



## NOTICE OF PUBLIC HEARING

The Waite Park Planning Commission will hold a public hearing at City Hall, 19 13<sup>th</sup> Ave N at 6:30 pm or soon thereafter on Tuesday, September 13th, 2022, to hear the following requests:

\*\* Request of James W. Miller Revocable Trust for review of Preliminary and Final Plat of Industries West Plat 4. The property is legally described as The West Half of the Southeast Quarter (W1/2 of SE1/4) of Section Thirteen (13), Township One-hundred Twenty-four (124) North, Range Twenty-nine (29) West AND The West Half of the Northeast Quarter (W1/2 of NE1/4) of Section Twenty-four (24), Township One-hundred Twenty-four (124) North, Range Twenty-nine (29) West, Stearns County, Minnesota.

LESS AND EXCEPT: that part of said West Half of the Southeast Quarter (W1/2 of SE1/4) described as follows: Beginning at the Northeast corner of said West Half of the Southeast Quarter (W1/2 of SE1/4); thence South 00 degrees 14 minutes 04 seconds East on an assumed bearing along the East line of said West Half of the Southeast Quarter (W1/2 of SE1/4) 654.08 feet, more or less, to the center line of Stearns County Road 138; thence South 51 degrees 54 minutes 33 seconds West, along said center line 1669.78 feet, more or less, to its intersection with the West line of said West Half of the Southeast Quarter (W1/2 of SE1/4); thence Northerly, along said West line to the Northwest corner of said West Half of the Southeast Quarter (W1/2 of SE1/4); thence Easterly, along said North line to the point of beginning.

ALSO LESS AND EXCEPT: The plat of Industries West Plat 3, according to the plat and survey thereof on file and of record in the Office of the County Recorder in and for Stearns County, Minnesota.

ALSO LESS AND EXCEPT: That part of the Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4) of Section Thirteen (13), Township One Hundred Twenty-four (124) North, Range Twenty-nine (29) West described as follows: Commencing at the East Quarter (E1/4) corner of Section Thirteen (13), Township One Hundred Twenty-four (124) North, Range Twenty-nine (29) West in Stearns County Minnesota; thence South 00 degrees 53 minutes 44 seconds East (assumed bearing) along the east line of said Section 13, a distance of 595.65 feet to the southeast corner of Lot Six (6), Block One (1), INDUSTRIES WEST, according to the recorded plat thereof on file and of record in the Office of County Recorder in and for Stearns County, Minnesota; thence South 89 degrees 06 minutes 29 seconds West along the south lines of said Lot Six (6), Block One (1) and Lot Three (3), Block Two (2), said INDUSTRIES WEST, a distance of 660.00 feet to the southwesterly corner of said Lot 3, Block 2; thence South 76 degrees 39 minutes 50 seconds West along the southwest line of Lots Twenty-four (24) and Twenty-five (25), Block Two (2), said INDUSTRIES WEST, a distance of 306.36 feet to the southwesterly corner of said Lot 24, Block 2 being on the easterly right of way line of 75th Avenue; thence North 77 degrees 20 minutes 23 seconds West a distance of



92.01 feet to the westerly right of way line of said 75th Avenue and the easterly line of Lot One (1), Block Three (3), said INDUSTRIES WEST; thence southwesterly along a non-tangential curve concave to the southeast a distance of 291.41 feet, said curve having a radius of 1133.96 feet, a delta of 14 degrees 43 minutes 27 seconds and having a chord bearing of South 66 degrees 41 minutes 15 seconds West and a chord length of 290.61 feet to the west line of said Lot 1, Block 3 to its intersection with the east line of said NW1/4 of SE1/4 and being the point of beginning of the land to be described; thence continue southwesterly along said curve concave to the southeast a distance of 160.14 feet, said curve having a radius of 1133.96 feet, a delta of 08 degrees 05 minutes 25 seconds and having a chord bearing of South 55 degrees 16 minutes 49 seconds West a chord length of 160.00 feet; thence South 51 degrees 18 minutes 57 seconds West a distance of 385.86 feet; thence North 38 degrees 41 minutes 04 seconds West a distance of 5.00 feet; thence South 51 degrees 18 minutes 57 seconds West a distance of 1067.44 feet; thence South 00 degrees 46 minutes 03 seconds East, 12.68 feet; thence South 51 degrees 18 minutes 57 seconds West a distance of 44.37 feet to its intersection of the north-south quarter line of said Section 13; thence North 00 degrees 46 minutes 03 seconds East along said north-south quarter line a distance of 77.05 feet to the centerline of County Road No. 138; thence North 51 degrees 18 minutes 56 seconds East a distance of 1669.68 feet to the east line of said NW1/4 of SE1/4; thence South 00 degrees 49 minutes 55 seconds East along said east line for a distance of 83.69 feet more or less to the point of beginning.

ALSO LESS AND EXCEPT: The plat of Primewest Business Park, according to the plat and survey thereof on file and of record in the Office of the County Recorder in and for Stearns County, Minnesota.

ALSO LESS AND EXCEPT: Parcel 239C of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 73-79, according to the recorded plat thereof, Stearns County, Minnesota.

AND

That part of the Southeast Quarter (SE1/4) of Section Twenty-four (24), Township One Hundred Twenty-four (124) North, Range Twenty-nine (29) West, lying Northwesterly of the Burlington Northern Railway right of way, Stearns County, Minnesota.

LESS AND EXCEPT: The plat of Industries West Plat 3, according to the plat and survey thereof on file and of record in the Office of the County Recorder in and for Stearns County, Minnesota.

ALSO LESS AND EXCEPT: Parcel 239C of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 73-79, according to the recorded plat thereof, Stearns County, Minnesota. The property is in the general vicinity of Stearns County Road 138 and West of 34<sup>th</sup> Ave South, all in City of Waite Park, Stearns County, Minnesota.



\*\* Request of Crossroads Lofts & Shops, LLC for amendment to Planned Unit Development to allow for establishment of entire ground floor for multi-family residential units. The property is legally described as Lot 1, Block 1, Crossroads Lofts and Shops and .24 A. S2 OF N154.5' OF S 321.5' OF W132.25' OF E297.5 FT OF SE4SW4, Section 09 Township 124 Range 028, all in City of Waite Park, Stearns County, Minnesota (316 2<sup>nd</sup> Ave N and 205 3<sup>rd</sup> St. N.).

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Jon Noerenberg  
Planning and Community Development Director

Publish: September 2, 2022