



STAFF MEMO

Prepared by: Community Development	Meeting Date: January 20 th , 2025	<input type="checkbox"/> Consent Agenda Item <input checked="" type="checkbox"/> Regular Agenda Item	Agenda Item #'s 6a, 6b, 6c
Reviewed by:	Item: 6a – Sisters of St. Benedict Future Land Use Amendment 6b – Sisters of St. Benedict Rezone 6c – Sisters of St. Benedict Preliminary Plat		

ACTIONS REQUESTED

6a – Approval of resolution 2026-005 approving the Finding of Fact for the Future Land Use Amendments

6b – Approval of resolution 2026-006 approving the Finding of Fact for Rezoning

6c – Approval of resolution 2025-007 approving the Final Plat

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Planning Commission recommended approval of the Future Land Use Amendments, Rezone and Preliminary Plat unanimously at their January 12th meeting (5-0).

Public hearing was conducted at the January 12th meeting. No one spoke at the hearing, and no written comments were received.

PREVIOUS COUNCIL ACTION None

REFERENCE AND BACKGROUND

GENERAL BACKGROUND

The Sisters of St. Ben’s are developing plans for a new Monastery that would consolidate housing, monastery, chapel, and related functions into a single building. The proposed building would be located across multiple parcels. This necessitates a re-plat and straightening out of zoning designations, as buildings cannot span lot lines and one lot cannot be under multiple zoning designations.

To accommodate the project, several existing outlots would be combined into one parcel, triggering rezoning actions and amendments to the Comprehensive Plan Future Land Use map due to differing existing zoning classifications. The proposed access to the Monastery would align with 6th Avenue NW to the north.

The rezoning and future land use plan amendments would place the parcel entirely within the Educational and Ecclesiastical zoning district. The combined area of the affected parcels is approximately 253 acres. The total lots would go from the existing 7 lots into 1 contiguous lot.

EXHIBIT A
Existing Lots and Legal Descriptions

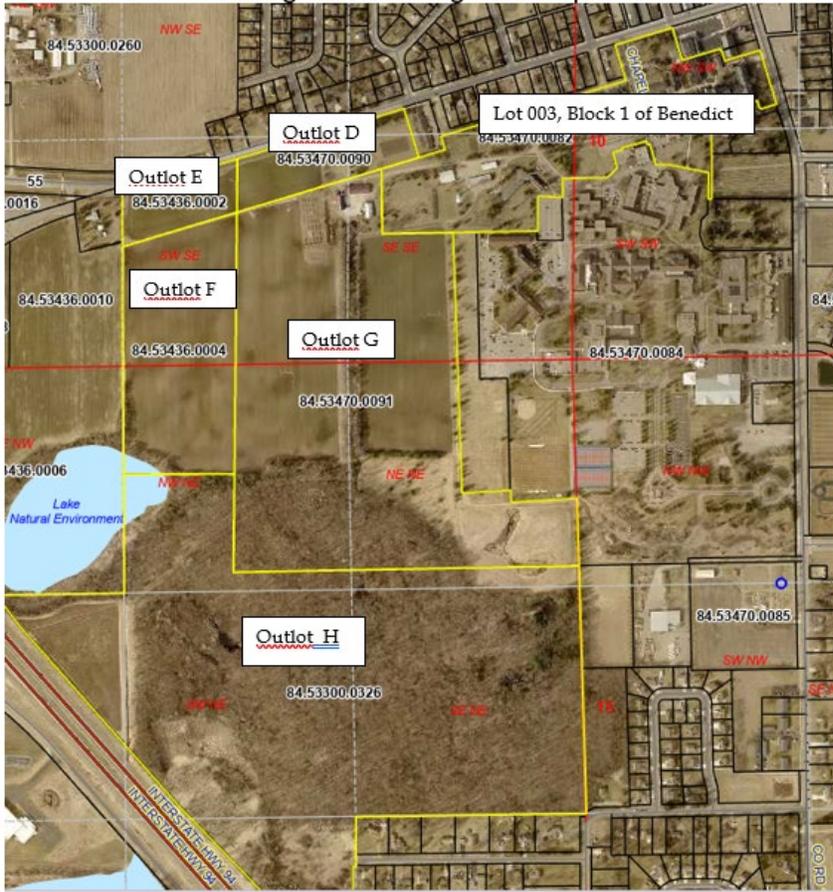


Table showing Rezoning and Future Land Use Amendment proposal

Current Description	Proposed Description	Current Zoning	Proposed Rezoning	Current Future Land Use Guidance from Comprehensive Plan	Proposed Future Land Use Guidance
Lot 003, Block 001 of Benedict Plat	Lot, 001, Block 001 of Benedict Second Addition	Educational and Ecclesiastical	No change	Educational	No change
Outlot D	Incorporated into Lot 1, Block 1 of Benedict Second Addition	R-1 Single Family	Educational and Ecclesiastical	Community Oriented Mixed Use	Educational
Outlot E	Incorporated into Lot 1, Block 1 of Benedict Second Addition	B-3 General Business	Educational and Ecclesiastical	Community Oriented Mixed Use	Educational
Outlot F	Incorporated into Lot 1, Block 1 of Benedict Second Addition	B-3 General Business	Educational and Ecclesiastical	Community Oriented Mixed Use	Educational
Outlot G	Incorporated into Lot 1, Block 1 of Benedict Second Addition	Educational and Ecclesiastical	No change	Educational, Public, and Community Oriented Mixed Use	Educational
Outlot H	Incorporated into Lot 1, Block 1 of Benedict Second Addition	Rural Residential	Educational and Ecclesiastical	Public	Educational

And lot 004

6a Future Land Use Amendments

Outlots D, E, F, G, and H are proposed to change to Future Land Use guidance of “Educational”. This amendment keeps the future land use guidance under one guidance category in order to support the re-plat of these lots into one contiguous lot.

6b Rezone

Outlots D, E, F, and H are proposed to be rezoned from their current zoning designations to the zoning designation of “Educational and Ecclesiastical”. These rezones are needed to place the newly formed lot into one zoning category.

6c Preliminary Plat

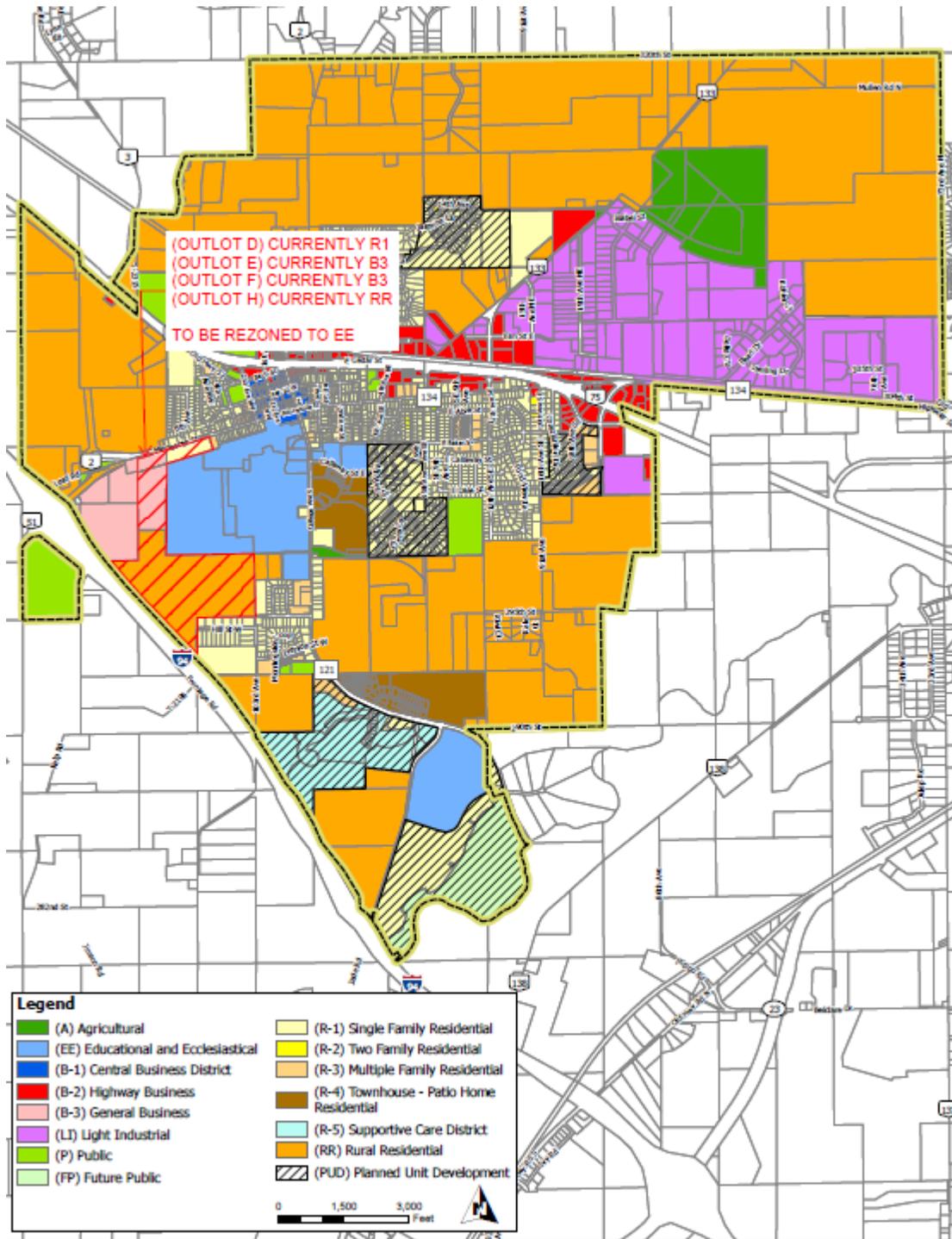
The Preliminary Plat depicts all the subject lots as one contiguous lot totaling over 253 acres. The Preliminary Plat is the first step in the re-plat process. Once acted on and approved the applicant will come back with a Final Plat request which will transition all the subject lots into one contiguous lot.

BUDGET IMPACT N/A

SUPPORTING DATA/ATTACHMENTS

Preliminary Plat Resolution
Future Land Use Resolution
Rezone Resolution
Preliminary Plat application
Rezone and Future Land Use Exhibits
Preliminary Plat Exhibits

Zoning Exhibits



Date of Plan: August 2025
 Print Date: 8/25/2025

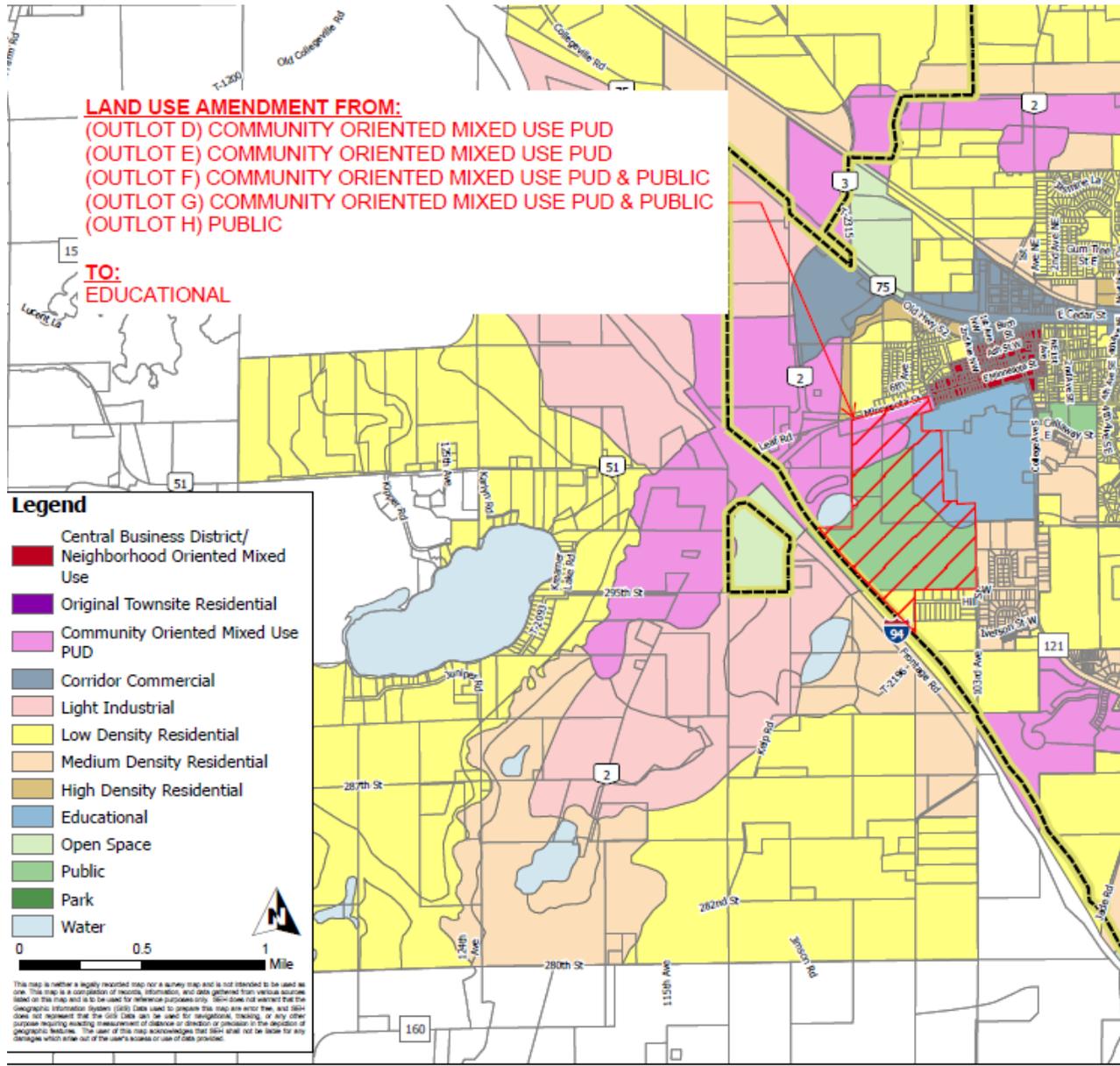
Map by: Sehnert
 Project: SAC 192 HARRIS/MI Rivers Feed
 Native City of St. Joseph, Stearns County, MN, Inc.

SEH

ZONING MAP St. Joseph, MN

This map is neither a legal, recorded map nor a survey. The map is an illustration of the zoning and does not constitute a guarantee, warranty, or representation of any kind. The map is for informational purposes only. The user of this map acknowledges that the user is responsible for any changes which occur in the zoning and for any errors in this map.

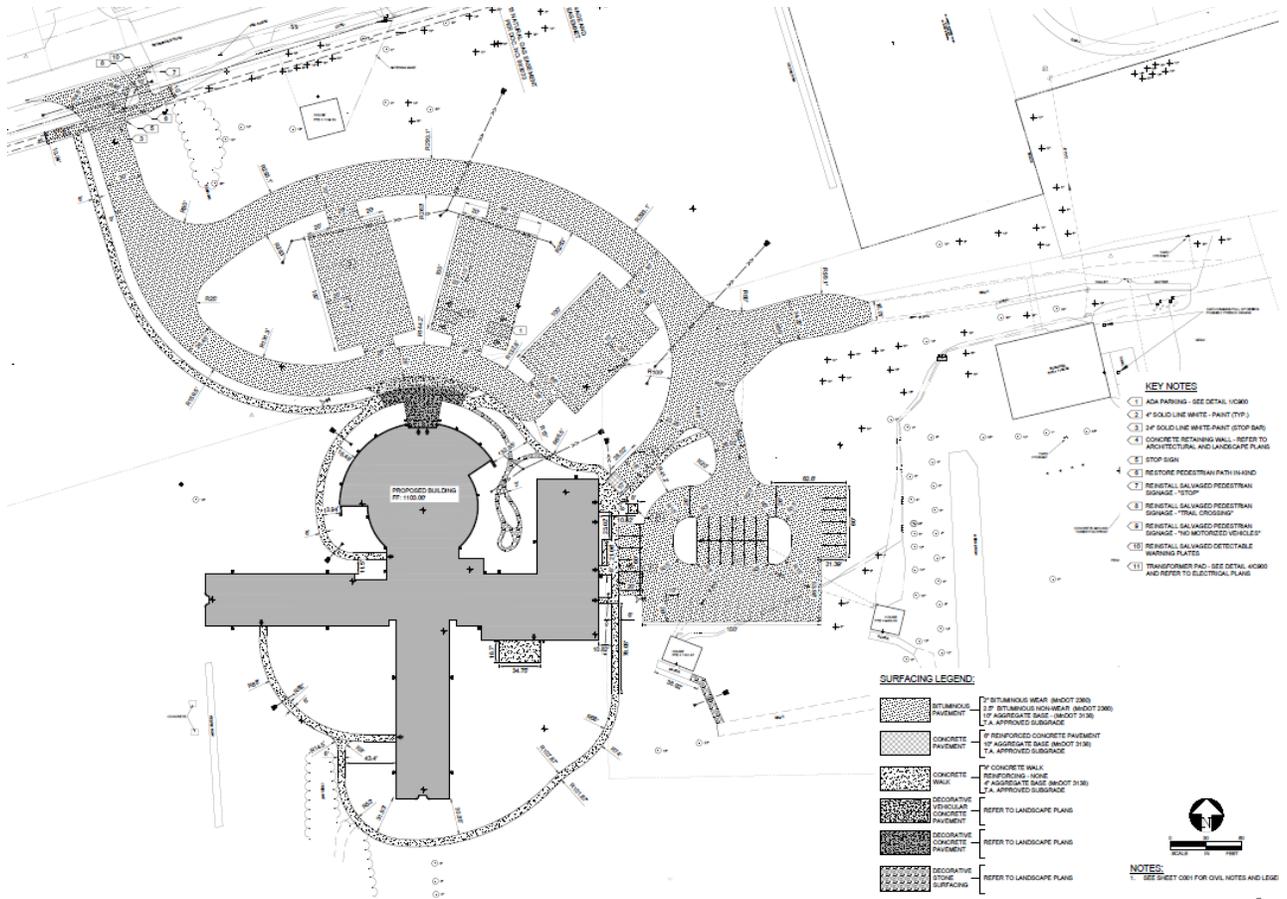
Future land use map





253 acres
approximat

This outlet will also be



KEY NOTES

- 1) ADA PARKING - SEE DETAIL 10300
- 2) 1/2" SOLID LINE WHITE PAINT (TYP)
- 3) 3/4" SOLID LINE WHITE PAINT STOP BARS
- 4) CONCRETE RETAINING WALL - REFER TO ARCHITECTURAL AND LANDSCAPE PLANS
- 5) STOP SIGN
- 6) RESTORE PEDESTRIAN PATH IN LAND
- 7) REINSTALL SALVAGED PEDESTRIAN SIGNAGE - "STOP"
- 8) REINSTALL SALVAGED PEDESTRIAN SIGNAGE - "TRAIL CROSSING"
- 9) REINSTALL SALVAGED PEDESTRIAN SIGNAGE - "NO MOTORISED VEHICLE"
- 10) REINSTALL SALVAGED DETECTABLE WARNING PLATES
- 11) TRANSFORMER PAD - SEE DETAIL 10300 AND REFER TO ELECTRICAL PLANS

SURFACING LEGEND:

	BITUMINOUS WEAR (SHOOT 2300) 1/2" BITUMINOUS SOLARWEAR (SHOOT 2300) 1/2" AGGREGATE BASE (SHOOT 2130) T.A. APPROVED SUBGRADE
	CONCRETE PAVEMENT 12" REINFORCED CONCRETE PAVEMENT 12" AGGREGATE BASE (SHOOT 2130) T.A. APPROVED SUBGRADE
	CONCRETE WALK 2" CONCRETE WALK REINFORCING NOSE 1" AGGREGATE BASE (SHOOT 2130) T.A. APPROVED SUBGRADE
	DECORATIVE VEHICULAR CONCRETE PAVEMENT REFER TO LANDSCAPE PLANS
	DECORATIVE CONCRETE PAVEMENT REFER TO LANDSCAPE PLANS
	DECORATIVE STONE SURFACING REFER TO LANDSCAPE PLANS



NOTES:
1. SEE SHEET 0801 FOR CIVIL NOTES AND LEGEND



**RESOLUTION 2026-005
ADOPTING FINDINGS OF FACT FOR A
RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO THE
FUTURE LAND USE MAP**

WHEREAS, the City of St. Joseph received an application from the Sisters of the Order of Saint Benedict for the request to amend the Future Land Use map for the properties identified in Exhibit A (“Subject Properties”); and

WHEREAS, the purpose of the request is to facilitate a re-plat of the subject properties for the subject properties to be combined into one singular lot; and

WHEREAS, on January 12th, 2026, the St. Joseph Planning Commission held a public hearing and reviewed the request and recommended approval; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. JOSEPH, STEARNS COUNTY, STATE OF MINNESOTA, that it approves the application to amend the Comprehensive Plan land use map to reclassify the future land use of the Subject Properties as follows:

Outlot D – from Community Oriented Mixed-Use PUD to Educational

Outlot E – from Community Oriented Mixed-Use PUD to Educational

Outlot F – from Community Oriented Mixed-Use PUD to Educational

Outlot G – from a mixture of Educational, Public, and Community Oriented Mixed-Use PUD to Educational

Outlot H – from Public to Educational

IN ADDITION THE CITY COUNCIL OF THE CITY OF ST. JOSEPH, STEARNS COUNTY, STATE OF MINNESOTA, finds the following facts:

1. That the Sisters of the Order of Saint Benedict, hereinafter referred to as “Applicant,” and “owner” properly applied for the Future Land Use amendment for the Subject Properties.
2. That the surrounding properties to the North, West, South, and East are guided for the following designations:
North – Low Density Residential
South – Low Density Residential
East – Educational and Medium Density Residential
West – Community Oriented Mixed-Use PUD
3. That the purpose of the land use amendment is to make the land use map and zoning designation consistent and conforming and to facilitate a consolidation of the subject properties into one contiguous lot.

4. That the approval of this resolution will result in the Future Land Use map being amended to reflect the change in the subject parcels Zoning guidance.

5. That the amendment will provide adequate transition between the Educational and Ecclesiastical districts and neighboring residential districts.

6. That the amendment supports goals outlined in the St. Joseph Comprehensive Plan as follows:

Land Use, Goal 3: Promote Sustainable Development

Strategy 3.4: Protect and enhance natural resources, such as rivers, lakes, wetlands, woodlands, and wildlife habitat as growth occurs in suburban and rural areas.

The proposed amendments transition the potential development of the subject properties from more intense uses like Community Oriented Mixed Use to a less intense use. This shift in intensity allows for more preservation of the land and resources and less development. The plan for the property also includes sustainable initiatives like the utilization of alternative energy sources such as solar within the site.

THIS RESOLUTION IS CONDITIONED ON:

THE SUBJECT PROPERTIES BEING FINAL PLATTED, AND REZONED, AND THE FINAL PLAT AND REZONE BEING EXECUTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. JOSEPH, STEARNS COUNTY, STATE OF MINNESOTA.

Whereupon said resolution was declared duly passed and adopted by the St. Joseph City Council this 20th day of January, 2026.

CITY OF ST. JOSEPH

Adam Scepaniak, Mayor

ATTEST

David Murphy, City Administrator

Document drafted by:
City of St. Joseph
75 Callaway St E
St. Joseph, MN 56374

EXHIBIT A – SUBJECT PROPERTIES

Existing Legal Description:

LOTS 3 and 4, Block 1 and OUTLOTS D, E, F, G, and H, BENEDICT, according to the recorded plat thereof, Stearns County, Minnesota.

Proposed Legal Description (of Final Plat)

Lot 001, Block 001 of Benedict Second Addition

DRAFT



RESOLUTION 2026-006
RESOLUTION ADOPTING FINDINGS OF FACT RELATED TO A REZONING REQUEST
FOR MULTIPLE PROPERTIES AS SUBMITTED BY THE SISTERS OF THE ORDER OF
SAINT BENEDICT

WHEREAS, the City of St. Joseph received an application from the Sisters of the Order of Saint Benedict for the request to rezone subject properties identified in Exhibit A (“Subject Properties”); and

WHEREAS, on January 12th, 2026, the St. Joseph Planning Commission held a public hearing and reviewed the Rezoning requests and recommended approval; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. JOSEPH, STEARNS COUNTY, STATE OF MINNESOTA, finds the following facts:

1. That the Sisters of the Order of Saint Benedict hereinafter referred to as “Applicant,” and “owner” properly applied for the rezoning for the Subject Properties.
2. That the requested rezoning designation for the Subject Properties are described below:

Present lot description	Proposed rezoning
Outlot D	Educational and Ecclesiastical
Outlot E	Educational and Ecclesiastical
Outlot F	Educational and Ecclesiastical
Outlot G	No Change from current Zoning
Outlot H	Educational and Ecclesiastical

3. That the future land use plan within the City of St. Joseph Comprehensive Plan has been amended so that the Future Land Use map matches the request and is in compliance with the rezoning request.

4. That the surrounding properties are zoned as:
North – R-1 Single Family
South – R-1 Single Family
East – Educational and Ecclesiastical
West – B-3 General Business

5. That the purpose for the rezoning establishment is to make the zoning designation consistent and to facilitate the combining of the subject properties with multiple zoning designations into one contiguous parcel with one singular zoning designation.

THIS RESOLUTION IS CONDITIONED ON:

THE SUBJECT PROPERTIES BEING FINAL PLATTED AND THE FINAL PLAT BEING
EXECUTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. JOSEPH,
STEARNS COUNTY, STATE OF MINNESOTA.

Whereupon said resolution was declared duly passed and adopted by the St. Joseph City Council this 20th, day of January 2026.

CITY OF ST. JOSEPH

Adam Scepaniak, Mayor

ATTEST

David Murphy City Administrator

Document drafted by:
City of St. Joseph
75 Callaway St E
St. Joseph, MN 56374

DRAFT

EXHIBIT A – SUBJECT PROPERTIES

Existing Legal Description:

LOTS 3 and 4, Block 1 and OUTLOTS D, E, F, G, and H, BENEDICT, according to the recorded plat thereof, Stearns County, Minnesota.

Proposed Legal Description (of Final Plat)

Lot 001, Block 001 of Benedict Second Addition

DRAFT



RESOLUTION 2026-007
RESOLUTION APPROVING A PRELIMINARY PLAT FOR
BENEDICT SECOND ADDITION

WHEREAS, the Sisters of the Order of St. Benedict hereafter referred to as “applicant” and “owner” have properly applied for Preliminary plat approval; and

WHEREAS, the subject property is legally described in Exhibit A and depicted in Exhibit B; and

WHEREAS, the proposed Preliminary Plat depicts one lot; and

WHEREAS, the St. Joseph Planning Commission held a public hearing on the Preliminary Plat on January 12th, 2026 at which time all persons wishing to be heard regarding the matter were given an opportunity to be heard; and

WHEREAS, the St. Joseph Planning Commission reviewed and recommended approval of the Preliminary Plat on January 12th, 2026; and

WHEREAS, the proposed Plat has been reviewed by the City Engineer; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
ST. JOSEPH, MINNESOTA: That the Preliminary Plat of “Benedict Second Addition” be approved
with the following conditions:

1. Subject properties shall be rezoned to the proper designation of Educational and Ecclesiastical.
2. The Future Land Use map shall be amended to reflect the current rezoning and guidance of Educational and Ecclesiastical for all subject properties.
3. A Final Plat shall be submitted and approved by the City Council.

Whereupon said resolution was declared duly passed and adopted by the St. Joseph City Council this 20th day of January, 2026.

CITY OF ST. JOSEPH

By _____
Adam Scepaniak, Mayor

ATTEST

By _____
David Murphy, City Administrator

Document drafted by: City of St. Joseph 75 Callaway St E St. Joseph, MN 56374
--

Exhibit A

Existing Legal Description:

LOTS 3 and 4, Block 1 and OUTLOTS D, E, F, G, and H, BENEDICT, according to the recorded plat thereof, Stearns County, Minnesota.

Proposed Legal Description (of Final Plat)

Lot 001, Block 001 of Benedict Second Addition

DRAFT



420 N. 5th Street
Minneapolis, MN 55401

612.758.4000
HGA.COM

December 9, 2025

City of St. Joseph Community Development Department - Planning

75 Callaway Street East St. Joseph, MN 56374

Re: Sisters of the Order of Saint Benedict New Monastery and Chapel
Land Use Amendment Narrative
HGA Commission Number 2763-004-01

To whom it may regard,

The Sisters of the Order of Saint Benedict ("the Sisters") are seeking approval to amend the land use for five outlots which are currently part of the Benedict Plat. Outlot D (currently classified as "Community Oriented Mixed Use PUD"), Outlot E (currently classified as "Community Oriented Mixed Use PUD"), Outlot F (currently classified as "Community Oriented Mixed Use PUD" & "Public"), Outlot G (currently classified as "Community Oriented Mixed Use PUD" & "Public" as well as "Educational"), and Outlot H (currently classified as "Public") would all be reclassified as "Educational" with the approval of the proposed land use amendment.

The proposed land use amendment would allow the Sisters to move out of their existing buildings into the new monastery which is smaller and more right-sized. This will have a positive impact on the local community by allowing their existing buildings to be used for dynamic educational purposes that can benefit many other groups of people. Considering that the monastery and chapel development facilitated by the proposed land use amendment will be adjacent to the College of Saint Benedict campus as well as additional properties owned by the Sisters, the intended use and condition will remain consistent with the surrounding community and properties in the immediate vicinity.

Considering that the amended land uses on the outlots would be revised from Public Space and Community Oriented Mixed Use, the proposed density of the monastery campus will likely be comparable to the expected densities of the previously planned land uses. Similarly, traffic generated by the proposed development will likely be comparable in the proposed land use condition as compared to the previously planned land uses. It could be reasonably expected that the proposed development would generate lower traffic volumes on typical weekdays and comparable traffic volumes on weekends and holidays

Sisters of the Order of Saint Benedict New Monastery and Chapel

December 19, 2025

Page 2

as compared to the previously planned land uses comprised of Community Oriented Mixed Use and Public Spaces.

Sincerely,

A handwritten signature in black ink that reads "Brad McDermid". The signature is written in a cursive, flowing style.

Brad McDermid

Civil Project Engineer

708.308.2183

Attachment(s)

Land Use Amendment Application

Land Use Amendment Exhibit



420 N. 5th Street
Minneapolis, MN 55401

612.758.4000
HGA.COM

December 9, 2025

City of St. Joseph Community Development Department - Planning

75 Callaway Street East St. Joseph, MN 56374

Re: Sisters of the Order of Saint Benedict New Monastery and Chapel
Rezoning Narrative
HGA Commission Number 2763-004-01

To whom it may regard,

The Sisters of the Order of Saint Benedict (“the Sisters”) are seeking approval to rezone four outlots which are currently part of the Benedict Plat. Outlot D (currently zoned R1 – Single Family Residential), Outlot E (currently zoned B3 – General Business), Outlot F (currently zoned B3 – General Business), and Outlot H (currently zoned RR – Rural Residential) would all be rezoned to EE – Educational and Ecclesiastical with the approval of the proposed rezoning.

The proposed rezoning would allow the Sisters to move out of their existing buildings into the new monastery which is smaller and more right-sized. This will have a positive impact on the local community by allowing their existing buildings to be used for dynamic educational purposes that can benefit many other groups of people.

Considering that the monastery and chapel development facilitated by the proposed rezoning will be adjacent to the College of Saint Benedict campus as well as additional properties owned by the Sisters, the intended use and condition will remain consistent with the surrounding community and properties in the immediate vicinity.

The proposed rezoning is also generally consistent with the adjacent Educational land uses for the Saint Benedict Campus in the City of St. Joseph’s Land Use Plan. A Land Use Amendment Application is being submitted for review concurrently with the proposed rezoning to amend the land use of the outlots identified from their current designations to Educational.

Sisters of the Order of Saint Benedict New Monastery and Chapel

December 19, 2025

Page 2

Sincerely,

A handwritten signature in black ink that reads "Brad McDermid". The signature is written in a cursive style with a large, stylized initial "B".

Brad McDermid

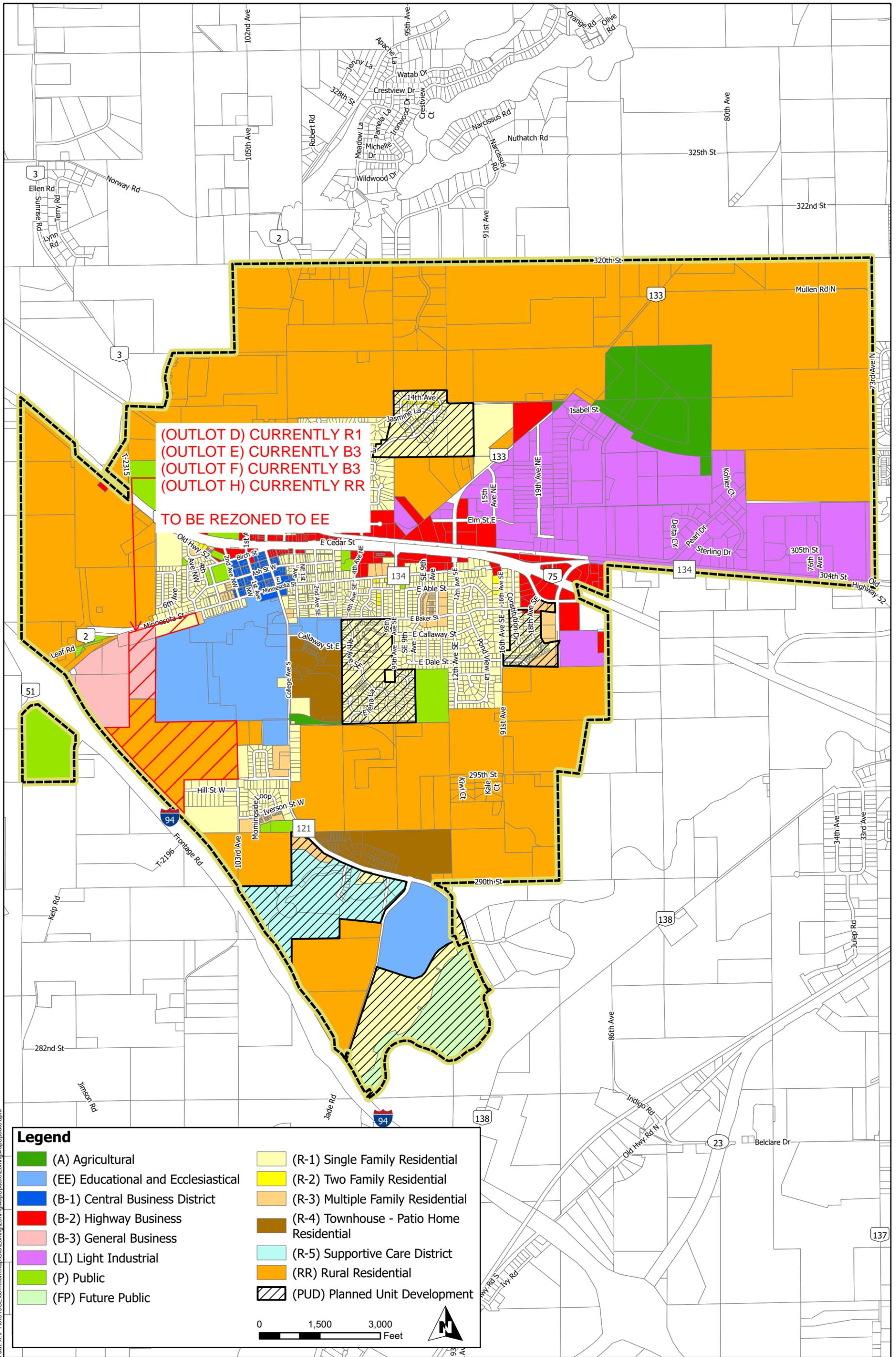
Civil Project Engineer

708.308.2183

Attachment(s)

Rezoning Application

Rezoning Exhibit



Legend

(A) Agricultural	(R-1) Single Family Residential
(EE) Educational and Ecclesiastical	(R-2) Two Family Residential
(B-1) Central Business District	(R-3) Multiple Family Residential
(B-2) Highway Business	(R-4) Townhouse - Patio Home Residential
(B-3) General Business	(R-5) Supportive Care District
(LI) Light Industrial	(RR) Rural Residential
(P) Public	(PUD) Planned Unit Development
(FP) Future Public	

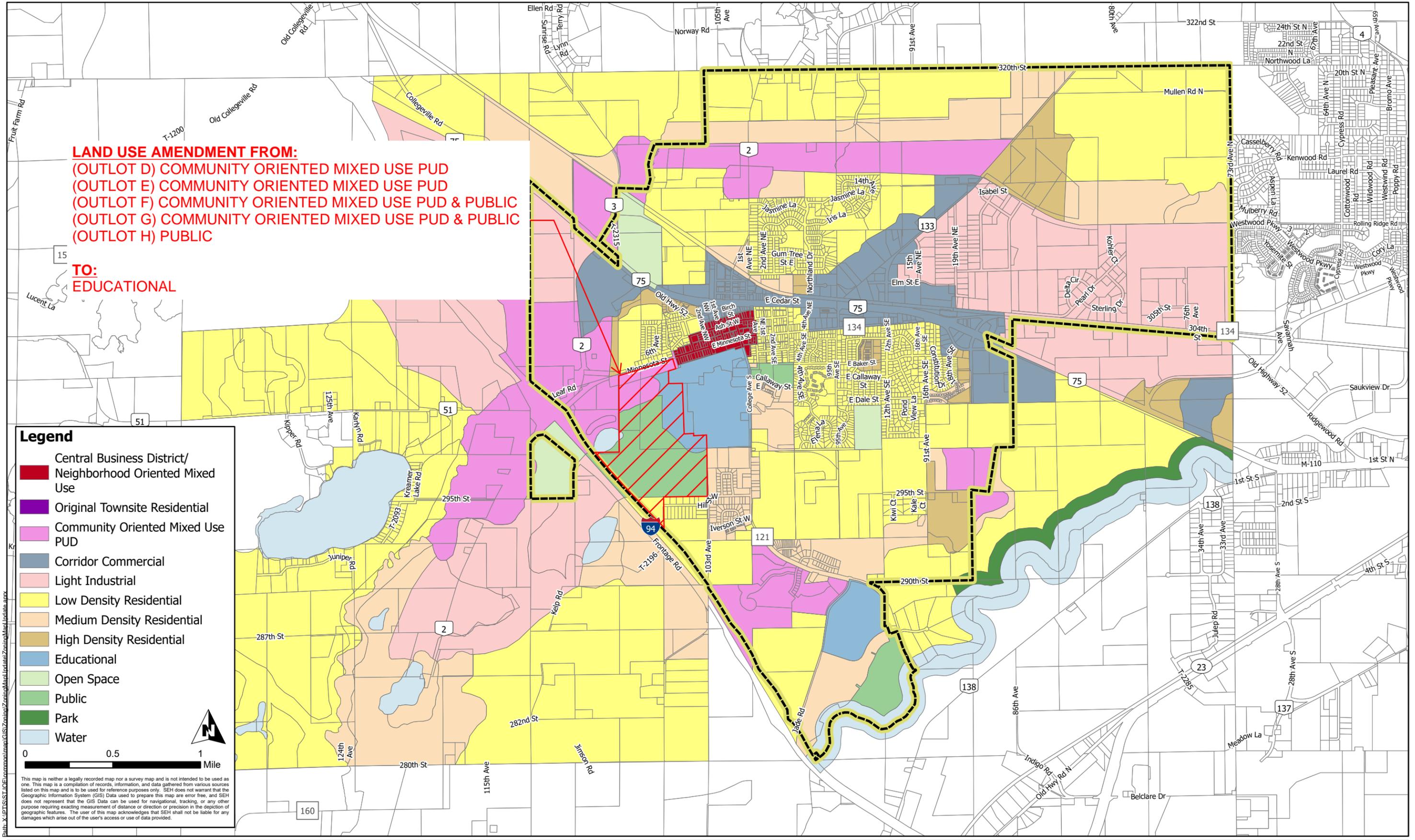
0 1,500 3,000 Feet

Path: X:\PT\GIS\STJOE\common\map\GIS\Zoning\ZoningMapUpdate\ZoningMapUpdate.aprx

ZONING MAP

St. Joseph, MN

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



LAND USE AMENDMENT FROM:
 (OUTLOT D) COMMUNITY ORIENTED MIXED USE PUD
 (OUTLOT E) COMMUNITY ORIENTED MIXED USE PUD
 (OUTLOT F) COMMUNITY ORIENTED MIXED USE PUD & PUBLIC
 (OUTLOT G) COMMUNITY ORIENTED MIXED USE PUD & PUBLIC
 (OUTLOT H) PUBLIC

TO:
EDUCATIONAL

Legend

- Central Business District/
Neighborhood Oriented Mixed Use
- Original Townsite Residential
- Community Oriented Mixed Use PUD
- Corridor Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Educational
- Open Space
- Public
- Park
- Water

0 0.5 1 Mile

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

Date of Parcel Data: August 2025
 Print Date: 8/26/2025



Map by: tschwarz
 Projection: NAD 1983 HARN Adj MN Stearns Feet
 Source: City of St. Joseph, Stearns County, SEH, Inc

Future Land Use Map St. Joseph, MN



PRELIMINARY PLAT OF

BENEDICT SECOND ADDITION



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE STEARNS COUNTY
COORDINATE SYSTEM, NAD83 (2011 ADJ)

PROJECT AREA
258.04 ACRES
11,240,260 SF

LOT 1, BLK 1 11,240,260 SF
258.04 ACRES

EXISTING IMPERVIOUS SURFACE LOT 1, BLK 1

478,208 SF
4.3 %

PROPOSED IMPERVIOUS SURFACE LOT 1, BLK 1

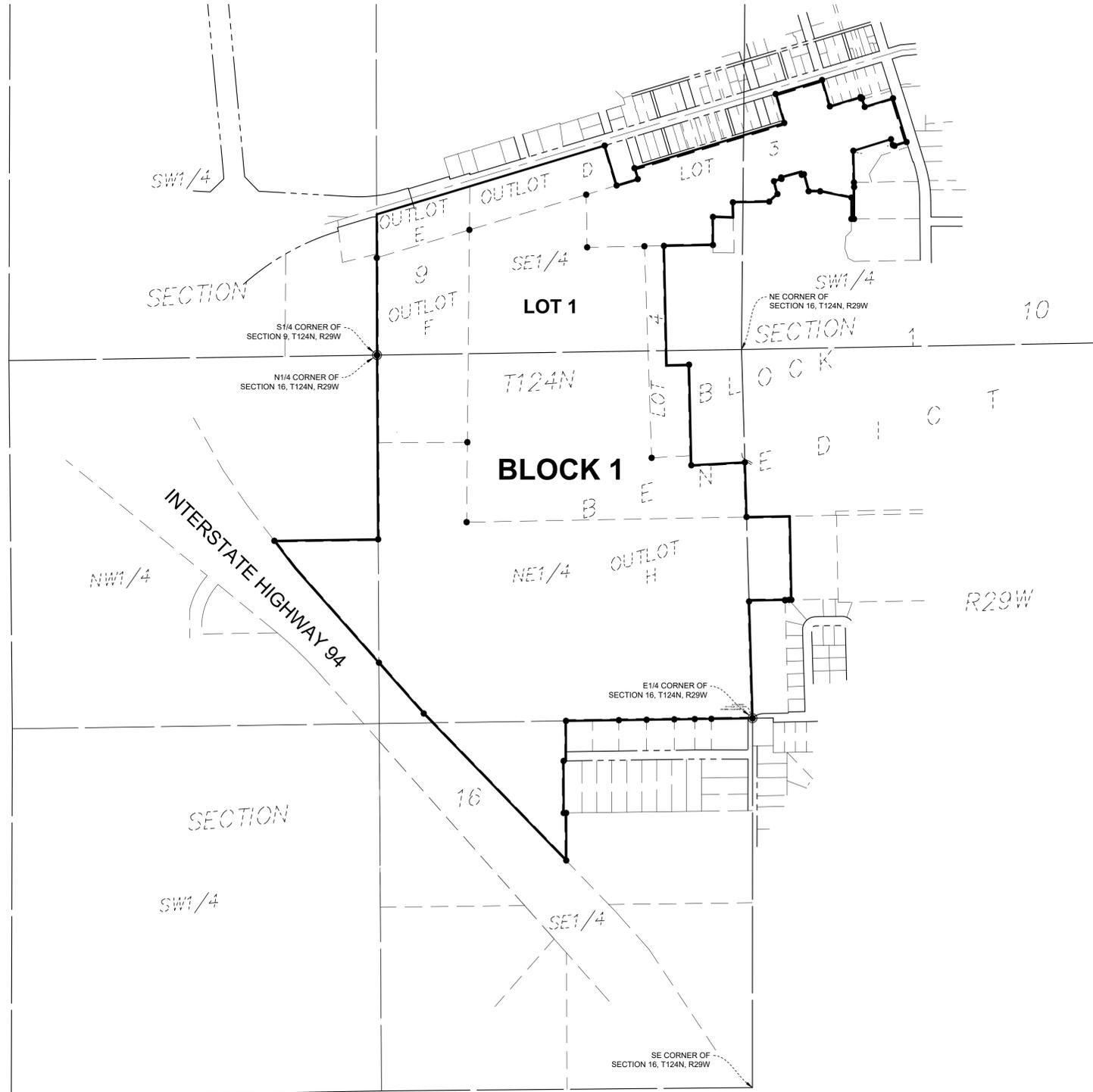
EXISTING 478,208 SF
REMOVED -31,375 SF
PROPOSED 135,124 SF
NEW TOTAL 581,957 SF
5.2 %

LEGAL DESCRIPTIONS OF PROPERTY TO BE PLATTED

LOTS 3 and 4, Block 1 and OUTLOTS D, E, F, G, and H, BENEDICT, according to the recorded plat thereof, Stearns County, Minnesota.

SURVEY NOTES:

- SEH has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Property is Abstract.
- The field work for this survey was conducted in November, 2025.
- The subject property is zoned Educational and Ecclesiastical (EE) and Rural Residential (RR) according to the City of Saint Joseph, MN map, dated September, 2023.
- Structure setbacks for this property are:
 - Front Yard = 35 ft
 - Side Yard = 20 ft, unless the side yard abuts a street or highway in which case the setback shall not be less than 30 ft.
 - Rear Yard = 20 ft.
- The exact location of underground utilities such as gas, telephone, fiber optic, electric, cable tv, and pipe lines are unknown. The contractor shall contact Gopher State One Call before commencing excavation. Gopher State One Call System...1-800-252-1166
- The location of subsurface utilities were requested using the Gopher State One Call system and are shown to the accuracy of the markings. Short Elliott Hendrickson, Inc. is not responsible for unmarked or miss-marked utilities.



LEGEND

	FOUND IRON MONUMENT, CAST IRON MONUMENT, AND SECTION CORNER (WR)
	SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP STAMPED 46562, SET MAG NAIL
	SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE
	SANITARY GRAVITY MAINLINE
	SANITARY FORCE MAIN
	STORM MANHOLE AND CATCH BASIN
	STORM SEWER GRAVITY MAINLINE
	POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER
	BURIED ELECTRIC CABLE
	ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT
	OVERHEAD POWER
	BURIED CABLE TV CABLE
	BURIED GAS LINE
	ROAD SIGN, STREET NAME SIGN, SIGNAL BOX, AND E911 SIGN
	TREE LINE
	BOUNDARY LINE
	ADJACENT DEED OR PLAT LINE
	ROAD RIGHT OF WAY LINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE
	PERMANENT EASEMENT LINE
	CHAIN LINK FENCE
	MAJOR CONTOUR LINE AND LABEL
	MINOR CONTOUR LINE AND LABEL
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE
	BUILDING

WARNING
LOCATION OF UNDERGROUND UTILITIES
TO BE VERIFIED BY
GOPHER STATE ONE CALL
CALL BEFORE DIGGING,
1-800-252-1166
REQUIRED BY LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT HAVE BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.

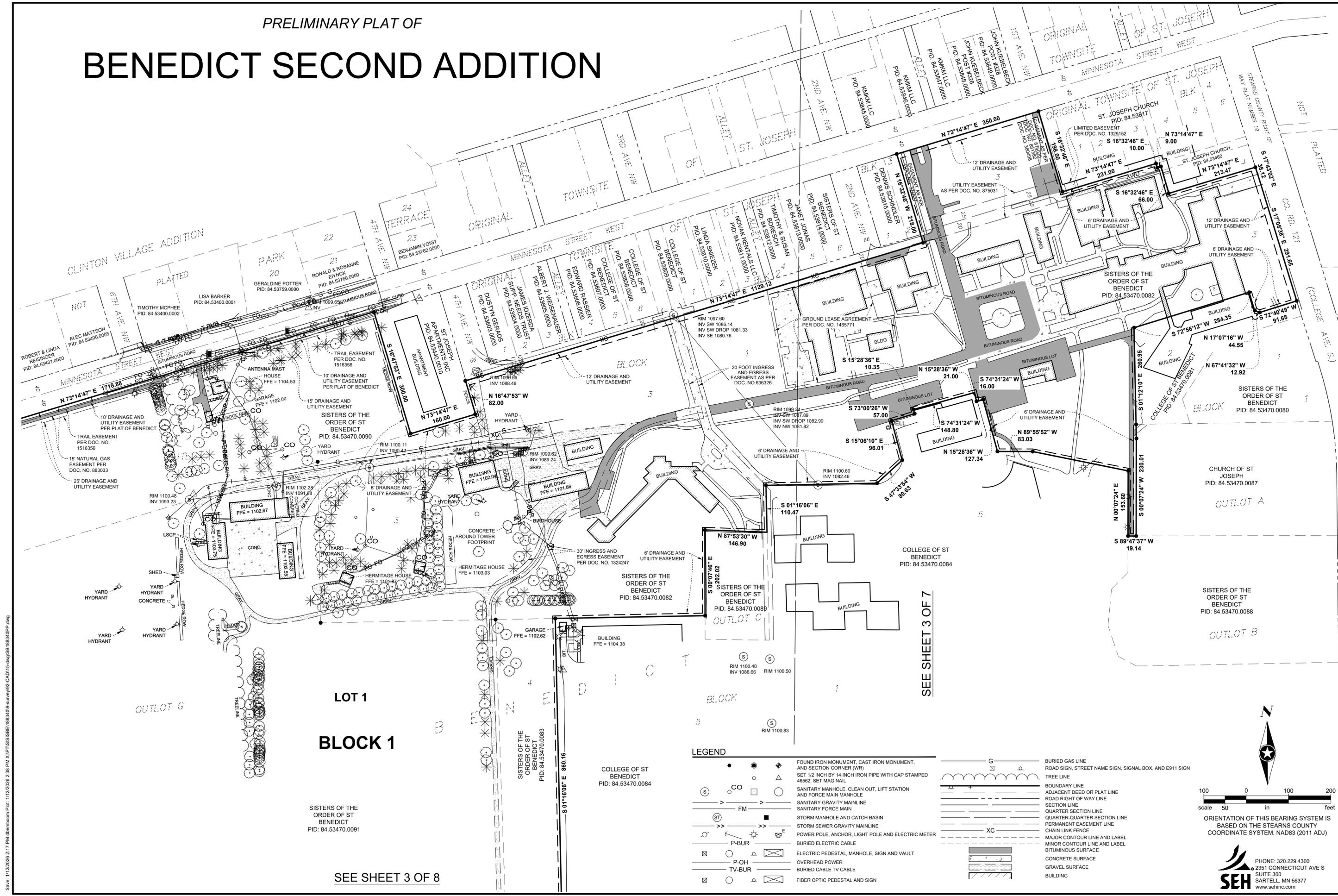
DEVELOPER: SISTERS OF THE ORDER OF ST BENEDICT
OWNER(S): SISTERS OF THE ORDER OF ST BENEDICT
104 CHAPEL LANE
ST. JOSEPH, MN 56374
SURVEYOR: SHORT ELLIOTT HENDRICKSON, INC.
DANIEL J. BEMBOOM
MN REG. NO. 45652
2351 CONNECTICUT AVE. #300
SARTELL, MN 56377

ZONING: EE EDUCATIONAL AND ECCLESIASTICAL
RR RURAL RESIDENTIAL
PROJECT AREA: 11,054,066 SQ FT (253.77 ACRES)
DATE OF SURVEY: NOVEMBER 2025



Save: 1/12/2026 2:17 PM dbemboom Plot: 1/12/2026 2:38 PM X:\PT\GIS\SE\1883409-survey\92-CAD\15-dwg\SE1883409.dwg

PRELIMINARY PLAT OF BENEDICT SECOND ADDITION



Save: 11/22/2026 2:17 PM d:\bmbom\Plot_11122026_238.PM X:\PT\SI\SI\SEI\1883409-survey\952-CAD\15-dwg\SEI1883409.dwg

LOT 1
BLOCK 1

SISTERS OF THE
ORDER OF ST
BENEDICT
PID: 84.53470.0091

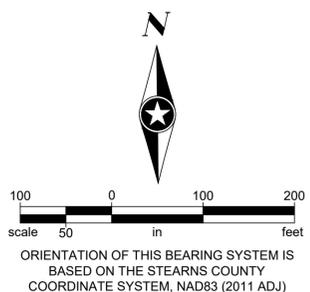
SEE SHEET 3 OF 8

COLLEGE OF ST
BENEDICT
PID: 84.53470.0084

LEGEND

	FOUND IRON MONUMENT, CAST IRON MONUMENT, AND SECTION CORNER (WR)		BURIED GAS LINE
	SET 1/2 INCH BY 1/4 INCH IRON PIPE WITH CAP STAMPED 45862 SET MAG NAIL		ROAD SIGN, STREET NAME SIGN, SIGNAL BOX, AND E911 SIGN
	SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE		TREE LINE
	SANITARY GRAVITY MAINLINE		BOUNDARY LINE
	SANITARY FORCE MAIN		ADJACENT DEED OR PLAT LINE
	STORM MANHOLE AND CATCH BASIN		ROAD RIGHT OF WAY LINE
	STORM SEWER GRAVITY MAINLINE		SECTION LINE
	POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER		QUARTER-QUARTER SECTION LINE
	BURIED ELECTRIC CABLE		PERMANENT EASEMENT LINE
	ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT		CHAIN LINK FENCE
	OVERHEAD POWER		MAJOR CONTOUR LINE AND LABEL
	BURIED CABLE TV CABLE		MINOR CONTOUR LINE AND LABEL
	FIBER OPTIC PEDESTAL AND SIGN		BITUMINOUS SURFACE
			CONCRETE SURFACE
			GRAVEL SURFACE
			BUILDING

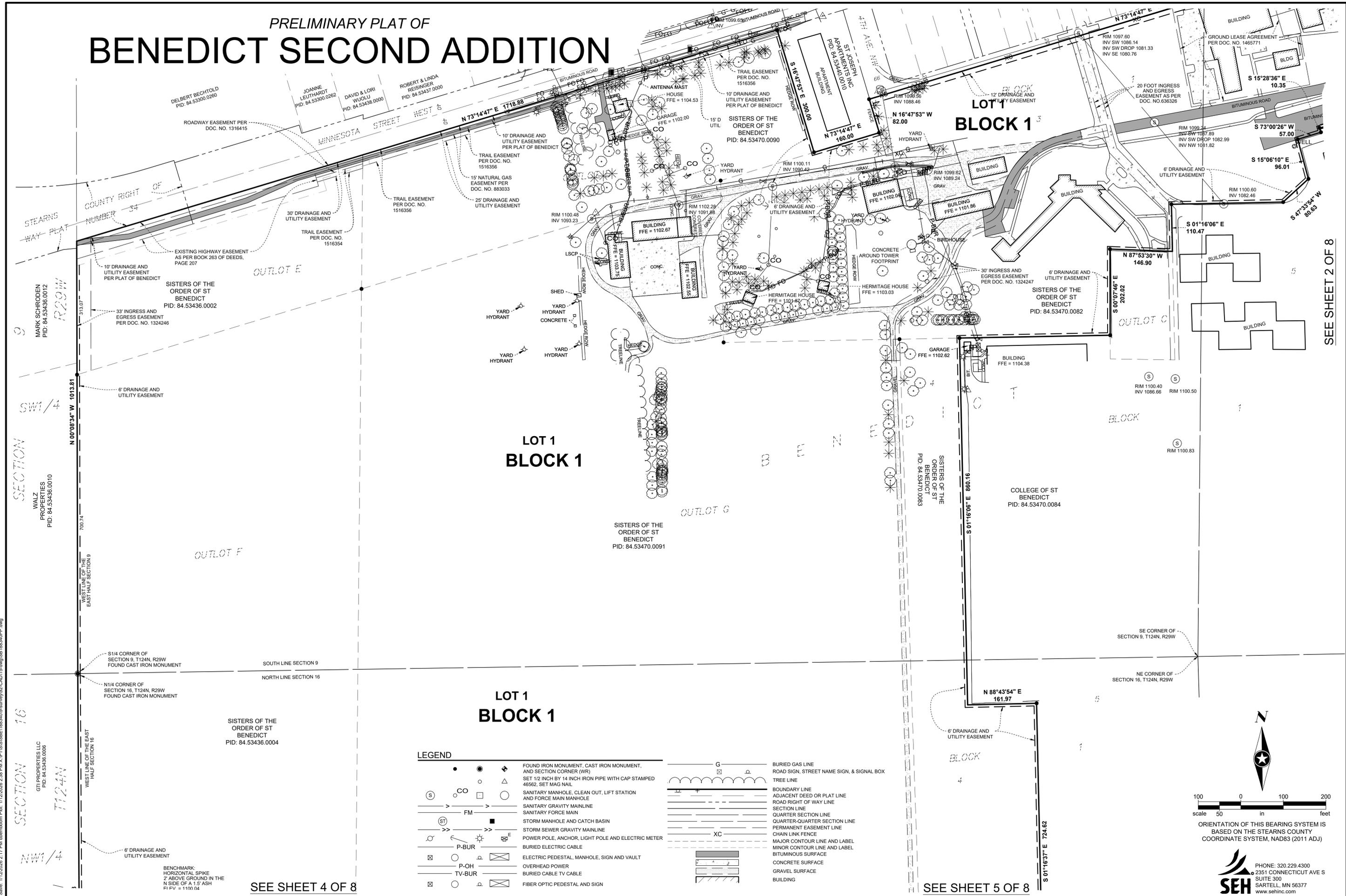
SEE SHEET 3 OF 7



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE STEARNS COUNTY COORDINATE SYSTEM, NAD83 (2011 ADJ)

SEH PHONE: 320.229.4300
2351 CONNECTICUT AVE S
SUITE 300
SARTELL, MN 56377
www.sehinc.com

PRELIMINARY PLAT OF BENEDICT SECOND ADDITION



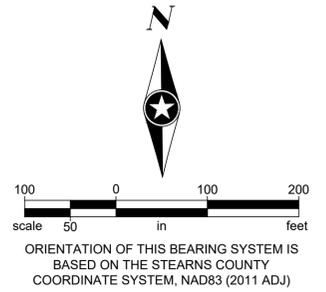
SEE SHEET 2 OF 8

SEE SHEET 4 OF 8

SEE SHEET 5 OF 8

LEGEND

	FOUND IRON MONUMENT, CAST IRON MONUMENT, AND SECTION CORNER (WR)
	SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP STAMPED 46562, SET MAG NAIL
	SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE
	SANITARY GRAVITY MAINLINE
	SANITARY FORCE MAIN
	STORM MANHOLE AND CATCH BASIN
	STORM SEWER GRAVITY MAINLINE
	POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER
	BURIED ELECTRIC CABLE
	ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT
	OVERHEAD POWER
	BURIED CABLE TV CABLE
	FIBER OPTIC PEDESTAL AND SIGN
	BURIED GAS LINE
	ROAD SIGN, STREET NAME SIGN, & SIGNAL BOX
	TREE LINE
	BOUNDARY LINE
	ADJACENT DEED OR PLAT LINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE
	PERMANENT EASEMENT LINE
	CHAIN LINK FENCE
	MAJOR CONTOUR LINE AND LABEL
	MINOR CONTOUR LINE AND LABEL
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE
	BUILDING



PHONE: 320.229.4300
2351 CONNECTICUT AVE S
SUITE 300
SARTELL, MN 56377
www.sehinc.com

Save: 1/12/2026 2:17 PM d:\bomom\Plot_112\2026_238_P.M.X:\PT\GIS\SEI\188340\9-survey\92-CAD\15-dwg\SEI188340PP.dwg

PRELIMINARY PLAT OF BENEDICT SECOND ADDITION

SEE SHEET 3 OF 8

SW1/4
SECTION 9
T124N R29W

OUTLOT F

SISTERS OF THE ORDER
OF ST BENEDICT
PID: 84.53436.0004

LOT 1
BLOCK 1

OUTLOT G

LEGEND	
	FOUND IRON MONUMENT, CAST IRON MONUMENT, AND SECTION CORNER (WR)
	SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP STAMPED 46562, SET MAG NAIL
	SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE
	SANITARY GRAVITY MAINLINE
	SANITARY FORCE MAIN
	STORM MANHOLE AND CATCH BASIN
	STORM SEWER GRAVITY MAINLINE
	POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER
	BURIED ELECTRIC CABLE
	ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT
	OVERHEAD POWER
	BURIED CABLE TV CABLE
	FIBER OPTIC PEDESTAL AND SIGN
	BURIED GAS LINE
	ROAD SIGN, STREET NAME SIGN, SIGNAL BOX, AND E911 SIGN
	TREE LINE
	BOUNDARY LINE
	ADJACENT DEED OR PLAT LINE
	ROAD RIGHT OF WAY LINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE
	PERMANENT EASEMENT LINE
	CHAIN LINK FENCE
	MAJOR CONTOUR LINE AND LABEL
	MINOR CONTOUR LINE AND LABEL
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE
	BUILDING

WEST LINE OF THE EAST HALF SECTION 9
700.74
SOUTH LINE SECTION 9
NORTH LINE SECTION 16

S1/4 CORNER OF SECTION 9, T124N, R29W FOUND CAST IRON MONUMENT
N1/4 CORNER OF SECTION 16, T124N, R29W FOUND CAST IRON MONUMENT

WEST LINE OF THE EAST HALF SECTION 16
WEST LINE OF THE EAST HALF SECTION 16

GTI PROPERTIES-LLC
PID: 84.53436.0006

BENCHMARK
HORIZONTAL SPIKE
2' ABOVE GROUND IN THE
N SIDE OF A 1.5' ASH
ELEV. = 1100.04

UNNAMED LAKE
OHW = 1097.0 FEET

N 00°20'49" W 1327.43

SHORE LINE
WETLAND

OUTLOT H

SISTERS OF THE ORDER
OF ST BENEDICT
PID: 84.53300.0326

LOT 1
BLOCK 1

OUTLOT H

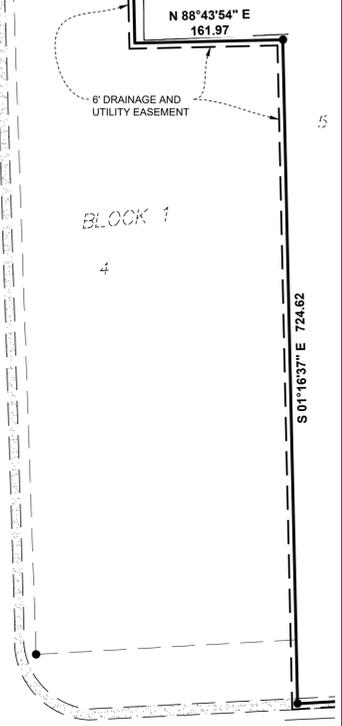
NW1/4
SECTION 16
T124N R29W

N 89°10'04" E 749.74

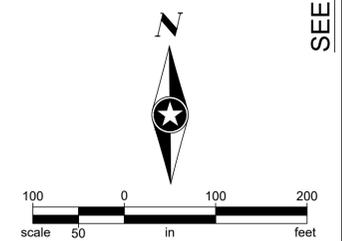
6" DRAINAGE AND UTILITY EASEMENT

SEE SHEET 6 OF 8

SEE SHEET 7 OF 8



SEE SHEET 5 OF 8



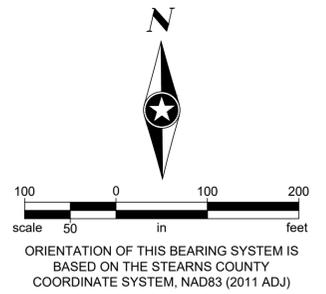
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE STEARNS COUNTY COORDINATE SYSTEM, NAD83 (2011 ADJ.)

PHONE: 320.229.4300
 2351 CONNECTICUT AVE S
 SUITE 300
 SARTELL, MN 56377
 www.sehinc.com

Save: 1/12/2026 2:17 PM d:\mboom\Plot_11/2/2026 2:38 PM X:\PT\GIS\SE\1883409\survey\92-CAD\15-dwg\SEI 188340PF.dwg

STATE HIGHWAY RIGHT OF WAY PLAT NO. 94 INTERSTATE HIGHWAY 94

PRELIMINARY PLAT OF BENEDICT SECOND ADDITION



SEE SHEET 3 OF 8

SEE SHEET 4 OF 8

SEE SHEET 6 OF 8

Save: 1/12/2026 2:17 PM d:\broom\Plot_1122026 2:38 PM X:\PT\GIS\BSE\1883409\survey\92-CAD\15-dwg\SEI 188340PF.dwg

OUTLOT F

OUTLOT G

OUTLOT H

**LOT 1
BLOCK 1**

N 88°43'54" E
161.97

6' DRAINAGE AND
UTILITY EASEMENT

SISTERS OF THE ORDER
OF ST BENEDICT
PID: 84.53470.0083

COLLEGE OF ST
BENEDICT
PID: 84.53470.0084

S 01°16'37" E 724.82

N 86°48'08" E 388.03

EAST LINE SECTION 16
WEST LINE SECTION 15

S 01°43'07" E 394.19

COLLEGE OF ST
BENEDICT
PID: 84.53470.0084

WETLAND

N 88°56'11" E 312.64

6' DRAINAGE AND
UTILITY EASEMENT

SISTERS OF THE ORDER
OF ST BENEDICT
PID: 84.53300.0327

COLLEGE OF ST BENEDICT
PID: 84.53300.0325

S 01°04'28" E 602.91
60 FT. WIDE EASEMENT
FOR BROAD ST
PAGE 183, DOC. NO. 407387

OUTLOT H

WETLAND

SISTERS OF THE ORDER
OF ST BENEDICT
PID: 84.53300.0326

OUTLOT H

S 89°04'34" W 305.88

SISTERS OF THE ORDER
OF ST BENEDICT
PID: 84.53470.0086

ANDREA MCCURDY
PID: 84.53532.0520

JEFFREY BUCKNER
PID: 84.53532.0533

FOXMORE HOLLOW

BLOCK 2

FOXMORE
WAY

2ND AVE. SW

LEGEND

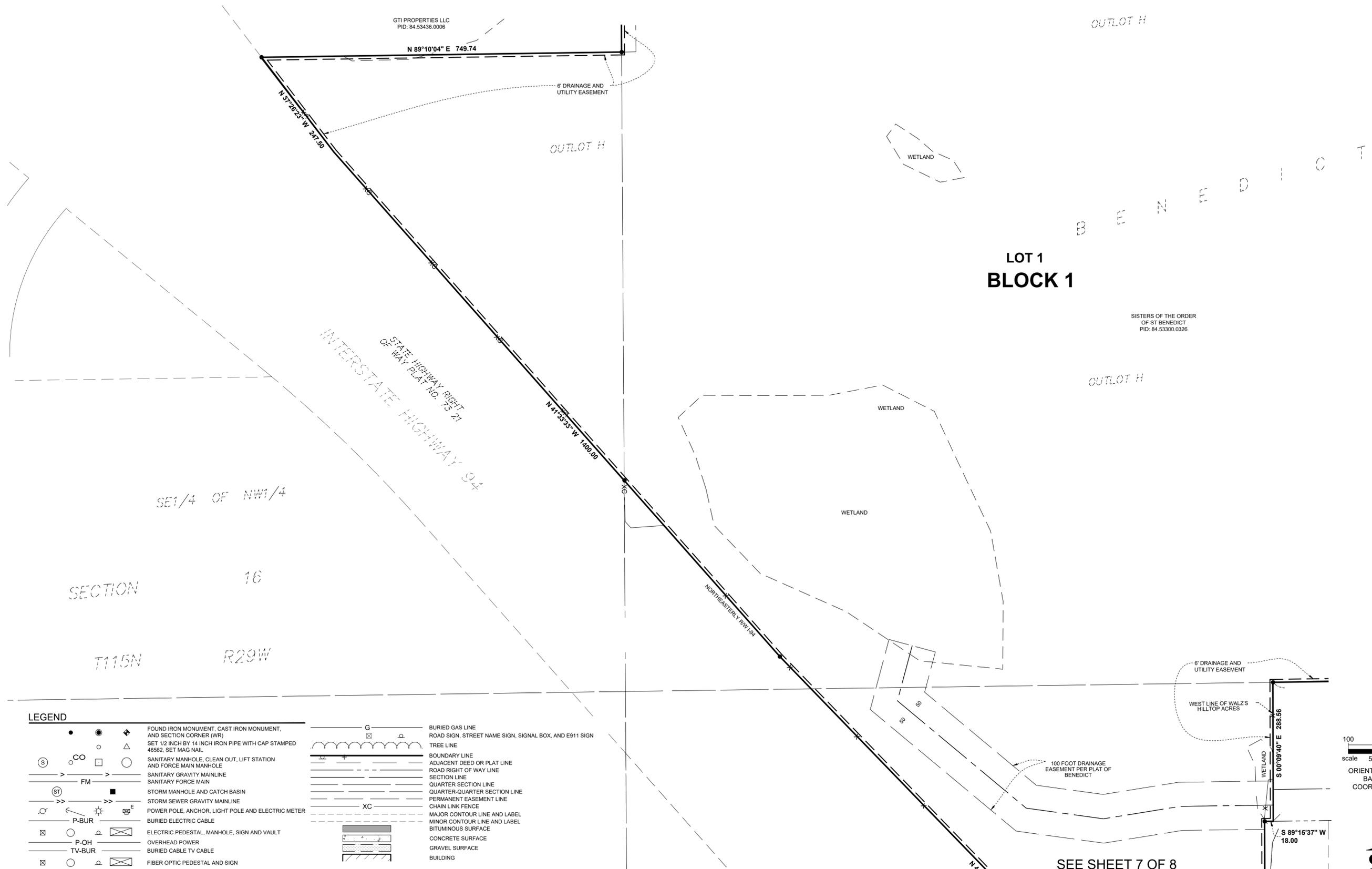
●	◆	FOUND IRON MONUMENT, CAST IRON MONUMENT, AND SECTION CORNER (WR)	— G —	BURIED GAS LINE
○	△	SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP STAMPED 46562, SET MAG NAIL	— Ω —	ROAD SIGN, STREET NAME SIGN, SIGNAL BOX, AND E911 SIGN
⊙	□	SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE	— T —	TREE LINE
— FM —	—	SANITARY GRAVITY MAINLINE	— B —	BOUNDARY LINE
—	—	SANITARY FORCE MAIN	— R —	ADJACENT DEED OR PLAT LINE
⊙ (ST)	—	STORM MANHOLE AND CATCH BASIN	— S —	ROAD RIGHT OF WAY LINE
—	—	STORM SEWER GRAVITY MAINLINE	— Q —	SECTION LINE
⊙	⊙	POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER	— R —	QUARTER SECTION LINE
— P-BUR —	—	BURIED ELECTRIC CABLE	— R —	QUARTER-QUARTER SECTION LINE
⊙	⊙	ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT	— P —	PERMANENT EASEMENT LINE
— P-OH —	—	OVERHEAD POWER	— C —	CHAIN LINK FENCE
— TV-BUR —	—	BURIED CABLE TV CABLE	— M —	MAJOR CONTOUR LINE AND LABEL
⊙	⊙	FIBER OPTIC PEDESTAL AND SIGN	— m —	MINOR CONTOUR LINE AND LABEL
			— C —	BITUMINOUS SURFACE
			— G —	CONCRETE SURFACE
			— G —	GRAVEL SURFACE
			— B —	BUILDING

SEE SHEET 7 OF 8



PRELIMINARY PLAT OF BENEDICT SECOND ADDITION

SISTERS OF THE ORDER
OF ST BENEDICT
PID: 84.53470.0091



SEE SHEET 5 OF 8

**LOT 1
BLOCK 1**

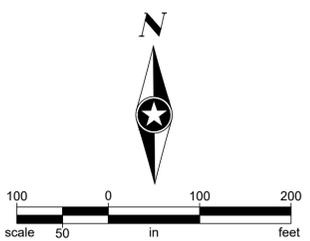
SISTERS OF THE ORDER
OF ST BENEDICT
PID: 84.53300.0026

SECTION 16
T115N R29W
SE1/4 OF NW1/4

STATE HIGHWAY RIGHT
OF WAY PLAT NO. 175 21
INTERSTATE HIGHWAY 94

LEGEND

	FOUND IRON MONUMENT, CAST IRON MONUMENT, AND SECTION CORNER (WR)		BURIED GAS LINE
	SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP STAMPED 4552, SET MAG NAIL		ROAD SIGN, STREET NAME SIGN, SIGNAL BOX, AND E911 SIGN
	SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE		TREE LINE
	SANITARY GRAVITY MAINLINE		BOUNDARY LINE
	SANITARY FORCE MAIN		ADJACENT DEED OR PLAT LINE
	STORM MANHOLE AND CATCH BASIN		ROAD RIGHT OF WAY LINE
	STORM SEWER GRAVITY MAINLINE		SECTION LINE
	POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER		QUARTER SECTION LINE
	BURIED ELECTRIC CABLE		QUARTER-QUARTER SECTION LINE
	ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT		PERMANENT EASEMENT LINE
	OVERHEAD POWER		CHAIN LINK FENCE
	BURIED CABLE TV CABLE		MAJOR CONTOUR LINE AND LABEL
	FIBER OPTIC PEDESTAL AND SIGN		MINOR CONTOUR LINE AND LABEL
			BITUMINOUS SURFACE
			CONCRETE SURFACE
			GRAVEL SURFACE
			BUILDING



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE STEARNS COUNTY
COORDINATE SYSTEM, NAD83 (2011 ADJ.)

PHONE: 320.229.4300
 2351 CONNECTICUT AVE S
 SUITE 300
 SARTELL, MN 56377
 www.sehinc.com

SEE SHEET 7 OF 8

Save: 1/12/2026 2:17 PM d:\mboom\Plot_112\2026_238_P.M.X:\PT\GIS\SE\1883409-survey\92-CAD\15-dwg\SE188340PF.dwg

BENEDICT SECOND ADDITION

SEE SHEET 6 OF 8

LOT 1 BLOCK 1

SISTERS OF THE ORDER
OF ST BENEDICT
PID: 84.53300.0326

OUTLOT H

B E N E D I C T

S 89°04'34" W 305.88

S 01°43'06" E 847.04
TO SECTION CORNER

SISTERS OF THE ORDER
OF ST BENEDICT
PID: 84.53470.0086

BENEDICT
BLOCK

AS FILED WIDE GAS EASEMENT
PAGE 192
BOOK 81 OF 192

FOXMORE HOLLOW
BLOCK

2ND AVE. SW

FOXMORE
WAY

6' DRAINAGE AND
UTILITY EASEMENT

$\Delta = 01^{\circ}06'35"$
 $R = 113.00$ $L = 2.19'$
 $CH. BRG. = S 44^{\circ}28'52" W$

SOUTH LINE SE 1/4 NE 1/4 SECTION 16

SOUTH LINE SE 1/4 NE 1/4 SECTION 16

S 89°11'17" W 1346.35

TO SECTION CORNER

S 89°11'18" W 1347.93

NORTH LINE
WALZ'S HILLTOP ACRES

S 00°09'40" E 288.86

DUANE & LAURA GREGORY
PID: 84.53945.0004

ELIZABETH SCHLOEMER
PID: 84.53945.0005

BRIAN & LINDA
JOHNSON
PID: 84.53945.0006

RANDALL & DEBORAH BUNNELL
PID: 84.53945.0007

JEREMY HENDRIKSON
PID: 84.53945.0047

CRAIG ETHEN
TRUST
PID: 84.53945.0048

RICHARD & AUDREY SCHROEDER
PID: 84.53945.0049

NORTHERN NATURAL
GAS CO.
PID: 84.53433.0068

NOT
PLATTED

6' DRAINAGE AND
UTILITY EASEMENT

WEST LINE OF WALZ'S
HILLTOP ACRES

100 FOOT DRAINAGE
EASEMENT PER PLAT OF
BENEDICT

S 89°15'37" W 18.00

S 00°09'40" E 374.99

N 89°15'37" E 18.00

S 00°09'40" E 343.77

EAST LINE
NW 1/4 SE 1/4

S 00°09'40" E 343.77

SECTION 16

T115N

R29W

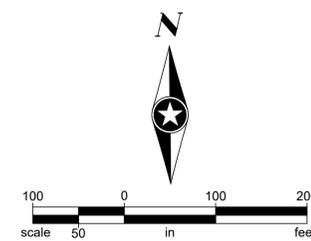
RANDALL BRODA
PID: 84.53434.0015

NOT PLATTED

NE 1/4 OF SE 1/4

LEGEND

●	FOUND IRON MONUMENT, CAST IRON MONUMENT, AND SECTION CORNER (WR)		BURIED GAS LINE
○	SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP STAMPED 46562, SET MAG NAIL		ROAD SIGN, STREET NAME SIGN, SIGNAL BOX, AND E911 SIGN
○	SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE		TREE LINE
○	SANITARY GRAVITY MAINLINE		BOUNDARY LINE
○	SANITARY FORCE MAIN		ADJACENT DEED OR PLAT LINE
○	STORM MANHOLE AND CATCH BASIN		ROAD RIGHT OF WAY LINE
○	STORM SEWER GRAVITY MAINLINE		SECTION LINE
○	POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER		QUARTER SECTION LINE
○	BURIED ELECTRIC CABLE		QUARTER-QUARTER SECTION LINE
○	ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT		PERMANENT EASEMENT LINE
○	OVERHEAD POWER		CHAIN LINK FENCE
○	BURIED CABLE TV CABLE		MAJOR CONTOUR LINE AND LABEL
○	FIBER OPTIC PEDESTAL AND SIGN		MINOR CONTOUR LINE AND LABEL
			BITUMINOUS SURFACE
			CONCRETE SURFACE
			GRAVEL SURFACE
			BUILDING

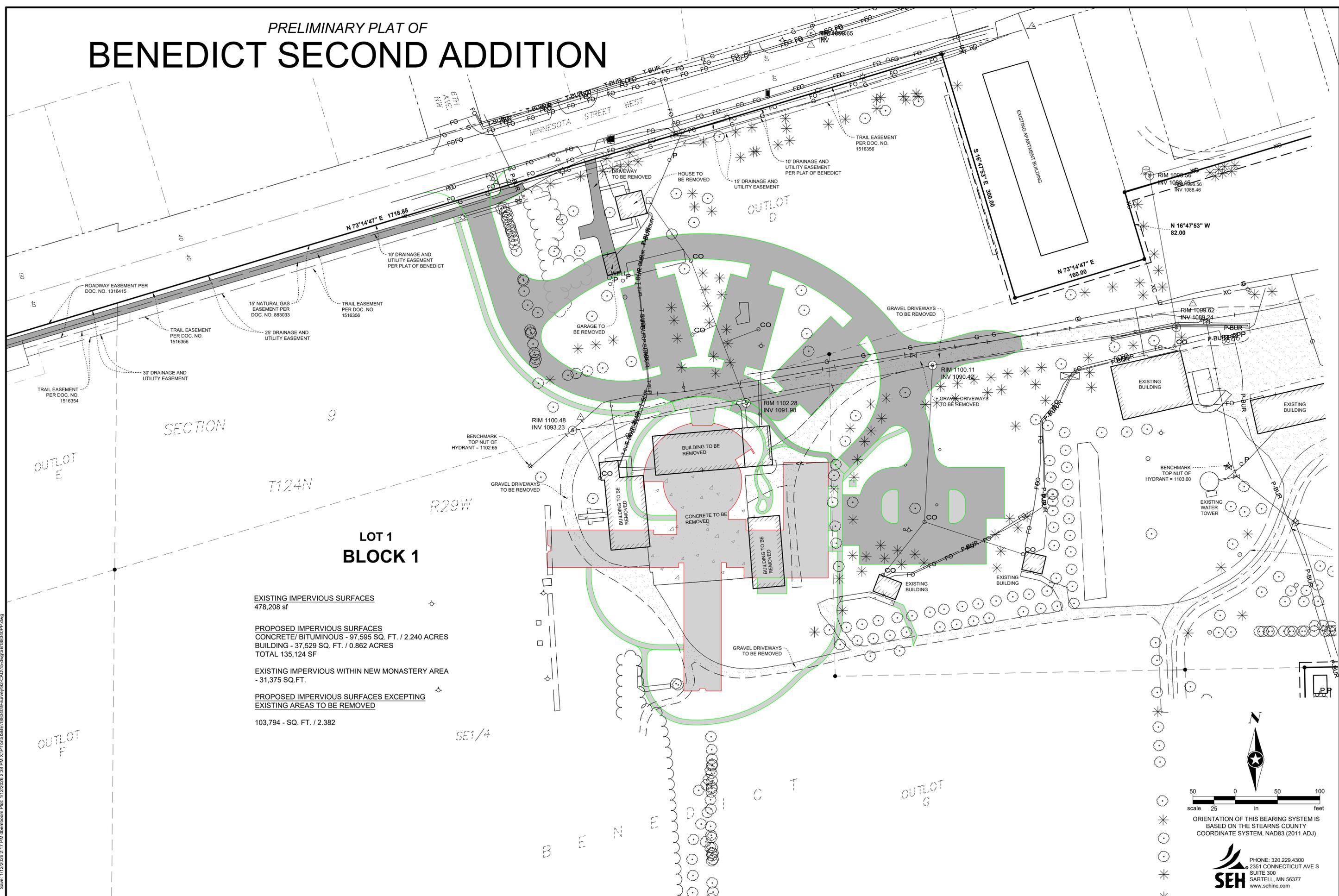


ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE STEARNS COUNTY
COORDINATE SYSTEM, NAD83 (2011 ADJ.)

PHONE: 320.229.4300
2351 CONNECTICUT AVE S
SUITE 300
SARTELL, MN 56377
www.sehinc.com

Save: 1/12/2026 2:17 PM d:\bomboom\Plot_112\2026_238_P\X:\PT\GIS\SE\1883409\survey\92\CAD\15-dwg\SE188340PF.dwg

PRELIMINARY PLAT OF BENEDICT SECOND ADDITION



SECTION 9

T124N

R29W

**LOT 1
BLOCK 1**

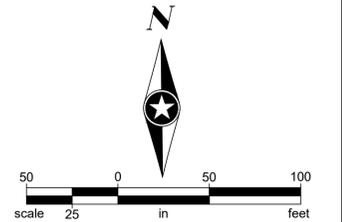
EXISTING IMPERVIOUS SURFACES
478,208 sf

PROPOSED IMPERVIOUS SURFACES
CONCRETE/ BITUMINOUS - 97,595 SQ. FT. / 2.240 ACRES
BUILDING - 37,529 SQ. FT. / 0.862 ACRES
TOTAL 135,124 SF

EXISTING IMPERVIOUS WITHIN NEW MONASTERY AREA
- 31,375 SQ.FT.

PROPOSED IMPERVIOUS SURFACES EXCEPTING
EXISTING AREAS TO BE REMOVED
103,794 - SQ. FT. / 2.382

SE1/4



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE STEARNS COUNTY
COORDINATE SYSTEM, NAD83 (2011 ADJ)

SEH
PHONE: 320.229.4300
2351 CONNECTICUT AVE S
SUITE 300
SARTELL, MN 56377
www.sehinc.com

Save: 1/12/2026 2:17 PM dbeboom Plot: 1/12/2026 2:38 PM X:\PT\SS\SB\1883409-survey\02-CAD\15-dwg\SB1883409PP.dwg

