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PLANNING COMMISSION  
ADVISORY BOARD

February 4, 2025 – 5:30 p.m.  
City Center

**AGENDA**

- A. CALL TO ORDER AND ROLL CALL
- B. APPROVAL OF THE AGENDA
- C. APPROVAL OF MINUTES
  - 1. December 3, 2024
- D. NEW BUSINESS
- E. PUBLIC HEARINGS
  - 1. Interim Use Permit – Shell Rock River Watershed District
  - 2. Preliminary Plat – Dress Addition
- E. COMMISSIONER COMMUNICATIONS
- F. STAFF COMMUNICATIONS
- G. 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  
December 3, 2024  
5:30 pm – City Center

Vice chairman Wyeth Anderson called the meeting to order at 5:32 p.m.

## **MEMBERS PRESENT**

Wyeth Anderson, Vice-Chair  
Leon Axtman  
Rachel Christensen, Ex-Officio  
Matt Dorman  
Matt Maras

## **MEMBERS ABSENT**

Jared Dawson  
Lucas Schuster, Chair  
Steve Thompson

## **STAFF PRESENT**

Megan Boeck, City Planner

## **APPROVAL OF AGENDA**

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

## **APPROVAL OF MINUTES**

Motion by Maras and second by Axtman to approve the July 2, 2024 meeting minutes and the August 20, 2024 meeting minutes as presented. Motion carried.

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

## **PUBLIC HEARINGS**

### **1. Registered Land Survey No. 17 – Eagles Rest**

Boeck stated that the purpose of the Registered Land Survey is to subdivide the property into four separate tracts of land to allow for future development. Tract A and B is buildable land and will likely

be sold to a housing developer. Tract C and D are wetlands and will remain in the possession of the SRRWD for retention efforts. Boeck also stated that future platting of lots and blocks, proper roadways, and park dedication will be required upon the sale and development of Tract A and B.

**Anderson opened the hearing to the public at 5:34 p.m.**

**Anderson closed the hearing to the public at 5:49 p.m.**

Motion by Dorman and second by Maras to recommend to City Council the approval of Registered Land Survey No. 17.

Motion passed on a 4-0 voiced vote.

## **2. Preliminary and Final Plat – Blazing Star No. 2**

Boeck stated that the Blazing Star property is a large 33-acre parcel previously home to Farmstead/Wilson Foods and that the layouts of the lots and blocks are largely based on the areas of contamination, grade of property, and the desires of potential developers. Boeck also stated that both outlot A and B are platted as outlots due to the flood plain and the likelihood of those areas remaining parks and/or open space. Lastly, Boeck stated that the railroad crossing is also platted as an outlot until such time the railroad is willing to sign off on a ROW access or crossing.

**Anderson opened the hearing to the public at 5:49 p.m.**

**Anderson closed the hearing to the public at 6:01 p.m.**

Motion by Anderson and second by Maras to recommend to City Council the approval of the Preliminary and Final Plat of Blazing Star No. 2.

Motion passed on a 4-0 voiced vote.

## **COMMISSIONER COMMUNICATION**

None.

## **STAFF COMMUNICATION**

Boeck stated that the proposed ordinance amendments that were advertised in a public hearing notice were removed from the agenda due to incompleteness.

## **ADJOURNMENT**

Motion by Dorman and second by Axtman to adjourn the meeting at 6:06 p.m. Motion carried.

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Megan Boeck, City Planner

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Wyeth Anderson, Vice-Chair

**GENERAL INFORMATION**

Applicant: Shell Rock River Watershed District

Property Owner: City of Albert Lea

Purpose: Interim Use Permit (IUP) to allow removal of dredged sediment from Fountain Lake

Address: North Bancroft Bay and East Main Bay

Parcel Number(s): 34.855.0110, 34.855.0080, 34.294.0021, 13.029.0161 (outside city limits)

File Date/Publication Date: November 25, 2024 / January 25, 2025

Subject Site:

Existing Land Use	Zoning
City Facilities – Landfill, Airport	I-1/IDD

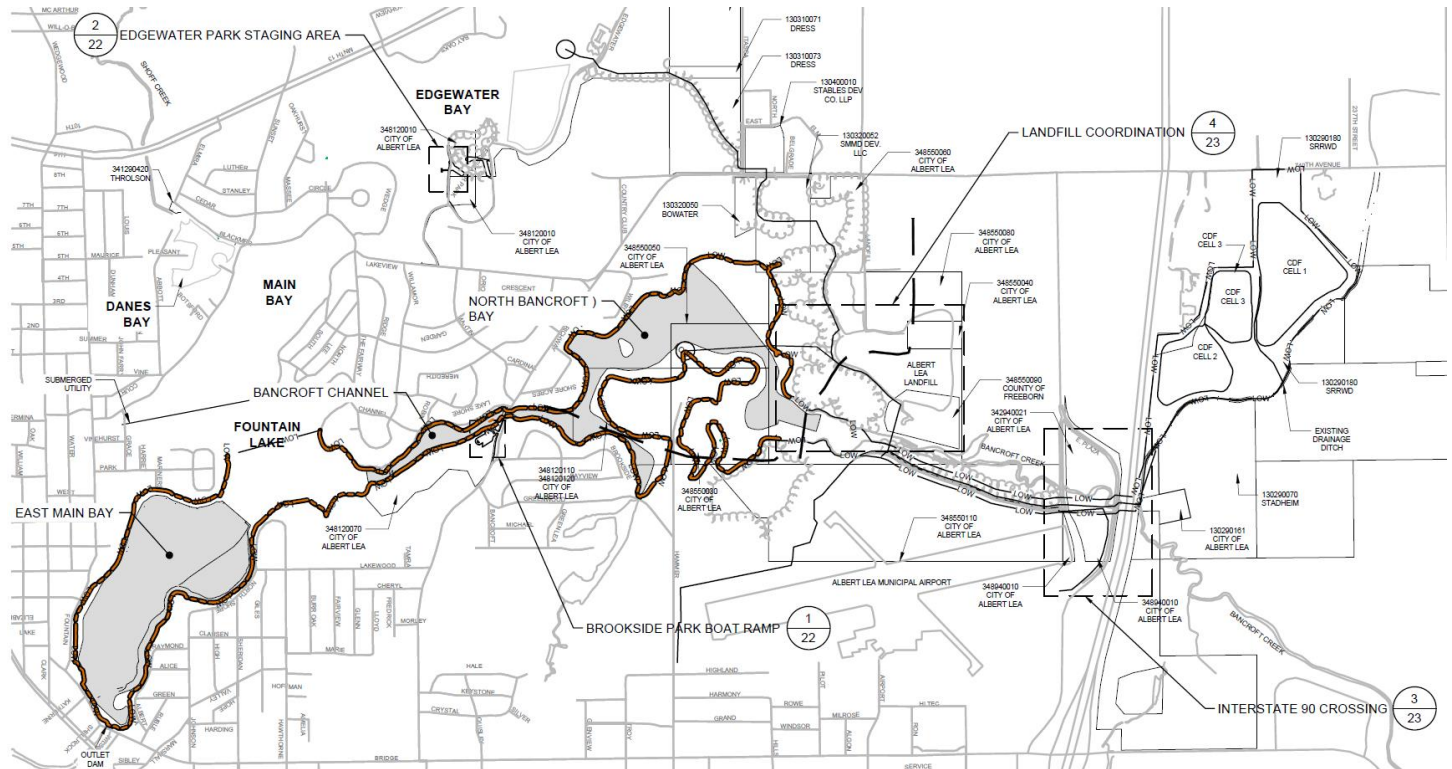
Adjacent Land Use and Zoning:

Existing Uses		Zoning
North	Agriculture	County Zoning
South	Residential	R-1
East	Industrial (Airport)	I-2
West	Agriculture	I-1



## BACKGROUND

Shell Rock River Watershed District (SRRWD) has applied for an Interim Use Permit (IUP) to allow for the removal of dredged sediment from Fountain Lake. SRRWD has completed Phase 1 and Phase 2 of the dredging operation and is in the process of working on other required approvals from MPCA and MN DNR for the final phase of dredging. Phase 1 and 2 required pumping of dredged material via overland piping to the confined disposal facility (CDF). Phase 3 will require pipe adjacent to and following Bancroft Creek and will transfer the dredged material from the main bay (east basin) and parts of Bancroft Bay.



The interim use permit will cover the following activity associated with the removal of this material:

- 1) A pipeline for transporting the dredged material north through Bancroft Creek, crossing Plaza Street, to the confined disposal facility (CDF) located north of the city.
- 2) Access to the lake at various locations along the waters edge with a truck and crane to allow relocation and support of the dredge which will move around the lake during the dredging operation.
- 3) Identified areas for contractor and equipment staging and storage in support of the dredging and removal of the dredged material.

## ANALYSIS

Zoning 50.0053. – Interim use permits.

- (a) *Purpose.* An interim use may be allowed as a temporary use of property until a particular date, until the occurrence of a particular event, or until the zoning regulations no longer allow it.
- (c) *General requirements/findings.* In addition to the requirements of a conditional use permit in section 50.0052, the city council shall not issue an interim use permit until it finds that the following additional requirements have been met:

- (1) The use shall conform to all zoning regulations.

The purpose of an interim use is to temporarily allow a use under certain conditions that would otherwise not be allowed. In this case, construction operations and contractor staging areas are not permitted in the I-1 Limited Industrial District, but because of the temporary nature of the request, Minn. Stats. § 462.3597 allows interim use permits as long as they establish a framework for the temporary land use.

**(2) The use will not delay the permanent development of the site or prevent the orderly development of surrounding sites.**

The use will not impede or delay the normal and orderly development and improvement of the surrounding property. Most of the surrounding properties are city-owned facilities not available for development (i.e. landfill, airport) while other surrounding properties are agricultural in nature.

**(3) The use will not adversely impact implementation of the comprehensive plan.**

The 2040 Comprehensive Plan identified goals for Albert Lea's natural environment which includes caring for and maintaining the lakes. The dredging operation will have a short-term impact on the use and enjoyment of the bays and shore areas, but the end result will improve the long-term enjoyment, conservation, and ecological health of the lake. In addition, to provide economic benefits to the community.

**(4) The use will not be in conflict with any provisions of this Code.**

The proposed use will not be in conflict with any provision of the zoning code as it pertains to height, bulk, or density.

**(5) The use will not adversely impact nearby properties through characteristics, including, but not limited to, nuisance, noise, traffic, dust, or unsightliness and will not otherwise adversely impact the health, safety, and welfare of the community.**

An increase in traffic is expected primarily around contractor staging areas at Edgewater Park and the Brookside Boat Ramp. In addition, low levels of noise are expected from the dredge itself as it operates around the bay. Conditions will be applied that address public health, safety, welfare, and aesthetics.

**(6) The date or event that will terminate the use has been identified.**

Staff is proposing for the IUP to expire 36 months from the date of approval.

**(7) The use shall not cause or impose additional costs to the city.**

The construction and conversion of the equipment staging and storage areas will be done at the expense of the applicant.

**(8) Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.**

The property is currently owned by the city of Albert Lea and will remain as such upon completion of Phase 3.

**(9) In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.**

The property is currently owned by the city of Albert Lea and will remain as such upon completion of Phase 3.

- (10) The applicant/property owner shall comply with the terms stated through approval of an interim use permit regarding the terms and conditions of the approved interim use. The interim use permit will not be in effect until such time that the interim use permit resolution is executed and recorded with the county, and the city is provided with recording information. The IUP is being applied for on city parcels of which a value increase will not result in a tax increase.

### FINDINGS OF FACT

1. The proposed use will increase traffic minimally with contractors arriving and leaving the site throughout the day.
2. The proposed use will not create an increase to population or density.
3. The proposed use as it pertains to noise will not result in greater than allowed levels in industrial zones.
4. The proposed use will not have a negative effect on adjoining land values.
5. Potential impacts to public health, safety, and welfare are being addressed through a host of conditions.
6. Potential concerns with aesthetics will be addressed through fencing and screening requirements as well as restoration of landscaping and vegetation if damage occurs.
7. The proposed use is not in conflict with provisions of the zoning code.
8. The proposed use will not delay the permanent development of any site or prevent the orderly development of surrounding sites.
9. The proposed use will not adversely impact implementation of the 2040 Comprehensive Plan.

### PUBLIC COMMENT

A notice of public hearing was sent to all neighboring property owners within 350 feet as required by city code. At the time of preparing this staff report, no public comments have been received. Any comments received prior to the public meeting will be read aloud for the Planning Commission.

### STAFF RECOMMENDATION

Staff recommends to the Planning Commission that they consider the testimony at the public hearing in addition to the report and findings of fact prepared by city staff. Should the Planning Commission recommend approval and issuance of the Interim Use Permit, staff recommends the following conditions be applied:

1. Repairs be made to any damaged paved surface including any public streets, roads, parking lots, or driveways as well as any culverts, curbs, or other aspects of infrastructure.
2. Shoreland restoration to any damaged areas within the shore impact zone of any public or private land is required. This includes stabilization of soils and replanting of vegetation with an appropriate variety of plants/trees at a size similar to those having been removed. All shoreland restoration shall be approved by the city zoning official.
3. The applicant provides easement agreements from all property owners where piping activity will occur.
4. Security and privacy fencing will be provided around the perimeter of the contractor staging area at the Edgewater Park Pavilion site. An opening in the fence is permitted to allow for the necessary movement of the pipe. Fencing will also be provided at the other storage and staging areas including the proposed temporary dock area (see figure 22).
5. Any pipe laid over land will be identified for the duration of the project with flags or similar marking to be visible, particularly while snow is on the ground.



6. Approval must be received by the MPCA for placement of pipe across the landfill site.
7. Approval must be received by the MN DNR Public Waters Permit Program for the placement of pipe on parcel 13.029.0161 as it sits outside city limits in Freeborn County.
8. The pipe crossing at Plaza Street (airport access) must be designed to allow for crossing by farm machinery, dump trucks, and public safety vehicles. This may be accomplished with a rock ramp or a cut in to the road.
9. Written approval shall be required from the city zoning official for any work proposed within any designated floodplain area. The SRRWD will obtain approvals from state and/or federal agencies for pipeline crossing or work within the floodplain or wetlands.
10. Any changes determined by the SRRWD needed within the 36-month period will be brought to the City Engineer who may approve minor changes.
11. Erosion control measures must be planned and implemented for all disturbed soil surfaces in the shoreland areas. These erosion control measures include best management practices typical for sediment and fill areas and access points associated with the project. These erosion control areas must be maintained throughout the duration of the project.
12. To the fullest extent permitted by law, the SRRWD agrees to defend and indemnify the city of Albert Lea, its officers, employees, and volunteers from and against all claims, damages, losses, and expenses resulting from the performance of work under this permit.

#### ATTACHMENTS

1. Applicant narrative
2. Applicant Permit Drawings

NOVEMBER 25, 2024

Megan Boeck  
City Planner  
City of Albert Lea  
221 E. Clark Street  
Albert Lea, MN 56007  
mboeck@ci.albertlea.mn.us



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RE: PROJECT NARRATIVE - FOUNTAIN LAKE DREDGING PROJECT - ALBERT LEA, MN

Megan,

Thank you for reviewing the following narrative and attached materials being submitted on behalf of Shell Rock River Watershed District in support of their plans to commence the final phase of dredging on Fountain Lake. This submittal requests review of the attached plans and associated application materials to best facilitate approval of an Interim Use Permit necessary for the project to proceed.

The following narrative describes the proposed project and provides further details including demonstrating how the project is compliant with applicable criteria.

## **PROJECT NARRATIVE**

The plan to dredge Fountain Lake has been under development for over 20 years. SRRWD Identified a need to improve water quality in Fountain Lake after the Lake was added to Minnesota's Impaired Waters List in 2008. Hydraulic dredging was selected as the means to do so and has provided SRRWD, and Fountain Lake as a result, with success in the completed operations thus far.

SRRWD has completed Phase 1 and 2 of the dredging operation and is in the process of working on other required approvals for the final phase of dredging, to occur in 2025, awaiting approval by the MN DNR. Once approvals are granted, the project will go out for bids. Bid requests will be based on project approvals, including this IUP (if granted) but there is the potential for modifications to the project based on the contractor's proposals. As stated, the project has occurred over multiple phases. Phases 1 and 2 required pumping of dredged material via overland piping to the Confined Disposal Facility (CDF). Phase 3 will have the pipe adjacent to and follow Bancroft Creek and will transfer dredged material from the Main Bay (East Basin) and parts of Bancroft Bay.

The Shell Rock River Watershed District (SRRWD) is requesting approval of an Interim Use Permit (IUP) to allow for the removal of dredged sediment from Fountain Lake. This permit would cover the activity associated with the removal of this material, including the following:

- A pipeline for transporting the dredged material North through Bancroft Creek, crossing W and E Plaza Street to the Confined Disposal Facility (CDF) located North of the City,
- Access to the lake at various locations along the water's edge with a truck and crane to allow relocation and support of the dredge which will move around the lake during the dredging operation, and
- Identified areas for contractor and equipment staging and storage in support of the dredging activity and the removal of the dredged material.

Interim uses are allowed in all zoning districts with the issuance of an IUP. The application and review process of an interim use is similar to that of a conditional use. Unlike a conditional use, interim use is temporary in nature and the IUP is issued until a particular date, until the occurrence of a particular event or until the zoning regulations no longer allow it. This activity is projected to start in 2025 and wrap up by the onset of Fall.

## REQUEST

The MN DNR is the body reviewing the proposed dredging activities impacts to the public waters. The IUP submitted for review is focused on activity proposed to occur on land in support of the lake dredging process and removal of dredged material. *Detail 1* shows requested access to the main bay from the existing boat ramp off of W Richway Drive. *Detail 2* shows contractor staging areas in Edgewater Park, to be used for a temporary field office, supplies storage, and a temporary dock for contractor use so as not to restrict public dock use. *Detail 3 and 4* shows the proposed pipeline route where it exits Bancroft Creek North of Fountain Lake, as well as proposed contractor staging areas. As shown in *Detail 3 and 4*, the pipe line would travel up Bancroft Creek where it would be fed through booster pumps at one of the aforementioned staging areas. Following the booster pumps, a slurry of lake bottom sludge and water will be pumped through the pipe line to the crossing at W Plaza Street, cross over W Plaza, continue North and cross under the E Plaza Street bridge and cross under I90 in an existing culvert before heading overland to the previously constructed CDF. A Risk Assessment Study was completed in 2006 that analyzed the lake bottom sediments for the presence of any harmful chemicals. This study concluded that there are not any contents within the proposed dredged sediments that would be of public or environmental concerns.

## INTERIM USE PERMIT

Determinations of Interim Use Permits are based on: Current and anticipated traffic congestion, population and density, noise, effect on adjoining land values, public health, safety and welfare and aesthetics. In addition, the following is required for IUPs:

- (1) The use shall conform to all zoning regulations.
- (2) The use will not delay the permanent development of the site or prevent the orderly development of surrounding sites.
- (3) The use will not adversely impact implementation of the comprehensive plan.
- (4) The use will not be in conflict with any provisions of the Code.
- (5) The use will not adversely impact nearby properties through characteristics, including but not limited to, nuisance, noise, traffic, dust, or unsightliness and will not otherwise adversely impact the health, safety, and welfare of the community.
- (6) The date or event that will terminate the use has been identified.
- (7) The use shall not cause or impose additional costs to the City of Albert Lea.
- (8) Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
- (9) In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.

The following analysis addresses the previously mentioned requirements:

There will be no increase to population and density. There is expected to be some increase in traffic, primarily in and around the contractor staging areas at Edgewater Park and Brookside Park Boat Ramp. Contractors working on the project will be stationed at a trailer located in the park. Traffic along the pipe line route will be minimal, but at least once daily via a truck or ATV to inspect the pipe line itself. Additional traffic will be generated by activity occurring at various locations around the lake as the dredge is moved in and out of the water but will be sparse, short occurrences.

The project is not anticipated to produce unusual amounts of noise. Low levels of sound are anticipated from the dredge itself as it operates around the bay, and from the booster pumps as well as from activity at the staging areas.

Where public health, safety, welfare and aesthetics are concerned, the following has been identified:

1. Activity or equipment proposed for the staging areas in the parks may be considered an “attractive nuisance”. Fencing is proposed to screen activity associated with the dredging operation as well as protect the public by limiting access to construction zones. SRRWD is requesting that the staging area in Edgewater Park be allowed a dock to provide access to the lake for contractors, separate from the publicly accessed dock already located in the park.
2. A staging area is proposed to be set up near the City landfill site. The MN Pollution Control Agency (MPCA) provides oversight and requires strict limited use of that property. SRRWD would gather all necessary approvals from the MPCA to stage on that land.
3. Given the nature of the project and the proximity of several natural resources designated as shoreland, floodplain and wetland, there is potential that damage could be done to these resources. The SRRWD is actively working with the MN DNR and other appropriate agencies to get all required permits, to be provided to the City upon their approval.
4. The pipe will carry a slurry mix of water and dredged materials. While this material is not particularly hazardous, if a spill occurred in an environmentally sensitive or high traffic location there could be a negative impact. The project will require the need to store fuel and other materials for construction in some of the staging areas. The SRRWD proposes to have the project contractor create an emergency response plan specific to this project.

Impacts to land values of adjacent properties are not anticipated. Activities associated with the dredging project are for a limited period. SRRWD anticipates the project will start Spring 2025 and wrap up by Fall 2025. The most intense aspects of project activity are in the Lake itself and within Edgewater Park. Fencing of the work sites in Edgewater Park, a suggested condition of approval, would further help mitigate the presence of these sites on the nearest residences.

The proposal includes anticipated removal of vegetation on public and private land to allow for access to the water. These areas fall within the shoreland designated *shore impact zone*. As with the IUP for the previous phases of this project, replanting of any removed vegetation would be a condition of approval of the IUP. Damage to culverts, pavement, and any ground disturbance shall be repaired to pre-project conditions.

## SHORELAND ANALYSIS

Much of the property where activity will occur is also located within the Shoreland overlay district. Additional review criteria for IUP's within the Shoreland include the following six factors for consideration:

- (1) Existing recreational use of the surface waters and likely increases in use associated with the proposed land use.
- (2) Physical and aesthetic impacts of increased density
- (3) Suitability of lands for the proposed use.
- (4) Level of current development in the area.
- (5) Amounts and types of ownership of undeveloped lands; and
- (6) Use and upgrading of inconsistent land uses shall be in compliance with the requirements of sections 74-1176 through 74-1181.

Additional criteria for CUP's within the Shoreland include an evaluation of the waterbody and the topographic, vegetation, and soil conditions on the site to ensure:

- (1) The prevention of soil erosion or other possible pollution of public waters, both during and after construction
- (2) The visibility of structures and other facilities as viewed from public waters is limited
- (3) The site is adequate for water supply and on-site sewage treatment if not available from the city; and
- (4) The types, uses and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.

While the dredging operation will have an impact on use and enjoyment of the bays and shore areas, this will be temporary in nature and is intended to improve the long-term enjoyment, conservation, ecologic health, and associated economic benefits Fountain Lake brings to the community. As required for a CUP within the shoreland overlay zone, the DNR will be notified of this



permit application and review. They, along with other agencies have been involved in reviewing the proposed project including through an Environmental Assessment Worksheet.

## TIMELINE

SRRWD is proposing construction to commence during the Spring of 2025 and conclude by the end of Summer 2025. Plan Commission approval will allow SRRWD and ISG to proceed with full plan development and submittal to the City for all remaining permits.

Please contact me at [Nicholas.Olson@ISGInc.com](mailto:Nicholas.Olson@ISGInc.com) with any questions or if there is any additional information we can provide in support of this project.

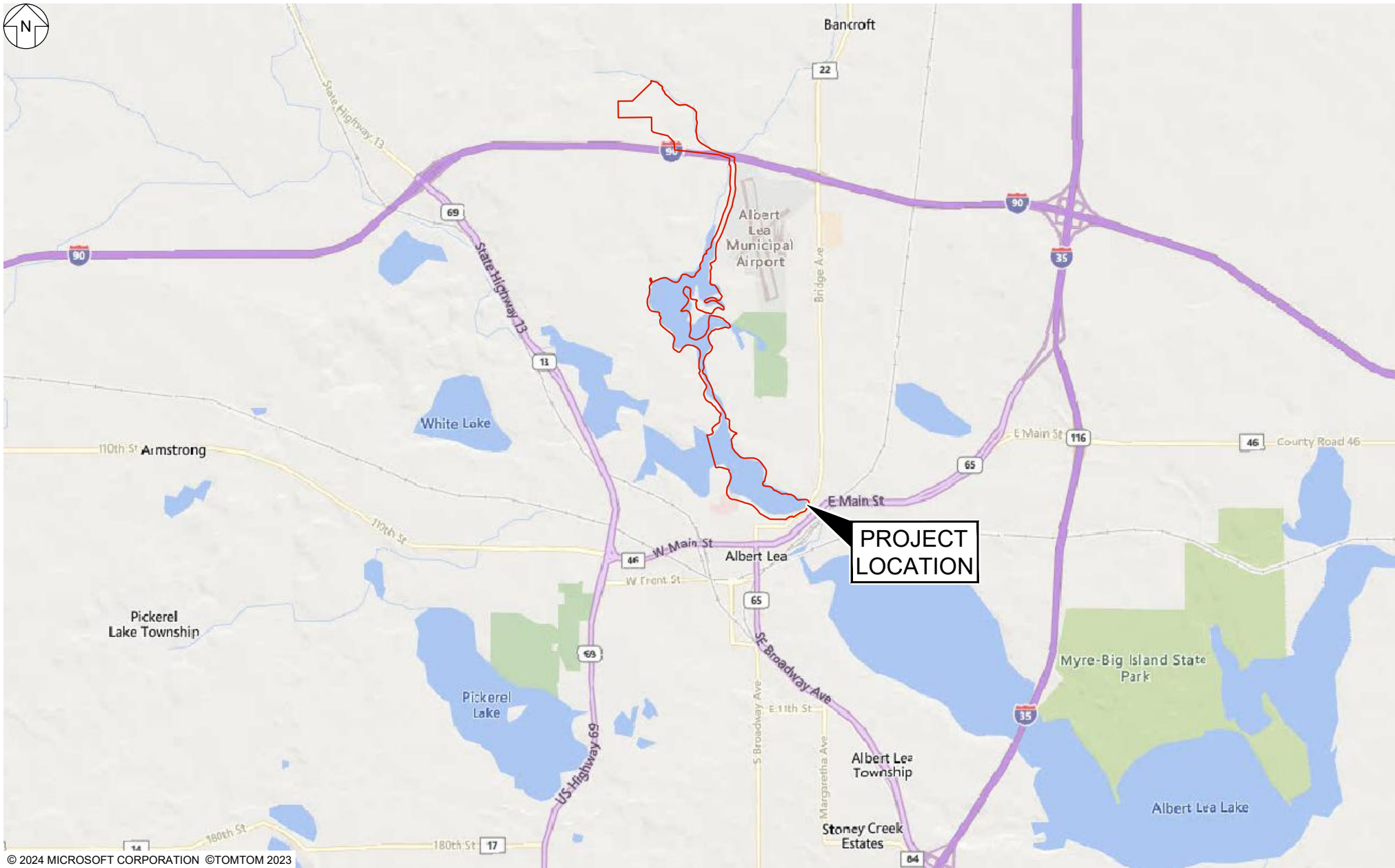
Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Olson'.

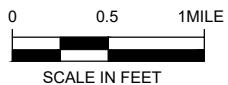
Nicholas Olson

*Development Services Coordinator*

[Nicholas.Olson@ISGInc.com](mailto:Nicholas.Olson@ISGInc.com)



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**SRRWD**  
 Shell Rock River Watershed District  
*Working Together to Improve Water Quality*  
 305 SOUTH 1ST AVE  
 ALBERT LEA, MN 56007

**Geosyntec**  
 consultants

250 S. MARQUETTE AVENUE, SUITE 590  
 MINNEAPOLIS, MN, 55401, USA

PROJECT NO: JR0395

JULY 2024

**PROJECT VICINITY MAP**






FOUNTAIN LAKE RESTORATION PROJECT  
 EAST MAIN BAY AND NORTH (BANCROFT) BAY  
 SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

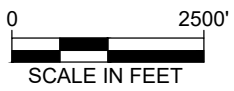
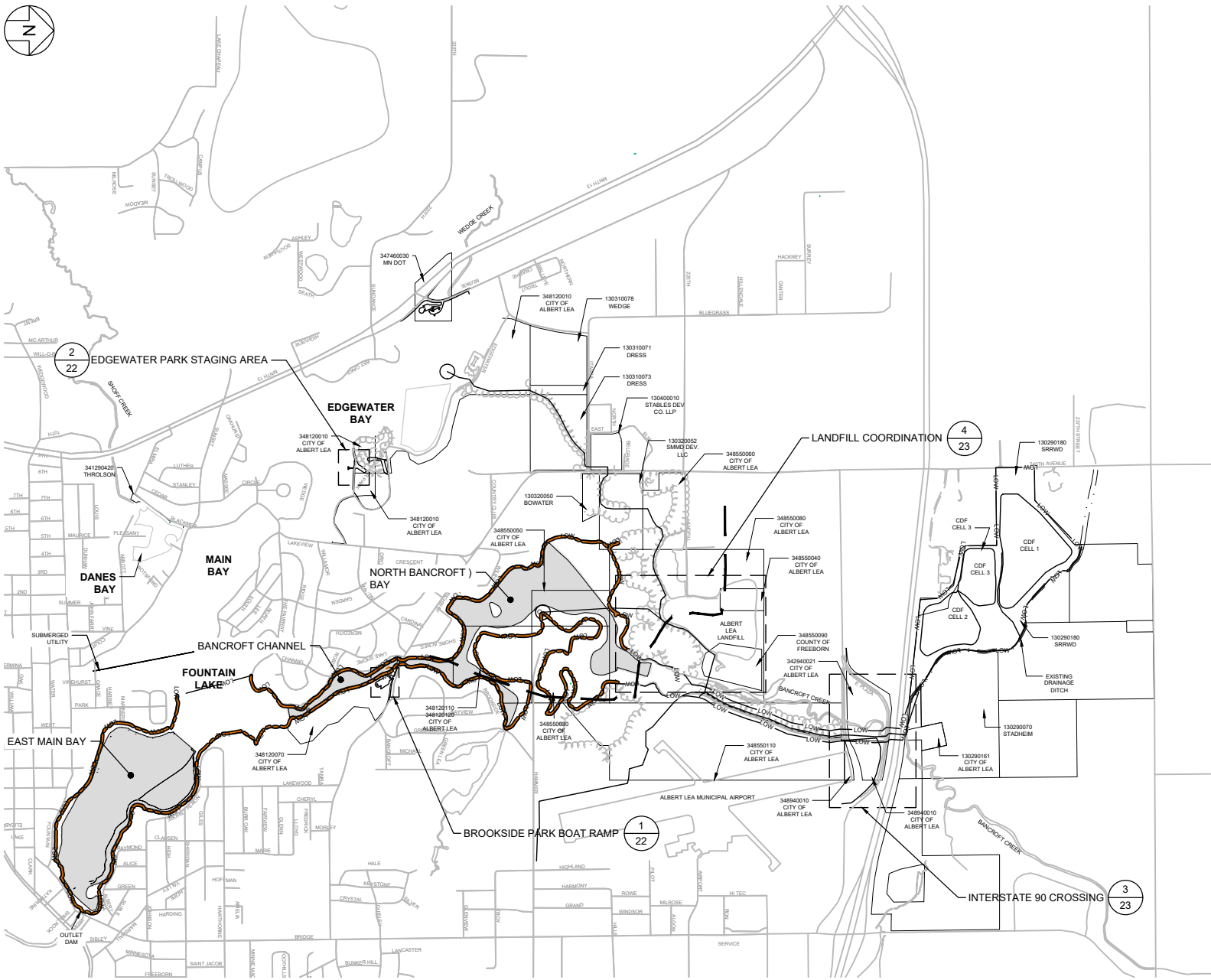
FIGURE

1



**LEGEND**

-  AREAS OF REQUIRED DREDGING
-  FOUNTAIN LAKE SHORELINE
-  LIMITS OF WORK
-  APPROXIMATE TREE LINE
-  34850080  
CITY OF  
ALBERT LEA  
PARCEL NO. AND OWNER



**SRRWD**  
Shell Rock River Watershed District  
*Moving Together to Improve Water Quality*

305 SOUTH 1ST AVE  
ALBERT LEA, MN 56007

**Geosyntec**  
consultants

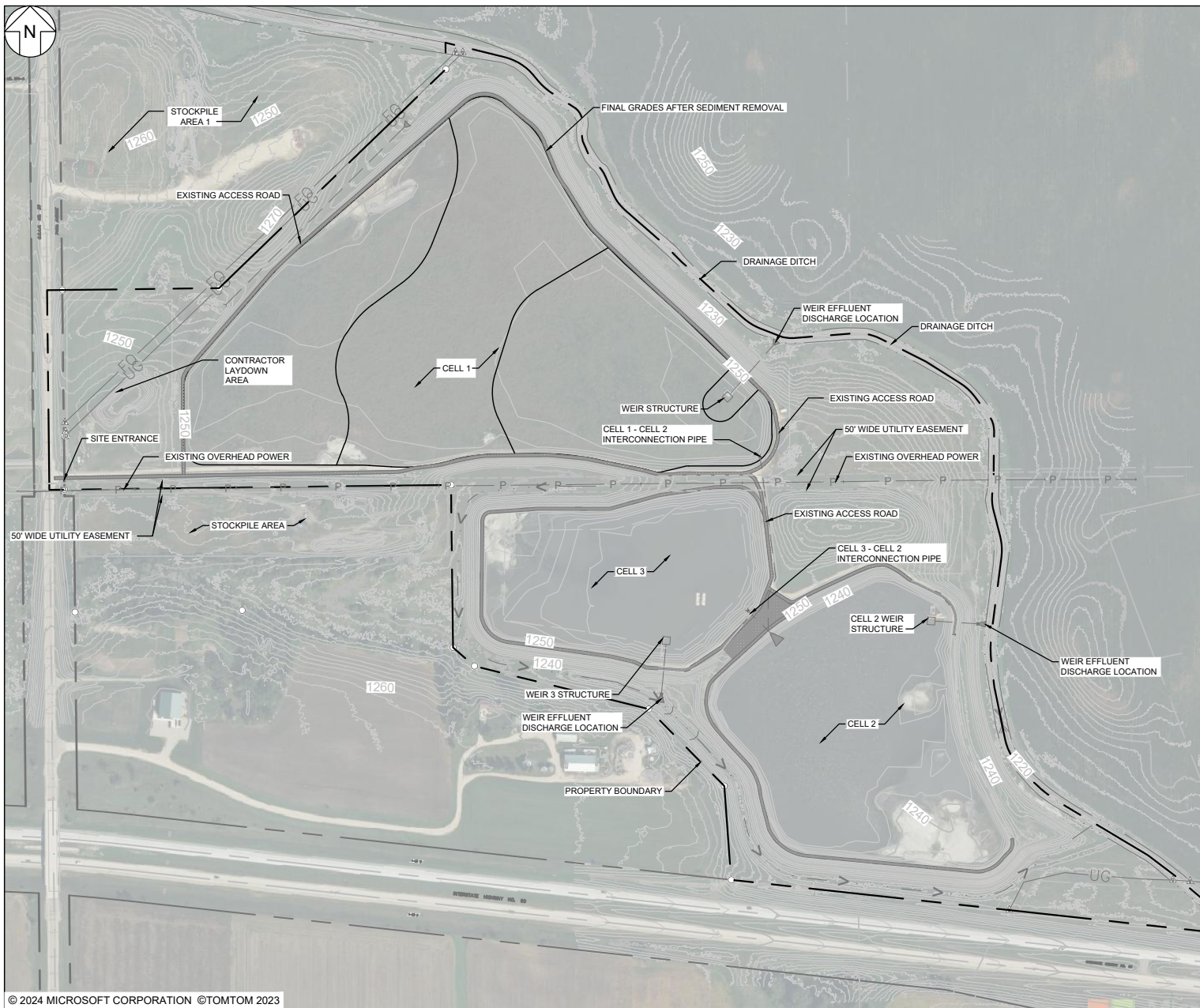
250 S. MARQUETTE AVENUE, SUITE 590  
MINNEAPOLIS, MN, 55401, USA

PROJECT NO: JR0395      JULY 2024

**SITE PLAN**

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**2**



LEGEND	
	EXISTING GROUND MAJOR CONTOUR (5')
	EXISTING GROUND MINOR CONTOUR (1')
	PROPERTY BOUNDARY
	PROPERTY BOUNDARY MONUMENT
	PROPERTY EASEMENT
	PROPERTY ROW
	PROPERTY SECTION
	PROPERTY SECTION 1/6
	PROPERTY SECTION MONUMENT
	EXISTING ACCESS ROAD
	EXISTING DITCH
	EXISTING DITCH LIMITS
	EXISTING FENCE
	EXISTING RIPRAP
	EXISTING UTILITY FIBER OPTIC
	EXISTING UTILITY FIBER OPTIC MARKER
	EXISTING UTILITY GAS
	EXISTING UTILITY GAS MARKER
	EXISTING UTILITY GAS VALVE
	EXISTING UTILITY STORM CULVERT
	EXISTING UTILITY STORM PIPE
	EXISTING UTILITY WIER

- NOTES**
- COORDINATE SYSTEM IS NAD83, FREEBORN COUNTY, MINNESOTA COUNTY SYSTEM (US SURVEY FEET).
  - VERTICAL DATUM IS NAVD88.
  - CDF PARCEL LINE AND UTILITY LINES ARE FROM JONES HAUGH SMITH ENGINEERS & SURVEYORS FILE 16-038.DWG. CERTIFICATE OF SURVEY SIGNED JUNE 7, 2016.
  - TOPOGRAPHIC SURVEY PERFORMED BY ISG IN OCTOBER 2023 AND JANUARY 2024. CONTOURS AS SHOWN ARE A COMPILATION OF TWO SURVEYS PERFORMED.

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0 500'  
SCALE IN FEET

FOR REVIEW PURPOSES ONLY  
DRAFT PERMIT DRAWING - NOT FOR CONSTRUCTION

**SRRWD**  
Shell Rock River Watershed District  
305 SOUTH 1ST AVE  
ALBERT LEA, MN 56007

**Geosyntec**  
consultants  
250 S. MARQUETTE AVENUE, SUITE 590  
MINNEAPOLIS, MN, 55401, USA

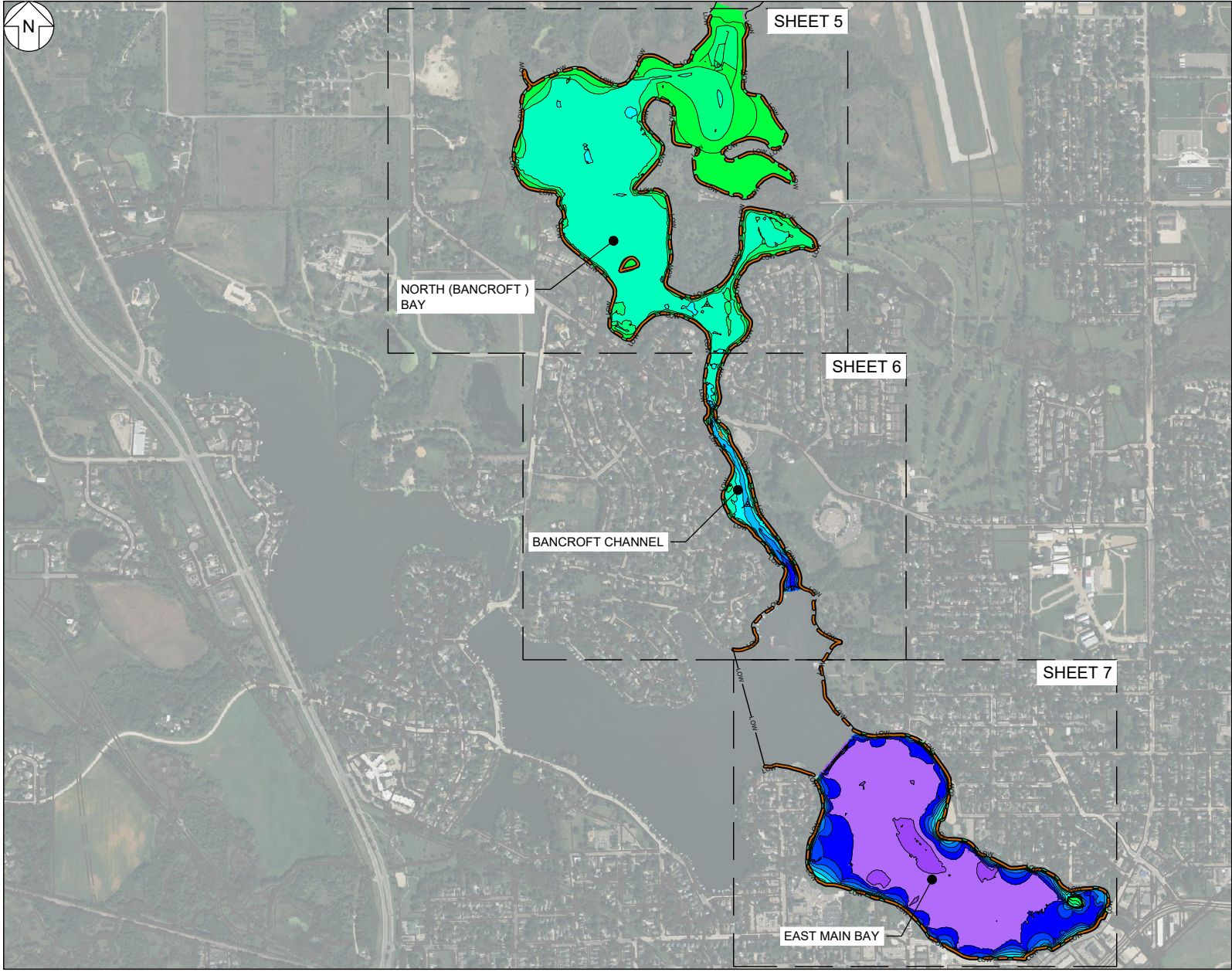
PROJECT NO: JR0395      JULY 2024

**EXISTING CONDITIONS  
CONFINED DISPOSAL FACILITY**

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**3**





LEGEND	
	LOW LIMITS OF WORK
	SHORELINE
	YELLOW POND LILY

EXISTING WATER DEPTH		
MAX (FT)	MIN (FT)	COLOR
-10.4	-9.0	
-9.0	-8.0	
-8.0	-7.0	
-7.0	-6.0	
-6.0	-5.0	
-5.0	-4.0	
-4.0	-3.0	
-3.0	-2.0	
-2.0	-1.0	
-1.0	0.0	

- NOTES:**
- COORDINATE SYSTEM IS NAD83, FREEBORN COUNTY, MINNESOTA COUNTY SYSTEM (US SURVEY FEET).
  - VERTICAL DATUM IS NAVD88.
  - BATHYMETRY DATA IS A COMBINED SURVEY USING BATHYMETRIC DATA COLLECTED BY MCGHIE & BETTS, INC. IN 2009 (DATA FILE PROVIDED BY BARR ENGINEERING ON FEBRUARY 2015) AND BATHYMETRIC DATA COLLECTED BY J.F. BRENNAN COMPANY, INC. IN SEPTEMBER 2021.
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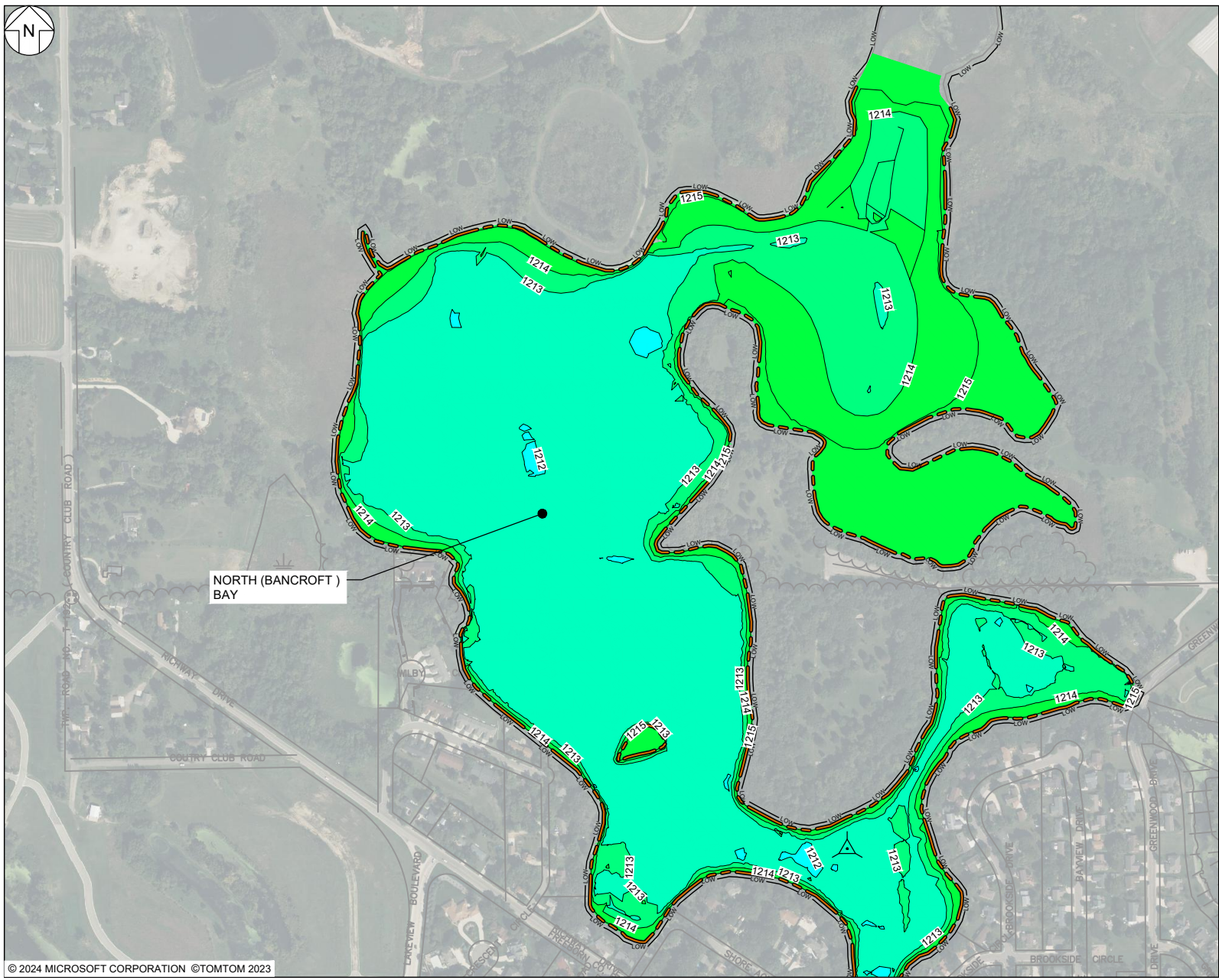
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consultants  
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MINNEAPOLIS, MN, 55401, USA

PROJECT NO: JR0395      JULY 2024

EXISTING CONDITIONS

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**4**



LEGEND	
— LOW —	LIMITS OF WORK
--- SHORELINE ---	SHORELINE
▲	YELLOW POND LILY

EXISTING WATER DEPTH		
MAX (FT)	MIN (FT)	COLOR
-10.4	-9.0	Dark Purple
-9.0	-8.0	Medium Purple
-8.0	-7.0	Blue
-7.0	-6.0	Light Blue
-6.0	-5.0	Lighter Blue
-5.0	-4.0	Cyan
-4.0	-3.0	Light Green
-3.0	-2.0	Green
-2.0	-1.0	Light Green
-1.0	0.0	Yellow-Green

- NOTES:**
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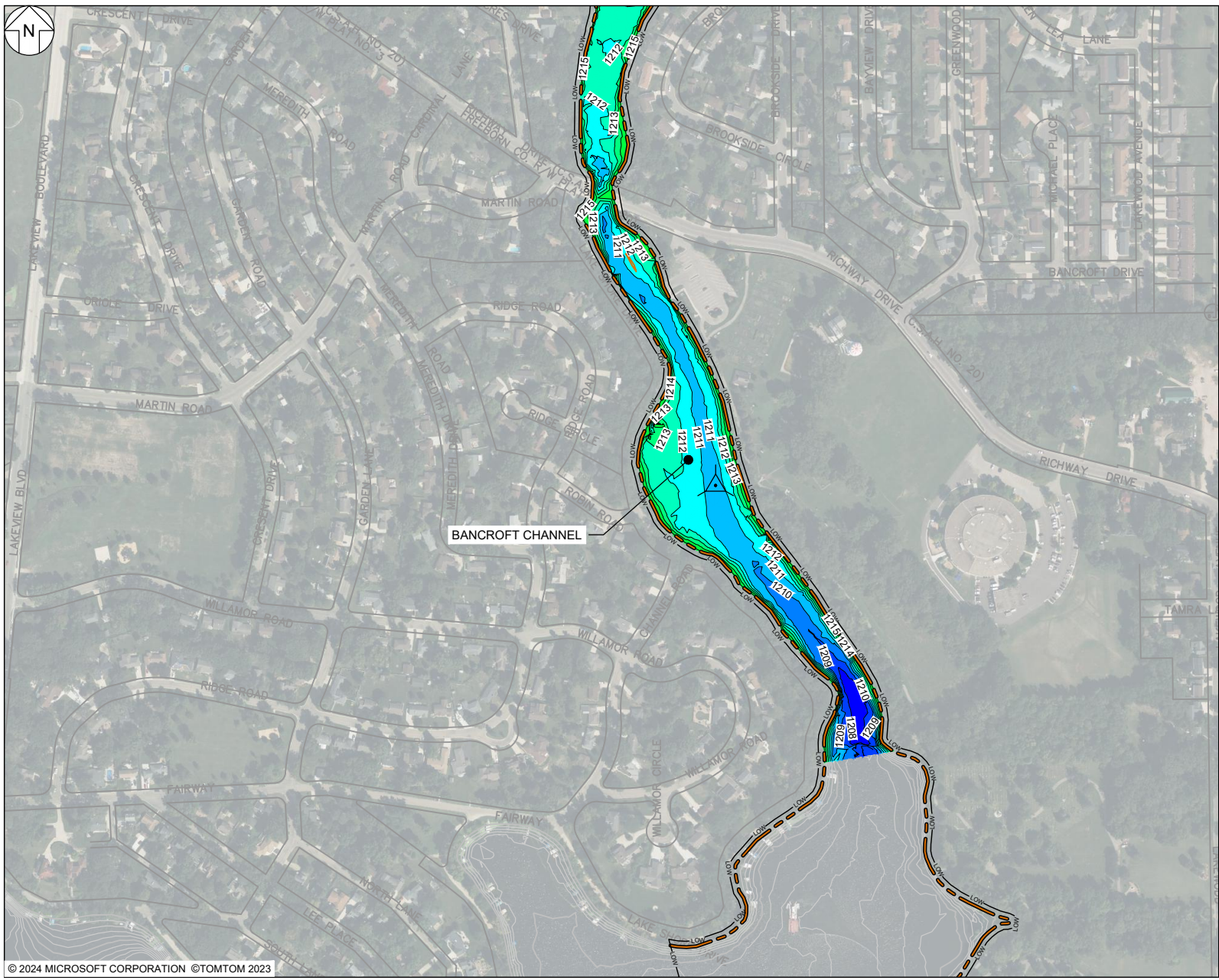
**Geosyntec**  
 consultants  
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 MINNEAPOLIS, MN, 55401, USA

PROJECT NO: JR0395      JULY 2024

**EXISTING CONDITIONS - NORTH (BANCROFT) BAY**

FOUNTAIN LAKE RESTORATION PROJECT  
 EAST MAIN BAY AND NORTH (BANCROFT) BAY  
 SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**5**



**LEGEND**

— LOW — LIMITS OF WORK  
 - - - SHORELINE  
 ▲ YELLOW POND LILY

EXISTING WATER DEPTH		
MAX (FT)	MIN (FT)	COLOR
-10.4	-9.0	Purple
-9.0	-8.0	Light Purple
-8.0	-7.0	Blue
-7.0	-6.0	Light Blue
-6.0	-5.0	Cyan
-5.0	-4.0	Light Cyan
-4.0	-3.0	Green
-3.0	-2.0	Light Green
-2.0	-1.0	Yellow-Green
-1.0	0.0	Yellow

- NOTES:**
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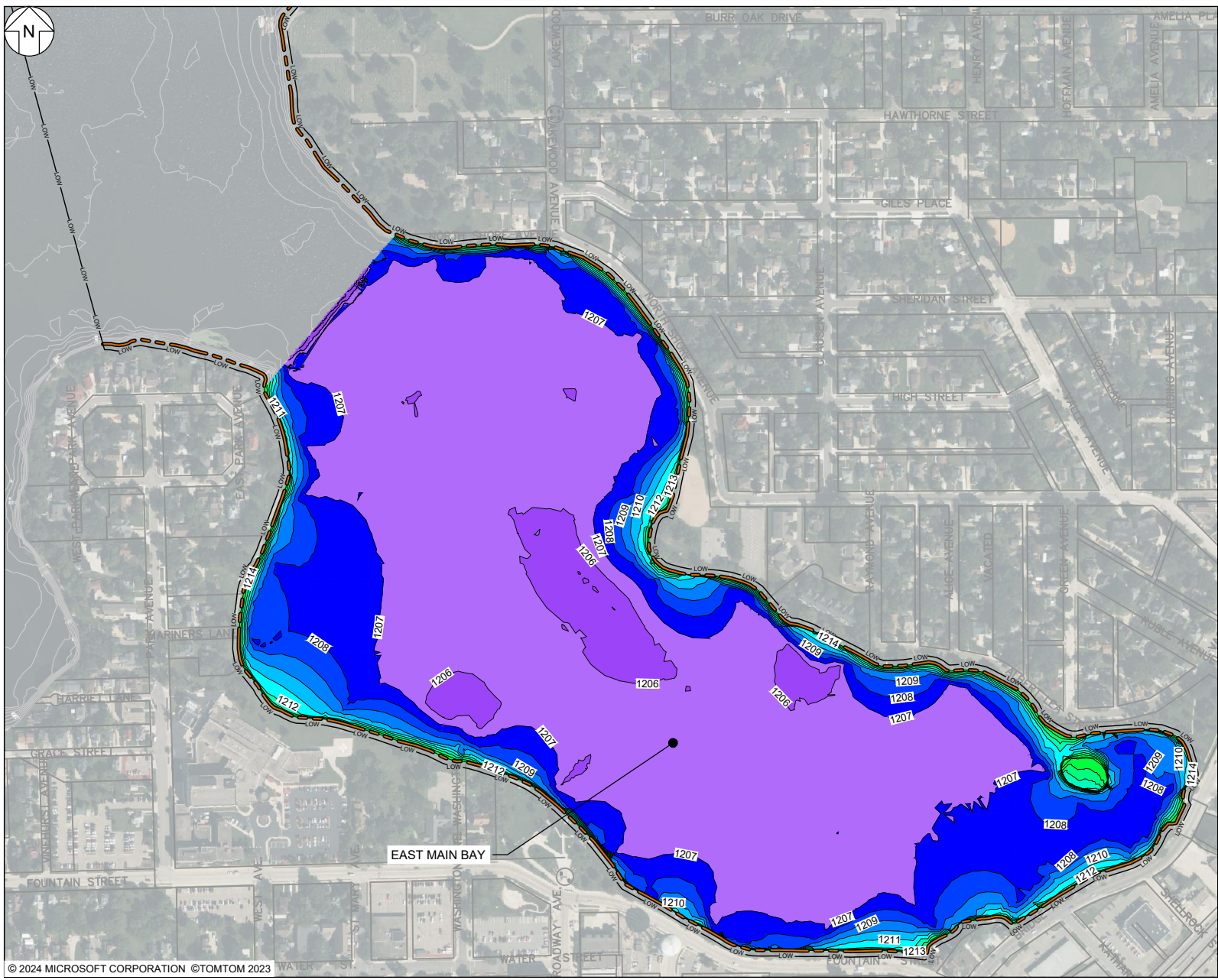
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 consultants  
 250 S. MARQUETTE AVENUE, SUITE 590  
 MINNEAPOLIS, MN, 55401, USA

PROJECT NO: JR0395      JULY 2024

**EXISTING CONDITIONS - BANCROFT CHANNEL**

FOUNTAIN LAKE RESTORATION PROJECT  
 EAST MAIN BAY AND NORTH (BANCROFT) BAY  
 SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
 6



**LEGEND**

— LOW — LIMITS OF WORK  
 - - - - SHORELINE

**EXISTING WATER DEPTH**

MAX (FT)	MIN (FT)	COLOR
-10.4	-9.0	Dark Purple
-9.0	-8.0	Light Purple
-8.0	-7.0	Dark Blue
-7.0	-6.0	Medium Blue
-6.0	-5.0	Light Blue
-5.0	-4.0	Cyan
-4.0	-3.0	Light Green
-3.0	-2.0	Green
-2.0	-1.0	Light Green
-1.0	0.0	Dark Green

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0 500'  
**SCALE IN FEET**

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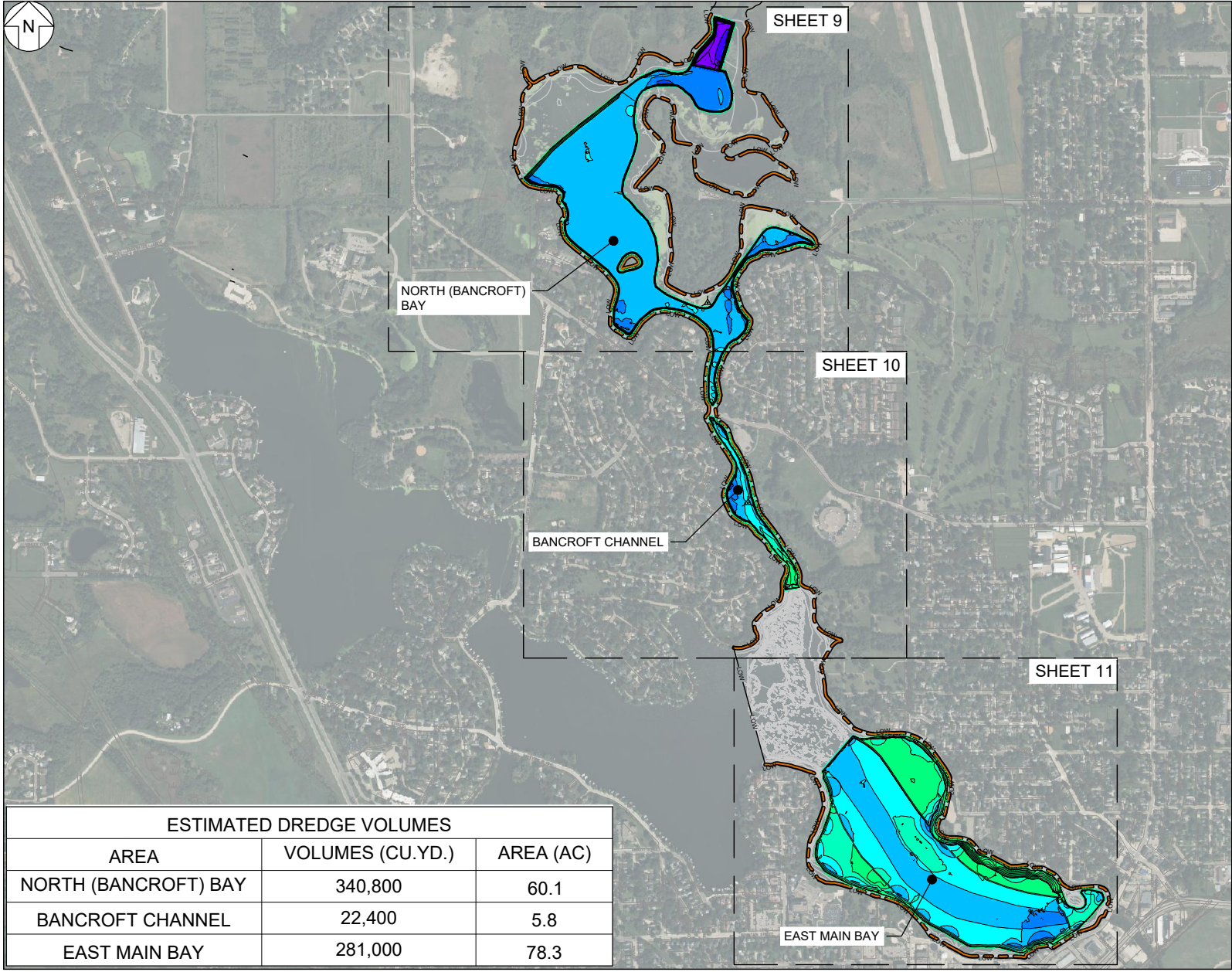
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PROJECT NO: JR0395      JULY 2024

**EXISTING CONDITIONS - EAST MAIN BAY**

FOUNTAIN LAKE RESTORATION PROJECT  
 EAST MAIN BAY AND NORTH (BANCROFT) BAY  
 SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

**FIGURE**  
**7**



LEGEND	
— LOW	— LIMITS OF WORK
— SHORELINE	— SHORELINE
▲	YELLOW POND LILY
- - -	PROPOSED DREDGE LIMITS

DREDGE CUT		
MIN. THICKNESS	MAX. THICKNESS	COLOR
-9.0	-8.0	Purple
-8.0	-7.0	Dark Blue
-7.0	-6.0	Blue
-6.0	-5.0	Light Blue
-5.0	-4.0	Cyan
-4.0	-3.0	Light Cyan
-3.0	-2.0	Green
-2.0	-1.0	Light Green
-1.0	0.0	Yellow

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ESTIMATED DREDGE VOLUMES		
AREA	VOLUMES (CU.YD.)	AREA (AC)
NORTH (BANCROFT) BAY	340,800	60.1
BANCROFT CHANNEL	22,400	5.8
EAST MAIN BAY	281,000	78.3

0 1600  
SCALE IN FEET

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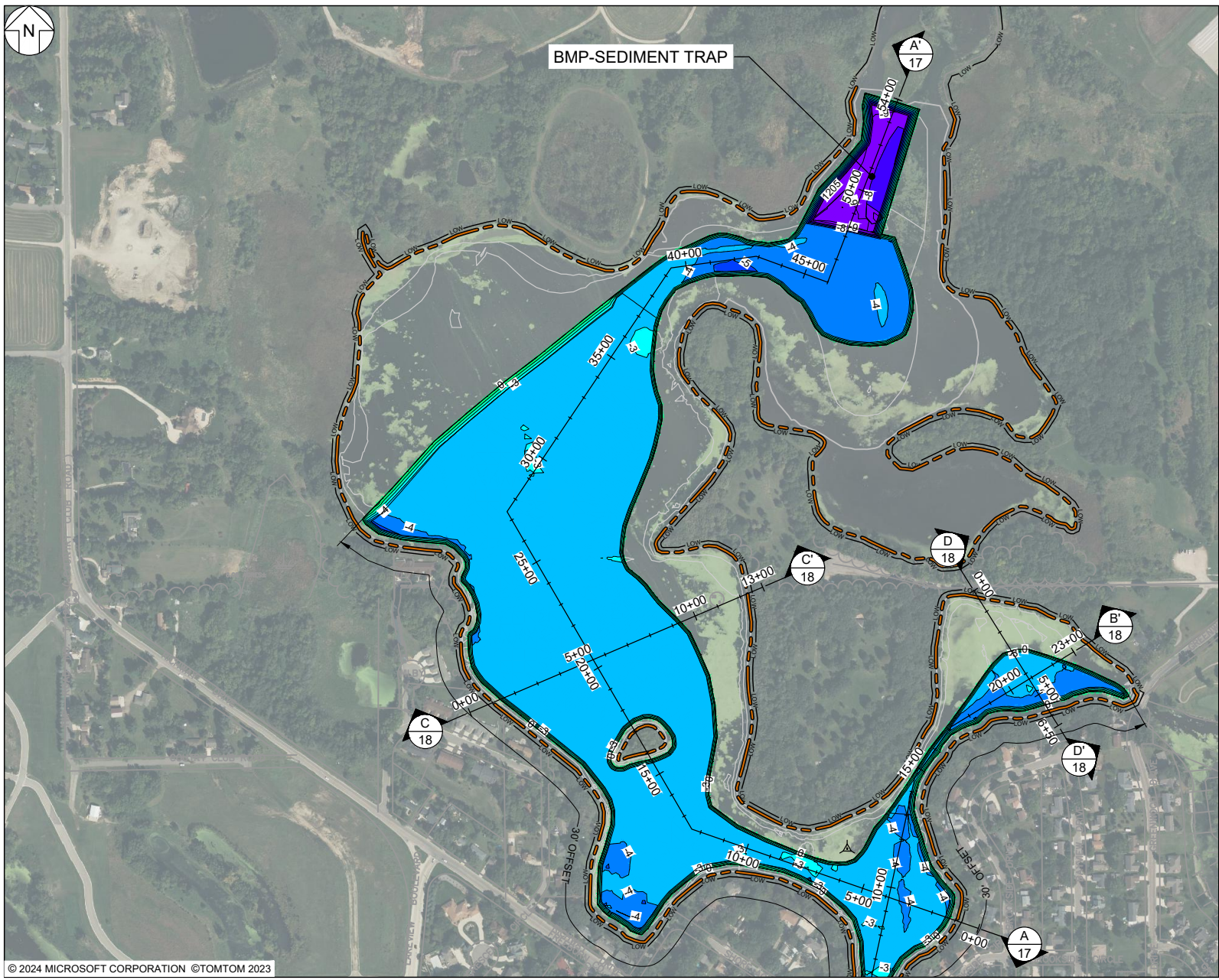
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PROJECT NO: JR0395      JULY 2024

**PROPOSED DREDGING PLAN**

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**8**



LEGEND	
— LOW	LIMITS OF WORK
— SHORELINE	SHORELINE
▲	YELLOW POND LILY
- - -	PROPOSED DREDGE LIMITS

DREDGE CUT		
MIN. THICKNESS	MAX. THICKNESS	COLOR
-9.0	-8.0	Purple
-8.0	-7.0	Dark Blue
-7.0	-6.0	Blue
-6.0	-5.0	Light Blue
-5.0	-4.0	Cyan
-4.0	-3.0	Light Cyan
-3.0	-2.0	Green
-2.0	-1.0	Light Green
-1.0	0.0	Yellow

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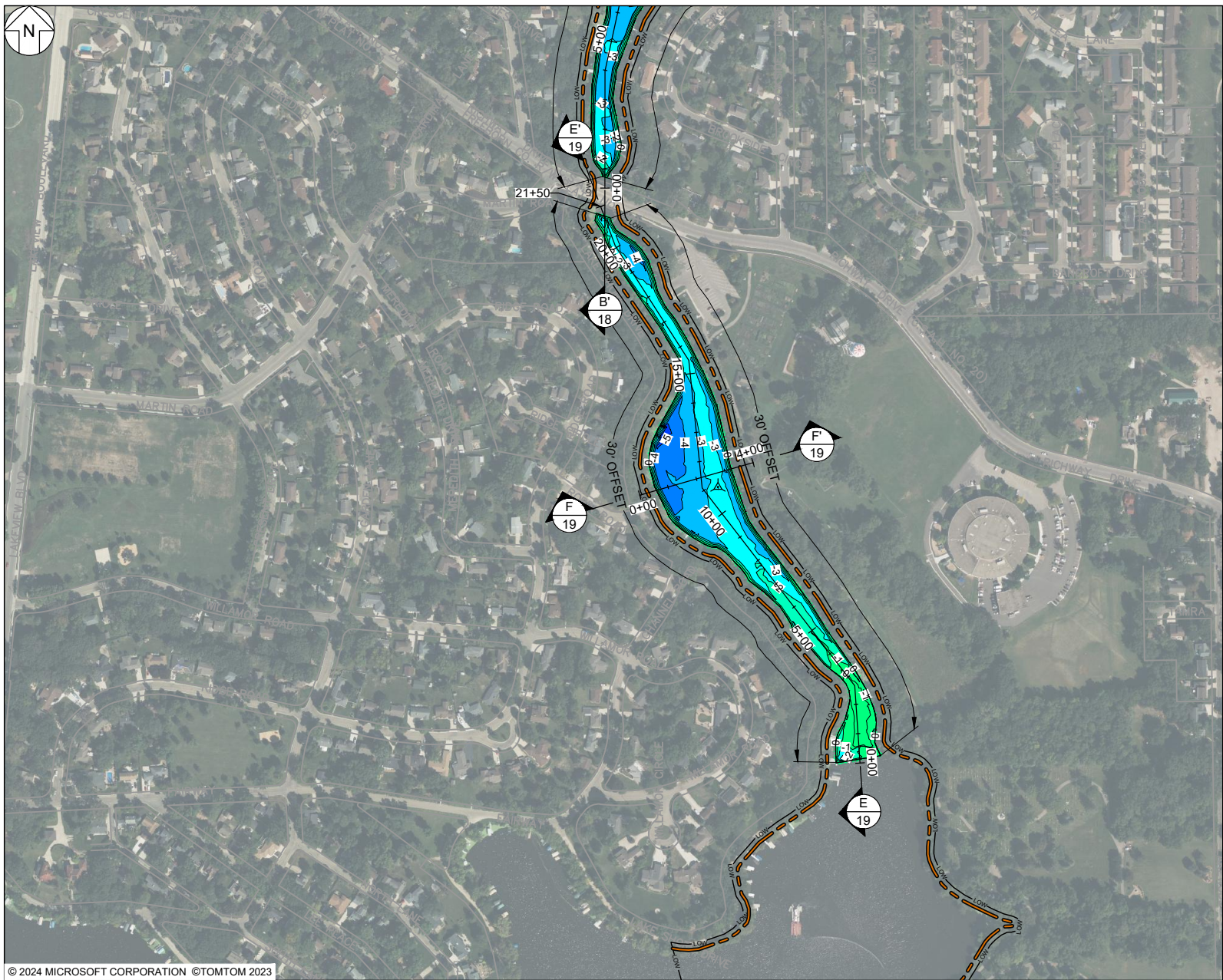
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PROJECT NO: JR0395      JULY 2024

**PROPOSED DREDGING PLAN -  
NORTH (BANCROFT) BAY**

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**9**



LEGEND	
— LOW	— LIMITS OF WORK
— SHORELINE	— SHORELINE
▲	YELLOW POND LILY
- - -	PROPOSED DREDGE LIMITS

DREDGE CUT		
MIN. THICKNESS	MAX. THICKNESS	COLOR
-9.0	-8.0	Purple
-8.0	-7.0	Dark Blue
-7.0	-6.0	Blue
-6.0	-5.0	Light Blue
-5.0	-4.0	Cyan
-4.0	-3.0	Light Cyan
-3.0	-2.0	Green
-2.0	-1.0	Light Green
-1.0	0.0	Yellow

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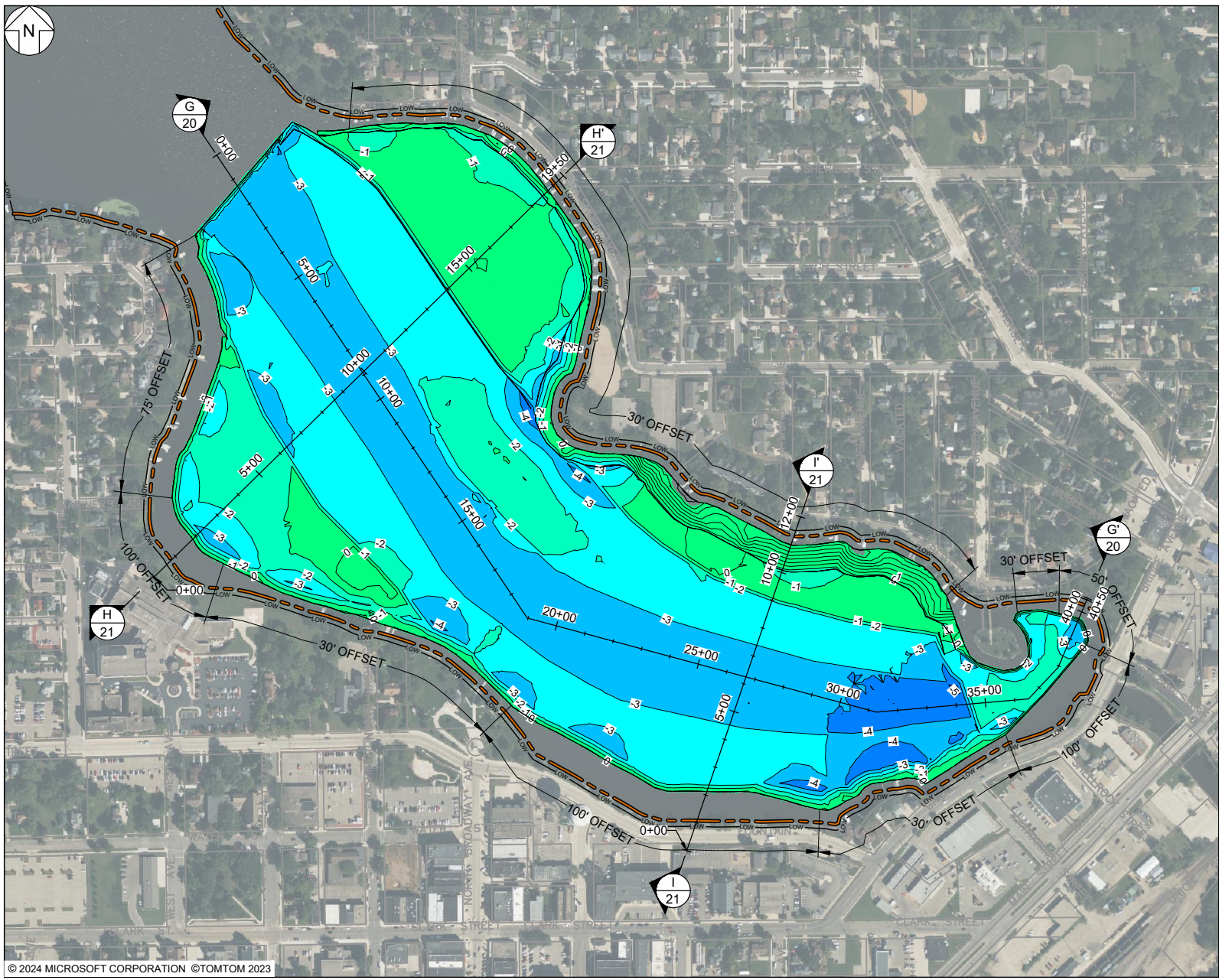
PROJECT NO: JR0395

JULY 2024

**PROPOSED DREDGING PLAN -  
BANCROFT CHANNEL**

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**10**



LEGEND	
— LOW —	LIMITS OF WORK
— SHORELINE —	SHORELINE
— PROPOSED DREDGE LIMITS —	PROPOSED DREDGE LIMITS

DREDGE CUT		
MIN. THICKNESS	MAX. THICKNESS	COLOR
-9.0	-8.0	Dark Purple
-8.0	-7.0	Medium Purple
-7.0	-6.0	Blue
-6.0	-5.0	Light Blue
-5.0	-4.0	Cyan
-4.0	-3.0	Light Cyan
-3.0	-2.0	Green
-2.0	-1.0	Light Green
-1.0	0.0	Yellow

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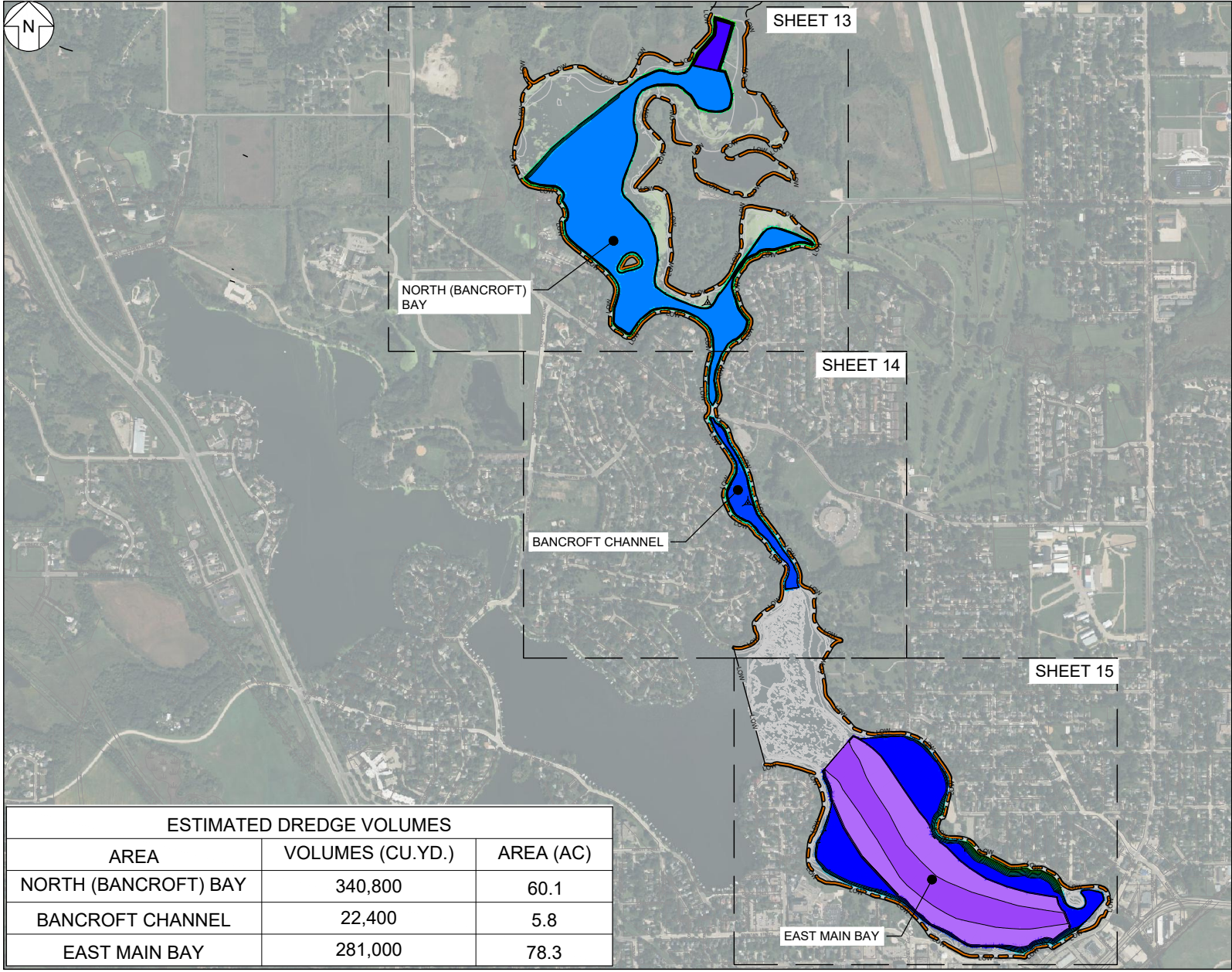
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**PROPOSED DREDGING PLAN - EAST MAIN BAY**

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**11**





LEGEND	
— LOW	— LIMITS OF WORK
— SHORELINE	— SHORELINE
▲	YELLOW POND LILY
- - -	PROPOSED DREDGE LIMITS

POST-DREDGE WATER DEPTH	
MAX (FT)	COLOR
-12.0	Dark Purple
-11.0	Medium Purple
-10.0	Dark Blue
-9.0	Blue
-8.0	Light Blue
-7.0	Very Light Blue
-6.0	Cyan
-5.0	Light Green
-4.0	Green
-3.0	Light Green
-2.0	Yellow-Green
-1.0	Yellow

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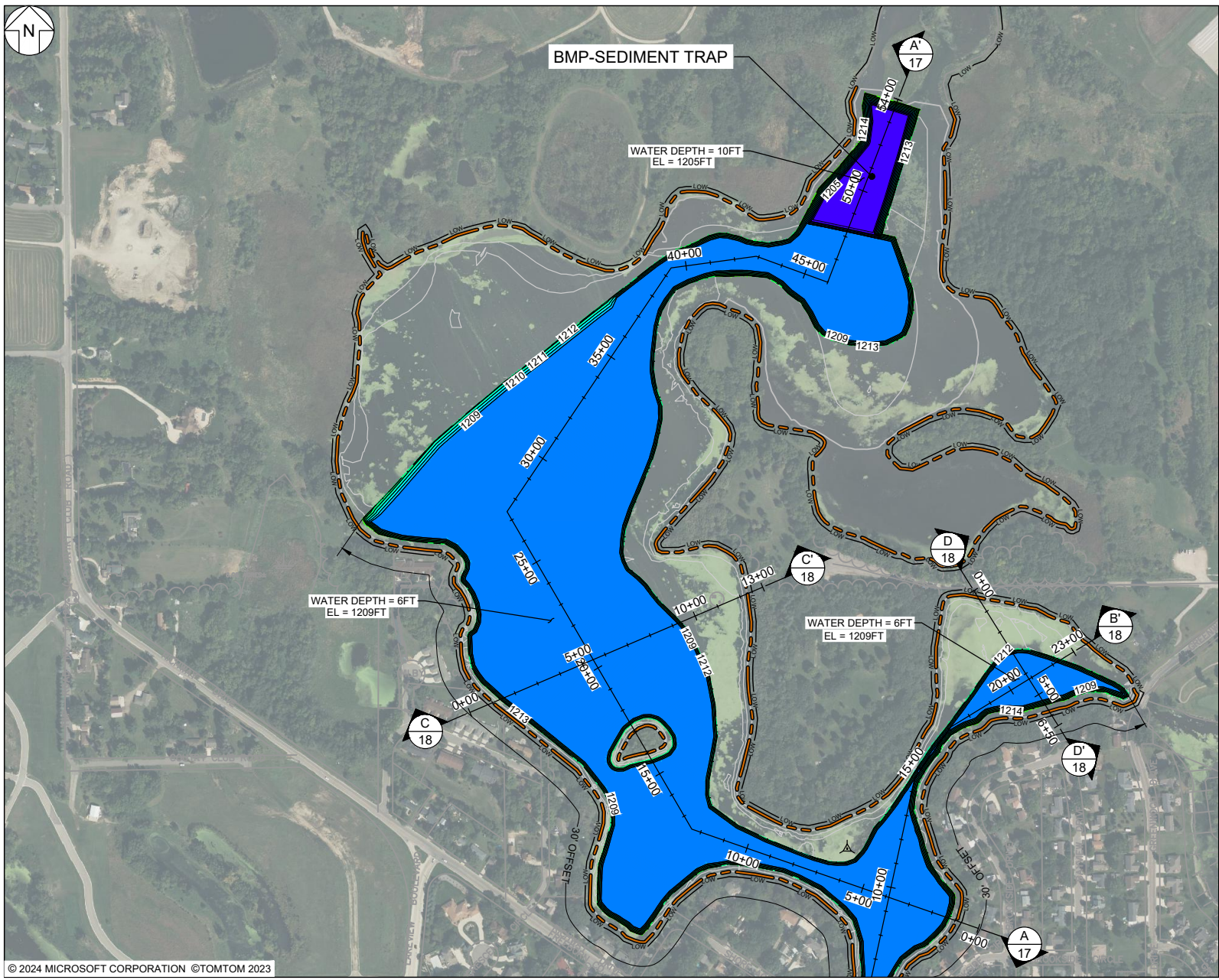
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PROJECT NO: JR0395      JULY 2024

**PROPOSED POST-DREDGE CONDITIONS**

FOUNTAIN LAKE RESTORATION PROJECT  
 EAST MAIN BAY AND NORTH (BANCROFT) BAY  
 SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**12**



LEGEND	
— LOW	— LIMITS OF WORK
— SHORELINE	— SHORELINE
▲	YELLOW POND LILY
- - -	PROPOSED DREDGE LIMITS

POST-DREDGE WATER DEPTH	
MAX (FT)	COLOR
-12.0	Dark Purple
-11.0	Light Purple
-10.0	Dark Blue
-9.0	Blue
-8.0	Light Blue
-7.0	Very Light Blue
-6.0	Cyan
-5.0	Light Green
-4.0	Green
-3.0	Light Green
-2.0	Green
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 305 SOUTH 1ST AVE  
 ALBERT LEA, MN 56007

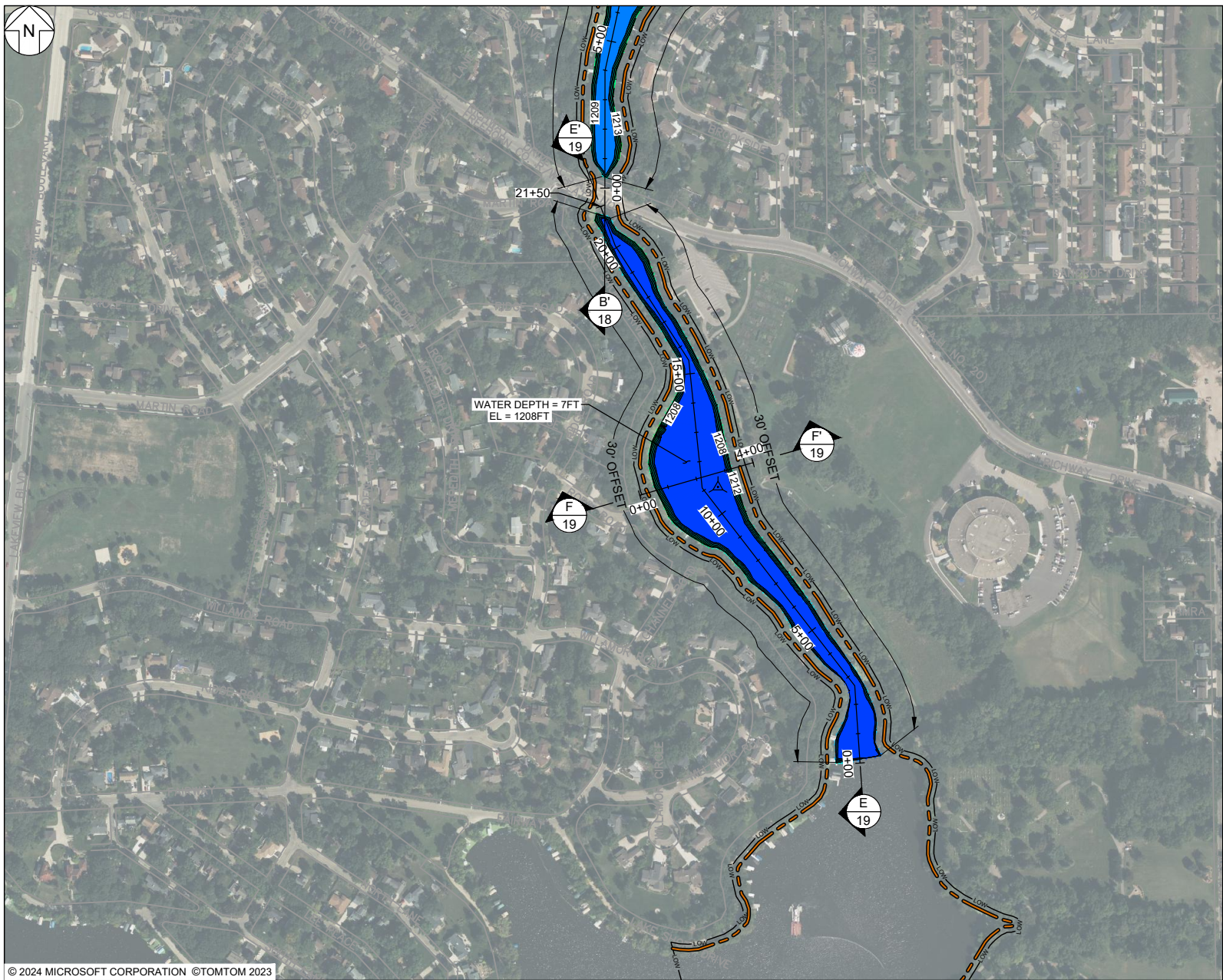
**Geosyntec**  
 consultants  
 250 S. MARQUETTE AVENUE, SUITE 590  
 MINNEAPOLIS, MN, 55401, USA

PROJECT NO: JR0395      JULY 2024

**PROPOSED POST-DREDGE CONDITIONS - NORTH (BANCROFT) BAY**

FOUNTAIN LAKE RESTORATION PROJECT  
 EAST MAIN BAY AND NORTH (BANCROFT) BAY  
 SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**13**



LEGEND	
— LOW	— LIMITS OF WORK
— SHORELINE	— SHORELINE
▲	YELLOW POND LILY
- - -	PROPOSED DREDGE LIMITS

POST-DREDGE WATER DEPTH	
MAX (FT)	COLOR
-12.0	Dark Purple
-11.0	Light Purple
-10.0	Dark Blue
-9.0	Medium Blue
-8.0	Light Blue
-7.0	Very Light Blue
-6.0	Cyan
-5.0	Light Green
-4.0	Medium Green
-3.0	Dark Green
-2.0	Light Green
-1.0	Very Light Green

- NOTES:**
- COORDINATE SYSTEM IS NAD83, FREEBORN COUNTY, MINNESOTA COUNTY SYSTEM (US SURVEY FEET).
  - VERTICAL DATUM IS NAVD88.
  - BATHYMETRY DATA IS A COMBINED SURVEY USING BATHYMETRIC DATA COLLECTED BY MCGHIE & BETTS, INC. IN 2009 (DATA FILE PROVIDED BY BARR ENGINEERING ON FEBRUARY 2015) AND BATHYMETRIC DATA COLLECTED BY J.F. BRENNAN COMPANY, INC. IN SEPTEMBER 2021.
  - SHORELINE LIMITS SHOWN ARE SET AT ELEVATION 1215 FT NAVD88 AND WERE DEVELOPED BASED ON THE ORDINARY HIGH WATER LEVEL OF 1215.1 FT NGVD29 (1215.16 FT NAVD88).
  - WATER DEPTHS SHOWN ARE BASED ON A WATER LEVEL OF 1215 FT NAVD88 MINUS THE PROPOSED DREDGE ELEVATION. ACTUAL WATER DEPTH MAY VARY WITH SEASONAL WATER LEVEL FLUCTUATIONS.
  - NO DREDGING ALLOWED IN THE SPECIFIED OFFSET AREAS OR BELOW THE SLOPE GRADES ALONG THE SHORELINE AREAS.
  - EXCEPT FOR SHORELINE OFFSETS AND SHORELINE SLOPE AREAS, ACTUAL DREDGING DEPTHS/ELEVATIONS MAY BE SHALLOWER DEPENDING ON OBSERVED CONDITIONS DURING DREDGING. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IF NATURAL LAKE BOTTOM IS OBSERVED ABOVE THE DESIGN GRADES.
  - ALL DREDGE VOLUMES AND AREAS ARE ESTIMATES BASED ON THE INFORMATION AVAILABLE AT THE TIME OF DEVELOPMENT.
  - CONTRACTOR STAGING AREA IN EDGEWATER PARK.

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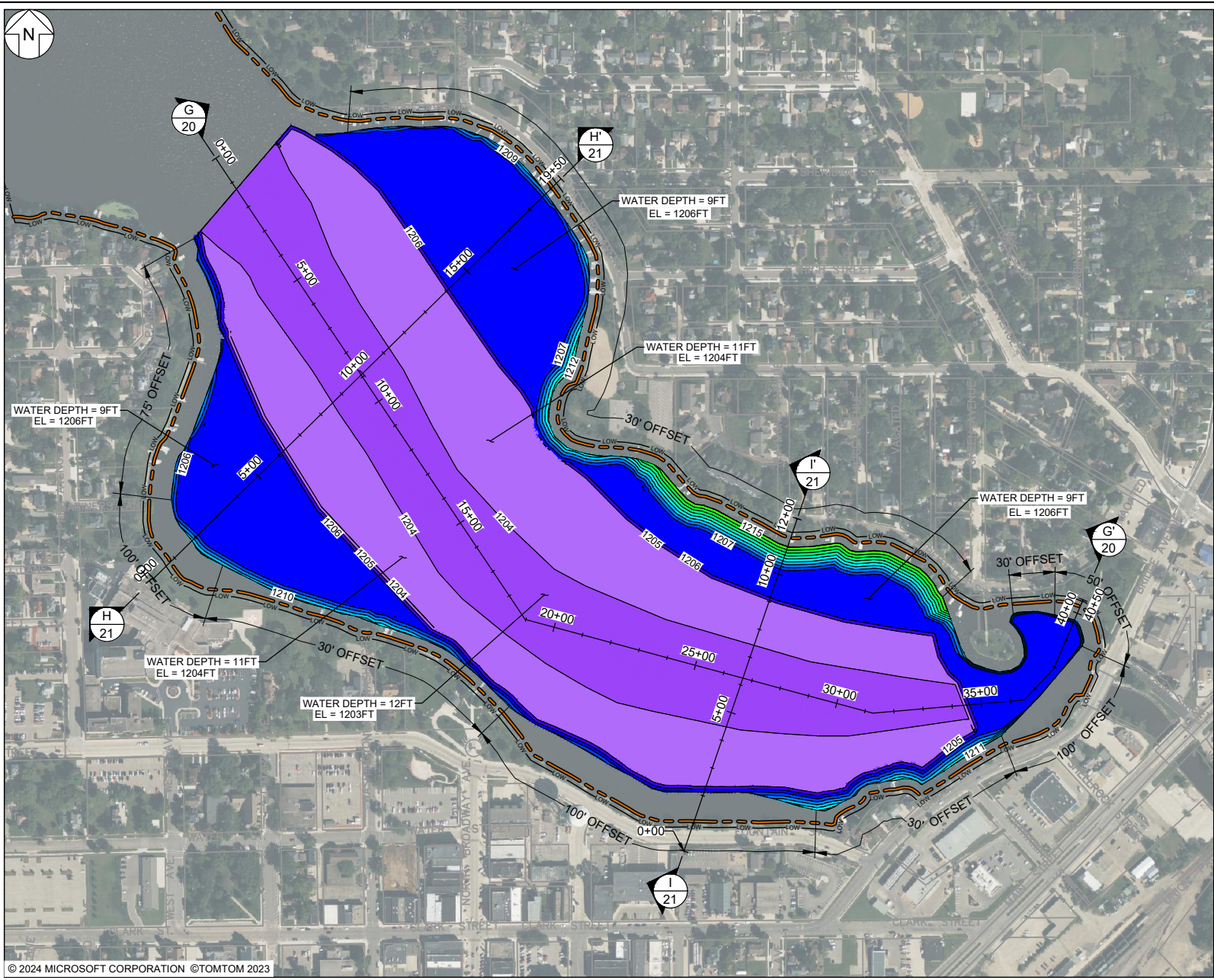


PROJECT NO: JR0395      JULY 2024

**PROPOSED POST-DREDGE CONDITIONS -  
BANCROFT CHANNEL**

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**14**



LEGEND	
— LOW —	LIMITS OF WORK
— SHORELINE	SHORELINE
— PROPOSED DREDGE LIMITS	PROPOSED DREDGE LIMITS

POST-DREDGE WATER DEPTH	
MAX (FT)	COLOR
-12.0	Dark Purple
-11.0	Light Purple
-10.0	Dark Blue
-9.0	Medium Blue
-8.0	Light Blue
-7.0	Very Light Blue
-6.0	Cyan
-5.0	Light Green
-4.0	Green
-3.0	Light Green
-2.0	Yellow-Green
-1.0	Yellow

- NOTES:**
- COORDINATE SYSTEM IS NAD83, FREEBORN COUNTY, MINNESOTA COUNTY SYSTEM (US SURVEY FEET).
  - VERTICAL DATUM IS NAVD88.
  - BATHYMETRY DATA IS A COMBINED SURVEY USING BATHYMETRIC DATA COLLECTED BY MCGHIE & BETTS, INC. IN 2009 (DATA FILE PROVIDED BY BARR ENGINEERING ON FEBRUARY 2015) AND BATHYMETRIC DATA COLLECTED BY J.F. BRENNAN COMPANY, INC. IN SEPTEMBER 2021.
  - SHORELINE LIMITS SHOWN ARE SET AT ELEVATION 1215 FT NAVD88 AND WERE DEVELOPED BASED ON THE ORDINARY HIGH WATER LEVEL OF 1215.1 FT NGVD29 (1215.16 FT NAVD88).
  - WATER DEPTHS SHOWS ARE BASED ON A WATER LEVEL OF 1215 FT NAVD88 MINUS THE PROPOSED DREDGE ELEVATION. ACTUAL WATER DEPTH MAY VARY WITH SEASONAL WATER LEVEL FLUCTUATIONS.
  - NO DREDGING ALLOWED IN THE SPECIFIED OFFSET AREAS OR BELOW THE SLOPE GRADES ALONG THE SHORELINE AREAS.
  - EXCEPT FOR SHORELINE OFFSETS AND SHORELINE SLOPE AREAS, ACTUAL DREDGING DEPTHS/ELEVATIONS MAY BE SHALLOWER DEPENDING ON OBSERVED CONDITIONS DURING DREDGING. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IF NATURAL LAKE BOTTOM IS OBSERVED ABOVE THE DESIGN GRADES.
  - ALL DREDGE VOLUMES AND AREAS ARE ESTIMATES BASED ON THE INFORMATION AVAILABLE AT THE TIME OF DEVELOPMENT.
  - CONTRACTOR STAGING AREA IN EDGEWATER PARK.

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**Geosyntec** consultants  
 250 S. MARQUETTE AVENUE, SUITE 590  
 MINNEAPOLIS, MN, 55401, USA

PROJECT NO: JR0395      JULY 2024

**PROPOSED POST-DREDGE CONDITIONS - EAST MAIN BAY**

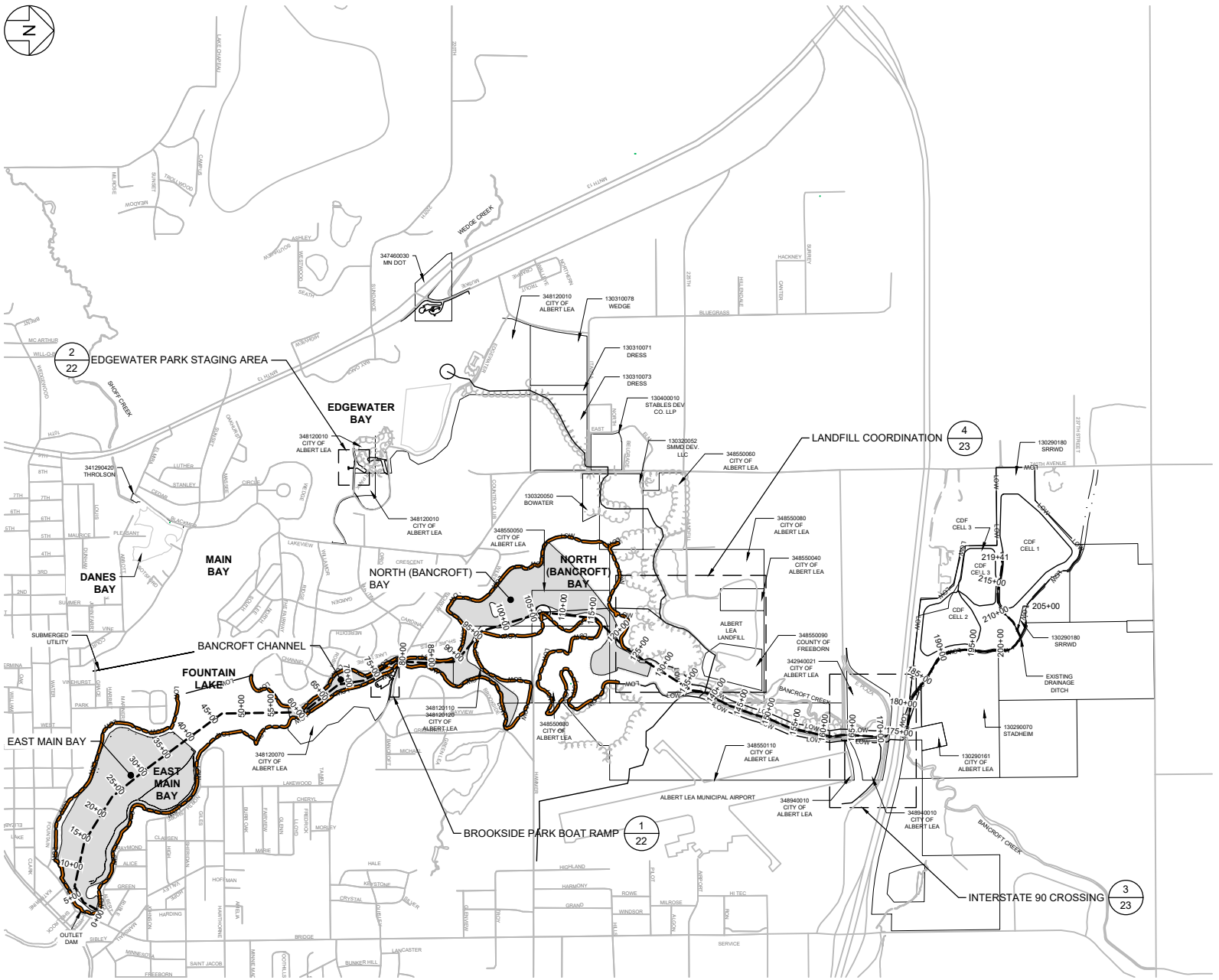
FOUNTAIN LAKE RESTORATION PROJECT  
 EAST MAIN BAY AND NORTH (BANCROFT) BAY  
 SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**15**



**LEGEND**

- AREAS OF REQUIRED DREDGING
- FOUNTAIN LAKE SHORELINE
- LIMITS OF WORK
- PROPOSED DREDGE PIPELINE ROUTE
- APPROXIMATE TREE LINE
- 348550080 CITY OF ALBERT LEA  
PARCEL NO. AND OWNER



**NOTES:**  
 1. DREDGE PIPELINE WILL VARY BETWEEN FLOATING, SUBMERGED, AND LAND BASED DEPENDING ON THE LOCATION WITHIN THE SITE TO AVOID INTERFERENCE WITH NAVIGATION AND NATURAL RESOURCES.

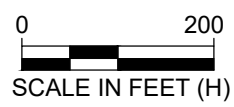
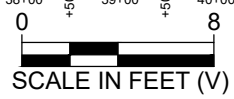
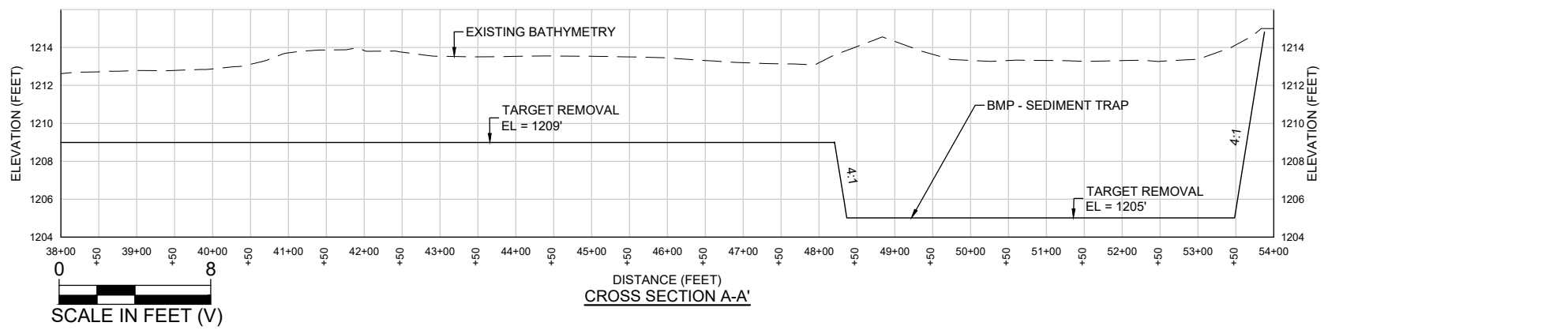
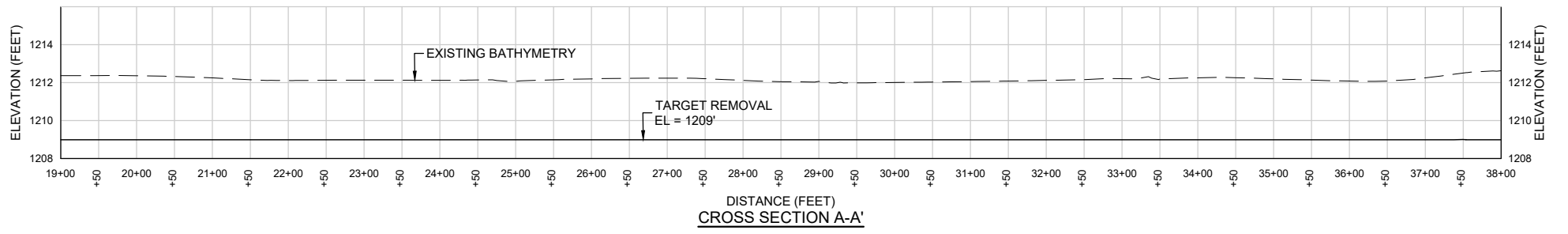
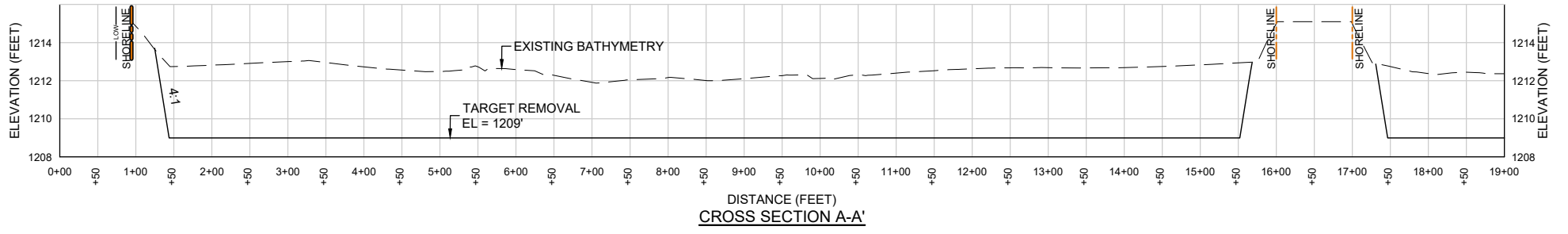


**SRRWD**  
 Shell Rock River Watershed District  
Moving Together to Improve Water Quality  
 305 SOUTH 1ST AVE  
 ALBERT LEA, MN 56007

**Geosyntec**  
 consultants  
 250 S. MARQUETTE AVENUE, SUITE 590  
 MINNEAPOLIS, MN, 55401, USA  
 PROJECT NO: JR0395      JULY 2024

**PROPOSED DREDGE PIPELINE ROUTE**  
 FOUNTAIN LAKE RESTORATION PROJECT  
 EAST MAIN BAY AND NORTH (BANCROFT) BAY  
 SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**16**



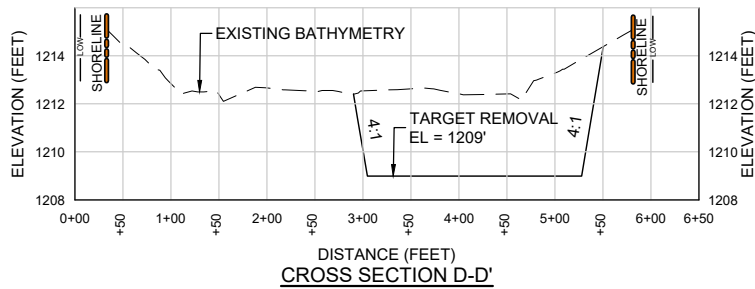
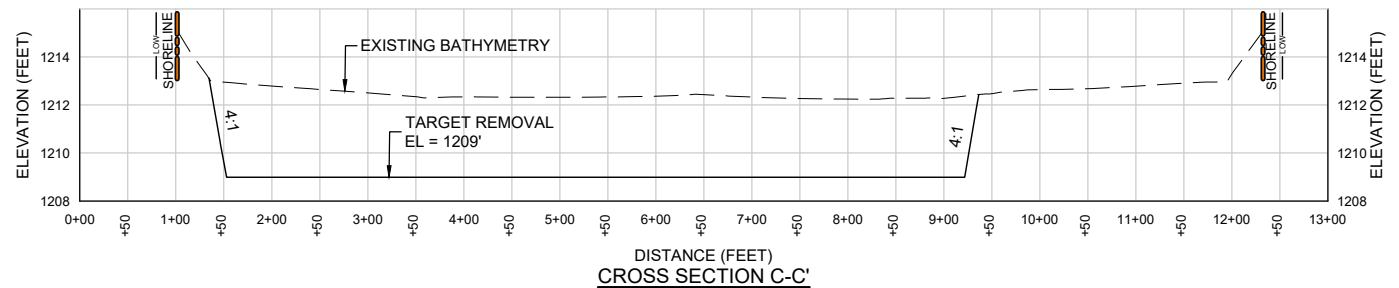
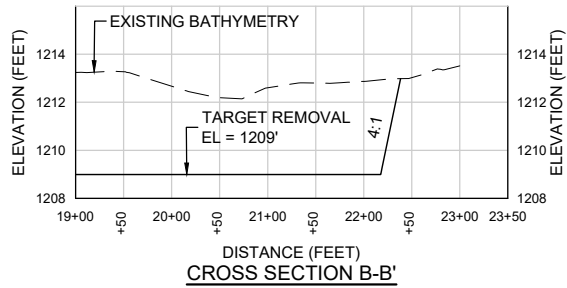
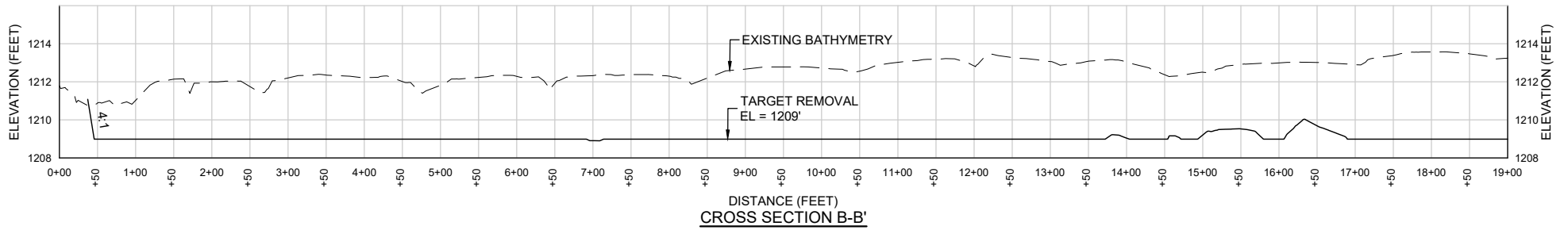
**Geosyntec**  
consultants  
250 S. MARQUETTE AVENUE, SUITE 590  
MINNEAPOLIS, MN, 55401, USA

PROJECT NO: JR0395      JULY 2024

**SECTIONS I**

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**17**



FOR REVIEW PURPOSES ONLY  
DRAFT PERMIT DRAWING - NOT FOR CONSTRUCTION



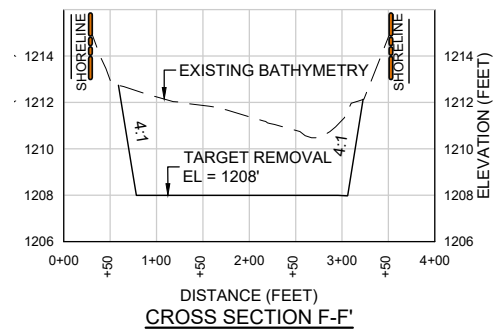
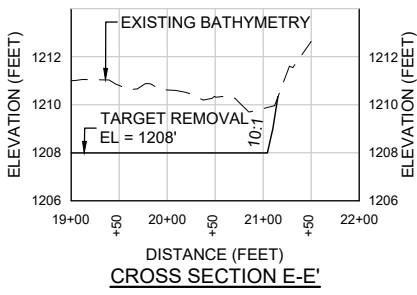
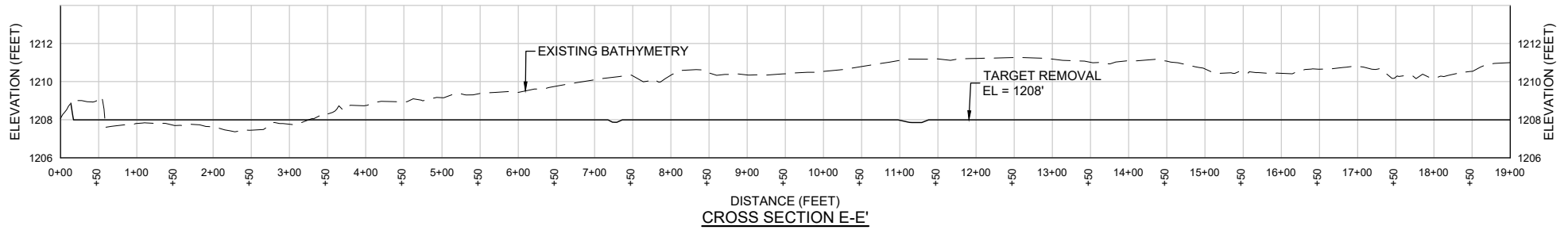
**Geosyntec**  
consultants  
250 S. MARQUETTE AVENUE, SUITE 590  
MINNEAPOLIS, MN, 55401, USA

PROJECT NO: JR0395      JULY 2024

**SECTIONS II**

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**18**



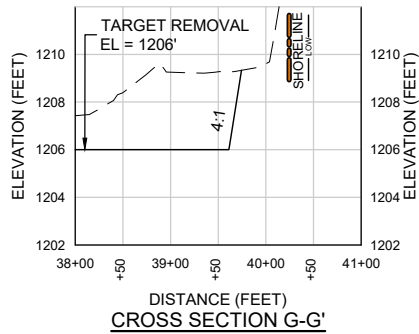
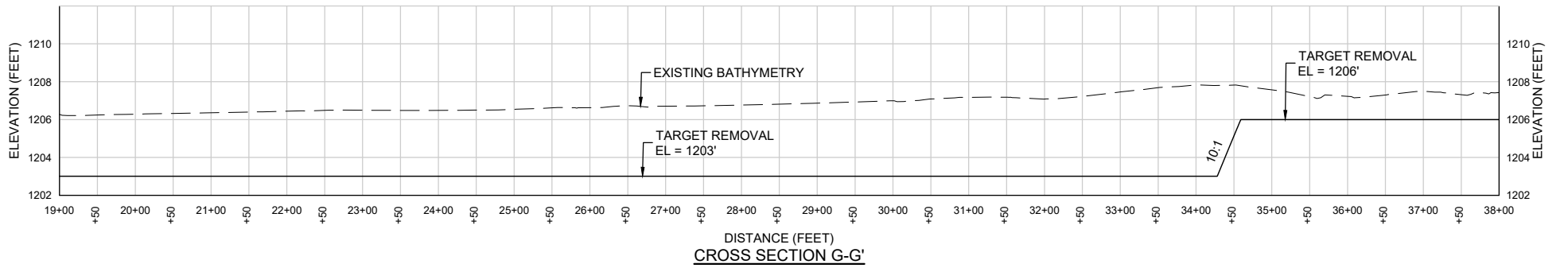
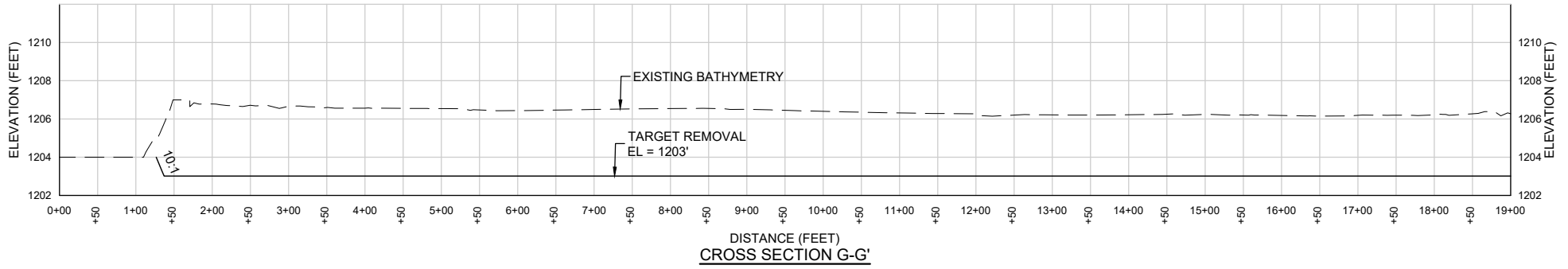
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**SECTIONS III**

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**19**





PROJECT NO: JR0395

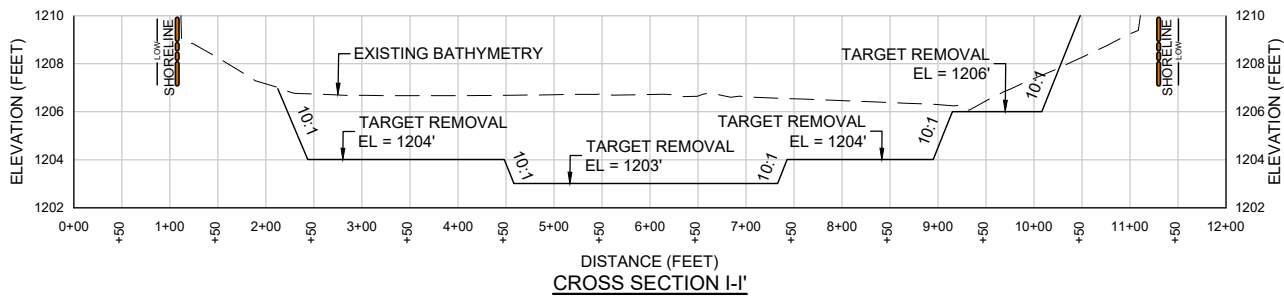
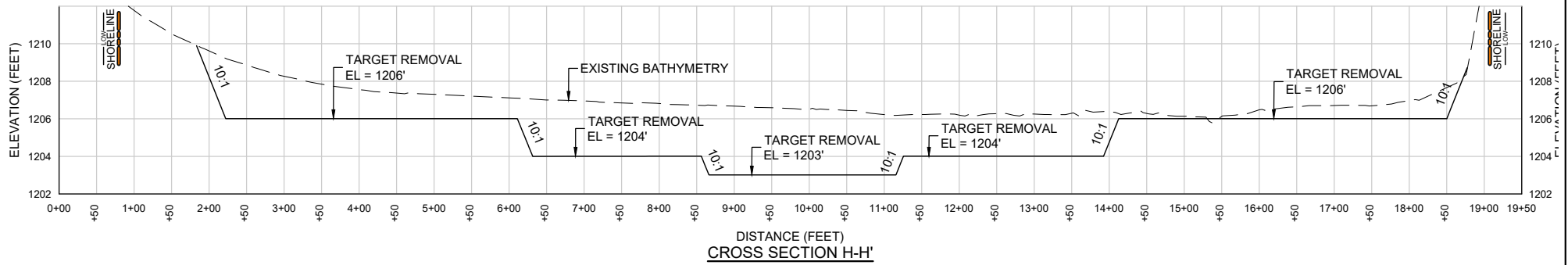
JULY 2024

**SECTIONS IV**

FOUNTAIN LAKE RESTORATION PROJECT  
 EAST MAIN BAY AND NORTH (BANCROFT) BAY  
 SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**20**

FOR REVIEW PURPOSES ONLY  
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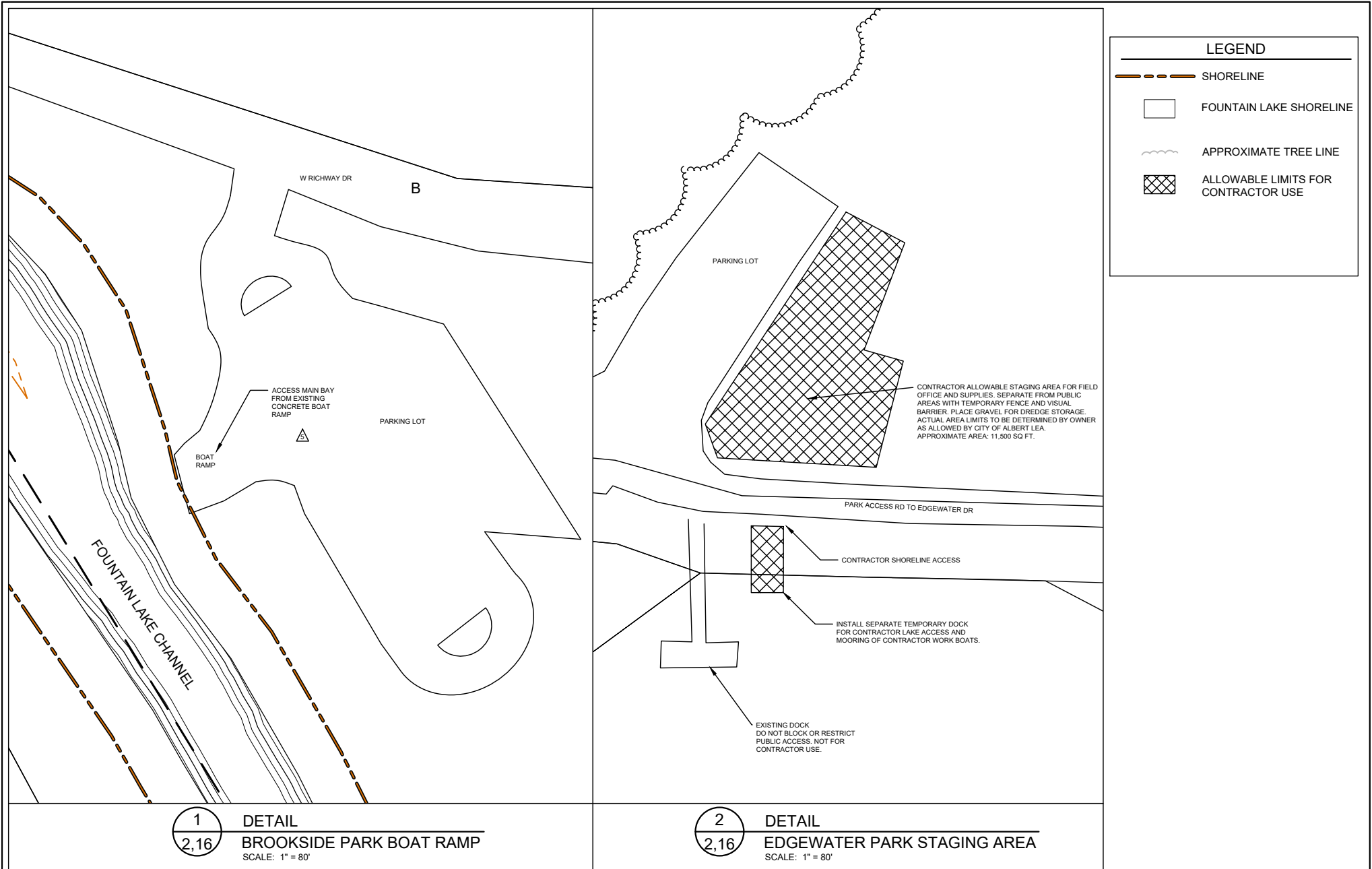
FOR REVIEW PURPOSES ONLY  
DRAFT PERMIT DRAWING - NOT FOR CONSTRUCTION

**SRRWD**  
Shell Rock River Watershed District  
Working Together to Improve Water Quality  
305 SOUTH 1ST AVE  
ALBERT LEA, MN 56007

**Geosyntec**  
consultants  
250 S. MARQUETTE AVENUE, SUITE 590  
MINNEAPOLIS, MN, 55401, USA  
PROJECT NO: JR0395  
JULY 2024

**SECTIONS V**  
FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

**FIGURE**  
**21**



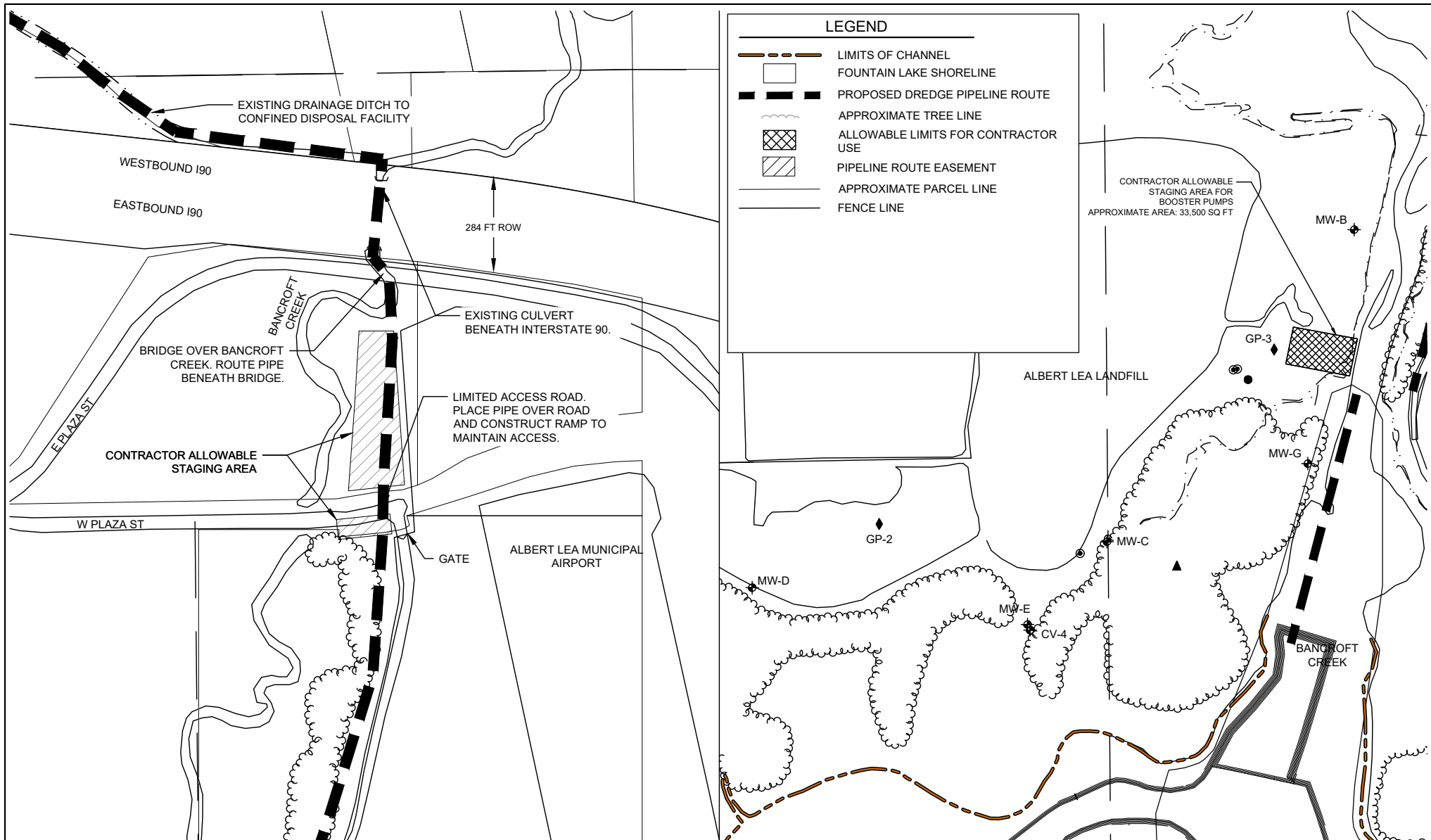
PROJECT NO: JR0395

JULY 2024

**LAKE ACCESS DETAILS**

FOUNTAIN LAKE RESTORATION PROJECT  
 EAST MAIN BAY AND NORTH (BANCROFT) BAY  
 SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
**22**

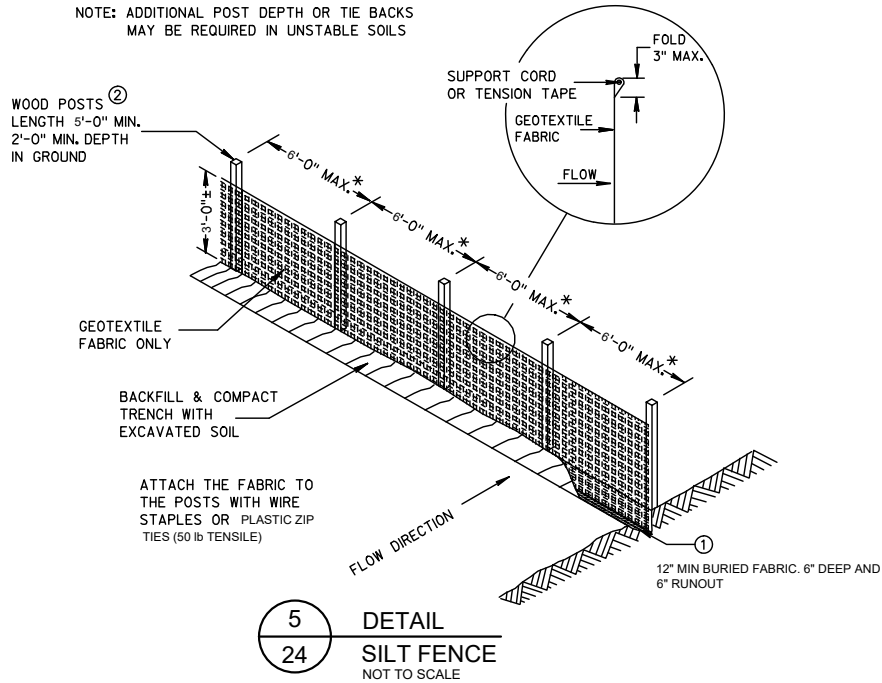


3  
2  
DETAIL  
INTERSTATE 90 CROSSING  
SCALE: 1" = 400'

4  
2  
DETAIL  
LANDFILL COORDINATION  
SCALE: 1" = 500'

<p>FOR REVIEW PURPOSES ONLY DRAFT PERMIT DRAWING - NOT FOR CONSTRUCTION</p>	<p>305 SOUTH 1ST AVE ALBERT LEA, MN 56007</p>	<p>250 S. MARQUETTE AVENUE, SUITE 590 MINNEAPOLIS, MN, 55401, USA</p>	<p><b>DREDGE PIPE LINE ROUTE DETAILS - ROAD CROSSINGS</b></p>		<p>FIGURE <b>23</b></p>
			<p>PROJECT NO: JR0395</p>	<p>JULY 2024</p>	

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



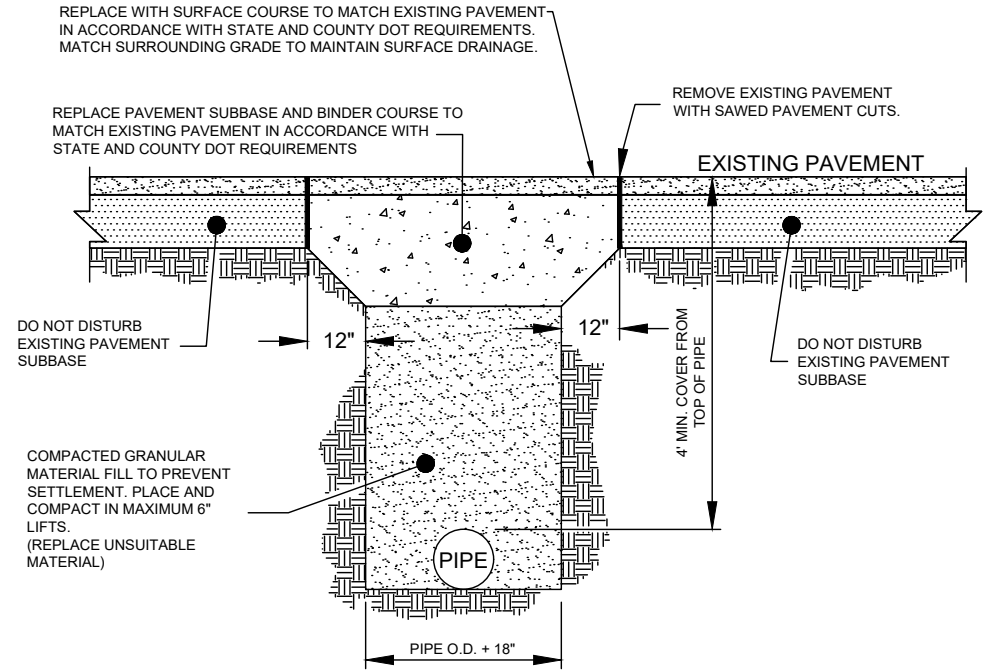
5  
24  
DETAIL  
SILT FENCE  
NOT TO SCALE



**NOTES:**

1. TEXT MUST BE CONTRASTING COLOR WITH SIGN BACKGROUND. "WARNING" MUST BE RED WITH REMAINING TEXT BLACK ON A WHITE BACKGROUND.
2. MINIMUM SIGN DIMENSION WITHOUT SUPPORT FRAME IS 3 FT HIGH BY 5 FT WIDE.
3. TEXT MUST APPEAR ON BOTH SIDES OF SIGN.
4. MOUNT SIGN TO FLOATING FRAME CAPABLE OF HOLDING THE SIGN IN A STATIONARY ANCHORED POSITION WITH A VERTICAL ORIENTATION. FRAME OR ANCHORAGE NOT SHOWN IN DETAIL.

6  
24  
DETAIL  
PUBLIC SAFETY SIGN  
NOT TO SCALE



**NOTES:**

1. COMPLY WITH STATE, COUNTY, AND/OR LOCAL RIGHT-OF-WAY PERMIT REQUIREMENTS OR OTHER APPLICABLE REGULATIONS.
2. COMPLY WITH APPLICABLE OSHA TRENCHING REGULATIONS.
3. IMPLEMENT AND MAINTAIN SIGNAGE AND TRAFFIC CONTROLS DURING TRENCHING AND PAVEMENT REPAIR.
4. USE BACKFILL, SUBBASE, AND ASPHALT PAVEMENT MATERIALS IN ACCORDANCE WITH CURRENT EDITION OF STATE DOT STANDARD SPECIFICATIONS AND PAVEMENT DESIGN MANUAL. SUBMIT MATERIAL DATA TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. REMOVE UNSUITABLE MATERIAL FROM SITE AND DISPOSE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
6. PIPE INSTALLATION BENEATH ROADWAY MAY BE PERFORMED BY JACKING OR BORING INSTEAD OF OPEN TRENCHING.
7. DREDGE PIPE MUST BE INSTALLED WITHIN CASING PIPE OF LARGER DIAMETER.

7  
24  
DETAIL  
PIPE TRENCH BENEATH ROAD  
NOT TO SCALE



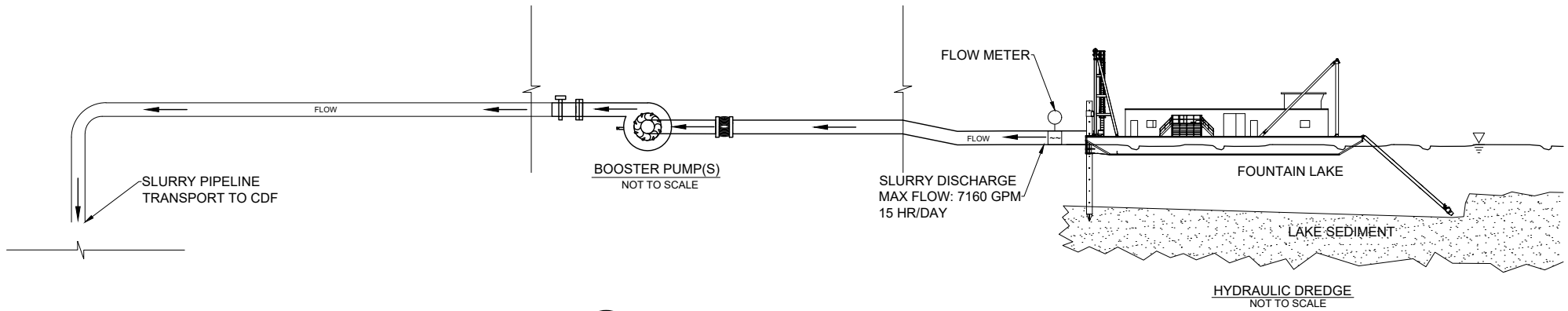
PROJECT NO: JR0395

JULY 2024

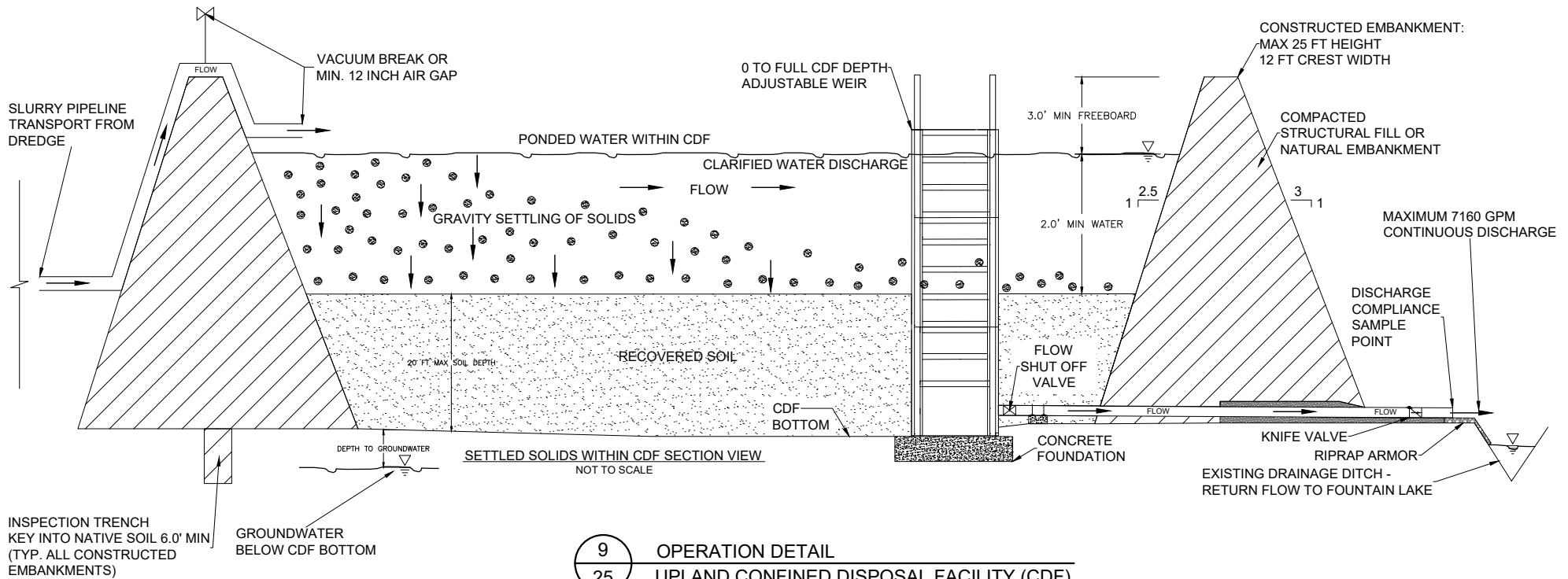
DETAILS

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
24



8 OPERATION DETAIL  
25 HYDRAULIC DREDGING IN FOUNTAIN LAKE  
NOT TO SCALE



9 OPERATION DETAIL  
25 UPLAND CONFINED DISPOSAL FACILITY (CDF)  
NOT TO SCALE



PROJECT NO: JR0395 JULY 2024

PROCESS FLOW DIAGRAM

FOUNTAIN LAKE RESTORATION PROJECT  
EAST MAIN BAY AND NORTH (BANCROFT) BAY  
SHELL ROCK RIVER WATERSHED DISTRICT, ALBERT LEA, MINNESOTA

FIGURE  
25

FOR REVIEW PURPOSES ONLY  
DRAFT PERMIT DRAWING - NOT FOR CONSTRUCTION



---

**TO:** Planning Commission Members  
**FROM:** Megan Boeck, City Planner  
**DATE:** January 31, 2025  
**RE:** Preliminary Plat – Dress Addition

---

Attached is a preliminary plat of Dress Addition which is a 9.84-acre parcel on the corner of Blake Avenue and East Main Street.

The purpose of the preliminary plat is to subdivide into a smaller 2.81-acre parcel to meet the needs of a potential developer. The property is currently zoned B-2 Community Business District, of which the purpose is to permit and encourage the establishment of commercial shopping centers and automotive oriented establishments in the areas along major highways and thoroughfares and to provide business uses of a community wide scale.

The preliminary plat also designated an additional 27 feet of city property (Doc No 441638) to Blake Avenue as public right-of-way, which will accommodate the future Blazing Star Trail extension. The City Attorney has reviewed and approves dedication as drafted.

The preliminary plat of Dress Addition meets all the requirements of Chapter 38 – Subdivisions in city code and staff recommends approval.

Respectfully submitted,

Megan Boeck, City Planner

Minnesota Uniform Conveyancing Blanks (1/15/97)  
Individual(s) to Corporation, Partnership  
or Limited Liability Company

No delinquent taxes and transfer entered; Certificate  
of Real Estate Value (✓) filed ( ) not required  
Certificate of Real Estate Value No. 29729

Dec 1, 2003

(Date)

Dennis A. Distad

County Auditor

by Karen Westrum

Deputy

OFFICE OF COUNTY RECORDER  
FREEBORN COUNTY MINNESOTA

I hereby certify that the within instrument was  
filed in this office for record this 1<sup>ST</sup> day

of December, 2003 at

11:50 o'clock A M, and was duly recorded

as Instrument No. 441638

Kelly Callahan, County Recorder

By Kelly Callahan

DEED TAX DUE: \$ 172.68

Date: NOVEMBER 4, 2003

FOR VALUABLE CONSIDERATION, GEORGE W. DRESS & MARY L. DRESS  
husband and wife

(marital status)

Grantor, hereby conveys and quitclaims to CITY OF ALBERT LEA

Grantee, a MUNICIPAL CORPORATION under the laws of MINNESOTA  
real property in FREEBORN County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

NOTE: THIS TRANSACTION IS PART OF  
A SECTION 1031 EXCHANGE.

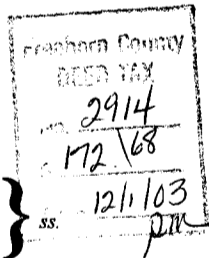
together with all hereditaments and appurtenances.

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to  
encumber the property, EXCEPT:

Check box if applicable:

- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here



George W. Dress  
GEORGE W. DRESS

Mary L. Dress  
MARY L. DRESS

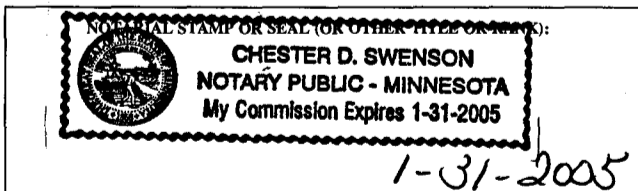
STATE OF MINNESOTA  
COUNTY OF FREEBORN

This instrument was acknowledged before me on NOVEMBER 4, 2003

Date

by GEORGE W. DRESS & MARY L. DRESS  
husband and wife

[Signature]  
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL



Check here if part or all of the land is Registered (Torrens)

Tax Statements for the real property described in this instrument should  
be sent to (include name and address of Grantee):

City of Albert Lea  
221 E Clark St  
Albert Lea MN 56007

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

CHESTER D. SWENSON  
SWENSON LAW OFFICE  
206 SOUTH WASHINGTON AVE  
SUITE 102  
ALBERT LEA, MN 56007  
(507) 373-2291  
10789X

34-350-0080 Division



## EXHIBIT "A"

All that part of the SW 1/4 SW 1/4 Section 2-T102N-R21W, Freeborn County, Minnesota; described as follows:

Commencing at the southwest corner of the SW 1/4 Section 2-T102N-R21W; thence North 00°33'43" West a distance of 987.04 feet, on an assumed bearing in the west line of said SW 1/4, to the southwest corner of the South 20 Acres of the North 100 Acres of said SW 1/4; thence North 89°43'55" East a distance of 33.00 feet, on the south line of said South 20 Acres of the North 100 Acres of said SW 1/4, to a point on the east right-of-way line of Township Road No. T-105 (now Blake Avenue), which is the point of beginning; thence North 89°43'53" East a distance of 27.00 feet, on the south line of said South 20 Acres of the North 100 Acres of said SW 1/4, to the point of intersection with a southerly extension of the west line of Outlot A in the plat of Point A.L. Subdivision, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; thence South 00°33'43" East a distance of 483.01 feet, on a southerly extension of the west line of said Outlot A, to a point on the north right-of-way line of County State Aid Highway No. 46 (formerly Trunk Highway No. 16); thence Westerly a distance of 27.15 feet, on the north right-of-way line of said County State Aid Highway No. 46, on a nontangential curve concave to the south with a central angle of 00°24'07", a radius of 3869.8 feet and a chord bearing of South 83°21'40" West, to a point on the east right-of-way line of said Township Road No. T-105 (now Blake Avenue), which is 33 feet east of the west line of said SW 1/4; thence North 00°33'43" West a distance of 486.03 feet, on the east right-of-way line of said Township Road No. T-105 (now Blake Avenue), to the point of beginning.

Together with an easement over, under and across all that part of the SW 1/4 SW 1/4 Section 2-T102N-R21W, Freeborn County, Minnesota; described as follows:

Commencing at the southwest corner of Outlot A in the plat of Pointe A.L. Subdivision, as the same is platted and recorded in the office of the County Recorder of Freeborn County; thence South 00°33'43" East a distance of 33.42 feet, on an assumed bearing on the southerly extension of the west line of said Outlot A, to the point of beginning; thence South 89°12'15" East a distance of 39.54 feet; thence North 00°47'45" East a distance of 30.84 feet, to a point on the south line of the South 20 Acres of the North 100 Acres of said SW 1/4; thence South 89°43'53" West a distance of 40.26 feet, on the south line of said South 20 Acres of the North 100 Acres of said SW 1/4, to the point of intersection with a southerly extension of the west line of said Outlot A; thence South 00°33'43" East a distance of 30.10 feet, on said southerly extension, to the point of beginning.

# DRESS ADDITION



**EXISTING LEGAL DESCRIPTION:**  
(Per Title Commitment No. CO24-0077)  
William G Dress Irrevocable Trust  
Jeffrey G Dress Irrevocable Trust

All that part of the Southwest Quarter of Section 2, Township 102 North, Range 21 West of the 5th P.M., described as follows:

Beginning at a point 990 feet north 1789.12 feet west of the Southeast corner of the Southwest Quarter of said Section 2; thence 846.6 feet, more or less, west to the west line of said Section 2; thence South on the said Section line 20 feet; thence east parallel with the north boundary of the premises herein conveyed 285 feet; thence south to the center line of Trunk Highway No.16 (U.S. Highway No.16); thence easterly and southeasterly along the center line of said Trunk Highway to a point directly south of the point of beginning; thence 527.46 feet, more or less, northerly to the point of beginning, subject to U.S. Highway No. 16 right-of-way easement on the south side thereof. SAVE AND EXCEPT all mineral rights.

AND

All that part of the Southwest Quarter of Section 2, Township 102 North, Range 21 West, of the 5th P.M. described as follows:

Beginning at a point 990 feet North and 1903.32 feet West of the Southeast corner of the Southwest Quarter of said Section 2; thence West 732.4 feet to the West line of said Section 2; thence 545 feet south on the West line of said Section to the center line of U.S. Highway No.16 (Trunk Highway No. 16); thence Easterly along the center line of said Highway to a point directly South of the point of beginning, thence North 520 feet, more or less, to the point of beginning, subject to a 50 foot highway easement on the South side thereof, and subject to a 16.5 foot road easement on the west side thereof.

EXCEPT PORTION OF ABOVE DESCRIBED PARCEL CONTAINED IN QUIET TITLE PROCEEDING RECORDED IN DOCUMENT NUMBER 409570 CHANGING THE NORTH LINE OF ABOVE DESCRIBED PROPERTY AND DESCRIBED IN THE FOLLOWING 2 DESCRIBED PARCELS AS FOLLOWS:

Commencing at the Southeast corner of the Southwest Quarter Section 2-T102N-R21W, Freeborn County, Minnesota; thence North 00 degrees 38 minutes 35 seconds West a distance of 990.00 feet, on an assumed bearing on the East line of said Southwest Quarter, to the point of beginning; thence North 89 degrees 59 minutes 24 seconds West a distance of 2033.09 feet, on a line parallel with the South line of said Southwest Quarter, to the point of intersection with the South line of the South 20 acres of the North 100 acres of said Southwest Quarter; thence North 89 degrees 43 minutes 54 seconds East a distance of 2033.00 feet, on the south line of the South 20 acres of the North 100 acres of said Southwest Quarter, to a point on the east line thereof; thence South 00 degrees 38 minutes 55 seconds East a distance of 9.88 feet, on the East line of said Southwest Quarter, to the point of beginning; less Right-of-Way for Interstate Highway No. 35, as shown on Highway Right-of-way Plat No. 24-2, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota.

AND

Commencing at the Southwest corner of the South 20 acres of the North 100 acres of the Southwest Quarter, Section 2-T102N-R21W; thence North 00 degrees 33 minutes 43 seconds West a distance of 3.60 feet, on an assumed bearing on the West line of said Southwest Quarter to the Northwest corner of the South 60 acres of said Southwest Quarter; thence South 89 degrees 59 minutes 24 seconds east a distance of 741.22 feet on the North line of said Section 60 acres, to the point of intersection with the South line of the South 20 acres of the North 100 acres of said Section 2; thence South 89 degrees 43 minutes 54 seconds west a distance of 741.19 feet, of the south line of said Section 20 acres of the North 100 acres, to the point of beginning.

ALSO EXCEPT

All that part of the Southwest Quarter Southwest Quarter Section 2, Township 102 North, Range 21 West, Freeborn County, Minnesota described as follows:

Commencing at the southwest corner of the Southwest Quarter Section 2, Township 102 North, Range 21 West; thence North 00 degrees 33 minutes 43 seconds West a distance of 987.04 feet, on an assumed bearing in the west line of said Southwest Quarter to the southwest corner of the South 20 Acres of the North 100 Acres of said Southwest Quarter; thence North 89 degrees 43 minutes 55 seconds East a distance of 33.00 feet, on the south line of said South 20 Acres of the North 100 Acres of said Southwest Quarter, to a point on the east right-of-way line of Township Road No. T-105 (now Blake Avenue), which is the point of beginning; thence North 89 degrees 43 minutes 53 seconds East a distance of 27.00 feet, on the south line of said South 20 Acres of the North 100 Acres of said Southwest Quarter, to the point of intersection with a southerly extension of the west line of Outlot A in the plat of Pointe A.L. Subdivision, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; thence South 00 degrees 33 minutes 43 seconds East a distance of 483.01 feet, on a southerly extension of the west line of said Outlot A, to a point on the north right-of-way line of County State Aid Highway No. 46 (formerly Trunk Highway No. 16); thence Westerly a distance of 27.15 feet, on the north right-of-way line of said County State Aid Highway No. 46, on a nontangential curve concave to the south with a central angle of 00 degrees 24 minutes 07 seconds, a radius of 3869.8 feet and a chord bearing of South 83 degrees 21 minutes 40 seconds West, to a point on the east right-of-way line of said Township Road No. T-105 (now Blake Avenue), which is 33 feet east of the west line of said Southwest Quarter; thence North 00 degrees 33 minutes 43 seconds West a distance of 486.03 feet, on the east right-of-way line of said Township Road No. T-105 (now Blake Avenue), to the point of beginning;

Together with an easement over, under and across all that part of the Southwest Quarter Southwest Quarter, Section 2, Township 102 North, Range 21 West, Freeborn County, Minnesota; described as follows:

Commencing at the southwest corner of Outlot A in the plat of Pointe A.L. Subdivision as the same is platted and recorded in the office of the County Recorder of Freeborn County; thence South 00 degrees 33 minutes 43 seconds East a distance of 33.42 feet, on an assumed bearing on the southerly extension of the west line of said Outlot A, to the point of beginning; thence South 89 degrees 12 minutes 15 seconds East a distance of 39.54 feet; thence North 00 degrees 47 minutes 45 seconds East a distance of 30.84 feet, to a point on the south line of the South 20 Acres of the North 100 Acres of said Southwest Quarter; thence South 89 degrees 43 minutes 53 seconds West a distance of 40.26 feet, on the south line of said South 20 Acres of the North 100 Acres of said Southwest Quarter, to the point of intersection with a southerly extension of the west line of said Outlot A; thence South 00 degrees 33 minutes 43 seconds East a distance of 30.10 feet, on said southerly extension, to the point of beginning.

(Per Doc. No. 441638)  
City of Albert Lea

All that part of the SW 1/4 SW 1/4 Section 2-T102N-R21W, Freeborn County, Minnesota; described as follows:

Commencing at the southwest corner of the SW 1/4 Section 2-T102N-R21W; thence North 00°33'43" West a distance of 987.04 feet, on an assumed bearing in the west line of said SW 1/4 to the southwest corner of the South 20 Acres of the North 100 Acres of said SW 1/4; thence North 89°43'53" East a distance of 33.00 feet, on the south line of said South 20 Acres of the North 100 Acres of said SW 1/4, to a point on the east right-of-way line of Township Road No. T-105 (now Blake Avenue), which is the point of beginning; thence North 89°43'53" East a distance of 27.00 feet, on the south line of said South 20 Acres of the North 100 Acres of said SW 1/4, to the point of intersection with a southerly extension of the west line of Outlot A in the plat of Pointe A.L. Subdivision, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; thence South 00°33'43" East a distance of 483.01 feet, on a southerly extension of the west line of said Outlot A, to a point on the north right-of-way line of County State Aid Highway No. 46 (formerly Trunk Highway No. 16); thence Westerly a distance of 27.15 feet, on the north right-of-way line of said County State Aid Highway No. 46, on a nontangential curve concave to the south with a central angle of 00°24'07", a radius of 3869.8 feet and a chord bearing of South 83°21'40" West, to a point on the east right-of-way line of said Township Road No. T-105 (now Blake Avenue), which is 33 feet east of the west line of said SW 1/4; thence North 00°33'43" West a distance of 486.03 feet, on the east right-of-way line of said Township Road No. T-105 (now Blake Avenue), to the point of beginning;

Together with an easement over, under and across all that part of the SW 1/4 SW 1/4 Section 2-T102N-R21W, Freeborn County, Minnesota; described as follows:

Commencing at the southwest corner of Outlot A in the plat of Pointe A.L. Subdivision as the same is platted and recorded in the office of the County Recorder of Freeborn County; thence South 00°33'43" East a distance of 33.42 feet, on an assumed bearing on the southerly extension of the west line of said Outlot A, to the point of beginning; thence South 89°12'15" East a distance of 39.54 feet; thence North 00°47' 45" East a distance of 30.84 feet, to a point on the south line of the South 20 Acres of the North 100 Acres of said SW 1/4; thence South 89°43'53" West a distance of 40.26 feet, on the south line of said South 20 Acres of the North 100 Acres of said SW 1/4, to the point of intersection with a southerly extension of the west line of said Outlot A; thence South 00°33'43" East a distance of 30.10 feet, on said southerly extension, to the point of beginning.

**OWNERS:**  
William G Dress Irrevocable Trust  
Jeffrey G Dress Irrevocable Trust  
845 North Columbia Center Blvd  
Kennewick, WA 99336

City of Albert Lea  
221 East Clark Street  
Albert Lea, MN 56007

**DEVELOPER:**  
ALDI Inc.  
4201 Bagley Avenue North  
Faribault, MN 55021

**AREA TABLE:**  
Lot 1 Block 1 = 2.81 acres  
Outlot A = 5.66 acres  
Right of Way = 1.65 acres  
Total = 10.12 acres

**EXISTING PROPERTY:**  
ZONED: B-2 (Community Business District)

**BENCHMARK:**  
Onsite benchmark is top nut fire hydrant located at the northeast corner of Blake Avenue and Olsen Drive intersection - Elev=1228.46.

**FLOOD ZONE:**  
The surveyed premises shown on this survey map is in Flood Zone X (area of minimal flooding), according to Flood Insurance Rate Map Community Panel No. 27047C0237C, published by the Federal Emergency Management Agency, effective date November 19, 2014.

**SURVEYOR:**  
ISG  
115 E. Hickory Street Suite 300  
Mankato, MN 56001  
(507)-387-6651

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

RYAN E. KOTTHOFF  
*Ryan E. Kotthoff*

DATE 1/21/25 LIC. NO. 61565

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

**ALDI, INC.**

ALBERT LEA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

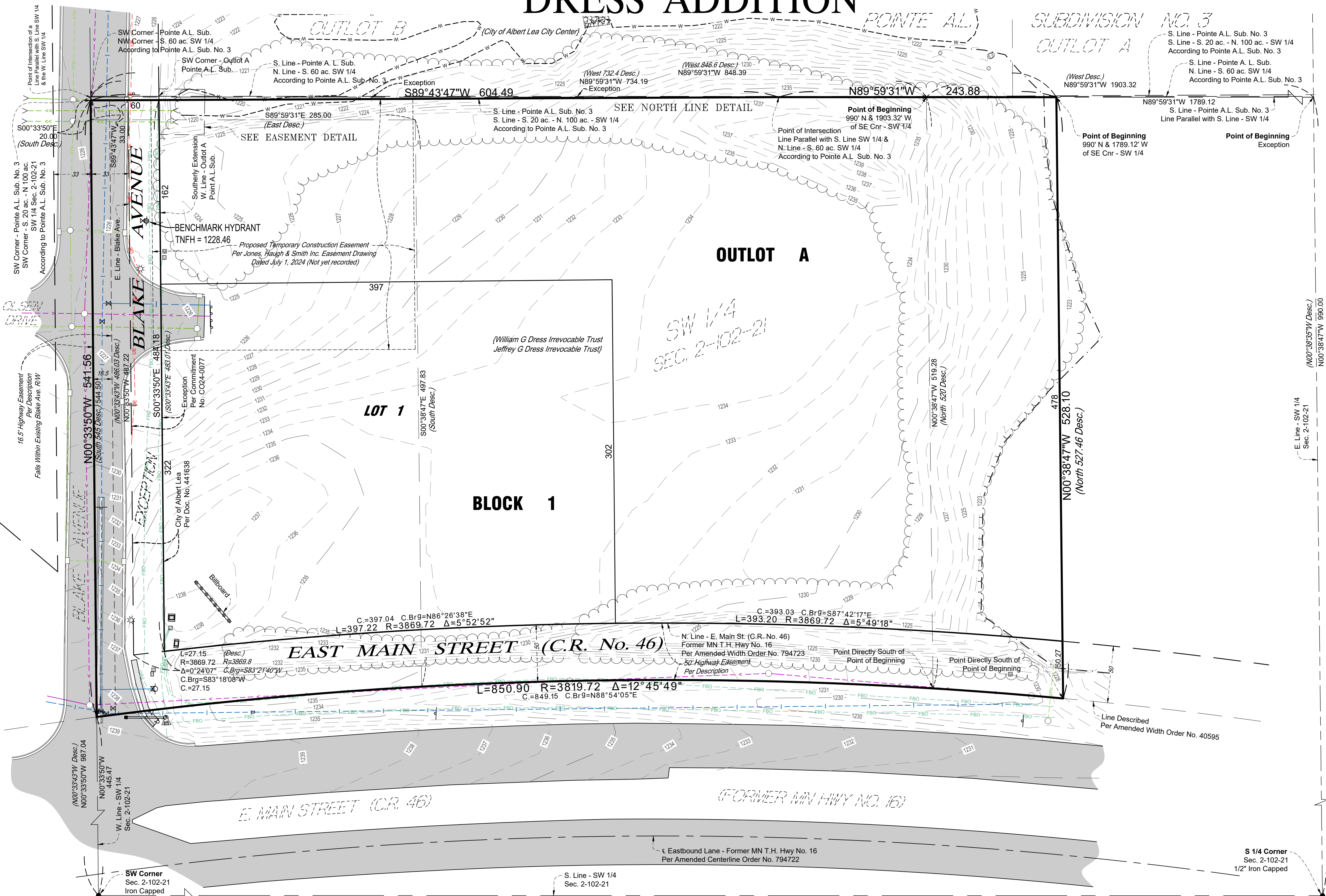
PROJECT NO.	23-28641
FILE NAME	28641 PPLAT
DRAWN BY	REK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

**PRELIMINARY PLAT**

SHEET

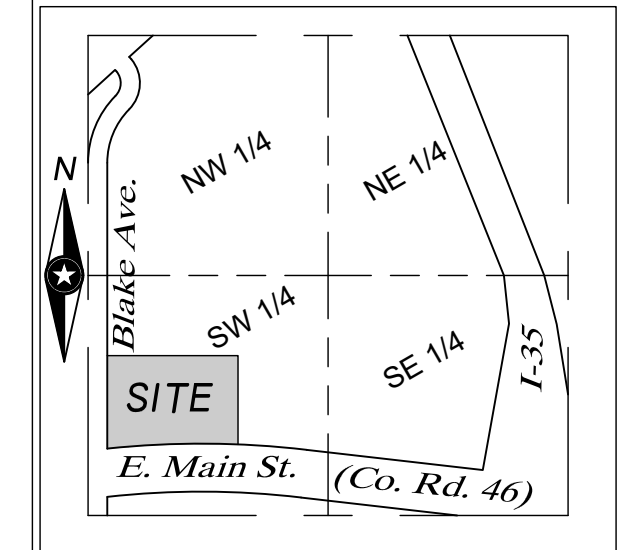
# DRESS ADDITION



## LEGEND

- Bituminous Surface
- Concrete Surface
- Riprap
- Parcel Exception Per Description Schedule A - Commitment No. C024-0077
- Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Underground Electric Line
- Underground Fiber Optic Line
- Water's Edge
- Cattail Edge
- Treeline
- Iron Monument Found
- 
- Utility Vault
- Light Pole
- Transformer
- Utility Pedestal
- Hydrant
- Water Valve
- Manhole/Catch Basin
- Post
- Sign
- Traffic Signal Pole
- Traffic Signal Box
- Pedestrian Pushbutton
- Utility Marker

## VICINITY MAP (NOT TO SCALE)



SW 1/4 SEC. 2, TWP. 102N, RGE. 21W  
Freeborn County, Minnesota



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

RYAN E. KOTTHOFF  
*Ryan E. Kotthoff*  
DATE 1/21/25 LIC. NO. 61565

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PROJECT

ALBERT LEA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 23-28641

FILE NAME 28641 PPLAT

DRAWN BY REK

DESIGNED BY ---

REVIEWED BY ---

ORIGINAL ISSUE DATE ---

CLIENT PROJECT NO. ---

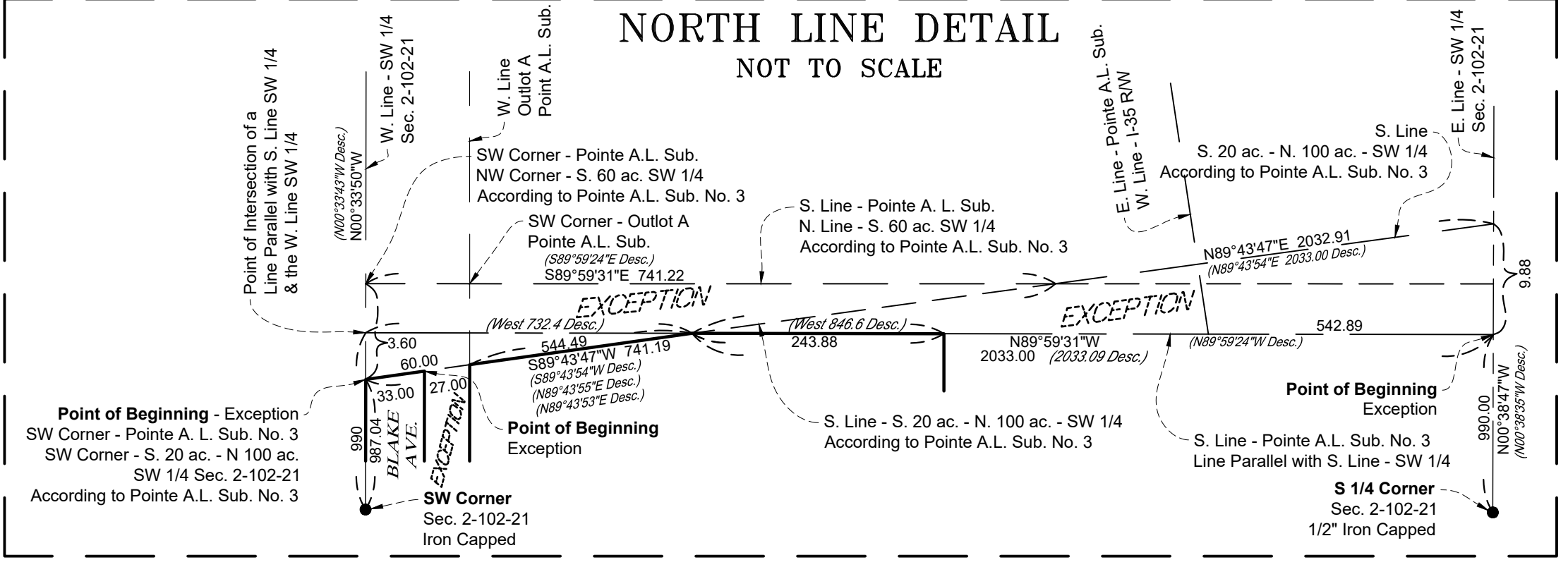
TITLE

PRELIMINARY PLAT

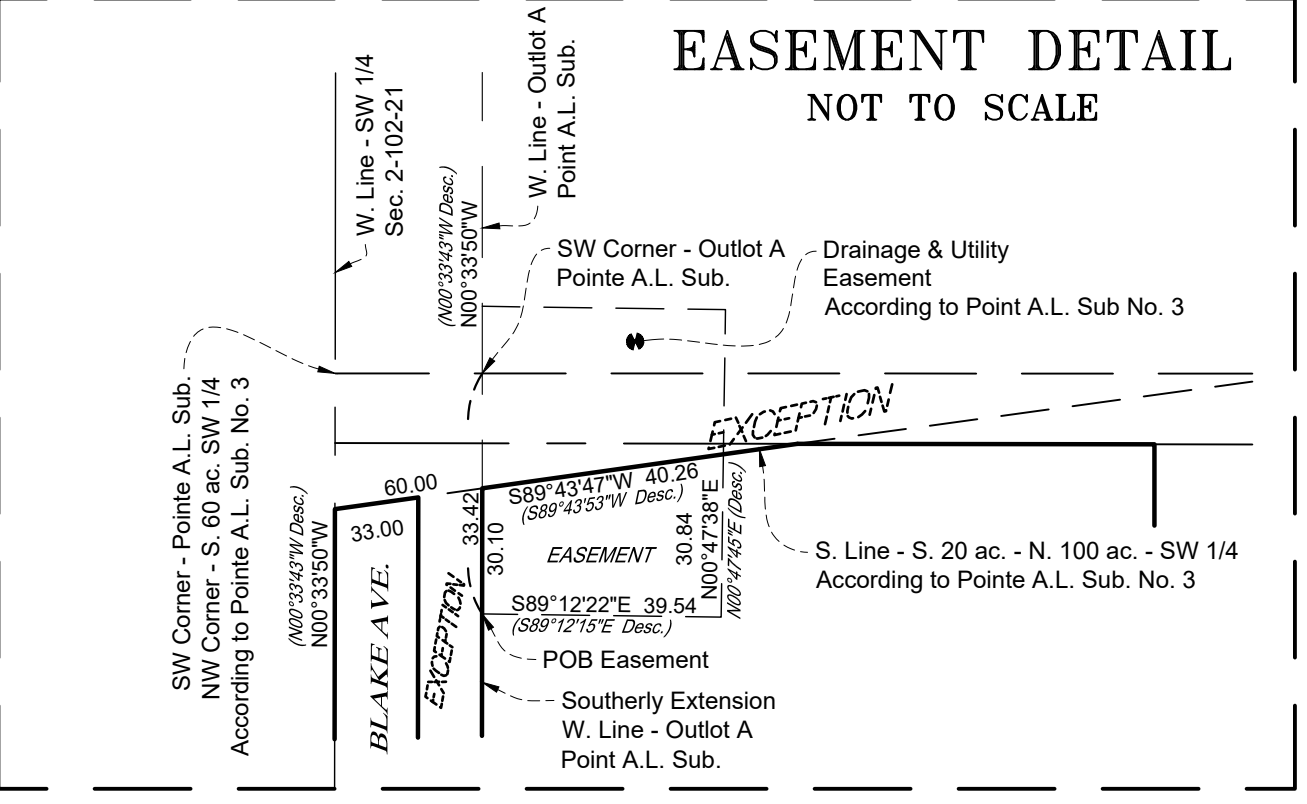
SHEET

2 OF 2

## NORTH LINE DETAIL NOT TO SCALE



## EASEMENT DETAIL NOT TO SCALE



**BEARING NOTE:**  
The orientation of this bearing system is based on the West line of the Southwest Quarter of Section 2, Township 102 North, Range 21 West. Said line bears South 00 degrees 33 minutes 50 seconds East.

