

REQUEST FOR COUNCIL ACTION

Meeting

Date: Oct 13, 2026

AGENDA SECTION: General Business	ORIGINATING DEPT: Administration
ITEM DESCRIPTION: Lot Split – 519 5 th Ave SE	PREPARED BY: C.Jefferson

The owner of 519 5th Ave SE (Lot 14, Block 1, Robbin Addition) is requesting to split the property into three separate parcels, as shown on the submitted survey.

During the City's 2019 CIP project, the City acquired right-of-way through the property to allow 4th Ave SE to continue through the area. As part of that agreement, the City installed water and sewer connections on each side of 4th Ave SE to accommodate two future single-family homes.

The City previously acknowledged that these two lots would be buildable even though they do not meet the City's 70-foot minimum lot frontage requirement.

The Planning Commission held a public hearing on October 6, 2026, reviewed the proposed lot split, and recommended approval to the City Council.

COUNCIL ACTION REQUESTED:

Consideration of approving the requested Lot Split of Lot 14, Block 1, Robbin Addition, as shown on the submitted survey.

[illegible]

PARCEL 'A'
That part of Lot 14, Block 1, ROBBINS ADDITION, according to the recorded plat thereof on file at the Office of the County Recorder, Olmsted County, Minnesota,
lying west of the westerly right of way line of 4th Avenue S.E.

That part of Lot 14, Block 1, ROBBINS ADDITION, according to the recorded plat thereof on file at the Office of the County Recorder, Olmsted County, Minnesota, lying west of the westerly right of way line of 4th Avenue S.E.

The above described parcel contains 0.43 acres, more or less, and is subject to any easements, covenants and restrictions of record.

PARCEL 'B'

lying east of the easterly right of way line of 4th Avenue S.E. and excepting the East 150.00 feet thereof.

The above described parcel contains 0.20 acres, more or less, and is subject to any easements, covenants and restrictions of record.

PARCEL 'C'
The East 150.00 feet of Lot 14, Block 1, ROBBINS ADDITION, according to the recorded plat thereof on file at the Office of the County Recorder, Olmsted County, Minnesota.

The above described parcel contains 0.23 acres, more or less, and is subject to any easements, covenants and restrictions of record.



- IRON PIPE WITH PLASTIC CAP
- STAMPED LS 21940 SET
- FOUND MONUMENT

BASIS OF BEARINGS:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE OLTMED
COUNTY COORDINATE SYSTEM NAD '83, 1996 ADJUSTMENT.

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

DATE 8/27/2028

Geoffrey C Griffin
 REG. NO. 21940

14070 Hwy 52 S.E.
Chatfield, MN 55923

**ENGINEERING
SURVEYING
PLANNING**
Ph. 507-867-1666
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www.g99.io

DATE OF SURVEY: 8/24/2026	
Prepared For: Chet Finley	
314 4th Avenue SE	
Stewartville, MN 55976	
SHEET 1 OF 1	FILE NO: 26-29

LAND DESCRIPTIONS:

PARCEL 'A'

That part of Lot 14, Block 1, ROBBINS ADDITION, according to the recorded plat thereof on file at the Office of the County Recorder, Olmsted County, Minnesota, lying west of the westerly right of way line of 4th Avenue S.E.

The above described parcel contains 0.43 acres, more or less, and is subject to any easements, covenants and restrictions of record.

PARCEL 'B'

That part of Lot 14, Block 1, ROBBINS ADDITION, according to the recorded plat thereof on file at the Office of the County Recorder, Olmsted County, Minnesota, lying east of the easterly right of way line of 4th Avenue S.E. and excepting the East 150.00 feet thereof.

The above described parcel contains 0.20 acres, more or less, and is subject to any easements, covenants and restrictions of record.

PARCEL 'C'

The East 150.00 feet of Lot 14, Block 1, ROBBINS ADDITION, according to the recorded plat thereof on file at the Office of the County Recorder, Olmsted County, Minnesota.

The above described parcel contains 0.23 acres, more or less, and is subject to any easements, covenants and restrictions of record.

City of Stewartville
Resolution 2026-____
A Resolution Approving a Lot Split of
519 5th Ave SE

Whereas, Chet Finley, owner of 519 5th Ave SE (Lot 14, Block 1, Robbin Addition), has requested to split the property into three separate parcels as shown on the submitted survey;

Whereas, the Planning Commission conducted a public hearing on October 6, 2026, to receive public input;

Whereas, the Planning Commission has reviewed the requested lot split and recommended approval to the City Council; and

Whereas, the City Council has reviewed the requested Lot Split and the recommendation of the Planning Commission its meeting of October 13, 2026;

Now Therefore, Be It Resolved by the City Council of the City of Stewartville, Minnesota, the approval of the Lot Split as requested.

Adopted by the City Council of Stewartville, Minnesota this 13th day of October, 2026.

Mayor Jimmie-John King

ATTEST:

Cassandra Jefferson
Clerk