



The City Council of the City of St. Charles welcomes you to its  
 Regular Meeting of Tuesday, July 25, 2023 at 6:00 p.m.  
 at 830 Whitewater Avenue, City Council Chambers, St. Charles, MN

ITEM	ACTION REQUESTED
1. Call to Order	
2. Pledge of Allegiance	
3. July 25, 2023 - Agenda	APPROVE
4. Notices and Communications (if applicable)	INFORMATION
a. St. Charles Train Derailment Training Scenario	
5. Review of Financials	APPROVE
6. Nuisance Hearing – 401 E 14 <sup>th</sup> Street	HOLD
7. Resn. #24-2023 Findings, Conclusions, and Order on Nuisance at 401 E 14 <sup>th</sup> St.	APPROVE
8. Ordinance Violation Hearing – 1943 Brownell Street	HOLD
9. Resn. #25-2023 Findings, Conclusions, and Order on Ordinance Violation at 1943 Brownell St.	
	APPROVE
10. Resn. #23-2023 Establish Public Hearing – Alley Vacation	APPROVE
11. Ordinance #654 – Zoning Map Amendment (2 <sup>nd</sup> Reading)	APPROVE
12. Reminder: Date Change – Next Council Meeting August 9, 2023	INFORMATION
13. Closed Session – Labor Negotiations Strategy – Minn. Stat. 13D.03 Subd.1	HOLD

**UNSCHEDULED PUBLIC APPEARANCES:** Members of the audience may address any item not on the agenda. State Statute prohibits the City Council from discussing an item that is not on the agenda, but the City Council does listen to your concerns and has staff follow up on any questions you raise. Each member of the audience is allotted one three minute block of time to speak.

**ADJOURNMENT**



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**MEMORANDUM for the CITY COUNCIL of St. Charles for  
Tuesday, July 25, 2023**

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**7. Resn. #24-2023 Findings, Conclusions, and Order on Nuisance at 401 E 14<sup>th</sup> St.** – The city has received complaints stemming back to November 2022 regarding the property in question. After the hearing, I recommend that the resolution be passed to allow the abatement of garbage, junk, and debris from the property.

**9. Resn. #25-2023 Findings, Conclusions, and Order on Ordinance Violation at 1943 Brownell Street** – The property at 1943 Brownell Street is in violation of the fence ordinance. The fence is nearly completed; however, I would still recommend that the council approve the resolution to allow for abatement of the fence if it is not completed by the abatement date. I have been working closely with the property owner. Unfortunately, deadlines continue to be missed so I would like to have the backing of the council to take abate the fence if necessary.

**10. Resn. #23-2023 Establish Public Hearing – Alley Vacation** – The property owner at 848 Wabasha Ave has continued to pursue the vacation of the alley directly south of their property that was discussed in June 2021 and then again in February 2023. I informed the property owner that it is unlikely that the council would order the vacation of the alley simply due to lack of use, as it would not be in the interest of the public. An order of vacation for that reason would be in contrast with state statute. However, the property owner would still like to pursue the process and has submitted a petition by a majority of abutting landowners, so the council must pass the attached resolution to set a hearing for August 22, 2023 at 6:00 p.m.

**11. Ordinance #654 – Zoning Map Amendment (2<sup>nd</sup> Reading)** – The Planning Commission held a public hearing for a rezoning request from Pat Heim for his property located at 1204 Sherwood Rd. Mr. Heim request the zoning be changed from R1-M – Modular & Mobile Home Residential to I-2 – General Industry. This is what the land was originally zoned prior to the sale of the parcel. Rezoning the property does not create spot zoning as the properties directly north are already zoned I-2. The Planning Commission made a motion in support of the zoning change and recommended the City Council do the same.

**12. Reminder: Dater Change – Next Council Meeting August 9, 2023** – This is due to the election occurring on August 8<sup>th</sup> for the open County Commissioner seat.



## St. Charles Exercise

# After Action Report and Improvement Plan

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## Contents

Administrative Handling Instructions .....	4
Executive Summary:.....	5
Acknowledgements:.....	5
Major Strengths:.....	5
Primary Areas for Improvement: .....	5
Exercise Overview .....	6
Participating Organizations:.....	7
Exercise Design Summary: .....	8
Ratings Definitions: .....	8
Exercise Evaluation: .....	9
Evaluator Summary.....	16
Appendix A: Exercise Pictures.....	17
Annex B: Sign-in Sheets: .....	19

## Administrative Handling Instructions

1. The title of this document is the St. Charles Exercise AAR/IP.
2. This AAR/IP reflects information regarding the results of the exercise.
3. The information in this document is not classified but will only be disseminated to need-to-know entities and participants of the St. Charles Exercise.
4. Reproduction of this document is prohibited without prior approval of St. Charles Fire Department.
5. For more information about this exercise, consult the following point of contacts:

<b>Exercise Director</b> Jordan Soderman Safety Training and Response Strategies, LLC Telephone: (757) 285-9493 jsoderman@starstrain.com	<b>Exercise Coordinator</b> Jose A. Pelaez #601, M.A. Chief of Police Emergency Management Director St. Charles Police Department 830 Whitewater Ave. St. Charles, MN 55972 Phone: (507) 932-802
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<b>Exercise Facilitator</b>	Matthew Stokes
<b>Exercise Evaluator</b>	Kevin Ziegler
<b>Exercise Evaluator</b>	Rich Hall

## **Executive Summary:**

The city of St. Charles, Minnesota continually strives to foster a capable, progressive, all-hazards emergency services organizations. The focus of this exercise was to test the community's response to a release of a flammable liquid and a Toxic Inhalation Hazard (TIH) due to a train derailment within the city of St. Charles, Minnesota. This exercise integrated local and county emergency response departments to work towards a safe and effective response. Additionally, the exercise built upon previous local training, furthering the region's preparedness. First responders had the opportunity to discuss the initial response to a train derailment, standing up Incident Command, necessary notifications, hazard analysis, shelter-in-place vs. evacuations, resource management, controlling the source of the leak, and the importance of public crisis information.

## **Major Strengths:**

The major strengths identified during this exercise event are as follows:

- Participants were quick to resolve public safety concerns.
- Great participation throughout the whole group.
- Participants leveraged previous large-scale incident management experience to resolve injects.
- Excellent staging area, sufficient for all resources.
- Great representation from all the local responders in the area.

## **Primary Areas for Improvement:**

Throughout the exercise, several opportunities for improvement in participating agencies' ability to respond to the incident were identified. The primary areas for improvement, including recommendations, are as follows:

- The region of St. Charles has radio and cell phone service dead zones, making connectivity challenging at times.
- Participants believe the city of St. Charles would be challenging to evacuate based on previous incidents.

## EXERCISE OVERVIEW

<b>Scope</b>	This exercise is a tabletop exercise, planned for 3.5 hours. The exercise will serve as a multi-agency, multi-jurisdictional, and multi-organizational exercise.
<b>Date</b>	June 28 <sup>th</sup> , 2023
<b>Location</b>	St. Charles
<b>Core Capabilities</b>	<ul style="list-style-type: none"> <li>• Operational Communications</li> <li>• Operational Coordination</li> <li>• On-Scene Security, Protection, and Law Enforcement</li> <li>• Environmental Response/ Health and Safety</li> <li>• Public Information and Warning</li> </ul>
<b>Exercise Objectives</b>	<p>The following objectives describe the expected outcome for the exercise.</p> <ul style="list-style-type: none"> <li>• First responders shall direct and implement initial incident on-site management utilizing existing plans and SOPs within the first 1 hour of response.</li> <li>• Validate the Incident Command’s ability to assure the health and safety of the public, train crew and response personnel at all times of the response.</li> <li>• Responders will demonstrate the ability to manage necessary resources during the initial incident response.</li> <li>• Incident Command will develop an Incident Action Plan in response to a train derailment according to the local response plan.</li> <li>• Conduct response operations to control/stop the source of the spill, contain, recover or exclude released material and minimize response related environmental impacts.</li> <li>• Disseminate crisis and emergency risk communication information to media, public, partners, and stakeholders within 3 hours of the incident.</li> </ul>
<b>Hazard</b>	Class 3 Flammable Liquid and TIH
<b>Scenario</b>	On June 28th, at 1800, a westbound Canadian Pacific train was hit by a truck hauling a compressed gas trailer at the 11th Street crossing. The



ST. CHARLES EXERCISE AAR/IP

	<p>trailer was labeled UN 1008. The road crossing is currently obstructed. Multiple rail cars have derailed. At least one car, labeled UN 1170 is on fire.</p> <p>Wind is 3 mph coming from the southwest.</p> <p>Current temperature is 72 degrees.</p>
<b>Participating Organizations</b>	<ul style="list-style-type: none"><li>• St. Charles Fire Department</li><li>• St. Charles Police Department</li><li>• St. Charles Ambulance</li><li>• Winona County Sheriff</li><li>• St. Charles City Council</li><li>• Winona County Commissioner</li><li>• Freeborn County Emergency Management</li><li>• Safety Training and Response Strategies, LLC</li></ul>

## Exercise Design Summary:

### Exercise Purpose and Design:

This exercise was designed to test the participating agency’s ability to respond to a train derailment, stand up incident command, and manage a multi-organizational response.

Designed in accordance with Homeland Security Exercise Evaluation Program (HSEEP) protocols, these observations and findings will be utilized to develop an Improvement Plan (IP) to further facilitate a safe and effective response to a potential HAZMAT/Dangerous Goods incident.

### Ratings Definitions:

<p>Performed without Challenges (P)</p>	<p>The targets and critical tasks associated with the core capability were completed in a manner that achieved the objective(s) and did not negatively impact the performance of other activities. Performance of this activity did not contribute to additional health and/or safety risks for the public or for emergency workers, and it was conducted in accordance with applicable plans, policies, procedures, regulations, and laws.</p>
<p>Performed with Some Challenges (S)</p>	<p>The targets and critical tasks associated with the core capability were completed in a manner that achieved the objective(s) and did not negatively impact the performance of other activities. Performance of this activity did not contribute to additional health and/or safety risks for the public or for emergency workers, and it was conducted in accordance with applicable plans, policies, procedures, regulations, and laws. However, opportunities to enhance effectiveness and/or efficiency were identified.</p>
<p>Performed with Major Challenges (M)</p>	<p>The targets and critical tasks associated with the core capability were completed in a manner that achieved the objective(s), but some or all of the following were observed: demonstrated performance had a negative impact on the performance of other activities; contributed to additional health and/or safety risks for the public or for emergency workers; and/or was not conducted in accordance with applicable plans, policies, procedures, regulations, and laws.</p>
<p>Unable to be Performed (U)</p>	<p>The targets and critical tasks associated with the core capability were not performed in a manner that achieved the objective(s).</p>

**Exercise Evaluation:**

Core Capability	Core Capability: Operational Coordination Establish and maintain a unified and coordinated operational structure and process that appropriately integrates all critical stakeholders and supports the execution of core capabilities.	
Associated Activity	Associated Critical Tasks	Target Rating
Implement On-Site Incident Management	First arriving unit provides initial on-scene report. <ul style="list-style-type: none"> <li>• Description of the incident</li> <li>• Determine the need for specialized resources</li> <li>• Initial actions being taken</li> <li>• Number of injured recorded</li> <li>• Nature and quantity of additional resources required</li> </ul>	P P P P P
	<ul style="list-style-type: none"> <li>• Initiate and implement Incident Command System (ICS).</li> <li>• Establishment of command is communicated to responding units</li> <li>• Command post is established, and the location is communicated to responding units and Dispatch Center</li> </ul>	P P P
	<ul style="list-style-type: none"> <li>• First arriving unit initiates site management and control.</li> <li>• Establish and secure initial perimeter</li> <li>• Establish exclusion zone (hot zone)</li> <li>• Stand-off distance is appropriate to hazard</li> <li>• Responding units are made aware of hazard(s)</li> </ul>	P P P P P
Establish Full On-Site Incident Command	<ul style="list-style-type: none"> <li>• Establish the command structure to manage the incident and meet objectives.</li> <li>• Command staff: Incident Commander, Safety Officer, Liaison Officer, Public Information Officer (PIO)</li> <li>• General staff: Operations, Planning, Logistics, Finance/Administration sections.</li> </ul>	P P P

	<ul style="list-style-type: none"> <li>• Transition from IC to Unified Command (UC) for incidents involving multiple jurisdictions.</li> <li>• UC should quickly designate an operation chief</li> <li>• Objectives, strategies, plans, and priorities are jointly determined by all individuals who make up UC</li> </ul>	<p>P</p> <p>P</p> <p>P</p>
	<ul style="list-style-type: none"> <li>• Establish an Incident Command Post (ICP), staging areas and other facilities as required.</li> <li>• All facilities should be located in a safe area but in the vicinity of incident scene.</li> <li>• Staging area is of sufficient size and has easy ingress/egress for oversize/overweight vehicles</li> <li>• Communicate locations to all responding and operating personnel.</li> </ul>	<p>P</p> <p>P</p> <p>P</p> <p>P</p>
	<p>Establish communications with emergency operations center (EOC), dispatch center, and responding units.</p>	<p>P</p>
	<p><b>Observations:</b> Good interoperable communications. All agencies able to connect.</p>	
<p>Resource Management</p>	<ul style="list-style-type: none"> <li>• Request mutual aid through the dispatch center and/or EOC.</li> <li>• IC/UC provides clear direction on resources needed.</li> </ul>	<p>P</p> <p>P</p>
	<ul style="list-style-type: none"> <li>• Coordinate with arriving regional, State, and Federal responders.</li> <li>• IC integrates arriving first responders into the IC/UC structure</li> <li>• Reliable communications are ensured</li> </ul>	<p>P</p> <p>P</p> <p>P</p>
<p>Develop Incident Action Plan (IAP)</p>	<p>Establish incident objectives, priorities, and operational periods.</p> <p>Incident priorities: Life safety, incident stabilization, property conservation</p>	<p>P</p> <p>P</p>
	<p>Begin development of a written IAP to establish priorities, procedures, and actions to be accomplished to meet the incident Objectives for each operational period. IAP is approved by IC/UC.</p>	<p>P</p>
<p><b>Additional Observations:</b></p> <ul style="list-style-type: none"> <li>• Every incidents starts and ends local</li> <li>• Demobilization begins with mobilization</li> <li>• Participants were knowledgeable due to previous large incidents within the city.</li> <li>• Fire response would have 20-24 people coming.</li> <li>• Winona county would stand up their EOC within 1 hour.</li> <li>• Call to region for IMT support.</li> </ul>		

- Discussed calling State Duty Officer and MJEC call.
- Discussed unified command.
- Fire department would utilize two hydrants, may have to replicate water shuttle operations.
- Next operational period discussed and logistical needs.
- Fire chief used to small fire operations, different when stuck in unified command.

Core Capability	On-Scene Security and Protection	
	Ensure a safe and secure environment through law enforcement and related security and protection operations for people and communities located within affected areas and also for response personnel engaged in lifesaving and life-sustaining operations.	
Associated Activity	Associated Critical Tasks	Target Rating
Upon Notification, Mobilize and Deploy to Begin Secure Ops.	LE and security personnel respond to perform public safety and security duties	P
	Initial response personnel arrive at the scene up-wind, up-hill, and up-stream.	P
Incident Command and Control, Law Enforcement Personnel.	Identify personnel needed to maintain security support and response. <ul style="list-style-type: none"> <li>• Coordination with all responding LE agencies</li> <li>• Resources identified based on specific needs</li> </ul>	P P
	Deploy sufficient personnel to maintain public safety throughout an incident?	P
Control Traffic, Crowd and Scene,	Perimeter zones coordinated jointly by hazardous materials (HAZMAT) personnel, fire/rescue, and law enforcement	P

Core Capability	Environmental Response Health and Safety	
Associated Activity	Associated Critical Tasks	Target Rating
	<ul style="list-style-type: none"> <li>• Conduct initial approach and positioning of responders.</li> </ul>	P

Activity, Initial Incident Response.	<ul style="list-style-type: none"> <li>Avoid committing or positioning responders / units in a hazardous position</li> <li>Consider escape routes if conditions deteriorate quickly</li> </ul>	P P
	Identify staging area(s)	P
	<b>Observations:</b> Staging area was sufficient for number of resources.	
	<ul style="list-style-type: none"> <li>Implement/integrate HAZMAT response resources into the ICS organization.</li> </ul>	P
	<p>Establish and identify visually an isolation perimeter (outer perimeter) to isolate the area and deny entry.</p> <ul style="list-style-type: none"> <li>Access control established by LE / public safety units</li> <li>Outer perimeter includes land, water, and air, as appropriate</li> </ul>	P P
	<ul style="list-style-type: none"> <li>Establish a hot zone (inner perimeter) to identify high hazard area(s) where responders will operate.</li> <li>Area identified and communicated to all responders</li> </ul>	P P
Identify the Problem	<ul style="list-style-type: none"> <li>Survey the incident scene.</li> <li>Identify the nature and severity of the immediate problem</li> <li>If multiple problems exist, prioritize and make assignments</li> </ul>	P P P
	<ul style="list-style-type: none"> <li>Risk evaluation process adequately addresses the risk of various actions to both responders and the public.</li> <li>HAZMAT involved, type of container and its integrity, environment or location of the incident resources and capabilities of responders</li> </ul>	P P
Hazard Assessment and Risk Evaluation.	<ul style="list-style-type: none"> <li>Use plume dispersion models and other analytical tools to generate ongoing WMD/HM dispersion assessments and predictions.</li> <li>Adjust risk evaluation process based upon new information</li> </ul>	NA P
	<p>Phase 1, IAP, HAZMAT response priorities directed.</p> <ul style="list-style-type: none"> <li>Establish Site Management and Control</li> <li>Determine the nature of the problem, including the HAZMAT involved</li> <li>Ensure the safety of all personnel from all hazards</li> <li>Initiate tactical objectives to accomplish initial rescue, decon, medical and public protective action needs</li> </ul>	P P P P

	<p>Selection of respiratory protection.</p> <ul style="list-style-type: none"> <li>• Hazards encountered (e.g., hazard class, physical state)</li> <li>• Tasks to be performed</li> </ul>	<p>P P</p>
<p>Personal Protective Equipment and Decontamination</p>	<p>Selection of skin protection.</p> <ul style="list-style-type: none"> <li>• Hazards encountered (e.g., hazard class, physical state)</li> </ul> <p>Specific to tasks to be performed</p>	<p>P</p>
	<p>Identify the type of contaminants, nature of response operations and the required type/level of decontamination operations.</p> <ul style="list-style-type: none"> <li>• Emergency decontamination</li> <li>• Mass decontamination</li> <li>• Technical decontamination- injured, contaminated. May be ambulatory (walking) or non-ambulatory (non-walking).</li> <li>• Technical decontamination - response personnel.</li> <li>• Equipment decontamination.</li> </ul>	<p>P</p>
<p><b>Observations:</b></p> <ul style="list-style-type: none"> <li>• City evacuation would be challenging. In the past, people do not want to evacuate.</li> <li>• Police would have 2 officers, and request for assistance from the sheriff and state patrol.</li> <li>• Discussed leveraging public works to drop off barricades and street signs.</li> <li>• Participants recognized environmental concerns early on. Discussed protecting city drains and creeks.</li> <li>• Bible Church muster point for Fair Ground attendees.</li> <li>• Discussed technical and gross decontamination.</li> </ul>		

Core Capability	Operational Communication	
	Ensure the capacity for timely communications in support of security, situational awareness, and operations by any and all means available among and between affected communities in the impact area and all response forces.	
Associated Activity	Associated Critical Tasks	Target Rating
Alert and Dispatch	<ul style="list-style-type: none"> <li>Communications utilized “plain talk” and were clear and concise</li> </ul>	P
	<ul style="list-style-type: none"> <li>Critical stakeholders are notified in a timely manner</li> </ul>	P
	<ul style="list-style-type: none"> <li>Implement interoperable communications for response efforts</li> </ul>	P
	<ul style="list-style-type: none"> <li>First responders are provided with command, tactical and support communications as requested by the IC</li> </ul>	P
Emergency Operations Center Communications Support	<ul style="list-style-type: none"> <li>Implement interoperable communications for the response efforts</li> </ul>	P
	<ul style="list-style-type: none"> <li>Fill out appropriate ICS form 205</li> </ul>	NA
	<ul style="list-style-type: none"> <li>First Responders are provided with command, tactical, and support communications as requested by the IC</li> </ul>	P
<b>Additional Observations:</b> <ul style="list-style-type: none"> <li>St. Charles appears to have dead spots for comms.</li> <li>All mutual aid incoming resources would have 800mhz comms. EMS and fire will not be secured/encrypted.</li> <li>Discussed</li> </ul>		

Core Capability	Public Information and Warning	
Associated Activity	Associated Critical Tasks	Target Rating
Provide Management and Coordination	Activate plans, procedures, and policies for coordinating, managing, and disseminating public information and warnings.	NA
	Public information is disseminated according to Incident Action Plan	NA
	Identify public information needs of the affected area.	NA
Activate Public Information,	Assign Public Information Officer.	



ST. CHARLES EXERCISE AAR/IP

Warning, and Notification	<ul style="list-style-type: none"> <li>- PIO activated</li> <li>- Public &amp; private sector agencies notified and mobilized to support JIC/Rumor Control</li> </ul>	P P
Issue Emergency Warnings	Implement communications and warning systems to include the media, the Emergency Alert System (EAS), and other warning systems that take into account general public, special needs/disabilities and special populations.	NA
<p><b>Additional Observations:</b></p> <ul style="list-style-type: none"> <li>• Exercise did not allow enough time to conduct a press briefing.</li> <li>• Public alert was discussed and would have been catered to specific areas.</li> <li>• Press briefings would be conducted every couple hours, the press area near fairgrounds.</li> <li>• Discussed Emergency Alert System</li> <li>• Crafting a message for social media early would be important.</li> <li>• Discussed shelter-in-place vs evacuation and how to communicate to residents.</li> </ul>		

## Evaluator Summary

At the conclusion of the exercise, the evaluators discussed their observations of the exercise. The following is a summary of the strengths and areas of improvement witnessed and documented by the evaluators.

<b>Strengths</b>
Participants were quick to resolve public safety concerns.
Great participation throughout the whole group.
Participants leveraged previous large-scale incident management experience to resolve injects.
Excellent staging area, sufficient for all resources.
Great representation from all the local responders in the area.

<b>Areas of Improvement</b>
The region of St. Charles has radio and cell phone service dead zones, making connectivity challenging at times.
Participants believe the city of St. Charles would be challenging to evacuate based on previous incidents.

## Improvement Plan

<b>Improvement Item</b>	<b>Responsible Party</b>
Install UHF radio repeaters to ensure radio connectivity throughout the region.	City of St. Charles
Educate citizens in sheltering-in-place and evacuations in the event of a major incident.	Chief Pelaez





# SIGN-IN SHEET

Group:

Meeting Date:

Facilitator:

Place/Room:

Name

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**CITY OF ST. CHARLES  
RESOLUTION #24-2023**

**FINDINGS, CONCLUSIONS AND ORDER  
OF ST. CHARLES CITY COUNCIL ON HEARING REGARDING NUISANCE  
CONDITIONS AT 401 E 14<sup>th</sup> ST., ST. CHARLES, MN 55972**

WHEREAS, the property at 401 E 14<sup>th</sup> St., St. Charles, MN 55972 (the "Property") is owned by Mark & Wanda Patzner (the "Owners"); and

WHEREAS, the St. Charles Police Department inspected the property and served a formal notice on the Owners dated November 1, 2022 notifying the Owners of certain nuisance conditions existing at the Property and requiring abatement of those nuisance conditions no later than November 26, 2022; and

WHEREAS, the property was reinspected on April 18, 2023, and a citation was issued once it was determined the nuisance identified in the previous letter was not brought into compliance with City Ordinance.

WHEREAS, the City Administrator mailed a certified letter to the Owners with a notice of the City's intent to hold a public hearing before the St. Charles City Council on July 25, 2023, and that the City would consider issuing an order to abate the nuisance conditions on the Property, and the City's intent to pursue civil and criminal enforcement against the Owners if the nuisance conditions are not abated. The notice letter was dated and sent via certified mail on July 3, 2023 and is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the St. Charles Police Department visually inspected the Property on July 19, 2023 and confirmed the following nuisance conditions remain at the Property:

1. The exterior of the Property contains an abundance of junk and debris in violation of in St. Charles City Code Sections 90.19.

WHEREAS, photographs of the nuisance conditions at the Property are attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, St. Charles City Code Section 90.23(B) provides the following abatement procedures available to the City:

*(B) Procedure.*

*(1) Whenever a peace officer or designated person determines that a public nuisance is being maintained or exists on the premises in the city, the officer or person designated shall notify in writing the owner of record or occupant of the premises of the fact and order that the nuisance be terminated or abated.*

(2) *The notice of violation shall specify the steps to be taken to abate the nuisance and the time within which the nuisance is to be abated. If the notice of violation is not complied with within the time specified, the officer or designated person shall report that fact forthwith to the City Council.*

(3) *Thereafter, the City Council may, after notice to the owner or occupant and an opportunity to be heard, determine that the condition identified in the notice of violation is a nuisance and further order that if the nuisance is not abated within the time prescribed by the City Council, the city may seek injunctive relief by serving a copy of the City Council order and notice of motion for summary enforcement or obtain an administrative search and seizure warrant and abate the nuisance.*

; and

WHEREAS, St. Charles City Code Section 90.24 provides the following regarding personal liability of the Owners:

*(A) Personal liability. The owner of premises on which a nuisance has been abated by the city shall be personally liable for the cost to the city of the abatement, including administrative costs. As soon as the work has been completed and the cost determined, the Deputy Clerk or other official shall prepare a bill for the cost and mail it to the owner. Thereupon the amount shall be immediately due and payable at the office of the Deputy Clerk.*

; and

WHEREAS, all required notices have been made regarding the public hearing on July 25, 2023 at 6:00 p.m. at the City Council Chambers at City Hall, and said notices were duly made to the Owners by certified mail.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, MINNESOTA,** that based upon the record, testimony and evidence presented at said hearing, the City Council makes the following:

### **FINDINGS**

1. A list of the persons testifying at the public hearing on July 25, 2023 is attached hereto as **Exhibit C**.
2. The Owners owns the property at 401 E 14<sup>th</sup> St., St. Charles, Minnesota.
3. On July 19, 2023 an Officer from the St. Charles Police Department visually inspected the Property and observed the following nuisance conditions:
  - a. Garbage, junk and other debris are located on the exterior of the Property.



4. The photos contained in **Exhibit B** accurately represent the current state of the Property.
5. Notice letters informing the Owners of the finding of nuisance conditions were served on the Owners on November 1, 2022 and April 18, 2023 and the nuisance conditions have not been abated as of the date of this Order. The Owners were served by certified mail with notice of the public hearing on July 3, 2023.
6. The conditions depicted in the photos in Exhibit B constitute a public nuisance pursuant to St. Charles City Code §90.19.
7. The City may order the nuisance conditions at the Property abated and may enter the property pursuant to this Order or an administrative search and seizure warrant.
8. The Owners are responsible to pay the City's costs in enforcing this Order, including the costs of abatement of the nuisance conditions and administrative costs.
9. Any amount of costs of abatement, including administrative costs, billed to the Owners that go unpaid may be assessed against the Property pursuant to St. Charles City Code §90.24(B) and Minn. Stat. §429.061.

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, MINNESOTA**, that based upon the record, testimony and evidence presented at said hearing and the above findings, the City Council makes the following:

### **CONCLUSIONS AND ORDER**

1. That the conditions observed by the City of St. Charles Police Department and depicted in the photographs incorporated herein as **Exhibit B** constitute a public nuisance under St. Charles City Code §90.19.
2. That this Order shall be served on the Owners in a manner described in City Code Chapter 90 or by personal service.
3. **The Owners shall immediately abate the nuisance conditions described in paragraph 3(a) of the Findings contained herein.**
4. That if the nuisance conditions remain on the Property seven (7) days after this Order is served, the City Administrator, City Police Chief, and City Attorney shall take all necessary steps to enter onto the Property and abate the nuisance conditions, including but not limited to hiring contractors or other consultants to perform the work necessary for abatement, to dispose or store any junk or property in an appropriate manner, and to obtain an administrative search and seizure warrant as may be necessary.

5. That the City Administrator shall charge all costs of abatement against the Owners, including administrative costs, and to include any unpaid balances of the costs charged on the Owners in a special assessment process pursuant to Minn. Stat. §429.061.

Dated this 25<sup>th</sup> day of July 2023

\_\_\_\_\_  
Mayor John Schaber

Attest:

\_\_\_\_\_  
Andrew Langholz, City Administrator

**EXHIBIT A**

**July 3, 2023 Notice Letter Follows this Page**

**City of St. Charles**  
830 Whitewater Avenue  
St. Charles, MN 55972

Phone (507) 932-3020  
FAX (507) 932-5301

[www.stcharlesmn.org](http://www.stcharlesmn.org)



MAYOR: JOHN SCHABER, COUNCIL: DAVID KRAMER, JOHN STEFFEL, WAYNE GETZ, DAVID BRAUN, ADM.: ANDREW LANGHOLZ

JULY 3, 2023

Mark & Wanda Patzner  
401 E 14<sup>th</sup> St E  
St. Charles, MN 55972

**VIA CERTIFIED MAIL**

Re: City Ordinance Violation Hearing

Upon receiving a complaint regarding the condition of your property located at 401 E 14<sup>th</sup> Street, the St. Charles Police Department conducted a visual inspection of your property on November 1, 2022. This inspection resulted in a letter from the Police Department stating you were in violation of City Ordinance 90.19 Nuisance Parking and Storage. A compliance date of November 26, 2022 was set to remediate the nuisance. However, compliance was not reached by the date specified.

Another inspection was conducted on April 18, 2023 by Officer Floerke, who observed the same ordinance violation. A citation was then issued for the ordinance violation.

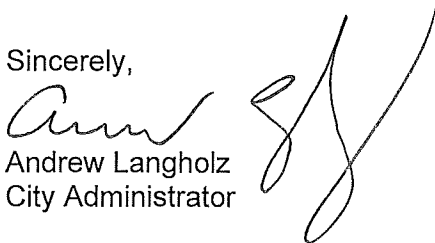
As of the composition of this letter, the property at 401 E 14<sup>th</sup> Street is still in violation of Ordinance 90.19 Nuisance Parking and Storage. Household items, indoor furniture, appliances, and other miscellaneous junk and debris continue to be stored improperly on the property.

The St. Charles City Council will hold a hearing on Tuesday, July 25, 2023 at 6:00 p.m. in the Council Chambers located at City Hall, 830 Whitewater Ave, St. Charles, MN 55972. You are welcome to attend the hearing and speak on the topic.

After the hearing, the Council will make a determination regarding the nuisance and may impose a date for compliance if that isn't reached abatement. All expenses incurred by the city will be billed to the property-owner. If payment isn't received in a timely manner the expense will be levied against the property in the form of a special assessment.

Please contact me at 507-932-3020 if you have any questions about this letter or wish to discuss this matter further.

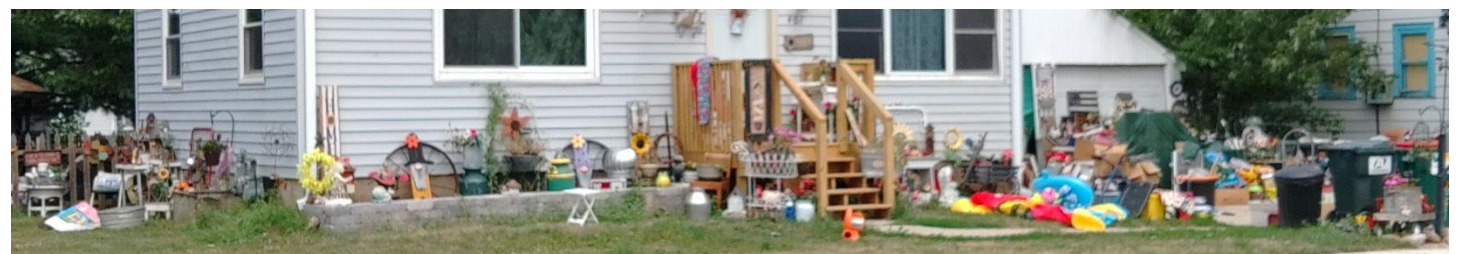
Sincerely,

  
Andrew Langholz  
City Administrator



**EXHIBIT B**

**Photos of Nuisance Conditions Follow this Page**



**EXHIBIT C**

**List of Individuals Testifying at July 25, 2023 Hearing**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

**CITY OF ST. CHARLES  
RESOLUTION #25-2023**

**FINDINGS, CONCLUSIONS AND ORDER  
OF ST. CHARLES CITY COUNCIL ON HEARING REGARDING ORDINANCE  
VIOLATION AT 1943 BROWNELL ST., ST. CHARLES, MN 55972**

WHEREAS, the property at 1943 Brownell St., St. Charles, MN 55972 (the “Property”) is owned by Sheldon Sandel (the ”Owner”); and

WHEREAS, the City Administrator inspected the property and sent a letter via 1<sup>st</sup> class mail on April 17, 2023 regarding a fence that was installed without first obtaining a fence permit, maintaining improper setbacks, and in violation of Ordinance 152.41(F)(6), which refers to allowable building materials; and

WHEREAS, in response to the letter the City Administrator and Owner agreed that a fence permit be submitted, the proper setbacks be met, and the Owner attend a Planning Commission meeting to discuss the aesthetics of the fence; and

WHEREAS, on May 2, 2023 the Planning Commission reviewed the building permit to allow the chicken wire fence to be an approved building material, with the stipulation that the fence be encased in wood, similar to other fences in the city and the example provided in the submitted fence permit; and

WHEREAS, the Planning Commission instituted a compliance date for the fence to comply with their ruling that the fence be encased in wood by July 1, 2023; and

WHEREAS, the property was reinspected on July 6, 2023 by the City Administrator and the Director of Public Works, where it was determined that construction of the fence was approximately 20% complete; and

WHEREAS, the City Administrator mailed a certified letter to the Owner with a notice of the City’s intent to hold a public hearing before the St. Charles City Council on July 25, 2023, and that the City would consider issuing an order to abate the ordinance violation on the Property, and the City’s intent to pursue civil and criminal enforcement against the Owner if the ordinance violation is not brought into compliance or abated. The notice letter was dated and sent via certified mail on July 7, 2023 and is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the City Administrator visually inspected the Property on July 19, 2023 and while significant progress had been made to bring the fence into compliance it was confirmed the following ordinance violation remained at the Property:

1. 152.41(F)(6) – Fences shall not be constructed of chicken wire, welded wire, pallets, barbed wire, snow fence, branches, animal gates, farm fence materials or materials originally intended for other purposes, unless approved by the Zoning Administrator.



WHEREAS, photographs of the nuisance conditions at the Property are attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, St. Charles City Code Section 152.49(B) provides the following guidance for the remediations of ordinance violations:

(B) *Enforcement.* In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this Zoning Code, the Zoning Administrator may institute any proper action or proceedings in the name of the city. The Zoning Administrator shall have the power of a police officer to prevent unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate a violation to prevent the occupancy of a building, structure or land; or to prevent any illegal act, conduct, business or use in or about any premises.

; and

WHEREAS, St. Charles City Code Section 90.23(B) provides the following abatement procedures available to the City:

(B) *Procedure.*

(1) *Whenever a peace officer or designated person determines that a public nuisance is being maintained or exists on the premises in the city, the officer or person designated shall notify in writing the owner of record or occupant of the premises of the fact and order that the nuisance be terminated or abated.*

(2) *The notice of violation shall specify the steps to be taken to abate the nuisance and the time within which the nuisance is to be abated. If the notice of violation is not complied with within the time specified, the officer or designated person shall report that fact forthwith to the City Council.*

(3) *Thereafter, the City Council may, after notice to the owner or occupant and an opportunity to be heard, determine that the condition identified in the notice of violation is a nuisance and further order that if the nuisance is not abated within the time prescribed by the City Council, the city may seek injunctive relief by serving a copy of the City Council order and notice of motion for summary enforcement or obtain an administrative search and seizure warrant and abate the nuisance.*

; and

WHEREAS, St. Charles City Code Section 90.24 provides the following regarding personal liability of the Owner:

*(A) Personal liability. The owner of premises on which a nuisance has been abated by the city shall be personally liable for the cost to the city of the abatement, including administrative costs. As soon as the work has been completed and the cost determined, the Deputy Clerk or other official shall prepare a bill for the cost and mail it to the owner. Thereupon the amount shall be immediately due and payable at the office of the Deputy Clerk.*

; and

WHEREAS, all required notices have been made regarding the public hearing on July 25, 2023 at 6:00 p.m. at the City Council Chambers at City Hall, and said notices were duly made to the Owner by certified mail.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, MINNESOTA,** that based upon the record, testimony and evidence presented at said hearing, the City Council makes the following:

#### **FINDINGS**

1. A list of the persons testifying at the public hearing on July 25, 2023 is attached hereto as **Exhibit C**.
2. The Owner owns the property at 1943 Brownell St., St. Charles, Minnesota.
3. On July 19, 2023 the City Administrator inspected the Property and observed the following nuisance conditions:
  - a. 152.41(F)(6) – Fences shall not be constructed of chicken wire, welded wire, pallets, barbed wire, snow fence, branches, animal gates, farm fence materials or materials originally intended for other purposes, unless approved by the Zoning Administrator.
4. The photos contained in **Exhibit B** accurately represent the current state of the Property.
5. Notice letters informing the Owner of the finding of ordinance violation were mailed to the Owner on April 17 2023 and the ordinance violation has not been brought into compliance with the order given by the Planning Commission by the date of this Order. The Owner was served by certified mail with notice of the public hearing on July 7, 2023.
6. The conditions depicted in the photos in Exhibit B constitute a public nuisance pursuant to St. Charles City Code §152.41(F)(6).

7. The City may order the ordinance violation at the Property abated and may enter the property pursuant to this Order or an administrative search and seizure warrant.
8. The Owner is responsible for paying the City's costs in enforcing this Order, including the costs of abatement of the nuisance conditions and administrative costs.
9. Any amount of costs of abatement, including administrative costs, billed to the Owner that go unpaid may be assessed against the Property pursuant to St. Charles City Code §90.24(B) and Minn. Stat. §429.061.

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, MINNESOTA**, that based upon the record, testimony and evidence presented at said hearing and the above findings, the City Council makes the following:

### **CONCLUSIONS AND ORDER**

1. That the conditions observed by the City Administrator and depicted in the photographs incorporated herein as **Exhibit B** constitute a public nuisance under St. Charles City Code §152.41(F)(B).
2. That this Order shall be served on the Owner in a manner described in City Code Chapter 90 or by personal service.
3. **The Owner shall immediately meet the parameters established by the Planning Commission regarding the encasing of the entire fence in wood to comply with the fence permit or abate the ordinance violation by removing the entire fence located on the Owner's property.**
4. That if the ordinance violation remains on the Property seven (7) days after this Order is served, the City Administrator, City Police Chief, and City Attorney shall take all necessary steps to enter onto the Property and abate the nuisance conditions, including but not limited to hiring contractors or other consultants to perform the work necessary for abatement, to dispose or store any junk or property in an appropriate manner, and to obtain an administrative search and seizure warrant as may be necessary.
5. That the City Administrator shall charge all costs of abatement against the Owner, including administrative costs, and to include any unpaid balances of the costs charged on the Owner in a special assessment process pursuant to Minn. Stat. §429.061.

Dated this 25<sup>th</sup> day of July 2023

\_\_\_\_\_  
Mayor John Schaber

Attest:

\_\_\_\_\_  
Andrew Langholz, City Administrator

**EXHIBIT A**

**July 7, 2023 Notice Letter Follows this Page**

**City of St. Charles**  
830 Whitewater Avenue  
St. Charles, MN 55972  
Phone (507) 932-3020  
FAX (507) 932-5301



[www.stcharlesmn.org](http://www.stcharlesmn.org)

MAYOR: JOHN SCHABER, COUNCIL: DAVID KRAMER, JOHN STEFFEL, WAYNE GETZ, DAVID BRAUN, ADM.: ANDREW LANGHOLZ

JULY 7, 2023

*mailed 7/7/23*

Sheldon Sandel  
1943 Brownell St.  
St. Charles, MN 55972

**VIA CERTIFIED MAIL**

Re: City Ordinance Violation Hearing

On April 17, 2023 a letter was mailed to you regarding the installation of a fence on your property located at 1943 Brownell Street utilizing materials that were not allowed by City Code and without a fence permit.

You met with the Planning Commission on May 2, 2023. At that meeting you proposed an aesthetic improvement for the fence by encasing it in wood, like other fences in the neighborhood. The Planning Commission made a motion to allow you to use chicken wire fencing, however, the entire fence needed to be encased in wood, including the posts to improve the aesthetics. You were given a compliance date of July 1, 2023, which was 60 days.

During the 60 day window you contacted me to get information about the placement of a shed and the possibility of marrying up the fence to the edge of the shed, which is allowable.

A follow up inspection occurred on July 6, 2023 where it was observed that while the fence was relocated to the proper setbacks, the wood encasing the fence was incomplete. Approximately 50% of the rear property line was completed and nothing along the east property line.

As of the composition of this letter, the fence located at 1943 Brownell Street is still in violation of Ordinance 152.41(F)(6) which refers to allowable building materials.

The St. Charles City Council will hold a hearing on **Tuesday, July 25, 2023 at 6:00 p.m.** in the Council Chambers located at City Hall, 830 Whitewater Ave, St. Charles, MN 55972. You are welcome to attend the hearing and speak on the topic.

After the hearing, the Council will make a determination regarding the ordinance violation and may impose a date for compliance and if that isn't reached approval to proceed with an abatement. All expenses incurred by the city will be billed to the property-owner. If payment isn't received in a timely manner the expense will be levied against the property in the form of a special assessment.

Please contact me at 507-932-3020 if you have any questions about this letter or wish to discuss this matter further.

Sincerely,

  
Andrew Langholz  
City Administrator



**EXHIBIT B**

**Photos of Nuisance Conditions Follow this Page**





**EXHIBIT C**

**List of Individuals Testifying at July 25, 2023 Hearing**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

**City of St. Charles  
Resolution #23-2023**

**A RESOLUTION DECLARING SUFFICIENCY OF PETITION AND SETTING A  
PUBLIC HEARING ON THE PROPOSED VACATION OF A 155' SECTION OF  
RIGHT-OF-WAY ALONG THE WEST SIDE OF WABASHA AVENUE BETWEEN  
THE 800 AND 900 BLOCK**

**WHEREAS**, a petition by the majority of property owners abutting a 155' section of right-of-way along the west side of Wabasha Avenue between the 800 and 900 block in St. Charles city was received by the City Administrator on the 27<sup>th</sup> day of June, 2023; and

**WHEREAS**, the petition requested that the City Council pursuant to Minnesota Statute §412.851 vacate a 155' section of right-of-way along the west side of Wabasha Avenue between the 800 and 900 block, legally described as:

The public right-of-way described as the 20 foot wide alley lying North of Lot 56 and South of Lot 57 in the Ives & Foxes Addition in St. Charles, Winona County, Minnesota.

**WHEREAS**, the City Administrator has reviewed and examined the signatures on said petition and determined that such signatures constitute a majority of the landowners abutting upon the 155' section of right-of-way along the west side of Wabasha Avenue between the 800 and 900 block to be vacated; and

**WHEREAS**, a copy of said petition and a map of the proposed vacation area is attached hereto.

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, MINNESOTA AS FOLLOWS:

The City Council will consider the vacation of such street and a public hearing shall be held on such proposed vacation on the 22<sup>nd</sup> day of August, 2023, in the City Hall located at 830 Whitewater Avenue at 6:00 p.m. and

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to give published, posted and mailed notice of such hearing as required by law.

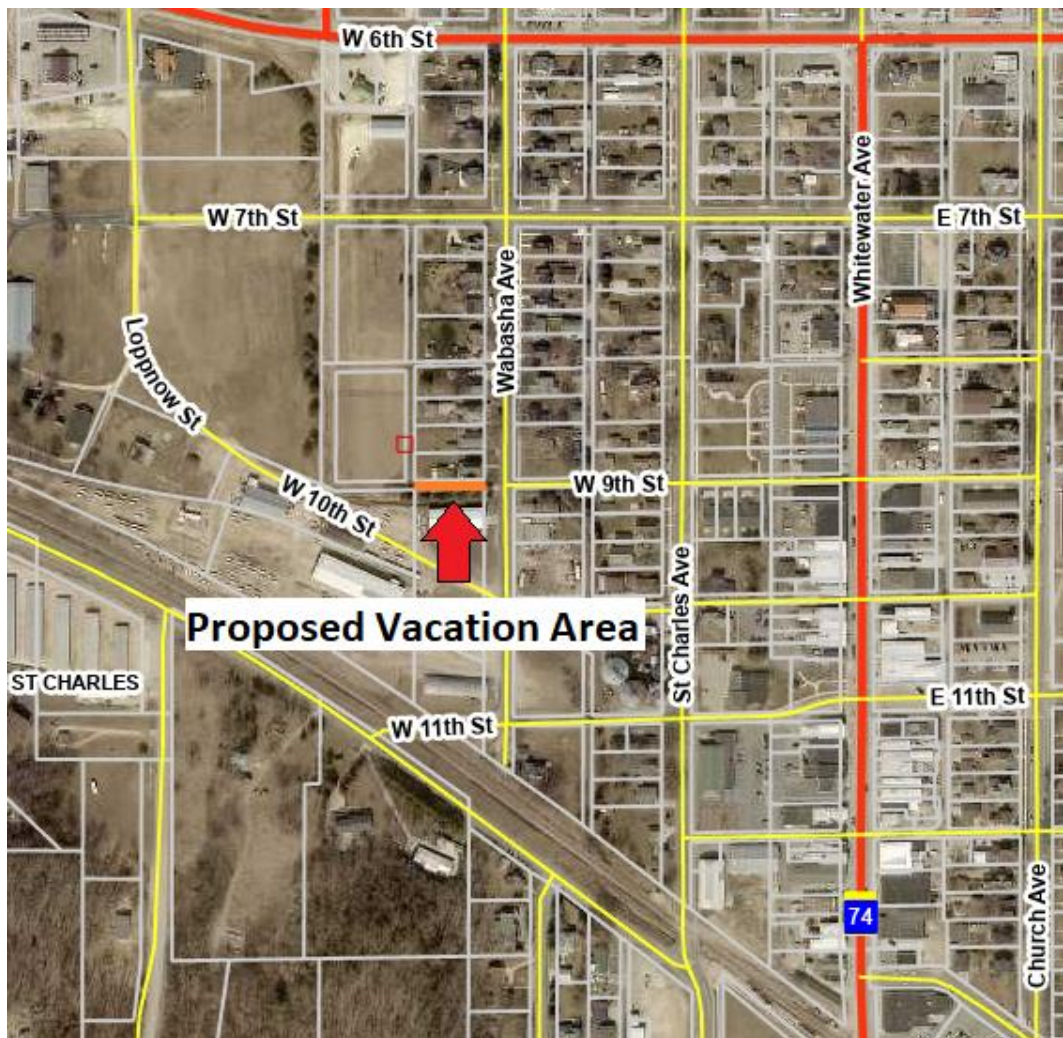
Passed by the City Council of St. Charles, Minnesota this 25<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
**John Schaber, Mayor**

Attested:

\_\_\_\_\_  
**Andrew Langholz, City Administrator**

**Proposed Vacation Area:**  
155' section of right-of-way along the west side of Wabasha Avenue between the 800 and 900 block in St. Charles.



## Andrew Langholz

---

**From:** Jet-Black <cw@jet-black.com>  
**Sent:** Friday, February 10, 2023 4:37 PM  
**To:** Andrew Langholz  
**Subject:** Abandon Alley [848 Wabasha Ave, Saint Charles, MN]

Aretha and Charles Weichelt  
848 Wabasha Ave  
Saint Charles, Mn 55972  
Cell: (507) 273-4804  
Work: (507) 252-8777  
Email: [cw@jet-black.com](mailto:cw@jet-black.com)

To Mayor and Counsel Members:

We are requesting for 100% ownership of the abandon alley, that is located on the south end of our physical address [which is listed above]. CHS has agreed to forgo their 50% ownership of the alley.

Please advise.

Thank you,

Aretha and Charles Weichelt

From: Weinrich, Thomas [Thomas.Weinrich@chsinc.com](mailto:Thomas.Weinrich@chsinc.com)  
Subject: RE: [EXTERNAL] Alley of wabasha Ave.  
Date: Feb 24, 2023 at 2:20:25 PM  
To: Charlie Weichelt [charlesbweichelt@gmail.com](mailto:charlesbweichelt@gmail.com)

---

Yes charles we agree to forgo our 50% ownership of the abandoned alley located on the south end of 848 wabasha ave

---

**From:** Charlie Weichelt <[charlesbweichelt@gmail.com](mailto:charlesbweichelt@gmail.com)>  
**Sent:** Thursday, February 16, 2023 2:27 PM  
**To:** Weinrich, Thomas <[Thomas.Weinrich@chsinc.com](mailto:Thomas.Weinrich@chsinc.com)>  
**Subject:** [EXTERNAL] Alley of wabasha Ave.

**This Message Is From an Untrusted Sender**

[Report Suspicious](#)

You have not previously corresponded with this sender.

Hey Tom, it was great talking to you today on the phone today. If you agree to forgo your 50% ownership to the abandoned alley; that is located on the south end of our physical address of 848 Wabasha Avenue, please respond to this email.

Thanks again,

Charles & Aretha Weichelt

---

**From:** Jet-Black CW@JET-BLACK.COM  
**Subject:** Abandon Alley Petition [848 Wabasha Ave, Saint Charles, MN]  
**Date:** March 2, 2023 at 3:37 PM  
**To:** tspeltz12@gmail.com



Hey Tyler!

It was great talking to you today on the phone. If you agree to vacate the abandoned alley [see map. orange area]; that is located on the south end of our physical address of 848 Wabasha Avenue, please respond to this email and sign. Also by signing the petition you are acknowledging that **Daniel Hanson does not** own the southern parcel [290450400 see map.], and you are the **only owner** of both parcels [290602930 & 290450400 see map.] located west of this alley.

Thanks again,

Charles & Aretha Weichelt

Please sign below:

Tyler Speltz

X

6-27-23



**From:** Jet-Black CW@JET-BLACK.COM  
**Subject:** Abandon Alley Petition [848 Wabasha Ave, Saint Charles, MN]  
**Date:** March 2, 2023 at 3:37 PM  
**To:** tspeltz12@gmail.com



Hey Tyler!

It was great talking to you today on the phone. If you agree to vacate the abandoned alley [see map. orange area]; that is located on the south end of our physical address of 848 Wabasha Avenue, please respond to this email and sign. Also by signing the petition you are acknowledging that **Daniel Hanson does not** own the southern parcel [290450400 see map.], and you are the **only owner** of both parcels [290602930 & 290450400 see map.] located west of this alley.

Thanks again,

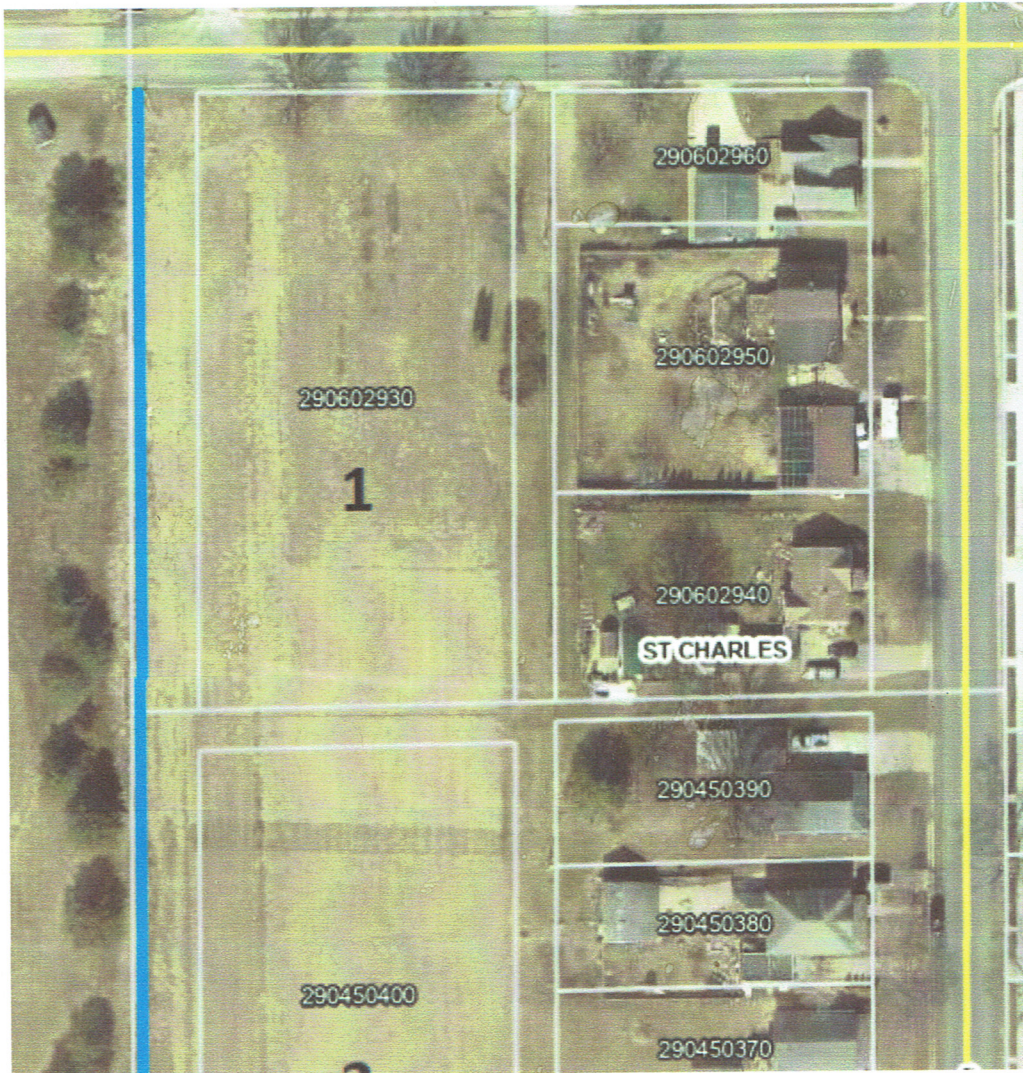
Charles & Aretha Weichelt

Please sign below:

*Tyler Speltz*

X

6-27-23



**CITY OF ST. CHARLES**

**ORDINANCE #654**

**AN ORDINANCE OF THE CITY OF ST. CHARLES, MINNESOTA  
AMENDING ST. CHARLES ZONING DISTRICT TO REFLECT  
AN AMENDMENT OF THE ZONING MAP**

**THE CITY OF ST. CHARLES DOES ORDAIN:**

Section 1. That the following described real property located within the city limits of the City of St. Charles, County of Winona, State of Minnesota, be rezoned from R1-M (Modular and Mobile Home Residential) to I-2 (General Industry): Owners, Patrick and Wendy Heim. See Attached Exhibit A, Winona County, Minnesota.

Section 2. That the zoning map be changed accordingly.

Section 3: This Ordinance shall take effect thirty days after its publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_ 2023 by the City Council of the City of St. Charles, Minnesota.

\_\_\_\_\_  
**John Schaber, Mayor**

Attest:

\_\_\_\_\_  
**Andrew Langholz, City Administrator**

*First Reading:*

Date: \_\_\_\_\_

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain \_\_\_\_\_



*Second Reading:*

Date: \_\_\_\_\_

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

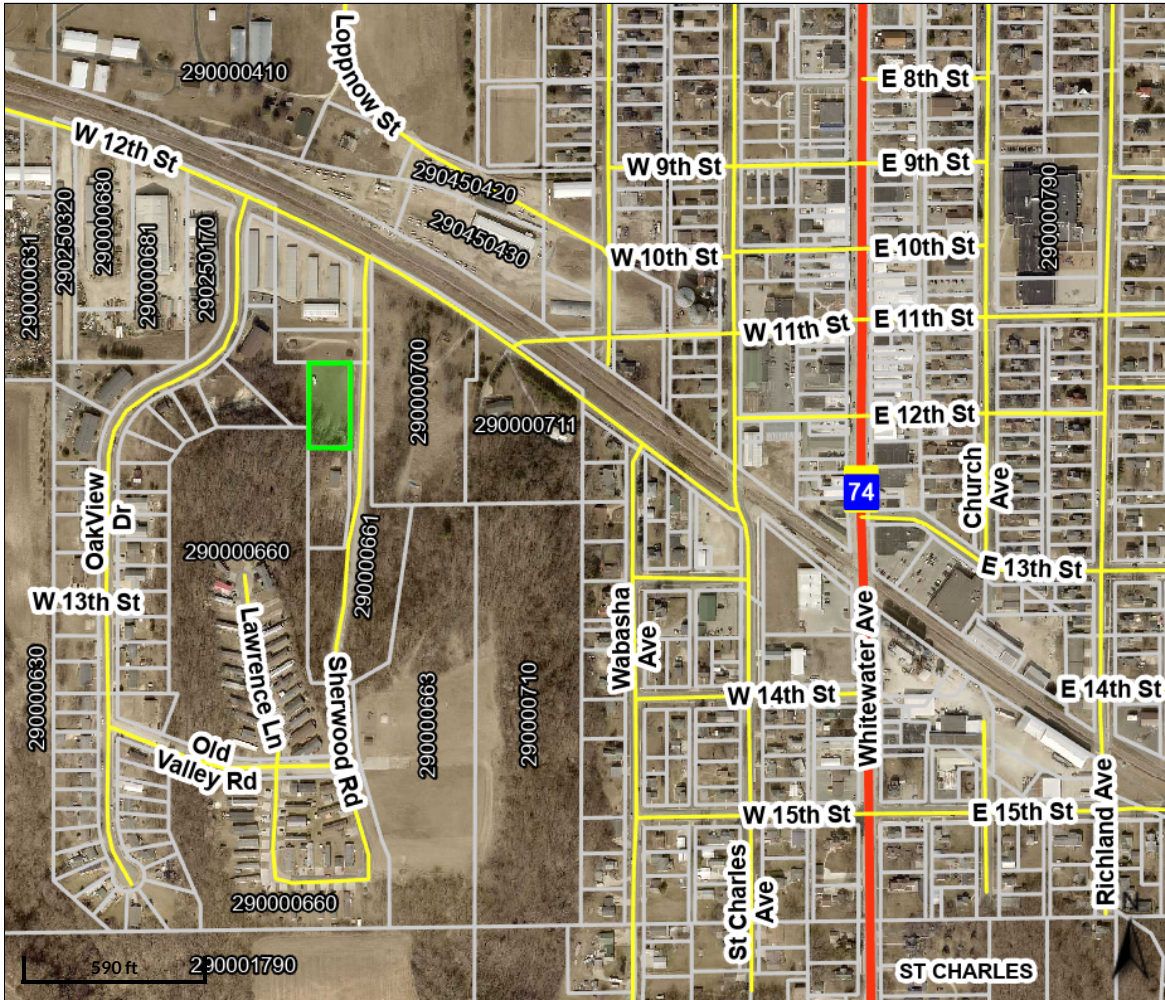
Absent: \_\_\_\_\_

Abstain \_\_\_\_\_

*Published:*

Date: \_\_\_\_\_

# Exhibit A



## Overview



## Legend

### Roads

- Interstate
- US/State Highway
- City Streets
- County Road
- Township Road
- Private Drive
- Other

### Municipalities

- Winona Boundary
- Parcel

Parcel ID	290000664	Alternate ID	n/a	Owner Address	HEIM,PATRICK
Sec/Twp/Rng	19-106-010	Class	201 - RESIDENTIAL		WENDY HEIM
Property Address	1204 SHERWOOD RD	Acreeage	0.79		1220 SHERWOOD RD
	SAINT CHARLES				SAINT CHARLES, MN 55972

**District** SAINT CHARLES CITY

**Brief Tax Description** Sect-19 Twp-106 Range-010 .79 AC PART OF LOT 27 DESCRIBED AS FOLLOWS: COMM AT THE SE CORNER OF THE SW1/4 OF SECT 19, ALSO BEING THE SE CORNER OF LOT 27; THEN N ALONG THE E LINE OF SW 1/4, ALSO BEING THE E LINE OF LOT 27 FOR A DIST OF 1321.31' TO THE NE CORNER OF THE SE1/4 OF SW 1/4, ALSO BEING THE SE CORNER OF LOT 29 OF PLAT OF LIMITS OF ST. CHARLES; THEN W ALONG THE N LINE OF SE 1/4 OF SW 1/4, ALSO BEING THE S LINE OF LOT 29 FOR A DIST OF 200'; THEN CONT W ALONG S LINE OF LOT 29 FOR A DIST OF 130' TO THE SW CORNER OF LOT 29; THEN N ALONG THE W LINE OF LOT 29 FOR A DIST OF 468.68'; THEN W 66' TO THE POB; THEN W 129.79' TO THE CORNER OF LOT 2, BLOCK 1, DOTY'S FIRST SUBDIVISION; THEN S ALONG THE MOST E'LY LINE OF LOT 2 FOR A DIST OF 265'; THEN E FOR A DIST OF 129.63'; THEN N FOR A DIST OF 265' TO THE POB.

(Note: Not to be used on legal documents)

**Note:** This map is created from data contained in Winona County GIS and is for reference purposes only. While significant effort has been invested to depict boundary extents as accurately as possible per existing records, this map should not be considered a replacement for professional land survey.

Date created: 6/30/2023  
Last Data Uploaded: 6/30/2023 2:05:03 AM