

Application # 2024-0013

ALEXANDRIA TOWNSHIP  
VARIANCE APPLICATION

Name of Applicant Brock Leagjeld Phone 320-760-7148

Property Address (E911#) Lot 32-36 Block 1 Geneva Estates East

Mailing Address 12090 Foreda Beach Rd SE Email brock.leagjeld@swanston.com  
(if different than above) Alexandria

City, State, Zip Alexandria MN 56308

Applicant is:

Title Holder of Property (if other than applicant)

- Legal Owner
- Contract Buyer
- Option Holder
- Agent
- Other \_\_\_\_\_

Thompson Riley LLC / c/o Gary Thompson  
(Name)  
4181 Geneva Golf Club Rd NE  
(Address)  
Alexandria MN 56308  
(City, State, Zip)

Property ID # (9 digit # on Tax Statement) ~~03-1298-450~~ 03-1298-440 03-1298-430  
03-1298-420 ; 03-1298-410

Full legal description of property involved in this request, including total acreage (required - attach separate sheet if necessary):

See Attached

lots 33-36 BIK 1 Geneva Estates East  
Lot 32 BIK 1 Geneva Estates East except the south 5'LY  
portion of lot 32

Zoning District Residential <sup>urban</sup>, Lake Name (if applicable) N/A

\* By signing, the applicant or agent hereby makes application for a permit to construct as herein specified, agreeing to do all such work in strict accordance with all Alexandria Township and other applicable ordinances or federal and state laws. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith and which are approved by the Alexandria Township Zoning Administrator are true and accurate, and shall become part of the permit. Applicant or agent agrees that, in making said application for a permit, applicant grants permission to Alexandria Township's designated zoning or building inspection officials, at reasonable times during the application process and thereafter, to enter applicant's premises covered by said permit, to determine the feasibility of granting said permit or for compliance of that permit with any applicable township, state, or federal ordinances or statutes. Applicant or agent understands that it is applicant's sole responsibility to contact any other federal, state, county or local agencies to make sure applicant has complied with all relevant Municipal, State, Federal or other applicable laws concerning applicant's project described above

Signature of Applicant* <u>Brock Leagjeld</u>	Date: <u>1/22/24</u>
Signature of Title Holder* <u>Gary Thompson</u>	Date: <u>1/22/24</u>

What are you proposing for the property? State nature of request in detail(attach separate sheet if necessary):

Buying lots 32-36 Geneva Estates East and Replacing property for 5 townhomes and 1 single home. this would be a PUD association.

What changes (if any) are you proposing to make to this site?

Building: Taking 5 lots and making it a townhome association.

Landscaping:

Parking/Signs: none

Please complete all of the following questions to the best of your ability:

1. Describe why you believe the granting of the variance request would be in harmony with the general purposes and intent of the Alexandria Township Land Use and/or Subdivision Ordinance (available at [www.alexandriatownship.org](http://www.alexandriatownship.org)).

It is already part of a subdivision that has townhome in it we are .03 acres short of the requested 2.5 acres and I this PUD will fit the area very nice.

2. Describe why you believe the granting of the variance would be consistent with the Alexandria Township Comprehensive Plan (Plan available at [www.hometownplanning.com/alexandria-township.html](http://www.hometownplanning.com/alexandria-township.html)).

I believe this development is making efficient use of existing public infrastructure and services that is stated in the Alexandria township vision.

3. Describe why you feel that your proposal is a reasonable use of the property.

I feel it conforms to the neighborhood well with there being townhome associations already there.

4. Describe what factors contributing to the need for a variance were not in your control. Address factors such as the lot size or shape, topography, location of existing buildings, sewer systems and wells, and any other factors you feel are relevant.

The existing 5 lots is 2.47 acres. There are roads on all sides of the property except the south where there is an existing home. we are .03 acres short with no option of gaining it.

5. Describe the character of the area and why your project will not substantially change the character of the neighborhood or be a detriment to nearby properties.

The proposed plat would consist of 3 Townhomes and 1 single family in an area where there is already Townhome associations and single family homes.

6. Describe why it is not feasible for your project to meet the minimum requirements of the ordinance. What options did you explore that would minimize the variance necessary and why did you determine these were not feasible alternatives?

There are roads on 3 sides and a home built to the south. there was just no place to gain. 0.3 acres

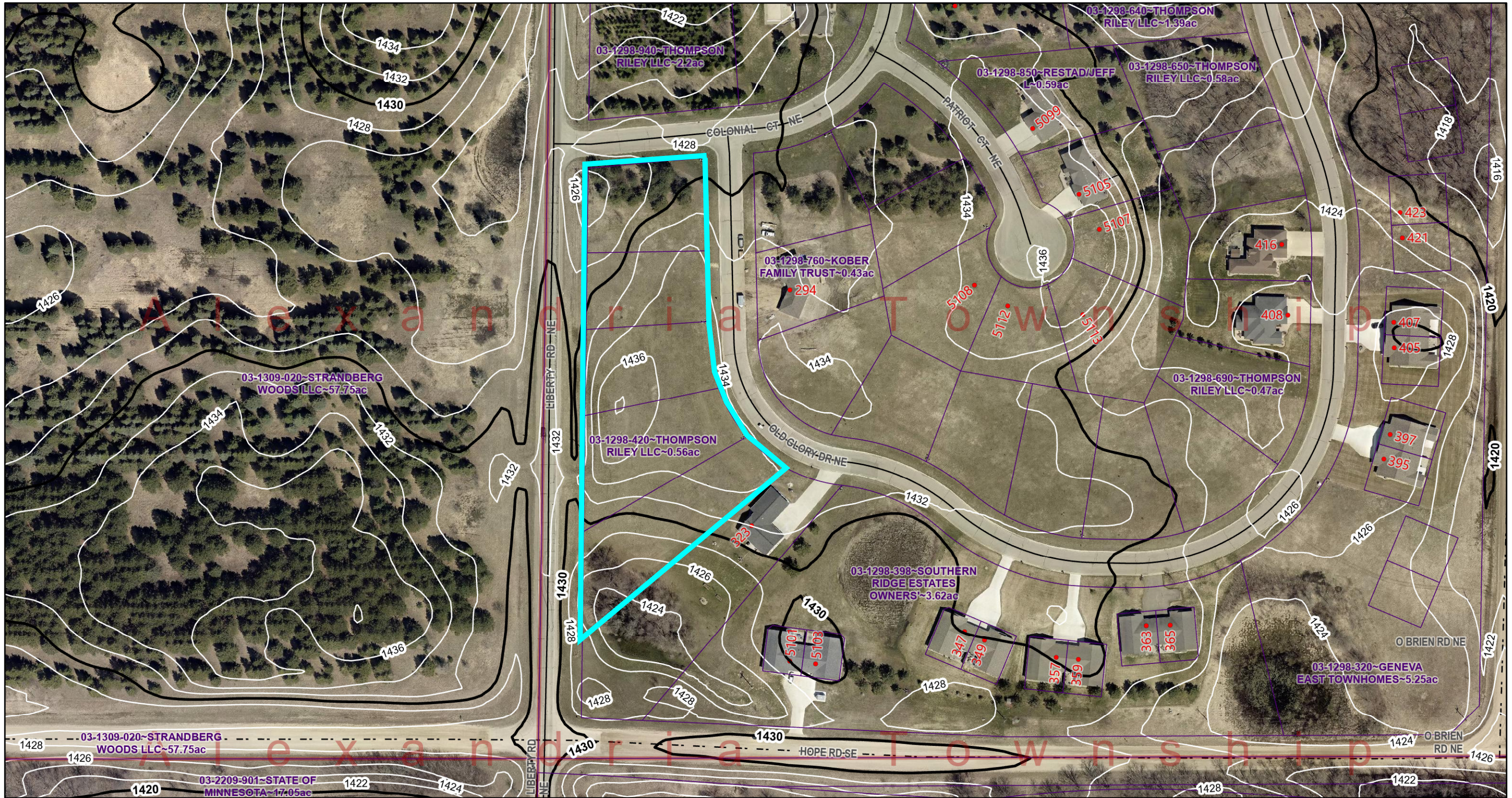
7. Discuss what impacts, if any, the requested variance may have on the environmental quality of the area. For any potential impacts, how do you intend to eliminate or minimize their effect?

The property was already platted for 5 single family home. we would be going to 7 but are still under the Impervious area required

8. Please include any other comments pertinent to this request.

I believe these townhomes and the single family home will conform to the neighborhood very nicely and be cosmetically appealing to the neighborhood

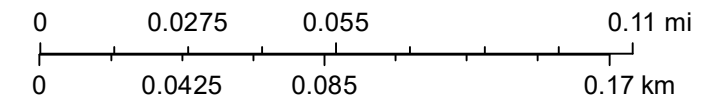
# ArcGIS Web Map



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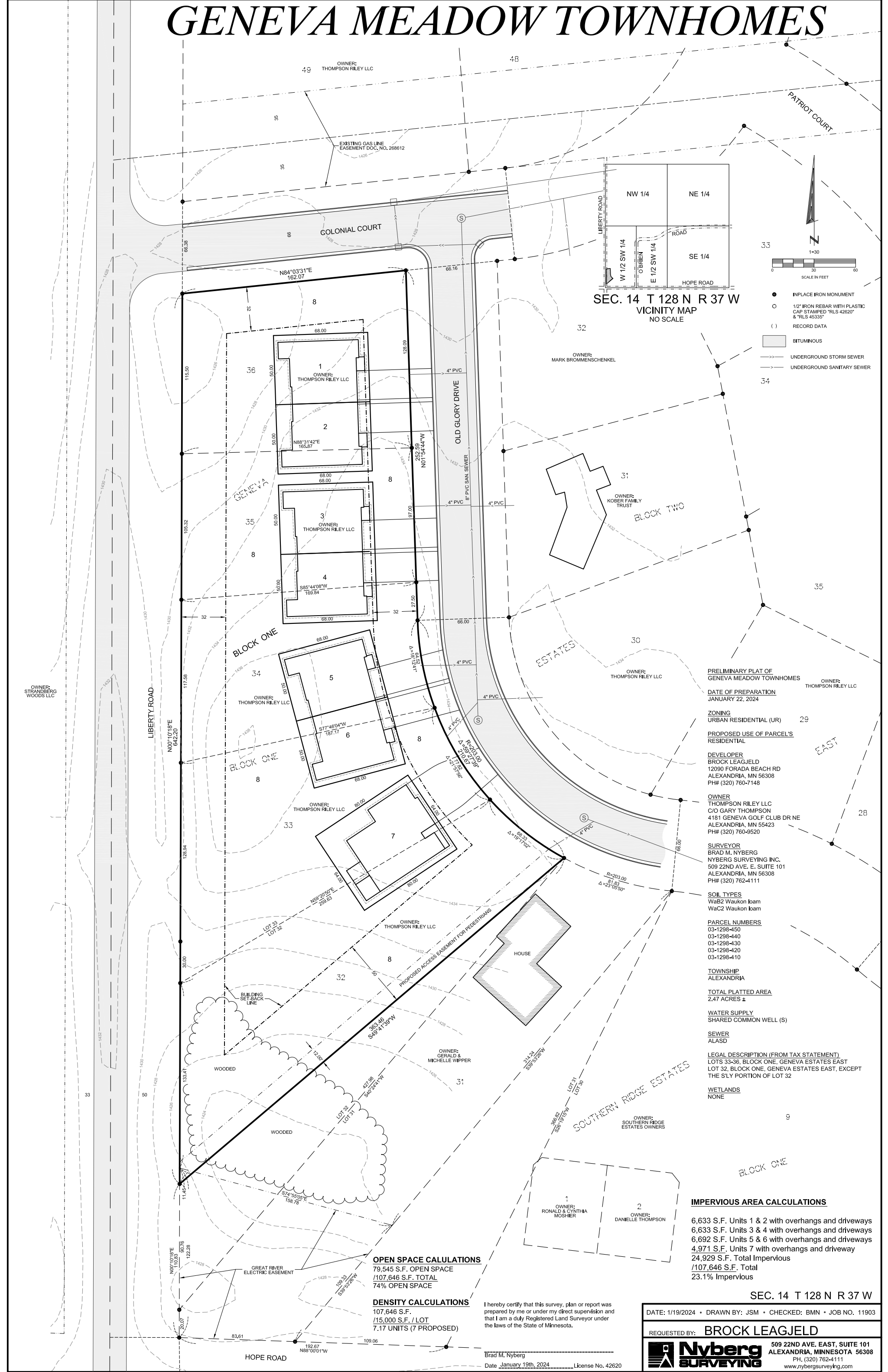
1:2,257

- |                       |                       |                     |                     |
|-----------------------|-----------------------|---------------------|---------------------|
| DNR ID Water          | Intermediate Contours | County Gravel       | Minimum Maintenance |
| City-Township         | E911 Address          | Municipal State Aid | Red: Red            |
| Parcels               | Railroad              | Township Paved      | Green: Green        |
| Sections              | <b>Roads</b>          | Township Gravel     | Blue: Blue          |
| Center Section Number | State                 | City                |                     |
| Index Contours        | County Paved          | Private             |                     |

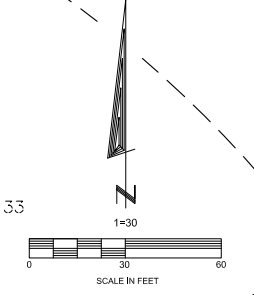


Douglas County Survey & GIS

# GENEVA MEADOW TOWNHOMES



SEC. 14 T 128 N R 37 W  
VICINITY MAP  
NO SCALE



- IN PLACE IRON MONUMENT
- 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335"
- ( ) RECORD DATA
- BITUMINOUS
- UNDERGROUND STORM SEWER
- UNDERGROUND SANITARY SEWER

PRELIMINARY PLAT OF GENEVA MEADOW TOWNHOMES  
DATE OF PREPARATION: JANUARY 22, 2024  
ZONING: URBAN RESIDENTIAL (UR) 29  
PROPOSED USE OF PARCEL'S: RESIDENTIAL  
DEVELOPER: BROCK LEAGJELD, 12090 FORADA BEACH RD, ALEXANDRIA, MN 56308, PH# (320) 760-7148  
OWNER: THOMPSON RILEY LLC, C/O GARY THOMPSON, 4181 GENEVA GOLF CLUB DR NE, ALEXANDRIA, MN 55423, PH# (320) 760-9520  
SURVEYOR: BRAD M. NYBERG, NYBERG SURVEYING INC., 509 22ND AVE. E. SUITE 101, ALEXANDRIA, MN 56308, PH# (320) 762-4111  
SOIL TYPES: WaB2 Waukon loam, WaC2 Waukon loam  
PARCEL NUMBERS: 03-1298-450, 03-1298-440, 03-1298-430, 03-1298-420, 03-1298-410  
TOWNSHIP: ALEXANDRIA  
TOTAL PLATTED AREA: 2.47 ACRES ±  
WATER SUPPLY: SHARED COMMON WELL (S)  
SEWER: ALASD  
LEGAL DESCRIPTION (FROM TAX STATEMENT): LOTS 33-36, BLOCK ONE, GENEVA ESTATES EAST, LOT 32, BLOCK ONE, GENEVA ESTATES EAST, EXCEPT THE SLY PORTION OF LOT 32  
WETLANDS: NONE

**IMPERVIOUS AREA CALCULATIONS**  
6,633 S.F. Units 1 & 2 with overhangs and driveways  
6,633 S.F. Units 3 & 4 with overhangs and driveways  
6,692 S.F. Units 5 & 6 with overhangs and driveways  
4,971 S.F. Units 7 with overhangs and driveway  
24,929 S.F. Total Impervious  
/107,646 S.F. Total  
23.1% Impervious

**OPEN SPACE CALCULATIONS**  
79,545 S.F. OPEN SPACE  
/107,646 S.F. TOTAL  
74% OPEN SPACE

**DENSITY CALCULATIONS**  
107,646 S.F.  
/15,000 S.F. / LOT  
7.17 UNITS (7 PROPOSED)

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

SEC. 14 T 128 N R 37 W

DATE: 1/19/2024 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 11903

REQUESTED BY: **BROCK LEAGJELD**

**Nyberg SURVEYING** 509 22ND AVE. EAST, SUITE 101  
ALEXANDRIA, MINNESOTA 56308  
PH. (320) 762-4111  
www.nybergsurveying.com

Brad M. Nyberg  
Date January 19th, 2024 License No. 42620

