



Application for Waiver of Subdivision Requirements

305 E Luverne St, PO Box 659
 Luverne, MN 56156
 (507) 449-2388
 www.cityofluverne.org

*Order 310131
 8/10/26*

Date of Request 01/23/2026

Application Fee **\$100**

Applicant Contact Information	Co-Applicant's Information, if applicable
Name Brett & Wendy Stegenga	Name
Mailing Address	Mailing Address
City, State, ZIP Luverne, MN 56156	City, State, ZIP
Phone	Cell Phone
E-Mail Address n/a	E-Mail Address
Property interest of Applicant(s) (Owner, etc.) Owner	Property interest of Applicant(s) (Spouse, Attorney, etc.)

Owner Information
Name(s) Brett & Wendy Stegenga Living Trust
Mailing Address
City, State, ZIP Luverne, MN 56156
Phone
E-Mail Address n/a
Is this property owned by a Land Trust? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please attach a list of all individuals holding an interest in said Trust.

General Information & Qualifications
<ul style="list-style-type: none"> For purposes of lot division, a property owner(s) or authorized on the owner's behalf may request a Waiver of the Subdivision Requirements. The section of the Luverne City Code that discusses Waiver of Subdivisions is Chapter 152, Sec. 152.04. The Luverne City Code is available online at http://www.cityofluverne.org The length of the process may vary, could take between 3-6 weeks. Permits will not be issued/Warranty deed will not be recorded for a site until the Waiver of Subdivision resolution is filed at Rock County.

Is the property platted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are all lots within the same subdivision? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Would the result(s) of the subdivision create any non-conforming lots? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Submittal Requirements

- A letter requesting the City to process a Waiver of Subdivision and Rock County to record the Waiver of Subdivision and to assign the appropriate Parcel Identification Numbers to all properties. The letter must be signed by all property owners affected.
- Completed and Signed Application Form
- Payment of the application fee (check payable to the City of Luverne) in the amount of \$100.
- One digital (pdf), or three 3' x 2' "mylars" and one 11" x 17" reduction of the certificate of survey of the lot or lots to be divided or consolidated shall be submitted. The survey must show the dimensions, legal descriptions and lot areas of both the existing lots and the proposed lots.

Property Information

Address/Location of Subject Site: Bare Land

Parcel ID of Location: 06-0114-100

Zoning: Agricultural

Will the divided property be conveyed? Yes No

If conveying property and upon approval of the request, projected closing date: 03/02/2026

Name, Address and Phone Number of New Property Owner(s):

Comex Holdings, LLC, Attn: Brett Stegenga, 1059 100th Ave., Luverne, MN 56156, 507-920-7292

CERTIFICATION BY THE APPLICANT

I/We hereby request that the property on the attached certificate of survey be divided. We, the undersigned, owners of property, as shown on the attached diagram, pursuant to the applicable statutes of Minnesota, state that to the best of their knowledge, it is in the best interests of the City and the abutting property owners that said property be divided. In consideration of the lot division, the undersigned severally waives and releases the City from any and all claims, demands, actions or causes of action of every kind and nature for damages to their real estate arising out of, resulting from, or incidental to the said lot division.

DocuSigned by:

Brett Stegenga

2/10/2026

Property Owner Signature

Date

Signed by:

Wendy Stegenga

2/7/2026

Property Owner Signature

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Luverne
 City Clerk
 PO Box 659
 305 E Luverne Street
 Luverne, MN 56156
 Phone: 507-449-9898
 Email: jmead@cityofluverne.org

Waiver of Subdivision Requirements Processing Procedures *(for office use only)*

Step 1
Date application received/staff initials:
Date application fee paid:
Date of City Clerk review:
Date of Building/Zoning Official review:
Date of Public Works/Public Utility review:

Step 2	
Are there easements that need to be vacated? Yes <input type="checkbox"/> No <input type="checkbox"/>	If "Yes" a petition should be filed
Do new easements need to be dedicated? Yes <input type="checkbox"/> No <input type="checkbox"/>	If "Yes" an easement needs to be drafted
Does a new address need to be assigned? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Does the new property need a curb cut? Yes <input type="checkbox"/> No <input type="checkbox"/>	If "Yes" check access guidelines
Are there existing or pending assessments? Yes <input type="checkbox"/> No <input type="checkbox"/>	If "Yes" decide split

Step 3
<input type="checkbox"/> City Clerk draft proposed resolution
City Council meeting date:
<input type="checkbox"/> If approved, City Clerk prepare certified copy of the resolution and request recording fee check
Date recording delivered to Rock County:
Date recording received from Rock County:
New parcel ID(s), if applicable:
New address(es), if applicable:
Date of utility billing review:
Date recording mailed to applicant:

January 23, 2026

Mayor and City Council
City of Luverne, Minnesota
City Hall
PO Box 659
Luverne, MN 56156

**RE: BRETT & WENDY STEGENGA LIVING TRUST TO COMEX HOLDINGS, LLC-
REQUEST FOR WAIVER FROM THE PROVISIONS OF CODE CHAPTER 12**

Dear Mayor and City Council:

Please be advised that the Brett & Wendy Stegenga Living Trust is the owner of the following described real estate located in the County of Rock, State of Minnesota:

Parcel A

See attached legal description - Exhibit A

That the Brett & Wendy Stegenga Trust has entered into a Purchase Agreement with Comex Holdings LLC, to convey the following described real estate located in the County of Rock, State of Minnesota:

Parcel B

See attached legal description - Exhibit B

This conveyance will result in the subdivision of the first described tract and, as a result, Comex Holdings LLC will take ownership of Parcel B.

That it is the intention of Comex Holdings LLC to purchase and acquire said Parcel B for the purpose of renting to an existing tenant who operates a seed business and for additional shop space. Brett Stegenga is currently the sole owner of Comex Holdings, LLC.

That the parcel remaining in the ownership and possession of the Brett & Wendy Stegenga Living Trust will not be adversely affected by the conveyance and will continue to meet all provisions of the City Code.

Where, the undersigned believe that there are no special issues that need to be addressed for purposes of this conveyance and that there are no special planning or development issues that would affect the property retained by the undersigned or to be conveyed herein because of the characteristics of the immediate area.

Wherefore, the undersigned respectfully request that the City Council grant a waiver from the

provisions of Luverne City Code Chapter 12.

Respectfully submitted,

DocuSigned by:

Brett Stegenga

DD4F051E6A10483...

Signed by:

Wendy Stegenga

DD4F051E6A10483...

The Brett & Wendy Stegenga Trust & Comex Holdings, LLC

PARCEL A

The Northwest Quarter (NW1/4) and all that part of the Southwest Quarter (SW1/4) lying North of the Worthington and Sioux Falls Railroad right-of-way, all in Section Seventeen (17), Township One Hundred Two (102) North, Range Forty-five (45) West of the 5th P.M., Rock County, Minnesota, except for a Tract therein described as follows:

Commencing at the Northwest corner of Section Seventeen (17); thence South 00 degrees 02 minutes 07 seconds West (Geodetic Bearing) along the West line of the Northwest Quarter of said Section a distance of 402.38 feet to the point of beginning; thence continuing South 00 degrees 02 minutes 07 seconds West along said West line a distance of 612.05 feet; thence South 89 degrees 56 minutes 00 seconds East a distance of 40.00 feet to an iron stake; thence continuing South 89 degrees 56 minutes 00 seconds East a distance of 339.77 feet to an iron stake; thence North 00 degrees 09 minutes 05 seconds East a distance of 613.00 feet to an iron stake; thence South 89 degrees 55 minutes 27 seconds West a distance of 341.02 feet to an iron stake; thence continuing South 89 degrees 55 minutes 27 seconds West a distance of 40.00 feet to said point of beginning. Subject to easements of record, if any.

PARCEL B

A Tract in the Northwest Quarter (NW1/4) of Section Seventeen (17), Township One Hundred Two (102) North, Range Forty-five (45) West of the 5th P.M., Rock County, Minnesota, described as follows: Commencing at the Northwest corner of said Northwest Quarter (NW1/4); thence South 00 degrees 02 Minutes 07 Seconds West along the West line of said Northwest Quarter (NW1/4) a distance of 1,858.93 feet to the point of beginning; thence continuing South 00 degrees 02 Minutes 07 Seconds West along the West line of said Northwest Quarter (NW1/4) a distance of 363 feet; thence East and parallel to the North line of said Northwest Quarter (NW1/4) a distance of 480 feet; thence North and parallel to the West line of said Northwest Quarter (NW1/4) a distance of 363 feet; thence West a distance of 480 feet to the point of beginning.