

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Brianna Sanders, Zoning Administrator
DATE: October 20, 2025
RE: Lot Division – 1000 Co Rd 104

Applicant

DOUBLE REAL ESTATE
PROPERTY ADDRESS – 1000 CO RD 104

Request

The applicant is requesting a lot division to allow for the division of property located in a Service Business District (B-2). The applicant is requesting to divide the property so that the two buildings on the parcel are separated and can be owned by separate parties. Tract C on the property survey would total an estimated 1.60 acres and Tract D would total an estimated 0.66 acres. Tract C contains a building suited for a restaurant and Tract D contains a shed or a storage building. Each property would have separate driveway accesses.

Location

The lot division request affects the property located at 1000 Co Rd 104 legally described as

That part of Government Lot Five (5) of Section Twenty-three (23), Township One Hundred Six (106) North, Range Thirty-two (32) West, City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE ¼) (also being the Southeast corner of said Government Lot Five (5) of said Section Twenty-three (23); thence on an assumed bearing of North 0 degrees 00 minutes East, along the East line of said Northeast Quarter (NE ¼), a distance of 219.00 feet to the point of beginning of the tract to be described; thence South 90 degrees 00 minutes West, right angles to said East line, a distance of 332.70 feet; thence North 0 degrees 00 minutes East, parallel with the East line of said Northeast Quarter (NE ¼), a distance of 238.19 feet to the centerline of County State Aid Highway No. 57 (formerly Minnesota Trunk Highway No. 60); thence northeasterly, along said centerline, along a non-tangential curve, concave to the southeast, having a radius of 5729.58 feet, a central angle of 3 degrees 53 minutes 44 seconds, the chord of said curve bears North 58 degrees 40 minutes 27 seconds East, a chord distance of 389.48 feet, an arc distance of 389.56 feet to the East line of said Northeast Quarter (NE ¼); thence South 0 degrees 00 minutes West, along said East line, a distance of 440.69 feet to the point of beginning.

EXCEPTING THEREFROM: That part of Government Lot Five (5) of Section Twenty-three (23), Township One Hundred Six (106) North, Range Thirty-two

(32) West, City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE ¼) (also being the Southeast corner of said Government Lot Five (5)), of said Section Twenty-three (23); thence on an assumed bearing of North 0 degrees 00 minutes East, along the East line of said Northeast Quarter (NE ¼), a distance of 219.00 feet; thence South 90 degrees 00 minutes West, at right angles to said East line, a distance of 271.66 feet to the point of beginning of the tract to be described; thence continuing South 90 degrees 00 minutes West a distance of 61.04 feet; thence North 0 degrees 00 minutes East, parallel with the East line of said Northeast Quarter (NE ¼), a distance of 238.19 feet to the centerline of County State Aid Highway No. 57 (formerly Minnesota Trunk Highway No. 60); thence northeasterly, along said centerline, along a non-tangential curve, concave to the southeast, having a radius of 5729.58 feet, a central angle of 0 degrees 35 minutes 46 seconds, the chord of said curve bears North 57 degrees 01 minutes 28 seconds East, a chord distance 59.61 feet, an arc distance of 59.61 feet; thence South 0 degrees 00 minutes West a distance of 59.45

feet to an iron monument; thence South 25 degrees 12 minutes 22 seconds East a distance of 40.00 feet to an iron monument; thence South 1 degree 57 minutes 38 seconds West a distance of 175.10 feet to the point of beginning, containing 0.356 acres, subject to easements now of record in said County and State

Existing Land Use

The parcel is zoned as B-2 “Service Business” District. It is surrounded by city-owned (north) and B-2 “Service Business” District (east, south, west).

It is proposed that Tract C and Tract D would both remain zoned as B-2 “Service Business” District. Restaurants are a permitted use within the B-2 District and the storage facility is a special use permitted within the B-2 District.

There is no minimum lot size within the B-2 District. The building intended for a restaurant has an approximate square footage of 5,904 sqft. Per the City Code § 71.20, this would require approximately 59 parking spaces.

Recommendations

Staff recommendation is approval with the condition that the business provides a plan for off-street parking.

Exhibits

Exhibit 1 – Zoning Request Application

Exhibit 2 – Survey of Property

Exhibit 3 – Public Hearing Notice

City Code

§ 71.20 OFF-STREET PARKING.

(D) *Off-street space required (one space equals 300 square feet).*

Restaurant, cafes, bars	At least one space for each 100 square feet of floor area.
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§ 157.03 APPLICATION.

(A) Any lot, hereafter made, or each part thereof, lying within the jurisdiction of this chapter, shall be prepared, presented for approval, and recorded as herein prescribed. The regulations contained herein shall apply to the division of a lot, tract, or parcel of land into two, or more, lots, tracts, or other division of land. A lot division shall not result in the creation of more than three lots.

(B) Lot splits and adjustments of common boundaries are permitted, provided the following conditions are met:

- (1) The lot or lots have frontage on an existing improved street and access to municipal services;
- (2) The lot or lots to be divided are previously platted land;
- (3) The lot or lots meet the minimum standards for lot width and area for the zoning district in which they are located;
- (4) The division of the lots shall not cause a remaining part of a lot to become a separately described tract which does not meet the minimum standards of the zoning district in which it is located or which does not have street frontage and access to municipal services;
- (5) The division does not result in a split zoning classification on a single lot; and
- (6) The division does not result in the creation of a nonconforming structure or use.

(Ord. 006, fourth series, passed 10-18-2022)

SERVICE BUSINESS DISTRICT (B-2)

§ 156.110 PURPOSE.

The B-2 (Service Business) District is intended for commercial activities which might be incompatible with uses in other business districts by reason of traffic considerations, marketing characteristics, area requirements, and other characteristics inherent in these uses.

(Prior Code, § 11.30)

§ 156.111 PERMITTED USES.

The following are permitted uses in the B-2 District:

- (A) Restaurants or taverns;
- (B) Indoor recreational or leisure activities, such as bowling, pool halls, skating rinks, or other similar kinds of uses;
- (C) Retail sales of groceries, meats, vegetables, fruit, or other food products, frozen food storage locker establishments, and variety stores;
- (D) Retail sales, including service and repair of household appliances, including computers, audio equipment, televisions, washers, dryers, dishwashers, air conditioners, and other similar household items;
- (E) Secondhand merchandise retail sales;
- (F) Cabinet maker, carpentry shop, furniture or upholstery repair shops, and artisan production shop;
- (G) Dry cleaning establishments, and self service laundromats;
- (H) Plumbers, heating system contractors shops, sales, and showrooms, and general contractors' shops;
- (I) Copy shops;
- (J) Bakeries;
- (K) Funeral homes;
- (L) Motels or hotels;
- (M) Newspaper distribution centers;
- (N) Convention halls, or civic centers;
- (O) Municipal and government buildings, or public utility structures; and
- (P) Other business activities of a similar character.

(Prior Code, § 11.30)

§ 156.112 PERMITTED ACCESSORY USES.

The following are permitted accessory uses in the B-2 District: Uses customarily incidental to the permitted uses including outside vending machines, telephone booths, and screened storage areas.

(Prior Code, § 11.30)

§ 156.113 SPECIAL USES.

The following are special uses in the B-2 District:

- (A) Drive-in restaurants;
- (B) Lumber yards;
- (C) Greenhouses, landscape nurseries, and garden stores;
- (D) Miniature golf courses, golf driving ranges, and archery ranges;
- (E) Marine and boat sales, and servicing businesses;
- (F) New, or used, automobile and truck sales and service, and storage lots;
- (G) Auto service stations, auto convenience markets, car wash business, and auto repair shops;
- (H) Animal hospitals, veterinary clinics, and kennels;
- (I) Self service storage facilities; and
- (J) Other business activities of a similar character.

(Prior Code, § 11.30)

§ 156.114 LOT AREA, WIDTH, AND MINIMUM SETBACK STANDARDS.

<i>Setback, Lot Size</i>	<i>Size Standard</i>
Front yard setback	No front yard setback required
Height regulations	45 feet
Lot coverage	50% maximum lot coverage by buildings
Minimum lot area	No minimum lot size required in this district
Minimum lot width	No minimum lot width required in this district
Rear yard setback	20 feet

Side yard setback	No side yard setback required*
<p><i>Notes to Table:</i></p> <p>Except on lots abutting lots zoned residential, then the side yard standard that applies to that residential lot shall apply.</p>	

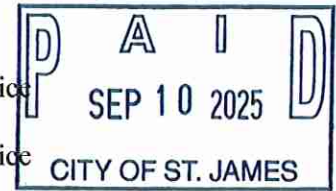
(Prior Code, § 11.30)

§ 156.115 ADDITIONAL REQUIREMENTS.

Developments occurring in this district shall meet applicable criteria as found in §§ [71.20](#), 156.020 through 156.038, such as signage regulations, parking standards, screening requirements, landscaping standards, or others as appropriate.



CITY OF ST. JAMES PLANNING COMMISSION REQUEST



Application for: _____ Variance	\$150.00 plus 2.00 per notice
_____ Rezoning	\$150.00 plus 2.00 per notice
_____ Ordinance Change	\$150.00 plus 2.00 per notice
_____ Special Use Permit	\$150.00 plus 2.00 per notice
_____ Annexation Petition	\$5.00/acre (min \$150 – max \$600)
X _____ Lot Division/Property Split	\$150.00 plus 2.00 per notice
_____ Plat Subdivision – Prelim	\$75 plus 2.00 per notice
_____ Plat Subdivision – Final	\$75 plus 2.00 per notice
_____ Vacation initiated by citizen petitioner	\$150.00 plus 2.00 per notice
_____ Notification billing	\$2.00 for each required notice

Applicant: Name: Double Real Estate LLC
Mailing Address: 18 Lake Avenue, Madison Lake, MN 56063
Phone Number: 507-469-0845
Email: rugby5@charter.net

Property Address (if different from Applicant's address):

1000 County Rd 104, St. James, MN 56081

Parcel ID: 200231900

Description of area affected: SECT -23 Twp - 106 Range 032 in Govt Lot 5

Present Zone 233 - (Non Hstd) 3A Commercial Land and Building

Present Set-back _____

Present Use _____

Proposed Zone (if different) _____

Proposed Set-back (if different) _____

Proposed Use (if different) _____

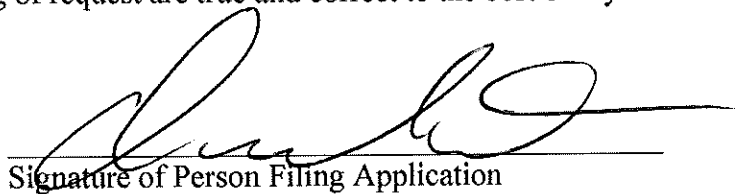
Request

Split the parcel with the building from the remainder of the property.

☒ Attached drawing of request

The above information and attached drawing of request are true and correct to the best of my knowledge.

Date 9/8/2025


Signature of Person Filing Application

HEARING: The Commission will not render a decision unless applicant or a designated representative is present at the hearing. Commission meetings are scheduled on the last Monday of each month. A completed application must be submitted by the second Tuesday of each month to be considered at that month's meeting.

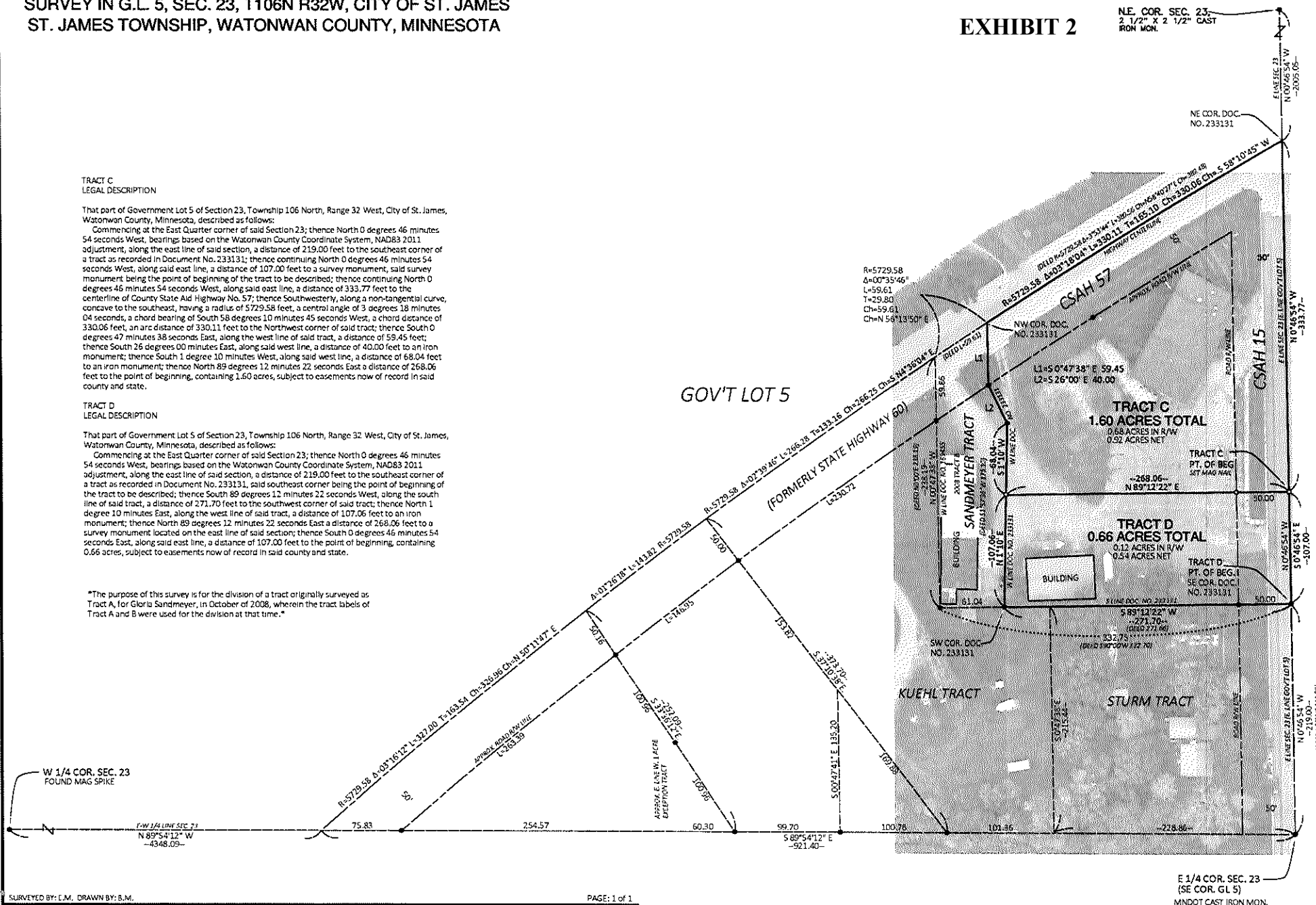
DRAWING: A drawing of the affected area must be attached showing present lot lines and existing buildings and the requested change. Applications will not be accepted without all information. The Zoning Administrator will notify the applicant within 10 business days if the application is incomplete.

FEE: SEE ABOVE. The fee for request is due at the time of this application submittal. The notice fee will be due on or before the public hearing. If the notice fee is not submitted, the public hearing will be cancelled at the applicants cost.

EXHIBIT 2

N.E. COR. SEC. 23,
2 1/2" X 2 1/2" CAST
IRON MON.

*The purpose of this survey is for the division of a tract originally surveyed as Tract A, for Gloria Sandmeyer, in October of 2008, wherein the tract labels of Tract A and B were used for the division at that time."



SURVEYED BY: L.M. DRAWN BY: B.M.

PAGE: 1 of 1

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, 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.

FOR: DEVIN & AMY GASSWINT
COORDINATE SYSTEM:
WATONWAN COUNTY
(2011 ADJUSTMENT)

FILE NO. 25260

MONUMENT FOUND OR
SET PREVIOUSLY
MONUMENT SET,
1/2" X 24 CAPPED REBAR
BOUNDARY LINE
SECTION/BLOCK LINE
ROAD RIGHT OF WAY LINE
FENCE LINE



BEN MADSEN, L.S. 50875 DATE: 09-04-2025

10

**SURVEY IN G.L. 5, SEC. 23, T106N R32W, CITY OF ST. JAMES
ST. JAMES TOWNSHIP, WATONWAN COUNTY, MINNESOTA**

**TRACT C
LEGAL DESCRIPTION**

That part of Government Lot 5 of Section 23, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows:

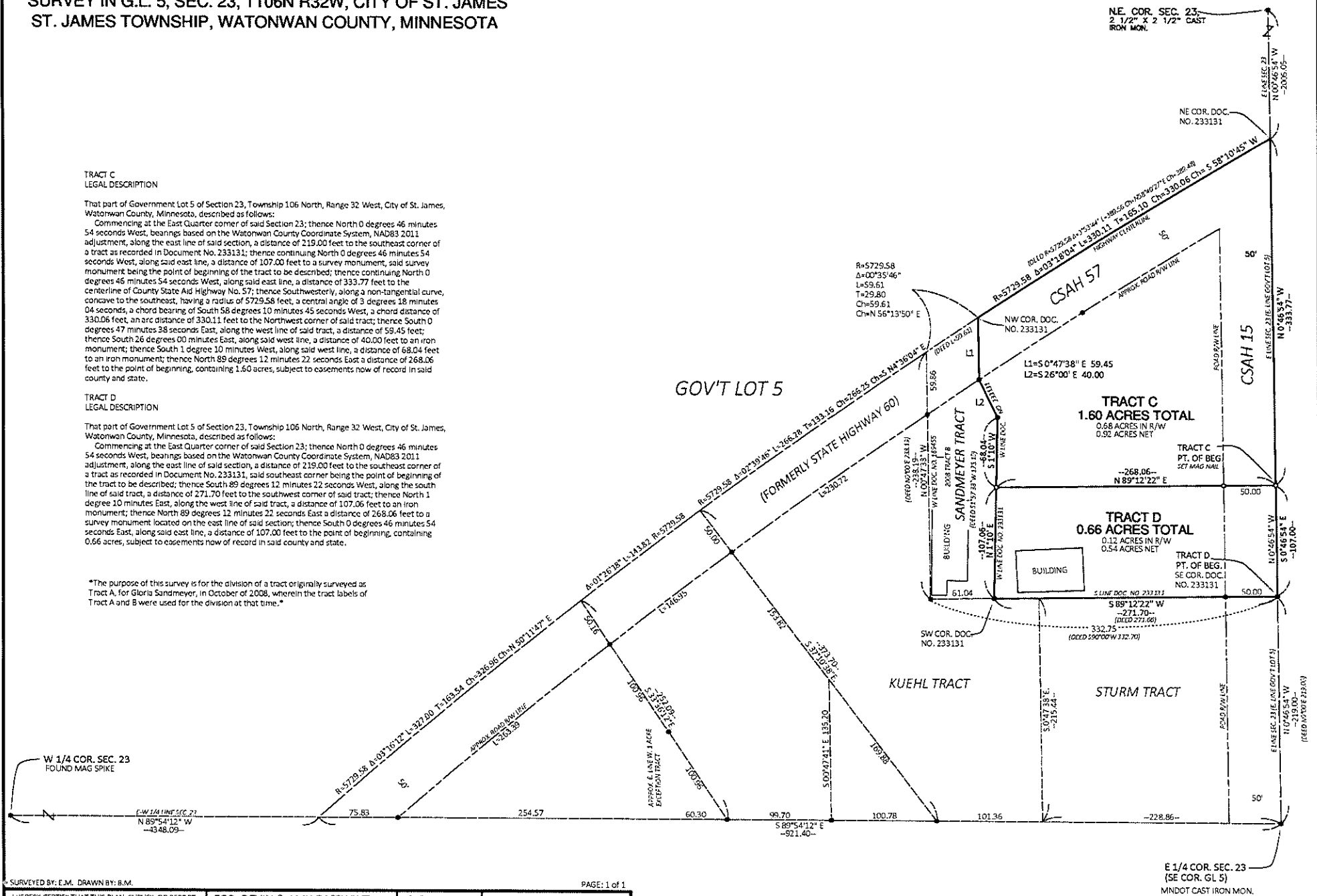
Commencing at the East Quarter corner of said Section 23; thence North 0 degrees 46 minutes 54 seconds West, bearings based on the Watonwan County Coordinate System, NAD83 2011 adjustment, along the east line of said section, a distance of 219.00 feet to the southeast corner of a tract as recorded in Document No. 233131; thence continuing North 0 degrees 46 minutes 54 seconds West, along said east line, a distance of 107.00 feet to a survey monument, said survey monument being the point of beginning of the tract to be described; thence continuing North 0 degrees 46 minutes 54 seconds West, along said east line, a distance of 333.77 feet to the centerline of County State Aid Highway No. 57; thence Southwesterly, along a non-tangential curve, concave to the southeast, having a radius of 5729.58 feet, a central angle of 3 degrees 18 minutes 04 seconds, a chord bearing of South 58 degrees 10 minutes 45 seconds West, a chord distance of 330.66 feet, an arc distance of 330.11 feet to the Northwest corner of said tract; thence South 0 degrees 47 minutes 38 seconds East, along the west line of said tract, a distance of 59.45 feet; thence South 26 degrees 00 minutes East, along said west line, a distance of 40.00 feet to an iron monument; thence South 1 degree 10 minutes West, along said west line, a distance of 68.04 feet to an iron monument; thence North 89 degrees 12 minutes 22 seconds East a distance of 268.06 feet to the point of beginning, containing 1.60 acres, subject to easements now of record in said county and state.

**TRACT D
LEGAL DESCRIPTION**

That part of Government Lot 5 of Section 23, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 23; thence North 0 degrees 46 minutes 54 seconds West, bearings based on the Watonwan County Coordinate System, NAD83 2011 adjustment, along the east line of said section, a distance of 219.00 feet to the southeast corner of a tract as recorded in Document No. 233131, said southeast corner being the point of beginning of the tract to be described; thence South 89 degrees 12 minutes 22 seconds West, along the south line of said tract, a distance of 271.70 feet to the southwest corner of said tract; thence North 1 degree 10 minutes East, along the west line of said tract, a distance of 107.06 feet to an iron monument; thence North 89 degrees 12 minutes 22 seconds East a distance of 268.06 feet to a survey monument located on the east line of said section; thence South 0 degrees 46 minutes 54 seconds East, along said east line, a distance of 107.00 feet to the point of beginning, containing 0.66 acres, subject to easements now of record in said county and state.

The purpose of this survey is for the division of a tract originally surveyed as Tract A, for Gloria Sandmeyer, in October of 2008, wherein the tract labels of Tract A and B were used for the division at that time.



SURVEYED BY: E.M. DRAWN BY: B.M.

PAGE: 1 of 1

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, 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.

Ben Madsen
BEN MADSEN, L.S. 50875 DATE: 09-04-2025

FOR: DEVIN & AMY GASSWINT	FILE NO. 25260
COORDINATE SYSTEM: WATONWAN COUNTY (2011 ADJUSTMENT)	MONUMENT FOUND OR SET PREVIOUSLY MONUMENT SET 1/2" X 2 1/2" CAPPED REDAR BOUNDARY LINE SECTION/BLOCK LINE ROAD RIGHT OF WAY LINE FENCE LINE

(507) 235-3780

MADSEN
LAND SURVEYING

318 EAST BLUE EARTH AVENUE
FAIRMONT, MINNESOTA 56031
WWW.MADSENLANDSURVEYING.COM



City of St. James

1205 6th Ave S. | PO Box 70 | St. James, MN 56081

P. 507 -375 -3241 | F. 507 -375 -4376 | www.ci.stjames.mn.us

October 2, 2025

St. James Property Owners

RE: Lot Division request

Dear St. James Property Owners,

This letter is to inform you that there has been an application made for a lot division for the property located at 1000 County Rd 104, St James, Watonwan County, Minnesota. As per the City Code § 157.03, a lot division request is necessary for properties in a Service Business District (B-2). Please note that the public hearing for this request, originally scheduled for September 29, 2025, has been **rescheduled to Monday, October 20, 2025, at 5:15 p.m.**

Per the St. James Zoning Ordinance, all property owners within a 350' radius of the affected parcel(s) are to be notified. I have included a copy of the legal notice that will be published in the St. James Plaindealer, and a map for your reference, parcel in blue. If you have any questions regarding this request, please contact me in my office at 507-375-1289.

Sincerely,

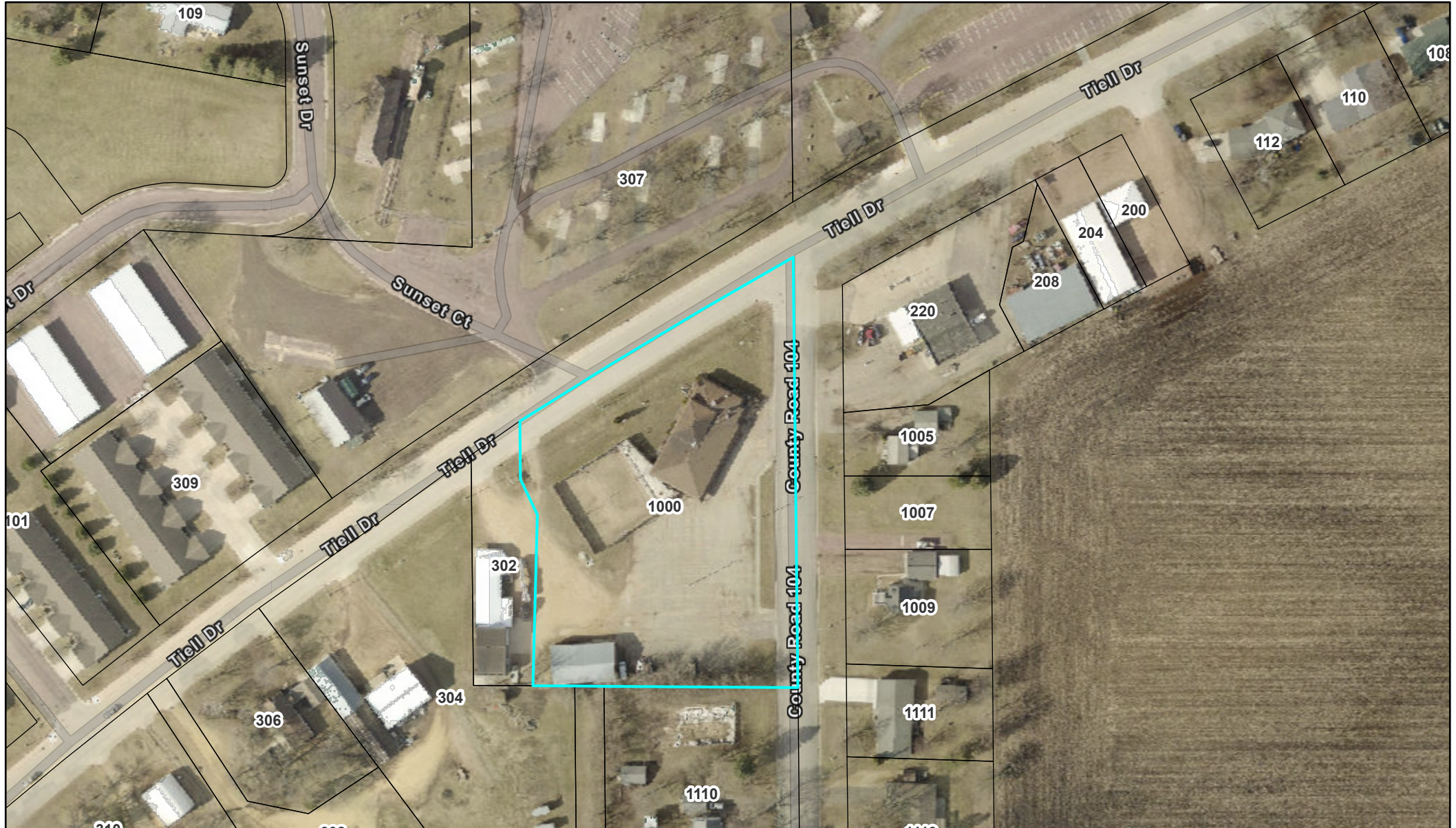
Brianna Sanders
City of St. James
Zoning Administrator

Enclosures

St. James Planning Commission Members

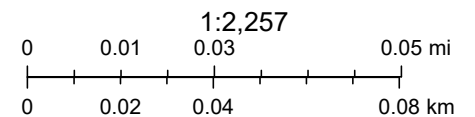
Bob Rinne, Chair
Jim Paulson, Vice Chair
Steve Finnestad
Jacob Beckius
Steve Lanoue
Christopher Whitehead, Mayor
Steve Lindee, City Council

1000 Co Rd 104



9/11/2025, 1:30:25 PM

 Parcels



Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community