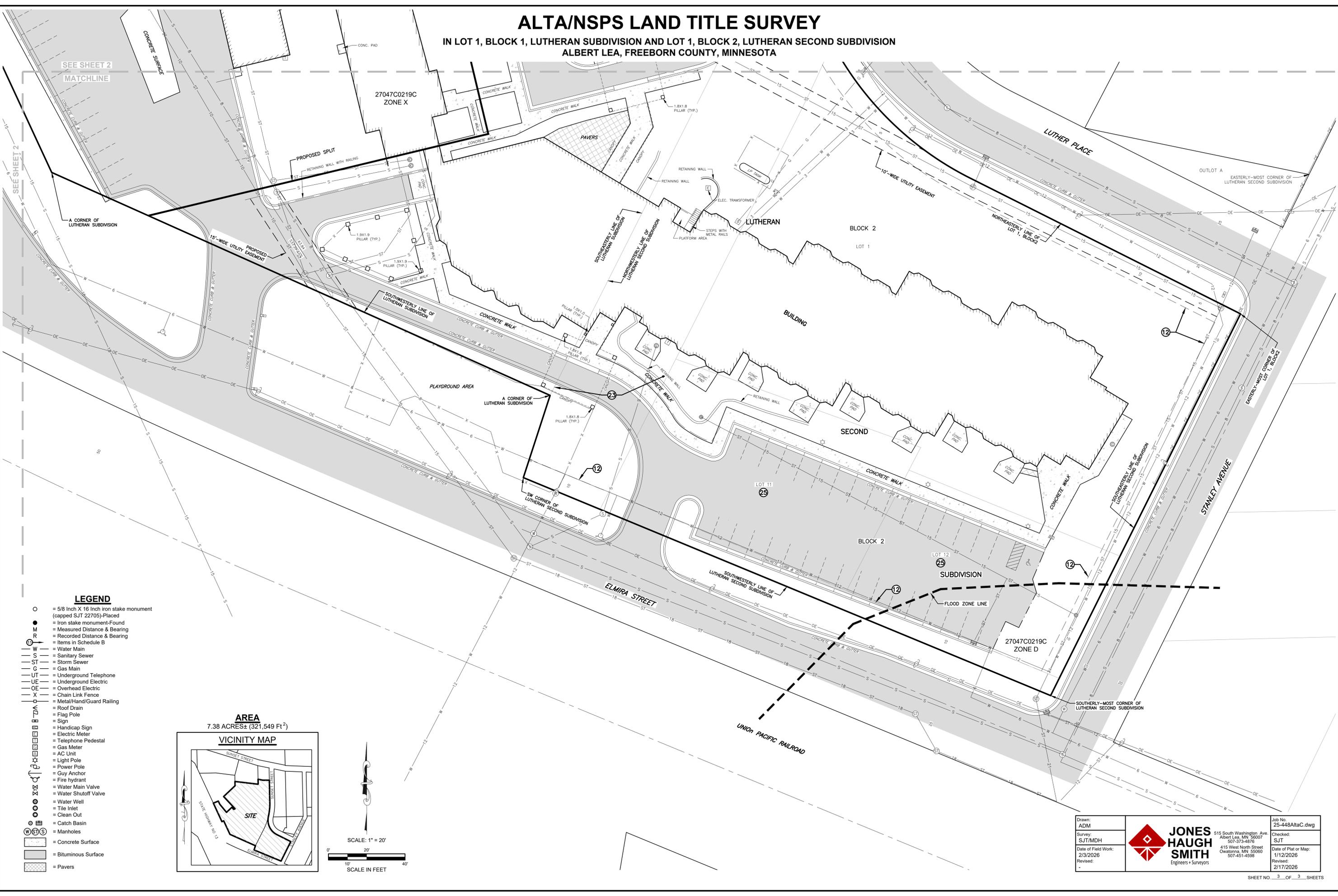
- LEGEND**
- = 5/8 Inch X 16 Inch iron stake monument (capped SJT 22705)-Placed
 - = Iron stake monument-Found
 - = Measured Distance & Bearing
 - = Recorded Distance & Bearing
 - = Items in Schedule B
 - = Water Main
 - = Sanitary Sewer
 - = Storm Sewer
 - = Gas Main
 - = Underground Telephone
 - = Underground Electric
 - = Overhead Electric
 - = Chain Link Fence
 - = Metal/Hand/Guard Railing
 - = Flag Pole
 - = Sign
 - = Handicap Sign
 - = Electric Meter
 - = Telephone Pedestal
 - = Gas Meter
 - = AC Unit
 - = Light Pole
 - = Power Pole
 - = Guy Anchor
 - = Fire hydrant
 - = Water Main Valve
 - = Water Shutoff Valve
 - = Water Well
 - = Tile Inlet
 - = Clean Out
 - = Catch Basin
 - = Manholes
 - = Concrete Surface
 - = Bituminous Surface
 - = Pavers



| | | | |
|--|---|--|---|
| Drawn: ADM Survey: SJT/MDH Date of Field Work: 2/3/2026 Revised: |  JONES HAUGH SMITH Engineers + Surveyors | 515 South Washington Ave. Albert Lea, MN 56007 507-373-4876 415 West North Street Owatonna, MN 55060 507-451-4598 | Job No: 25-448AltaC.dwg Checked: SJT Date of Plat or Map: 1/12/2026 Revised: 2/17/2026 |
|--|---|--|---|

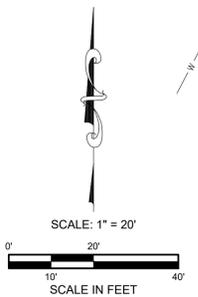
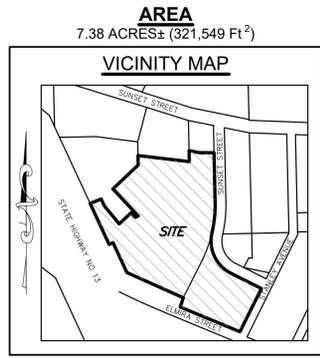
ALTA/NSPS LAND TITLE SURVEY

IN LOT 1, BLOCK 1, LUTHERAN SUBDIVISION AND LOT 1, BLOCK 2, LUTHERAN SECOND SUBDIVISION
ALBERT LEA, FREEBORN COUNTY, MINNESOTA



LEGEND

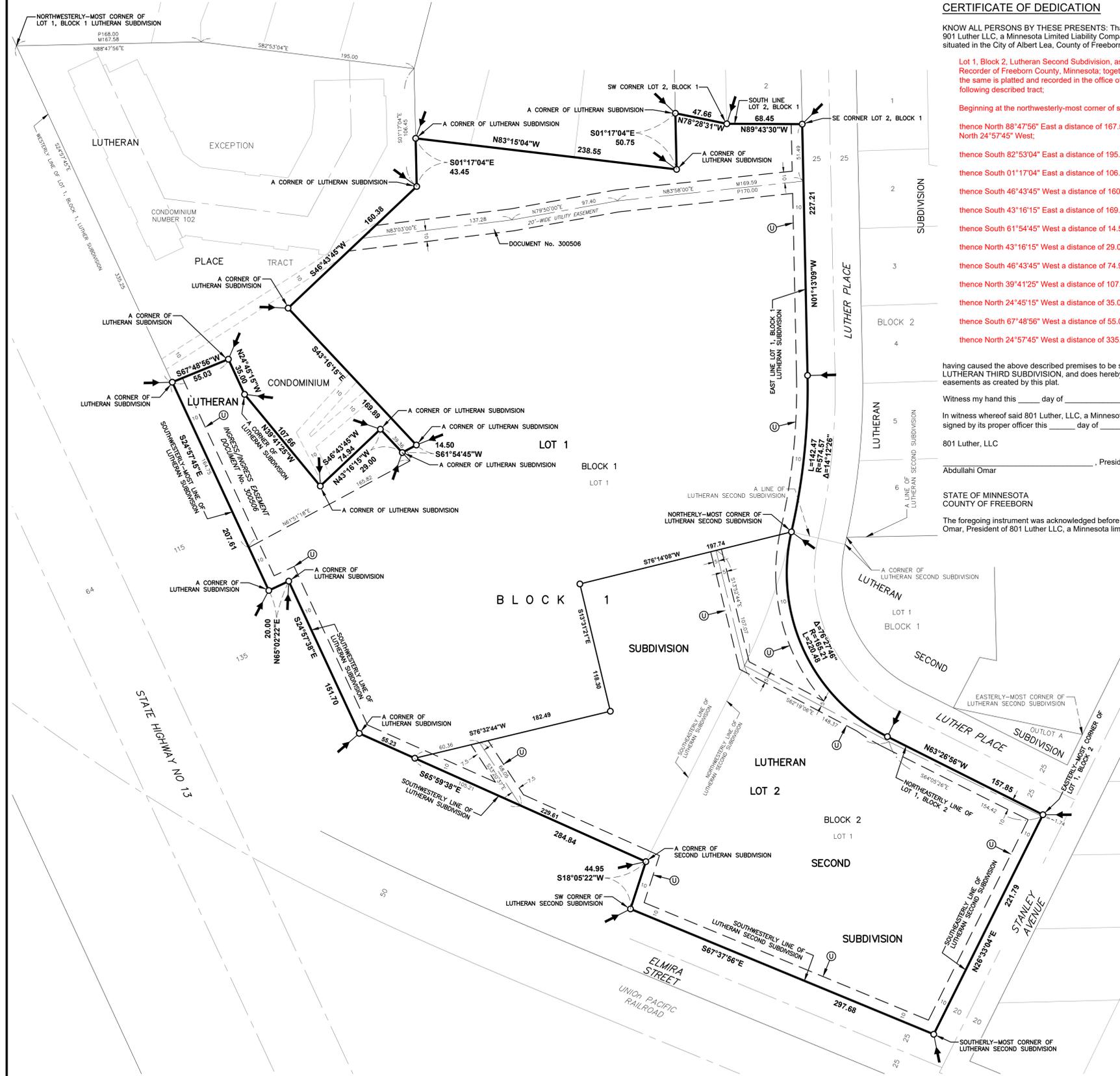
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- W = Water Main
- S = Sanitary Sewer
- ST = Storm Sewer
- G = Gas Main
- UT = Underground Telephone
- UE = Underground Electric
- OE = Overhead Electric
- X = Chain Link Fence
- = Metal/Hand/Guard Railing
- = Roof Drain
- = Flag Pole
- = Sign
- = Handicap Sign
- = Electric Meter
- = Telephone Pedestal
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| | | |
|---------------------------------|---|-----------------------------------|
| Drawn: ADM |  JONES HAUGH SMITH Engineers + Surveyors | Job No: 25-448AltaC.dwg |
| Survey: SJT/MDH | | Checked: SJT |
| Date of Field Work: 2/3/2026 | | Date of Plat or Map: 1/12/2026 |
| Revised: | | Revised: 2/17/2026 |

LUTHERAN THIRD SUBDIVISION

IN LOT 1, BLOCK 1, LUTHERAN SUBDIVISION AND LOT 1, BLOCK 2, LUTHERAN SECOND SUBDIVISION
ALBERT LEA, FREEBORN COUNTY, MINNESOTA



CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That 801 Luther LLC, a Minnesota Limited Liability Company, and 901 Luther LLC, a Minnesota Limited Liability Company, owners and proprietors of the following described property situated in the City of Albert Lea, County of Freeborn, State of Minnesota, to-wit:

Lot 1, Block 2, Lutheran Second Subdivision, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; together with all that part of Lot 1, Block 1, Lutheran Subdivision, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; less the following described tract:

- Beginning at the northwesterly-most corner of said Lot 1, Block 1, Lutheran Subdivision;
- thence North 88°47'56" East a distance of 167.57 feet, assuming the westerly line of said Lot 1 as a bearing of North 24°57'45" West;
- thence South 82°53'04" East a distance of 195.00 feet;
- thence South 01°17'04" East a distance of 106.45 feet;
- thence South 46°43'45" West a distance of 160.38 feet;
- thence South 43°16'15" East a distance of 169.89 feet;
- thence South 61°54'45" West a distance of 14.50 feet;
- thence North 43°16'15" West a distance of 29.00 feet;
- thence South 46°43'45" West a distance of 74.94 feet;
- thence North 39°41'25" West a distance of 107.66 feet;
- thence North 24°45'15" West a distance of 35.00 feet;
- thence South 67°48'56" West a distance of 55.00 feet, to said westerly line;
- thence North 24°57'45" West a distance of 335.25 feet on said westerly line, to the point of beginning.

having caused the above described premises to be surveyed and platted as shown hereon, to be known as LUTHERAN THIRD SUBDIVISION, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

Witness my hand this _____ day of _____, 2026.

In witness whereof said 801 Luther, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

801 Luther, LLC _____, President
901 Luther, LLC _____, Title

STATE OF MINNESOTA
COUNTY OF FREEBORN

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by Abdullahi Omar, President of 801 Luther LLC, a Minnesota limited liability company, on behalf thereof.

My Commission Expires _____, Notary Public

SURVEYOR'S CERTIFICATE

I Steven J. Thompson 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 designed 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 _____ day of _____, 2026.

Licensed Land Surveyor
Minnesota Licensed No. 22705

STATE OF MINNESOTA
COUNTY OF FREEBORN
This instrument was acknowledged before me on _____ day of _____, 2026 by Steven J. Thompson.

Notary Public
My Commission Expires _____

CITY APPROVAL

We do hereby certify that the within plat of LUTHERAN THIRD SUBDIVISION was duly accepted and approved by the City Council of the City of Albert Lea, on the _____ day of _____, 2026.

Mayor
Attest: _____
City Clerk

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 _____, 2026.

Steven J. Thompson
Deputy Freeborn County Surveyor

COUNTY AUDITOR & TREASURER CERTIFICATES

No delinquent taxes due and transfer has been entered this _____ day of _____, 2026.

County Auditor, Freeborn County, Minnesota

I hereby certify that on this the _____ day of _____, 2026, the current taxes have been paid on the land described herein.

County Treasurer, Freeborn County, Minnesota

COUNTY RECORDER'S CERTIFICATE

County Recorder, County of Freeborn, State of Minnesota

I hereby certify that this plat of LUTHERAN THIRD SUBDIVISION was filed in the office of the County Recorder for public record on this _____ day of _____, 2026, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

County Recorder, Freeborn County, Minnesota
By: _____
Deputy

LEGEND

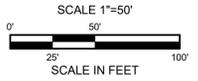
- = 5/8 Inch X 16 Inch iron stake monument (capped SJT 22705)-Placed
- = Iron stake monument - Found
- ⊙ = Subdivision Plat Corner
- ⊕ = Utility Easement
- P = Plat Distance
- M = Measured Distance

BASIS OF BEARING SYSTEM

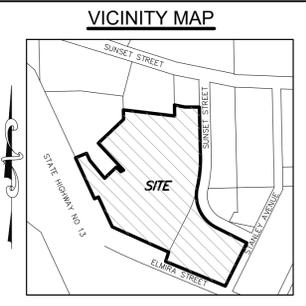
All bearings are based upon the MnDot Freeborn County Coordinate System Nad 83 (96) Harn Adjustment Grid

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AREA
7.38 ACRES± (321,549 Ft²)



JONES, HAUGH & SMITH INC.
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE ALBERT LEA,
MINNESOTA 56007
FEBRUARY 2026
DRAWN BY ANDY MCGOWAN