

NOTICE OF PUBLIC HEARING
IUP (INTERIM USE PERMIT) REQUEST
CITY OF CALEDONIA, MN

NOTICE IS HEREBY GIVEN that the City Planning Commission of the City of Caledonia, Minnesota will hold a public hearing at 4:30 p.m. Monday, September 21, 2026, in the Council Room, City Hall, 231 E. Main St., to consider a zoning application submitted requesting an Interim use permit to utilize main floor of Roseview Court to operate 8 boarding rooms in an R-1 single family zone. Otterness Investments, LLC. 425 N. Badger Street.

Parcel ID: 21.0722.000, 21.0743.000, 21.0204.000

EXHIBIT A

A parcel of land located in the W1/2 SE ¼ NE1/4; part of the W1/2 NR1/4 NE1/4 SE1/4 lying North of the Park View First Addition in the Village (now City) of Caledonia according to the plat thereof on file and of record in the Office of the County Recorder: part of the E1/2 NW1/4 NE1/4 SE1/4; and part of the E1/2 SW1/4 SE1/4 NE1/4; All in Section 13, T102N, R6W, City of Caledonia, more particularly described as follows:

Commencing at the East Quarter Corner (SE corner of the NE1/4) of said Section 13; Thence along the quarter section line of said Section 13, West 334.09 feet (recorded as 328.5 feet) to a 1-inch iron pipe found at the SE corner of said W1/2 SE1/4 SE1/4 NE1/4; Thence continuing along said quarter section line West 80.08 feet (recorded as 84.5 feet) to a 1-inch iron pipe; Thence South 54.11 feet (recorded as 60.0 feet) to a 1-inch pipe found at the most NW corner of Badger Street in said Park View First Addition; Thence South 34 degrees 23 minutes 06 seconds West (recorded as South 33 degrees 53 minutes West) 190.70 feet along the Northwestern boundary line of said Badger Street to a 1-inch pipe; Thence South 00 degrees 46 minutes 53 seconds West (recorded as South) 20.10 feet along the West line of said Badger Street to a 1-inch pipe found at the NE corner of Lot 9 of said Park View First Addition; Thence North 88 degrees 57 minutes 43 seconds West 141.03 feet (recorded as North 89 degrees 53 minutes West 141.23 feet) along the North line of said Lot 9 to a 1-inch pipe set on the NW corner of said Lot 9, also being a point on the East line of Cooper's Addition to Caledonia according to the plat thereof on file and of record in said County Recorder's office; Thence North 01 degrees 31 minutes 21 seconds East 100.86 feet along the East line of Lot 1 of said Cooper's Addition to Caledonia to a 1-inch iron pipe found; Thence continuing along said East line North 01 degrees 19 minutes 53 seconds East 140.00 feet to a P-K nail found at the SE corner of Lot 36 of said Cooper's Addition; Thence North 01 degrees 31 minutes 21 seconds East 365.00 feet along the East line of said Lot 36 and the East line of Sprague's 2nd Addition in Caledonia according to the plat thereof on file and of record in said County Recorder's office to a 2-inch pipe found 285.00 feet Southerly of the North line of the SE1/4 SE1/4 NE1/4 of said Section 13: Thence parallel with said North line South 89 degrees 49 minutes 40 seconds East 323.56 feet to a railroad spike found on the East line of the W1/2 SE1/4 SE1/4 NE1/4 of said Section 13; Thence South 01 degrees 32 minutes 43 seconds West 375.79 feet along said East line to point of beginning.

Together with the North 140.00 feet of Lot 1 of the above described Cooper's Addition to Caledonia described as follows:

Beginning at the NE corner of said Lot 1 a P-K nail found; Thence South 01 degrees 19 minutes 53 seconds West 140.00 feet along the East line of said Lot 1 to a 1-inch iron pipe found: Thence parallel with the North line of said Lot 1, North 89 degrees 09 minutes, 58 seconds West 151.18 feet to a 1-inch iron pipe found on the East right-of-way line of Pine Street; Thence along said East right-of-way line North 00 degrees 59 minutes 35 seconds East 140.00 feet to a 1-inch iron pipe found at the NW corner of said Lot 1; Thence along the North Line of said Lot 1, South 89 degrees 09 minutes 58 seconds East 152.00 feet to the point of beginning.

Together with a right-of-way easement of the South 39 feet of said Lot 1 appurtenant to the above described parts of Section 13.

LESS AND EXCEPT: The South 6.00 feet of the north 140.00 feet of Lot 1 of Cooper's Addition to Caledonia, Houston County, Minnesota.

Interested persons may testify in person at the Public Hearing, by written notice, by agent, or by attorney, and may present evidence in favor of, or in opposition to, the above listed items. Written comments should be addressed to the City of Caledonia, Clerk's Office, 231 East Main Street, P.O. Box 232, Caledonia, MN 55921.

For the Board of Appeals
Casey Klug
Public Works and Zoning Director
City of Caledonia, MN

TO WHOM IT MAY CONCERN:

M.S. 462-351 et seq., recommends written notification to individual property owners within a certain distance adjacent to the place of the proposed action. You may attend the Public Hearing, testify in writing, etc., if you choose to do so, but your response is not mandatory.