



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**\*\* HEARING DATE AND LOCATION \*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**Applicant:** City of Frazee  
PO Box 387  
Frazee, MN 56544

**Project Location:** TBD Park Rd Frazee, MN 56544

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance from the required 300-foot lake frontage requirement contained in Table 8-6 of the zoning ordinance.

LEGAL LAND DESCRIPTION: Tax ID number: 03.7033.000; Eagle Lake  
Section 33 Township 138 Range 040; 33-138-40 PT GOVT LOT 5: COMM NW COR SE1/4, W 20RDS (330'), S 20RDS (330'), W 40RDS (660'), N 300' TO LK, N AL LK 185', E 475' TO POB.; Burlington Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2021-221

### Property and Owner Review

Parcel Number(s): **037033000**

Owner: **CITY OF FRAZEE**

Township-S/T/R: **BURLINGTON-33/138/040**

Mailing Address:

Site Address: **TBD**

**CITY OF FRAZEE**

**PO BOX 387**

Lot Recording Date: **Prior to 1971**

**FRAZEE MN 56544-0387**

Original Permit Nbr: **VAR2021-85240**

Legal Descr: **33-138-40 PT GOVT LOT 5: COMM NW COR SE1/4, W 20RDS (330'), S 20RDS (330'), W 40RDS (660'), N 300' TO LK, N AL LK 185', E 475' TO POB.**

### Variance Details Review

Variance Request Reason(s):

- ☐ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **The City of Frazee requests a variance from the 300 foot lake frontage requirement contained in Table 8-6 of the zoning ordinance. If approved, the request would enable the City to place four seasonal campsites at Eagle Lake Park (pending the subsequent approval of a conditional use permit), which would provide the City with a steady revenue source to help maintain and enhance Eagle Lake Park, as well as other City-owned parks, for the benefit of the public.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **16.3**

Proposed Imp. Surface Coverage: **18.8**

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **The request is in harmony with the purposes of the zoning ordinance, as outlined in section one of the ordinance. The City of Frazee believes that its parks are important to the quality of life of Becker County residents. If approved, the request would enable the City to place four seasonal campsites at Eagle Lake Park (pending the subsequent approval of a conditional use permit), which would provide the City with a steady revenue source to help maintain and enhance Eagle Lake Park, as well as other City-owned parks. Without this revenue, budgetary constraints are expected to make it increasingly more difficult for the City to properly care for and improve its park system. As an alternative to adding campsites, the City has considered selling Eagle Lake Park. The City contacted the Minnesota DNR and Becker County about purchasing the park for its appraised value. Both entities had no interest in purchasing the property. Based upon input from Eagle Lake residents and other community members at the August 12, 2019, City Council meeting, the public is overwhelmingly against the sale of the park to a**



private buyer, as this would undoubtedly eliminate the lone public access to the lake.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **As previously mentioned, the variance would provide the City of Frazee with the opportunity to add four seasonal campsites at Eagle Lake Park, which would provide the City with a defined revenue source to help support its park system for the benefit of the public.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **The property is currently utilized as a public park. The area north of Park Road (lakeside) offers several recreational amenities, including a public access, swimming beach, playground, and picnic shelters. The area south of Park Road (non-lakeside) is maintained as a mowed green space. The City believes that the addition of four seasonal campsites to the non-lakeside portion of the property is reasonable as it would not interfere with the other recreational amenities in the park and would provide the City with revenue to help maintain and enhance Eagle Lake Park and its other parks.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The property, which was platted and purchased by the City decades before the adoption of the Becker County zoning ordinance, has a unique shape. While the property is relatively large in area (4.5 acres), the lake frontage is limited to 245 feet. Based upon the division factors contained in the zoning ordinance, the City has sufficient land area to accommodate four campsites; these sites would be located on the south side (non-lakeside) portion of the property. Additionally, the property is owned by the City of Frazee and is used as a park for the benefit of Becker County residents.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The variance would preserve the essential character of the locality. The property is already utilized as a park and is frequently used by the public. The City believes that the addition of four seasonal campsites would not alter the character of the park. Furthermore, the trees on the property and surrounding area would minimize the visibility of the campsites from adjacent properties; the nearest residence would be 300 feet away from the campsites. Additionally, the proposed campsites would be located at least 285 feet from the lake (far further than neighboring homes) and the campsites would not create any additional runoff to Eagle Lake; the proposed campsite area drains away from the lake to the south.**



# City of Frazee - Eagle Lake Park Proposed Seasonal Campsite Layout

50 25 0 50 Feet



Eagle Lake

Parcel Boundary  
(Parcel #037033000/4.5 ac)

Public Beach

245 ft of lake frontage

Public Access

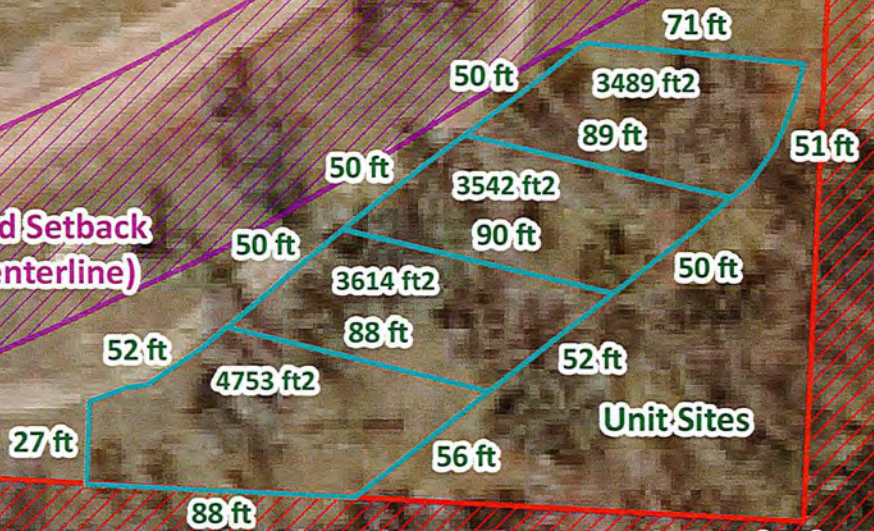
Picnic Shelter

Playground

Parking

Picnic Shelter

Township Road Setback  
(66 ft from centerline)



Unit Sites

Property Line Setback  
(40 ft)



## **City of Frazee – Eagle Lake Park Proposed Campsite**

**Proposal:** The City seeks to add four seasonal campsites to Eagle Lake Park.

**Variance Request:** The City requests a variance from the 300 foot lake frontage requirement contained in Table 8-6 of the zoning ordinance.

### **Is the variance in harmony with the purposes and intent of the ordinance? Explain.**

Yes. The request is in harmony with the purposes of the zoning ordinance, as outlined in section one of the ordinance. The City of Frazee believes that its parks are important to the quality of life of Becker County residents. If approved, the request would enable the City to place four seasonal campsites at Eagle Lake Park (pending approval of a conditional use permit), which would provide the City with a steady revenue source to help maintain and enhance Eagle Lake Park, as well as other City-owned parks. Without this revenue, budgetary constraints are expected to make it increasingly more difficult for the City to properly care for and improve to its park system. As an alternative to adding campsites, the City has considered selling Eagle Lake Park. Both the Minnesota DNR and Becker County have expressed an unwillingness to purchase the park for its appraised value. Based upon input from Eagle Lake residents and other community members, the public is overwhelmingly against the sale of the park to a private buyer, as this would undoubtedly eliminate the lone public access to the lake.

### **Is the variance consistent with the Becker County Comprehensive Plan? Explain.**

Yes. As previously mentioned, the variance would provide the City of Frazee with the opportunity to add four seasonal campsites at Eagle Lake Park, which would provide the City with a defined revenue source to help support its park system for the benefit of the public.

### **Does the proposal put the property to use in a reasonable manner? Explain.**

Yes. The property is currently utilized as a park. The area north of Park Road (lakeside) offers several recreational amenities, including a public access, swimming beach, playground, and picnic shelters. The area south of Park Road (non-lakeside) is maintained as a mowed green space. The City believes that the addition of four seasonal campsites to the non-lakeside portion of the property is reasonable as it would not interfere with the other recreational amenities in the park and would provide the City with revenue to help maintain and enhance Eagle Lake Park and its other parks.

### **Are there circumstances unique to the property? Explain.**

Yes. The property, which was platted and purchased by the City decades before the adoption of the Becker County zoning ordinance, has a unique shape. While the property is relatively large in area (4.5 acres), the lake frontage is limited to 245 feet. Based upon the division factors contained in the ordinance, the City has sufficient land area to accommodate four sites; these sites would be located on the south side (non-lakeside) portion of the property. Additionally, the property is owned by the City of Frazee and is used as a park for the benefit of Becker County residents.



**Will the variance maintain the essential character of the locality? Explain.**

Yes. The variance would preserve the essential character of the locality. The property is already utilized as a park and is frequently used by the public. The City believes that the addition of four seasonal campsites would not alter the character of the park. Furthermore, the trees on the property and surrounding area would minimize the visibility of the campsites from adjacent properties. Additionally, the proposed campsites would be located at least 285 feet from the lake (far further than neighboring homes) and the campsites would not create any additional runoff to Eagle Lake; the proposed campsite area drains away from the lake to the south.



Proposed Campsite Area looking East





Proposed Campsite Area looking South



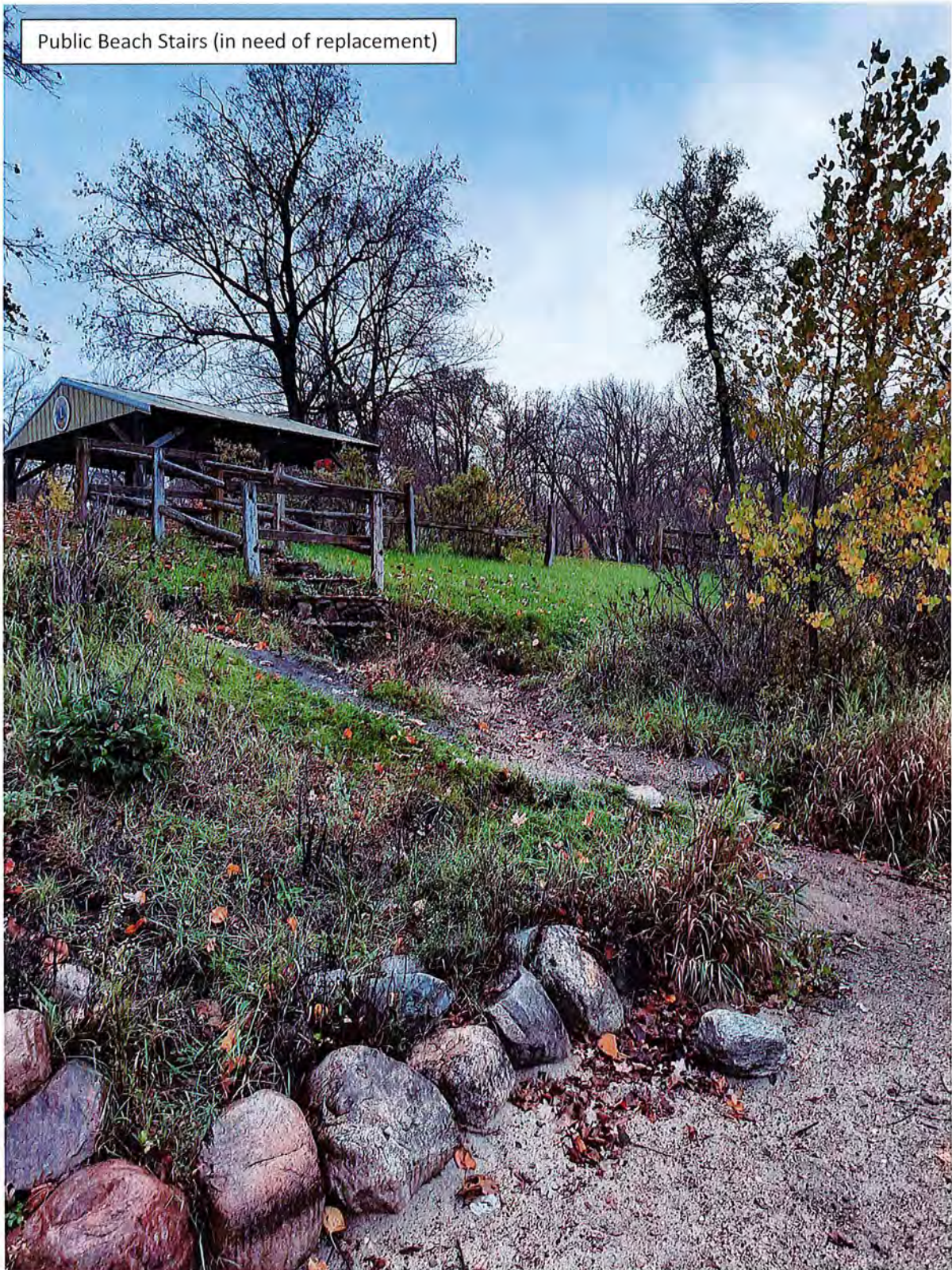


Proposed Campsite Area looking West





Public Beach Stairs (in need of replacement)





Public Playground (in need of new curbing and pea rock)






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 Becker County Parcel Information
 

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[Values & Taxes](#)  
 [Land Info](#)  
 [Yard Items](#)

[New Search](#)

Summary	
Parcel Number:	037033000 <a href="#">GIS Map</a> 
Property Address:	
Owner Name:	CITY OF FRAZEE
Owner Address:	PO BOX 387 FRAZEE MN 56544-0387
Legal Description:	Section 33 Township 138 Range 040 33-138-40 PT GOVT LOT 5: COMM NW COR SE1/4, W 20RDS (330'), S 20RDS (330'), W 40RDS (660'), N 300' TO LK, N AL LK 185', E 475' TO POB.

Valuation & Taxation <a href="#">top</a> 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$17,600	\$10,400	\$10,500
Estimated Land Value	\$133,000	\$111,300	\$110,700
Estimated Machinery Value			
Total Estimated Value	\$150,600	\$121,700	\$121,200
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value			
Tax Details - <i>please see statement</i>			
Total Tax Levied			
Total Payments			

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span>top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	Muni Srv Ent - Non-Homestead	\$150,600

Land Information <span>top ▲</span>			
<b>*NOTICE*</b> Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
4.5	185		4.496
Description		Flags	Size
030203 EAGLE LAKE SITE			1 UT
030204 FF-EAGLE LAKE-GOOD			185 FF
999997 LAKE SHORE NO VALUE			1.306 AC
039501 BLDG SITE ACRE			3.19 AC

Yard Items <span>top ▲</span>	
Yard Item # 1 details:	
Descr	Shed
Year Built	1990
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	4.00



Length	4.00
Area	16 Square Feet
Yard Item # 2 details:	
Descr	Paving - Asphalt
Year Built	2009
Item Count	1
Condition	Normal
Paving Type	Asphalt Road
Quantity	1,632 Square Feet
Pricing	Average
Lighting	None
Yard Item # 3 details:	
Descr	Fencing - Wood
Year Built	2009
Item Count	1
Condition	Normal
Height	4
Fence Pricing	Average
Quantity	178 Lineal Feet
Gate Pricing	Average
Gates	0 Lineal Feet
Yard Item # 4 details:	
Descr	Picnic Shelter
Year Built	1900
Item Count	1
Condition	Normal
Type	Open Sides
Pricing	Average



Width	0.00
Length	0.00
Quantity	400 Square Feet
Yard Item # 5 details:	
Descr	Picnic Shelter
Year Built	1900
Item Count	1
Condition	Normal
Type	Open Sides
Pricing	Average
Width	0.00
Length	0.00
Quantity	400 Square Feet



411183

3

City of Frazee  
Legal pg 2-3

## BOUNDARY LINE AGREEMENT

This agreement, made and entered into the day and year set opposite the signatures of the parties hereto, and by and between Julie Haberman and Douglas Haberman wife and husband, hereinafter called "Haberman", and the City of Frazee, hereinafter called "Frazee".

## RECITALS

## I.

That Haberman is the owner in fee of the following described real property in Becker County, Minnesota, to-wit:

That part of Government Lot 5 of Section 33, Township 138 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the Southwesterly corner of Lot 6 of EAGLE LAKE PARK, said plat is on file and of record in the office of the Recorder of said County; thence North 69 degrees 35 minutes 50 seconds East 300.37 feet on an assumed bearing along the southerly lines of Lot 6, 5, 4, 3, 2, and 1 of said EAGLE LAKE PARK to an iron monument at the southeasterly corner of said Lot 1, said point is the point of beginning; thence South 00 degrees 08 minutes 44 seconds West 616.66 feet along the easterly line of a Dedicated Roadway according to said EAGLE LAKE PARK to an iron monument; thence continuing South 06 degrees 08 minutes 44 seconds West 34.23 feet along the easterly line of said Dedicated Roadway and its southerly extension to the centerline of an existing public road; thence easterly along the centerline of said existing public road on a curve concave to the south, having a central angle of 03 degrees 35 minutes 30 seconds and a radius of 3100.00 feet, for a distance of 194.33 feet (chord bearing South 72 degrees 35 minutes 37 seconds East) to a point hereinafter referred to as Point A; thence North 01 degree 18 minutes 49 seconds East 34.66 feet to an iron monument; thence continuing North 01 degree 18 minutes 49 seconds East 40.72 feet to an iron monument; thence continuing North 01 degree 18 minutes 49 seconds East 114.43 feet to an iron monument; thence continuing North 01 degree 18 minutes 49 seconds East 80.54 feet to an iron monument; thence North 00 degrees 01 minute 05 seconds East 127.17 feet to an iron monument; thence North 01 degree 07 minutes

603-6330-0  
603-6330-00

Charge ☒  
Paid ☒  
Numerical ☒  
Tract ☒  
Grantor ☒  
Grantee ☒  
Compared ☒

1-1-10



46 seconds East 310.00 feet to an iron monument; thence North 89 degrees 31 minutes 36 seconds West 196.10 feet to the point of beginning. The above described tract contains 2.98 acres.

SUBJECT TO an easement for public road purposes over, under and across the southerly 33.00 feet of the above described tract, said 33.00 feet is measured at a right angle to and is parallel with the centerline of said existing public road.

AND SUBJECT TO an easement for public road purposes over, under and across that part of the above tract as described as follows:

Beginning at an iron monument at the afore mentioned point of beginning; thence South 00 degrees 08 minutes 44 seconds West 47.12 feet along the easterly line of said Dedicated Roadway; thence North 64 degrees 14 minutes 00 seconds East 106.57 feet; thence North 89 degrees 31 minutes 36 seconds West 95.86 feet to the point of beginning of said public road easement.

AND SUBJECT TO an easement for driveway purposes over, under and across that part of the above tract described as follows:

Beginning at the afore mentioned Point A; thence North 01 degree 18 minutes 49 seconds East 34.66 feet to an iron monument; thence continuing North 01 degree 18 minutes 49 seconds East 40.72 feet to an iron monument; thence South 58 degrees 31 minutes 31 seconds West 94.16 feet to the centerline of said existing public road; thence easterly along the centerline of said existing public road to the point of beginning and said driveway easement.

## II.

That the City of Frazee is the owner in fee of the following described real property in Becker County, Minnesota, to-wit:

Beginning at a point three hundred thirty feet (330) feet West of the Northwest corner of the South East Quarter (SE1/4) of Section thirty-three (33) Township One Hundred thirty-eight (138) North of Range forty (40) West, thence running South on a line running parallel with the west line of the South East quarter (SE1/4) of the aforesaid Section thirty-three (33), a

E 03.03.51 200



distance of three hundred thirty feet (330 ft.) thence West six hundred twenty feet (620 ft.), thence North a distance of two hundred thirty three feet (233 ft.) to the shore of Eagle Lake, thence along the South shore of Eagle Lake in a northeasterly direction one hundred eighty-four and one half feet (184-1/2 ft.) to a point directly west of place of beginning, thence to the place of beginning, a distance of four hundred seventy-five and one half feet (475-1/2 ft.). It is understood that the said tract of ground contains approximately four and one half acres, more or less, according to the survey thereof made by one D. W. Watt and his assistants on the thirteenth day of August one thousand nine hundred and thirty-six (1936); said boundary lines and corners indicated by stakes placed by the said D. W. Watt.

### III.

That the tracts of land above described share a common boundary line which Haberman and Frazee have jointly and definitely agreed that the location of which is described as follows:

Commencing at a found iron monument which designates the southwesterly corner of Lot 6 of Eagle Lake Park, said plat is on file and of record in the office of the Recorder of Becker County, Minnesota; thence North 69 degrees 35 minutes 50 seconds East 300.37 feet on an assumed bearing along the southerly lines of Lots 6, 5, 4, 3, 2, and 1 of said EAGLE LAKE PARK to an iron monument at the southeasterly corner of said Lot 1, said point is the point of beginning of the boundary line to be described; thence South 89 degrees 31 minutes 36 seconds East 155.10 feet to an iron monument and said boundary line there terminates.

### IV.

Now, therefore, Julie Haberman and Douglas Haberman, wife and husband, for themselves, their heirs, successors and assigns hereby convey and quit claim unto the City of Frazee, a municipal corporation, all of their right, title, and interest in and to all of that part of the above described property lying northerly of the boundary line described in paragraph III above.

Further, the City of Frazee, a municipal corporation under the laws of the State of Minnesota, for itself, its successors and assigns, does hereby



convey and quit claim unto Julie Haberman and Douglas Haberman all of its right, title and interest in and to the property above described lying southerly of the boundary line described in paragraph III above.

V.

It is mutually agreed by and between the parties hereto that all of the covenants and agreements contained herein shall run with the land described above and shall extend to and bind the heirs, executors, administrators and assigns of the respective parties hereto. The parties further agree that this agreement shall convey after acquired title, if any.

IN TESTIMONY WHEREOF, the parties have signed this agreement the day and year set forth opposite their signatures below.

Date: 1-13-95

Julie Haberman  
Julie Haberman

Date: 1-13-95

Douglas Haberman  
Douglas Haberman

CITY OF FRAZEE, a Municipal  
Corporation

Date: 12/7/94

Robert L. Wikstrom

By:

Its: Mayor

Date: 12/7/94

Cheri Osterman

By:

Its: Clerk-Treasurer

RECEIPT # 48002  
BECKER COUNTY  
DEED TAX  
AMOUNT \$ 1.65

No delinquent taxes and transfer entered this  
18th day of January 1995  
Keith H. Brakken  
County Auditor, Becker Co.

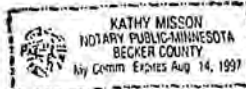
By mt Deputy  
E 03-0033-000



STATE OF MINNESOTA )  
 )ss  
COUNTY OF BECKER )

On this 13 day of <sup>January</sup>~~December~~, 1995, before me, a Notary Public, within and for said County and State, personally appeared Julie Haberman and Douglas Haberman, wife and husband, to me known to be the persons described herein, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed as such.

Kathy Misson  
Notary Public



Kathy Misson 8/14/97

STATE OF )  
 )ss  
COUNTY OF )

On this 7 day of December, 1994, before me, a Notary Public within and for said County, personally appeared Donald F. Frazee and Teri Gustafson to me known, who, being by me duly sworn did say that they are the owners and residents of the City of Frazee, and that said instrument was signed on behalf of said City of Frazee.

Virginia H. McDougall  
Notary Public  
My commission expires: Sept 4, 1997

Virginia H. McDougall 9/4/97

Drafted by Thorwaldsen Law Office, Detroit Lakes, MN

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
Microfilm No. 411183  
Date JAN 19 1995 2:00 PM  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder  
M. M. Martenson  
Dply for Co. Recorder





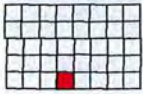
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:3,380	Date: 10/4/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County

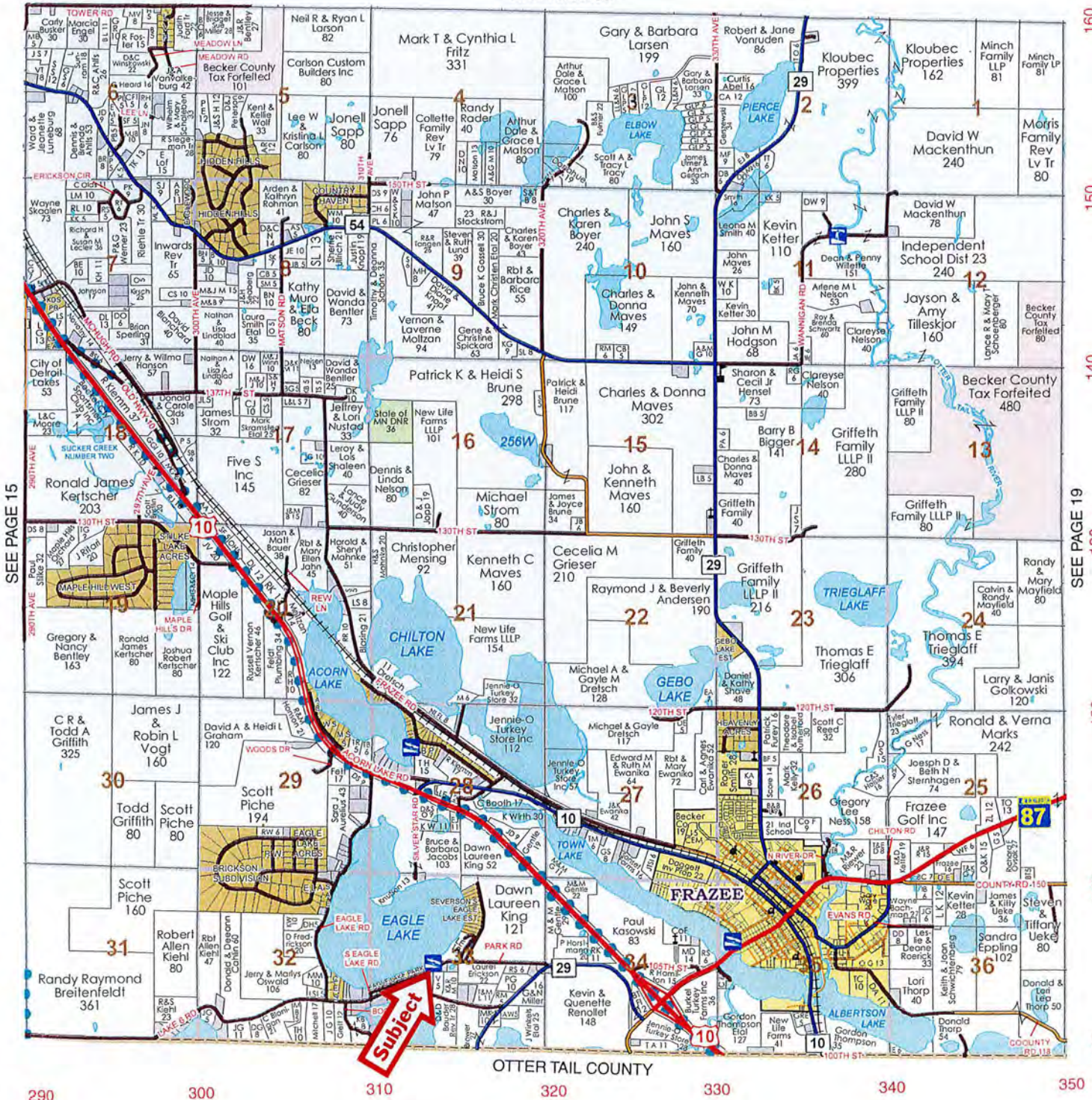






## Township 138N - Range 40W

SEE PAGE 33







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

915 Lake Ave Detroit Lakes, MN 56501

**Applicant:** Kevin H. Kylo & Kimberly H. Kylo  
15287 7<sup>th</sup> St SE  
Blanchard, ND 58009

**Project Location:** 22019 Co Hwy 32 Rochert, MN

#### APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Request a variance to construct an addition to an existing non-conforming dwelling and a deck to be located at seventy-seven (77) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake.
- 2.) Request a variance to construct an addition to an attached garage to be located at thirty-four (34) feet from the county road ROW, deviating from the required setback of forty-five (45) feet from a dedicated county road ROW within the shoreland district, all due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 16.0248.000; Cotton Lake  
Section 34 Township 140 Range 040; BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8; Holmesville Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



## Variance Application Review

Permit # VAR2021-183

### Property and Owner Review

Parcel Number(s): **160248000**

Owner: **KEVIN KYLLO**

Township-S/T/R: **HOLMESVILLE-34/140/040**

Mailing Address:

Site Address: **22019 CO HWY 32**

**KEVIN KYLLO**

Lot Recording Date: **Prior to 1971**

**15287 7TH ST SE**

**BLANCHARD ND 58009**

Original Permit Nbr: **SITE2021-1501**

Legal Descr: **BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO  
BEG KNOWN AS LOTS 7 & 8**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☒ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **Add main level addition to existing non compliant structure, to add main level Master Bedroom, increase the size of the second story deck, add an new entryway; garage addition and new landings to replace removed decking. 1.) Request a variance to construct an addition to an existing non-conforming dwelling and a deck to be located at seventy-seven (77) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake. 2.) Request a variance to construct an addition to an attached garage to be located at thirty-four (34) feet from the county road ROW, deviating from the required setback of forty-five (45) from a dedicated county road ROW within the shoreland district, all due to setback issues.**

OHW Setback: **77'to Dwelling and Deck Addition**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback: **NA**

Road Setback: **34' from ROW to Attached Garage Addition**

Road Type: **County**

Existing Imp. Surface Coverage: **24.02%**

Proposed Imp. Surface Coverage: **24.01%**

Existing Structure Sq Ft: **1244 Existing House; 612 Garage; 710 Existing decking**

Proposed Structure Sq Ft: **2336 Total House, 1156 Garage, 336 Decking/Landings**

Existing Structure Height: **23'**

Proposed Structure Height: **23'**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **No**

Change to main structural framework? **No**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, we are becoming more into compliance. We are reducing the Impervious surface area of the driveway, to comply with the Ordinance. We are removing a substantial amount of asphalt. The existing is 2200 sq ft and we are reducing the driveway to 581 sq ft.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **We are not negatively impacting anyone's views or enjoyment of the lake. We are not going any**

closer to the lake than the existing structure. The decks are going in similar area as the existing decks. We are reducing the decks from 710 in decking to 336 in decking- converting to smaller landing areas. Also reducing asphalt and creating a mitigation plan. We are not creating any road side hazards. If we were on a township road we would be over the allowed setback of 20' from the ROW.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, will allow family to continue the use of their single-family home as they age. Making an existing dwelling more user friendly for aging owners. Yes, keeping existing family home use the same. We would like to add a bedroom and increase garage space to accommodate use for friends and extend family to visit and for year-round use. The current upper deck is dangerous and needs to be replaced. Because we are removing much of the other decking on the main floor, we would like to make this upper deck more useable since we already have to replace it**

4. Are there circumstances unique to the property? **No**

Explain: **Yes, this is a substandard lot of record. It was created and developed prior to 1971 before Becker County setbacks and lot size standards were established. the orig structure was built around 1970, before our family owned the property.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes there are others in this area with similar and closer setbacks.**



**Field Review Form (Pre-Insp)****Permit # SITE2021-1501****Property and Owner Review**

Parcel Number: <b>160248000</b>	Inspector Notes:
Owner: <b>KEVIN KYLLO</b>	
Township-S/T/R: <b>-34/140/040</b>	
Site Address: <b>22019 CO HWY 32</b>	Does posted address sign match site address? <b>Y N</b>

**Dwelling Proposed Review**

<b>Dwelling/related structure (1A): Addition or Repairs to Existing Home</b> - Existing Dimensions: <b>32'x40' Dwelling Existing: (256+256+672+60) 1244 sq ft</b> - Proposed Dimensions: <b>66'x40' Proposed Addition: Entryway 6x16=96 sq ft &amp; 996 (Total Addition 1092sq ft)</b> - Proposed Roof Changes? <b>No</b>	
<b>Attached Garage (1B): Addition to Attached Garage</b> - Existing Dimensions: <b>Yes, 24x21 back is mech room 20'x7'= Total Existing 612 sq ft</b> - Proposed Dimensions: <b>Addition: 16'x34'= 544</b> - Proposed Roof Changes? <b>Yes</b>	
<b>Other dwelling related improvements (1C): Deck - Pervious</b> - Existing Dimensions: <b>Upper Deck: 5x10=50 sq ft &amp; Lower Decks: 600 sq ft; 6x10=60sq ft</b> - Proposed Dimensions: <b>Upper Deck: 8'x22'=176 sq ft; North Lakeside Landing 40 sq ft; South Lakeside Landing "L" shaped 84 sq ft; Roadside landing off of Entryway 36 sq ft</b> - Proposed Roof Changes? <b>N/A</b>	
<b>Other dwelling related improvements (1D): Sidewalk</b> - Existing Dimensions: <b>None</b> - Proposed Dimensions: <b>338 sq ft from Entry to driveway</b> - Proposed Roof Changes? <b>N/A</b>	
<b>Additional dwelling related projects/info: Driveway Existing 2,397 sq ft Proposed 455 Removing "U" Shaped Driveway</b>	
Inspector Notes:	

**Non-Dwelling Proposed Review**

<b>Non-dwelling related project (2A): N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
<b>Non-dwelling related project (2B): N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
<b>Non-dwelling related project (2C): N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
<b>Additional non-dwelling related projects/info:</b>	
Inspector Notes:	



## Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>	Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>		
Road setback: - Dwelling: <b>34' to the New Garage (Variance Needed)</b> - Non-dwelling: <b>NA</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Cotton (Erie &amp; Holmesville) [RD]</b> River Name: <b>NA</b>	
Side setback: - Dwelling: <b>10'</b> - Non-dwelling: <b>NA</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>NA</b>	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>77' -DwellingGarage Addition; Deck Addition(s) 77'(Variance Needed), 87'(Allowed with SBA) &amp; 91' (Replace in footprint) Garage Addition &amp; Entryway addition 105'+</b> - Non-dwelling: <b>NA</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10+</b> - Non-dwelling: <b>NA</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: <b>NA</b> - Non-dwelling: <b>NA</b>	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20+</b> - Non-dwelling: <b>NA</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: <b>NA</b> - Non-dwelling: <b>NA</b>	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>50'+</b> - Non-dwelling: <b>NA</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

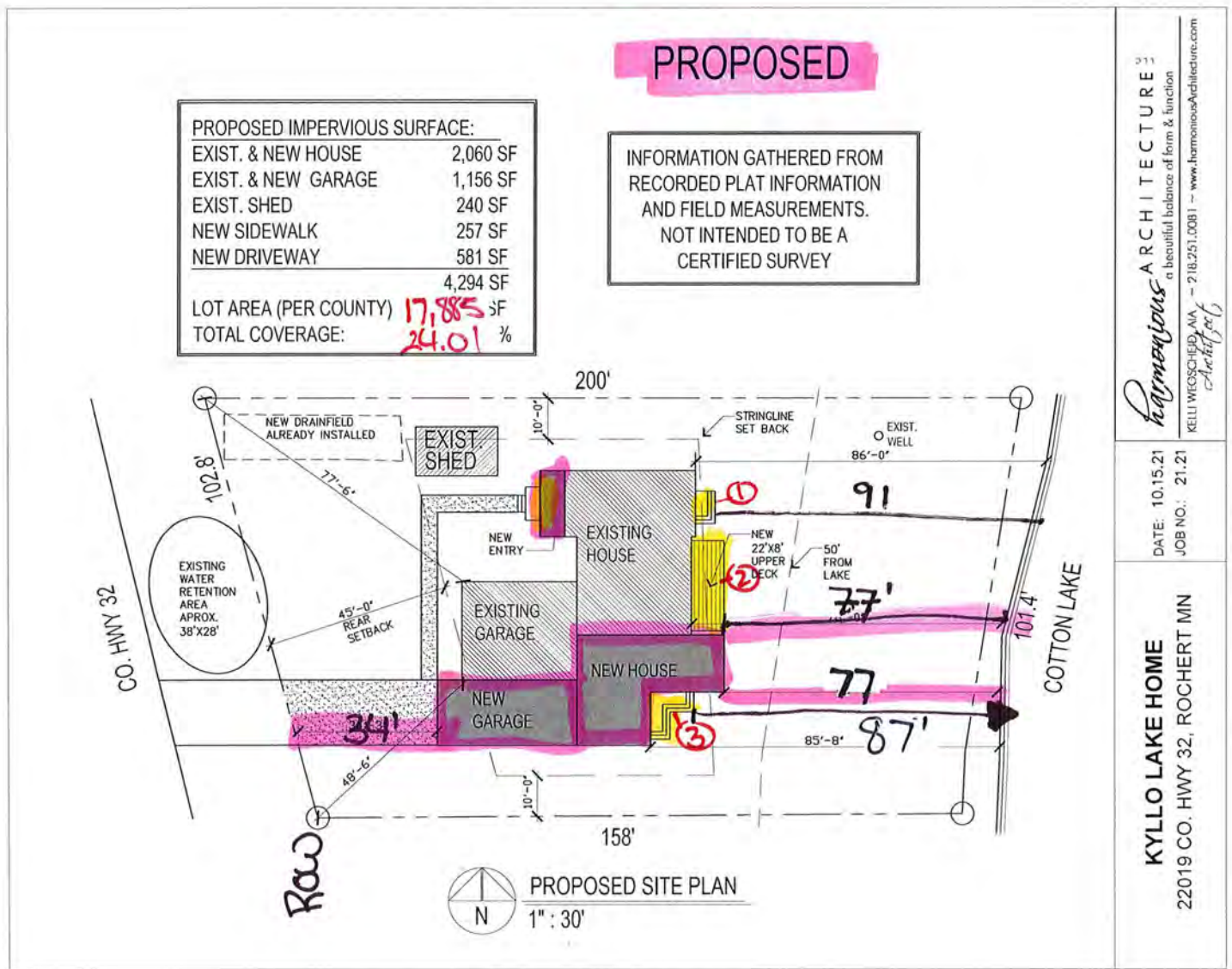
## Other Information Review

Setback Averaging (if applicable):  
- Structure type used: **House to House**  
- Setback of LEFT like structure: **85'**  
- Setback of RIGHT like structure: **57'**

Any other impervious surface coverage not noted on application?



House SBA Does not work.



**Harmonious ARCHITECTURE**  
a beautiful balance of form & function  
KELLI WECSCHIED, AIA  
Architect  
218.251.0081 ~ www.harmoniousarchitecture.com

DATE: 10.15.21  
JOB NO.: 21.21

**KYLLO LAKE HOME**  
22019 CO. HWY 32, ROCHERT MN

Deck ① - Replace in footprint (5x8=40 sqft)

Deck ② 8x22=176 sqft. 77' from ottw - Variance Needed

Deck ③ 84 sqft 87' from ottw  
- allowed w/ SBA

Deck: SBA: 79'  
South lot 62  
North  
 $159 \div 2 = 79'$



# EXISTING

## EXISTING IMPERVIOUS SURFACE:

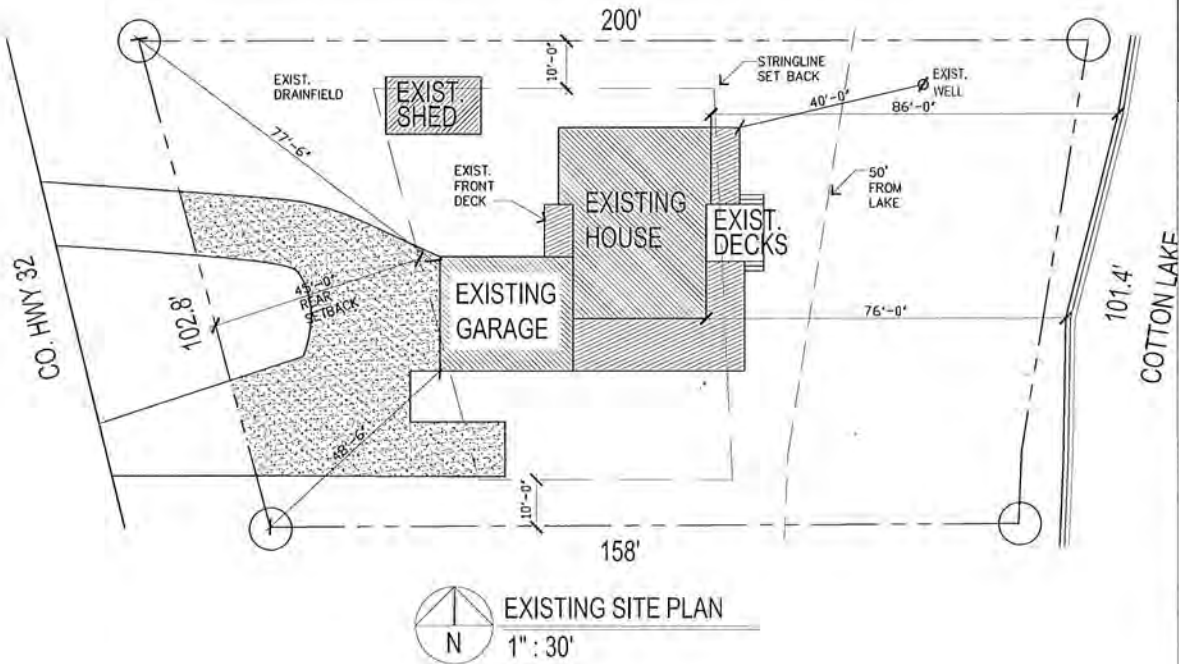
EXIST. HOUSE	1,244 SF
EXIST. GARAGE	612 SF
EXISTING DRIVE / APRON	2,200 SF
EXIST. SHED	240 SF

4,296 SF

LOT AREA 17,885 SF

TOTAL COVERAGE: 24.02%

INFORMATION GATHERED FROM  
RECORDED PLAT INFORMATION  
AND FIELD MEASUREMENTS.  
NOT INTENDED TO BE A  
CERTIFIED SURVEY



*Harmonious* ARCHITECTURE  
in beautiful balance of form & function  
KELLI WYSCOWSKI, AIA - 218.251.0031 - www.harmoniousarchitecture.com  
Architect

DATE: 10.15.21  
JOB NO.: 21.21

**KYLLO LAKE HOME**  
22019 CO. HWY 32, ROCHERT MN



## Kyllo PARCELS 16.0248.000

TOTAL LOT AREA	17,885		
ALLOWABLE IMPERVIOUS @ 25%	4,471		
		<b>EXISTING</b>	<b>PROPOSED</b>
Dwelling Existing: (256+256+672+60) Proposed Addition (Entry 6x16=96 sq ft & 996 sq ft living area and bedroom)		1244	2060
Attached Garage Existing (672) Proposed Addition (16x34=544)		612	1156
Existing Decking: (600+60+50)			
Proposed Decking: 5x8=40 sq ft (Replace in footprint)			
Proposed Decking: 8x22=176 (Variance Needed)			
Proposed Decking: "L" shape 84 sq ft (SBA)			
Proposed Decking: Roadside entry way 36 sq ft			
Concrete- Sidewalk			257
Asphalt (removing existing and replacing much smaller)	16x34	2200	581
Shed	12x20	240	240
		4296	4294
		<b>24.02%</b>	<b>24.01%</b>

# Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

**Applicant:** Kevin H. Kylo & Kimberly H. Kylo **Parcel #:** 16.0248.000

**Legal Description:** Section 34 Township 140 Range 040; BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8

**Lake Name:** Cotton Lake **Lake Classification:** Recreational Development

**Property Dimensions:**

**Roadside Width:** 101.4'

**Depth Side 1:** 200'

**Lakeside Width:** 102.8'

**Depth Side 2:** 158'

**Total Lot Area:** 17,885 sq ft (+/-) Sq Feet

## DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100

Proposed Setback: -- 66

**Difference:** = 34 **Credit Units Required for Mitigation**

**VARIANCE REQUESTED**

## MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

FI / Credit Units gained: 28

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_



APP	Mitigation
YEAR	2021

### DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 24 %

Threshold Coverage: 15 %

Difference: = ( 9 ) x ( 5 ) = 45 **Credit Units Required for Mitigation**

### MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

**Reduce Impervious Surface Coverage:** 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

( \_\_\_\_\_ % coverage reduced ) x ( 5 ) = *Credit Units Gained* \_\_\_\_\_

**Stormwater Management:** If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

**Example** 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

**Divert a min of 1575 sq ft into water retention areas.**

45 *Credit Units Gained*

**Berm:** If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

**Example** 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

*Credit Units Gained* \_\_\_\_\_

**Shore Impact Zone Removal (see below):**

*Credit Units Gained* \_\_\_\_\_

**Total Mitigation Credit Units Gained:** 45

### SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

*Credit Units Gained through Shore Impact Zone Removal =* \_\_\_\_\_

**Please  
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. \_\_\_\_\_ Owner(s) \_\_\_\_\_ Date



Image printed on 7/30/2021 at 1:32 PM

Parcel: 16.0248.000, Photo 2 of 4

Taken: 10/01/2020, Last edit: 10/01/2020

Notes:





Image printed on 7/30/2021 at 1:32 PM

Parcel: 16.0248.000, Photo 3 of 4

Taken: 10/01/2020, Last edit: 10/01/2020

Notes:

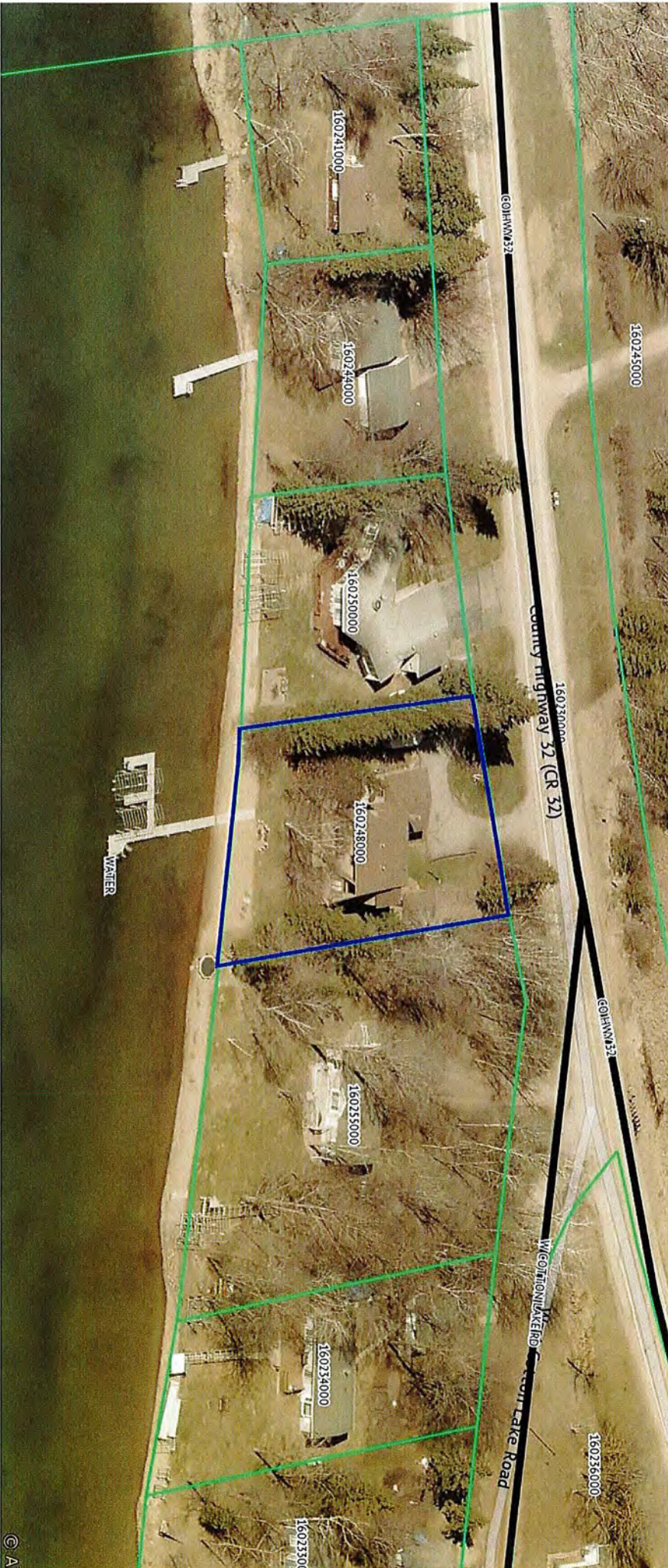








16.0248.000



04/22/2021

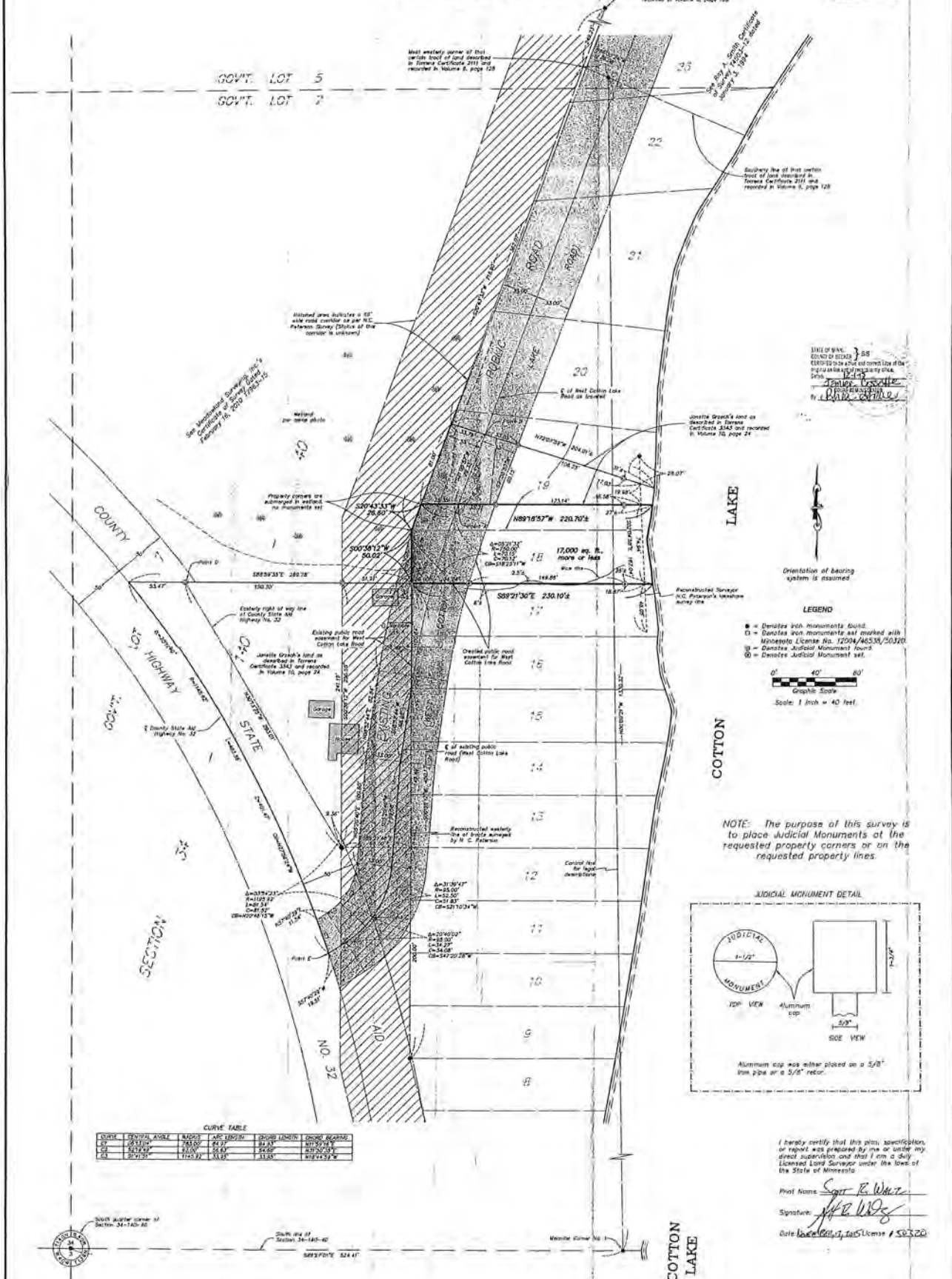
CA



# CERTIFICATE OF SURVEY

IN GOVERNMENT LOT 7  
SECTION 34-140-40  
BECKER COUNTY, MINNESOTA

03-01-15-1193  
FILED  
NOV 30 2015  
Becker Co. Court House

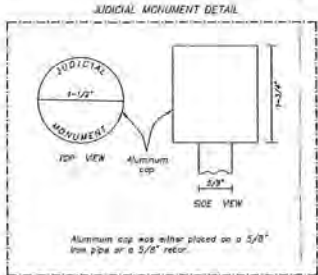


LINE OF BOUNDARY OF STATE  
COUNTY OF BECKER  
ESTABLISHED BY ACT OF LEGISLATURE  
OF MINNESOTA, CHAP. 253, § 1  
APRIL 1, 1909

LEGEND  
 ■ = Denotes iron monument built  
 □ = Denotes iron monument set marked with  
 Minnesota License No. 12004/46538/50320  
 ○ = Denotes Judicial Monument found  
 ○ = Denotes Judicial Monument set

Scale: 1 inch = 40 feet

NOTE: The purpose of this survey is  
to place Judicial Monuments at the  
requested property corners or on the  
requested property lines.



CURVE TABLE

CURVE	BEARING	ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	S89°30'15"E	84.47'	84.47'	84.47'	N11°30'15"W
2	S89°30'15"E	11.05'	11.05'	11.05'	S89°30'15"E
3	S89°30'15"E	11.05'	11.05'	11.05'	S89°30'15"E

I hereby certify that this plan, specification,  
or report was prepared by me or under my  
direct supervision and that I am a duly  
Licensed Land Surveyor under the laws of  
the State of Minnesota

Print Name: Scott R. Walz  
Signature: [Signature]  
Date: Nov 17, 2015 License # 50320



## Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Kimberly Kylo hereby authorize Harmonious Architecture act  
(landowner-print name) (agent-print name)  
as my (our) agent on the following item(s): appropriate box(es)

☒ permit application (write in permit "type" – e.g. site, septic, etc.): to build addition to existing

☐ plat application: \_\_\_\_\_

☐ conditional use application: \_\_\_\_\_

☒ variance application: to add Master Suite, bath & Sun Room to main level

☐ other: \_\_\_\_\_

on my (our) property located at:  
Tax Parcel Number(s): 160248.000 Physical Site Address: 22019 Cty. Hwy. 32

Legal Description: BEG 301.4' N of SE COR LOT 7th W 158' to rd NE 102.8' AL RD & 200' E 5 AL  
Section: 34 Township: 140 Range: 40 Lot: 7E8 Block: \_\_\_\_\_ Plat Name: \_\_\_\_\_  
Lake 101.4' to GGG K. H. H. & Lot 7E8

### Agent Contact Information

Agent address: 107 W Main Perham MN 56573  
Street City State Zip Code  
Agent phone #(s): 218 251 0067 Agent fax #: \_\_\_\_\_

Agent email address: kelli@harmoniousarchitecture.com

Kimberly Kylo 7/13/21  
Property Owner(s) Signature(s) Date

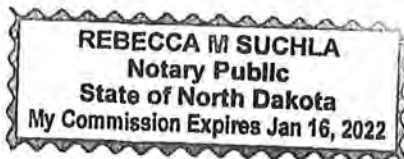
State of Minnesota  
County of Becker

On this 13<sup>th</sup> day of July before me personally appeared Kimberly Kylo

to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged

that He/She executed the same as her/his free act and deed.

(Notary Stamp)



Rebecca M. Suchla  
Notary Public

Office Use Only:  
Date received: \_\_\_\_\_ Expiration Date: \_\_\_\_\_



Currently has AMI-comp septic; New design on file ↓

<b>Field Review Form</b>		<b>Permit # SS2021-1227</b>		
<b>Property and Owner</b>				
Owner: <b>KEVIN KYLLO</b>		Parcel Number: <b>160248000</b>		
Site Address: <b>22019 CO HWY 32</b>		Secondary Parcel:		
<b>Home Information</b>				
Does the structure contain any of the following elements?	Designer submitted		Inspector verified	
	Garbage disposal: No		Garbage disposal? Y N	
	Dishwasher: Invalid Field		Dishwasher? Y N	
	Grinder pump: Invalid Field		Grinder pump? Y N	
	Lift pump in bsmt: Invalid Field		Lift pump in basement? Y N	
Number of bedrooms: <b>3</b>		Review - Number of bedrooms:		
Effluent screen		Effluent screen installed? Y N Mfr:		
Alarm: <b>Yes</b> Type: <b>electric</b>		Review - Alarm? Y N Type & Mfr:		
Lift pump in system: <b>Yes</b>		Review - Lift pump in system? Y N Mfr:		
<b>Component Information</b>				
Tank size: <b>1600</b>		Review - Tank nbr: size: Mfr:		
Drainfield type: <b>Mound</b>		Review - Drainfield type:		
Drainfield size: Full size - <b>375</b> Reduced/warr. size - <b>375</b>		Review - Drainfield status: none / installed / next spring Review - Drainfield size:		
Absorption area size: <b>9 inches</b>		Review - Absorption area size:		
Chamber type/num: <b>na</b> Trench sqft/chamber - <b>na</b>		Review - Chamber type: Num: Review - Trench sqft/chamber:		
Drainfield rock depth: <b>9 inches</b>		Review - Rock depth:		
<b>Soil Verification</b>				
Vertical separation verified		Boring #1: Boring #2: Boring #3:		
<b>Setback Verification</b>				
Distance to...	Designer submitted		Inspector verified	
	Tank	Drainfield	Tank	Drainfield
Road	>10	>10		
Nearest prop line	>10	>10		
Nearest structure	>10	>20		
Well	>50	>100		
OHW	> 75	>75		
Pond/Wetland	na	na		
Pressure line	>20	>20		

Date System Installed:                      Installer:                      Inspector:

Property Line

Kevin Killo  
22019 Co Hwy 32  
Parcel # 160048000

>10'

>10

Mound

>100'

>50

>75

House

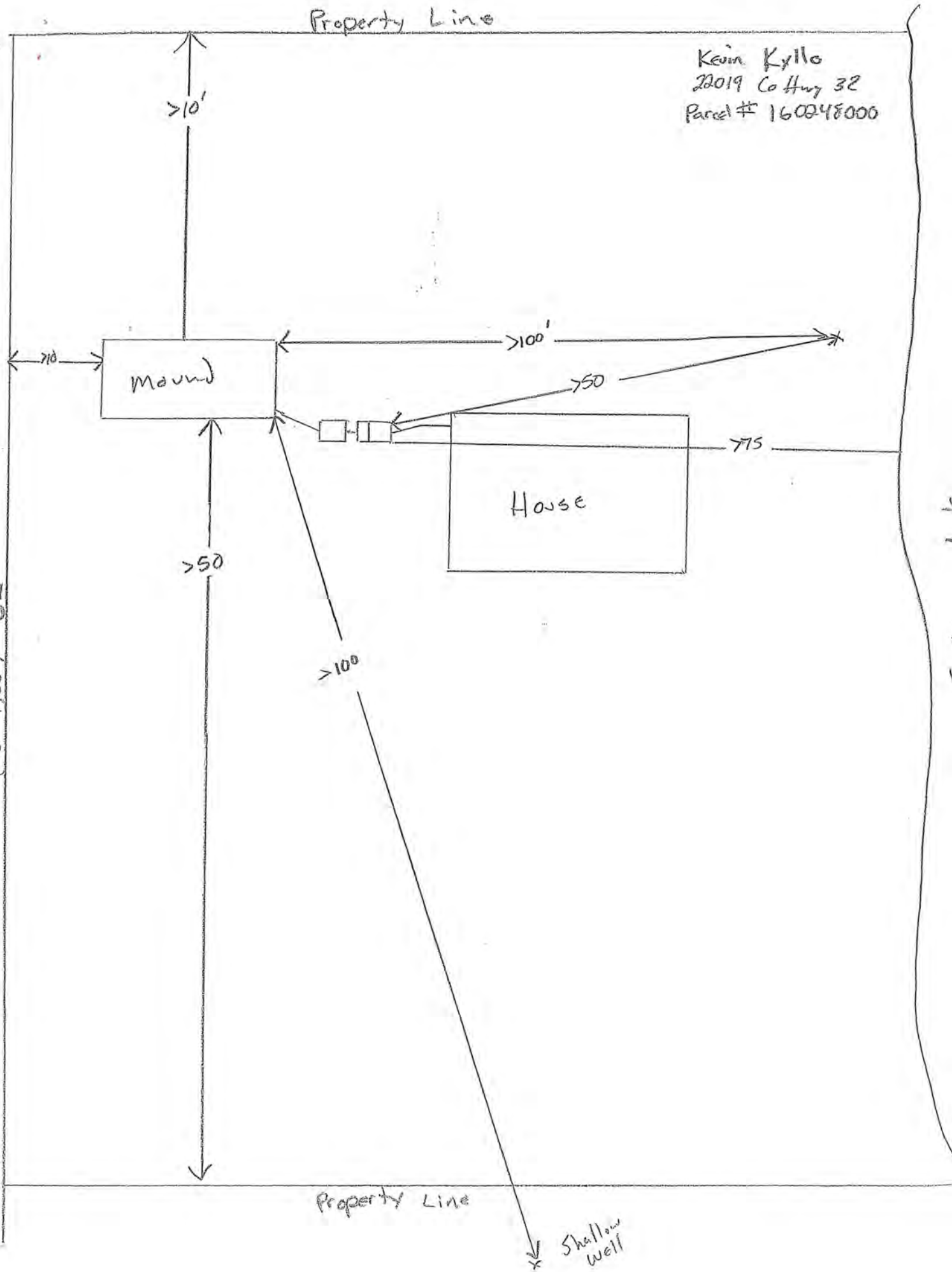
>50

>100

Property Line

Shallow Well

Co Hwy 32







Minnesota Pollution  
Control Agency  
520 Lafayette Road North  
St. Paul, MN 55155-4194



160248000

# Compliance Inspection Form

## Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

**Non-comp Septic**

Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner within 15 days

For local tracking purposes:

### System Status

**New system to be installed w/ New addition**

System status on date (mm/dd/yyyy): 4/15/2020

☐ **Compliant – Certificate of Compliance**  
(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

☒ **Noncompliant – Notice of Noncompliance**  
(See Upgrade Requirements on page 3.)

### Reason(s) for noncompliance (check all applicable)

- ☐ Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- ☒ Soil Separation (Compliance Component #4) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

### Property Information

Parcel ID# or Sec/Twp/Range: 160248000

Property address: 22019 Cty Hwy 32, Rochert, MN 56578

Reason for inspection: County Request

Property owner: Kevin Kylo

Owner's phone: \_\_\_\_\_

or

Owner's representative: \_\_\_\_\_

Representative phone: \_\_\_\_\_

Local regulatory authority: Becker County

Regulatory authority phone: 218-846-7314

Brief system description: Concrete tank to lift to bed drainfield

### Comments or recommendations:

Soil Separation determined that there was only 12 inches of separation from bottom of the drainfield to periodically saturated soil. The MN State requirements are 36 inches. System installed in 1979. Advised to replace all of the septic system.

### Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Phil Stoll

Certification number: 7526

Business name: Stoll Inspections

License number: 2982

Inspector signature: Phil Stoll

Phone number: 218-839-1849

### Necessary or Locally Required Attachments

- ☒ Soil boring logs
- ☐ System/As-built drawing
- ☒ Forms per local ordinance
- ☐ Other information (list): \_\_\_\_\_

## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [Sales Info](#)  
 [New Search](#)

### Summary

Parcel Number:	160248000	<a href="#">GIS Map</a> 
Property Address:	22019 CO HWY 32 ROCHERT	
Owner Name:	KEVIN H KYLLO & KIMBERLY H KYLLO	
Owner Address:	15287 7TH ST SE BLANCHARD ND 58009	
Legal Description:	Section 34 Township 140 Range 040 BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8	

### Valuation & Taxation

[top](#) 

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$177,900	\$151,600	\$153,400
Estimated Land Value	\$193,300	\$199,600	\$199,600
Estimated Machinery Value			
Total Estimated Value	\$371,200	\$351,200	\$353,000
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$351,200	\$353,000	
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied	\$3,170.00	\$3,276.00	
Total Payments	-\$1,585.00	-\$3,276.00	



Unpaid Balance	\$1,585.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$371,200

Zoning Information		top ▲
Zoning District		
Township	Holmesville	
Zoning District	Agricultural	
Other Descriptions		
Imaged Files		
Document Type	Available Years	
Septic	2020*	
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.		

Land Information				top ▲
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
0.42	101		0.418	
Description	Flags		Size	
160101 COTTON LAKE SITE (RD)			1 UT	
160104 FF-COTTON LAKE-GOOD			101 FF	
601420 WATER/SEWER/ELEC			1 UT	
999997 LAKE SHORE NO VALUE			0.418 AC	

**Residential Buildings**

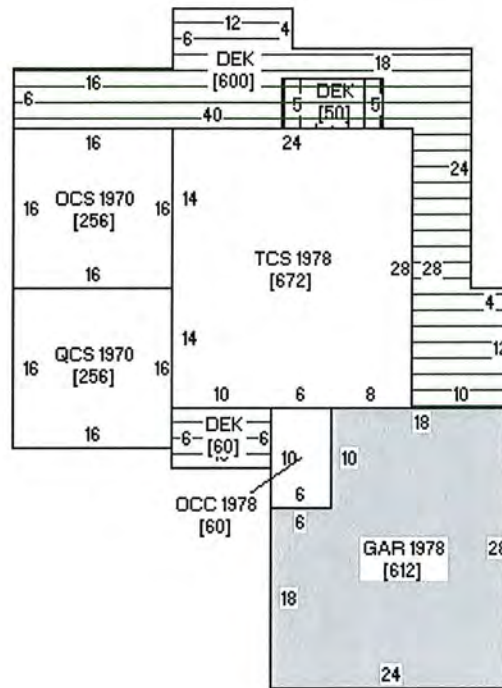
top ▲

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	1978
Bldg Style	1 Story Frame
Arch Style	2 Story
Area	2172 SqFt
Condition	Above Normal
Basement	Crawl
Heating	FHA - Oil
AC	Yes
Attic	None
Foundation	Concrete Blk
Roof	Hip/Asph
Ext Walls	Steel
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	7
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0



Building sketch:



## Addition # 1

Year Built	1970
Style	2 Story Frame
Area SF	256
Condition	Above Normal
Bsmnt SF	0
Heat	FHA - Oil
AC	Yes
Attic SF	0

## Addition # 2

Year Built	1978
Style	2 Story Frame
Area SF	672

Condition	Above Normal	
Bsmnt SF	0	
Heat	FHA - Oil	
AC	Yes	
Attic SF	0	
Addition # 3		
Year Built	1978	
Style	1 Story Frame	
Area SF	60	
Condition	Above Normal	
Bsmnt SF	0	
Heat	FHA - Oil	
AC	Yes	
Attic SF	0	
Garage # 1		
Year Built	1982	
Style	Det Frame	
Area SF	612	
Condition	Above Normal	
Bsmnt SF	0	
Qtrs Over Style	None	
Qtrs Over SF	0	
Qtrs Over AC	0	
Plumbing		
Style	Count	
Full Bath	2	
Fireplace		



Descr	Story Ht	Count
Masonry w/Gas Insert	1 Story	1
Decks & Patios		
Style	Area SF	
Wood Deck-Med	600	
Wood Deck-Low	50	
Wood Deck-Med	60	

Yard Items		top▲
Yard Item # 1 details:		
Descr	Paving - Asphalt	
Year Built	1900	
Item Count	1	
Condition	Normal	
Paving Type	Asphalt Road	
Quantity	2,397 Square Feet	
Pricing	Average	
Lighting	None	
Yard Item # 2 details:		
Descr	Shed	
Year Built	2001	
Item Count	1	
Condition	Normal	
Type	Frame	
Pricing	High	
Width	12.00	
Length	20.00	

Area	240 Square Feet
------	-----------------

Sales Information				top ▲
Sale Date: 6/4/2021 - Property Type: Seasonal Rec. Residential				
Buyer	KYLLO KEVIN & KIMBERLY	Seller	KYLLO STEVE & JODI	
Sale Price	\$200,000	Ins Type	Warranty Deed	
Adj Sale Price	\$200,000	Q/U	U	
Adj Reason		Q/U Reason	Relative sale	
Sale Date: 9/3/2013 - Property Type: Residential (< 4 Units)				
Buyer	KYLLO, KEVIN H & KIMBERLY ET AL	Seller	GLENNEN, CHARLES E & LEOTTA	
Sale Price	\$450,000	Ins Type	Warranty Deed	
Adj Sale Price	\$423,000	Q/U	Q	
Adj Reason	Personal Property	Q/U Reason	Good sale	



**Becker County**  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 16.0248.000

BILL NUMBER: 175037

LENDER:

OWNER NAME: KYLLO STEVE P ET AL

**TAXPAYER(S):**

C/O KEVIN KYLLO  
STEVE P KYLLO ET AL  
15287 7TH ST SE  
BLANCHARD ND 58009

**\$\$\$**

**REFUNDS?**

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

**PROPERTY ADDRESS**

22019 CO HWY 32  
ROCHERT, MN 56578

**DESCRIPTION**

Acres: 0.42 Section 34 Township 140  
Range 040  
BEG 301.4' N OF SE COR LOT 7 TH W

**Line 13 Detail**

S-1010/15 SOLIC 40.00  
Principal 40.00  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2020 2021
1	Estimated Market Value:	353,000 351,200
	Homestead Exclusion:	0 0
	Taxable Market Value:	353,000 351,200
	New Improvements:	
	Property Classification:	Seasonal Seasonal
Sent in March 2020		
2	<b>PROPOSED TAX</b>	
Sent in November 2020		3,156.00
3	<b>PROPERTY TAX STATEMENT</b>	
First half taxes due 05/15/2021		\$1,585.00
Second half taxes due 10/15/2021		\$1,585.00
Total taxes due in 2021		\$3,170.00

Tax Detail for Your Property:			
Taxes Payable Year:		2020	2021
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits	\$3,236.00	\$3,130.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$3,236.00	\$3,130.00
	6. BECKER COUNTY	\$1,297.66	\$1,272.63
	7. HOLMESVILLE	\$560.49	\$525.67
	8. State General Tax	\$553.37	\$528.77
	9. SCHOOL DISTRICT 0022	\$406.49	\$383.70
	A. Voter approved levies	\$351.92	\$350.10
	B. Other local levies	\$7.31	\$6.98
	A. BC EDA	\$58.76	\$62.15
	B. Others	\$0.00	\$0.00
	C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts	\$3,236.00	\$3,130.00
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	\$3,236.00	\$3,130.00
	13. Special assessments	\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$3,276.00	\$3,170.00
Tax Amount Paid			\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.

To avoid penalty, pay on or before October 15, 2021.

PIN: 16.0248.000

AIN:

BILL NUMBER: 175037

TAXPAYER(S):

C/O KEVIN KYLLO  
STEVE P KYLLO ET AL  
15287 7TH ST SE  
BLANCHARD ND 58009

Paid By \_\_\_\_\_

Total Property Tax for 2021	\$3,170.00
2nd Half Tax Amount	\$1,585.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$1,585.00
Balance Good Through	10/15/2021
	Seasonal

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.

To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 16.0248.000

AIN:

BILL NUMBER: 175037

TAXPAYER(S):

C/O KEVIN KYLLO  
STEVE P KYLLO ET AL  
15287 7TH ST SE  
BLANCHARD ND 58009

Paid By \_\_\_\_\_

Total Property Tax for 2021	\$3,170.00
1st Half Tax Amount	\$1,585.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$1,585.00
Balance Good Through	05/15/2021
	Seasonal

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501



This Indenture, Made this 31st day of October, 1968,  
between Donald McClannahan and Lillian McClannahan, husband and wife,

of the County of Becker and State of Minnesota, parties  
of the first part, and Charles E. Glennen and LeOtto Glennen  
Becker and State of Minnesota, parties of the second part,

Witnesseth, That the said parties of the first part, in consideration of the  
sum of one dollar and other valuable considerations - - - - ~~DOBBERS~~  
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-  
edged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as  
joint tenants and not as tenants in common, their assigns, the survivor of said parties, and the heirs  
and assigns of the survivor, Forever, all the tract or parcel of land lying and being in the  
County of Becker and State of Minnesota, described as follows, to-wit:

A tract of land described as follows: Commencing at an iron pin  
located on the West Bank of Cotton Lake which said pin marks the  
Southeast Corner of Government Lot Seven (7), Section Thirty-four  
(34), Township One Hundred Forty (140) North, Range Forty (40)  
West of the Fifth Principal Meridian in Becker County, Minnesota;  
thence northerly on and along said lake bank a distance of 301.4  
feet to the point of beginning; thence North 89° 18' West a dis-  
tance of 158 feet to the Easterly right of way line of a county  
road there being; thence North 13° 23' West a distance of 102.8  
feet on and along said county road right of way; thence South 89°  
18' East a distance of 200 feet to the said lake bank of Cotton  
Lake; and thence Southerly on and along said lake bank 101.4 feet  
to the point of beginning and there terminating. It is the  
intention of the parties to convey by the above described tract,  
two lots described as Lots 7 and 8 of an unofficial survey prepared  
on May 27, 1961 by N. C. Peterson, Registered Land Surveyor #1540.

\* 1968 Deed - Confirmed Lot of Record



TRANSFER TAX HEREON DUE \$ 5.50

Signed Donald McClannahan  
VENDOR OR GRANTOR

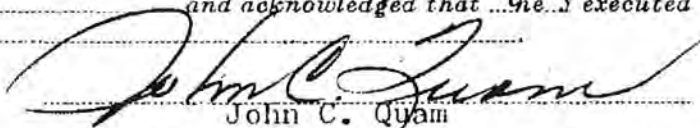
To Have and to Hold the Same, Together with all the hereditaments and appurtenances  
thereunto belonging or in anywise appertaining, to the said parties of the second part, their assigns,  
the survivor of said parties, and the heirs and assigns of the survivor, Forever, the said parties of the  
second part taking as joint tenants and not as tenants in common.

And the said Donald McClannahan and Lillian McClannahan, husband and  
wife, parties  
of the first part, for themselves, their heirs, executors and administrators do covenant  
with the said parties of the second part, their assigns, the survivor of said parties, and the heirs and  
assigns of the survivor, that they are well seized in fee of the lands and premises aforesaid  
and have a good right to sell and convey the same in manner and form aforesaid, and that the same  
are free from all incumbrances,



State of Minnesota, } ss.  
County of Becker

On this 31st day of October, 1968, before me,  
a Notary Public within and for said County, personally appeared  
Donald McClannahan and Lillian McClannahan, husband and wife,  
to me known to be the person(s) described in and who executed the foregoing instrument,  
and acknowledged that they executed  
the same as their free act and deed.


  
John C. Quam

Notary Public, Becker County, Minn.

My commission expires October 27, 1971.

Charge \_\_\_\_\_  
Paid \_\_\_\_\_  
Notarized \_\_\_\_\_  
Date \_\_\_\_\_  
Assessed \_\_\_\_\_  
Revised \_\_\_\_\_  
Revised \_\_\_\_\_

#2336

CERTIFICATE NUMBER	954
VOL	4
PAGE	77
STATE OF MINNESOTA	ss
COUNTY OF BECKER	
OFFICE OF THE REGISTRAR OF TITLES	
This is to certify that the within instrument was read for registration in this office at Duluth Lakes, 32	
DATE	NOV 4 - 1968 A.D. 19
BY	

010895

**Document No. 010895**  
**CERTIFICATE NUMBER 3475**  
**VOL 11 PAGE 41**

STATE OF MINNESOTA,  
COUNTY OF BECKER  
OFFICE OF THE REGISTRAR OF TITLES.  
This is to certify that the within instrument  
was filed for registration in this office at  
Detroit Lakes, on 6/10/2021 at 10:00 AM

No delinquent taxes and transfer entered  
this 10<sup>th</sup> day of June, 2021

Mary E. Hindschager  
Becker County Auditor/Treasurer  
By klw Deputy

Patricia Swenson by klw  
REGISTRAR OF TITLES

16.0248.000

(Top 3 inches reserved for recording data)

**WARRANTY DEED**  
**Individual(s) to Joint Tenants**

**Minnesota Uniform Conveyancing Blanks**  
**Form 10.1.5 (2013)**

ECRV# 1263573  
DEED TAX DUE: \$660.00

DATE: 6-4-2021

\*

FOR VALUABLE CONSIDERATION, **Steve P. Kylo and Jodi L. Kylo**, married to each other ("Grantor"), hereby conveys and warrants to **Kevin H. Kylo and Kimberly H. Kylo**, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

A tract of land described as follows: Commencing at an iron pin located on the west bank of Cotton Lake which said pin marks the Southeast corner of Government Lot Seven (7), Section Thirty-four (34), Township One Hundred Forty (140) North, Range Forty (40) West of the Fifth Principal Meridian in Becker County, Minnesota; thence northerly on and along said lake bank a distance of 301.4 feet to the point of beginning; thence North 89 degrees 18 minutes West a distance of 158 feet to the easterly right of way line of a county road there being; thence North 13 degrees 23 minutes West a distance of 102.8 feet on and along said county road right of way; thence South 89 degrees 18 minutes East a distance of 200 feet to the said lake bank of Cotton Lake; and thence Southerly on and along said lake bank 101.4 feet to the point of beginning and there terminating.

It is the intention of the parties to convey by the above described tract, two lots described as Lots 7 and 8 of an unofficial survey prepared on May 27, 1961 by N.C. Peterson, Registered Land Surveyor #1540.

Check here if all or part of the described real property is Registered (Torrens) ☒

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

**Covenants, Easements and Restrictions of Record, if any**

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: \_\_\_\_\_).
- ☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

45200330

**Charge**

1 Paid Receipt # 2362  
1 Numerical  
1 Tract  
1 Grantor  
1 Grantee  
1 Compared

**BECKER COUNTY DEED TAX**

AMT. PD. \$ 660.00

Receipt # 2363  
Becker County Auditor/Treasurer






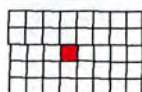
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,690	Date: 7/30/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County







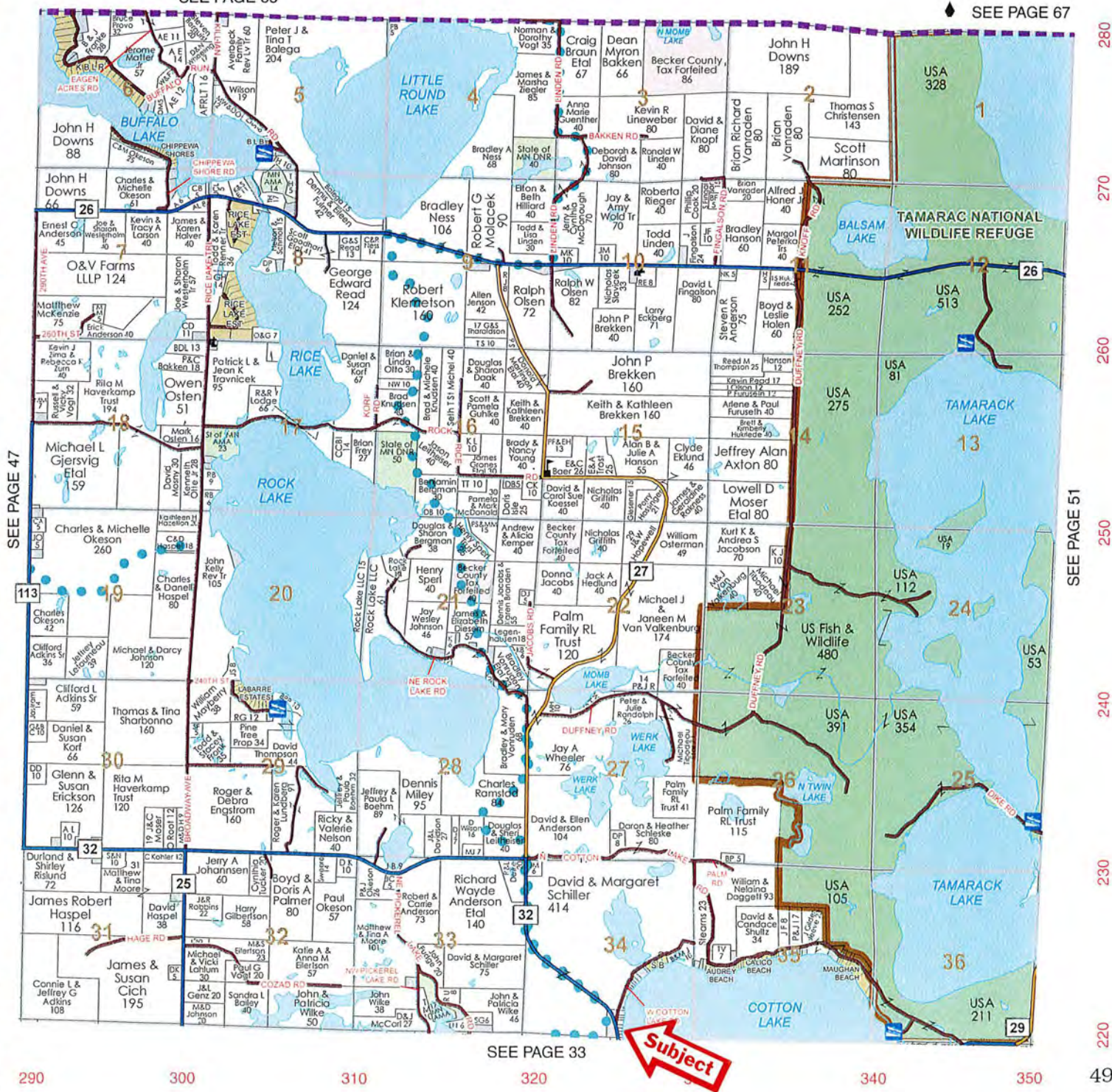
# Holmesville

Township 140N - Range 40W

Copyright © 2019 Mapping Solutions

SEE PAGE 65

SEE PAGE 67







# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**Applicant:** Michael & Sherry Williams  
11556 E Lake Eunice Rd  
Detroit Lakes, MN 56501

**Project Location:** 11543 E Lake Eunice Rd Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a variance to construct a dwelling, deck and attached garage to be located at fifty-five (55) feet from the centerline of a township road, deviating from the required setback of seventy-eight (78) feet from the centerline of a township road, due to setback issues and lot size.
2. Request a variance to construct a dwelling, deck and attached garage to be located at one (1) foot from the rear property line, deviating from the required setback of forty (40) feet from the rear lot line for a dwelling related structure.

LEGAL LAND DESCRIPTION: Tax ID number: 17.0297.003;

Section 26 Township 138 Range 042; PT GOVT LOT 3, PT NE1/4 SW1/4 & PT VAC ACCESS RD: COMM NELY COR LOT 16 HANUSCH 1ST ADDN TH E 112.58' TO POB; CONT E 665.92' TO POINT A, CONT E 174.57' TO CTR LN PUB RD, TH SW 431.57', WLY 175.32' TO NELY LN ACCESS RD, NW 56.29', NWLY 157.75', TH NW 49.82' TO POB; Lake Eunice Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

To view all application information on this project please visit:

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2021-191

### Property and Owner Review

Parcel Number(s): 170297003

Owner: MICHAEL J & SHERRY L WILLIAMS

Township-S/T/R: LAKE EUNICE-26/138/042

Mailing Address:

MICHAEL J & SHERRY L WILLIAMS  
11556 E LAKE EUNICE RD  
DETROIT LAKES MN 56501

Site Address: 11543 E LAKE EUNICE RD

Lot Recording Date: After 1992

Original Permit Nbr: SITE2021-1539

Legal Descr: PT GOVT LOT 3, PT NE1/4 SW1/4 & PT VAC ACCESS RD: COMM NELY COR LOT 16 HANUSCH 1ST ADDN TH E 112.58' TO POB; CONT E 665.92' TO POINT A, CONT E 174.57' TO CTR LN PUB RD, TH SW 431.57', WLY 175.32' TO NELY LN ACCESS RD, NW 56.29', NWLY 157.75', TH NW 49.82' TO POB

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: Request a variance to construct a dwelling, deck and attached garage to be located at fifty-five (55) feet from the centerline of a township road. Also requesting a variance to construct a dwelling, deck and attached garage to be located at one (1) feet from the rear property line.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake): 1' to Dwelling/Garage/Deck-  
Variance needed

Bluff Setback:

Road Setback: 55' from the CL to  
Dwelling/Garage/Deck Variance needed

Road Type: Township

Existing Imp. Surface Coverage: 13.20%

Proposed Imp. Surface Coverage: 17.64%

Existing Structure Sq Ft: na new to lot

Proposed Structure Sq Ft: 28x54=1512 sq ft (two story dwelling with garage underneath)

Existing Structure Height: 15'

Proposed Structure Height: 25'

Existing Basement Sq Ft: na

Proposed Basement Sq Ft: na

Change to roofline? N/A

Change to main structural framework? N/A

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes we are meeting all other setbacks. We are well away from the Tributary and Lake. We are well under the allowed lot coverage. We are at 17.64% coverage and are allowed to be up to 25% We will be further back from the ROW as the existing buildings were approved to be at. A previous variance allowed us a setback from the Rd CL to be at 33', we would like to be further back at 55' from the CL. To note a non-dwelling related structure would only be required to be 53' back from the CL of a township road, per the Becker County Ordinance.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Yes, the proposed project will not create any hazards or negatively impact anyone's views or



enjoyment of the lake. There is a farm field behind the lot and there is a previous Variance/CUP to allow for the current use. The proposed will be 28x54. This is slightly smaller than the previous request from Octobers Hearing. The new location will create a safer access to the structure. There is currently no other dwelling on the lot, this will be the only one. Also a deck is needed as an emergency exit from the second story dwelling.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, this lot will be used for residential use. We need a larger building/storage area to put in yard equipment and lake toys in a secure area that are currently out in the yard. This will also make the lot more aesthetically pleasing. We would like to add living quarters for our large expanding family to be able to enjoy the area. We currently own a cabin across the street and are limited on the expansion on that lot. We would prefer to do the expansion away from the lake.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes this is a very narrow lot which greatly limits the buildable area. It would not be possible to meet both rear and road side setbacks due to the size and shape of the lot. We have a large hill behind us so even if we were able to purchase land from the farmer to the north we would be limited on how far back we could build. The owner to the north did grant an easement since the previous Hearing. The easement grants me access to the his parcel for building purposes. Please see attachment. We will be as close to the road as the variance will allow. This lot was created well before Becker County lot size standards and setbacks were created.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes this will be a residential structure within the existing neighborhood. This will be a dwelling above and a garage underneath. There is currently no dwelling on the lot, only storage buildings.**

**Field Review Form (Pre-Insp)****Permit # SITE2021-1539****Property and Owner Review**

Parcel Number: <b>170297003</b>	Inspector Notes:
Owner: <b>MICHAEL J &amp; SHERRY L WILLIAMS</b>	
Township-S/T/R: <b>LAKE EUNICE-26/138/042</b>	
Site Address:	Does posted address sign match site address? <b>Y</b> <b>N</b>

**Dwelling Proposed Review**

Dwelling/related structure (1A): <b>New Home-Onsite Construction</b> - Existing Dimensions: - Proposed Dimensions: <b>28x54=1512 (Upper Level is living Quarters)</b> - Proposed Roof Changes? <b>N/A</b>
Attached Garage (1B): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: <b>28x54=1512 sq ft (Under Dwelling)</b> - Proposed Roof Changes? <b>N/A</b>
Other dwelling related improvements (1C): <b>Deck - Pervious</b> - Existing Dimensions: <b>na</b> - Proposed Dimensions: <b>6x20=120 sq ft (off of second story)</b> - Proposed Roof Changes? <b>N/A</b>
Other dwelling related improvements (1D): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Additional dwelling related projects/info:
Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2C): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Additional non-dwelling related projects/info:
Inspector Notes:



## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Centerline</b>		Shoreland 1000/300? <b>Shoreland-Non-Riparian (Property is within 1000 ft of a lake, stream or river but does not border the water)</b>	
Road setback: - Dwelling: <b>55' to CL</b> <b>Dwelling/Garage/Deck Variance needed</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Eunice (Lake Eunice) [GD]</b> River Name: <b>within 300' feet of the River- required setback is 100'</b>	
Side setback: - Dwelling: <b>10+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: <b>1' to Dwelling/Garage /Deck- Variance needed</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>200+ to Eunice and 150+ to Tributary</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>3+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

Bob Lindblad (17.0295.000)  
owner to the North

October 24, 2021

Re: Variance Request by Michael Williams

To whom it may concern:

I have viewed the property owned by Michael Williams that is located next to my farmland, and I am aware of the request for a variance by Mr. Williams. Please be advised that I would support the granting of a variance to allow Mr. Williams to construct a building up to the property line between our properties. The land immediately on my side of the mutual property line is a hillside that is mostly unusable, so a building that would extend up to the property line would not interfere with the use of my property in any way. Please accept this letter as consent to the issuance of a variance that would allow for the building to be located up to the property line between our properties.

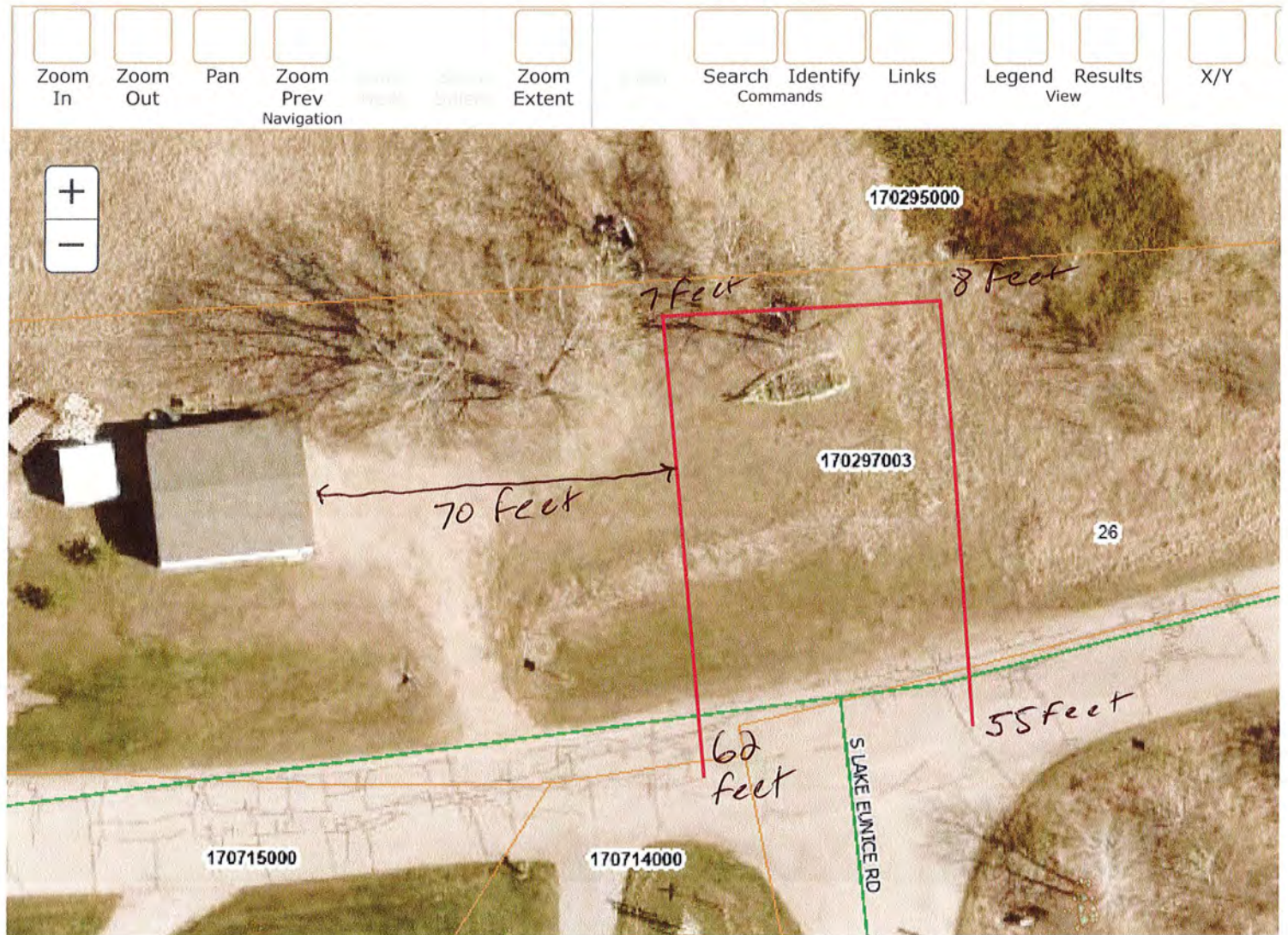


Robert Lindblad

Detroit Lakes, MN

218-847-6048





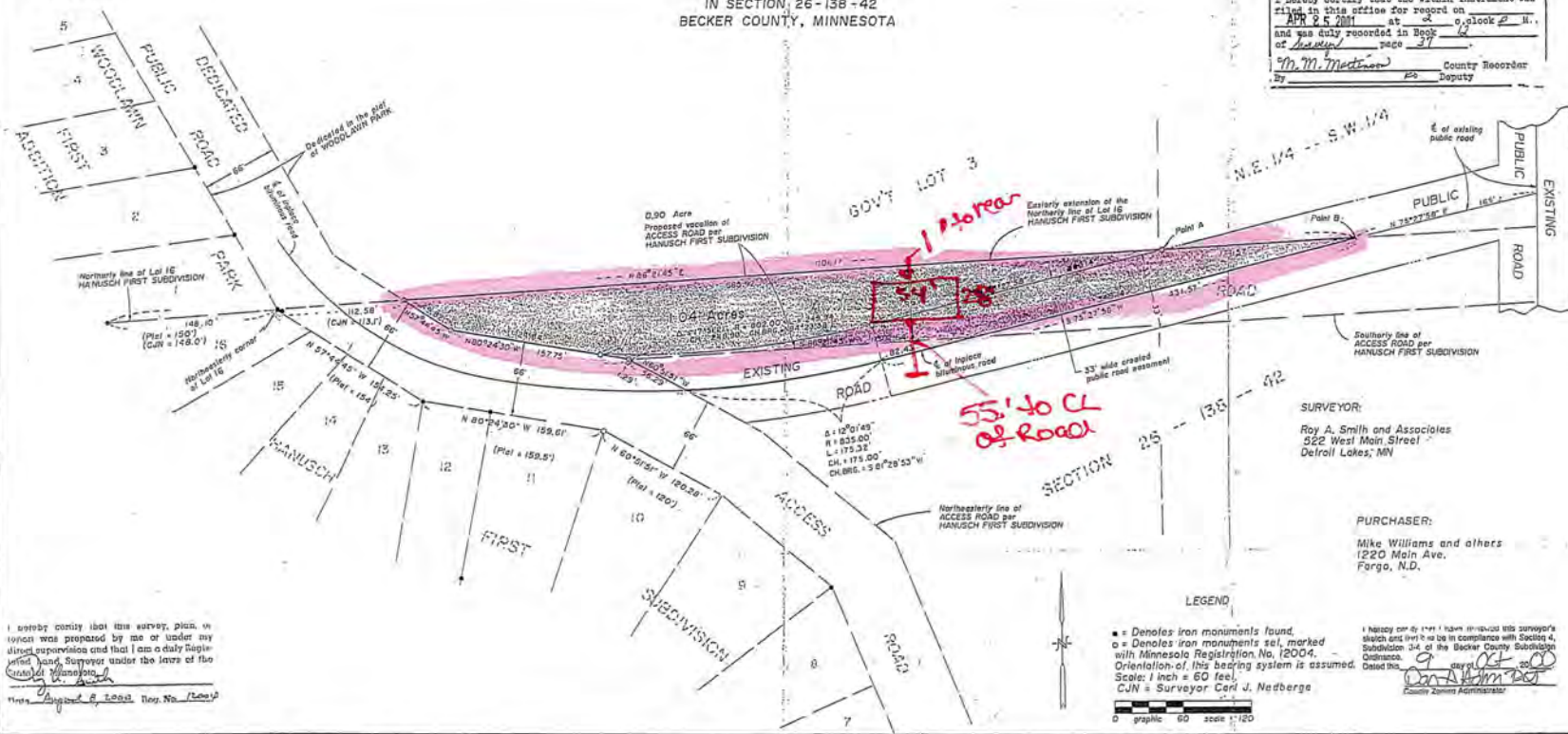
Scale 1: 564

46891B

CERTIFICATE OF SURVEY  
IN SECTION 26-138-42  
BECKER COUNTY, MINNESOTA

46891B

OFFICE OF COUNTY RECORDER, BECKER COUNTY, MINN.  
I hereby certify that the within instrument was  
filed in this office for record on  
APR 25 2011 at 10 o'clock P M.,  
and was duly recorded in Book 37  
of Abstracts, page 37  
By M. M. Matteson County Recorder  
Deputy



T 5513-1P



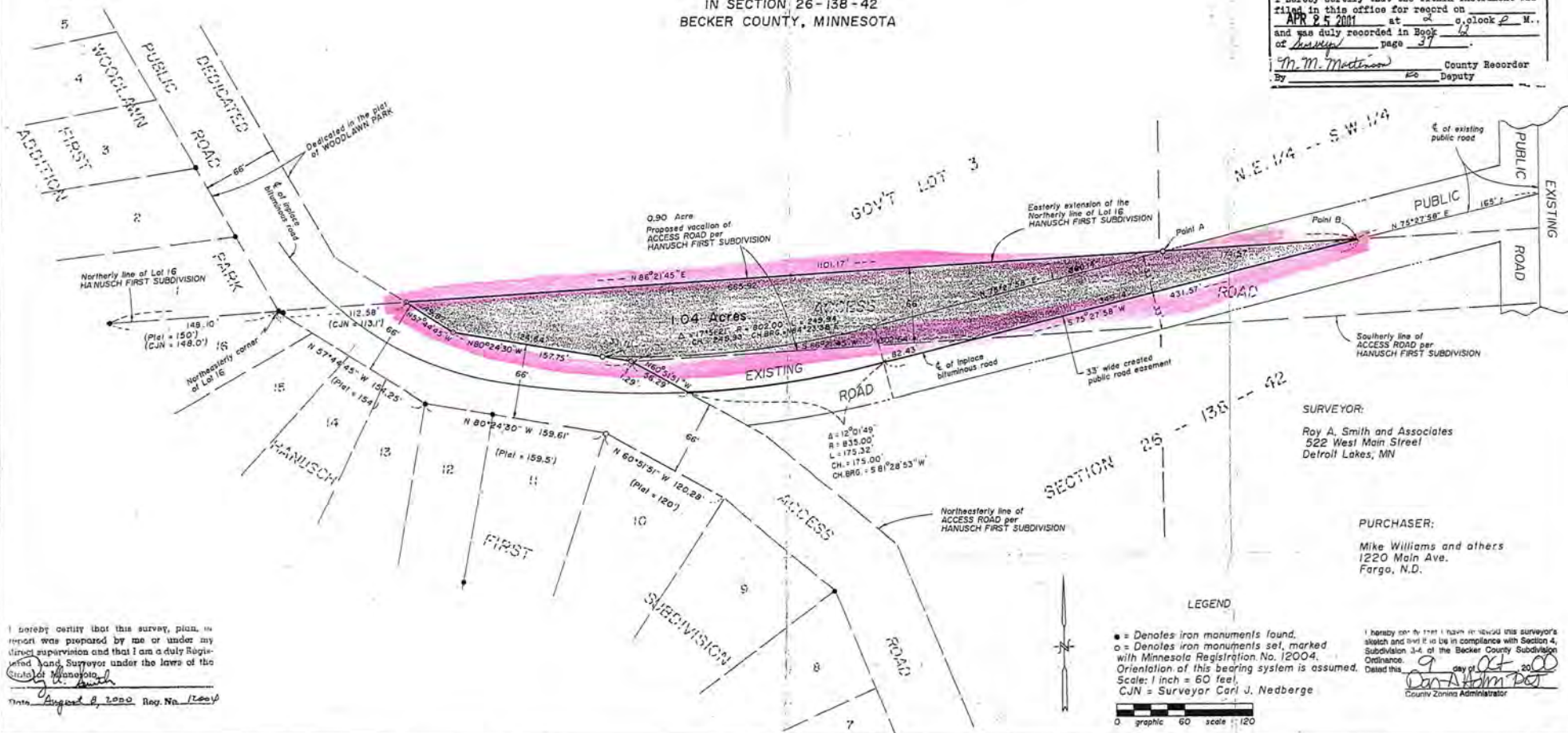
468918

## CERTIFICATE OF SURVEY

IN SECTION 26-138-42  
BECKER COUNTY, MINNESOTA

468918

OFFICE OF COUNTY RECORDER, BECKER COUNTY, MINN.  
I hereby certify that the within instrument was  
filed in this office for record on  
APR 25 2001 at 10:00 o'clock P M.  
and was duly recorded in Book 62  
of Handy page 37.  
By M. M. Medtner County Recorder  
Deputy



<b>Williams- PARCEL 17.0297.003</b>			
<b>TOTAL LOT AREA 1.04 Ac</b>	<b>45,302</b>		
<b>ALLOWABLE IMPERVIOUS @ 25%</b>	<b>11,326</b>		
		<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Garage 1	26x32	832	832
Concrete		1040	1040
Proposed Dwelling with tuck under garage	28x54		1512
Proposed Driveway for new building			500
Proposed Second Story Deck (pervious)	6x20		
Garage 2		720	720
Driveway for Garage 2		1400	1400
Garage 3 (Steel building)	26x36	936	936
Driveway for Garage 3		950	950
Shed	10x10	100	100
Impervious Surface Sum		5978	7990
Impervious Percent		<b>13.20%</b>	<b>17.64%</b>



442146

BECKER COUNTY RECORDER-STATE OF MN  
Document No. 442146  
Date AUG 20 1998 11 O'Clock A.M.  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder M. Martinson  
County Recorder Dr Dpty.  
17-0297-00k 3

*Previous Variance  
1998; used CL setback  
at that time  
Not pins.*

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: C Thurston/D Bullock  
REQUEST: Variance to construct a garage fifty-five (55)  
feet from the center line of the TWP Road

ORDER OF VARIANCE  
OR  
DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 12th day  
of August, 19 98, on a Petition for a Variance pursuant to the Becker County Zoning  
Ordinance, for the following described property:

S 900 Ft of W 1/2 of W 1/2 of NE 1/4 of SW 1/4 & S 900 Ft of Lot 3 Less; Section 26, TWP  
138, Range 42; Lake Eunice Township. Complete Legal Description on Reverse Side.

VARIANCE REQUESTED:

Request a Variance to construct a garage fifty-five (55) feet from the center line of the  
Township Road on the above described property.

It is ordered that a Variance (~~NOT~~) BE GRANTED upon the following conditions or reasons:

A Variance to construct a garage thirty-four (34) feet from the center line of the Township Road  
on the above described property based on the following and with the following stipulations: 1)  
The garage doors can not face the road; 2) The entry to the garage be parallel to the road; 3)  
The personal garages be placed in such a way that the lot lines form Hanusch First Addition  
would extend into this piece of property in case future subdivision is contemplated. This is based  
on the topography of the land, the size of the lots in Hanusch First Addition, and contingent upon  
approval of the Conditional Use Permit by the Planning Commission and County Board.

**MUST MAKE APPLICATION FOR BUILDING PERMIT**

DATED THIS 12th DAY OF August, 19 98.

Charles Rew  
CHARLES REW, Chairman Board of Adjustment

STATE OF MINNESOTA)  
) SS  
COUNTY OF BECKER )

BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

I, Dan A. Holm, Zoning Administrator for the County of Becker, with and in for said County, do  
hereby certify that I have compared the foregoing Copy and Order (GRANTING) (~~DENYING~~)  
a Variance with the Original Record. Thereof preserved in my Office, and have found the  
same to be a correct and true transcript of the whole thereof.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota,  
in the County of Becker on the 12th DAY OF August, 19 98.

TO DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

Charge  
Paid ☒  
Numerical ☒  
Tract ☒  
Grantor  
Grantee  
Compared

Dan A. Holm  
DAN A. HOLM  
Zoning Administrator

0.90 Acre  
Proposed location of  
ACCESS ROAD per  
HANUSCH FIRST SUBDIVISION

Existing concrete  
Proposed Dwelling

1.04 Acres

ACCESS

EXISTING ROAD

33' wide created public road easement

Southerly ACCESS HANUSCH

2005

SECTION 25

135

42

SURVEYOR:  
Roy A. Smith and  
522 West Main E  
Detroit Lakes, MN




## Becker County Parcel Information

Values & Taxes    Zoning Info    Land Info    Res. Bldg.    Ag. Bldg.    Yard Items



New Search

## Summary

Parcel Number:	170297003	GIS Map 
Property Address:		
Owner Name:	MICHAEL J & SHERRY L WILLIAMS	
Owner Address:	11556 E LAKE EUNICE RD DETROIT LAKES MN 56501	
Legal Description:	Section 26 Township 138 Range 042 PT GOVT LOT 3, PT NE1/4 SW1/4 & PT VAC ACCESS RD: COMM NELY COR LOT 16 HANUSCH 1ST ADDN TH E 112.58' TO POB; CONT E 665.92' TO POINT A, CONT E 174.57' TO CTR LN PUB RD, TH SW 431.57', WLY 175.32' TO NELY LN ACCESS RD, NW 56.29', NWLY 157.75', TH NW 49.82' TO POB	

## Valuation &amp; Taxation

[top ▲](#)

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$40,700	\$40,400	\$39,700
Estimated Land Value	\$19,900	\$19,900	\$19,900
Estimated Machinery Value			
Total Estimated Value	\$60,600	\$60,300	\$59,600
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$60,300	\$59,600	
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied	\$396.00	\$400.00	
Total Payments	-\$198.00	-\$400.00	
Unpaid Balance	\$198.00	\$0.00	

**No prior years unpaid.**

## MN Allocation Information

[top ▲](#)

Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$60,600

## Zoning Information

[top ▲](#)

Zoning District	
Township	Lake Eunice
Zoning District	Agricultural
Other Descriptions	

## Land Information

[top ▲](#)

**\*NOTICE\*** Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.

Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
1.04			1.04
Description	Flags		Size
179007 SITE < 1 AC			1 UT
179008 ACRE RATE < 1 AC			0.4 AC
601405 ELECTRICAL HOOKUP			1 UT
604714 PRIMITIVE SITE-RE			1 UT
999999 ROAD			0.64 AC

## Residential Buildings

[top ▲](#)

### Res Bldg # 1 details:

Occupancy	Detached Structures Only
Year Built	2015
Bldg Style	None



Arch Style	N/A
Area	0 SqFt
Condition	None
Basement	None
Heating	Yes
AC	Yes
Attic	None
Foundation	None
Roof	None
Ext Walls	None
Int Walls	None
Floor	None
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch not available.

Garage # 1	
Year Built	1999
Style	Det Frame
Area SF	720
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

## Ag Buildings

top ▲

### Ag Bldg # 1 details:

Bldg Type	Steel Utility Building
-----------	------------------------

Descr	BLUE STEEL BUILDING
Year Built	1999
Bldg Count	1
Width	26
Length	32
Height	10
Area	832 Square Feet
Frame Type	Wood Frame
Wall Type	Enameled

**Ag Bldg # 2 details:**

Bldg Type	Steel Utility Building
Descr	
Year Built	1999
Bldg Count	1
Width	26
Length	36
Height	10
Area	936 Square Feet
Frame Type	Wood Frame
Wall Type	Enameled

**Yard Items**

top ▲

**Yard Item # 1 details:**

Descr	Paving - Concrete
Year Built	1999
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	1,040 Square Feet



Pricing	Average
Lighting	None
<b>Yard Item # 2 details:</b>	
Descr	Shed
Year Built	2008
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	10.00
Length	10.00
Area	100 Square Feet

634830

Not a lot of record  
Split from .000 in 2000

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 634830

July 21, 2016 at 9:21 AM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered

this 21<sup>st</sup> day of July, 2016

Maury E. Hendrickson  
Becker County Auditor/Treasurer

By SKS Deputy

17.0297.003

2016 Deed added Stowman to deed

WARRANTY DEED

Individual(s) to Individual(s)

eCRV number: [...]

DEED TAX DUE: \$1.65

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 625152  
Becker County Auditor/Treasurer

DATE: July 6, 2016 \*

FOR VALUABLE CONSIDERATION, Michael J. Williams and Sherry L. Williams, husband and wife ("Grantors"), hereby convey and warrants to Janice Stowman, an individual ("Grantee"), real property in Becker County, Minnesota, legally described as follows:

An undivided one-third (1/3) interest in:

That part of Government Lot 3 and that part of the Northeast Quarter of the Southwest Quarter of Section 26, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, (including a portion of the vacated Access Road as dedicated in the plat of HANUSCH FIRST SUBDIVISION, said plat is on file and of record in the office of the Recorder of said County), all described as follows:

Commencing at an iron monument which designates the northeasterly corner of Lot 16 of said HANUSCH FIRST SUBDIVISION; thence North 86 degrees 21 minutes 45 seconds EAST 112.58 feet on an assumed bearing on the easterly extension of the northerly line of said Lot 16 to an iron monument, said point is the point of beginning; thence continuing North 86 degrees 21 minutes 45 seconds East 665.92 feet on said easterly extension to an iron monument hereinafter referred to as Point A; thence continuing North 86 degrees 21 minutes 45 seconds East 174.57 feet on said easterly extension to the centerline of an existing public road; thence South 75 degrees 27 minutes 58 seconds West 431.57 feet along the centerline of said existing public road; thence westerly continuing along the centerline of said existing public road on a curve concave to the north, having a central angle of 12 degrees 01 minute 49 seconds and a radius of 835.00 feet, for a distance of 175.32 feet (chord bearing South 81 degrees 28 minutes 53 seconds West) to the northeasterly line of said Access Road; thence North 60 degrees 51 minutes 51 seconds West 1.29 feet to an iron monument; thence North 80 degrees 24 minutes 30 seconds West 33.11 feet to an iron monument; thence continuing North 80 degrees 24 minutes 30 seconds West 124.64 feet to an iron monument; thence North 57 degrees 44 minutes 45 seconds West 49.82 feet to the point of beginning. The above described tract contains 1.04 acres.

chg  
paid  
well



**SUBJECT TO an easement for public road purposes over, under and across that part of the above tract described as follows:**

Beginning at an iron monument at the aforementioned Point A; thence North 86 degrees 21 minutes 45 seconds East 174.57 feet; thence South 75 degrees 27 minutes 58 seconds West 431.57 feet; thence westerly on a curve concave to the north, having a central angle of 12 degrees 01 minute 49 seconds and a radius of 835.00 feet, for a distance of 175.32 feet (chord bearing South 81 degrees 28 minutes 53 seconds West); thence North 60 degrees 51 minutes 51 seconds West 57.58 feet to an iron monument; thence North 80 degrees 24 minutes 30 seconds West 33.11 feet to an iron monument; thence easterly on a curve concave to the north, having a central angle of 17 degrees 51 minutes 21 seconds and a radius of 802.00 feet, for a distance of 249.94 feet (chord bearing North 84 degrees 23 minutes 38 seconds East) to an iron monument; thence North 75 degrees 27 minutes 58 seconds East 260.14 feet to the point of beginning of said public road easement.

Check here if all or part of the described real property is Registered (Torrens) ☐

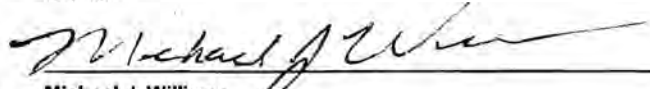
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:  
**All covenants, conditions, restrictions and rights of way of record.**


Total consideration for this transfer is \$500 or less.

Check applicable box:

- ☒ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor


  
Michael J. Williams

  
Sherry L. Williams

State of North Dakota, County of CASS

This instrument was acknowledged before me on July 6, 2016, by Michael J. Williams and Sherry L. Williams, husband and wife.



  
(Signature of notary public)

Title (and Rank): \_\_\_\_\_

My commission expires: 5-25-17  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
Timothy G. Richard (#028371X), of  
SERKLAND LAW FIRM.

10 Roberts Street

P.O. Box 6017

Fargo, North Dakota 58108-6017

Phone: (701) 232-8957

trichard@serklandlaw.com

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS  
INSTRUMENT SHOULD BE SENT TO:

Michael J. Williams

2913 25<sup>th</sup> Avenue South

Fargo, ND 58103



468919

*Not a lot of record  
Split off 2000*

No delinquent taxes and transfer entered  
this 23rd day of April, 2001  
Keith M. Brekken  
County Auditor, Becker Co  
By DM Deputy  
17.0297.001 split

BECKER COUNTY RECORDER, STATE OF MN  
Document No. 468919  
Date APR 25 2001 2 06 P.M.  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder.  
M.M. Martenson  
County Recorder 100

Surveyors Sketch ( ) not required  
( ) filed Survey Book 10 Page 37

### WARRANTY DEED

STATE DEED TAX DUE HEREON: \$3.30

Date: Dec 17-2000, 2000

**FOR VALUABLE CONSIDERATION**, Donald E. Bullock and Rosemary I Bullock, husband and wife; Sharon Ann Leever and Jack Leever, husband and wife; Carol Marie Nick and John Nick, husband and wife; Donald Eugene Bullock, Jr. and Jean Bullock, husband and wife; and Michael Duane Bullock and Theresa Bullock, husband and wife, Grantors, hereby convey and warrant to Michael J. Williams and Sherry L. Williams, husband and wife, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of Government Lot 3 and that part of the Northeast Quarter of the Southwest Quarter of Section 26, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, (including a portion of the vacated Access Road as dedicated in the plat of HANUSCH FIRST SUBDIVISION, said plat is on file and of record in the office of the Recorder of said County), all described as follows:

Commencing at an iron monument which designates the northeasterly corner of Lot 16 of said HANUSCH FIRST SUBDIVISION; thence North 86 degrees 21 minutes 45 seconds East 112.58 feet on an assumed bearing on the easterly extension of the northerly line of said Lot 16 to an iron monument, said point is the point of beginning; thence continuing North 86 degrees 21 minutes 45 seconds East 665.92 feet on said easterly extension to an iron monument hereinafter referred to as Point A; thence continuing North 86 degrees 21 minutes 45 seconds East 174.57 feet on said easterly extension to the centerline of an existing public road; thence South 75 degrees 27 minutes 58 seconds West

chg  
Cpaid  
well  
non / std  
extra

431.57 feet along the centerline of said existing public road; thence westerly continuing along the centerline of said existing public road on a curve concave to the north, having a central angle of 12 degrees 01 minute 49 seconds and a radius of 835.00 feet, for a distance of 175.32 feet (chord bearing South 81 degrees 28 minutes 53 seconds West) to the northeasterly line of said Access Road; thence North 60 degrees 51 minutes 51 seconds West 56.29 feet along the northeasterly line of said Access Road; thence continuing North 60 degrees 51 minutes 51 seconds West 1.29 feet to an iron monument; thence North 80 degrees 24 minutes 30 seconds West 33.11 feet to an iron monument; thence continuing North 80 degrees 24 minutes 30 seconds West 124.64 feet to an iron monument; thence North 57 degrees 44 minutes 45 seconds West 49.82 feet to the point of beginning. The above described tract contains 1.04 acres.

SUBJECT TO an easement for public road purposes over, under and across that part of the above tract described as follows:

Beginning at an iron monument at the aforementioned Point A; thence North 86 degrees 21 minutes 45 seconds East 174.57 feet; thence South 75 degrees 27 minutes 58 seconds West 431.57 feet; thence westerly on a curve concave to the north, having a central angle of 12 degrees 01 minute 49 seconds and a radius of 835.00 feet, for a distance of 175.32 feet (chord bearing South 81 degrees 28 minutes 53 seconds West); thence North 60 degrees 51 minutes 51 seconds West 57.58 feet to an iron monument; thence North 80 degrees 24 minutes 30 seconds West 33.11 feet to an iron monument; thence easterly on a curve concave to the north, having a central angle of 17 degrees 51 minutes 21 seconds and a radius of 802.00 feet, for a distance of 249.94 feet (chord bearing North 84 degrees 23 minutes 38 seconds East) to an iron monument; thence North 75 degrees 27 minutes 58 seconds East 260.14 feet to the point of beginning of said public road easement.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: All covenants, conditions, restrictions and rights of way of record.

**\* THE GRANTOR KNOWS OF NO WELLS ON THIS PROPERTY**



Donald E. Bullock  
Donald E. Bullock

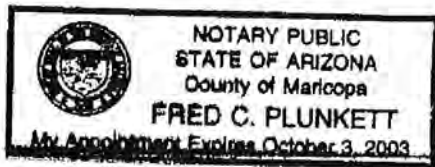
Rosemary I. Bullock  
Rosemary I. Bullock

STATE OF AZ. )  
COUNTY OF Maricopa ) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November, 2000, by Donald E. Bullock and Rosemary I. Bullock, husband and wife, Grantors.

(SEAL)

Fred C. Plunkett  
Notary Public



Sharon Ann Leever  
Sharon Ann Leever

Jack Leever  
Jack Leever

STATE OF Colorado )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2000, by Sharon Ann Leever and Jack Leever, husband and wife, Grantors.

(SEAL) APR 25 2001  
RECEIPT # 168226  
BECKER COUNTY  
DEED TAX  
AMT. PD. \$ 3.30

BECKER COUNTY TREASURER

Kathleen T. Mako  
Notary Public Kathleen T. Mako

My Commission Expires  
12/29/2002

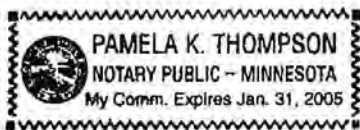
Carol Marie Nick  
Carol Marie Nick

John Nick  
John Nick

STATE OF Minnesota )  
COUNTY OF Ramsey ) ss.

The foregoing instrument was acknowledged before me this 4 day of ~~November~~, 2000, by Carol Marie Nick and John Nick, husband and wife, Grantors.  
December (pkr)

(SEAL)



Pamela K. Thompson  
Notary Public

Donald Eugene Bullock, Jr.  
Donald Eugene Bullock, Jr.

Jean Bullock  
Jean Bullock

STATE OF Wyoming )  
COUNTY OF Fork ) ss.

The foregoing instrument was acknowledged before me this 22nd day of November, 2000, by Donald Eugene Bullock, Jr. and Jean Bullock, husband and wife, Grantors.

(SEAL)

Julie A. White  
Notary Public Julie A. White

Commission Expires: 10-17-2004



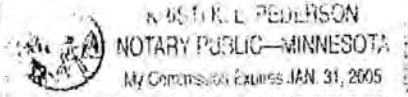
Michael D. Bullock  
Michael Duane Bullock

Theresa Bullock  
Theresa Bullock

STATE OF Minnesota )  
COUNTY OF Clay )ss.

The foregoing instrument was acknowledged before me this 8th day of ~~November~~ December, 2000, by Michael Duane Bullock and Theresa Bullock, husband and wife, Grantors.

(SEAL)



Kristi K.L. Pederson 1/31/2005

Kristi K. Pederson  
Notary Public

Tax Statements for the real property described in this instrument should be sent to:

Michael J. Williams  
2913 25th Avenue South  
Fargo, ND 58103

THIS INSTRUMENT WAS DRAFTED BY:

To  
Michael J. Williams  
MARING WILLIAMS LAW OFFICE  
1220 Main Avenue, Suite 105  
Fargo, ND 58107-2103

The sale price or other consideration given for this property was \$1,000 or less.

*I hereby certify that taxes for the*  
*year 2001 on the lands described*  
*within are paid in full*  
Cita A. Thompson  
tdh Deputy

**Becker County**  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 17.0297.003

BILL NUMBER: 191342

LENDER:

OWNER NAME: WILLIAMS MICHAEL J & SHERRY L

AIN:

**TAXPAYER(S):**

MICHAEL J & SHERRY L WILLIAMS  
11556 E LAKE EUNICE RD  
DETROIT LAKES MN 56501

**\$\$\$**

**REFUNDS?**

You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

**DESCRIPTION**

Acres: 1.04 Section 26 Township 138  
Range 042  
PT GOVT LOT 3, PT NE1/4 SW1/4 &

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2020	2021
1	Estimated Market Value:	59,600	60,300
	Homestead Exclusion:	0	0
	Taxable Market Value:	59,600	60,300
	New Improvements:		
	Property Classification:	Seasonal	Seasonal
Sent in March 2020			
2	<b>PROPOSED TAX</b>		
Sent in November 2020			398.00
3	<b>PROPERTY TAX STATEMENT</b>		
First half taxes due 05/15/2021			\$198.00
Second half taxes due 10/15/2021			\$198.00
Total taxes due in 2021			\$396.00

Tax Detail for Your Property:				
Taxes Payable Year:		2020	2021	
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>		\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
	3. Property taxes before credits		\$400.00	\$396.00
	4. Credits that reduce property taxes	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction		B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits		\$400.00	\$396.00
	6. BECKER COUNTY	A. County	\$219.30	\$218.17
	7. LAKE EUNICE		\$57.16	\$55.54
	8. State General Tax		\$42.88	\$41.64
	9. SCHOOL DISTRICT 2889	A. Voter approved levies	\$56.58	\$55.63
		B. Other local levies	\$22.85	\$23.82
	10. Special Taxing Districts	A. BC EDA	\$1.23	\$1.20
		B. Others	\$0.00	\$0.00
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$400.00	\$396.00
13. Special assessments			\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$400.00	\$396.00
Tax Amount Paid				\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2021.

PIN: 17.0297.003

AIN:

BILL NUMBER: 191342

TAXPAYER(S):

MICHAEL J & SHERRY L WILLIAMS  
11556 E LAKE EUNICE RD  
DETROIT LAKES MN 56501

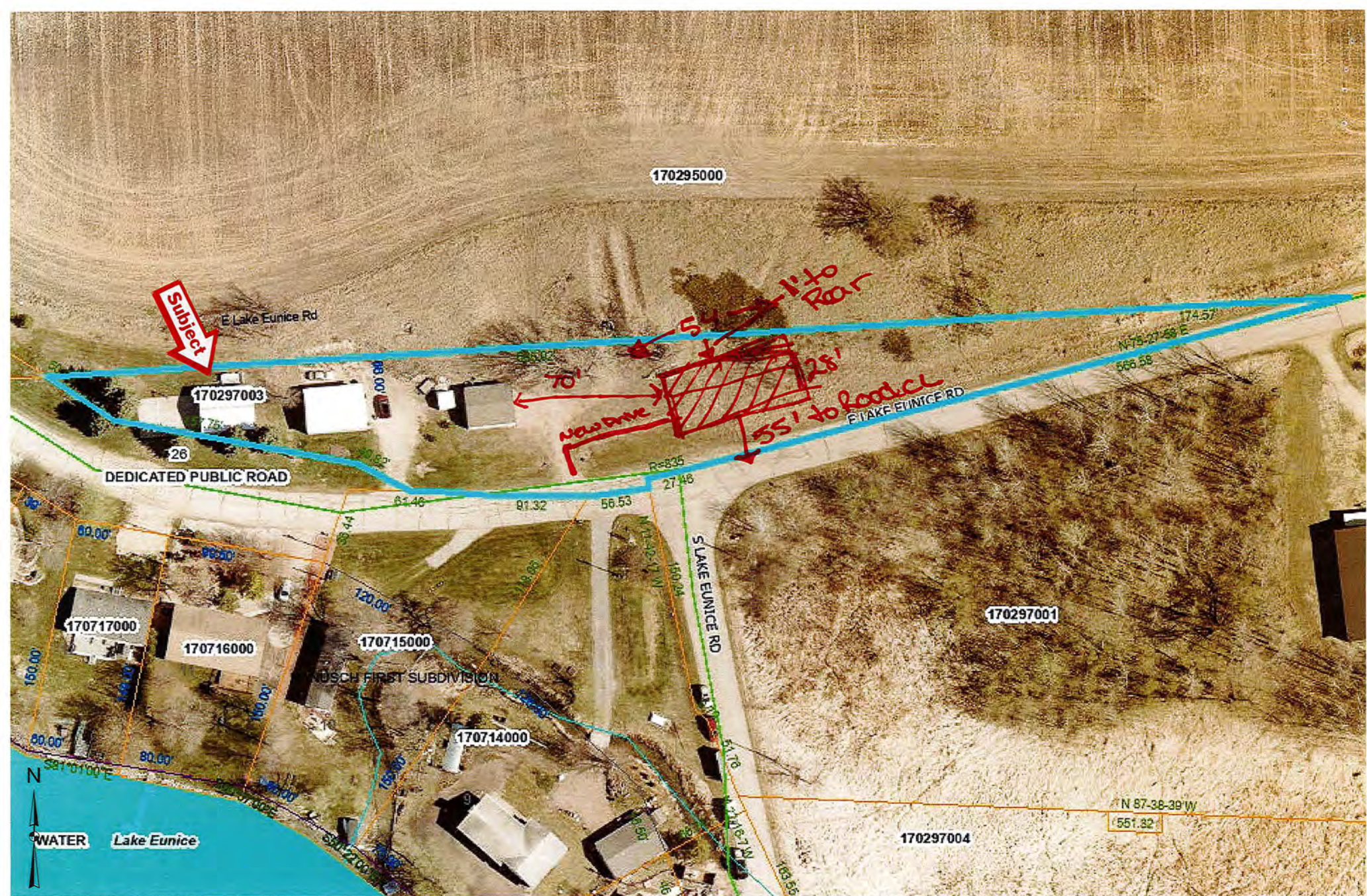
Paid By \_\_\_\_\_

Total Property Tax for 2021	\$396.00
<b>2nd Half Tax Amount</b>	<b>\$198.00</b>
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
<b>2nd Half Total Amount Due</b>	<b>\$198.00</b>
Balance Good Through	10/15/2021
	Seasonal

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

*70' between buildings*

1:1,408

Date: 8/20/2021

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County





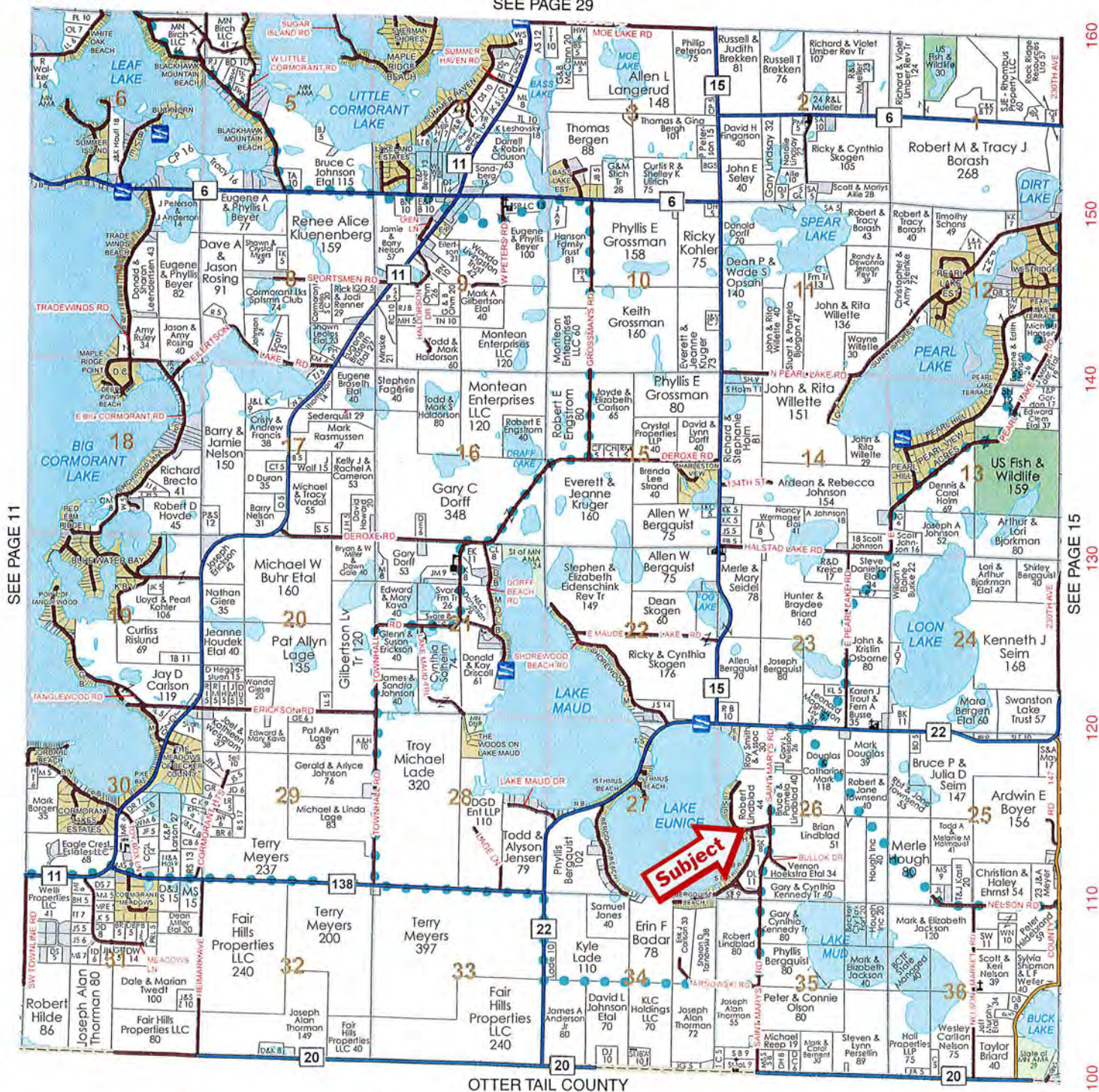


## Lake Eunice

## Township 138N - Range 42W

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SEE PAGE 29







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, October 14<sup>th</sup>, 2021 @ 6:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**Applicant:** Erik S & Lisa M. Hopperstad  
200 4<sup>th</sup> Ave N #309  
Fargo, ND 58102

**Project Location:** 20709 Co Hwy 22 Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a variance to construct a deck and a dwelling with attached garage to be located at thirty-seven and a half (37.5) feet from the OHW of a lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake, due to setback issues.
2. Request a variance to construct a dwelling with attached garage to be located at eighteen (18) feet from the ROW, deviating from the required setback of forty-five (45) feet from the ROW of dedicated county road.
3. Request a variance to be at 30.39% lot coverage, deviating from the allowed coverage of 25%, due to lot size.

LEGAL LAND DESCRIPTION: Tax ID number: 17.0768.000 & 17.0767.001; Lake Eunice

**17.0768.000:** Section 27 Township 138 Range 042; ISTHMUS BEACH 2ND Block 001; LOT 2 & **17.0767.001:** Section 27 Township 138 Range 042; ISTHMUS BEACH 2ND Block 001; E'LY 35' OF LOT 1; Lake Eunice Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2021-208

### Property and Owner Review

Parcel Number(s): 170768000 170767001

Owner: ERIK HOPPERSTAD

Township-S/T/R: LAKE EUNICE-27/138/042

Mailing Address:

ERIK HOPPERSTAD  
200 4TH AVE N #309  
FARGO ND 58102

Site Address: 20709 CO HWY 22

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2021-82100

Legal Descr: Block 001 of ISTHMUS BEACH 2ND LOT 2

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

To be over 25% coverage

Description of Variance Request: **Non-conforming lot size. Lake side as well as roadside set back requirements are not achievable. We love our location and our neighbors and would like to construct a year round home that would allow us to live in it, put our two young girls in the DL school district and also the ability to care for our elderly parent on the main level. (steps aren't an option) Our current buildings are old and seasonal only. Current impervious coverage totals 40.15% and our proposed rebuild would cover 30.39%. 1. Request a variance to construct a deck and a dwelling with attached garage to be located at thirty-seven and a half (37.5) feet from the OHW of a lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake, due to setback issues. 2. Request a variance to construct a dwelling with attached garage to be located at eighteen (18) feet from the ROW, deviating from the required setback of forty-five (45) feet from the ROW of dedicated county road. 3. Request a variance to be at 30.39% lot coverage, deviating from the allowed coverage of 25%, due to lot size.**

OHW Setback: 37'-6" from Deck and Dwelling

Side Lot Line Setback: 10'

Rear Setback (non-lake): N/A

Bluff Setback: N/A

Road Setback: 18'-3" from Dwelling to ROW

Road Type: County

Existing Imp. Surface Coverage: 40.15%

Proposed Imp. Surface Coverage: 30.39%

Existing Structure Sq Ft: main cabin only - 735 square feet

Proposed Structure Sq Ft: 1679 s.f.

Existing Structure Height: approximately 15'

Proposed Structure Height: 30'

Existing Basement Sq Ft: block crawl space - 735 square feet

Proposed Basement Sq Ft: No

Change to roofline? Yes

Change to main structural framework? Yes

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, our request is outside of the shore impact zone. The request is meeting side setbacks. We are not going any closer to the lake than the existing structure. We are also installing a new septic system to meet the needs of the lot.



2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, we will not be negatively impacting anyone's views or enjoyment of the lake. We are bringing the property more into compliance. We are reducing the total lot coverage by 10%. We are removing a total of 315 square feet of impervious coverage from the shore impact zone. We are establishing a stormwater retention plan that will be recorded with the deed.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes this is a residential lot in a residential neighborhood and will be used for residential use.**

4. Are there circumstances unique to the property? **Yes**

Explain: **This lot was platted well before Becker County Zoning lot size standards and setbacks were established. The lot is very narrow. It is only 80-90 feet deep, which does not allow us to meet both the lake and the roadside setback. We are doing our best to respect both setbacks and place the structure in the middle of the lot as best we can. Minimal land alteration will be needed on the lakeside to establish proper drainage away from the proposed building. On the roadside, land alteration will be needed to incorporate a new driveway, new septic system and to establish proper drainage from the new building. Final grading requirements will be determined on site with the excavation contractor and county officials. A required silt fence will be installed and maintained to prevent runoff into the lake during constructions.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Most definitely. Our neighbors to the east just completed a new build 4 months ago and our neighbors to the west are currently tearing down to rebuild over the winter.**

**Field Review Form (Pre-Insp)****Permit # SITE2021-1552****Property and Owner Review**

Parcel Number: <b>170768000</b>	Inspector Notes:
Owner: <b>ERIK HOPPERSTAD</b>	
Township-S/T/R: <b>LAKE EUNICE-27/138/042</b>	
Site Address: <b>20709 CO HWY 22</b>	Does posted address sign match site address? <b>Y</b> <b>N</b>

**Dwelling Proposed Review**

Dwelling/related structure (1A): <b>New Home-Onsite Construction</b> - Existing Dimensions: <b>735 s.f.</b> - Proposed Dimensions: <b>1679 s.f.</b> - Proposed Roof Changes? <b>Yes</b>	
Attached Garage (1B): <b>New Attached Garage</b> - Existing Dimensions: <b>N/A</b> - Proposed Dimensions: <b>562 s.f.</b> - Proposed Roof Changes? <b>Yes</b>	
Other dwelling related improvements (1C): <b>Driveway</b> - Existing Dimensions: <b>164 s.f.</b> - Proposed Dimensions: <b>397 s.f.</b> - Proposed Roof Changes? <b>N/A</b>	
Other dwelling related improvements (1D): <b>Other</b> - Existing Dimensions: <b>688 s.f.</b> - Proposed Dimensions: <b>136 s.f.</b> - Proposed Roof Changes? <b>N/A</b>	
Additional dwelling related projects/info: <b>Project Proposal 1D "Other" = existing garage apron and sidewalks. Deck - Pervious Existing: 0 s.f. Proposed: 399 s.f. Height: N/A # of Stories: 0 Roof Change: N/A Open Porch (Entry) - Impervious Existing: 0 s.f. Proposed: 58 s.f. Height: 10' # of Stories: 1 Roof Change: Yes Removal of existing detached garage (688 s.f.) Removal of existing shed and gazebo (326 s.f.) Removal of existing impervious landscaping (753 s.f.) Removal of existing impervious deck (387 s.f.)</b>	
Inspector Notes:	

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Non-dwelling related project (2B): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Non-dwelling related project (2C): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	



Additional non-dwelling related projects/info:

Inspector Notes:

### Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>	Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>		
Road setback: - Dwelling: <b>18' form the dwelling &amp; attached garage- Variance Needed</b> - Non-dwelling: <b>N/A</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Eunice (Lake Eunice) [GD]</b>	River Name: <b>N/A</b>
Side setback: - Dwelling: <b>10'</b> - Non-dwelling: <b>N/A</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>37 1/2 to the deck and dwelling &amp; attached garage - Variance needed</b> - Non-dwelling: <b>N/A</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10' minimum</b> - Non-dwelling: <b>N/A</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>N/A</b>	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>N/A</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>N/A</b>	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>4'-0"</b> - Non-dwelling: <b>N/A</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

### Other Information Review

Setback Averaging (if applicable):

- Structure type used: **House to House**
- Setback of LEFT like structure: **37' 5-5/8"**
- Setback of RIGHT like structure: **32' 9-3/8"**

Any other impervious surface coverage not noted on application?

<b>Hopperstad - PARCEL 17.0768.000 &amp; 17.0767.001</b>			
<b>TOTAL LOT COVERAGE</b>	<b>9,318</b>		
<b>ALLOWABLE IMPERVIOUS @ 25%</b>	<b>2,330</b>		
		<b>EXISTING</b>	<b>PROPOSED</b>
Dwelling		735	1679
Attached Garage			562
Proposed Covered Entry			58
Proposed Walks/Apron			136
Existing Walks and Retaining Walls		688	
Existing Garage		688	
Existing Deck		387	
Existing Rock and Landscaping		753	
Proposed Driveway		164	397
Existing Sheds		326	
Total		3741	2832
Percentage		<b>40.15%</b>	<b>30.39%</b>



## IMPERVIOUS CALCULATIONS

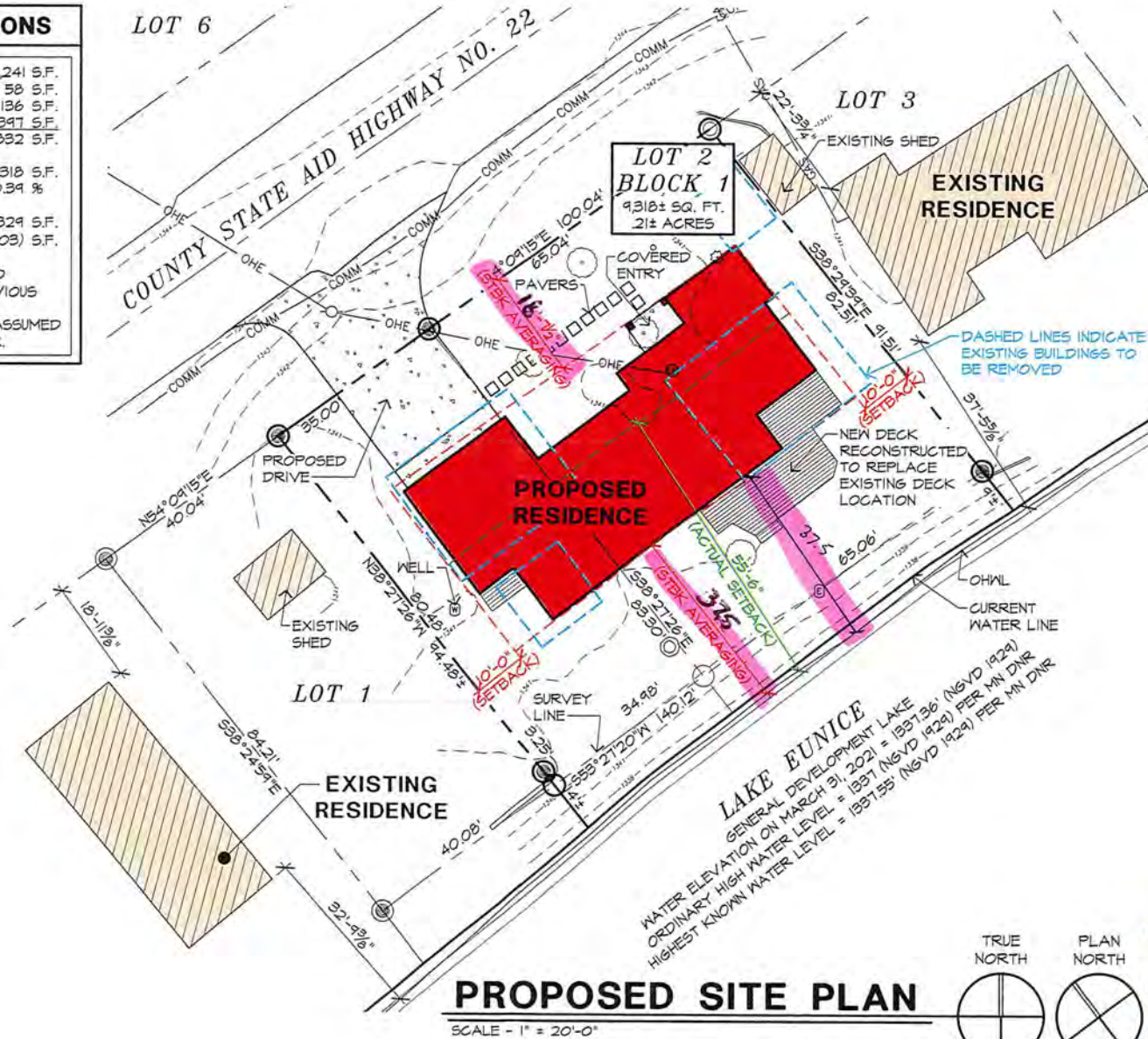
PROPOSED CABIN (FOOTPRINT)	= 2,241 S.F.
PROPOSED COVERED ENTRY	= 58 S.F.
PROPOSED WALKS/APRON	= 136 S.F.
PROPOSED DRIVEWAY	= 397 S.F.
TOTAL IMPERVIOUS	= 2,832 S.F.

LOT SIZE = 9,318 S.F.  
PROPOSED IMPERVIOUS COVERAGE = 30.39 %

IMPERVIOUS COVERAGE ALLOWED (25%) = 2,329 S.F.  
IMPERVIOUS EXCEEDS ALLOWED = (503) S.F.

\*NEW DECKS (399 S.F.) NOT INCLUDED AND ASSUMED TO BE CONSTRUCTED IN A PERVIOUS MANNER.

\*NEW LANDSCAPING NOT INCLUDED AND ASSUMED TO BE INSTALLED IN A PERVIOUS MANNER.



JOB NO: 42112  
DATE: 08/19/21

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NOT TO BE REPRODUCED  
WITHOUT ARCHITECT'S  
WRITTEN PERMISSION



**bhh** partners

PLANNERS / ARCHITECTS P.O. BOX 185, 650 3RD AVE SE, SUITE #10, PERHAM, MN 56573 (218) 346-4505

**HOPPERSTAD CABIN**  
LAKE EUNICE - BECKER COUNTY, MINNESOTA



EXISTING CABIN (FOOTPRINT)	=	735 S.F.
EXISTING SHEDS	=	326 S.F.
EXISTING WALKS/RETAINING WALLS	=	688 S.F.
EXISTING GARAGE	=	688 S.F.
EXISTING DRIVEWAY	=	164 S.F.
EXISTING ROCK LANDSCAPING*	=	753 S.F.
EXISTING DECK - IMFERVIOUS*	=	387 S.F.
TOTAL IMFERVIOUS	=	3,741 S.F.

IMPERVIOUS COVERAGE ALLOWED (25%) = 2,329 S.F.  
IMPERVIOUS EXCEEDS ALLOWED = (1,412) S.F.

### BUILDING SETBACKS:

$$(32'-9\frac{3}{8}" + 37'-5\frac{5}{8}") / 2 = 35'-1\frac{1}{2}"$$

- SIDE YARD = 10'-0"

$$(18^{\circ}-11\frac{3}{8}^{\circ} + 22^{\circ}-3\frac{3}{4}^{\circ}) / 2 = 20^{\circ}-7\frac{1}{2}^{\circ}$$

*LOT 6*

LOT 6

COUNTY STATE AID HIGHWAY NO. 22

OHE

COMM

NE 4th

91

LOT 3

**EXISTING  
RESIDENCE**

**EXISTING  
CABIN**  
(F.F. ELEV.  
12.12.55)

**LOT 2**  
**BLOCK 1**  
9,318± SQ. FT.  
.21± ACRES

LOT 1

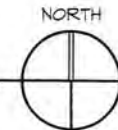
**EXISTING  
RESIDENCE**

LAKE EUNICE  
GENERAL DEVELOPMENT  
MARCH 31, 2015  
LEVEL # 15  
# 15

WATER ELEVATION ON W  
ORDINARY HIGH WATER LEVEL  
HIGHEST KNOWN WATER LEVEL = 10

## EXISTING SITE PLAN

SCALE - 1" = 20'-0"



JOB NO: 42112  
DATE: 08/19/21

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P.O. BOX 185, 650 3RD AVE SE, SUITE #10, PERHAM, MN 56573 (218) 346-4505

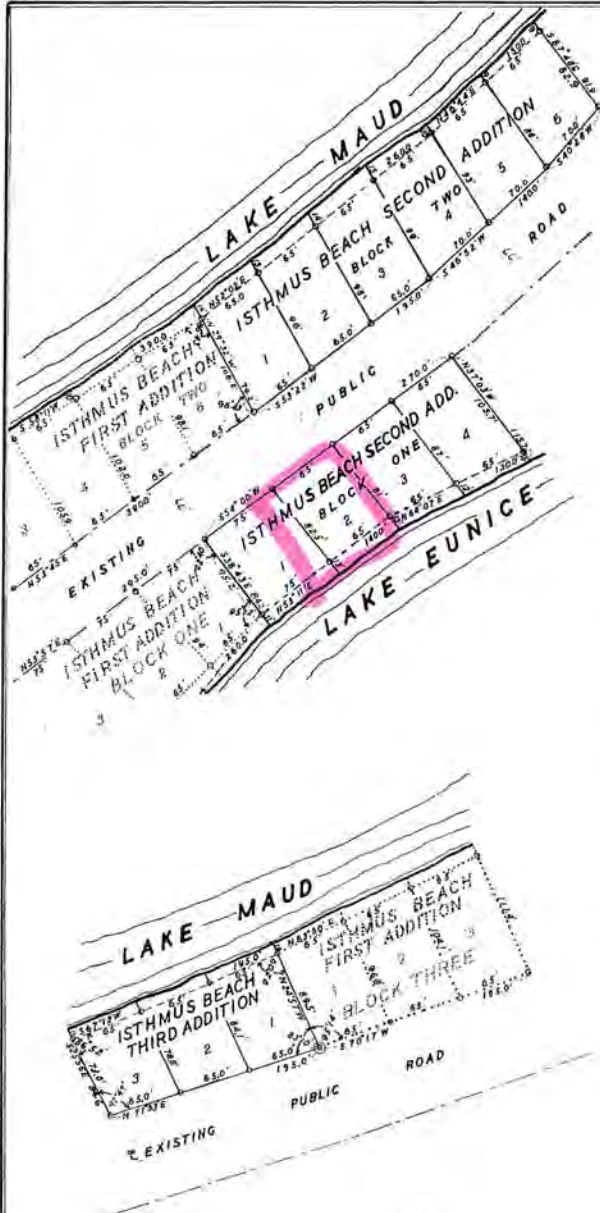
**HOPPERSTAD CABIN**  
LAKE EUNICE - BECKER COUNTY, MINNESOTA

LAKE EUNICE - BECKER COUNTY, MINNESOTA

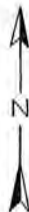
# Partners



# ISTHMUS BEACH SECOND ADDITION AND ISTHMUS BEACH THIRD ADDITION



LEGEND  
SCALE: 1 INCH = 60 FEET  
EXISTING IRON MONUMENTS -   
NEW IRON MONUMENTS -   
PLATTED ACRES:  
SECOND ADDITION - 1.41  
THIRD ADDITION - 0.36



BE IT KNOWN THAT I, Gustaf A. Bengtson, a single man, owner and proprietor of that certain land in Government Lot Two (2) (from 1/4 of N4), Section Twenty-seven (27), Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West of the Fifth (5th) Principal Meridian in Becker County, Minnesota, more particularly described as follows:

Beginning at the Northeast corner of Block One (1) of ISTMUS BEACH FIRST ADDITION, a subdivision in the said Government Lot 2, plat of which is on file and of record in the office of the Register of Deeds, Becker County, Minnesota; thence running North 56°00' East 270.0 feet along the Public Road; thence running South 37°03' East 105.7 feet to a point on the shore line of Lake Eunice; thence running South 64°07' West 130.0 feet and South 53°11' West 140.0 feet along the shore line of Lake Eunice to the Northeastly line of said Block One of Isthmus Beach First Addition; thence running North 38°43' West 94.2 feet along said Northeastly line to the point of beginning.

ALSO, beginning at the Southeast corner of Block Two (2) of said ISTMUS BEACH FIRST ADDITION; thence running North 52°22' East 195.0 feet, North 46°52' East 140.0 feet and North 40°28' East 70.0 feet along the Public Road; thence running North 87°48' West 82.9 feet to the shore line of Lake Maud; thence running South 40°44' West 130.0 feet and South 52°02' West 260.0 feet along the shore line of Lake Maud to the Northeastly line of said Block Two of Isthmus Beach First Addition; thence running South 29°32' East 94.2 feet along the Northeastly line of said Block Two to the point of beginning.

ALSO, beginning at the Southwest corner of Block Three (3) of ISTMUS BEACH FIRST ADDITION; thence running South 71°53' West 195.0 feet; thence running North 75°56' West 73.6 feet to the shore line of Lake Maud; thence running North 69°12' East 195.0 feet along the shore line of Lake Maud to the Southwestly line of Block Three of Isthmus Beach First Addition; thence running South 24°59' East 89.5 feet to the point of beginning.

have caused the said land to be surveyed and platted into Thirteen (13) lake-shore lots with Riparian Rights to be known as ISTMUS BEACH SECOND ADDITION and ISTMUS BEACH THIRD ADDITION, all as shown on the herein plat.

IN WITNESS WHEREOF, I have caused this plat to be signed this 11th day of July, A.D. 1960.

Witnesses: *E. P. Miller* and *Gustaf A. Bengtson*  
State of Minnesota } ss  
County of Becker }

On this 11th day of July, 1960, before me, *E. P. Miller*, Register of Deeds in and for said County, personally appeared Gustaf A. Bengtson, a single man, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

*E. P. Miller*  
E. P. MILLER  
REGISTER OF DEEDS,  
Detroit Lakes, Becker Co., Minn.

I HEREBY CERTIFY that I made the survey of ISTMUS BEACH SECOND ADDITION and ISTMUS BEACH THIRD ADDITION in accordance with the provisions of the statute pertaining to such surveys, that this plat is a correct representation of the survey; that all distances are correctly shown, that the comments for guidance of future surveys have been correctly placed as shown, that the outside boundary lines are correctly designated, that there are no wet lands and that there are no public roads except as shown on the herein plat.

*Earl Handberg*  
Minnesota Registered Land Surveyor #2877

Subscribed and sworn to before me this 22nd day of July, A.D. 1960.  
*E. P. Miller*  
E. P. MILLER  
REGISTER OF DEEDS,  
Detroit Lakes, Becker Co., Minn.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 11th day of July, A.D. 1960.

ATTEST:  
*Frank C. Paulsen*  
County Auditor

*John J. Gandy*  
Chairman of County Board

ORIGINAL 219974

OFFICE OF REGISTER OF DEEDS,  
COUNTY OF BECKER, MINN. [ss]  
I hereby certify that the within instrument was filed in this office for record on the 12th day of July, A.D. 1960.  
*E. P. Miller*  
E. P. MILLER  
REGISTER OF DEEDS



**Minnesota Pollution  
Control Agency**

520 Lafayette Road North  
St. Paul, MN 55155-4194

**Compliance Inspection Form**  
**Existing Subsurface Sewage Treatment Systems (SSTS)**



170768000

rcement

**Inspection results** based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

**Submit completed form to Local Unit of Government (LUG) and system owner within 15 days**

For local tracking purposes:

**RECEIVED**

**JUL 10 2018**

**ZONING**

**System Status**

System status on date (mm/dd/yyyy): 6-23-18

☒ **Compliant – Certificate of Compliance**  
(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

☐ **Noncompliant – Notice of Noncompliance**  
(See Upgrade Requirements on page 3.)

**Reason(s) for noncompliance (check all applicable)**

- ☐ Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #4) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

**Property Information**

Property address: 20709 County Hwy 22

Parcel ID# or Sec/Twp/Range:

170768000

Property owner: Jim Swannick

Reason for inspection: sale

Owner's phone: \_\_\_\_\_

or

Owner's representative: \_\_\_\_\_

Representative phone: \_\_\_\_\_

Local regulatory authority: \_\_\_\_\_

Regulatory authority phone: \_\_\_\_\_

Brief system description: concrete holding tank

**Comments or recommendations:** \_\_\_\_\_

**Certification**

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: David Orr

Certification number: 2228

Business name: OHM Engineering

License number: 932

Inspector signature: [Signature]

Phone number: 218-234-1256

**Necessary or Locally Required Attachments**

- ☐ Soil boring logs
- ☒ System/As-built drawing
- ☐ Forms per local ordinance
- ☐ Other information (list): \_\_\_\_\_



Property address: \_\_\_\_\_

Inspector initials/Date: JD 6-23-18

(mm/dd/yyyy)

### 1. Impact on Public Health – Compliance component #1 of 5

#### Compliance criteria:

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is an imminent threat to public health and safety.**

Comments/Explanation: \_\_\_\_\_

#### Verification method(s):

- ☒ Searched for surface outlet
- ☒ Searched for seeping in yard/backup in home
- ☐ Excessive ponding in soil system/D-boxes
- ☐ Homeowner testimony (See Comments/Explanation)
- ☐ "Black soil" above soil dispersal system
- ☐ System requires "emergency" pumping
- ☐ Performed dye test
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

### 2. Tank Integrity – Compliance component #2 of 5

#### Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth. If yes, which sewage tank(s) leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is failing to protect groundwater.**

Comments/Explanation: \_\_\_\_\_

#### Verification method(s):

- ☒ Probed tank(s) bottom
- ☐ Examined construction records
- ☐ Examined Tank Integrity Form (Attach)
- ☐ Observed liquid level below operating depth
- ☒ Examined empty (pumped) tanks(s)
- ☒ Probed outside tank(s) for "black soil"
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

### 3. Other Compliance Conditions – Compliance component #3 of 5

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. ☐ Yes\* ☒ No ☐ Unknown
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. ☐ Yes\* ☒ No ☐ Unknown
- \*System is an imminent threat to public health and safety.**

Explain: \_\_\_\_\_

- c. System is non-protective of ground water for other conditions as determined by inspector. ☐ Yes\* ☒ No
- \*System is failing to protect groundwater.**

Explain: \_\_\_\_\_

Property address: \_\_\_\_\_

Inspector initials/Date: 21 6-23-18

(mm/dd/yyyy)

**4. Soil Separation – Compliance component #4 of 5**

Date of installation: \_\_\_\_\_

(mm/dd/yyyy)

☒ Unknown

Shoreland/Wellhead protection/Food beverage lodging?

☒ Yes ☐ No**Compliance criteria:**

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:

☐ Yes ☐ No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:

☐ Yes ☐ No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.\*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required)

☐ Yes ☐ No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

**Any "no" answer above indicates the system is failing to protect groundwater.****Verification method(s):**

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

☐ Conducted soil observation(s) (Attach boring logs)☐ Two previous verifications (Attach boring logs)☒ Not applicable (Holding tank(s), no drainfield)☐ Unable to verify (See Comments/Explanation)☐ Other (See Comments/Explanation)**Comments/Explanation:**Recommended some sort of float or alarm when tank is full  
3" of water on 7-23-18**Indicate depths or elevations**

A. Bottom of distribution media

B. Periodically saturated soil/bedrock

C. System separation

D. Required compliance separation\*

\*May be reduced up to 15 percent if allowed by Local Ordinance.

**5. Operating Permit and Nitrogen BMP\* – Compliance component #5 of 5**☒ Not applicable

Is the system operated under an Operating Permit?

☐ Yes ☐ No

If "yes", A below is required

Is the system required to employ a Nitrogen BMP?

☐ Yes ☐ No

If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

**If the answer to both questions is "no", this section does not need to be completed.****Compliance criteria**

a. Operating Permit number: \_\_\_\_\_

Have the Operating Permit requirements been met?

☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No**Any "no" answer indicates Noncompliance.**

**Upgrade Requirements** (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

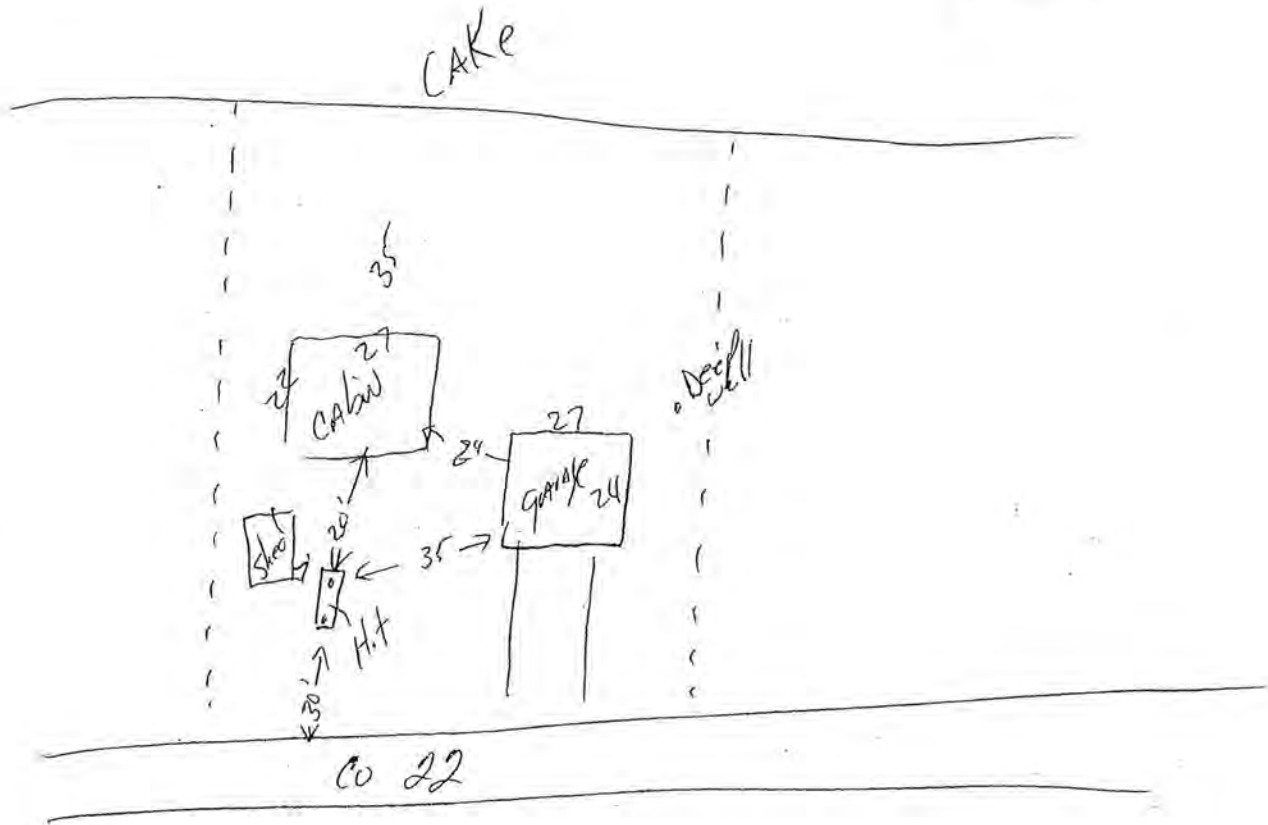


# SKETCH OF PROPERTY

Please sketch all structures and septic systems on the property;  
Include setbacks and wells within 100 feet of the property.

PARCEL	
APP	SEPTIC INSPECTION
YEAR	"


Swanick  
20709 Co 22  
By David Ch-  
2228  
6-23-18



## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Yard Items](#)

[New Search](#)

Summary	
Parcel Number:	170767001 <a href="#">GIS Map</a> 
Property Address:	
Owner Name:	ERIK S & LISA M HOPPERSTAD
Owner Address:	200 4TH AVE N #309 FARGO ND 58102
Legal Description:	Section 27 Township 138 Range 042 ISTHMUS BEACH 2ND Block 001 E'LY 35' OF LOT 1

Valuation & Taxation <a href="#">top</a> 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$20,900	\$20,700	\$21,300
Estimated Land Value	\$19,800	\$18,000	\$18,000
Estimated Machinery Value			
Total Estimated Value	\$40,700	\$38,700	\$39,300
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$38,700	\$39,300
Tax Details - <i>please see statement</i>		 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>
Total Tax Levied		\$254.00	\$264.00
Total Payments		-\$127.00	-\$264.00
Unpaid Balance		\$127.00	\$0.00



No prior years unpaid.

**MN Allocation Information**[top ▲](#)

Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$40,700

**Zoning Information**[top ▲](#)

Zoning District	
Township	Lake Eunice
Zoning District	Agricultural
Other Descriptions	Plat of Isthmus Beach 2nd Add

**Land Information**[top ▲](#)

**\*NOTICE\*** Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.

Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
	35		
Description		Flags	Size
170414 FF-LAKE MAUD GOOD			35 FF

**Yard Items**[top ▲](#)**Yard Item # 1 details:**

Descr	Garage
Year Built	1999
Item Count	1
Condition	Normal
Type	Frame

Pricing	High
Width	24.00
Length	28.00
Quantity	672 Square Feet
# of Stalls	0.00

**Yard Item # 2 details:**

Descr	Porches,Decks,Patios,etc.
Year Built	2010
Item Count	1
Condition	Normal
Type	Porch
Pricing	High
Width	0.00
Length	0.00
Quantity	196 Square Feet

**Yard Item # 3 details:**




Descr	Paving - Concrete
Year Built	1999
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	220 Square Feet
Pricing	Average
Lighting	None



## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [Sales Info](#)  
 [New Search](#)

Summary	
Parcel Number:	170768000 <a href="#">GIS Map</a> 
Property Address:	20709 CO HWY 22 DETROIT LAKES
Owner Name:	ERIK S & LISA M HOPPERSTAD
Owner Address:	200 4TH AVE N #309 FARGO ND 58102
Legal Description:	Section 27 Township 138 Range 042 ISTHMUS BEACH 2ND Block 001 LOT 2

Valuation & Taxation <span style="float: right;"><a href="#">top</a> </span>			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$76,600	\$69,700	\$67,400
Estimated Land Value	\$201,000	\$192,400	\$192,400
Estimated Machinery Value			
Total Estimated Value	\$277,600	\$262,100	\$259,800
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$262,100	\$259,800
Tax Details - <i>please see statement</i>		 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>
Total Tax Levied		\$1,958.00	\$1,980.00
Total Payments		-\$979.00	-\$1,980.00

Unpaid Balance	\$979.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$277,600

Zoning Information		top ▲
Zoning District		
Township	Lake Eunice	
Zoning District	Agricultural	
Other Descriptions	Plat of Isthmus Beach 2nd Add	
Imaged Files		
Document Type	Available Years	
Septic	2020*	
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.		

Land Information				top ▲
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	65			
Description	Flags		Size	
170503 EUNICE LAKE SITE			1 UT	
170504 FF-LAKE EUNICE-GOOD			65 FF	
601420 WATER/SEWER/ELEC			1 UT	



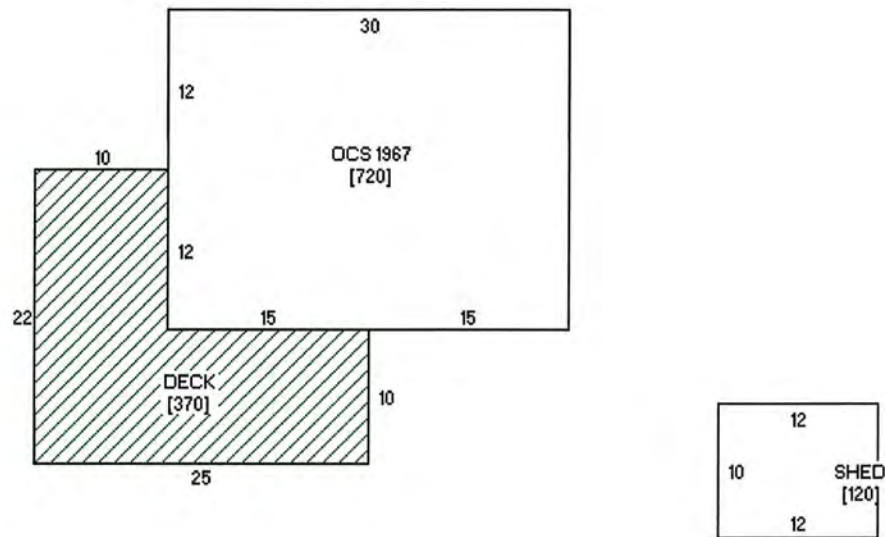
**Residential Buildings**

top ▲

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	1967
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	720 SqFt
Condition	Very Good
Basement	Crawl
Heating	Elec - Basebd
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Vinyl Shake
Int Walls	Knotty Pine
Floor	Carpet/vinyl
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



## Plumbing

Style

Count

Full Bath

1

## Decks &amp; Patios

Style

Area SF

Wood Deck-Med

370

## Yard Items

top ▲

## Yard Item # 1 details:

Descr	Shed
Year Built	1967
Item Count	1
Condition	Very Good
Type	Frame
Pricing	Average



Width	10.00
Length	12.00
Area	120 Square Feet

Sales Information <span>top ▲</span>			
Sale Date: 7/30/2018 - Property Type: Seasonal Rec. Residential			
Buyer	HOPPERSTAD ERICK S & LISA M	Seller	SWANICK JAMES M & KATHRYN
Sale Price	\$334,900	Ins Type	Warranty Deed
Adj Sale Price	\$334,900	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Sale Date: 6/28/1994 - Property Type: Seasonal Rec. Residential			
Buyer	SWANICK, JAMES M.	Seller	LINSTAEDT, DENNIS AND VONNIE
Sale Price	\$53,000	Ins Type	Warranty Deed
Adj Sale Price	\$53,000	Q/U	Q
Adj Reason		Q/U Reason	Old sale

652532

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 652532**

July 31, 2018 at 1:51 PM  
I hereby certify that the within  
instrument was recorded in this office.  
Patricia Swenson, County Recorder  
By SKS Deputy

**CERTIFICATE OF REAL  
ESTATE VALUE FILED # 015927**

No delinquent taxes and transfer entered  
this 31<sup>st</sup> day of July, 2018

Mary E. Hendrickson  
Becker County Auditor/Treasurer

By [Signature] Deputy

17-07248-000

17-07247-001

**Becker County Recorder**

Well Certificate Received July 31, 2018

Patricia Swenson  
Deputy [Signature] Becker County Recorder

State Deed Tax Due is \$ 1105.17

Date: 7/30/2018

ECRV: 8468666

BECKER COUNTY DEED TAX

AMT. PD. \$ 1105.17

Receipt # 688157  
Becker County Auditor/Treasurer

chg  
paid  
well

**WARRANTY DEED**

**THIS INDENTURE** made this 30 day of July, 2018, by  
and between James M. Swanick and Kathryn Swanick, husband and wife, **GRANTORS**, and Lisa M.  
Hopperstad and Erick S. Hopperstad, **GRANTEES**, whose post office address is: 452 Clearview Ct  
Moorhead 56560  
Detroit Lakes, Minnesota 56501

**WITNESSETH**, for and in consideration of the sum of One Dollar (\$1.00) and other good and  
valuable considerations, GRANTORS do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the  
GRANTEES, as joint tenants and not as tenants in common, all of the following real property lying and being  
in the County of Becker and the State of Minnesota, and described as follows, to-wit:

**Lot Two, in Block One, of Isthmus Beach Second Addition according to the certified Plat  
thereof on file and of record in the office of the Register of Deeds in and for Becker County,  
Minnesota.**

**AND**

**A parcel 35 feet in width and being in and along the Easterly side of Lot 1, Block 1, Isthmus  
Beach Second Addition, Described as follows:**

**Beginning at the Most Northerly corner of said Lot 1; thence Westerly on and along the  
northerly boundary line of said lot a distance of 35 feet; thence Southerly on a line parallel to  
the easterly line of said Lot 1 to the water's edge; thence Easterly on and along the water's  
edge to the point intersection with the Easterly boundary line of said Lot 1 as extended to the  
lakeshore, thence Northerly along the Easterly boundary line of said Lot 1 and said lot as  
extended to the point of beginning.**

To: **FV TITLE**  
201814521



And the GRANTOR for herself, her heirs, executors and administrators, does covenant with the GRANTEES that they are well seized in fee of the land and premises aforesaid and have good right to sell and convey the same in manner and form aforesaid; that the same are free from all encumbrances, except installments of special assessments or assessments for special improvements which have not been certified to the County Auditor for collection, and the above granted lands and premises in the quiet and peaceable possession of the GRANTEES, against all persons lawfully claiming or to claim the whole or any part thereof, the GRANTOR will warrant and defend.

Check line if applicable:

- ☒ The Seller certifies that the Seller does not know of any wells on the described real property.  
☒ A Well Disclosure Certificate accompanies this document.  
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed Well Disclosure Certificate.

WITNESS, the hand of the GRANTOR:

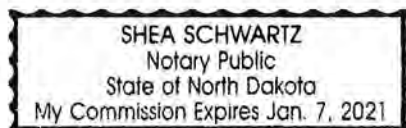
James M. Swanick  
James M. Swanick

Kathryn Swanick  
Kathryn Swanick

STATE OF ND )  
COUNTY OF CASS ) ss.

On this 30 day of JULY, 2018, before me, a notary public, within and for said county and state, personally appeared James M. Swanick and Kathryn Swanick, husband and wife, known to be the person described in, and who executed the foregoing instrument, and acknowledged that she executed the same.

(SEAL)



[Signature]  
Notary Public  
My Commission Expires:

THIS INSTRUMENT WAS DRAFTED

BY:

Brandon Pittenger

MN Bar ID#: 0395905

FM Title Company

101 8<sup>th</sup> Street South

Fargo, ND 58103

PHONE: (701) 893-1000

Tax statements for the real property described in  
this instrument should be sent to:

Lisa M. Hopperstad and Erick S. Hopperstad

452 Clearview Ct

Moorhead, MN 56560





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:564

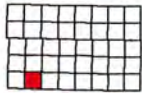
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 9/16/2021

Becker County





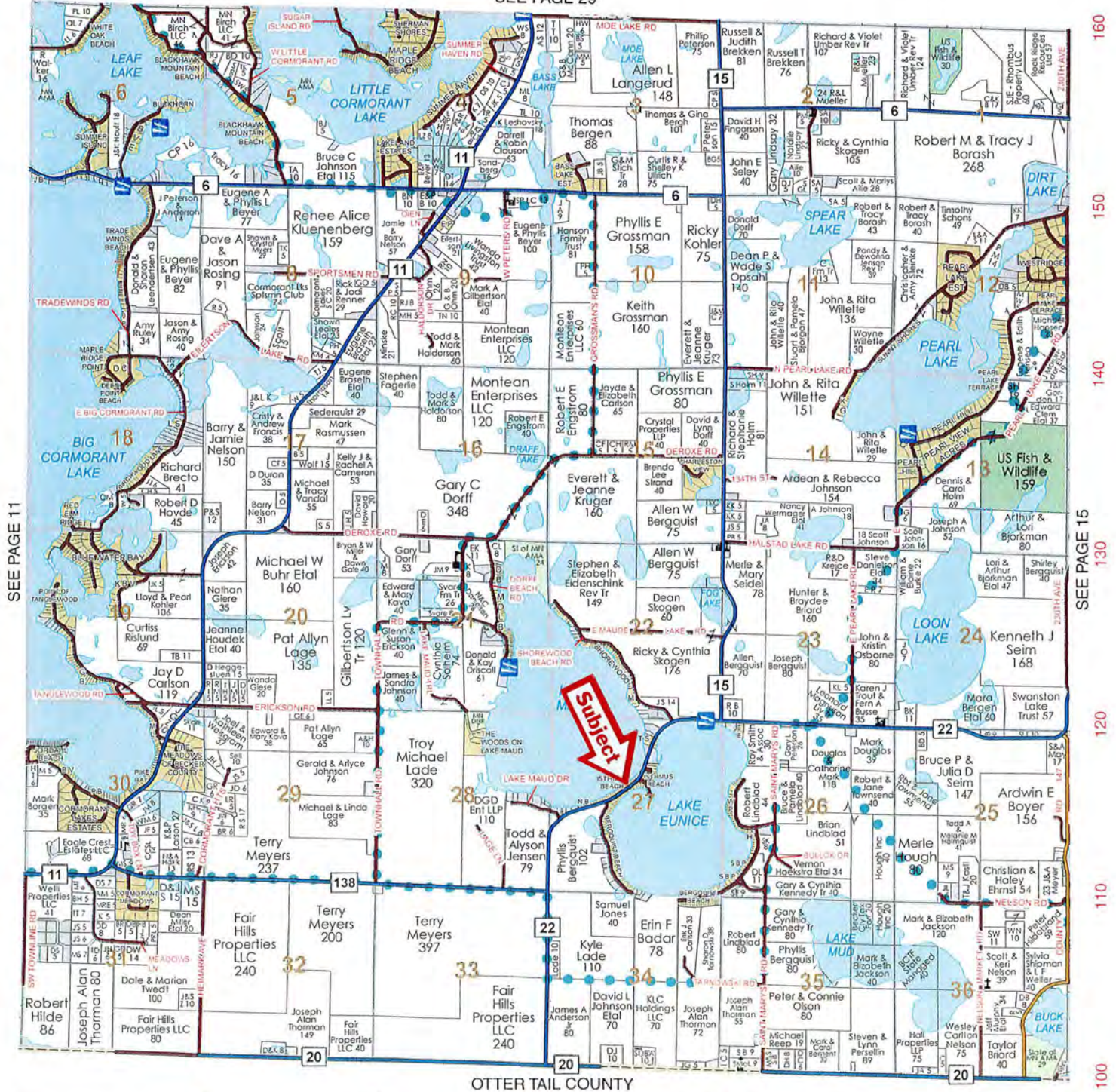


## Lake Eunice

## Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY





# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, October 14<sup>th</sup>, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**Applicant:** Thomas J. & Gyda Anderson  
1926 21<sup>st</sup> Ave S  
Moorhead, MN 56560

**Project Location:** 15090 Summer Island Rd Lake Park, MN 56554

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck to be located at fifty-one (51) feet and a dwelling and attached garage to be located at sixty (60) feet from the Ordinary High Water (OHW) mark of a Recreational Development Lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 17.1208.000; Leaf Lake

Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 004; LOT 16; Lake Eunice Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2021-210

### Property and Owner Review

Parcel Number(s): **171208000**

Owner: **THOMAS J & GYDA ANDERSON**

Township-S/T/R: **LAKE EUNICE-06/138/042**

Mailing Address:

**THOMAS J & GYDA ANDERSON**

**1926 21 AVE S**

**MOORHEAD MN 56560**

Site Address: **15090 SUMMER ISLAND RD**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **site2021-84171**

Legal Descr: **Block 004 of SUMMER ISLAND 138 42 LOT 16**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **Request a variance to construct a house, attached garage and a deck with the closest point of the deck to be located at fifty-one (51) feet from the Ordinary High Water (OHW) mark of a Recreational Development Lake, due to setback issues.**

OHW Setback: **51'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **15.8%**

Proposed Imp. Surface Coverage: **24.7%**

Existing Structure Sq Ft: **960sf**

Proposed Structure Sq Ft: **948sf**

Existing Structure Height: **16'**

Proposed Structure Height: **24'**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft:

Change to roofline? **N/A**

Change to main structural framework? **N/A**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Replacing the old double wide mobile home with a new house and attached garage on a substandard size lot and cannot meet the required setback from the OHW due to the lot size.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **The proposed structure is within reason of other structures in the surrounding neighborhood.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Same use as it has been, just getting rid of the old mobile home, it is getting quite run down, and replacing with a new house and adding a garage.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Substandard size lot.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **This is a residential neighborhood and constructing this house and garage will not alter this in any way.**



**Field Review Form (Pre-Insp)****Permit # SITE2021-1634****Property and Owner Review**

Parcel Number: <b>171208000</b>	Inspector Notes:
Owner: <b>THOMAS J &amp; GYDA ANDERSON</b>	
Township-S/T/R: <b>LAKE EUNICE-06/138/042</b>	
Site Address: <b>15090 SUMMER ISLAND RD</b>	Does posted address sign match site address? <b>Y</b> <b>N</b>

**Dwelling Proposed Review**

Dwelling/related structure (1A): <b>New Home-Onsite Construction</b> - Existing Dimensions: <b>24'x40'; 960sf</b> - Proposed Dimensions: <b>948sf</b> - Proposed Roof Changes? <b>N/A</b>	
Attached Garage (1B): <b>New Attached Garage</b> - Existing Dimensions: - Proposed Dimensions: <b>24'x34'</b> - Proposed Roof Changes? <b>N/A</b>	
Other dwelling related improvements (1C): <b>Deck - Pervious</b> - Existing Dimensions: - Proposed Dimensions: <b>10'x20'</b> - Proposed Roof Changes? <b>N/A</b>	
Other dwelling related improvements (1D): <b>Open Porch - Impervious</b> - Existing Dimensions: - Proposed Dimensions: <b>9'4"x6' covered porch</b> - Proposed Roof Changes? <b>N/A</b>	
Additional dwelling related projects/info: <b>All current impervious materials and structures will be removed.</b>	
Inspector Notes:	

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Non-dwelling related project (2B): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Non-dwelling related project (2C): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Additional non-dwelling related projects/info:	
Inspector Notes:	

## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>20+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Leif (Lake Eunice, Cormorant, &amp; Audubon) [RD]</b> River Name:	
Side setback: - Dwelling: <b>6'</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>51' to Deck &amp; 60' to Dwelling/Garage- Variance Needed</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10'</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>12'</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):  
 - Structure type used: **Deck to Deck**  
 - Setback of LEFT like structure: **76'**  
 - Setback of RIGHT like structure: **54'**

Any other impervious surface coverage not noted on application?



# Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

**Applicant:** Thomas J & Gyda Anderson **Parcel #:** 17.1208.000

**Legal Description:** Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 004; LOT 16

**Lake Name:** Leaf Lake **Lake Classification:** Recreational Development

**Property Dimensions:**

*Roadside Width:* 59.89'

*Depth Side 1:* 135.4' (+/-)

*Lakeside Width:* 60.00'

*Depth Side 2:* 125.6 (+/-)

**Total Lot Area:** 8,460 (+/-) Sq Feet

## **DETERMINING THE LAKE SETBACK**

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100

Proposed Setback: --

**Difference:** = Credit Units Required for Mitigation

## **MITIGATING THE DIFFERENCE OF THE LAKE SETBACK**

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_

## DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 25 %

Threshold Coverage: -15 %

**Difference:** = ( 10 ) x ( 5 ) = 50 Credit Units Required for Mitigation

## MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

**Reduce Impervious Surface Coverage:** 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

$$(\text{ \% coverage reduced}) \times (5) = \text{Credit Units Gained}$$

**Stormwater Management:** If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

**Example** 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

**Divert a min of 1400 sq ft into water retention areas**

<i>Credit Units Gained</i>	40
----------------------------	----

**Berm:** If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

**Example** 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained \_\_\_\_\_

<i>Shore Impact Zone Removal (see below):</i>	<i>Credit Units Gained</i>	10
---	----------------------------	----

**Total Mitigation Credit Units Gained:** 50

## SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

*Credit Units Gained through Shore Impact Zone Removal* = 10 credits

(Removing shed ( $8 \times 8 = 64$  sq ft) & 50 sq ft of sidewalk = 114 sq ft)

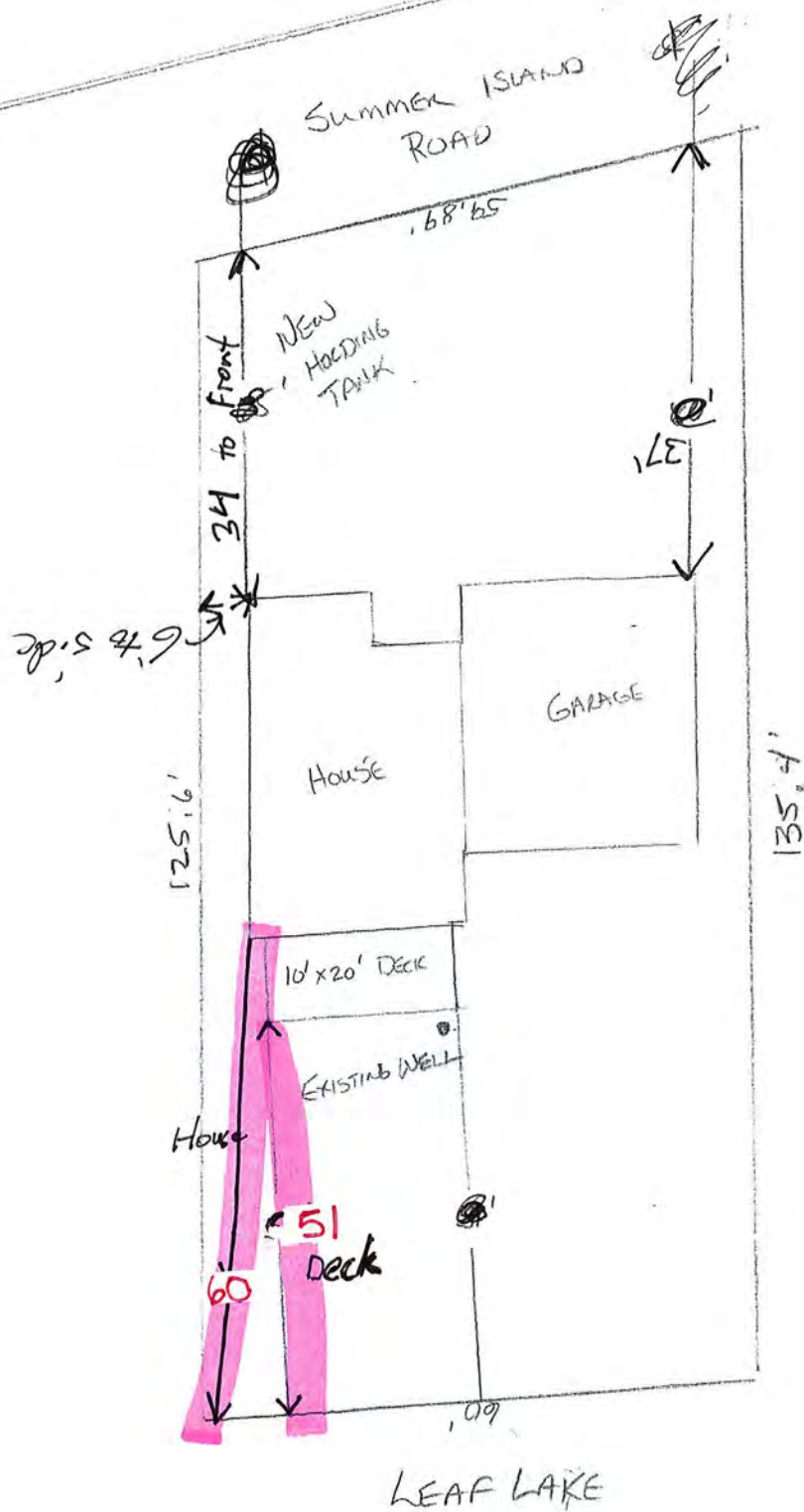
**Please  
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships.

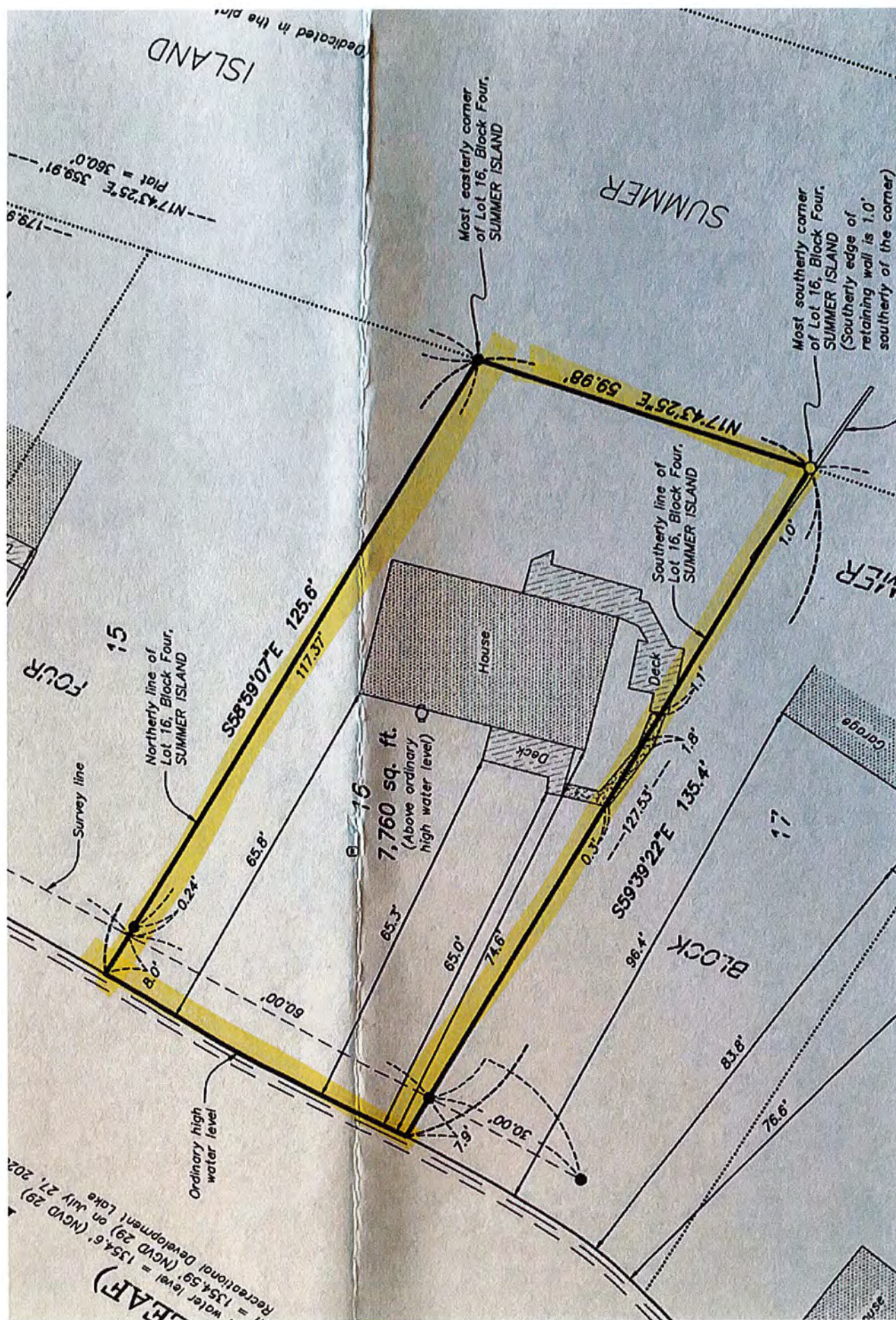
Owner(s) \_\_\_\_\_ Date \_\_\_\_\_



<b>Anderson- PARCEL 17.1208.000</b>			
<b>TOTAL LOT AREA</b>	<b>8,460</b>		
<b>ALLOWABLE IMPERVIOUS @ 25%</b>	<b>2,115</b>		
		<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Existing Dwelling	24x40	960	
Proposed Dwelling			948
Proposed Attached Garage	24x34		816
Proposed Deck (Pervious)	10x20		
Proposed Porch	9x6		54
Driveway		266	266
Existing shed to be removed	8x8	64	
Impervious Surface Sum		1290	2084
Impervious Percent		<b>15.25%</b>	<b>24.63%</b>





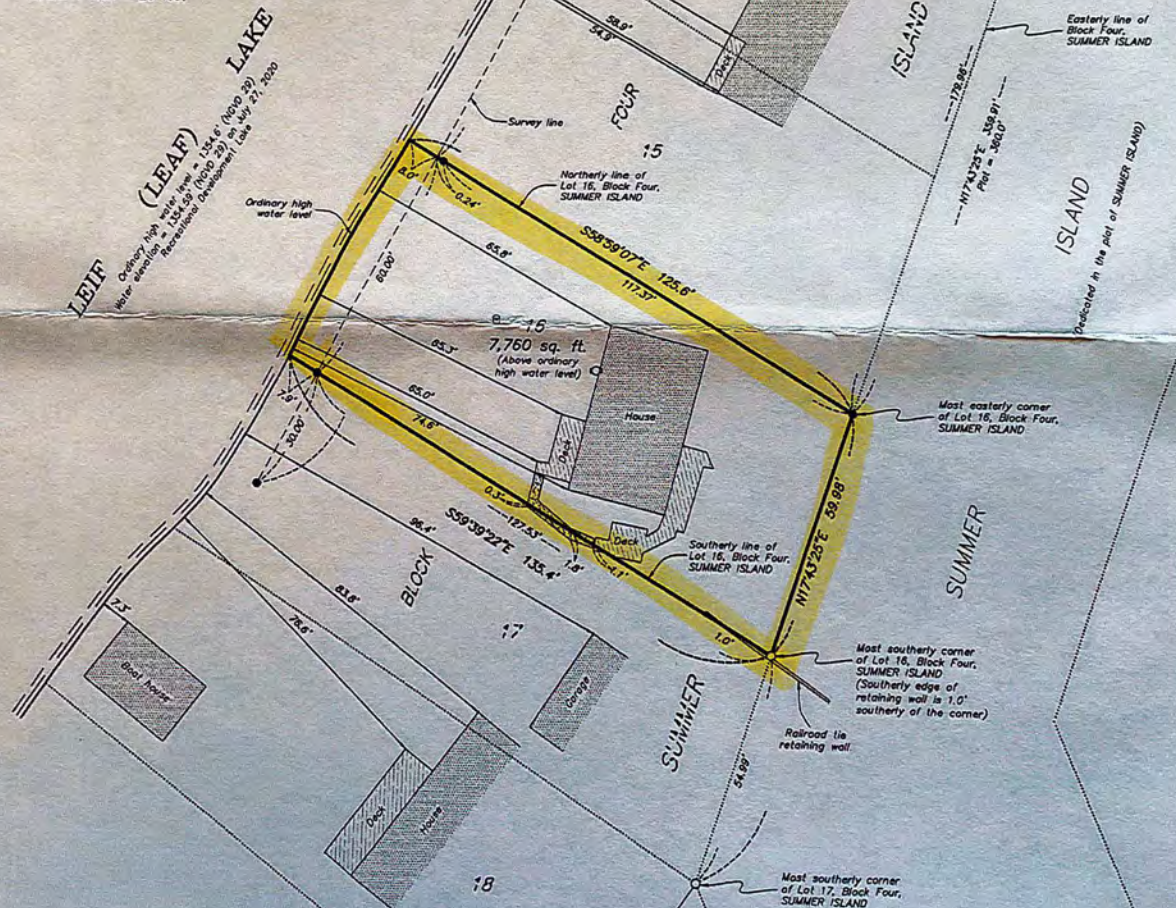
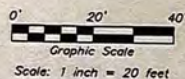




Orientation of bearing system is assumed.

# LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License No. 12004/46538/50320/57622.
- 8 = Denotes well.
- = Denotes water spigot.



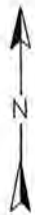
## SURVEY DISCLAIMER

This survey was prepared without the benefit of either a title commitment, or an opinion of title, or an abstract of the parcel for easements of record and/or rights of way. Meadowland Surveying, Inc., and the undersigned professional surveyor make no guarantees or representations regarding information shown herein pertaining to easements, reservations, rights of way, setback lines, agreements, variances, or other similar matters other than those shown upon this survey or noted upon it. The undersigned surveyor has not made a search of the public records for any of the County matters other than what is readily identifiable through the County website. The use of the public records as would be accomplished by an abstract of title and/or an opinion of title by a representative of Meadowland Surveying, Inc., and the undersigned surveyor is not intended to be construed as a proper or thorough investigation of an attorney at law. Meadowland Surveying, Inc., and the undersigned surveyor make no representation or warranty of any kind, express or implied, as to the accuracy or completeness of the information shown herein.

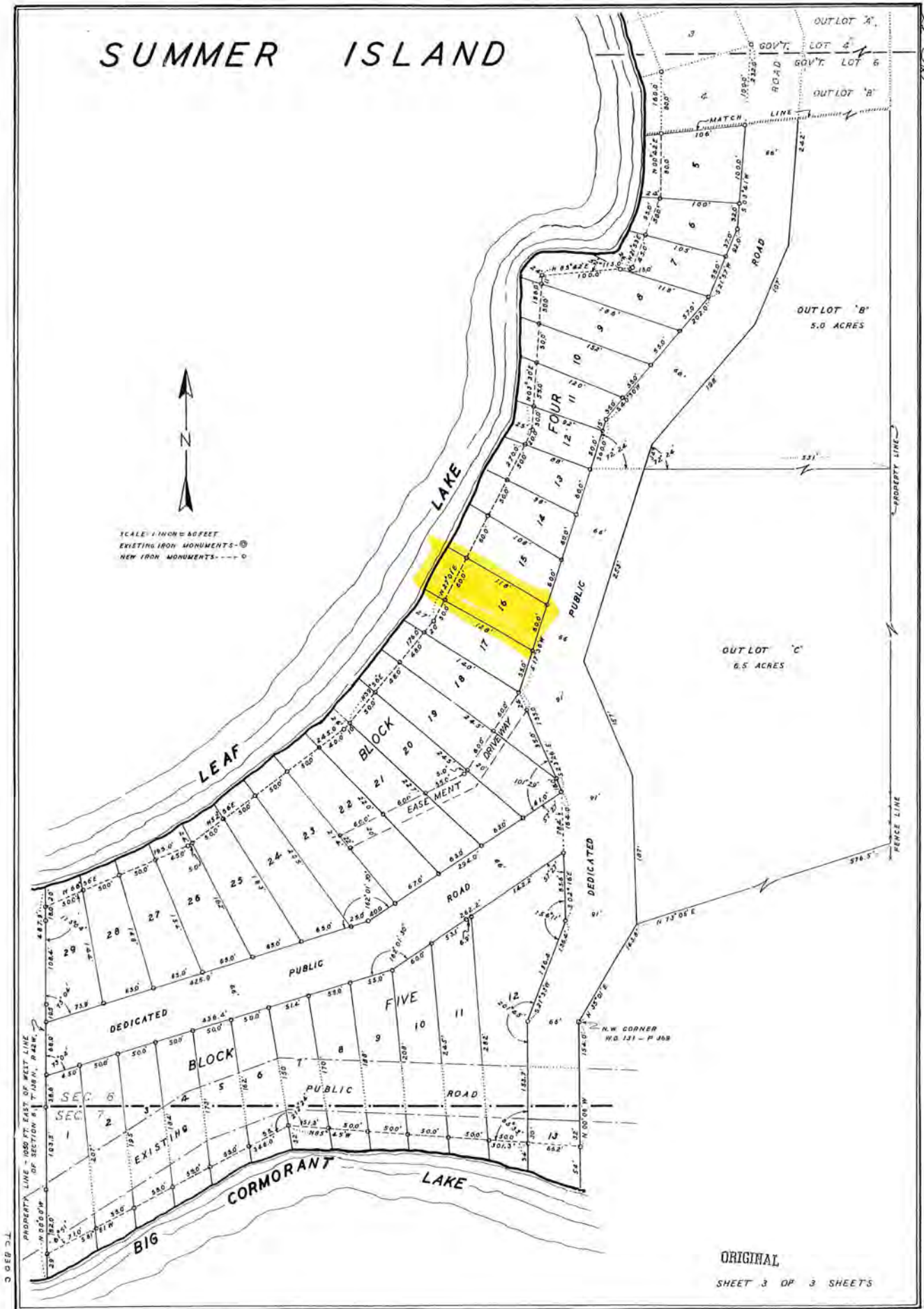
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.



# SUMMER ISLAND



SCALE: 1 INCH = 50 FEET  
EXISTING IRON MONUMENTS: —●—  
NEW IRON MONUMENTS: - - - - -



ORIGINAL

SHEET 3 OF 3 SHEETS

T. B. D. C.

## Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), THOMAS J. + GYDA ANDERSON hereby authorize TODD NELSON to act  
(landowner-print name) (agent-print name)  
as my (our) agent on the following item(s): appropriate box(es)

☒ permit application (write in permit "type" – e.g. site, septic, etc.): SITE

☐ plat application: \_\_\_\_\_

☐ conditional use application: \_\_\_\_\_

☐ variance application: \_\_\_\_\_

☐ other: \_\_\_\_\_

on my (our) property located at:

Tax Parcel Number(s): 171208000 Physical Site Address: 15090 SUMMER ISLAND RD  
LAKE PARK

Legal Description: \_\_\_\_\_

Section: 06 Township: 138 Range: 042 Lot: 16 Block: 004 Plat Name: SUMMER ISLAND

### Agent Contact Information

Agent address: 5521 40TH AVE S MURRHEAD MN 56560  
Street City State Zip Code

Agent phone #(s): 701-371-0850 Agent fax #: \_\_\_\_\_

Agent email address: tmnelson10@yahoo.com

Gyda Fay Anderson Thomas J. Anderson  
Property Owner(s) Signature(s)


9/16/21  
Date

State of Minnesota  
County of Becker clay

On this 16<sup>th</sup> day of September before me personally appeared Thomas J. + Gyda Anderson

to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged

that He/She executed the same as her/his free act and deed.

(Notary)  **BLAKE G. SISTAD**  
NOTARY PUBLIC - MINNESOTA  
My Commission Expires JAN. 31, 2026

Blake Sistad  
Notary Public

Office Use Only:

Date received: \_\_\_\_\_ Expiration Date: \_\_\_\_\_



## Becker County Parcel Information



[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [Sales Info](#)  
 [New Search](#)

### Summary

Parcel Number:	171208000	<a href="#">GIS Map</a> 
Property Address:	15090 SUMMER ISLAND RD LAKE PARK	
Owner Name:	THOMAS J & GYDA ANDERSON	
Owner Address:	1926 21 AVE S MOORHEAD MN 56560	
Legal Description:	Section 06 Township 138 Range 042 SUMMER ISLAND 138 42 Block 004 LOT 16	

### Valuation & Taxation

[top](#) 

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$10,000	\$9,600	\$8,800
Estimated Land Value	\$122,200	\$117,000	\$117,000
Estimated Machinery Value			
Total Estimated Value	\$132,200	\$126,600	\$125,800
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$126,600	\$125,800	
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied	\$944.00	\$958.00	
Total Payments	-\$944.00	-\$958.00	

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$132,200

Zoning Information		top ▲
Zoning District		
Township	Lake Eunice	
Zoning District	Agricultural	
Other Descriptions	Plat of Summer Island	
Imaged Files		
Document Type	Available Years	
Septic	2020*	
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.		

Land Information				top ▲
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	60			
Description	Flags		Size	
170303 LEAF LAKE SITE			1 UT	
170304 FF-LEAF LAKE-GOOD			60 FF	
601420 WATER/SEWER/ELEC			1 UT	



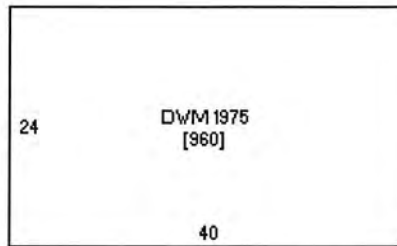
**Residential Buildings**

top ▲

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	1975
Bldg Style	Mfd Home (Double)
Arch Style	Mobile/Manufactured
Area	960 SqFt
Condition	Normal
Basement	None
Heating	FHA - Electric
AC	No
Attic	None
Foundation	Piers
Roof	Gable/Other
Ext Walls	Corrugated Metal
Int Walls	Custom Pan
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



## Plumbing

Style

Count

Full Bath

1

## Decks &amp; Patios

Style

Area SF

Wood Deck-Low

72

Wood Deck-Low

102

Wood Deck-Low

64

Wood Deck-Low

54

## Yard Items

top ▲

## Yard Item # 1 details:

Descr

Shed

Year Built

1900

Item Count

1

Condition

Normal

Type

Frame

Pricing

Average

Width

8.00



Length	8.00
Area	64 Square Feet

Sales Information <span>top ▲</span>			
Sale Date: 4/27/1994 - Property Type: Seasonal Rec. Residential			
Buyer	WILLIAMS, K D	Seller	LAUTT, JAMES & ELEANOR
Sale Price	\$31,800	Ins Type	Warranty Deed
Adj Sale Price	\$31,800	Q/U	U
Adj Reason		Q/U Reason	Unqualified

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 17.1208.000

BILL NUMBER: 176204

LENDER:

OWNER NAME: ANDERSON THOMAS J & GYDA

AIN:

**TAXPAYER(S):**

THOMAS J & GYDA ANDERSON  
1926 21 AVE S  
MOORHEAD MN 56560

\$\$\$

**REFUNDS?**

You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

15090 SUMMER ISLAND RD  
LAKE PARK, MN 56554

**DESCRIPTION**

Section 06 Township 138 Range 042  
SubdivisionName SUMMER ISLAND  
138 42 Block 004 SubdivisionCd 17065

**Line 13 Detail**

S-1010/15 SOLIC 40.00  
Principal 40.00  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2020	2021
1	Taxes Payable Year:	
	Estimated Market Value:	125,800 126,600
	Homestead Exclusion:	0 0
	Taxable Market Value:	125,800 126,600
	New Improvements:	
2	Property Classification:	Seasonal Seasonal
	Sent in March 2020	
3	<b>PROPOSED TAX</b>	
	Sent in November 2020	
3	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2021	\$472.00
	Second half taxes due 10/15/2021	\$472.00
	Total taxes due in 2021	\$944.00

Tax Detail for Your Property:			
Taxes Payable Year:		2020	2021
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	\$0.00
	3. Property taxes before credits	\$918.00	\$904.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$918.00	\$904.00
	6. BECKER COUNTY	A. County	\$462.71 \$458.70
	7. LAKE EUNICE		\$120.61 \$116.76
	8. State General Tax		\$144.46 \$140.14
	9. SCHOOL DISTRICT 2889	A. Voter approved levies	\$119.37 \$116.95
		B. Other local levies	\$48.22 \$50.09
	10. Special Taxing Districts	A. BC EDA	\$2.61 \$2.52
		B. Others	\$20.02 \$18.84
		C. TIF	\$0.00 \$0.00
11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments	\$918.00	\$904.00
	13. Special assessments	\$40.00	\$40.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$958.00	\$944.00
Tax Amount Paid			\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.

To avoid penalty, pay on or before October 15, 2021.

PIN: 17.1208.000

AIN:

BILL NUMBER: 176204

TAXPAYER(S):

THOMAS J & GYDA ANDERSON  
1926 21 AVE S  
MOORHEAD MN 56560

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$944.00  
2nd Half Tax Amount \$472.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$472.00  
Balance Good Through 10/15/2021  
Seasonal

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.

To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 17.1208.000

AIN:

BILL NUMBER: 176204

TAXPAYER(S):

THOMAS J & GYDA ANDERSON  
1926 21 AVE S  
MOORHEAD MN 56560

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$944.00  
1st Half Tax Amount \$472.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$472.00  
Balance Good Through 05/15/2021  
Seasonal

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501



416411

WARRANTY DEED  
INDIVIDUALS TO JOINT TENANTS

No delinquent taxes and transfer entered:  
Certificate of Real Estate Value  
( ) filed (X) not required  
Certificate of Real Estate Value  
No.

Oct. 5, 1995

Kath Y. Brekken  
County Auditor

by [Signature]  
R17.1208.000 Deputy  
\*\*\*\*\*

STATE DEED TAX DUE HEREON: \$ 1.65

Date: October 3, 1995

(reserved for recording data)  
\*\*\*\*\*

BECKER COUNTY RECORDER, STATE OF MN

Microfilm No. 416411

Date OCT 06 1995 3:00 P.M.

I hereby certify that the within  
instrument is a correct copy of the original  
of Becker County, Minnesota.

[Signature]  
County Recorder, [Signature] Dply.

FOR ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, DEANE K. WILLIAMS and CLEO A. WILLIAMS, husband and wife, of Moorhead, Minnesota, Grantors, hereby convey and warrant to THOMAS J. ANDERSON and GYDA ANDERSON, husband and wife, as joint tenants and not as tenants in common, of 1926 21st Avenue South, Moorhead, MN 56560, Grantees, real property in Becker County, Minnesota, described as follows:

Lot Numbered Sixteen (16), Block No. 4, Summer Island, according to the certified plat thereof on file and of record in the office of the Register of Deeds in and for Becker County, Minnesota.

together with all hereditaments and appurtenances belonging thereto.

THE SELLER CERTIFIES THAT THE SELLER DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

(Consideration is less than \$500.00)  
Affix Deed Tax Stamp Here

RECEIPT # 064326  
BECKER COUNTY  
DEED TAX  
AMT. PD. \$ 1.65

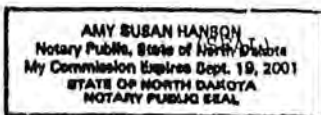
WITA A. THOMPSON, CO. TREAS.

Charge \_\_\_\_\_  
Paid ☒ \_\_\_\_\_  
Numerical \_\_\_\_\_  
Tract ☒ \_\_\_\_\_  
Grantor \_\_\_\_\_  
Grantee ☒ \_\_\_\_\_  
Compared ☒ \_\_\_\_\_

[Signature]  
Deane K. Williams  
[Signature]  
Cleo A. Williams

STATE OF North Dakota )  
MINNESOTA ) ss.  
COUNTY OF Cass )

The foregoing instrument was acknowledged before me this 3rd  
day of October, 1995, by Deane K. Williams and Cleo A. Williams,  
husband and wife, Grantors.



Amy Susan Hanson  
Notary Public Amy Susan Hanson  
My Commission Expires: 9/19/2001

Tax Statements for the real property  
described in this instrument should  
be sent to:

Thomas J. and Gyda Anderson  
1926 - 21st Avenue South  
Moorhead, MN 56560

\*\*\*\*\*  
THIS INSTRUMENT WAS DRAFTED BY: )

Jerilynn Brantner Adams )  
VOGEL, BRANTNER, KELLY, KNUTSON, )  
WEIR & BYE, LTD. )  
502 First Avenue North )  
P.O. Box 1389 )  
Fargo, North Dakota 58107 )

to






These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:423	Date: 9/28/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County



The seal of Becker County, Minnesota, featuring a circular design with the words 'FORESTRY', 'INDUSTRY', 'AGRICULTURE', and 'TOURISM' around the perimeter. The center of the seal depicts a landscape with a river, a bridge, and a lighthouse.









# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

---

### BOARD OF ADJUSTMENT

#### NOTICE OF PUBLIC HEARING

#### \*\*HEARING DATE AND LOCATION\*\*

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**Applicant:** Rachel & Travis Olson     **Project Location:** 24571 N Melissa Dr Detroit Lakes, MN 56501  
2805 64<sup>th</sup> Ave S  
Fargo, ND 58104

#### APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a variance to construct a patio to be located at forty-two (42) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake.
2. Request a variance be at 35.58% lot coverage, deviating from the allowed coverage of 25% on an Ag zoned lot, all due to setback issues and lot size.

Tabled from the September 9<sup>th</sup>, 2021 Hearing by the applicant.

**LEGAL LAND DESCRIPTION:** Tax ID number: 19.1226.000; Lake Melissa  
Section 20 Township 138 Range 041; ELM GROVE CORBETT W 3' OF LOT 1; & LOT 2 EX W 10'; Lake View Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2021-187

### Property and Owner Review

Parcel Number(s): **191226000**

Owner: **TRAVIS OLSON**

Township-S/T/R: **LAKE VIEW-20/138/041**

Mailing Address:

**TRAVIS OLSON  
2805 64TH AVE S  
FARGO ND 58104**

Site Address: **24571 N MELISSA DR**

Lot Recording Date:

Original Permit Nbr: **82009**

Legal Descr: **ELM GROVE CORBETT W 3' OF LOT 1;& LOT 2 EX W 10'**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☒ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **1. Request a variance to construct a patio to be located at forty-two (42) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake. 2. Request a variance be at 35.58% lot coverage, deviating from the allowed coverage of 25% on an Ag zoned lot, all due to setback issues and lot size. Tabled from the September 9th, 2021 Hearing by the applicant.**

OHW Setback: **42' to Patio**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **37.44%**

Proposed Imp. Surface Coverage: **35.5%**

Existing Structure Sq Ft: **467 sq ft (Paver Patio and walkway)**

Proposed Structure Sq Ft: **430 sq ft; Hot tub Pad 68, & New Built in Grill Pad 28 sq ft**

Existing Structure Height: **na**

Proposed Structure Height: **na**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **na**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, we are meeting all other setbacks. We will be outside of the shore impact zone. We are not going any closer to the lake than the existing structure. We will be reducing the overall coverage by 2%. We will put a stormwater mitigation plan into place, currently there is not one existing. This will be a great improvement to the lot. Our request will be outside of the SIZ.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, this project will not negatively impact anyone's views or enjoyment of the lake. Per stated statute we are allowed to replace in the footprint. We are doing so and improving the lot by reducing the impervious and creating a stormwater management plan to control the water from running into the lake. The Driveway is made of permeable pavers (1537 sq ft) at the time they were installed they were not to be counted against the total coverage (they were to be considered pervious). If we did not have to include**



this portion in our calculations we would at 30%. These pavers have been well maintained and still function as they were created. We are proposing a water retention area where currently none exist.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **This property will be used for residential purposes. The existing structure is not very functional because of the steps, it is two levels, two different elevations. We just have two small patios. We would like to make a level surface to combine them into one larger functioning patio. This will allow for seating with a reasonable sized table so we can enjoy the lake side of the property. We would like remove non-mortared stone surface on roadside, remove existing paver surface on lakeside and install new mortared stone surface patio with steps (note: new patio does not exceed the size of current existing patio), hot tub pad and built-in grill, provide additional storm water retention basin on lakeside and landscape plant bed renovations along roadside and house foundation.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Permeable pavers were allowed at the time they were installed on this lot and now they are required to be counted as the rules have changed over time creating a hardship. The lot was developed well before zoning setbacks and lot standards were created.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **All of the lots in the area were developed and created at the same time and have similar setbacks.**

**Field Review Form (Pre-Insp)****Permit # SITE2021-1528****Property and Owner Review**

Parcel Number: <b>191226000</b>	Inspector Notes:
Owner: <b>TRAVIS OLSON</b>	
Township-S/T/R: <b>LAKE VIEW-20/138/041</b>	
Site Address: <b>24571 N MELISSA DR</b>	Does posted address sign match site address? <b>Y</b> <b>N</b>

**Dwelling Proposed Review**

Dwelling/related structure (1A): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Attached Garage (1B): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1C): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1D): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Additional dwelling related projects/info:
Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A): <b>Other</b> - Existing Dimensions: <b>Patio 467 sq ft</b> - Proposed Dimensions: <b>Patio: 430 sq ft; Hot tub Pad 68, &amp; New Built in Grill Pad 28 sq ft</b> - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2C): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Additional non-dwelling related projects/info:
Inspector Notes:



## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Centerline</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>100+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Melissa (Lake View) [GD]</b> River Name:	
Side setback: - Dwelling: <b>10+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>42' Variance Needed</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10+ Proposed New</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20+ Proposed New</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>3+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
<b>Other Information Review</b>			
Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:			
Any other impervious surface coverage not noted on application?			

19.1226.000 OLSON

County of Becker  
Planning and Zoning

September 6, 2021

attn: Board of Adjustment  
Public Hearing Thursday, September 9, 2021

Dear Ms. Bartee,

We recently received a letter asking for input on the variance requests on the property at 24571 N. Melissa Dr., Detroit Lakes. While I am not comfortable having to address these variance requests, I feel a citizen obligation to respond. Since I am a neighbor, it is my desire that this response be entered anonymously.

My concern regarding this proposal and request is that the property is already over the limit in variance deviations. The house is already very large with very little green space on the north side, the garage was granted variance for height in 2002 and the lot coverage will still be 10.5% over allowed coverage (currently it is 12.44%).

Allowing this variance sets a precedence that is troublesome. The restrictions and covenants are in place to ensure a lifetime of enjoyment for the subject and surrounding homeowners. We all purchase our property and engage in projects on our property, knowing that there are covenants and restrictions in place to safeguard our property and the health of the lake we enjoy. To continually allow these restrictions to be circumvented seems counterproductive. We, the homeowners, appreciate that they have been put in place and count on them being enforced.

Therefore, we do not believe that the variances should be allowed. Thank you for your consideration.



19.1226.000 OLSON

From: Michael Ericksen <mriericksen57@gmail.com>  
Sent: Wednesday, September 1, 2021 4:42 PM  
To: Rachel D. Bartee <rachel.bartee@co.becker.mn.us>  
Subject: [EXTERNAL]24571 North Melissa Drive project

To whom it concerns:

This is Michael Ericksen. My wife and I own 24635 and 24601 North Melissa Drive. We have two comments on the variances requested for the proposed project at 24571 North Melissa.

We have no objection to a patio that is only 50 feet from the ordinary high water mark. However, we are concerned about the ground coverage exception. That lot is in a slightly low spot along North Melissa Drive. During rainstorms we have noticed that a disproportionate share of runoff from the road runs onto the 24571 North Melissa lot. It is therefore important that 24571 be able to absorb significant runoff before it reaches Lake Melissa. I am not a civil engineer so I do not know if the mitigation steps they describe in the proposal are adequate, but their requested ground coverage percentage is well above the 25% limit. A simple solution may be to change the driveway to a truly permeable surface, and to make the proposed patio permeable.

Thank you for your consideration.

Michael Ericksen

19.1226.000 OLSON

**From:** PRWD Permit <prwdpermit@arvig.net>

**Sent:** Friday, August 27, 2021 1:50 PM

**To:** Rachel D. Bartee <rachel.bartee@co.becker.mn.us>

**Cc:** Kyle P. Vareberg <kyle.vareberg@co.becker.mn.us>; Tera Guetter <tera.guetter@arvig.net>

**Subject:** [EXTERNAL]September 9th Board of Adjustments Packet

Hello,

PRWD had 2 comments in response to the Agenda for the September 9<sup>th</sup> Board of Adjustments meeting. Please forward to the Becker County Board of Adjustments before the Thursday September 9<sup>th</sup> Meeting for their consideration.

1. **Bradley R. & Joanna Callahan Trust-** If approved by Becker County as described, A PRWD Residential Stormwater Management Permit (Impervious Surface Coverage >25%) will be required. Stormwater must be managed off all new and fully reconstructed impervious surfaces (960 square feet garage, 210 square feet porch per site plan in packet) to satisfy PRWD Rules.
2. **Rachel & Travis Olson** – If approved by Becker County as described, a PRWD Residential Stormwater Management Permit will be required (Impervious Surface Coverage >25%;). Stormwater must be managed off all new and fully reconstructed impervious surfaces (526 square feet per site plan in packet) to satisfy PRWD Rules. The Landscape Architect (Michael Lloyd) has been working with PRWD to develop a stormwater plan.

Thank you,

**Adam Mortenson**

*Water Resource Coordinator*

Pelican River Watershed District

Wells-Fargo Bldg – Suite 201

211 Holmes Street West

Detroit Lakes, MN 56501

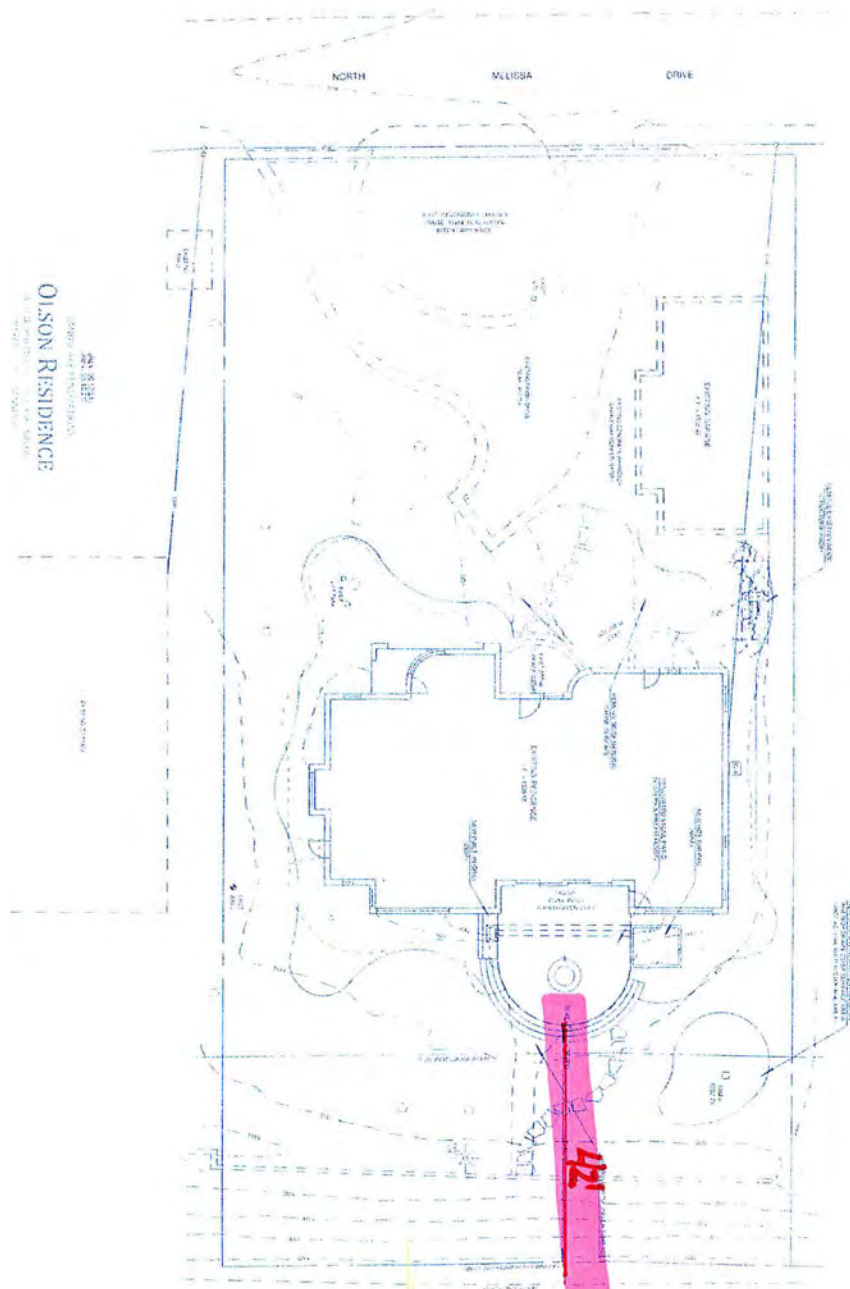
[www.prwd.org](http://www.prwd.org)

(218) 846-0436





SCALE: 1" = 10'



**MICHAEL**  
*Lloyd*

LANDSCAPE DEVELOPMENT

140 2nd Avenue South  
Tampa, FL 33603  
70.25.641

ME 1507.02  
09.11.2011







Image printed on 8/16/2021 at 12:27 PM

Parcel: 19.1226.000, Photo 7 of 8

Taken: 01/29/2016, Last edit: 03/21/2017

Notes:



existing Deck to  
Replace



Image printed on 8/16/2021 at 12:28 PM

Parcel: 19.1226.000, Photo 4 of 8

Taken: 08/24/2020, Last edit: 08/24/2020

Notes:



existing deck  
to be replaced



Image printed on 8/16/2021 at 12:28 PM

Parcel: 19.1226.000, Photo 2 of 8

Taken: 08/24/2020, Last edit: 08/24/2020

Notes:



↑ example  
Pervious pavers  
on driveway





# Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

**Applicant:** Rachel & Travis Olson **Parcel #:** 19.1226.000

**Legal Description:** Section 20 Township 138 Range 041; ELM GROVE CORBETT W 3' OF LOT 1;& LOT 2 EX W 10'

**Lake Name:** Lake Melissa **Lake Classification:** General Development

**Property Dimensions:**

*Roadside Width:* 107.65'

*Depth Side 1:* 206' (+/-)

*Lakeside Width:* 103'

*Depth Side 2:* 210.17' (+/-)

**Total Lot Area:** 20,700 sq ft (+/-) Sq Feet

## DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100

Proposed Setback: -- 50

**Difference:** = 50 **Credit Units Required for Mitigation**

**VARIANCE REQUESTED**

## MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_





## Olson PARCELS 19.1226.000

TOTAL LOT AREA	20,700		
ALLOWABLE IMPERVIOUS @ 25%	5,175		
		<b>EXISTING</b>	<b>PROPOSED</b>
Existing Dwelling		3098	3098
Detached Garage		950	950
Wood Storage (to be removed)		66	
Entry Drive Paver		1537	1537
Entry Drive Concrete Approach		408	408
Entry Drive Concrete Boarder (204.5 x2")		409	409
Roadside Mortared Stone Surface		230	230
Roadside Non-Mortared Stone Surface (to be removed)		380	
Lakeside Mortared Stone Surface		207	207
Lakeside Paver Surface (to be removed)		467	
Proposed Stone Patio and Steps			430
Hot Tub Pad			68
BBQ Grill			28
		7752	7365
		<b>37.45%</b>	<b>35.58%</b>



EXISTING GENERAL QUANTITIES SUMMARY  
(Olson Residence)

Description	Lot Size	Proposed Impervious	Existing Impervious	Impervious Remaining
Total Lot Area Above OHW	20,700sf			(0 sf)
Allowable Impervious Surface Available (25%)	5,175sf			
<u>Existing Buildings:</u>				
-Residence			3,098sf	
-Detached Garage			950sf	
-Wood Storage (Note: to be removed)			66sf	
Sub-Total Existing Buildings			4,114sf (19.87%)	
<u>Existing Impervious Surface:</u>				
-Entry Drive Paver Surface			1537sf	
-Entry Drive Concrete Garage Approach			408sf	
-Entry Drive Concrete Border (204.5lf x 2')			409sf	
-Roadside Mortared Stone Surface			230sf	
-Roadside Non-Mortared Stone Surface (Note: to be removed)			380sf	
-Lakeside Mortared Stone Surface			207sf	
-Lakeside Paver Surface (Note: to be removed)			467sf	
Sub-Total Existing Impervious Surface			3,638sf (17.57%)	
Total Existing Impervious Surface			7,752sf (37.44%)	
<u>Renovation Removal Items:</u>				
-Roadside Natural Stone Surface		-380sf		
-Wood Storage Structure		-66sf		
-Lakeside Paver Patio & Walkway		-467sf		
Sub-Total Removal Items		-913sf	6,839sf	
<u>New Renovation Additional Items:</u>				
-Lakeside Stone Patio & Steps		430sf		
-Hot Tub Pad		68sf		
-BBQ Grill		28sf		
Sub-Total Additional Items		+526sf		
Total Proposed Impervious Surface After Renovations			7,365sf (35.58%)	

Rev: 08/16/21  
03/17/21  
genqty1507.20  
cc:file



## IMPERVIOUS CALCULATIONS

(Olson Residence, Patio Renovation Only, 8/24/21)

DESCRIPTION	QTY.	UNIT	SUBTOTAL	TOTAL
<u>GENERAL:</u>				
Lot Size	20,700	SF		
Allowable Impervious Surface (25%)	5,175	SF		
<u>New Renovation Additional Items:</u>				
-Lakeside Stone Patio & Steps	430	SF		
-Hot Tub Pad	68	SF		
-BBQ Grill	28	SF		
Sub-Total Additional Items	526	SF		

### Storm Water Mitigation For Above:

Formula:

$(526\text{sf} \times 2.2" / 12 = 97\text{cf storage area required})$

French Drain Application:

$(97\text{cf} / .40 \text{ allowance for rock and storage capacity} = 243\text{cf overall required})$

$(243\text{cf} / 1.75' \text{ for depth of rock basin} = 139\text{sf area required at } 1.75' \text{ depth})$

Existing Storm Water Basin as Shown on Plan:

$(231\text{sf surface area} \times 1.75' \text{ depth} = 366\text{cf area})$

$(366\text{cf} \times .40 = 146\text{cf current capacity})$

Rev: 8/24/21

8/17/21

mpl1507.21stormretention

cc:file

484864  
Previous permit 2002

BECKER COUNTY RECORDER-STATE OF MN  
Document No. 484864  
Date AUG 2 2002 11 00 AM  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder  
M. M. Martinson  
County Recorder du Dpty.

19.1226.000

STATE OF MINNESOTA

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, Property described as follows may be used as indicated:

ADDRESS OF PROPERTY: 24571 North Melissa Drive; Section 20, Lake View Township.

ZONE: Agricultural

LEGAL DESCRIPTION :

Lot 2 Except West 10 Feet, Elm Grove Corbett; Section 20, TWP 138, Range 41; Lake View Township. PID Number 19.1226.000. See attached.

OWNER: Calvin Fercho OWNERS ADDRESS: 2525 E Country Club Drive  
Fargo, ND 58103

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

A Conditional Use Permit to allow a detached garage twenty-three (23) feet in height in a residential area has been granted on the above-described property based on the fact that the garage would compliment the house and with the stipulation that there would be no living quarters in the garage.

NOTICE: This Use CAN NOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator.

APPROVED by the Becker County Planning Commission: 7/16, 20 02

APPROVED by the Becker County Board of Commissioners: 7/23, 20 02

STATE OF MINNESOTA)

) SS

BECKER COUNTY PLANNING, ZONING

COUNTY OF BECKER )

AND LAND USE OFFICE

I, Patricia Johnson, Zoning Administrator for the County of Becker, with and in for said County, do hereby Certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto ~~subscribed~~ my hand at Detroit Lakes,



474335

**CERTIFICATE OF REAL  
ESTATE VALUE FILED**

#9567  
No delinquent taxes and transfer entered  
this 27th day of Sept. 2001

Faith A. Brekke  
County Auditor, Becker Co

By dm Deputy

19-1226-000

BECKER COUNTY RECORDER-STATE OF MN

Document No. 474335

Date SEP 28 2001 2:00 PM

I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder.

mm martinson  
County Recorder

Warranty Deed

BECKER COUNTY RECORDER

Well Certificate Received SEP 28 2001

mm martinson

Dty dm Co. Recorder

Date: September 7, 2001

STATE DEED TAX: \$990.00  
Tax ID# 19.1226.000

FOR VALUABLE CONSIDERATION, Barbara Ann Turner and Joe Turner, wife and husband (Grantors), hereby  
Warrants to Trustees of the CKP Living Trust dated 10/28/92 and Property in Becker, Minnesota,  
described as follows: amended 11/15/95

Lot Numbered Two (2), Less the West 10 feet, of Thomas Corbett's Subdivision of Lots 1, 2 and 3, of Section 20,  
Township 138, Range 41 West of the 5th P.M. called "Elm Grove" according to the certified Plat thereof on file  
and of record in the office of the County Recorder in and for Becker County

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: All  
easements, reservations, covenants and restrictions of record, if any.

SEP 28 2001

RECEIPT # 189359

BECKER COUNTY

DEED TAX

AMT. PD. \$ 990.00

BECKER COUNTY TREASURER

Barbara Ann Turner  
Barbara Ann Turner

Joe Turner  
Joe Turner

California  
STATE OF Minnesota )  
Riverside ) ss.  
COUNTY OF Becker )

The foregoing instrument was acknowledged before me this 9th day of September, 2001, by Barbara  
Ann Turner, wife of Joe Turner, Grantor(s).

Affix Notarial Stamp or Seal Below



Loretta H. Clements  
Notary Public

State of California

County of Riverside

The foregoing instrument was acknowledged before me this 7th day of September, 2001 by Joe Turner,  
husband of Barbara Ann Turner, Grantor

Affix Notarial Stamp or Seal and expiration date



Loretta H. Clements  
Notary

chg  
paid  
well  
non / std  
extra

BCT311155

Non compliant Septic



520 Lafayette Road North  
St. Paul, MN 55155-4194

## Compliance inspection report form Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

**Instructions:** Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

### Property information

Local tracking number:

Parcel ID# or Sec/Twp/Range: 191226000 Reason for inspection: Lake Study

Local regulatory authority info: Becker County

Property address: 24571 N MELISSA DR, DETROIT LAKES MN 56501

Owner/representative: Travis Olson

Owner's phone: 701-361-5715

Brief system description: lift station to 1500 gal septic tank with rockbed drainfield

### System status

System status on date (mm/dd/yyyy): 9/3/2021

☐ Compliant – Certificate of compliance\*

☒ Noncompliant – Notice of noncompliance

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

\*Note: Compliance indicates conformance with Minn.

R. 7080.1500 as of system status date above and does not guarantee future performance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

#### Reason(s) for noncompliance (check all applicable)

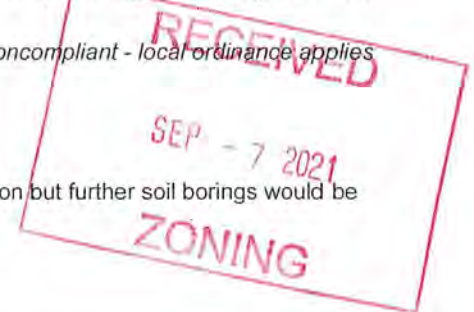
- ☐ Impact on public health (Compliance component #1) – Imminent threat to public health and safety
- ☐ Tank integrity (Compliance component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance component #3) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance component #3) – Failing to protect groundwater
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – Failing to protect groundwater
- ☒ Soil separation (Compliance component #5) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance component #4) – Noncompliant - local ordinance applies

#### Comments or recommendations

Cap for septic tank is cracked and should be replaced.

System is non-compliant because it doesn't have enough soil separation.

The system could be converted to a holding tank. A pressure bed may also be an option but further soil borings would be needed to confirm there would be enough soil separation.



### Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Cubed B LLC

Inspector signature: Brant B Bigger

(This document has been electronically signed)

Certification number: C1835

License number: L4142

Phone: 218-234-6906

### Necessary or locally required supporting documentation (must be attached)

- ☒ Soil observation logs
- ☐ System/As-Built
- ☐ Locally required forms
- ☐ Tank Integrity Assessment
- ☐ Operating Permit
- ☒ Other information (list): Site map



**1. Impact on public health – Compliance component #1 of 5****Compliance criteria:**

System discharges sewage to the ground surface

☐ Yes\* ☒ No

System discharges sewage to drain tile or surface waters.

☐ Yes\* ☒ No

System causes sewage backup into dwelling or establishment.

☐ Yes\* ☒ No**Any "yes" answer above indicates the system is an imminent threat to public health and safety.****Describe verification methods and results:**

Visual inspection of the immediate area did not indicate any issues.

Spoke with the property owner on 21 Aug 2021. He indicated he did not have any issues with the septic system.

**Attached supporting documentation:**☐ Other: \_\_\_\_\_☒ Not applicable**2. Tank integrity – Compliance component #2 of 5****Compliance criteria:**

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?

☐ Yes\* ☒ No

Sewage tank(s) leak below their designed operating depth?

☐ Yes\* ☒ No

If yes, which sewage tank(s) leaks:

**Any "yes" answer above indicates the system is failing to protect groundwater.****Attached supporting documentation:**☒ Empty tank(s) viewed by inspector

Name of maintenance business:

Dewey's Septic Service LLC

License number of maintenance business: L2884

Date of maintenance:

9/3/2021

☐ Existing tank integrity assessment (Attach)

Date of maintenance

(mm/dd/yyyy):

(must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

☐ Tank is Noncompliant (pumping not necessary – explain below)☐ Other: \_\_\_\_\_**Describe verification methods and results:**

Visually inspected the interior of the lift station and tank with a camera. No cracks were observed. Lift station was not over full. Septage level had been at the bottom of the tank outlet.

Probed the bottom of the lift station &amp; tank and they are solid.

### 3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

☐ Yes\* ☐ No ☒ Unknown

3b. Other issues (*electrical hazards, etc.*) to immediately and adversely impact public health or safety? ☐ Yes\* ☒ No ☐ Unknown

**\*Yes to 3a or 3b - System is an imminent threat to public health and safety.**

3c. System is non-protective of ground water for other conditions as determined by inspector?

☐ Yes\* ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500?

☐ Yes\* ☒ No

**\*Yes to 3c or 3d - System is failing to protect groundwater.**

**Describe verification methods and results:**

A visual inspection of the lift station maintenance hole cover did not indicate any issues.

The maintenance hole cover for the septic tank is below the soil surface.

Attached supporting documentation: ☒ Not applicable ☐

### 4. Operating permit and nitrogen BMP\* – Compliance component #4 of 5 ☒ Not applicable

Is the system operated under an Operating Permit?

☐ Yes ☐ No If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design? ☐ Yes ☐ No If "yes", B below is required

*BMP = Best Management Practice(s) specified in the system design*

**If the answer to both questions is "no", this section does not need to be completed.**

**Compliance criteria:**

a. Have the operating permit requirements been met?

☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No

**Any "no" answer indicates noncompliance.**

**Describe verification methods and results:**

Attached supporting documentation: ☐ Operating permit (Attach) ☐



**5. Soil separation – Compliance component #5 of 5**Date of installation 11/2/1989 ☐ Unknown  
(mm/dd/yyyy)Shoreland/Wellhead protection/Food beverage lodging? ☒ Yes ☐ No**Compliance criteria (select one):**5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: ☐ Yes ☐ No\*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: ☐ Yes ☒ No\*

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.\*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day) ☐ Yes ☐ No\*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

**Attached supporting documentation:**

- ☒ Soil observation logs completed for the report
- ☐ Two previous verifications of required vertical separation
- ☐ Not applicable (No soil treatment area)
- ☒ Site Map

**Indicate depths or elevations**

A. Bottom of distribution media	97' 10"
B. Periodically saturated soil/bedrock	96' 8"
C. System separation	14"
D. Required compliance separation*	32"

\*May be reduced up to 15 percent if allowed by Local Ordinance.

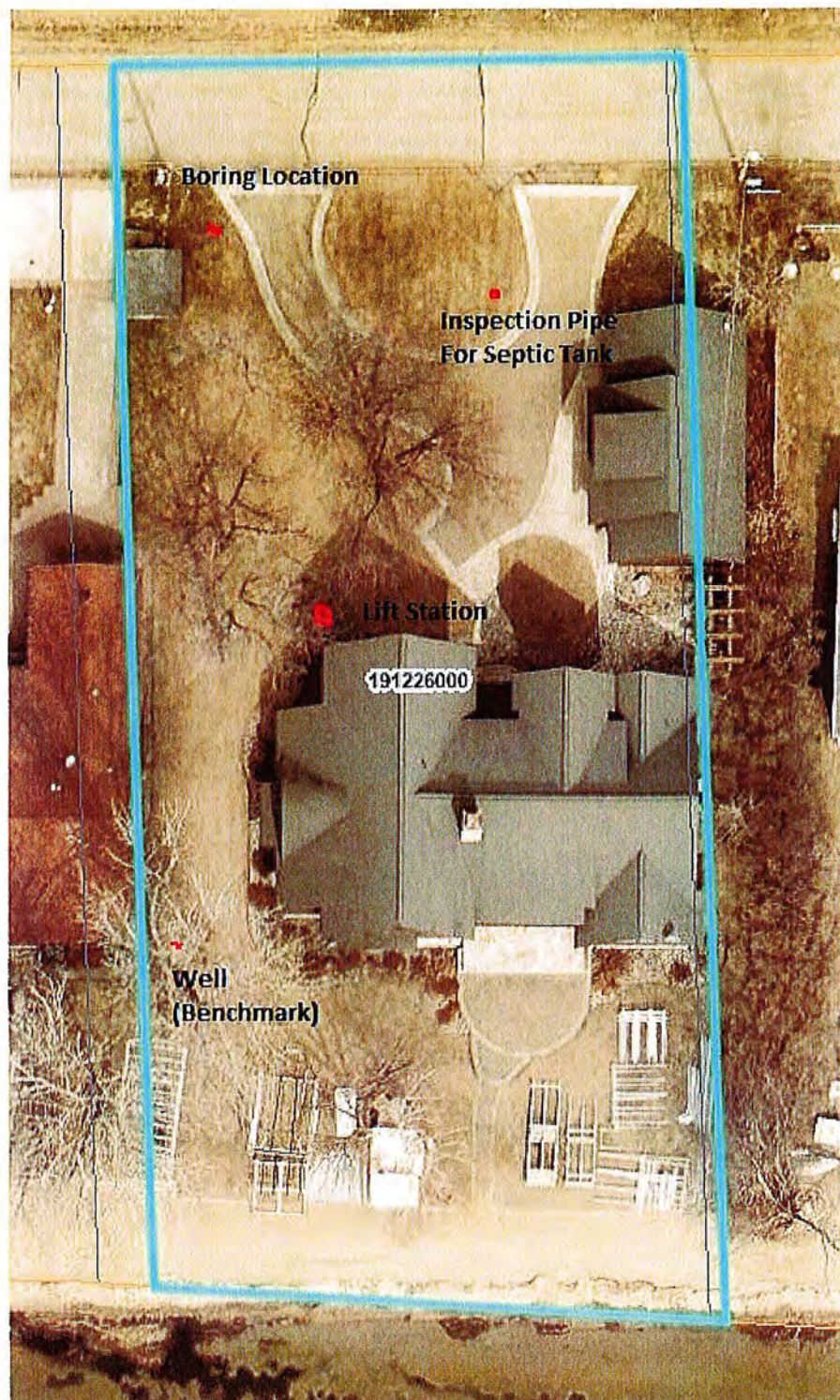
**\*Any "no" answer above indicates the system is failing to protect groundwater.****Describe verification methods and results:**

Conducted a soil boring (elevation 100' 4"). Redoximorphic features were found at 44" depth in the boring (elevation 96' 8")

Benchmark elevation (100') is located at the top of the well near the property line on the south west side of the house.

**Upgrade requirements:** (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.










## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [Sales Info](#)  
 [New Search](#)

Summary	
Parcel Number:	191226000 <a href="#">GIS Map</a> 
Property Address:	24571 N MELISSA DR DETROIT LAKES
Owner Name:	TRAVIS & RACHEL OLSON
Owner Address:	2805 64TH AVE S FARGO ND 58104
Legal Description:	Section 20 Township 138 Range 041 ELM GROVE CORBETT W 3' OF LOT 1;& LOT 2 EX W 10'

Valuation & Taxation <span style="float: right;"><a href="#">top</a> </span>			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$1,041,300	\$903,200	\$799,700
Estimated Land Value	\$606,800	\$548,700	\$513,900
Estimated Machinery Value			
Total Estimated Value	\$1,648,100	\$1,451,900	\$1,313,600
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$1,451,900	\$1,313,600	
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied	\$14,310.00	\$13,144.00	
Total Payments	-\$14,310.00	-\$13,144.00	

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$1,648,100

Zoning Information		top ▲
Zoning District		
Township	Lake View	
Zoning District	Agricultural	
Other Descriptions	Plat of Elm Grove Corbett's Subd	
Imaged Files		
Document Type	Available Years	
Septic	2020*	
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.		

Land Information				top ▲
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	103			
Description	Flags		Size	
190403 MELISSA N LK SITE			1 UT	
190404 FF-LK MELISSA-N-GOOD			103 FF	
601420 WATER/SEWER/ELEC			1 UT	
604714 PRIMITIVE SITE-RE			1 UT	



**Residential Buildings**

top ▲

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	2001
Bldg Style	2 Story Frame
Arch Style	N/A
Area	4733 SqFt
Condition	Normal
Basement	Crawl
Heating	FHA-Natural gas
AC	Yes
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Wood Shake/Shingle
Int Walls	Drywall
Floor	Hardwood
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

8/16/2021



Heat	FHA-Natural gas
AC	Yes
Attic SF	0
Addition # 3	
Year Built	2001
Style	1 Story Frame
Area SF	162
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 4	
Year Built	2001
Style	1 Story Frame
Area SF	128
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 5	
Year Built	2001
Style	1 1/2 Story Frame
Area SF	99
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas

AC	Yes
Attic SF	0
Addition # 6	
Year Built	2001
Style	1 Story Frame
Area SF	48
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 7	
Year Built	2001
Style	1 Story Frame
Area SF	48
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Garage # 1	
Year Built	2002
Style	Det Frame
Area SF	928
Condition	Above Normal
Bsmnt SF	0
Qtrs Over Style	Finished 2nd Floor
Qtrs Over SF	464



Qtrs Over AC		464
Porch # 1		
Area SF	128	
Style	Frame Open 2nd Floor	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	No	
Porch # 2		
Area SF	60	
Style	1S Frame Open	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	No	
Porch # 3		
Area SF	48	
Style	Frame Open 2nd Floor	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	No	
Plumbing		
Style	Count	
Full Bath	4	
Toilet Room	1	
Fireplace		

Descr	Story Ht	Count
Masonry	1 1/2 Story	1
Gas/Elec-Side	1 Story	1

Decks & Patios	
Style	Area SF
Concrete Patio-High	400
Brick/Blk Patio-Low	180
Flagstone Patio-Med	240
Brick/Blk Patio-Low	88

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Paving - Concrete	
Year Built	2002	
Item Count	1	
Condition	Normal	
Paving Type	Concrete Parking	
Quantity	1,900 Square Feet	
Pricing	High	
Lighting	None	

Sales Information				top ▲
Sale Date: 11/16/2020 - Property Type: Seasonal Rec. Residential				
Buyer	OLSON TRAVIS & RACHEL	Seller	MELISSA EAST LLC	
Sale Price	\$2,150,000	Ins Type	Warranty Deed	
Adj Sale Price	\$2,150,000	Q/U	Q	



Adj Reason		Q/U Reason	Good sale
Sale Date: 8/16/2002 - Property Type: Season Rec. - bare land			
Buyer	C.K.F. LIVING TRUST	Seller	BRENNA DAVIDSON TRUST
Sale Price	\$7,500	Ins Type	Trustee Deed
Adj Sale Price	\$7,500	Q/U	Q
Adj Reason		Q/U Reason	Split
Sale Date: 9/21/2001 - Property Type: Seasonal Rec. Residential			
Buyer	CKF LIVING TRUST	Seller	TURNER, JOSEPH & BARBARA
Sale Price	\$300,000	Ins Type	Warranty Deed
Adj Sale Price	\$250,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale

**Becker County**  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 19.1226.000  
BILL NUMBER: 177638  
LENDER:  
OWNER NAME: OLSON TRAVIS

AIN:

**TAXPAYER(S):**

TRAVIS & RACHEL OLSON  
2805 64TH AVE S  
FARGO ND 58104

**\$\$\$**

**REFUNDS?**  
You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

24571 N MELISSA DR  
DETROIT LAKES, MN 56501

**DESCRIPTION**

Section 20 Township 138 Range 041  
SubdivisionName ELM GROVE  
CORBETT SubdivisionCd 19035

**Line 13 Detail**

S-7001/21 1B & C 61.90  
S-1010/15 SOLID V 40.00  
S-7301/21 STORM 33.62  
Principal 135.52  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
<b>Step 1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	1,313,600 1,451,900
	Homestead Exclusion:	0 0
	Taxable Market Value:	1,313,600 1,451,900
	New Improvements:	
	Property Classification:	Seasonal Seasonal
	Sent in March 2020	
<b>Step 2</b>	<b>PROPOSED TAX</b>	
		14,406.00
	Sent in November 2020	
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2021	\$7,155.00
	Second half taxes due 10/15/2021	\$7,155.00
	Total taxes due in 2021	\$14,310.00

Tax Detail for Your Property:			
Taxes Payable Year:		2020	2021
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	\$0.00
	3. Property taxes before credits	\$12,989.71	\$14,174.48
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$12,989.71	\$14,174.48
	6. BECKER COUNTY	A. County	\$5,575.26 \$6,124.99
	7. LAKE VIEW		\$1,313.01 \$1,465.06
	8. State General Tax		\$2,648.11 \$2,845.79
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$1,746.47 \$1,846.68
		B. Other local levies	\$1,511.98 \$1,684.98
	10. Special Taxing Districts	A. BC EDA	\$31.42 \$33.58
		B. Others	\$163.46 \$173.40
		C. TIF	\$0.00 \$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$12,989.71	\$14,174.48
	13. Special assessments	\$154.29	\$135.52
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$13,144.00	\$14,310.00
	Tax Amount Paid		\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2021.

PIN: 19.1226.000  
AIN:  
BILL NUMBER: 177638  
TAXPAYER(S):

Paid By \_\_\_\_\_

TRAVIS & RACHEL OLSON  
2805 64TH AVE S  
FARGO ND 58104

Total Property Tax for 2021 \$14,310.00  
2nd Half Tax Amount \$7,155.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$7,155.00  
Balance Good Through 10/15/2021  
Seasonal

**MAKE CHECKS PAYABLE TO:**  
Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2021.  
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 19.1226.000  
AIN:  
BILL NUMBER: 177638  
TAXPAYER(S):

Paid By \_\_\_\_\_

TRAVIS & RACHEL OLSON  
2805 64TH AVE S  
FARGO ND 58104

Total Property Tax for 2021 \$14,310.00  
1st Half Tax Amount \$7,155.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$7,155.00  
Balance Good Through 05/15/2021  
Seasonal

**MAKE CHECKS PAYABLE TO:**  
Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501



673985

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

**Document No. 673985**

November 18, 2020 at 8:21 AM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By TKS Deputy

No delinquent taxes and transfer entered  
this 18<sup>th</sup> day of Nov, 2020  
Mary E. Hendrickson  
Becker County Auditor/Treasurer  
By JS Deputy

**WARRANTY DEED**

eCRV# 1182485

STATE DEED TAX DUE HEREON: \$7,095.00

Date: November 16 2020

★

FOR VALUABLE CONSIDERATION, the Grantor, **Melissa East, LLC, a North Dakota Limited Liability Company**, hereby conveys and warrants to the Grantee, **Travis Olson and Rachel Olson, as Joint Tenants**, real property in BECKER County, Minnesota, described as follows:

Lot Numbered Two (2), less the West 10 feet, and the West 3 feet of Lot One (1), of Thomas Corbett's Subdivision of Lots One (1), Two (2) and Three (3), of Section 20, Township 138, Range 41 West of the Fifth Principal Meridian called "Elm Grove" according to the certified Plat thereof on file and of record; the West three feet being measured at a right angle to and parallel with the West line of said Lot Five (5), said tract shall be attached to and cannot be conveyed separately from Lot Numbered Two (2), less the West 10 feet of said Thomas Corbett's Subdivision.

PN 19.1226.000

Together with all hereditaments and appurtenances belonging thereto; subject to the following exceptions: Easements, restrictions, and reservations of record, if any.

— The Grantor(s) certify that the Grantor(s) does/do not know of any wells located on the described real estate.

X A Well Disclosure Certificate accompanies this document.

The Grantor(s) certify that the status and number of well(s) on the described real estate has not changed since the last previously filed Well Disclosure Certificate.

chg  
paid  
well

BECKER COUNTY DEED TAX

AMT. PD. \$ 7095.00

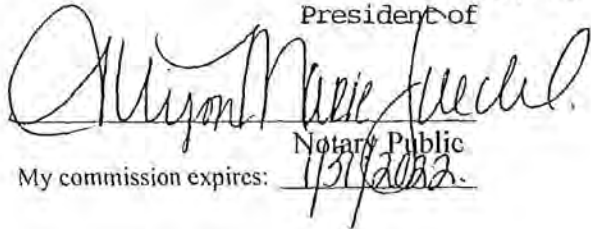
Receipt # 7551612

Becker County Auditor/Treasurer

MHC

W7 Fercho  
By William Fercho  
Its: President

This instrument was acknowledged before me on November 16, 2020 by Melissa East,  
LLC, a North Dakota Limited Liability Company. William Fercho, the  
President of



Travis Olson and Rachel Olson  
2805 64<sup>th</sup> Avenue South  
Fargo, North Dakota 58104.

This document prepared by:  
Minnesota Title & Closing Company  
819 Washington Avenue  
Detroit Lakes, MN 56501  
Telephone: (218) 847-1297



485420

Not a lot of record

Parcel 19.1226000 acquired west 3'

CERTIFICATE OF REAL  
ESTATE VALUE FILED, #648  
No delinquent taxes and transfer entered  
this 19 day of Aug, 2002  
By Keith A. Erickson  
County Auditor, Becker Co

19.1225.000 Split

TRUSTEE'S DEED BY INDIVIDUAL(S)  
FORM NO. 37-M

DEED TAX DUE HEREON: \$24.75

DATE: August 16, 2002.

FOR VALUABLE CONSIDERATION Brenna Davidson, as Trustee of Brenna Davidson Trust dated December 28, 2000, Grantor, hereby conveys to Calvin K. Fercho as Trustee of the C.K.F. Living Trust dated October 28, 1992 and amended November 15, 1995, Grantee, real property in Becker County, Minnesota described as follows:

The West Three (3) feet of Lot Numbered One (1), of Thomas Corbett's Subdivision of Lots 1, 2, and 3, of Sec. 20, Twp. 138N., Range 41W., called "Elm Grove", according to the certified Plat thereof on file and of record in the Office of the County Recorder in and for Becker County, Minnesota; said West three feet being measured at a right angle to and parallel with the West line of said Lot 5, said tract shall be attached to and cannot be conveyed separately from Lot Numbered Two (2) less the West 10 feet of said Thomas Corbett's Subdivision.

together with all hereditaments and appurtenances belonging thereto.

SELLERS CERTIFY THAT SELLERS DO NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

TRUSTEE:

Brenna Davidson  
Brenna Davidson

chg  
paid  
well  
non / std  
extra

BECKER COUNTY RECORDER-STATE OF MN  
Document No. 485420  
Date AUG 20 2002 7:00 P.M.  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder.  
M.M. Martinson  
County Recorder

Surveyors Sketch (✓) not required  
( ) filed Survey Book Page

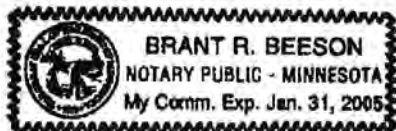
AUG 19 2002

RECEIPT #  
BECKER COUNTY  
DEED TAX  
AMT. PD. \$ 24.75

BECKER COUNTY TREASURER

STATE OF MINNESOTA )  
 )ss  
COUNTY OF BECKER )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2002, by Brenna Davidson as Trustees of the Brenna Davidson Trust dated December 28, 2000, Grantor.



[Signature]  
Notary Public

Send Tax Statements to:  
C.K.F. Living Trust  
c/o Calvin Fercho, Trustee  
2525 E. Country Club Dr.  
Fargo, ND 58103

*I hereby certify that taxes for the*  
*year* 2002 *on the lands described*  
*within are paid* in full  
Ryan & Fercho Co. Treas.  
Decker Deputy

10 THIS INSTRUMENT DRAFTED BY:  
Brant R. Beeson  
BEESON LAW OFFICE, P.A.  
611 Summit Avenue, P O Box 70  
Detroit Lakes, MN 56502  
(218) 844-5000



Warranty Deed  
Individual to Individual

207072

Form No. 1-M

Miller-Davis Co., Minneapolis, Minn.  
Minnesota Uniform Conveyancing Blanks (1931)

*less west 10'*  
**This Indenture,** Made this 9th day of August, 1956  
between A. W. Crary Agency, Inc.

of the County of Cass and State of North Dakota,  
parties of the first part, and Barbara Ann Turner, a married woman

of the County of COMANCHE and State of Oklahoma,  
part Y of the second part,

**Witnesseth,** That the said part..... of the first part, in consideration of the sum of  
**One Dollar and other valuable considerations - - - - - DOLLARS,**  
to them in hand paid by the said part Y of the second part, the receipt whereof is  
hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said part Y  
of the second part, her heirs and assigns, Forever, all the tract or parcel of land lying  
and being in the County of Becker and State of Minnesota, described as follows,  
to-wit:

Lot two (2) of Thomas Corbetts Subdivision of Lots  
One (1), Two (2) and Three (3), of Section Twenty (20)  
Township One Hundred Thirty-eight (138), Range Forty-one  
(41) West of the 5th Principal Meridian, called "Elm  
Grove", less the west ten (10) feet, in Becker County,  
State of Minnesota, according to the certified plat of  
record and on file in the office of the Register of Deeds  
in and for said county.



**To Have and to Hold the Same, Together with all the hereditaments and appurtenances**  
**thereunto belonging or in anywise appertaining, to the said party..... of the second part, herself, her**  
**heirs and assigns, Forever. And the said** A. W. Crary Agency, Inc.  
part less of the first part, for themselves, their heirs, executors and administrators, do  
covenant with the said part Y of the second part, her heirs and assigns, that they are  
well seized in fee of the lands and premises aforesaid, and ha ve good right to sell and convey the  
same in manner and form aforesaid, and that the same are free from all incumbrances,

North Dakota  
State of ~~Minnesota~~,  
County of Cass } ss.

On this 9th day of August, 1956, before me,  
a Notary Public within and for said County, personally appeared  
A. W. Crary and G. J. Crary to me personally  
known, who, being each by me duly sworn did say that they are respectively the Chairman  
and President of the corporation named in the foregoing instrument, and that the seal  
affixed to said instrument is the corporate seal of ~~the corporation named in the foregoing instrument~~  
said corporation, and that said instrument was signed and sealed in behalf of said  
corporation by authority of its Board of ~~Directors~~ and said A. W. Crary and  
G. J. Crary acknowledged said instrument to be the free act and deed of said corporation.

D. D. HOGBOOM

Notary Public Cass County, North Dakota

My commission expires Jan. 22, 1957

Jan. 22, 1957

NOTE: The blank lines marked "See Note" are for use when the instrument is executed by an attorney in fact.



Copy 1  
Paid ✓  
Number 1  
First ✓  
County ✓  
Growth ✓  
Comp. ✓

on No. 1-14

7072

TY DEED

Individual

ter of Deeds

KER

at the within Deed

for record at the

6111956

o'clock 2 M.

in Book 165

11/11/57

Register of Deeds.

Deputy

1955 on the lands

d this

1956

County Treasurer

Deputy

major entered this

Aug

County Auditor

Deputy

1

Fee \$1.25



197024000

N Melissa Dr

N MELISSA DR

60.00'

50.00'

50.00'

60.00'

10'

100.00'

110.00'

63.00'

126.00'

191230000

Elm Grove Corbett Addn

191229000

191228000

20

191227000

191226000

191225000

190978000

18

Elm Grove Corbett 2nd Addn

190977000

231.00'

Subject

WATER

Lake Melissa



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,128

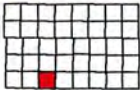
Date: 8/16/2021

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County







Lake View

Township 138N - Range 41W

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SEE PAGE 31







# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

---

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**Applicant:** DJ & M Partners  
315 Fairground Rd Unit 101  
Alexandria, MN 56308

**Project Location:** 21246 Co Rd 117 Osage, MN 56570

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request for one boat lift per allowed unit within the resort.

LEGAL LAND DESCRIPTION: Tax ID number: 33.0016.001 & 33.0046.000; Toad Lake

**33.0016.001:** Section 03 Township 139 Range 038; LOT 5 & LOT 6 N OF CREEK & **33.0046.000:** Section 04 Township 139 Range 038; LOT 1; Toad Lake Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

EMAIL: [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

To view all application information on this project please visit:

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



# Welcome to Bambi Resort & RV Park

*Est. 1949*





Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 33.0046.000

BILL NUMBER: 182653

LENDER:

OWNER NAME: DJ & M PARTNERS

AIN:

#### TAXPAYER(S):

C/O DONALD LESAGE  
DJ & M PARTNERS  
315 FAIRGROUND RD UNIT 101  
ALEXANDRIA MN 56308

\$\$\$

#### REFUNDS?

You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

#### PROPERTY ADDRESS

#### DESCRIPTION

Acres: 6.51 Section 04 Township 139  
Range 038  
LOT 1

## TAX STATEMENT

2021

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
<b>Step 1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	104,800 110,500
	Homestead Exclusion:	0 0
	Taxable Market Value:	104,800 110,500
	New Improvements:	
	Property Classification:	Seasonal Comm Seasonal Comm
	Sent in March 2020	
<b>Step 2</b>	<b>PROPOSED TAX</b>	
	Sent in November 2020	
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/31/2021	\$392.00
	Second half taxes due 10/15/2021	\$392.00
	Total taxes due in 2021	\$784.00

Tax Detail for Your Property:		2020	2021
<b>Taxes Payable Year:</b>			
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
3. Property taxes before credits		\$1,148.00	\$784.00
	4. Credits that reduce property taxes		
A. Agricultural and rural land credits		\$0.00	\$0.00
	B. Other credits	\$0.00	\$0.00
5. Property taxes after credits		\$1,148.00	\$784.00
6. BECKER COUNTY	A. County	\$481.77	\$400.48
	7. TOAD LAKE	\$128.55	\$134.16
8. State General Tax		\$235.91	\$0.00
9. SCHOOL DISTRICT 0023	A. Voter approved levies	\$26.76	\$24.03
	B. Other local levies	\$272.30	\$223.13
10. Special Taxing Districts	A. BC EDA	\$2.71	\$2.20
	B. Others	\$0.00	\$0.00
	C. TIF	\$0.00	\$0.00
11. Non-school voter approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$1,148.00	\$784.00
13. Special assessments		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,148.00	\$784.00
Tax Amount Paid			\$0.00

2

### 2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.

To avoid penalty, pay on or before October 15, 2021.

PIN: 33.0046.000

AIN:

BILL NUMBER: 182653

TAXPAYER(S):

C/O DONALD LESAGE  
DJ & M PARTNERS  
315 FAIRGROUND RD UNIT 101  
ALEXANDRIA MN 56308

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$784.00

2nd Half Tax Amount \$392.00

Penalty, Interest, Fee Amount \$0.00

Amount Paid \$0.00

2nd Half Total Amount Due \$392.00

Balance Good Through 10/15/2021

Seasonal Comm

#### MAKE CHECKS PAYABLE TO:

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

1

### 1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.

To avoid penalty, pay on or before May 31, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 31, 2021.

PIN: 33.0046.000

AIN:

BILL NUMBER: 182653

TAXPAYER(S):

C/O DONALD LESAGE  
DJ & M PARTNERS  
315 FAIRGROUND RD UNIT 101  
ALEXANDRIA MN 56308

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$784.00

1st Half Tax Amount \$392.00

Penalty, Interest, Fee Amount \$0.00

Amount Paid \$0.00

1st Half Total Amount Due \$392.00

Balance Good Through 05/31/2021

Seasonal Comm

#### MAKE CHECKS PAYABLE TO:

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 33.0016.001  
BILL NUMBER: 182637  
LENDER:  
OWNER NAME:

AIN:

DJ & M PARTNERS

**TAXPAYER(S):**

C/O DONALD LESAGE  
DJ & M PARTNERS  
315 FAIRGROUND RD UNIT 101  
ALEXANDRIA MN 56308

\$\$\$

**REFUNDS?**  
You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

21246 CO RD 117  
OSAGE, MN 56570

**DESCRIPTION**

Acres: 48.49 Section 03 Township 139  
Range 03S  
LOT 5 & LOT 6 N OF CREEK

**Line 13 Detail**

SOLID WASTE 960.00  
S-1010/15 SOLID V 40.00  
Principal 1,000.00  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
<b>Step 1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	1,008,500 1,042,100
	Homestead Exclusion:	0 9,900
	Taxable Market Value:	1,008,500 1,032,200
	New Improvements:	
	Property Classification:	Seasonal Comm Res Non-Hstd Seasonal Comm Res Hstd
	Sent in March 2020	
<b>Step 2</b>	<b>PROPOSED TAX</b>	
	Sent in November 2020	5,528.00
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/31/2021	\$3,264.00
	Second half taxes due 10/15/2021	\$3,264.00
	Total taxes due in 2021	\$6,528.00

Tax Detail for Your Property:			
Taxes Payable Year:		2020	2021
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$2,099.86
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits	\$9,436.00	\$5,528.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$9,436.00	\$5,528.00
	6. BECKER COUNTY	A. County	\$4,174.37
	7. TOAD LAKE		\$1,113.93
	8. State General Tax		\$1,415.26
	9. SCHOOL DISTRICT 0023	A. Voter approved levies	\$232.15
		B. Other local levies	\$2,476.77
	10. Special Taxing Districts	A. BC EDA	\$23.52
		B. Others	\$0.00
		C. TIF	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$9,436.00	\$5,528.00
	13. Special assessments	\$1,000.00	\$1,000.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$10,436.00	\$6,528.00
Tax Amount Paid			\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2021.

PIN: 33.0016.001

AIN:

BILL NUMBER: 182637

TAXPAYER(S):

C/O DONALD LESAGE  
DJ & M PARTNERS  
315 FAIRGROUND RD UNIT 101  
ALEXANDRIA MN 56308

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$6,528.00  
2nd Half Tax Amount \$3,264.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$3,264.00  
Balance Good Through 10/15/2021  
Seasonal Comm Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 31, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 31, 2021.

PIN: 33.0016.001

AIN:

BILL NUMBER: 182637

TAXPAYER(S):

C/O DONALD LESAGE  
DJ & M PARTNERS  
315 FAIRGROUND RD UNIT 101  
ALEXANDRIA MN 56308

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$6,528.00  
1st Half Tax Amount \$3,264.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$3,264.00  
Balance Good Through 05/31/2021  
Seasonal Comm Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501



669179

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 669179**

July 2, 2020 at 8:00 AM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered

this 2nd day of July, 2020  
Mary E. Hendrickson

Becker County Auditor/Treasurer

By [Signature] Deputy

## AMENDMENT TO CONTRACT FOR DEED

chg  
paid  
well

eCRV number: 1110226

Date: May 20, 2020

*[Signature]*

**THIS AMENDMENT TO CONTRACT FOR DEED** (the "Contract") is made on the above date by **Bambi Development, LLC**, a limited liability company under the laws of Minnesota, ("Seller"), and **DJ & M Partners** ("Purchaser").

Seller and Purchaser agree to the following terms:

1. Seller and Purchaser entered into a Contract for Deed dated December 12, 2019, filed of record in the office of the Recorder for Becker County, Minnesota on December 16, 2019, as Document #664427. The real property described in said Contract for Deed is located in Becker County, Minnesota, described as follows:

Lots Numbered 5 and 6, Section Three (3), and Lot Numbered I, Section Four (4), all in Township One Hundred Thirty-nine (139) North, Range Thirty-eight (38) West of the Fifth Principal Meridian; EXCEPT that part of the above described premises lying South of the centerline of the creek crossing the above premises,

together with all hereditaments and appurtenances belonging thereto (the Property).

Seller certifies that seller does not know of any wells on the described real property.

2. Seller and Purchaser desire to amend said Contract for Deed by revising the purchase price and interest rate as follows:

Purchaser shall pay to Seller at PO Box 458, Redwood Falls, MN 56283, the sum of ONE MILLION EIGHTY-FIVE THOUSAND THIRTY-EIGHT AND 11/100 DOLLARS (\$1,085,038.11), as and for the purchase price for the Property, payable as follows:

- a) NINE HUNDRED TEN THOUSAND THIRTY-EIGHT AND 11/100 DOLLARS (\$910,038.11) with interest at a rate of EIGHT PERCENT (8%) per annum from and after May

1, 2020, shall be paid as follows:

FORTY-EIGHT THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$48,162.67) to be paid on or before May 1, 2020 and FORTY-EIGHT THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$48,162.67) to be paid on or before the first day of May of each year thereafter until May 1, 2024;

FIFTY-THREE THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$53,162.67) to be paid on or May 1, 2025 and FIFTY-THREE THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$53,162.67) to be paid on or before the first day of each May thereafter until May 1, 2029;

FIFTY-EIGHT THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$58,162.67) to be paid on or May 1, 2030 and ~~FIFTY-EIGHT THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$58,162.67)~~ to be paid on or before the first day of each May thereafter until May 1, 2034; at which time the remaining unpaid principal balance and accrued interest shall be due and payable. Such payments shall be applied first to the payment of interest on the unpaid principal and, second, to the amortization and payment of principal.

b) ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00) with interest at a rate of FIVE PERCENT (5%) per annum from and after May 1, 2020, shall be paid as follows:

SIXTEEN THOUSAND EIGHT HUNDRED THIRTY-SEVEN AND 33/100 DOLLARS (\$16,837.33) to be paid on or before May 1, 2020 and SIXTEEN THOUSAND EIGHT HUNDRED THIRTY-SEVEN AND 33/100 DOLLARS (\$16,837.33) to be paid on or before the first day of May of each year thereafter until May 1, 2034; at which time the remaining unpaid principal balance and accrued interest shall be due and payable. Such payments shall be applied first to the payment of interest on the unpaid principal and, second, to the amortization and payment of principal.

3. The following items of personal property shall be included in the sale:

Dock valued at approximately \$90,000.00;  
Mover, valued at approximately \$8,500.00;  
Cart valued at approximately \$1,500.00;  
Four-wheeler valued at approximately \$6,000.00;  
Lawn vacuum valued at approximately \$1,500.00  
Playground valued at approximately \$6,000.00;  
Washer and dryer valued at approximately \$3,000.00;  
Small tools valued at approximately \$1,038.11; and  
Bush mower valued at approximately \$1,000.00.

4. All other terms, conditions and provisions of the original Contract for Deed shall remain in full force and shall remain effective as is. Any conflict between the terms of the original Contract for Deed and this Amendment to Contract for Deed shall be governed by the terms of this Amendment to Contract for Deed.



5. The terms of this Amendment to Contract for Deed shall run with the land and bind the parties hereto and their successors in interest.

**SELLER**

**Bambi Development, LLC**

By: Robert LeSage, its Manager

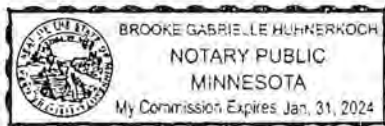
**PURCHASER**


**DJ& M PARTNERS**

By: Donald LeSage

[illegible]

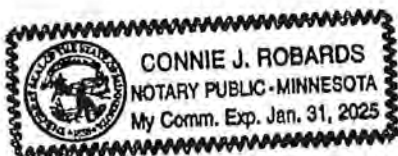
The foregoing was acknowledged before me this 19<sup>th</sup> day of June, 2020, by Robert LeSage, as Manager of Bambi Development, LLC, a limited liability company under the laws of Minnesota.



  
\_\_\_\_\_  
Notary Public  
My commission expires 1-31-2024

STATE OF MINNESOTA )  
COUNTY OF Douglas ) ss.

The foregoing was acknowledged before me this 23 day of June, 2020, by Donald LeSage, one of the partners of DJ & M Partners, a Minnesota partnership.



23 day of June, 2020, by Do  
nesota partnership.  
Notary Public  
My commission expires 11/30/25

THIS INSTRUMENT WAS DRAFTED BY:  
Passe & Whitmore, P.A.  
Attorneys at Law  
PO Box 127  
Redwood Falls, MN 56283

**Tax Statements for the real property described in this instrument should be sent to:**  
DJ & M Partners  
c/o Donald LeSage  
315 Fairground Rod, Unit 101  
Alexandria, MN 56308





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:6,760	Date: 8/17/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County

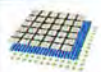




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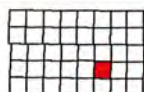
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- District/Boundary Maps
- Radius Maps
- Topographical Maps
- City Maps
- Multi-County Maps
- Township Maps
- Hunting Lodge Maps
- Special Feature or Location Maps



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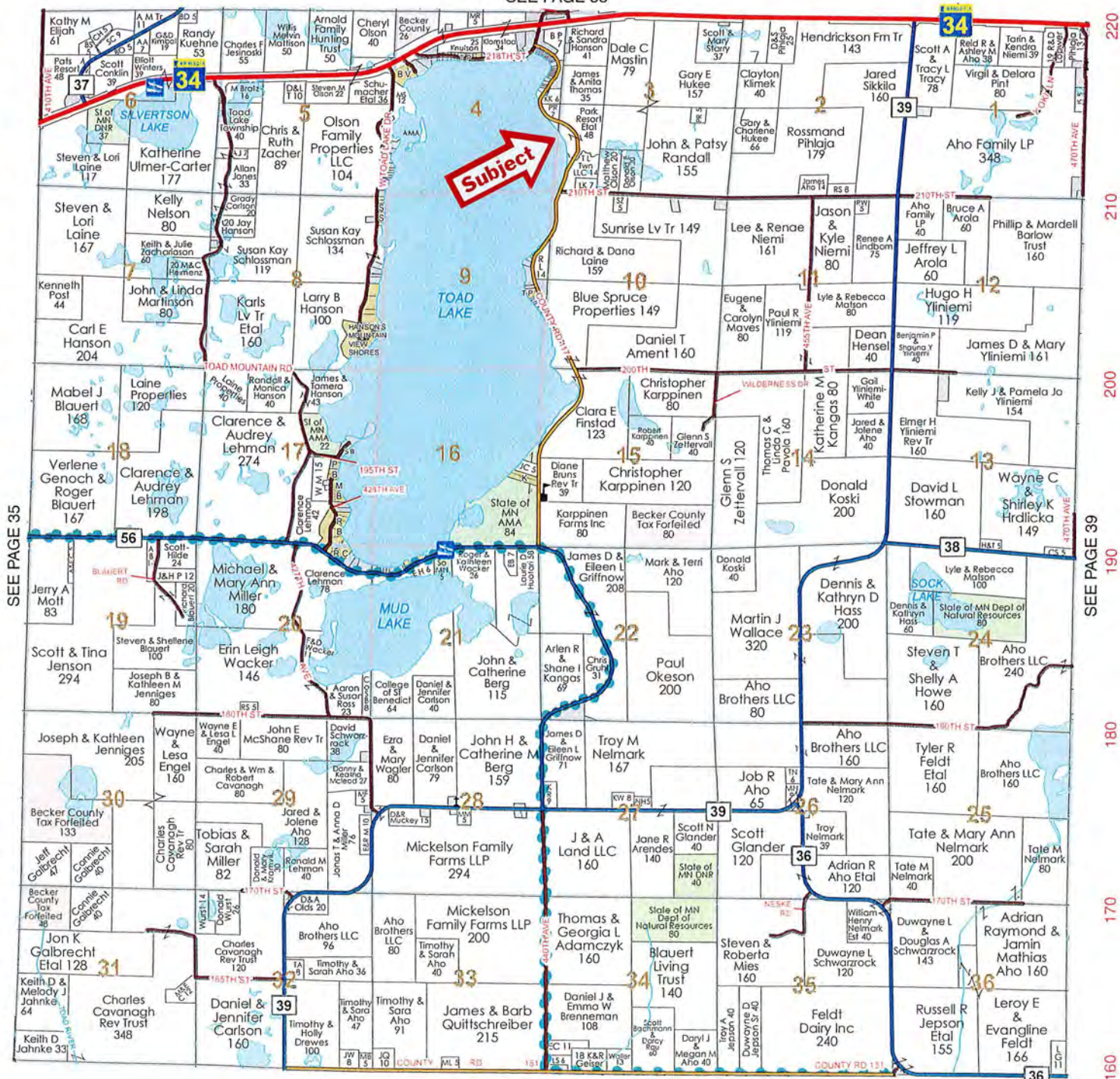


Toad Lake

Township 139N - Range 38W

Copyright © 2019 Mapping Solutions

SEE PAGE 53







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

#### NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**Applicant:** Lisa L Berle AKA Lisa Arth  
12466 Shorewood Beach Rd  
Detroit Lakes, MN 56501

**Project Location:** 12466 Shorewood Beach Rd Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Request a variance to construct a deck addition to be located at fifty-six (56) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.
- 2.) Request a variance to construct a deck addition to be located at sixty-eight (68) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.
- 3.) Request to construct a screen porch addition to be located at forty-two (42) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.

All due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 17.0255.000; Maud Lake

Section 22 Township 138 Range 042; PT GOVT LOT 2: BEG NE COR LOT 1, NWLY 100.90' TO POB; TH W 192.46' NWLY 130.82', E 193.46', SELY 109.90' TO POB; Lake Eunice Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



**Field Review Form (Pre-Insp)****Permit # SITE2021-1647****Property and Owner Review**Parcel Number: **170255000**Owner: **LISA BERLE**Township-S/T/R: **LAKE EUNICE-22/138/042**Site Address: **12466 SHOREWOOD BEACH RD**

Inspector Notes:

Does posted address sign match site address? Y N

**Dwelling Proposed Review**Dwelling/related structure (1A): **N/A - Not a dwelling**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **Deck- Impervious**

- Existing Dimensions: **300 sq ft**
- Proposed Dimensions: **300 sq ft + (7x10=70) & (5x10=50)**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1D): **Open Porch - Impervious**

- Existing Dimensions: **(8x36) 288**
- Proposed Dimensions: **(10x36=360)**
- Proposed Roof Changes? **N/A**

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>100+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Maud (Lake Eunice) [RD]</b> River Name:	
Side setback: - Dwelling: <b>20+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: Pre-Inspection: - Dwelling: <b>Deck additions to be at</b> - Dwell: <b>56' &amp; 68' &amp; Screen Porch @ 42'</b> - Non: <b>Variance Needed</b> - Non-dwelling:	
Septic tank setback: - Dwelling: <b>10+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>3+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable): - Structure type used: <b>Deck to Deck</b> - Setback of LEFT like structure: <b>59'</b> - Setback of RIGHT like structure: <b>35'</b>
Any other impervious surface coverage not noted on application?



## Variance Application Review

Permit # VAR2021-217

### Property and Owner Review

Parcel Number(s): 170255000

Owner: LISA BERLE

Township-S/T/R: LAKE EUNICE-22/138/042

Mailing Address:

LISA BERLE

12466 SHOREWOOD BEACH RD

DETROIT LAKES MN 56501

Site Address: 12466 SHOREWOOD BEACH RD

Lot Recording Date: After 1992

Original Permit Nbr: SITE2021-1647

Legal Descr: PT GOVT LOT 2: BEG NE COR LOT 1, NWLY 100.90' TO POB; TH W 192.46'. NWLY 130.82', E 193.46', SELY 109.90' TO POB

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☒ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: Request a variance to construct a deck to be located at 56' from the OHW. Request a variance to construct a deck to be located at 68' from the OHW. Request a variance to construct a screen porch addition to be located at 42' from the OHW.

OHW Setback: 2 Decks one at 56' & one at 62' & Screen porch addition to be at 42'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 22.16%

Proposed Imp. Surface Coverage: 22.16%- No change

Existing Structure Sq Ft: Porch 288

Proposed Structure Sq Ft: Porch 360, Deck addition will be about 5x10 & 7x10

Existing Structure Height: Porch 8

Proposed Structure Height: No change

Existing Basement Sq Ft: na

Proposed Basement Sq Ft: na

Change to roofline? N/A

Change to main structural framework? N/A

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, I am meeting all other setbacks. We are under the allowed impervious coverage. We are allowed to be at 25% and we are only at 22.16%. We will NOT be increasing the coverage at all from what is existing. There is already patio where the proposed 1-2' screen porch addition will be located. The deck additions are very minimal and will be pervious. We will continue to control our storm water with gutters to downspouts. .

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Yes, this request will not negatively impact anyone's views or enjoyment of the lake. The neighbor to the south just rebuilt and is closer than we are to the lake side. We spoke to them and they are in favor of our request. The deck additions are respecting the SIZ setback. If our existing structure was outside of the SIZ I believe we would be able to do string line to be inline with the neighbors.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, it will be used for residential purposes.** The existing decking (top boards) were replaced by the previous owner around 2014. They did not replace the joists, beams, & posts at that time. They sunk and are rotting and need to be replaced for safety purposes. I am allowed to replace what we have in the footprint. However we would like to improve it slightly to make it more functional. First we will drop the decking lower to the ground it about 13" off the ground and get rid of the railing. It would appear as more of a walkway from the front to the back of the property. It will be more functional and handicap accessible for my aging parents who visit. I would like to add a small 7x10 deck addition, it will be on the road side. This will connect the existing sidewalk to the deck. Currently it is a sidewalk to no where. The second deck addition will be on the side of the dwelling about 5x10-50 sq ft. This will widen the usable area to more comfortably accommodate a seating area for when friends and extended family visit to enjoy the lake side. This will be off to the side as the existing decking is more of a walkway to the lake side. The final project is a 1-2' addition onto the existing screen porch on the lake side. This structure is under the existing decking. there is existing concrete that extends that 1-2'. After speaking to the contractor it would make sense to extend the porch over the existing slab and make it flush under the existing decking. We are fine with only rebuilding in the footprint if that is all we are allowed.

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes there is a very steep slope down to the lake which limits the usable area on the lot.** I would like a safe space to enjoy the lot and lake side with friends, family, and grandchildren. This lot was created well before Becker County Zoning lot size standards and setbacks were established. This house was built well before I purchase the lot and is inline with the other dwellings in this area. I am only trying to make the lot safer, more useable and more aesthetically pleasing.

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this is a residential dwelling in a residential area.** Many other lots in this area are at the same or similar setbacks as this structure. This is a minimal request and will not change the character of the locality.





Existing screen porch has about a 1-2' overhang. We are replacing at this time & would like to make it flush w/ the existing decking above. Area is already impervious (has existing concrete)

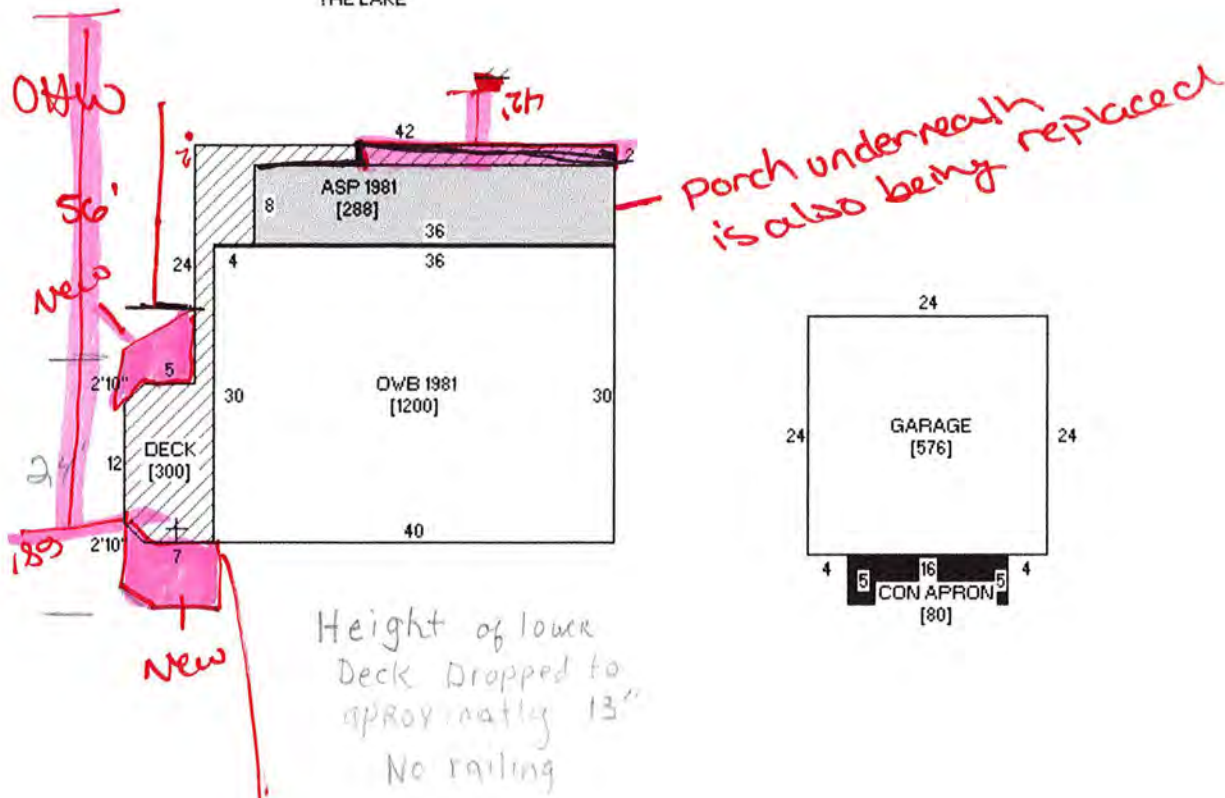




\* would like to extend deck to existing sidewalk to be able to access sidewalk from deck. currently sidewalk leads to "nowhere".



THE LAKE



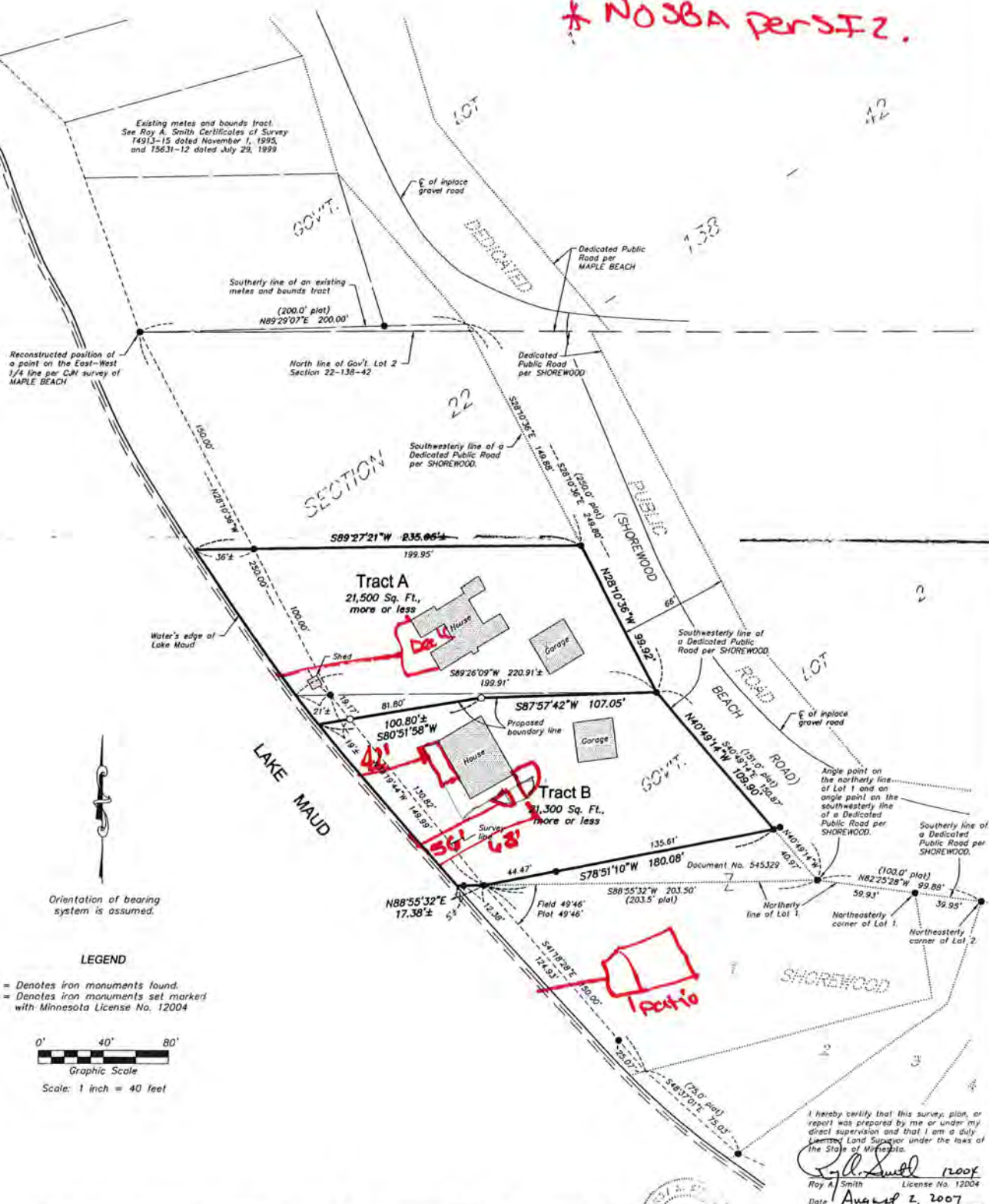
→ 68' ± 56 ft to OHW  
for proposed deck

→ 42' For proposed 1-2' porch addition

# CERTIFICATE OF SURVEY

IN GOV'T. LOT 2  
SECTION 22-138-42  
BECKER COUNTY, MINNESOTA

*Can't do Setback Avg  
because part of orig  
structure is in the STZ  
\* NO SBA per STZ.*



© MEADOWLAND SURVEYING, INC.

1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
OFFICE: 218-847-4289 FAX: 218-846-1945  
EMAIL: FRONTDESK@MEADOWLANDSURVEYING.COM

OWNER NAME:

Ron Stensgard  
2205 - 124th Avenue South  
Morace, ND 58047

COMP FILE: 22STENSGARD

CRD FILE: 22STENSGARD

DWG FILE: 22Stensgard.dwg

DRAWN BY: PJB

REV.	DWN.	DESCRIPTION	DATE
Original	PJB	Original survey for Tract A and Tract B	8-25-2006
Rev. 1	PJB	Revised Tract A and Tract B	8-2-2007

DRAWING NUMBER: T7315-12R





Berle PARCELS 17.0255.000			
TOTAL LOT AREA	21,300		
ALLOWABLE IMPERVIOUS @ 25%	5,325		
		EXISTING	PROPOSED
Existing Dwelling		1200	1200
Porch		288	360
Detached Garage		576	576
Apron		80	80
Asphalt 3244 (~740 on ROW)		2504	2504
		4648	4720
		21.82%	22.16%



# Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

**Applicant:** Lisa Arth AKA Lias Berle **Parcel #:** 17.0255.000

**Legal Description:** Section 22 Township 138 Range 042; PT GOVT LOT 2; BEG NE COR LOT 1, NWLY 100.90' TO POB; TH W 192.46', NWLY 130.82', E 193.46', SELY 109.90' TO POB

**Lake Name:** Maud Lake **Lake Classification:** Recreational Development

**Property Dimensions:**

*Roadside Width:* 109.90'

*Depth Side 1:* 207.85' (+/-)

*Lakeside Width:* 130.82'

*Depth Side 2:* 180.08' (+/-)

**Total Lot Area:** 21,300 (+/-) Sq Feet

## DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100

Proposed Setback: --

**Difference:** = Credit Units Required for Mitigation

## MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_

## **DETERMINING THE IMPERVIOUS SURFACE**

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 22 %

Threshold Coverage: 15 %

Difference: = ( 15 ) x ( 5 ) = 35 Credit Units Required for Mitigation

-----

## **MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE**

**Reduce Impervious Surface Coverage:** 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

( \_\_\_\_\_ % coverage reduced ) x ( 5 ) = *Credit Units Gained* \_\_\_\_\_

**Stormwater Management:** If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

**Example** 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

**Divert a min of 1400 sq ft into water retention areas**

*Credit Units Gained* 35

**Berm:** If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

**Example** 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

*Credit Units Gained* \_\_\_\_\_

**Shore Impact Zone Removal (see below):**

*Credit Units Gained* \_\_\_\_\_

**Total Mitigation Credit Units Gained:** 35

## **SHORE IMPACT ZONE OPTION**

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage but may only be used once.*

*Credit Units Gained through Shore Impact Zone Removal = \_\_\_\_\_ credits*

**Please  
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. \_\_\_\_\_ Owner(s) \_\_\_\_\_ Date \_\_\_\_\_



480716

Previous Variance  
12 / 2001

BECKER COUNTY RECORDER-STATE OF MN  
Document No. 480716  
Date APR 03 2002 9:06 a.m.  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder.  
Mon. Martinson  
County Recorder Ch Dpty.

STATE OF MINNESOTA

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, Property described as follows may be used as indicated:

ADDRESS OF PROPERTY: 12466 Maud Lake Road, Section 22, Lake Eunice Township

ZONE: Agricultural

LEGAL DESCRIPTION :

S 150 Ft of N 400 Ft of W 200 Ft of Lot 2 Less Tri Tr in SE Cor Being 40 Ft on Road; Section 22, TWP 138, Range 42; Lake Eunice Township. Complete Legal Description on Reverse Side. PID Number 17.0255.000.

OWNER: Ronald & Barbara Stensgard OWNERS ADDRESS: 1902 Rose Creek Parkway E  
Fargo, ND 58104

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

A Conditional Use Permit to allow an after the fact conditional use permit for land alteration consisting of a retaining wall has been granted on the above described property based on the fact that the wall does comply with Section 12 of the Becker County Zoning Ordinance and does replace an existing deteriorating retaining wall.

NOTICE: This Use CAN NOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator.

APPROVED by the Becker County Planning Commission: 12/18, 20 01

APPROVED by the Becker County Board of Commissioners: 12/26, 20 01

STATE OF MINNESOTA)

) SS

BECKER COUNTY PLANNING, ZONING

COUNTY OF BECKER )

AND LAND USE OFFICE

I, Dan A. Holm, Zoning Administrator for the County of Becker, with and in for said County, do hereby Certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Detroit Lakes, Minnesota, in the County of Becker on the 26th day of December, 20 01.

Dan A. Holm  
Dan A. Holm, Administrator  
Environmental Services

Drafted By The Becker County  
Environmental Services Department

chg  
✓paid  
well  
non / std  
extra



**Minnesota Pollution  
Control Agency**

520 Lafayette Road North  
St. Paul, MN 55155-4194

**Existing Subsurf**

**Compliance Inspection Form**



170255000

**Inspection results** based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

**Submit completed form to Local Unit of Government (LUG) and system owner within 15 days**

For local tracking purposes:



**System Status**

System status on date (mm/dd/yyyy): 7-3-14

☒ **Compliant – Certificate of Compliance**  
(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

☐ **Noncompliant – Notice of Noncompliance**  
(See Upgrade Requirements on page 3.)

**Reason(s) for noncompliance (check all applicable)**

- ☐ Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #4) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

**Property Information**

Parcel ID# or Sec/Twp/Range: 22 138 42  
 Property address: 12466 Shorewood Bch Rd Reason for inspection: sale  
 Property owner: Ron Stensgard Owner's phone: 701-306-7673  
 or  
 Owner's representative: \_\_\_\_\_ Representative phone: \_\_\_\_\_  
 Local regulatory authority: \_\_\_\_\_ Regulatory authority phone: \_\_\_\_\_  
 Brief system description: concrete septic tank w/drainfield  
 Comments or recommendations: \_\_\_\_\_

**Certification**

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: David Olson Certification number: 2228  
 Business name: Olson Excavating License number: 932  
 Inspector signature: [Signature] Phone number: 218-234-1256

**Necessary or Locally Required Attachments**

- ☒ Soil boring logs
- ☒ System/As-built drawing
- ☐ Forms per local ordinance
- ☐ Other information (list): \_\_\_\_\_



Property address: \_\_\_\_\_

Inspector initials/Date: JD 7-3-14

(mm/dd/yyyy)

**1. Impact on Public Health – Compliance component #1 of 5****Compliance criteria:**

System discharges sewage to the ground surface.

☐ Yes ☒ No

System discharges sewage to drain tile or surface waters.

☐ Yes ☒ No

System causes sewage backup into dwelling or establishment.

☐ Yes ☒ No**Any "yes" answer above indicates the system is an imminent threat to public health and safety.**

Comments/Explanation:

**Verification method(s):**☒ Searched for surface outlet☒ Searched for seeping in yard/backup in home☐ Excessive ponding in soil system/D-boxes☒ Homeowner testimony (See Comments/Explanation)☐ "Black soil" above soil dispersal system☐ System requires "emergency" pumping☐ Performed dye test☐ Unable to verify (See Comments/Explanation)☐ Other methods not listed (See Comments/Explanation)**2. Tank Integrity – Compliance component #2 of 5****Compliance criteria:**

System consists of a seepage pit, cesspool, drywell, or leaching pit.

☐ Yes ☒ No*Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.*

Sewage tank(s) leak below their designed operating depth.

☐ Yes ☒ No

If yes, which sewage tank(s) leaks:

**Any "yes" answer above indicates the system is failing to protect groundwater.**

Comments/Explanation:

**Verification method(s):**☒ Probed tank(s) bottom☐ Examined construction records☐ Examined Tank Integrity Form (Attach)☐ Observed liquid level below operating depth☐ Examined empty (pumped) tanks(s)☒ Probed outside tank(s) for "black soil"☐ Unable to verify (See Comments/Explanation)☐ Other methods not listed (See Comments/Explanation)**3. Other Compliance Conditions – Compliance component #3 of 5**a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. ☐ Yes\* ☒ No ☐ Unknownb. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. ☐ Yes\* ☒ No ☐ Unknown**\*System is an imminent threat to public health and safety.**

Explain:

c. System is non-protective of ground water for other conditions as determined by inspector. ☐ Yes\* ☒ No**\*System is failing to protect groundwater.**

Explain:

Property address: \_\_\_\_\_

Inspector initials/Date: 20 7-3-14

(mm/dd/yyyy)

**4. Soil Separation – Compliance component #4 of 5**Date of installation: 08 ☐ Unknown  
(mm/dd/yyyy)Shoreland/Wellhead protection/Food beverage lodging? ☒ Yes ☐ No**Compliance criteria:**

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:

☐ Yes ☐ No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:

☒ Yes ☐ No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.\*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400. (Advanced Inspector License required)

☐ Yes ☐ No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.\*

**Any "no" answer above indicates the system is failing to protect groundwater.****Verification method(s):**

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

☒ Conducted soil observation(s) (Attach boring logs)☐ Two previous verifications (Attach boring logs)☐ Not applicable (Holding tank(s), no drainfield)☐ Unable to verify (See Comments/Explanation)☐ Other (See Comments/Explanation)**Comments/Explanation:****Indicate depths or elevations**

A. Bottom of distribution media

B. Periodically saturated soil/bedrock

C. System separation

D. Required compliance separation\*

\*May be reduced up to 15 percent if allowed by Local Ordinance.

**5. Operating Permit and Nitrogen BMP\* – Compliance component #5 of 5**☒ Not applicableIs the system operated under an Operating Permit? ☐ Yes ☐ No If "yes", A below is requiredIs the system required to employ a Nitrogen BMP? ☐ Yes ☐ No If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

**If the answer to both questions is "no", this section does not need to be completed.****Compliance criteria**

a. Operating Permit number: \_\_\_\_\_

Have the Operating Permit requirements been met?

☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No**Any "no" answer indicates Noncompliance.**

**Upgrade Requirements** (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

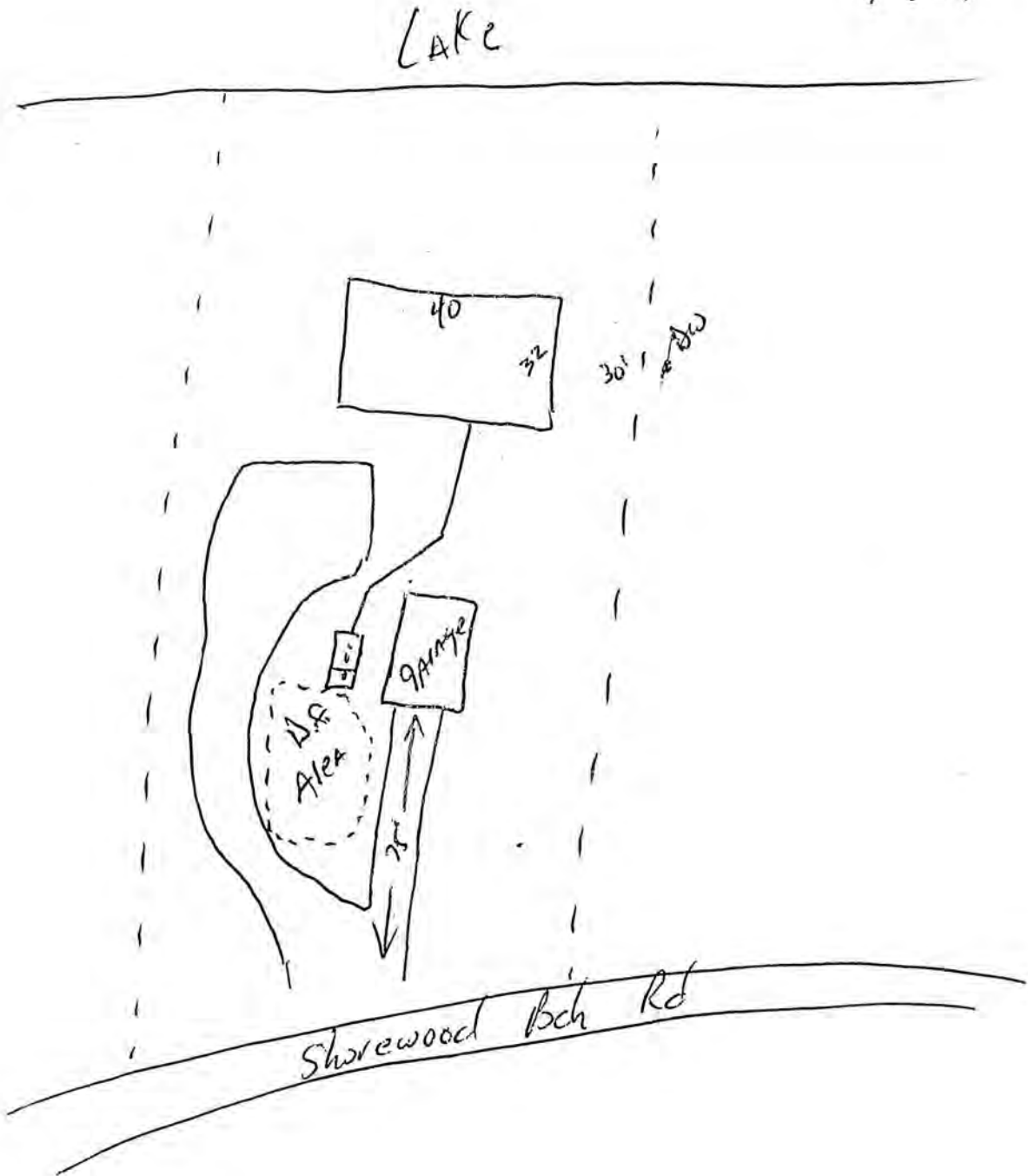


# SKETCH OF PROPERTY

Please sketch all structures and septic systems on the property;  
Include setbacks and wells within 100 feet of the property.

PARCEL	
APP	SEPTIC INSPECTION
YEAR	

Stengard  
12466 Shorewood Rd  
By David Ohlson  
2228  
7-3-14



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Becker County Parcel Information

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[Values & Taxes](#)
[Zoning Info](#)
[Land Info](#)
[Res. Bldg.](#)
[Yard Items](#)
[Sales Info](#)



[New Search](#)

### Summary

Parcel Number:	170255000	GIS Map 
Property Address:	12466 SHOREWOOD BEACH RD DETROIT LAKES	
Owner Name:	LISA L BERLE	
Owner Address:	12466 SHOREWOOD BEACH RD DETROIT LAKES MN 56501	
Legal Description:	Section 22 Township 138 Range 042 PT GOVT LOT 2: BEG NE COR LOT 1, NWLY 100.90' TO POB; TH W 192.46'. NWLY 130.82', E 193.46', SELY 109.90' TO POB	

### Valuation & Taxation

[top ▲](#)

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$186,500	\$170,100	\$170,200
Estimated Land Value	\$187,600	\$171,500	\$171,500
Estimated Machinery Value			
Total Estimated Value	\$374,100	\$341,600	\$341,700
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$335,100	\$335,200	
Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement	
Total Tax Levied	\$2,466.00	\$2,516.00	
Total Payments	-\$1,233.00	-\$2,516.00	



Unpaid Balance	\$1,233.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$374,100

Zoning Information		top ▲
Zoning District		
Township	Lake Eunice	
Zoning District	Agricultural	
Other Descriptions		
Imaged Files		
Document Type	Available Years	
Septic	2020*	
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.		

Land Information				top ▲
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
0.48	130.82			
Description	Flags		Size	
170413 MAUD LAKE SITE			1 UT	
170415 FF-LAKE MAUD AVG			130.82 FF	
601420 WATER/SEWER/ELEC			1 UT	

**Residential Buildings**

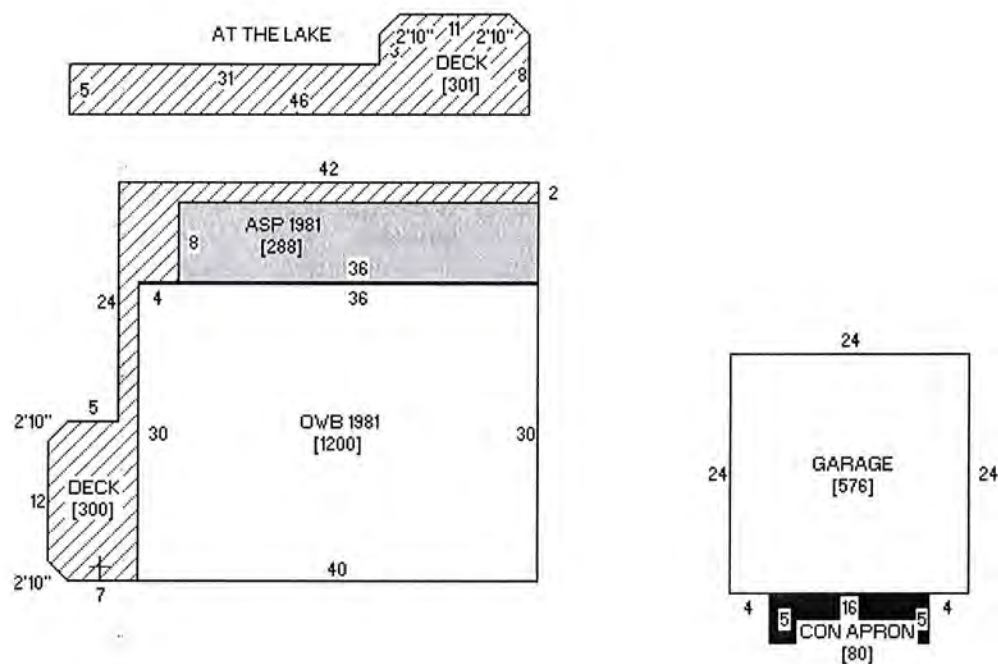
top ▲

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	1981
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1200 SqFt
Condition	Above Normal
Basement	Full
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Steel
Int Walls	Drywall
Floor	Carpet/tile
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0



## Building sketch:



## Garage # 1

Year Built	1976
Style	Det Frame
Area SF	576
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

## Porch # 1

Area SF	288
Style	1S Frame Screen
Bsmnt SF	0
Qtrs Style	Frame

Qtrs SF	0	
Qtrs AC	No	
Plumbing		
Style	Count	
Full Bath	2	
Basement Finish		
Type	Range	Area SF
Living Qtrs. (Multi)	Avg	1000
Decks & Patios		
Style	Area SF	
Vinyl/CompoDeck-Med	300	
Vinyl/CompoDeck-Med	301	

<b>Yard Items</b>		top ▲
<b>Yard Item # 1 details:</b>		
Descr	Paving - Asphalt	
Year Built	1998	
Item Count	1	
Condition	Normal	
Paving Type	Asphalt Road	
Quantity	3,244 Square Feet	
Pricing	Average	
Lighting	None	

<b>Sales Information</b>	top ▲



<b>Sale Date: 11/10/2014 - Property Type: Residential (&lt; 4 Units)</b>			
Buyer	BERLE, LISA L	Seller	STENSGARD FAMILY REVOCABLE LIVING TRUST
Sale Price	\$262,000	Ins Type	Trustee Deed
Adj Sale Price	\$262,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
<b>Sale Date: 6/12/2001 - Property Type: Seasonal Rec. Residential</b>			
Buyer	STENSGARD, RONALD D. & BARBARA K.	Seller	JOHNSON, GRANT HENRY
Sale Price	\$140,000	Ins Type	Warranty Deed
Adj Sale Price	\$140,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
<b>Sale Date: 7/5/2000 - Property Type: Residential (&lt; 4 Units)</b>			
Buyer	STENSGARD, RONALD D. & BARBARA	Seller	JOHNSON, M GRANT & KATHLYN L.
Sale Price	\$140,000	Ins Type	Contract for Deed
Adj Sale Price	\$137,200	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 17.0255.000

AIN:

BILL NUMBER: 174784

LENDER: US BANCORP SERV PROVIDERS, LLC

OWNER NAME: BERLE LISA L

**TAXPAYER(S):**

LISA L BERLE  
12466 SHOREWOOD BEACH RD  
DETROIT LAKES MN 56501

\$\$\$

**REFUNDS?**

You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

12466 SHOREWOOD BEACH RD  
DETROIT LAKES, MN 56501

**DESCRIPTION**

Acres: 0.48 Section 22 Township 138  
Range 042  
PT GOVT LOT 2: BEG NE COR LOT 1

**Line 13 Detail**

S-1010/15 SOLIC 40.00  
Principal 40.00  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2020 2021
1	Estimated Market Value:	341,700 341,600
	Homestead Exclusion:	6,500 6,500
	Taxable Market Value:	335,200 335,100
	New Improvements:	
	Property Classification:	Res Hstd Res Hstd
Sent in March 2020		
2	<b>PROPOSED TAX</b>	
Sent in November 2020		2,430.00
3	<b>PROPERTY TAX STATEMENT</b>	
First half taxes due 05/15/2021		\$1,233.00
Second half taxes due 10/15/2021		\$1,233.00
Total taxes due in 2021		\$2,466.00

Tax Detail for Your Property:				
Taxes Payable Year:		2020	2021	
	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$2,426.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$2,476.00	
	3. Property taxes before credits		\$2,476.00	\$2,426.00
	4. Credits that reduce property taxes			
Tax and Credits	A. Agricultural and rural land credits		\$0.00	\$0.00
	B. Other credits		\$0.00	\$0.00
Property Tax by Jurisdiction	5. Property taxes after credits		\$2,476.00	\$2,426.00
	6. BECKER COUNTY	A. County	\$1,231.43	\$1,214.16
	7. LAKE EUNICE		\$321.01	\$309.04
	8. State General Tax		\$0.00	\$0.00
	9. SCHOOL DISTRICT 2889	A. Voter approved levies	\$412.45	\$388.91
		B. Other local levies	\$504.17	\$507.23
	10. Special Taxing Districts	A. BC EDA	\$6.94	\$6.66
		B. Others	\$0.00	\$0.00
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$2,476.00	\$2,426.00
	13. Special assessments		\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,516.00	\$2,468.00
	Tax Amount Paid			\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2021.

PIN: 17.0255.000

AIN:

BILL NUMBER: 174784

TAXPAYER(S):

LISA L BERLE  
12466 SHOREWOOD BEACH RD  
DETROIT LAKES MN 56501

Paid By \_\_\_\_\_

Total Property Tax for 2021	\$2,466.00
2nd Half Tax Amount	\$1,233.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$1,233.00
Balance Good Through	10/15/2021
	Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 17.0255.000

AIN:

BILL NUMBER: 174784

TAXPAYER(S):

LISA L BERLE  
12466 SHOREWOOD BEACH RD  
DETROIT LAKES MN 56501

Paid By \_\_\_\_\_

Total Property Tax for 2021	\$2,466.00
1st Half Tax Amount	\$1,233.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$1,233.00
Balance Good Through	05/15/2021
	Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:845

Date: 10/13/2021

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County





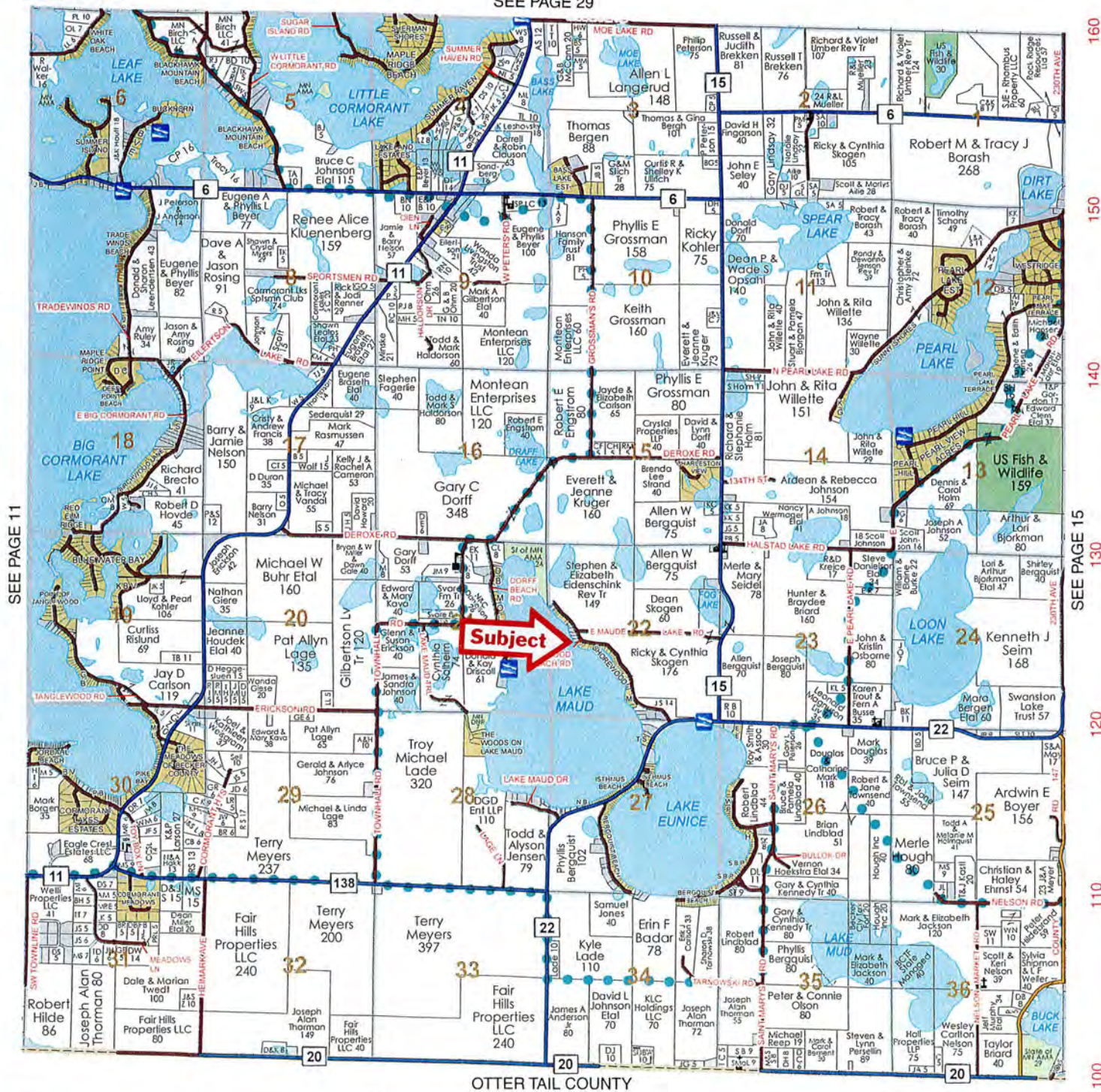


## Lake Eunice

## Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**Applicant:** Carson T & Gail J. Gardner  
37217 Co Hwy 35  
Waubun, MN 56589

**Project Location:** 37217 Co Hwy 35 Waubun, MN 56589

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a detached garage to be located sixty (60) feet from the centerline of a county road, deviating from the required setback of seventy-eight (78) feet from the centerline of a sixty-six-foot-wide county road within the shoreland district, due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 09.0118.004; Elbow Lake

Section 14 Township 142 Range 039; 14-142-39 (PT SEC 13, 14) PT GOVT LOT 2 SEC 13, PT SE/14 SE1/4 SEC 14; COMM SE COR SEC 14, N 550', W 22.31', NW AL CTR HWY 238.17' TO POB; E 368.82' TO ELBOW LK, N AL LK 420.03', W 378.76' TO HWY, S AL HWY TO POB; Eagle View Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2021-218

### Property and Owner Review

Parcel Number(s): **090118004**

Owner: **CARSON T & GAIL J GARDNER**

Township-S/T/R: **EAGLE VIEW-14/142/039**

Mailing Address:

**CARSON T & GAIL J GARDNER**

**37217 CO HWY 35**

**WAUBUN MN 56589**

Site Address: **37217 CO HWY 35**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **SITE2021-1658 090118004**

Legal Descr: **14-142-39 (PT SEC 13, 14) PT GOVT LOT 2 SEC 13, PT SE/14 SE1/4 SEC 14: COMM SE COR SEC 14, N 550', W 22.31', NW AL CTR HWY 238.17' TO POB; E 368.82' TO ELBOW LK, N AL LK 420.03', W 378.76' TO HWY, S AL HWY TO POB.**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☒ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

**Our 4.05 acre property has Becker County 35 on the west, our septic system and drainage field on the north, a neighbor's property on the south, and a terrace down to Big Elbow Lake on the east. The safe place to build a detached garage in a location that will not impair the septic system, the terrace wall system, or the neighbor's lot is on the west--front--side of the property. a 60 foot setback is the maximum distance feasible on the west--front--side of our property. The drainage field impedes use of the north side, safety of the terrace wall system impedes use of the east side, and proximity to the south neighbor impedes south side use.**

Description of Variance Request: **We are requesting this variance in order to protect our lakeshore and terrace wall system, built by the original owners from whom we bought the property. We want to protect the land and lakeshore. Building on the east or south tside of the property will risk significant pressure on the terrace wall system. The building location we have chosen will serve our detached garage purpose while protecting the land, the terrace wall, and the lakeshore from earth instability of the 35 foot altitude gradual drop from the front of our home to the lake. It will also protect the altitude drop from Becker County 35 to the proposed building site.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **60' to detached garage**

Road Type: **County**

Existing Imp. Surface Coverage: **6.80%**

Proposed Imp. Surface Coverage: **7.55%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **780**

Existing Structure Height: **na**

Proposed Structure Height: **10 feet**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **No**

Change to roofline? **No**

Change to main structural framework? **No**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **We need to build a detached garage to house a vehicle and a boat that have been sitting outside year round and sustaining weather-related damage. We believe in protecting the White Earth Ojibwe**



Nation land and community of which we are a part. We have chosen the spot on our land that is the safest to protect the earth around us and the water and lakeshore. We respect the land and water as Ojibwe community members. We are retirement age, less mobile, and need this detached garage to sustain our continued safe presence in the home and on the land we love.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: I support Becker County and the White Earth Ojibwe Nation in protecting and respecting the land, water, air, and people I do my best, professionally and as a citizen, to support and help with the good work of Becker County agencies and to protect the land, water, air, and people on White Earth Reservation land and in all of Becker County. If you wish, you may talk to Sheriff Todd Glander and Chief Deputy Shane Richard regarding a reference on my dedication and sincerity in helping Becker County agencies and policies. You may also speak with Monica Hedstrom, White Earth Nation Natural Resources Division Director and Al Fox, White Earth Natural Resources manager, if you wish references on my positive contributions in our Ojibwe community. My wife's contribution to supporting Becker County plans is to serve on the Eagleview Township Board and to serve as a Becker County Election Judge.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: This location is most feasible for detached garage maintenance and use, and minimizes any risk to the sloping land, lakeshore, and lake water. It is the location that will least change the land and least risk any longterm problems with the slope down to the lakeshore. It is also the location that will least disturb neighbors' use of their own land. And it is the location safest for my wife and me to use as we age and continue to become less mobile.

4. Are there circumstances unique to the property? Yes

Explain: The original owners extensively landscaped and built a terrace wall system to support stability of their building site, 35 feet in altitude above the lakeshore. Their efforts were effective. We have continued to respect and maintain that terrace wall system. The current proposed detached garage location is, we believe, the safest and best location to continue protecting the stability of the land's slope to the lake. We intend to live for the rest of our lives on this land, in this community, and we are committed to respecting and protecting the land on which we are thankful to live.

5. Will the variance maintain the essential character of the locality? Yes

Explain: The land slopes down from County Highway 35 to the proposed detached garage location. This slope to the proposed building site results in minimizing any aesthetic appearance issues in the best possible way. The proposed location was flattened in the original landscaping by the original owners, is on the far side of the house from the terrace wall system, and we have continued to maintain and support its stability. Currently it is used as part of a drive along the land immediately in front of our house, and has been created and maintained by the original owners and us with appropriate gravel layering.

## Variance Application Review

Permit # VAR2021-218

### Property and Owner Review

Parcel Number(s): **090118004**

Owner: **CARSON T & GAIL J GARDNER**

Township-S/T/R: **EAGLE VIEW-14/142/039**

Mailing Address:

**CARSON T & GAIL J GARDNER**

**37217 CO HWY 35**

**WAUBUN MN 56589**

Site Address: **37217 CO HWY 35**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **SITE2021-1658 090118004**

Legal Descr: **14-142-39 (PT SEC 13, 14) PT GOVT LOT 2 SEC 13, PT SE/14 SE1/4 SEC 14: COMM SE COR SEC 14, N 550', W 22.31', NW AL CTR HWY 238.17' TO POB; E 368.82' TO ELBOW LK, N AL LK 420.03', W 378.76' TO HWY, S AL HWY TO POB.**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☒ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

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**Our 4.05 acre property has Becker County 35 on the west, our septic system and drainage field on the north, a neighbor's property on the south, and a terrace down to Big Elbow Lake on the east. The safe place to build a detached garage in a location that will not impair the septic system, the terrace wall system, or the neighbor's lot is on the west--front--side of the property. a 60 foot setback is the maximum distance feasible on the west--front--side of our property. The drainage field impedes use of the north side, safety of the terrace wall system impedes use of the east side, and proximity to the south neighbor impedes south side use.**

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Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

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### Other Questions Review

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Nation land and community of which we are a part. We have chosen the spot on our land that is the safest to protect the earth around us and the water and lakeshore. We respect the land and water as Ojibwe community members. We are retirement age, less mobile, and need this detached garage to sustain our continued safe presence in the home and on the land we love.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: I support Becker County and the White Earth Ojibwe Nation in protecting and respecting the land, water, air, and people I do my best, professionally and as a citizen, to support and help with the good work of Becker County agencies and to protect the land, water, air, and people on White Earth Reservation land and in all of Becker County. If you wish, you may talk to Sheriff Todd Glander and Chief Deputy Shane Richard regarding a reference on my dedication and sincerity in helping Becker County agencies and policies. You may also speak with Monica Hedstrom, White Earth Nation Natural Resources Division Director and Al Fox, White Earth Natural Resources manager, if you wish references on my positive contributions in our Ojibwe community. My wife's contribution to supporting Becker County plans is to serve on the Eagleview Township Board and to serve as a Becker County Election Judge.

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4. Are there circumstances unique to the property? **Yes**

Explain: The original owners extensively landscaped and built a terrace wall system to support stability of their building site, 35 feet in altitude above the lakeshore. Their efforts were effective. We have continued to respect and maintain that terrace wall system. The current proposed detached garage location is, we believe, the safest and best location to continue protecting the stability of the land's slope to the lake. We intend to live for the rest of our lives on this land, in this community, and we are committed to respecting and protecting the land on which we are thankful to live.

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Explain: The land slopes down from County Highway 35 to the proposed detached garage location. This slope to the proposed building site results in minimizing any aesthetic appearance issues in the best possible way. The proposed location was flattened in the original landscaping by the original owners, is on the far side of the house from the terrace wall system, and we have continued to maintain and support its stability. Currently it is used as part of a drive along the land immediately in front of our house, and has been created and maintained by the original owners and us with appropriate gravel layering.

**Field Review Form (Pre-Insp)****Permit # SITE2021-1658****Property and Owner Review**

Parcel Number: <b>090118004</b>	Inspector Notes:
Owner: <b>CARSON T &amp; GAIL J GARDNER</b>	
Township-S/T/R: <b>EAGLE VIEW-14/142/039</b>	
Site Address: <b>37217 CO HWY 35</b>	Does posted address sign match site address? Y N

**Dwelling Proposed Review**

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**Non-dwelling related project (2A): **Detached Garage**

- Existing Dimensions:
- Proposed Dimensions: **26' x 30' x10'**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info: **No.**

Inspector Notes:



## Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: - Non-dwelling: <b>60'- Variance needed</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: River Name:	
Side setback: - Dwelling: - Non-dwelling: <b>130'</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling: <b>320'</b>	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: <b>320'</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: <b>140'</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: <b>150'</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: <b>22'</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

<b>Gardner- PARCEL 09.0118.004</b>			
<b>TOTAL LOT AREA</b>	<b>104,000</b>		
<b>ALLOWABLE IMPERVIOUS @ 25%</b>	<b>26,000</b>		
		<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Dwelling (748+408)		1156	1156
Porch	10x30	300	300
Attached Garage	30x24	720	720
Shed	12x23	276	276
Wood Decking (Pervious) 380 sq ft			
Wood Decking (Pervious) 380 sq ft			
Parking Pad	26x30	780	780
Driveway	320x12	3840	3840
Proposed Detached Garage	26x30		780
Impervious Surface Sum		7072	7852
Impervious Percent		<b>6.80%</b>	<b>7.55%</b>







HIGHWAY

STATE

ELBOW

Parallel with  
South line of  
Gov't Lot 1

TRACTS

BOUNDS

N 00° 32' 47" W 2860.81'

Easterly right of  
way line of  
C.S.A.H. No. 35

S 25° 54' 02" E  
11.26'

S 32° 44' 26" E  
100.00'

21' #

182.17'

362.82'

10.00'

28.00'

119.55'

33.00'

40.10'

42.14'

N 33° 06' 08" E

S 88° 28' 17" E

10.00'

11.26'

100.00'

11.26'

100.00'



# CERTIFICATE OF SURVEY

IN GOV'T. LOT 2  
SECTION 13-142-39  
AND IN THE SE 1/4 - SE 1/4  
SECTION 14-142-39  
BECKER COUNTY, MINNESOTA



Acquired tract MUST be attached to the existing adjacent Siekaniec tract to the east.

I hereby certify that I have reviewed the surveyor's sketch and find it to be in compliance with the Becker County Zoning Ordinance.

Done this 23rd day of January, 2007.  
*Christopher D. Hagen*  
County Zoning Administrator

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Christopher D. Hagen*  
Date: January 15, 2007 License # 43907

<p><b>MEYER LAND SURVEYING AND ENGINEERING, LLC</b> 522 MAIN ST. WEST, DETROIT LAKES, MN 56501 OFFICE: 218-844-5263 FAX: 218-844-5270 meyerlands.com</p>		
DRAWING FILE	COORD. FILE	DRAWN BY
11844ington	11844ington	CDH
<p>CLIENT: Thomas Siekaniec NAME: P.O. Box 35 Cold Bay, AK 99571</p>		
<p>DRAWING NUMBER 354 R</p>		

# BUILDING AND SEWAC



BECKER COUNTY ZONING AND PLANNING

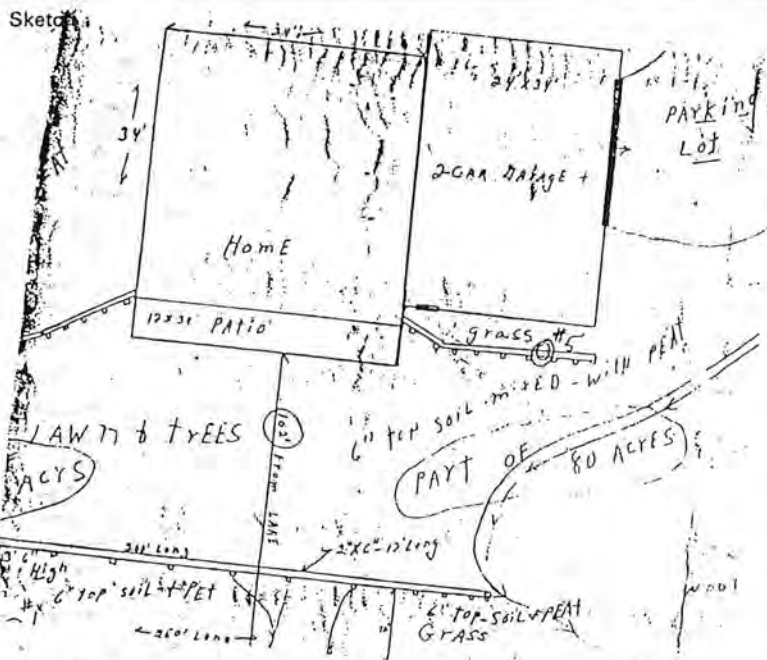
0901180005 4

829 LAKE AVENUE, BOX 787, PHONE 847-4427, DETROIT LAKES, MN 56502

Parcel No. 09.0118.000 Lake Name NA Permit No. 1-19,308-5  
 Fire \_\_\_\_\_  
 No. \_\_\_\_\_ Township Eagle View Section 13 Description S 1/2 of SE 1/4 EX Road  
 Lot Size 80 Acres

Issued to: Name Ben Bement Tel. No. \_\_\_\_\_  
 Address RR 2 Box 246 Waukegan, MN 56589  
 Work Authorized New home 34' x 34'

Type of Improvement: ☒ New Home ( ) Alteration ( ) Garage ( ) Mobile Home Yr. \_\_\_\_\_  
 ( ) Cottage ( ) Septic System ( ) Other Building ( ) Multiple Dwelling \_\_\_\_\_ Units.  
 Size 34' x 34' Stories 2 Basement Walk-out No. of Bedrooms 3 Bathrooms 3  
 Contractor: Name & Address \_\_\_\_\_ Tel. No. \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_ Permit Fee 100.00 State Fee \_\_\_\_\_ Receipt No. 3952



## HORIZONTAL DISTANCE IN FEET FROM NEW CONSTRUCTION TO:

High Water Mark of Lake NA ~~120~~ 102  
 Side Lot Lines 10 and 10 rear yard 40  
 Center Line of Public Road \_\_\_\_\_  
 Right of way State or Co. 115' CL City #35  
 APPROVED: Board of Adjustment Date: \_\_\_\_\_  
 Planning Commission Date: \_\_\_\_\_  
 County Commissioners Date: \_\_\_\_\_  
 Zoning Administrator Date: \_\_\_\_\_

## SEWAGE DISPOSAL SYSTEM DATA

White Earth

Installed in 19 _____	Septic Tank	Drain Field
Capacity _____	Gls.	Sq. Ft.
Distance from nearest well _____	Ft.	Ft.
Distance from lake or stream _____	Ft.	Ft.
Distance from occupied building _____	Ft.	Ft.
Distance from property line _____	Ft.	Ft.
Distance from bottom to Water Table _____	Ft.	Ft.
Lift Pump ( ) Yes ( ) No	Well Depth _____	type _____

AGREEMENT: I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND AGREE TO DO THE PROPOSED WORK IN ACCORDANCE WITH THE DESCRIPTION ABOVE AND ACCORDING TO THE PROVISIONS OF THE ORDINANCE OF BECKER COUNTY. I AGREE TO POST THIS PERMIT ON THE PREMISES ON WHICH THE WORK IS TO BE DONE, AND MAINTAINED THERE UNTIL COMPLETION OF THE WORK. I AGREE THAT ANY VIOLATION OF THIS PERMIT OR THE BECKER COUNTY ZONING IS A MISDEMEANOR AND UPON CONVICTION THEREOF SHALL BE PUNISHED BY A FINE NOT TO EXCEED \$700.00 FOR EACH VIOLATION. NOTIFY THE BECKER COUNTY ZONING ADMINISTRATOR (847-4427) BEFORE BUILDING FOOTINGS HAVE BEEN COMPLETED. NO PART OF THE SEWAGE SYSTEM SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED. NOTIFY THE ZONING ADMINISTRATOR 24 HOURS BEFORE THE JOB IS READY FOR INSPECTION.

Ben W. Bement  
 SIGNATURE OF OWNER

Received By Patty Swenson

Date 10-18-90


Approved By Floyd Swenson  
 Becker County Zoning Administrator


BECKER COUNTY  
 DETROIT LAKES, MN 56501



## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [Sales Info](#)  
 [New Search](#)

Summary		
Parcel Number:	090118004	GIS Map 
Property Address:	37217 CO HWY 35 WAUBUN	
Owner Name:	CARSON T & GAIL J GARDNER	
Owner Address:	37217 CO HWY 35 WAUBUN MN 56589	
Legal Description:	Section 14 Township 142 Range 039 14-142-39 (PT SEC 13, 14) PT GOVT LOT 2 SEC 13, PT SE/14 SE1/4 SEC 14: COMM SE COR SEC 14, N 550', W 22.31', NW AL CTR HWY 238.17' TO POB; E 368.82' TO ELBOW LK, N AL LK 420.03', W 378.76' TO HWY, S AL HWY TO POB.	

Valuation & Taxation				top 
Tax Assessment Year	2021 Values	2020 Values	2019 Values	
Estimated Building & Improvements Value	\$218,300	\$220,500	\$224,100	
Estimated Land Value	\$172,400	\$172,400	\$164,700	
Estimated Machinery Value				
Total Estimated Value	\$390,700	\$392,900	\$388,800	
Tax Payable Year		2021 Payable	2020 Payable	
Taxable Market Value		\$391,000	\$386,600	

Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement
Total Tax Levied	\$3,254.00	\$3,294.00
Total Payments	-\$3,254.00	-\$3,294.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span style="float: right;">top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$390,700

Zoning Information			top ▲
Zoning District			
Township	Eagle View		
Zoning District	Agricultural		
Other Descriptions			
Zoning Permits			
Type	Status	Details	
Site	Approved: 09/19/19	<ul style="list-style-type: none"><li>• Addition or Repairs to Existing Home</li><li>• Deck - Pervious</li></ul>	

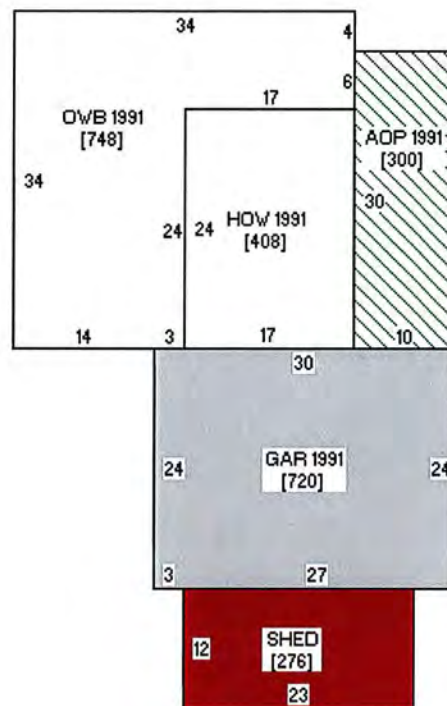
Land Information <span style="float: right;">top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
4.05	375		4.05
Description	Flags		Size
090203 ELBOW LAKE SITE (RD)			1 UT
090205 FF-ELBOW LAKE-AVG			375 FF



099501 BLDG SITE ACRE		1.17 AC
601420 WATER/SEWER/ELEC		1 UT
999997 LAKE SHORE NO VALUE		2.3 AC
999999 ROAD		0.58 AC

Residential Buildings <span style="float: right;">top ▲</span>	
Res Bldg # 1 details:	
Occupancy	Single-Family / Owner Occupied
Year Built	1991
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1442 SqFt
Condition	Normal
Basement	Full
Heating	FHA-Propane Gas
AC	No
Attic	None
Foundation	None
Roof	Gable/Asph
Ext Walls	Log
Int Walls	Softwood
Floor	None
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

## Building sketch:



## Addition # 1

Year Built	1991
Style	1 1/2 Story Frame
Area SF	408
Condition	Normal
Bsmnt SF	408
Heat	FHA-Propane Gas
AC	No
Attic SF	0

## Garage # 1

Year Built	1991
Style	Att Frame
Area SF	720



Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Porch # 1	
Area SF	300
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Plumbing	
Style	Count
Full Bath	2
Extra Fixture	2

Basement Finish		
Type	Range	Area SF
Rec Room W/ Walk-out	Avg	578

Decks & Patios	
Style	Area SF
Wood Deck-Med	380
Wood Deck-Med	380

Yard Items	top ▲
Yard Item # 1 details:	

Descr	Shed
Year Built	2001
Item Count	1
Condition	Very Poor
Type	Metal
Pricing	Average
Width	12.00
Length	23.00
Area	276 Square Feet

Sales Information <span style="float: right;">top ▲</span>			
Sale Date: 5/28/1999 - Property Type: Residential (< 4 Units)			
Buyer	GIARDNER, CARSON T GAIL J.	Seller	BEMENT BEN JR. & SANDRA ANN
Sale Price	\$157,500	Ins Type	Warranty Deed
Adj Sale Price	\$154,650	Q/U	U
Adj Reason	Personal Property	Q/U Reason	Split
Multi Prop	YES - Sale also included: 090096001 ; 090101000 ; 090118003		



**Becker County**  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us  
AIN:

PIN: 09.0118.004  
BILL NUMBER: 190307  
LENDER:  
OWNER NAME: GARDNER CARSON T & GAIL J

**TAXPAYER(S):**

CARSON T & GAIL J GARDNER  
37217 CO HWY 35  
WAUBUN MN 56589

**\$\$\$**

**REFUNDS?**  
*You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply*

**PROPERTY ADDRESS**

37217 CO HWY 35  
WAUBUN, MN 56589

**DESCRIPTION**

Acres: 4.05 Section 14 Township 142  
Range 039  
14-142-39 (PT SEC 13, 14) PT GOVT

Line 13 Detail  
S-1010/15 SOLIC 40.00  
Principal 40.00  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2020 2021
1	Estimated Market Value:	388,800 392,900
	Homestead Exclusion:	2,200 1,900
	Taxable Market Value:	386,600 391,000
	New Improvements:	
	Property Classification:	Res Hstd Res Hstd
Sent in March 2020		
2	<b>PROPOSED TAX</b>	
Sent in November 2020		3,252.00
3	<b>PROPERTY TAX STATEMENT</b>	
First half taxes due 05/15/2021		\$1,627.00
Second half taxes due 10/15/2021		\$1,627.00
Total taxes due in 2021		\$3,254.00

Tax Detail for Your Property:			2020	2021
Taxes Payable Year:			2020	2021
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>		\$3,214.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$3,254.00	
	3. Property taxes before credits		\$3,254.00	\$3,214.00
	4. Credits that reduce property taxes	A. Agricultural and rural land credits	\$0.00	\$0.00
		B. Other credits	\$0.00	\$0.00
Property Tax by Jurisdiction	5. Property taxes after credits		\$3,254.00	\$3,214.00
	6. BECKER COUNTY	A. County	\$1,420.85	\$1,417.37
	7. EAGLE VIEW		\$442.58	\$447.67
	8. State General Tax		\$0.00	\$0.00
	9. SCHOOL DISTRICT 0435	A. Voter approved levies	\$588.96	\$495.18
		B. Other local levies	\$793.60	\$846.01
	10. Special Taxing Districts	A. BC EDA	\$8.01	\$7.77
		B. Others	\$0.00	\$0.00
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$3,254.00	\$3,214.00
13. Special assessments			\$40.00	\$40.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$3,294.00	\$3,254.00
Tax Amount Paid				\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2021.

PIN: 09.0118.004

AIN:

BILL NUMBER: 190307

TAXPAYER(S):

CARSON T & GAIL J GARDNER  
37217 CO HWY 35  
WAUBUN MN 56589

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$3,254.00  
2nd Half Tax Amount \$1,627.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$1,627.00  
Balance Good Through 10/15/2021  
Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2021.  
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 09.0118.004

AIN:

BILL NUMBER: 190307

TAXPAYER(S):

CARSON T & GAIL J GARDNER  
37217 CO HWY 35  
WAUBUN MN 56589

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$3,254.00  
1st Half Tax Amount \$1,627.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$1,627.00  
Balance Good Through 05/15/2021  
Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

582964

No delinquent taxes and transfer entered  
this 18<sup>th</sup> day of Oct, 2010Ryan T. Tange  
Becker County Auditor/Treasurer  
By [Signature] Deputy

09-0118.004 split ✓

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 582964

October 18, 2010 at 12:07 PM

I hereby certify that the within  
instrument was recorded in this office.

Darlene Maneval, County Recorder

By HB Deputy29-M QUIT CLAIM DEED  
Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON:

Date: Oct 29, 2009SURVEYORS SKETCH ( ) NOT REQUIRED  
( ✓ ) FILED SURVEY BOOK 21 PAGE 20FOR VALUABLE CONSIDERATION, **CARSON T. GARDNER AND GAIL J. GARDNER**, husband and wife, Grantors, hereby  
conveys and quitclaims to, Thomas A and Sandra M. Siekaniec, Gregory \* and Janelle Siekaniec, Grantees, as joint tenants, real property  
in Becker County, Minnesota, described as follows:

\*\*Siekaniec

That part of the Southeast Quarter of the Southeast Quarter in Section 14, Township 142 North, Range 39 West of the Fifth  
Principal Meridian in Becker County, Minnesota, described as follows:Commencing at a found iron monument which designates the southeast corner of said Section 14; thence North 00 degrees 32  
minutes 47 seconds West on an assumed bearing along the east line of said Section 14 for a distance of 550.00 feet to an iron  
monument; thence continuing North 00 degrees 32 minutes 47 seconds West along the east line of said Section 14 for a distance of  
100.00 feet to an iron monument, said point is the point of beginning; thence North 88 degrees 28 minutes 17 seconds West, parallel  
with the south line of the Government Lot 2 of Section 13 in said Township 142 North, Range 39 West, for a distance of 51.23 feet  
to an iron monument; thence continuing North 88 degrees 28 minutes 17 seconds West parallel with the south line of said  
Government Lot 2 for a distance of 36.48 feet to the centerline of County State Aid Highway No. 35; thence North 33 degrees 06  
minutes 06 seconds West along the centerline of said County State Aid Highway No. 35 for a distance of 133.60 feet; thence South  
88 degrees 28 minutes 17 seconds East, parallel with the south line of said Government Lot 2 for a distance of 40.10 feet to an iron  
monument on the easterly right of way line of the County State Aid Highway No. 35; thence continuing South 88 degrees 28  
minutes 17 sections East, parallel with the south line of said Government Lot 2 for a distance of 119.55 feet to a found iron  
monument on the east line of said Section 14; thence South 00 degrees 32 minutes 47 seconds East along the east line of said  
Section 14 for a distance of 10.00 feet to a found iron monument; thence continuing South 00 degrees 32 minutes 47 seconds East  
along the east line of said Section 14 for a distance of 100.00 feet to the point of beginning. The above described tract contains  
13,596 square feet.SUBJECT TO an easement for County State Aid Highway No. 35 right-of-way purposes, over, under, and across that part of the  
above tract which lies within 33.00 feet of the centerline of said County State Aid Highway No. 35.AND FURTHER SUBJECT TO easements, restrictions, and reservations of record, if any, I certify the taxes due in the current  
tax year for the whole parcel are paid.

\*Total consideration for the transfer of this real property is \$500.00 or less.

Together with all hereditaments and appurtenances.

BECKER COUNTY DEED TAX  
AMT. PD. \$ 1.65  
Receipt # 441903  
Becker County Auditor/TreasurerCarson T. Gardner  
Carson T. Gardner  
Gail J. Gardner  
Gail J. GardnerRyan T. Tange  
Becker County Auditor/Treasurer  
By [Signature] Deputychg  
paid  
well  
non/std  
extraSTATE OF MINNESOTA )  
  )ss,  
COUNTY OF BECKER )The foregoing instrument was acknowledged before me on this 27 day of Oct, 2009, by Carson T. Gardner and Gail J. Gardner,  
husband and wife, Grantors.





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,690

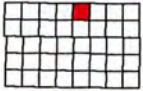
Date: 10/13/2021

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County





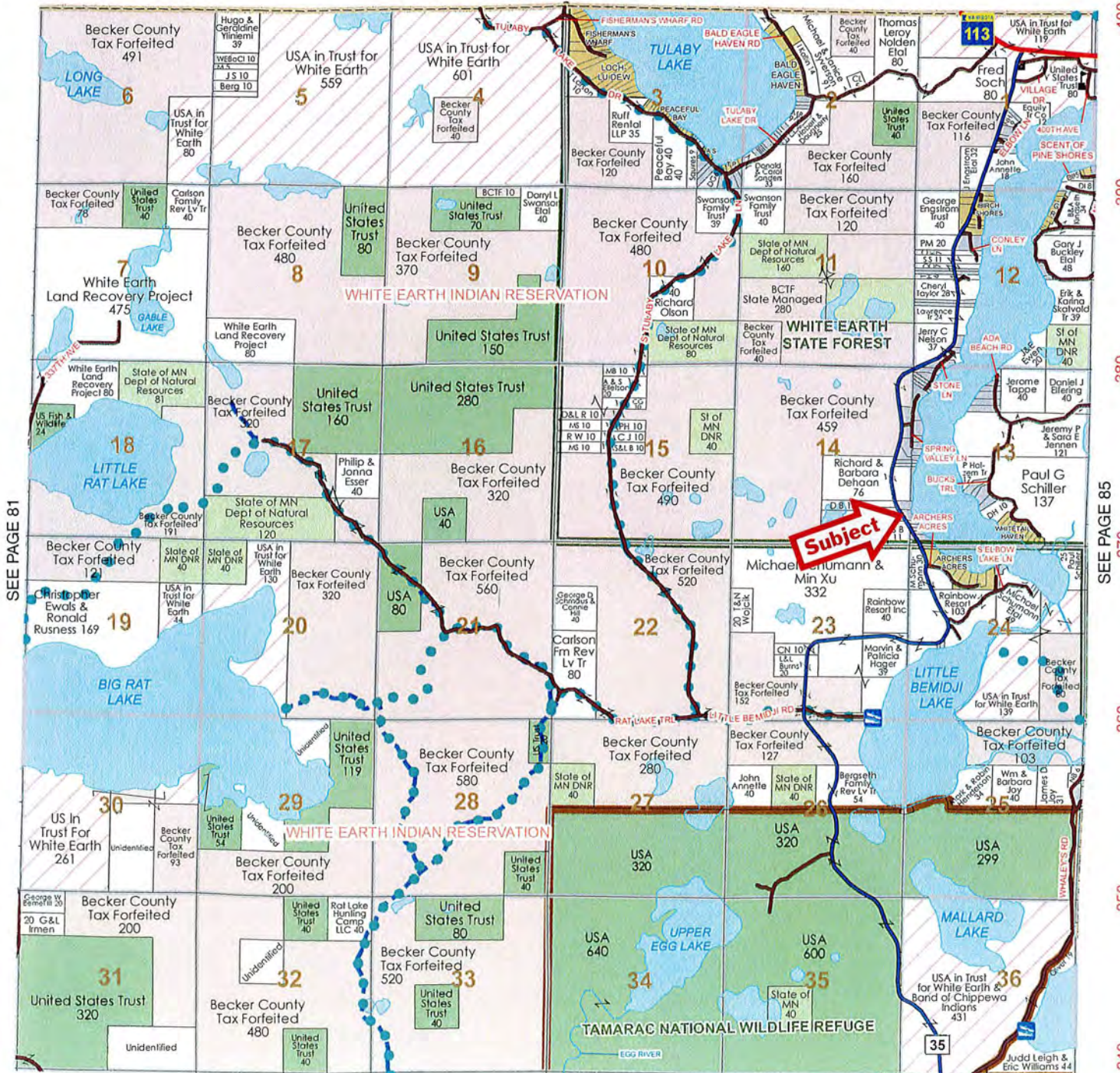


# Eagle View

# Township 142N - Range 39W

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MAHANNOMEN COUNTY



SEE PAGE 67





# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN 56501

**Applicant:** Michael L & Kimberly S. Pladson TTEES  
20584 Co Hwy 29  
Rochert, MN 56578

**Project Location:** 20584 Co Hwy 29, Rochert, MN 56578

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a 3-season porch to be located at ninety-one (91) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.

LEGAL LAND DESCRIPTION: Tax ID number: 10.0628.001; Cotton Lake  
Section 12 Township 139 Range 040; DUDLEY BEACH 139 40; LOTS 3, 4 & 5; Erie Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

To view all application information on this project please visit:

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2021-216

### Property and Owner Review

Parcel Number(s): **100628001**

Owner: **MICHAEL L PLADSON LIVING TRUST**

Township-S/T/R: **ERIE-12/139/040**

Mailing Address:

**MICHAEL L PLADSON LIVING TRUST  
20584 CO HWY 29  
ROCHERT MN 56578**

Site Address: **20584 CO HWY 29**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **site2021-84794**

Legal Descr: **DUDLEY BEACH 139 40 LOTS 3, 4 & 5**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☒ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **Request a variance to construct a three season porch onto a portion of an existing non-conforming wood deck to be located at ninety-one (91) feet from the Ordinary High Water (OHW) mark of a Recreational Development Lake, deviating from the required setback of one hundred (100) feet from the OHW due to the placement of the existing house.**

OHW Setback: **91'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **18.4%**

Proposed Imp. Surface Coverage: **19.3%**

Existing Structure Sq Ft: **1,680sf**

Proposed Structure Sq Ft: **240sf three season porch addition**

Existing Structure Height: **18'**

Proposed Structure Height: **14'**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **No**

Change to main structural framework? **No**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Proposing to enclose a portion of an existing deck that is not meeting the 100' setback from the OHW of a Recreational Development Lake but is out of the shore impact zone.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **The proposed porch is within reason of other structures in the surrounding neighborhood.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Same use as it has been, just wanting to enclose a portion of the deck as we are year round residents and have no trees on the lakeside of our home and this would make for great shade and we would be able to enjoy this in the winter as well as in the summer. Also, enclosing this portion of the deck still leaves our lot coverage under 20%.**



4. Are there circumstances unique to the property? **Yes**

Explain: **Substandard size lot and the placement of the existing house is not meeting the 100' setback from the OHW.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Constructing this three season porch will not change the residential use of this property.**

**Field Review Form (Pre-Insp)****Permit # SITE2021-1675****Property and Owner Review**Parcel Number: **100628001**Owner: **MICHAEL L PLADSON LIVING TRUST**Township-S/T/R: **ERIE-12/139/040**Site Address: **20584 CO HWY 29**

Inspector Notes:

Does posted address sign match site address? Y N

**Dwelling Proposed Review**Dwelling/related structure (1A): **N/A - Not a dwelling**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **3 Season Porch**

- Existing Dimensions: **28'x60'; 1,680sf Dwelling**
- Proposed Dimensions: **12'x20' three season porch on a portion of the existing deck**
- Proposed Roof Changes? **No**

Other dwelling related improvements (1D): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info: **Existing deck is 12'x32' and we are proposing to construct a 12'x20' enclosed porch on a portion of this deck.**

Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:



## Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>50+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Cotton (Erie &amp; Holmesville) [RD]</b> River Name:	
Side setback: - Dwelling: <b>40+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>91'- Variance Needed</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>20+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>30+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>20+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:
Any other impervious surface coverage not noted on application?

<b>Pladson- PARCEL 10.0628.001</b>			
<b>TOTAL LOT AREA</b>	<b>28,725</b>		
<b>ALLOWABLE IMPERVIOUS @ 25%</b>	<b>7,181</b>		
		<b>EXISTING</b>	<b>PROPOSED</b>
Dwelling		1680	1680
Attached Garage		840	840
Detached Garage		520	520
Asphalt		1664	1664
Sidewalk		175	175
Aprons		420	420
Proposed Porch			240
Impervious Surface Sum		5299	5539
Impervious Percent		<b>18.45%</b>	<b>19.28%</b>



# Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

**Applicant:** Michael L & Kimberly S. Pladson TTEES **Parcel #:** 10.0628.001

**Legal Description:** Section 12 Township 139 Range 040; DUDLEY BEACH 139 40; LOTS 3, 4 & 5

**Lake Name:** Cotton Lake **Lake Classification:** Recreational Development

**Property Dimensions:**

*Roadside Width:* 150'

*Depth Side 1:* 203.5' (+/-)

*Lakeside Width:* 150'

*Depth Side 2:* 180' (+/-)

**Total Lot Area:** 28,725 (+/-) Sq Feet

## DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100

Proposed Setback: --

**Difference:** = Credit Units Required for Mitigation

## MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_

## DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 19 %

Threshold Coverage: -15 %

**Difference:** = ( 4 ) x ( 5 ) = 20 Credit Units Required for Mitigation

## MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

**Reduce Impervious Surface Coverage:** 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

$$(\text{ } \quad \% \text{ coverage reduced}) \times (5) = \text{Credit Units Gained}$$

**Stormwater Management:** If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

**Example** 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

**Divert a min of 700 sq ft into water retention areas**

*Credit Units Gained* 20

**Berm:** If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

**Example** 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained \_\_\_\_\_

*Shore Impact Zone Removal (see below):*

Credit Units Gained

**Total Mitigation Credit Units Gained: 20**

## SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = \_\_\_\_\_ credits

**Please  
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships.

Owner(s) \_\_\_\_\_ Date \_\_\_\_\_



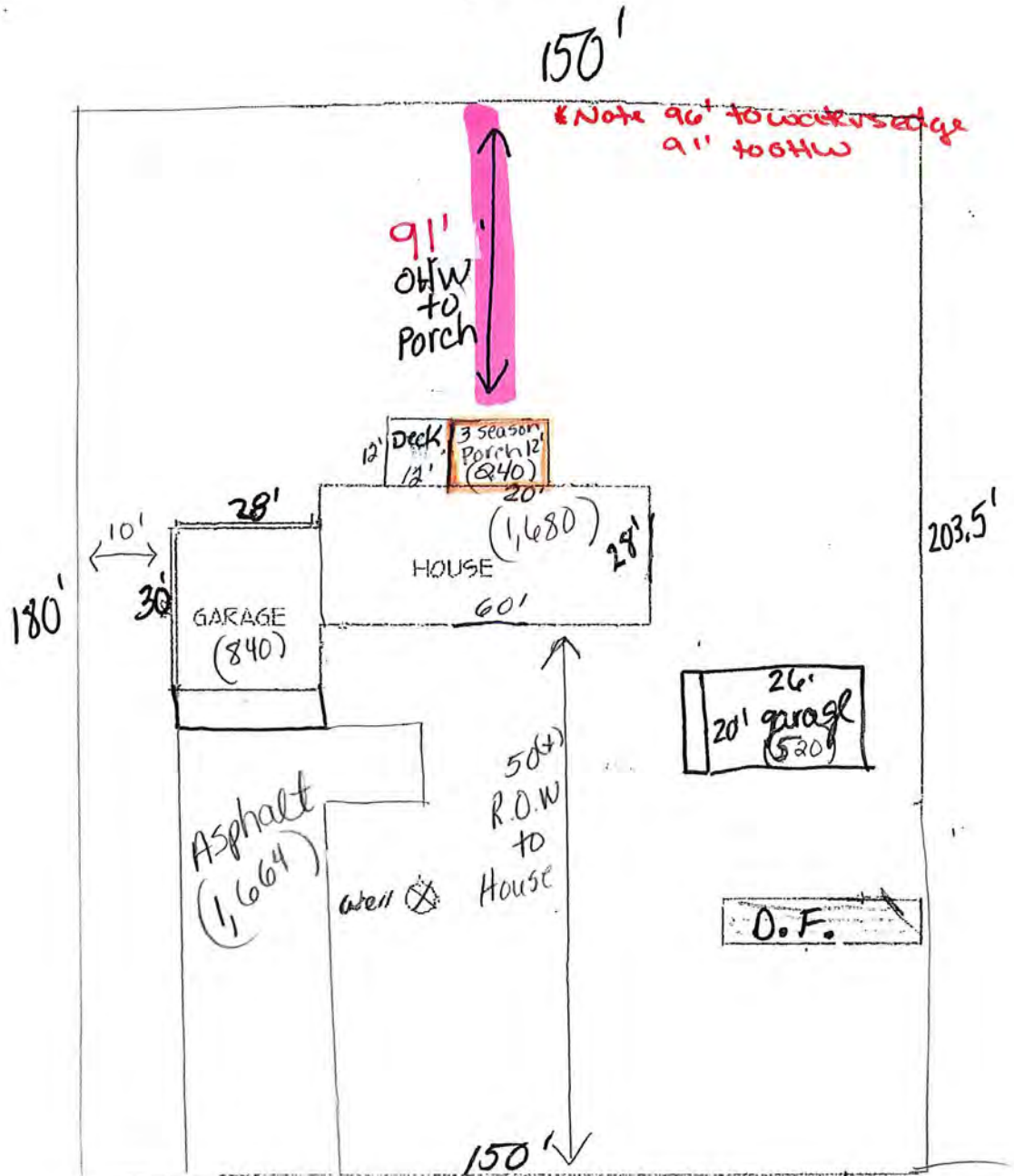
Mike & Kim Pladson  
20584 CO. Hwy 29  
Rochester.

Lot Size

28,725 SF

House 1,680  
Att. garage 840  
Det. garage 520  
Asphalt 1,664  
sidewalk 175  
Aprons 420  
Proposed porch 240  
5,539  
19.3%

cotton Lake



CO. Hwy 29

## Dudley Beach.

**Description**  
Beginning at a point on the southeastern shore of Cotton Lake which point bears N 12° 30' E from the N corner between sections 12 & 13 Twp. 19 N. R. 20 E. to Becker County Minnesota. Thence S 89° 10' E to the westerly line of public road running over and across Govt lot No. 1. Thence S 75° 30' E along the westerly line of said road and thence N 75° 30' E to the southeastern shore of said Lake. Thence southerly along the shore of said lake 200 to said point of beg. contains at or near Govt lot 4, is sec. 12 Twp. 19 N. R. 20 E.

I hereby certify that the land herein described as Dudley Beach is a correct survey which was made by me August 30th AD 1930  
Dated this 30th day of September AD 1930

State of Minnesota } ss

County of Becker }

Be it known that on this 20th day of Sept AD 1930 personally appeared before me Fred L. Meyer known to be the person who made the annexed plat and acknowledged the same to have been made from actual survey.

We the undersigned, owners of the above described tract of land have caused the same to be surveyed and laid out into lots and dedicated road-way to the public as shown on the annexed plat, and have caused said plat to be made herunto the end that same may be placed on record according to the statute in such cases made and provided.

Dated this 15th day of July AD 1930

State of Minnesota } ss

County of Becker }

Be it known that on this 15th day of July AD 1930 personally appeared before me, Commissioner of Becker County Minnesota known to be the persons who executed the annexed plat and acknowledged the same to have been their free act and deed.

The annexed plat is hereby approved by the Board of County Commissioners of Becker County Minnesota this 15th day of July AD 1930

Attest: Carl T. Blodgett

Carl T. Blodgett  
County Auditor

Carl T. Blodgett  
County Auditor

Carl T. Blodgett  
County Auditor

Carl T. Blodgett  
County Auditor

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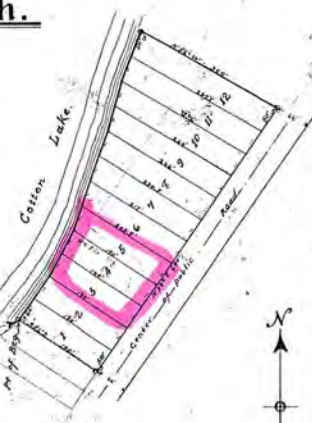
Carl T. Blodgett  
County Auditor

Carl T. Blodgett  
County Auditor

Carl T. Blodgett  
County Auditor

Carl T. Blodgett  
County Auditor

Carl T. Blodgett  
County Auditor



Office of Register of Deeds in  
County of Becker, Minn.  
I hereby certify that the annexed  
plat is a correct and true copy of  
the original as filed in this office  
this 15th day of July AD 1930  
Attest: John A. Peterson  
Register of Deeds

Original



City of Nashville  
Public Works

217'

205.5'

190'

195'

190'

205'



# Septic System Application

Becker County Planning & Zoning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone (218)-846-7314; Fax (218)-846-7266

PARCEL	
APP	SEPTIC
YEAR	2013
SCANNED	
LAKE	

## 1. PROPERTY DATA (as it appears on the tax statement, purchase agreement or deed)

Parcel Number(s) of property where the system will be installed: 1006 28 001

Is this a split of an existing property? Yes No

(If yes and a parcel number has not yet been assigned, indicate the main parcel number from which the new parcel was split.)

Section 12 Township 139N Range 46W Township Name Erie

Lake Name Cotton Lake Classification \_\_\_\_\_

Legal Description: \_\_\_\_\_

Project Address: 20584 Co Hwy 29 Detroit Lakes

## 2. PROPERTY OWNER INFORMATION (as it appears on the tax statement, purchase agreement or deed)

Owner's First Name Scott Owner's Last Name Fenske

Mailing Address Po Box 1323 City, State, Zip Carbondale Co.

Phone Number \_\_\_\_\_ 81623

## 3. DESIGNER/INSTALLER INFORMATION

Designer Name Tim Stenger Company Name Stenger Exc License # L553

Address 35295 St Hwy 34 D.L. Phone Number 847-2912

Installer Name Same Company Name \_\_\_\_\_ License # \_\_\_\_\_

Address \_\_\_\_\_ Phone Number \_\_\_\_\_

## 4. SYSTEM DESIGN INFORMATION

### System Status

### What will new system serve? Check one

- ☐ Vacant Lot-No existing system-new structure  
☒ Replacement - structure removed and being rebuilt  
☐ Failing -Replacement- cesspool/seepage pit or other  
☐ Enlargement of system-Undersized  
☐ Repairs Needed to existing  
☐ Additional system on property

- ☒ Dwelling  
☐ Resort/Commercial  
☐ Commercial (Non-resort)  
☐ Other - explain below \_\_\_\_\_

7/1/2013 Date of site  
evaluation

Design Flow 450 Gallons Per Day  
Number of Bedrooms 3  
Garbage Disposal Yes ☒ No ☐  
Dishwasher ☒ Yes ☐ No  
Lift station in House Yes ☒ No ☐  
Grinder pump in House Yes ☒ No ☐

Well Depth deep  
Depth of other wells within  
100 ft of system \_\_\_\_\_

Original Soil ☒ Compacted Soil \_\_\_\_\_  
Type of Soil Observation  
☐ Pit ☒ Probe ☒ Boring  
Depth to Restricting Layer 60"  
Maximum Depth of System 24"

### Size of All Tanks to be installed

625 gal Single Compartment Septic Tank \_\_\_\_\_ gal Separate Lift Station  
\_\_\_\_\_ gal Compartmented Tank \_\_\_\_\_ gal Holding Tank  
\_\_\_\_\_ Pit Privy ☒ Existing Tank to be used \_\_\_\_\_ Existing tank w/new Additional Tank  
\_\_\_\_\_ Holding Tank with Privy

Total Number of tanks to be installed in this system 1 (This # will be reported to MPCA at end of year.)



PARCEL	
APP	SEPTIC
YEAR	

Type of Drainfield      Full Size of Drainfield      Reduced/Warrantied size

\_\_\_\_\_ Chamber Trench      \_\_\_\_\_ sq ft      \_\_\_\_\_ sq ft

\_\_\_\_\_ Rock Trench      \_\_\_\_\_ sq ft      \_\_\_\_\_ sq ft

\_\_\_\_\_ Gravelless      \_\_\_\_\_ sq ft      \_\_\_\_\_ sq ft

\_\_\_\_\_ Mound      \_\_\_\_\_ sq ft \*\*\*

X \_\_\_\_\_ Pressure Bed      325 sq ft \*\*\*

\_\_\_\_\_ Seepage Bed      \_\_\_\_\_ sq ft \*\*\*

\_\_\_\_\_ At-grade      \_\_\_\_\_ sq ft \*\*\*

\_\_\_\_\_ Alternative /      \_\_\_\_\_ sq ft \*\*\*      \*\*\*Attach Worksheets

Performance

Type of chamber \_\_\_\_\_

Depth of Rock 12"

Alarm? Yes ☒ No ☐

Type of Alarm detective light

Size of Lift Pump \_\_\_\_\_

Size of Lift Line \_\_\_\_\_

#### PROPOSED SETBACKS

	TANK	DRAINFIELD
Distance to Well	<u>29</u>	<u>50</u>
Distance to Building	_____	<u>22</u>
Distance to Property Line	_____	<u>10</u>
Distance to OHW of Lake	_____	<u>100+</u>
Distance to Pressure Line	_____	<u>50'</u>
Distance to Wetland/Protected Water	_____	<u>NA</u>

Perc Rate \_\_\_\_\_ Soil Sizing Factor .83      \*If SSF other than .83, attach Perc Test Data

#### Soil Borings (three are required)

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure
<u>0-6</u>	<u>top soil</u>				<u>0-8</u>	<u>Sand loam</u>	<u>10YR 5/8</u>	
<u>6-18</u>	<u>Sand</u>	<u>10YR 5/8</u>			<u>8-18</u>	<u>Sand</u>	<u>10YR 5/8</u>	
<u>18-48</u>	<u>Sand</u>	<u>10YR 5/4</u>			<u>18-48</u>	<u>Sand</u>	<u>10YR 5/4</u>	
<u>48-60</u>	<u>"</u>	<u>10YR 5/3</u>			<u>48-60</u>	<u>"</u>	<u>10YR 5/3</u>	

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure

#### 5. REQUIRED DOCUMENTS

U of MN worksheets are required for mounds, pressure beds, seepage beds, at-grades or Type IV or Type V systems. Are the required worksheets attached? \_\_\_\_\_ Yes \_\_\_\_\_ No

#### 6. DESIGNER'S CERTIFIED STATEMENT

I, Tim Stenger certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Tim Stenger  
Signature of Designer

July 2 2013  
Date

PARCEL	
APP	SEPTIC
YEAR	

Type of Drainfield	Full Size of Drainfield	Reduced/Warrantied size	Type of chamber
Chamber Trench	sq ft	sq ft	Depth of Rock <u>12"</u>
Rock Trench	sq ft	sq ft	
Gravelless	sq ft	sq ft	
Mound	sq ft ***		
<input checked="" type="checkbox"/> Pressure Bed	<u>325</u> sq ft ***		Alarm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Seepage Bed	sq ft ***		Type of Alarm <u>electric light</u>
At-grade	sq ft ***		Size of Lift Pump
Alternative / Performance	sq ft ***	***Attach Worksheets	Size of Lift Line

#### PROPOSED SETBACKS

	TANK	DRAINFIELD
Distance to Well	<u>29</u>	<u>50</u>
Distance to Building		<u>22</u>
Distance to Property Line		<u>10</u>
Distance to OHW of Lake		<u>100+</u>
Distance to Pressure Line		<u>50'</u>
Distance to Wetland/Protected Water		<u>NA</u>

Perc Rate \_\_\_\_\_ Soil Sizing Factor .83 \*If SSF other than .83, attach Perc Test Data

#### Soil Borings (three are required)

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure
<u>0-6</u>	<u>topsoil</u>				<u>0-8</u>	<u>Sand loam</u>	<u>10yR 5/8</u>	
<u>6-18</u>	<u>Sand</u>	<u>10yR 5/8</u>			<u>8-18</u>	<u>Sand</u>	<u>10yR 5/8</u>	
<u>18-48</u>	<u>Sand</u>	<u>10yR 5/4</u>			<u>18-48</u>	<u>Sand</u>	<u>10yR 5/4</u>	
<u>48-60</u>	<u>"</u>	<u>10yR 5/3</u>			<u>48-60</u>	<u>"</u>	<u>10yR 5/3</u>	

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure

#### 5. REQUIRED DOCUMENTS

U of MN worksheets are required for mounds, pressure beds, seepage beds, at-grades or Type IV or Type V systems. Are the required worksheets attached? ☐ Yes ☐ No

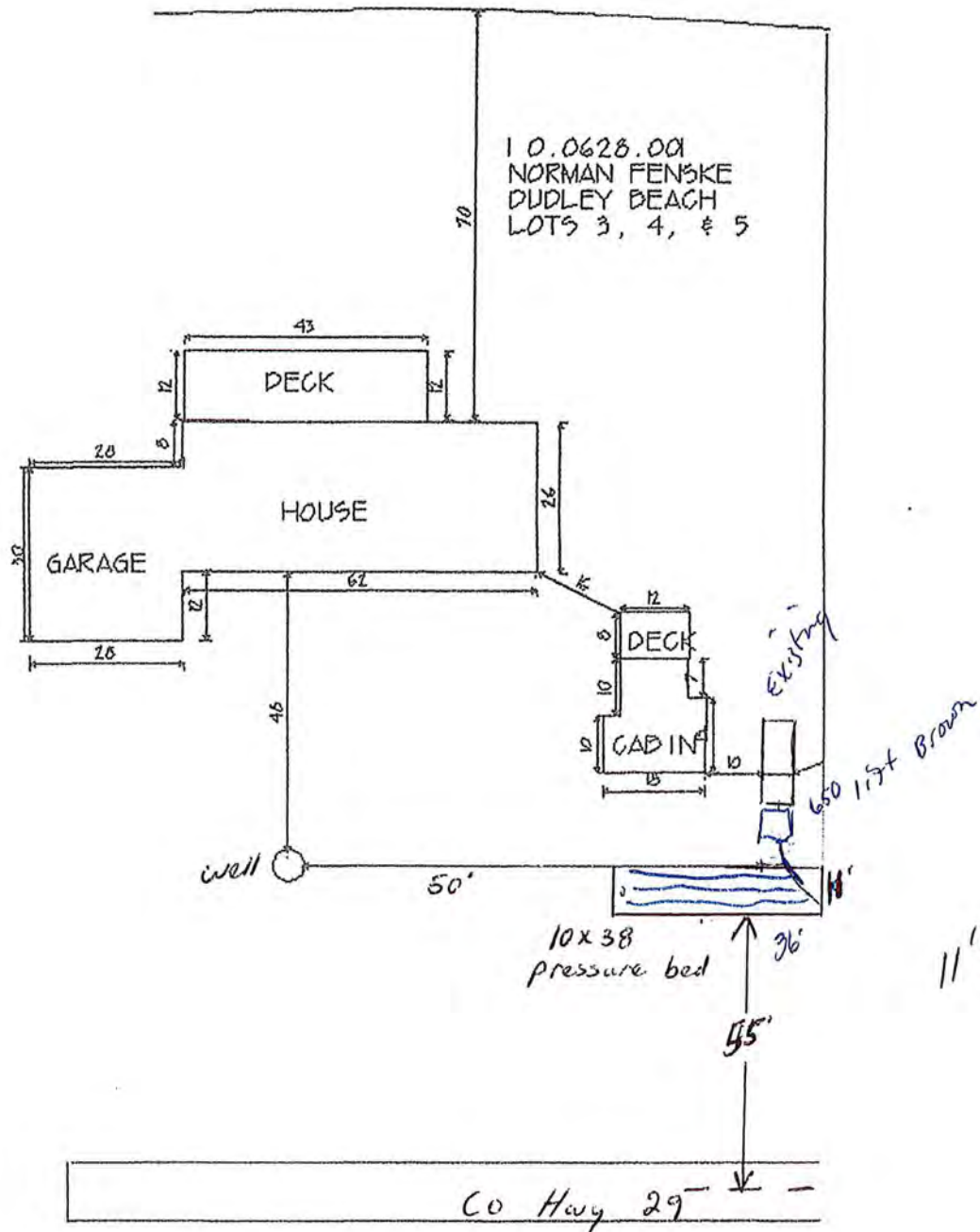
#### 6. DESIGNER'S CERTIFIED STATEMENT

I, Tim Stenger certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Tim Stenger  
Signature of Designer

July 2 2013  
Date







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

### SSTS STATEMENT - # OF BEDROOMS AND WATER-USE APPLIANCES

Note: Form must be legible and completed in ink

Property Owner Name(s): Scott Fenske / Mike Pladuson

Address: 20584 Co Hwy 29 City, State, Zip: Rochert, MN 56578

Phone: Mike's 701-793-6473 Alt. Phone: \_\_\_\_\_

Legal Description: Eric township 139 40 12

Lake/River: Cotton Lake Tax Parcel No. 100628001

Property Address: 20584 Co Hwy 29

#### Definitions:

**Bedroom** – any room or unfinished area within a dwelling that might reasonably be used as a sleeping room. Lofts and unfinished basements (with at least one egress window and/or door) are counted as bedrooms.

**Water-use Appliances** – installed or anticipated: e.g. automatic washer dishwasher water conditioning unit whirlpool bath garbage disposal, or self-cleaning humidifier in furnace.

**Note:** A dishwasher with a built-in garbage disposal counts as two (2) water-use appliances.

Existing # of bedrooms: 3 + # of bedrooms yet to be constructed: \_\_\_\_\_ = Total # of bedrooms to be serviced by the SSTS: 3 (min. # bedrooms allowed by State is two)

cloths washer whirlpool

Existing # of water-use appliances: 4 List each: dishwasher water softener

+ # of water-use appliances yet to be installed: \_\_\_\_\_ List each: \_\_\_\_\_  
= Total # of water-use appliances to be serviced by the SSTS: 4

I (we) do hereby swear and affirm that the above-stated number of bedrooms and water-use appliances exist and/or will be installed in the residence located on the property listed on this document such that they will be serviced by the subsurface sewage treatment system (SSTS) that will be designed for and connected to said residence and installed on said property.

Mike Pladuson  
Property Owner(s) Signature(s)

7-3-13  
Date



APP	SEPTIC
YEAR	

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

Application Approved by: Heidi Maltz Date: 7-6-13  
 Amount Paid 150 7-3-13 Receipt Number 725947-538439 Permit Number \_\_\_\_\_  
 NOTES: \_\_\_\_\_

\*\*\*\*\*

### INSPECTION REPORT

#### Home Information

Does the structure contain any of the following elements?

Garbage disposer ☐ Yes ☐ No Dishwasher ☐ Yes ☐ No  
 Grinder pump ☐ Yes ☐ No Lift pump in basement ☐ Yes ☐ No  
 Effluent screen installed? ☐ Yes ☐ No Effluent screen manufacturer \_\_\_\_\_  
 Alarm required? ☒ Yes ☐ No Alarm Type Same Alarm manufacturer \_\_\_\_\_  
 Lift pump in system? ☒ Yes ☐ No Pump manufacturer \_\_\_\_\_  
 Number of bedrooms 3

#### Component Information

Tank size existing + 650 lft Tank manufacturer Brown  
 Drainfield size +375  
 Drainfield medium \_\_\_\_\_ Medium manufacturer 11' x 36' Rock Bed  
 Drainfield medium size/depth \_\_\_\_\_

#### Soil Verification

Vertical separation verified for Boring #1 on \_\_\_\_\_ Depth +36" sand  
 Vertical separation verified for Boring #2 on \_\_\_\_\_ Depth \_\_\_\_\_  
 Vertical separation verified for Boring #3 on \_\_\_\_\_ Depth \_\_\_\_\_

#### Setback Verification

	TANK	DRAINFIELD
Distance to Well	<u>+50</u>	<u>+50</u>
Distance to Building	<u>+10</u>	<u>+20</u>
Distance to Property Line	<u>+10</u>	<u>+10</u>
Distance to OHW of Lake	<u>+75</u>	<u>+75</u>
Distance to Pressure Line	<u>N/A</u>	<u>N/A</u>
Distance to Wetland/Protected Water	<u>N/A</u>	<u>N/A</u>

Date System Installed 7/11/13 Installer Tim Stenger Exc. Inspector Lambert Stoll

\*\*\*\*\*

### CERTIFICATE OF COMPLIANCE

( ) Certificate Is Hereby Denied  
 (X) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data.  
 With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Signature Lambert Stoll Title ITS Inspector Date 7/11/13  
 (Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)



PARCEL	100628001
APP	
YEAR	
SCANNED	

PROPERTY LINE AGREEMENT

I, Scott A. Fenske,

owner of the property described as:

20584 County Hwy 29 Robert Minn 56578

Parcel Number: 100628001 give

Keith W. Fenske,

owner of the property described as:

20600 County Hwy 29 Robert Minn 56578,

Parcel Number: 100628002

permission to have their sewer system closer than the required 10 feet to  
the lot line.

Signed: [Signature]

Dated: 7/3/13

Subscribed and sworn to before me this 2<sup>ND</sup> day of  
July, 2013.

[Signature]  
Notary



NOTARY PUBLIC  
STATE OF COLORADO  
County of Grand ss  
The foregoing instrument was acknowledged before  
me on July 2nd, 2013 (date) by  
f. Scott A. Fenske ss  
e. Alicia Crandell Notary Public  
Date Commission Expires August 31, 2014





PARCEL  
AND  
YEAR  
SCRIPED

PROPERTY LINE AGREEMENT

1. KEITH FENSKE

owner of the property described as:

30000 County Hwy 29, ROBERT, MN 56578

Parcel Number: 100628002

SCOTT FENSKE

owner of the property described as:

20589 County Hwy 29, ROBERT, MN 56578

Parcel Number: 100628001

permission to have their sewer system closer than the required 10 feet to  
the lot line.

Signed:

Dated:

Keith Fenske  
07/03/2013

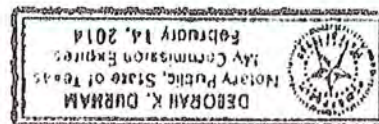
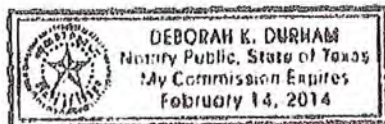
Subscribed and sworn to before me this

July 2013

3rd

day of

Deborah K. Durham  
Notary



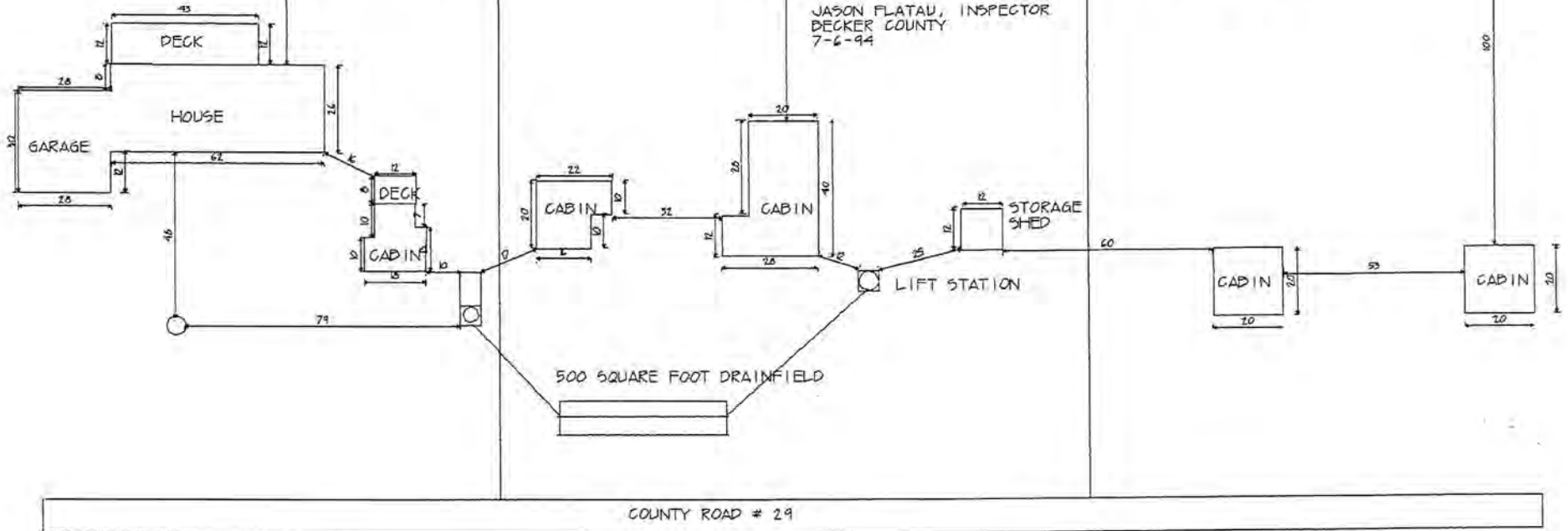
COTTON LAKE

10.0628.001  
NORMAN FENSKE  
DUDLEY BEACH  
LOTS 3, 4, & 5

10.0628.002  
KEITH STEARNS  
DUDLEY BEACH  
LOTS 6, 7, & 8

JASON FLATAU, INSPECTOR  
DECKER COUNTY  
7-6-94

10.0628.000  
VIOLET STEARNS  
DUDLEY BEACH  
LOTS 9, 10, & 11





## Becker County Parcel Information



[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [Sales Info](#)  
 [New Search](#)

### Summary

Parcel Number:	100628001	GIS Map 
Property Address:	20584 CO HWY 29 ROCHERT	
Owner Name:	MICHAEL L & KIMBERLY S PLADSON TTEES	
Owner Address:	20584 CO HWY 29 ROCHERT MN 56578	
Legal Description:	Section 12 Township 139 Range 040 DUDLEY BEACH 139 40 LOTS 3, 4 & 5	

### Valuation & Taxation

[top](#) 

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$224,400	\$201,100	\$203,700
Estimated Land Value	\$274,500	\$274,500	\$274,500
Estimated Machinery Value			
Total Estimated Value	\$498,900	\$475,600	\$478,200
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$475,600	\$478,200	
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied	\$3,414.00	\$3,556.00	
Total Payments	-\$3,414.00	-\$3,556.00	

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span style="float: right;">top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$498,900

Zoning Information <span style="float: right;">top ▲</span>	
Zoning District	
Township	Erie
Zoning District	Agricultural
Other Descriptions	Plat of Dudley Beach
Imaged Files	
Document Type	Available Years
Septic	2020*
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.	

Land Information <span style="float: right;">top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
	150		
Description	Flags	Size	
100103 COTTON LAKE SITE		1 UT	
100104 FF-COTTON LAKE-GOOD		150 FF	
601420 WATER/SEWER/ELEC		1 UT	
604715 LOW COST SITE-RE		1 UT	



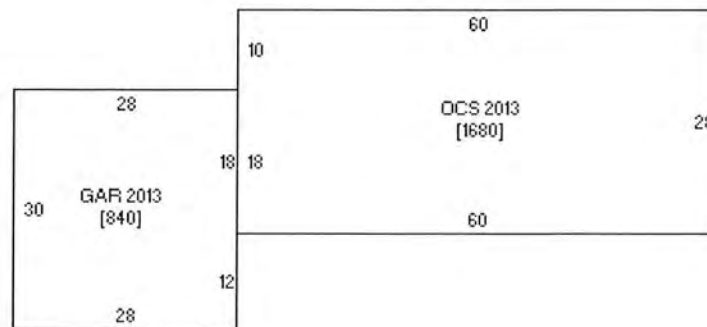
**Residential Buildings**

top ▲

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	2013
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1680 SqFt
Condition	Normal
Basement	Crawl
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



## Garage # 1

Year Built	2013
Style	Att Frame
Area SF	840
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

## Garage # 2

Year Built	2013
Style	Det Frame
Area SF	520
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

## Plumbing



Style		Count
Full Bath		2
Extra Fixture		2
Fireplace		
Descr	Story Ht	Count
Gas-Vertical	1 Story	1
Decks & Patios		
Style		Area SF
Wood Deck-Med		624
Wood Deck-Med		48

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Paving - Asphalt	
Year Built	1900	
Item Count	1	
Condition	Normal	
Paving Type	Asphalt Road	
Quantity	1,664 Square Feet	
Pricing	Average	
Lighting	None	

Sales Information				top ▲
Sale Date: 8/9/2013 - Property Type: Residential (< 4 Units)				
Buyer	PLADSON, MICHAEL & KIMBERLY	Seller	CL LIMITED, LLC	

Sale Price	\$245,000	Ins Type	Warranty Deed
Adj Sale Price	\$245,000	Q/U	U
Adj Reason		Q/U Reason	Physical change
Sale Date: 5/25/2006 - Property Type: Residential (< 4 Units)			
Buyer	CL LIMITED,LLC	Seller	FENSKE,NORMAN & MARLICE
Sale Price	\$135,000	Ins Type	Warranty Deed
Adj Sale Price	\$131,500	Q/U	U
Adj Reason	Personal Property	Q/U Reason	Relative sale



No delinquent taxes and transfer  
entered February 1, 2018

Mary E Hendrickson  
Becker County Auditor/Treasurer

By JD Deputy

P.I.D. 10.0628.001

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

**Document No. 648496**

February 1, 2018 at 12:05 PM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By JD Deputy

Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Individual(s) to Trust

eCRV number:

Total consideration less than \$500.00.

DEED TAX DUE: \$1.65

DATE: February 1, 2018

FOR VALUABLE CONSIDERATION, Michael Pladson and Kimberly Pladson, married ("Grantor"), hereby convey and quitclaim to Michael L. Pladson, as Trustee of the Michael L. Pladson Living Trust dated February 1, 2018, and Kimberly S. Pladson, as Trustee of the Kimberly S. Pladson Living Trust dated February 1, 2018 ("Grantee" whether one or more) in equal shares, whose post office address is 20584 Co Hwy 29, Rochert MN 56578, real property in Becker County, Minnesota, legally described as follows:

Lots 3, 4, and 5 of Dudley Beach, Section 12, Township 139, Range 40, Becker County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens) ☒

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- ☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Michael Pladson

Michael Pladson

Kimberly Pladson

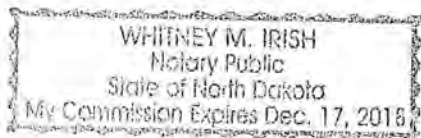
Kimberly Pladson

BECKER COUNTY DEED TAX  
AMT. PD. \$ 1.65  
Receipt # 673579  
Becker County Auditor/Treasurer

chg         
paid x         
well

State of North Dakota County of CassThis instrument was acknowledged before me on February 1, 2018, by Michael Pladson and Kimberly Pladson, married.

(Stamp)



A handwritten signature in cursive script, appearing to read "Whitney M. Irish".

(signature of notarial officer)

Title (and Rank):

My commission expires:

(month/day/year)

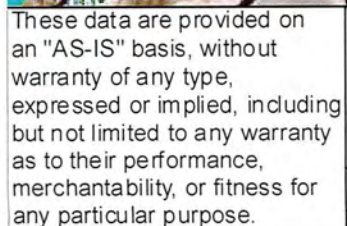
## THIS INSTRUMENT WAS DRAFTED BY:

Whitney M. Irish  
VOGEL LAW FIRM  
218 NP Avenue  
Fargo, ND 58102  
701.237.6983

## TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Michael L. Pladson, as Trustee of the Michael L. Pladson Living Trust  
dated February 1, 2018, and Kimberly S. Pladson, as Trustee of the  
Kimberly S. Pladson Living Trust dated February 1, 2018  
20584 Co Hwy 29  
Rochert, MN 56578





This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County



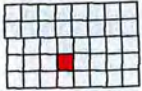




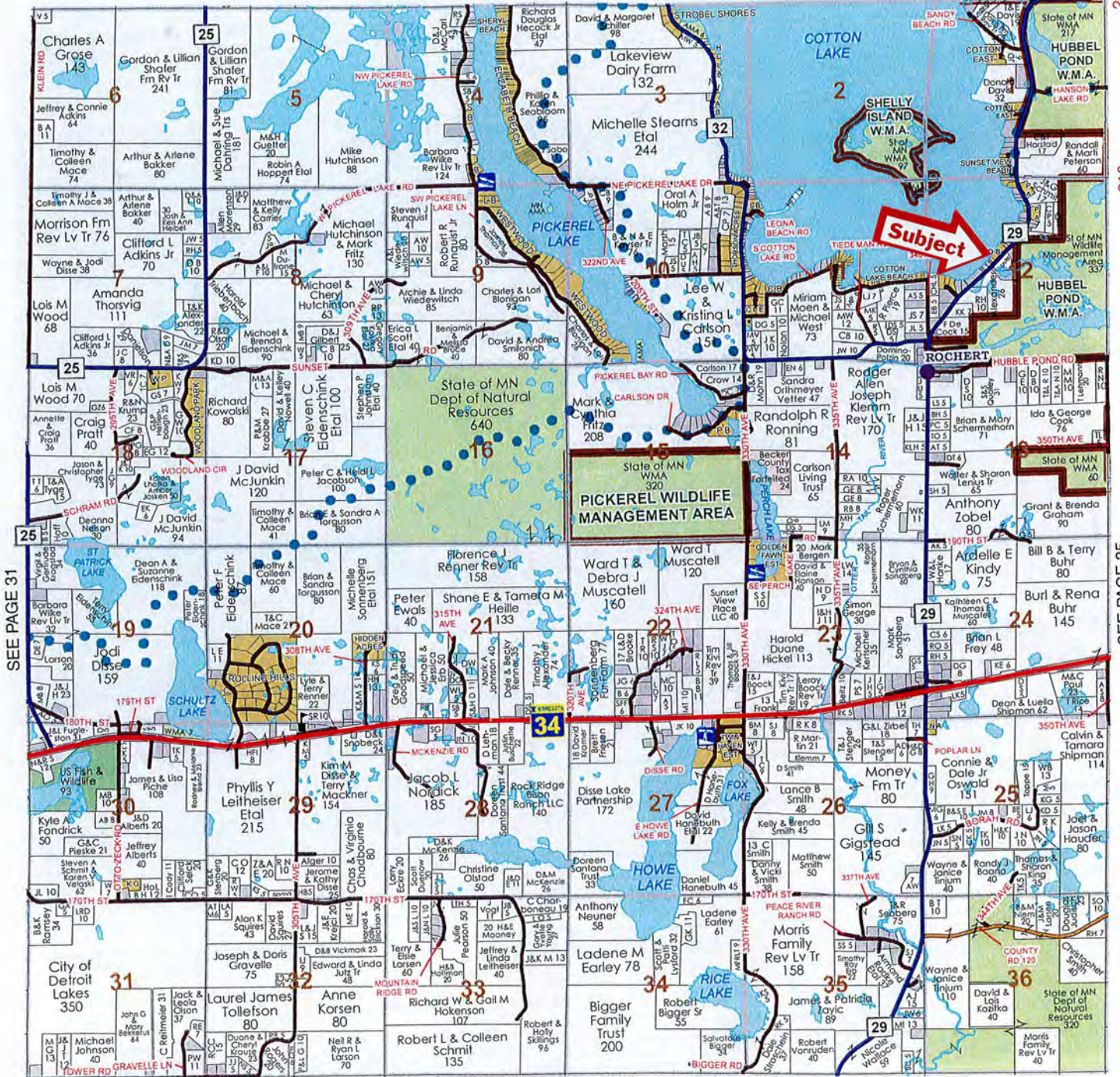
Erie

# Township 139N - Range 40W

Copyright © 2019 Mapping Solutions



SEE PAGE 49



SEE PAGE 17





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

---

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### \*\*HEARING DATE AND LOCATION\*\*

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.  
Commissioner's Room-Becker County Courthouse  
915 Lake Ave Detroit Lakes, MN 56501

**Applicant:** Donald J. & Marilyn K. Wold      **Project Location:** 12245 Fern Beach Dr Detroit Lakes, MN 56501  
12 N Broadway #201  
Fargo, ND 58102

#### APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a variance to construct a deck fifty-eight (58) feet & 3-season porch to be located at sixty-five (65) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake, due to lot size and it is an alteration to non-conforming structure.
2. Request a variance to construct a deck to be located at six (6) feet from the side lot line, deviating from the required setback of ten (10) feet from the side lot line, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 19.0827.000 & 19.0828.000; Lake Melissa

**19.0827.000:** Section 19 Township 138 Range 041; BIRCH HILL 138 41; BEG AT SW COR LOT 2 TH SE 255' TO SE COR TH NE 20' NW TO W LN & SW 30' TO BEG & **19.0828.000:** Section 19 Township 138 Range 041; BIRCH HILL 138 41; N1/2 OF LOT 3; Lake View Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

To view all application information on this project please visit:

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.

## Variance Application Review

Permit # VAR2021-222

### Property and Owner Review

Parcel Number(s): 190828000 190827000

Owner: DONALD WOLD

Township-S/T/R: LAKE VIEW-19/138/041

Mailing Address:

Site Address: 12245 FERN BEACH DR

DONALD WOLD  
12 N BROADWAY # 201  
FARGO ND 58102

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: SITE2021-1709

Legal Descr: BIRCH HILL 138 41 N1/2 OF LOT 3

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☒ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: 1.) Request a variance to construct a deck fifty-eight (58) feet & 3-season porch to be located at sixty-five (65) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake, due to lot size and it is an alteration to non-conforming structure. 2.) Request a variance to construct a deck to be located at six (6) feet from the side lot line, deviating from the required setback of ten (10) feet from the side lot line, due to setback issues. Since the previous Hearing in October we reworked the plan to place the porch in the center of the dwelling to accommodate the neighbors site line as was a concern addressed by the Board in October. We need a variance of the deck as well. We are replacing the deck in the footprint, however we are squaring out the corner and need a variance for that portion.

OHW Setback: 58' to the deck & 65' to the 3-Season Porch

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 23.29%

Proposed Imp. Surface Coverage: 24.38%

Existing Structure Sq Ft: 320 sq ft deck

Proposed Structure Sq Ft: Deck 12x16 sq ft & 3 season Porch 12x17 sq ft

Existing Structure Height: 3'

Proposed Structure Height: 3'- No change/will be the same height

Existing Basement Sq Ft: na

Proposed Basement Sq Ft: na

Change to roofline? No

Change to main structural framework? No

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, We are meeting all other setbacks. We are at the allowed 25% coverage. We will be doing the required mitigation. We have 50' of natural berm and will be installing gutters to downspouts to water retention areas to control storm water runoff.



2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, this structure will be in the same location as the existing decking. It will not negatively impact anyone's use, views or enjoyment of the lake. The request is well outside of the shore impact zone.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes the property will be used for residential use and this is a residential neighborhood. The plan is to make this a year round dwelling. They would like to enclose a portion of the existing decking area to create a place to enjoy the lakeside of the lot out of the elements. Owners recently sold their main residence and would like to make this their year round home.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes the original dwelling was constructed in the 1930's. This area was platted and developed well before Becker County lot size standards and setbacks were established. This is a very minimal request. The existing deck is 10x32 (widens out to 12' at one end). We want to replace the existing decking to go out to the full 12' and convert the other half of the deck to a 3-season porch. The owners are aging and are making this their year round residence and would like to have an enclosed area out of the elements to enjoy the lake side. We would be going no closer to the lake than the existing structure.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this is a residential area. The neighbor to the south is closer to the lake than we are requesting. Many other dwellings in this area have similar lot sizes, were developed at the same time (1930s) and have structures at similar setbacks to the lake.**

**Field Review Form (Pre-Insp)****Permit # SITE2021-1709****Property and Owner Review**

Parcel Number: <b>190828000</b>	Inspector Notes:
Owner: <b>DONALD WOLD</b>	
Township-S/T/R: <b>LAKE VIEW-19/138/041</b>	
Site Address: <b>12245 FERN BEACH DR</b>	Does posted address sign match site address? <b>Y</b> <b>N</b>

**Dwelling Proposed Review**

Dwelling/related structure (1A): <b>N/A - Not a dwelling</b>	
- Existing Dimensions:	
- Proposed Dimensions:	
- Proposed Roof Changes?	
Attached Garage (1B): <b>N/A</b>	
- Existing Dimensions:	
- Proposed Dimensions:	
- Proposed Roof Changes?	
Other dwelling related improvements (1C): <b>3 Season Porch</b>	
- Existing Dimensions: <b>10x32 deck replace portion with decking and portion with porch</b>	
- Proposed Dimensions: <b>12x17</b>	
- Proposed Roof Changes? <b>N/A</b>	
Other dwelling related improvements (1D): <b>Deck - Pervious</b>	
- Existing Dimensions: <b>10x32 deck</b>	
- Proposed Dimensions: <b>10x16</b>	
- Proposed Roof Changes? <b>Yes</b>	
Additional dwelling related projects/info:	
Inspector Notes:	

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):	
- Existing Dimensions:	
- Proposed Dimensions:	
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Non-dwelling related project (2B):	
- Existing Dimensions:	
- Proposed Dimensions:	
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Non-dwelling related project (2C):	
- Existing Dimensions:	
- Proposed Dimensions:	
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Additional non-dwelling related projects/info:	
Inspector Notes:	



## Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>CO RD ROW &amp; TWP ROW -100+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Melissa (Lake View) [GD]</b> River Name:	
Side setback: - Dwelling: <b>6' to deck &amp; porch 10+- Variance Needed to Deck</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>Deck 58' &amp; Porch 65' to the OHW- Variance Needed</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>3+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable): - Structure type used: <b>Deck to Deck</b> - Setback of LEFT like structure: <b>SBA Does not work for this lot</b> - Setback of RIGHT like structure:
Any other impervious surface coverage not noted on application?

Revised Plan for Nov 2021 Hearing

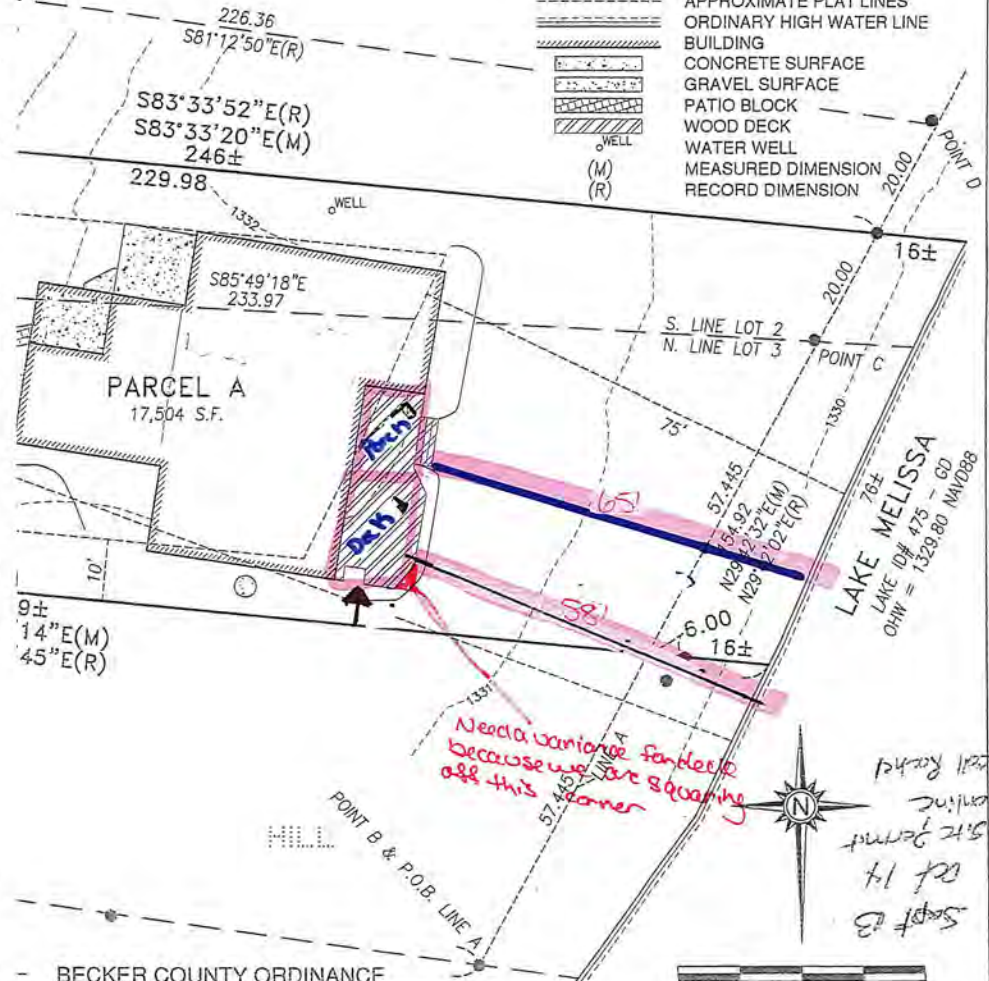
# CERTIFICATE OF SURVEY

PART OF BIRCH HILL

BECKER COUNTY, MN

## LEGEND

- FOUND IRON
- PROPERTY LINE
- - - ADJOINING OWNER LINES
- - - APPROXIMATE PLAT LINES
- - - ORDINARY HIGH WATER LINE
- ▨ BUILDING
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- ▨ PATIO BLOCK
- ▨ WOOD DECK
- WELL
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



Need a variance for deck because we are squaring off this corner

12470 1/2  
SIT 2111  
11 12  
S 11 12  
S 11 12

## CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly Licensed Land Surveyor under the laws of the state of Minnesota.

Jack Rosenthal, PLS, 50732

July 28, 2021  
Date

## BECKER COUNTY ORDINANCE

STRUCTURE SETBACK - GD LAKE	75 FEET
SIDE YARD SETBACK	10 FEET
PLATTED COUNTY ROAD - FROM R/W WITH RIPARIAN LOTS	45 FEET

0 20 40  
ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

PAGE 1 OF 1  
SRV-20-0111  
JAY ARVIG  
160 2ND STREET SW  
PERHAM, MN 55573

**compass**  
consultants inc.  
Perham, MN 218-347-3620  
TrustCompass.com  
155 2ND ST SW  
PERHAM, MN 55573



## Wold PARCELS 19.0827.000 & 19.0828.000

TOTAL LOT AREA (76x246)	18,696		
ALLOWABLE IMPERVIOUS @ 25%	4,674		
		<b>EXISTING</b>	<b>PROPOSED</b>
Dwelling (800+960+312+192)		2264	2264
Existing Porch	10x12	120	120
Deck - 320 (to be replaced by deck & 3-Season Porch))	10x32		
Proposed deck (doesn't count against coverage)	12x16		
Proposed 3-Season Porch	12x17		204
Garage 1		336	336
Garage 2		560	560
Concrete Patio		144	144
Shed	8x12	96	96
Concrete Parking		234	234
Driveway	20x30	600	600
		4354	4558
		<b>23.29%</b>	<b>24.38%</b>

# Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

**Applicant:** Donald J. & Marilyn K. Wold **Parcel #:** 19.0827.000 & 19.0828.000

**Legal Description:** **19.0827.000:** Section 19 Township 138 Range 041; BIRCH HILL 138 41; BEG AT SW COR LOT 2 TH SE 255' TO SE COR TH NE 20' NW TO W LN & SW 30' TO BEG **AND 19.0828.000:** Section 19 Township 138 Range 041; BIRCH HILL 138 41; N1/2 OF LOT 3

**Lake Name:** Lake Melissa **Lake Classification:** General Development

**Property Dimensions:**

*Roadside Width:* 76.97'

*Depth Side 1:* 229.00' (+/-)

*Lakeside Width:* 77.445'

*Depth Side 2:* 229.98' (+/-)

**Total Lot Area:** 18,696 (+/-) Sq Feet

## DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100

Proposed Setback: -- 58

**Difference:** = 42 **Credit Units Required for Mitigation**

**VARIANCE REQUESTED**

## MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: 28

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_





Kyle Vareberg  
Planning and Zoning Administrator



## 2662 Variance

BECKER COUNTY RECORDER-STATE OF MN  
Document No. 481485

Date **APR 26 2002** / O'clock **PM**.

I hereby certify that the within instrument was recorded in the office of Becker County Recorder.

County Recorder M. M. H. Johnson Dpty.

BECKER COUNTY BOARD OF ADJUSTMENT

VARIANCE PROCEEDINGS

### ORDER OF VARIANCE

~~OR~~

## ~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 10th day of April, 20 02, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Beg at SW Cor Lot 2 Th SE 255 Ft to SE Cor Th NE 20 Ft NW to W Ln & SW 30 Ft to Beg and N ½ of Lot 3 Birch Hill; Section 19, TWP 138, Range 41; Lake View Township. PID Number 19.0828.000. Complete Legal Description on Reverse Side.

## VARIANCE REQUESTED:

Request a Variance to construct a garage forty feet from the centerline of the County road and one foot from the side property line on the above described property.

It is ordered that a Variance (~~NOT~~) BE GRANTED upon the following conditions or reasons:

A Variance to construct a garage twenty (20) feet from the right-of-way of the County Road and five (5) feet from the side property line has been granted on the above-described property based on the topography of the lot and the location of the existing septic system.

**MUST OBTAIN ALL REQUIRED BUILDING PERMITS.**

DATED THIS 10th DAY OF April, 20 02.

Dan Holzgrove, Chairman Board of Adjustment

STATE OF MINNESOTA) ) SS  
COUNTY OF BECKER )

BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

I, Dan A. Holm, Zoning Administrator for the County of Becker, with and in for said County, do hereby certify that I have compared the foregoing Copy and Order (GRANTING) (~~DENYING~~) a Variance with the Original Record. Thereof preserved in my Office, and have

That part of Lot 2 and that part of Lot 3 of Birch Hill, said plat is on file and of record in the office of the Recorder of Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the southwesterly corner of said Lot 2; thence North 29 degrees 23 minutes 36 seconds East 30.00 feet on an assumed bearing along the westerly line of said Lot 2 to the point of beginning; thence South 29 degrees 23 minutes 36 seconds West 30.00 feet along the westerly line of said Lot 2 to an iron monument at the southwesterly corner of said Lot 2; thence continuing South 29 degrees 23 minutes 36 seconds West 46.97 feet along the westerly line of said Lot 3; thence South 83 degrees 29 minutes 45 seconds East 245 feet; more or less, to the water's edge of Lake Melissa, which last line intersects a line, hereinafter referred to as "Line A", described as follows, to-wit:

Commencing at a found iron monument which designates the southwesterly corner of said Lot 3; thence South 81 degrees 4 minutes 15 seconds East 225.25 feet to a found iron monument, hereinafter referred to as "Point B", the point of beginning of Line A; thence North 29 degrees 42 minutes 02 seconds East 114.89 feet to a found iron monument located on the common line between said Lots 2 and 3, said point hereinafter referred to as "Point C"; thence continuing North 29 degrees 42 minutes 02 seconds East 40.00 feet to a found iron monument; hereinafter referred to as "Point D", and there terminating.



## 2007 Variance

June 22, 2007 at 9:35 AM  
I hereby certify that the within  
instrument was recorded in this office.

By HB Deputy

19-0828-000

BECKER COUNTY BOARD OF ADJUSTMENT

VARIANCE PROCEEDINGS

## ORDER OF VARIANCE

OR

~~DENIAL OF VARIANCE~~

**Tax ID number: R190828000** Melissa Lake Beg at SW Corner Lot 2 TH SE 255 Ft to SE Cor TH NE 20 Ft NW to Ln & SW 30 Ft to Beg and N 1/2 of Lot 3 Birch Hill (Complete Legal Description attached.) Section 19, TWP 138, Range 41 Lake View Township

Request an After the fact Variance for a 560 sq ft relocated garage to remain 18.5 feet from the Road Right Of Way of a township road, and a 336 sq ft relocated garage to remain 13 feet from the Road Right Of Way of a township road due to the topography of the parcel.

Variance has been approved for the 560 sq ft existing garage to remain 18 ½ ft from the Road right away with maintenance only to the structure. The 336 sq ft garage is to be removed or relocated on the property to make the 20 ft setback from the closest point to the Road right of way. This Document is to replace Document No. 548019. Therefore, Document No. 548019 is null and void.

Jim Brufloet, Chairman, Board of Adjustment

BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

I, Patricia L. Swenson, Zoning Administrator for the County of Becker, with and in for

That part of Lot 2 and that part of Lot 3 of BIRCH HILL, said plat is on file and of record in the office of the Recorder of Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the southwesterly corner of said Lot 2; thence North 29 degrees 23 minutes 36 seconds East 30.00 feet on an assumed bearing along the westerly line of said Lot 2 to the point of beginning; thence South 29 degrees 23 minutes 36 seconds West 30.00 feet along the westerly line of said Lot 2 to an iron monument at the southwesterly corner of said Lot 2; thence continuing South 29 degrees 23 minutes 36 seconds West 46.97 feet along the westerly line of said Lot 3; thence South 83 degrees 29 minutes 45 seconds East 245 feet, more or less, to the water's edge of Lake Melissa, which last line intersects a line, hereinafter referred to as "Line A", described as follows, to-wit:

Commencing at a found iron monument which designates the southwesterly corner of said Lot 3; thence South 81 degrees 4 minutes 15 seconds East 225.25 feet to a found iron monument, hereinafter referred to as "Point B", the point of beginning of Line A; thence North 29 degrees 42 minutes 02 seconds East 114.89 feet to a found iron monument located on the common line between said Lots 2 and 3, said point hereinafter referred to as "Point C"; thence continuing North 29 degrees 42 minutes 02 seconds East 40.0 feet to a found iron monument, hereinafter referred to as "Point D", and there terminating.

the point of intersection being at a point located equal distance between said Point B and said Point C, and being 57.445 feet southwesterly from said Point C; thence Northeasterly along the water's edge of said Lake Melissa to the intersection with a line which bears South 83 degrees 33 minutes 52 seconds East from the point of beginning; thence North 83 degrees 33 minutes 52 seconds West to a point of intersection with said Line A, which is located equal distance between said Point C and said Point D, and being 20.0 feet Northeasterly of said Point C; thence continuing North 83 degrees 33 minutes 52 seconds West to the point of beginning.



## Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), DONALD WOLD hereby authorize David W. Anderson to act  
(landowner-print name) (agent-print name)  
as my (our) agent on the following item(s): appropriate box(es)

☒ permit application (write in permit "type" – e.g. site, septic, etc.): \_\_\_\_\_

☐ plat application: \_\_\_\_\_

☐ conditional use application: \_\_\_\_\_

☒ variance application: \_\_\_\_\_

☐ other: \_\_\_\_\_

on my (our) property located at:

Tax Parcel Number(s): 190828000 Physical Site Address: 12245 Fern Beach Rd.

Legal Description: \_\_\_\_\_

Section: 19 Township: 13B Range: 041 Lot: 3 Block: \_\_\_\_\_ Plat Name: Birch Hill

### Agent Contact Information

Agent address: 14783 Sherbrooke Bch Rd. Pelican Rapids Mn. 56572  
Street City State Zip Code

Agent phone #(s): 218-849-2633 Agent fax #: \_\_\_\_\_

Agent email address: dgander@lorctel.net

Donald Wold Property Owner(s) Signature(s) 8/14/21  
Date

State of Minnesota  
County of Becker

On this 14 day of August before me personally appeared Donald & David  
to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged  
that He/She executed the same as her/his free act and deed.



Kathryn M. Wold  
Notary Public

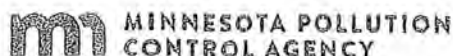
Office Use Only:

Date received: \_\_\_\_\_ Expiration Date: 1-31-2026





190827000-2021

520 Lafayette Road North  
St. Paul, MN 55155-4194Compliance inspection report form  
Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

**Instructions:** Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached supporting documentation – additional local requirements may also apply. Further information can be found here:  
<https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>

Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance.

## Property information

+ 19.0827.000

Local tracking number.

Parcel ID# or Sec/Twp/Range: 190828000

Local regulatory authority: Becker County

Property address: 12245 Fern Beach Rd, Detroit Lakes, MN 56501

Owner/representative: Jay Arvig

Owner's phone: 218-849-4610

Brief system description: Lift tank to 1000 gal. tank to 375 sq.ft. bed drainfield.

## System status

System status on date (mm/dd/yyyy): 6/7/2021

☒ Compliant – Certificate of compliance\*

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

\*Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.

☐ Noncompliant – Notice of noncompliance

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

## Reason(s) for noncompliance (check all applicable)

- ☐ Impact on public health (Compliance component #1) – Imminent threat to public health and safety
- ☐ Tank integrity (Compliance component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance component #3) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance component #3) – Failing to protect groundwater
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – Failing to protect groundwater
- ☐ Soil separation (Compliance component #5) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance component #4) – Noncompliant - local ordinance applies

## Comments or recommendations

## Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Stoll Inspections Inc.

Inspector signature:

(This document has been electronically signed)

Certification number: 7526

License number: 2982

Phone: 218-839-1849

## Necessary or locally required supporting documentation (must be attached)

- ☒ Soil observation logs
- ☒ Locally required forms
- ☐ Tank Integrity Assessment
- ☐ Operating Permit
- ☐ Other information (list):



## 1. Impact on public health – Compliance component #1 of 5

### Compliance criteria:

System discharges sewage to the ground surface	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No

*Any "yes" answer above indicates the system is an imminent threat to public health and safety.*

Describe verification methods and results:

### Attached supporting documentation:

☐ Other: \_\_\_\_\_

☐ Not applicable

## 2. Tank integrity – Compliance component #2 of 5

### Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

*Any "yes" answer above indicates the system is failing to protect groundwater.*

Describe verification methods and results:

### Attached supporting documentation:

☐ Pumped at time of inspection

Name of maintenance business: Stenger Septic

License number of maintenance business: LI2911

Date of maintenance: 6/7/2021

☐ Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): \_\_\_\_\_ (must be within three years)

*(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))*

☐ Tank is Noncompliant (pumping not necessary – explain below)

☒ Other: Tank Empty

### 3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

☐ Yes\* ☒ No ☐ Unknown

3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety? ☐ Yes\* ☒ No ☐ Unknown

*\*Yes to 3a or 3b - System is an imminent threat to public health and safety.*

3c. System is non-protective of ground water for other conditions as determined by inspector? ☐ Yes\* ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500? ☐ Yes\* ☒ No

*\*Yes to 3c or 3d - System is failing to protect groundwater.*

Describe verification methods and results:

Attached supporting documentation: ☐ Not applicable ☐ \_\_\_\_\_

### 4. Operating permit and nitrogen BMP\* – Compliance component #4 of 5 ☒ Not applicable

Is the system operated under an Operating Permit? ☐ Yes ☐ No If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design? ☐ Yes ☐ No If "yes", B below is required

*BMP = Best Management Practice(s) specified in the system design*

*If the answer to both questions is "no", this section does not need to be completed.*

Compliance criteria:

a. Have the operating permit requirements been met? ☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning? ☐ Yes ☐ No

*Any "no" answer indicates noncompliance.*

Describe verification methods and results:

Attached supporting documentation: ☐ Operating permit (Attach) ☐ \_\_\_\_\_



## 5. Soil separation – Compliance component #5 of 5

Date of installation \_\_\_\_\_ ☒ Unknown  
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? ☒ Yes ☐ No

### Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: ☐ Yes ☐ No\*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: ☒ Yes ☐ No\*

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.\*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080, 2350 or 7080.2400 (Advanced Inspector License required) ☐ Yes ☐ No\*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

\*Any "no" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

### Attached supporting documentation:

☒ Soil observation logs completed for the report (Attach)

☐ Two previous verifications of required vertical separation (Attach)

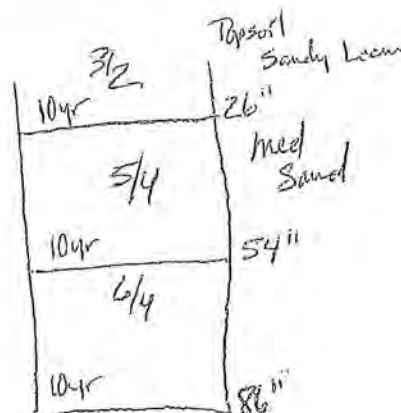
☐ Not applicable (No soil treatment area)

☐

### Indicate depths or elevations

A. Bottom of distribution media	48"
B. Periodically saturated soil/bedrock	>84"
C. System separation	>36"
D. Required compliance separation*	36"

\*May be reduced up to 15 percent if allowed by Local Ordinance.



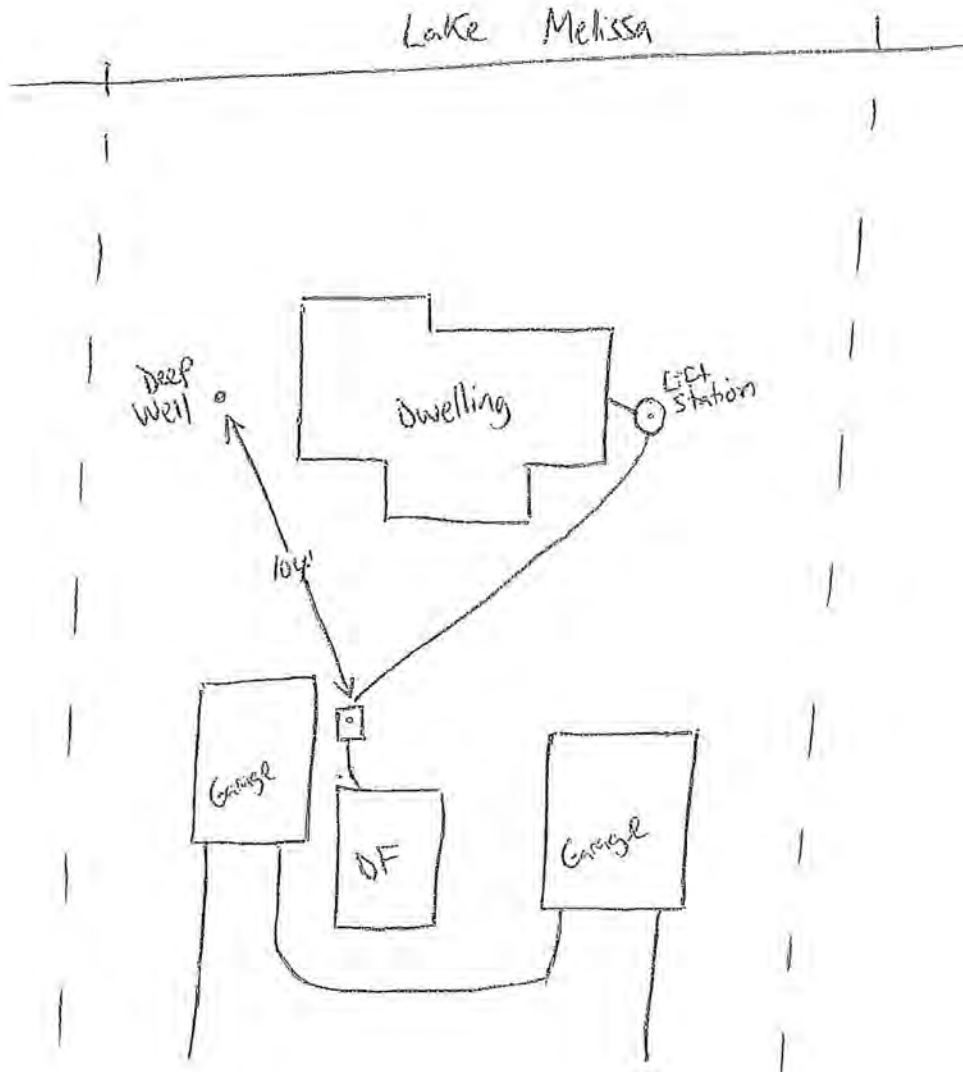
**Upgrade requirements:** (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

Parcel Number: 190828000

Date & Initial: 6-7-21 DJS

### System Drawing

The system drawing which includes and identifies a graphic scale in feet or indicates all setback distances, all septic/holding/lift tanks, drainfields, wells within 100 feet of system (indicate depth of wells), dwelling and non-dwelling structures, lot lines, road right-of-ways, easements, OHV/Ls, wetlands, and topographic features (i.e. bluffs).






Additional Comments: Septic in Compliance



## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [Sales Info](#)  
 [New Search](#)

Summary	
Parcel Number:	190828000 <a href="#">GIS Map</a> 
Property Address:	12245 FERN BEACH DR DETROIT LAKES
Owner Name:	DONALD J WOLD & MARILYN K WOLD
Owner Address:	12 N BROADWAY # 201 FARGO ND 58102
Legal Description:	Section 19 Township 138 Range 041 BIRCH HILL 138 41 N1/2 OF LOT 3

Valuation & Taxation <span style="float: right;"><a href="#">top</a> </span>			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$317,500	\$327,900	\$287,300
Estimated Land Value	\$349,100	\$316,200	\$280,600
Estimated Machinery Value			
Total Estimated Value	\$666,600	\$644,100	\$567,900
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$644,100	\$567,900	
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied	\$5,554.00	\$4,912.00	
Total Payments	-\$2,777.00	-\$4,912.00	

Unpaid Balance	\$2,777.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span>top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$666,600

Zoning Information <span>top ▲</span>	
Zoning District	
Township	Lake View
Zoning District	Agricultural
Other Descriptions	Plat of Birch Hill
Imaged Files	
Document Type	Available Years
Septic	2020*
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.	

Land Information <span>top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
	57.5		
Description	Flags	Size	
190413 MELISSA W LK SITE		1 UT	
190415 FF-LK MELISSA-W-AVG		57.5 FF	
601420 WATER/SEWER/ELEC		1 UT	



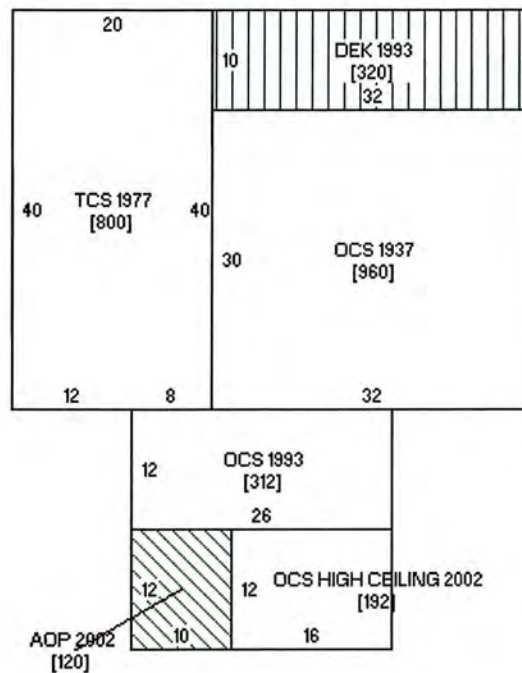
**Residential Buildings**

top

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	1937
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	3064 SqFt
Condition	Very Good
Basement	Crawl
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Steel
Int Walls	Knotty Pine
Floor	Hardwood
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

## Building sketch:



## Addition # 1

Year Built	1977
Style	2 Story Frame
Area SF	800
Condition	Very Good
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0

## Addition # 2

Year Built	1993
Style	1 Story Frame
Area SF	312
Condition	Above Normal



Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 3	
Year Built	2002
Style	High Ceiling-Frame
Area SF	192
Condition	Above Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Garage # 1	
Year Built	1969
Style	Det Frame
Area SF	336
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Garage # 2	
Year Built	2001
Style	Det Frame
Area SF	560
Condition	Normal
Bsmnt SF	0

Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Porch # 1	
Area SF	120
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Plumbing	
Style	Count
Full Bath	2
Extra Fixture	2

Fireplace		
Descr	Story Ht	Count
Masonry	1 Story	1
Freestanding	1 Story	1

Decks & Patios	
Style	Area SF
Vinyl/CompoDeck-Med	320
Wood Deck-Min	50
Concrete Patio-Low	144

<b>Yard Items</b>	<a href="#">top ▲</a>
Yard Item # 1 details:	



Descr	Shed
Year Built	1936
Item Count	1
Condition	Normal
Type	Frame
Pricing	High
Width	8.00
Length	12.00
Area	96 Square Feet
Yard Item # 2 details:	
Descr	Paving - Concrete
Year Built	1900
Item Count	1
Condition	Normal
Paving Type	Concrete Parking
Quantity	234 Square Feet
Pricing	Low
Lighting	None




Sales Information <span style="float: right;">top ▲</span>			
Sale Date: 8/1/2019 - Property Type: Residential (< 4 Units)			
Buyer	ARVIG JAY A	Seller	LARSON JAMES H & ALICE L
Sale Price	\$780,000	Ins Type	Warranty Deed
Adj Sale Price	\$766,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
Multi Prop	YES - Sale also included: <a href="#">190827000</a>		

## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Sales Info](#)

[New Search](#)

Summary	
Parcel Number:	190827000 <a href="#">GIS Map</a> 
Property Address:	
Owner Name:	DONALD J WOLD & MARILYN K WOLD
Owner Address:	12 N BROADWAY # 201 FARGO ND 58102
Legal Description:	Section 19 Township 138 Range 041 BIRCH HILL 138 41 BEG AT SW COR LOT 2 TH SE 255' TO SE COR TH NE 20' NW TO W LN & SW 30' TO BEG

Valuation & Taxation <span style="float: right;"><a href="#">top</a> </span>			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value			
Estimated Land Value	\$48,300	\$42,900	\$34,100
Estimated Machinery Value			
Total Estimated Value	\$48,300	\$42,900	\$34,100
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$42,900	\$34,100	
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied	\$456.00	\$378.00	
Total Payments	-\$228.00	-\$378.00	



Unpaid Balance	\$228.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$48,300

Zoning Information		top ▲
Zoning District		
Township	Lake View	
Zoning District	Agricultural	
Other Descriptions	Plat of Birch Hill	
Imaged Files		
Document Type	Available Years	
Septic	2021	2020*
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.		

Land Information				top ▲
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	20			
Description	Flags	Size		
190415 FF-LK MELISSA-W-AVG		20 FF		

Sales Information	top ▲

Sale Date: 8/1/2019 - Property Type: Residential (< 4 Units)

Buyer	ARVIG JAY A	Seller	LARSON JAMES H & ALICE L
Sale Price	\$780,000	Ins Type	Warranty Deed
Adj Sale Price	\$766,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale



Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 19.0827.000

AIN:

BILL NUMBER: 177864

LENDER: BREMER SERVICE CENTER & KATHY HANSO

OWNER NAME: ARVIG JAY A

**TAXPAYER(S):**

JAY A ARVIG  
150 2ND ST SW  
PERHAM MN 56573

\$\$\$

**REFUNDS?**

You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

**DESCRIPTION**

Section 19 Township 138 Range 041  
SubdivisionName BIRCH HILL 138 41  
SubdivisionOcc 19008

Line 13 Detail  
S-7301/21 STOR 32.96  
S-7001/21 1B & SA 6.02  
Principal 38.98  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

VALUES AND CLASSIFICATION				
Step 1	Taxes Payable Year:		2020	2021
	Estimated Market Value:		34,100	42,900
	Homestead Exclusion:		0	0
	Taxable Market Value:		34,100	42,900
	New Improvements:			
	Property Classification:		Res Hstd	Res Hstd
Sent in March 2020				
Step 2	PROPOSED TAX			422.00
Sent in November 2020				
Step 3	PROPERTY TAX STATEMENT			
First half taxes due 05/15/2021				\$228.00
Second half taxes due 10/15/2021				\$228.00
Total taxes due in 2021				\$456.00

Tax Detail for Your Property:				
Taxes Payable Year:		2020	2021	
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$417.02
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$336.88	
	3. Property taxes before credits		\$336.88	\$417.02
	4. Credits that reduce property taxes	A. Agricultural and rural land credits	\$0.00	\$0.00
		B. Other credits	\$0.00	\$0.00
Property Tax by Jurisdiction	5. Property taxes after credits		\$336.88	\$417.02
	6. BECKER COUNTY	A. County	\$156.21	\$194.04
	7. LAKE VIEW		\$36.78	\$46.41
	8. State General Tax		\$0.00	\$0.00
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$48.93	\$58.51
		B. Other local levies	\$89.50	\$111.50
	10. Special Taxing Districts	A. BC EDA	\$0.88	\$1.07
		B. Others	\$4.58	\$5.49
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$336.88	\$417.02
	13. Special assessments		\$41.12	\$38.98
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$378.00	\$456.00
	Tax Amount Paid			\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2021.

PIN: 19.0827.000

AIN:

BILL NUMBER: 177864

TAXPAYER(S):

JAY A ARVIG  
150 2ND ST SW  
PERHAM MN 56573

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$456.00  
2nd Half Tax Amount \$228.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$228.00  
Balance Good Through 10/15/2021  
Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2021.  
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 19.0827.000

AIN:

BILL NUMBER: 177864

TAXPAYER(S):

JAY A ARVIG  
150 2ND ST SW  
PERHAM MN 56573

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$456.00  
1st Half Tax Amount \$228.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$228.00  
Balance Good Through 05/15/2021  
Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 19.0828.000

BILL NUMBER: 177566

LENDER: BREMER SERVICE CENTER & KATHY HANSO

OWNER NAME: ARVIG JAY A

AIN:

**TAXPAYER(S):**

JAY A ARVIG  
150 2ND ST SW  
PERHAM MN 56573

\$\$\$

**REFUNDS?**  
You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

12245 FERN BEACH DR  
DETROIT LAKES, MN 56501

**DESCRIPTION**

Section 19 Township 138 Range 041  
SubdivisionName BIRCH HILL 138 41  
SubdivisionCd 19008

**Line 13 Detail**

S-7001/21 1B & S 48.20  
S-1010/15 SOLID V 40.00  
S-7301/21 STORM 33.62  
Principal 121.82  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
<b>Step 1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	567,900 644,100
	Homestead Exclusion:	0 0
	Taxable Market Value:	567,900 644,100
	New Improvements:	
	Property Classification:	Res Hstd Res Hstd
	Sent in March 2020	
<b>Step 2</b>	<b>PROPOSED TAX</b>	
	Sent in November 2020	
		5,484.00
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2021	\$2,777.00
	Second half taxes due 10/15/2021	\$2,777.00
	Total taxes due in 2021	\$5,554.00

Tax Detail for Your Property:			
Taxes Payable Year:		2020	2021
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$5,432.18
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$4,775.04	
	3. Property taxes before credits	\$4,775.04	\$5,432.18
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$4,775.04	\$5,432.18
	6. BECKER COUNTY	A. County	\$2,149.99 \$2,464.61
	7. LAKE VIEW		\$506.33 \$589.52
	8. State General Tax		\$0.00 \$0.00
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$673.49 \$743.21
		B. Other local levies	\$1,370.09 \$1,551.56
	10. Special Taxing Districts	A. BC EDA	\$12.11 \$13.51
		B. Others	\$63.03 \$69.77
		C. TIF	\$0.00 \$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$4,775.04	\$5,432.18
	13. Special assessments	\$136.96	\$121.82
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$4,912.00	\$5,554.00
	Tax Amount Paid		\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2021.

PIN: 19.0828.000

AIN:

BILL NUMBER: 177566

TAXPAYER(S):

JAY A ARVIG  
150 2ND ST SW  
PERHAM MN 56573

Paid By \_\_\_\_\_

Total Property Tax for 2021	\$5,554.00
2nd Half Tax Amount	\$2,777.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$2,777.00
Balance Good Through	10/15/2021
	Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 19.0828.000

AIN:

BILL NUMBER: 177566

TAXPAYER(S):

JAY A ARVIG  
150 2ND ST SW  
PERHAM MN 56573

Paid By \_\_\_\_\_

Total Property Tax for 2021	\$5,554.00
1st Half Tax Amount	\$2,777.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$2,777.00
Balance Good Through	05/15/2021
	Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.



No delinquent taxes and transfer  
entered July 29, 2021

Mary E. Hendrickson  
Becker County Auditor/Treasurer

By JS Deputy

P.I.D. 19.0827.000 & 0828

BECKER COUNTY DEED TAX  
AMT. PD. \$ 2,783.55  
Receipt # 3851  
Becker County Auditor/Treasurer

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 681897**

July 29, 2021 at 11:31 AM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By JS Deputy

chg         
paid X  
well       

(Top 3 inches reserved for recording data)

255836

WARRANTY DEED  
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks  
Form 10.1.5 (2013)

ECRV# 1291317  
DEED TAX DUE: \$2,805.00

DATE: July 29, 2021

FOR VALUABLE CONSIDERATION, Jay A. Arvig, a single person ("Grantor"), hereby conveys and warrants to Donald J. Wold and Marilyn K. Wold, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

see attached "Exhibit A"

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

**Covenants, Easements and Restrictions of Record, if any**

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: \_\_\_\_\_).
- ☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

  
Jay A. Arvig

State of Minnesota  
County of Becker

This instrument was acknowledged before me on 26 day of July, 2021, by Jay A. Arvig, a single person.

(Seal, if any)



  
(signature of notarial officer)  
Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
Consolidated Title Services  
828 Minnesota Avenue  
Detroit Lakes, MN 56501  
CL# 211316 rmr

TAX STATEMENTS FOR THE REAL PROPERTY  
DESCRIBED IN THIS INSTRUMENT SHOULD BE  
SENT TO:

Donald J. Wold and Marilyn K. Wold

12 North Broadway  
Fargo, N.D. 58102



## Exhibit A

That part of Lot Two and that part of Lot Three of Birch Hill, said plat is on file and of record in the office of the Recorder of Becker County, Minnesota, described as follows: Commencing at an iron monument which designates the southwesterly corner of said Lot Two; thence North 29°23'36" East 30.00 feet on an assumed bearing along the westerly line of said Lot Two to the point of beginning; thence South 29°23'36" West 30.00 feet along the westerly line of said Lot Two to an iron monument at the southwesterly corner of said Lot Two; thence continuing South 29°23'36" West 46.97 feet along the westerly line of said Lot Three; thence South 83°29'45" East 245 feet, more or less, to the water's edge of Lake Melissa, which last line intersects a line, hereinafter referred to as "Line A", described as follows, to-wit: Commencing at a found iron monument which designates the southwesterly corner of said Lot Three; thence South 81°4'15" East 225.25 feet to a found iron monument; hereinafter referred to as "Point B", the point of beginning of Line A; thence North 29°42'02" East 114.89 feet to a found iron monument located on the common line between said Lots Two and Three, said point hereinafter referred to as "Point C"; thence continuing North 29°42'02" East 40.0 feet to a found iron monument, hereinafter referred to as "Point D", and there terminating.

The point of intersection being at a point located equal distance between said Point B and said Point C, and being 57.445 feet southwesterly from said Point C; thence Northeasterly along the water's edge of said Lake Melissa to the intersection with a line which bears South 83°33'52" East from the point of beginning; thence North 83°33'52" West to a point of intersection with said Line A, which is located equal distance between said Point C and Point D, and being 20.0 feet Northeasterly of said Point C; thence continuing North 83°33'52" West to the point of beginning.





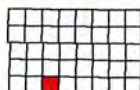




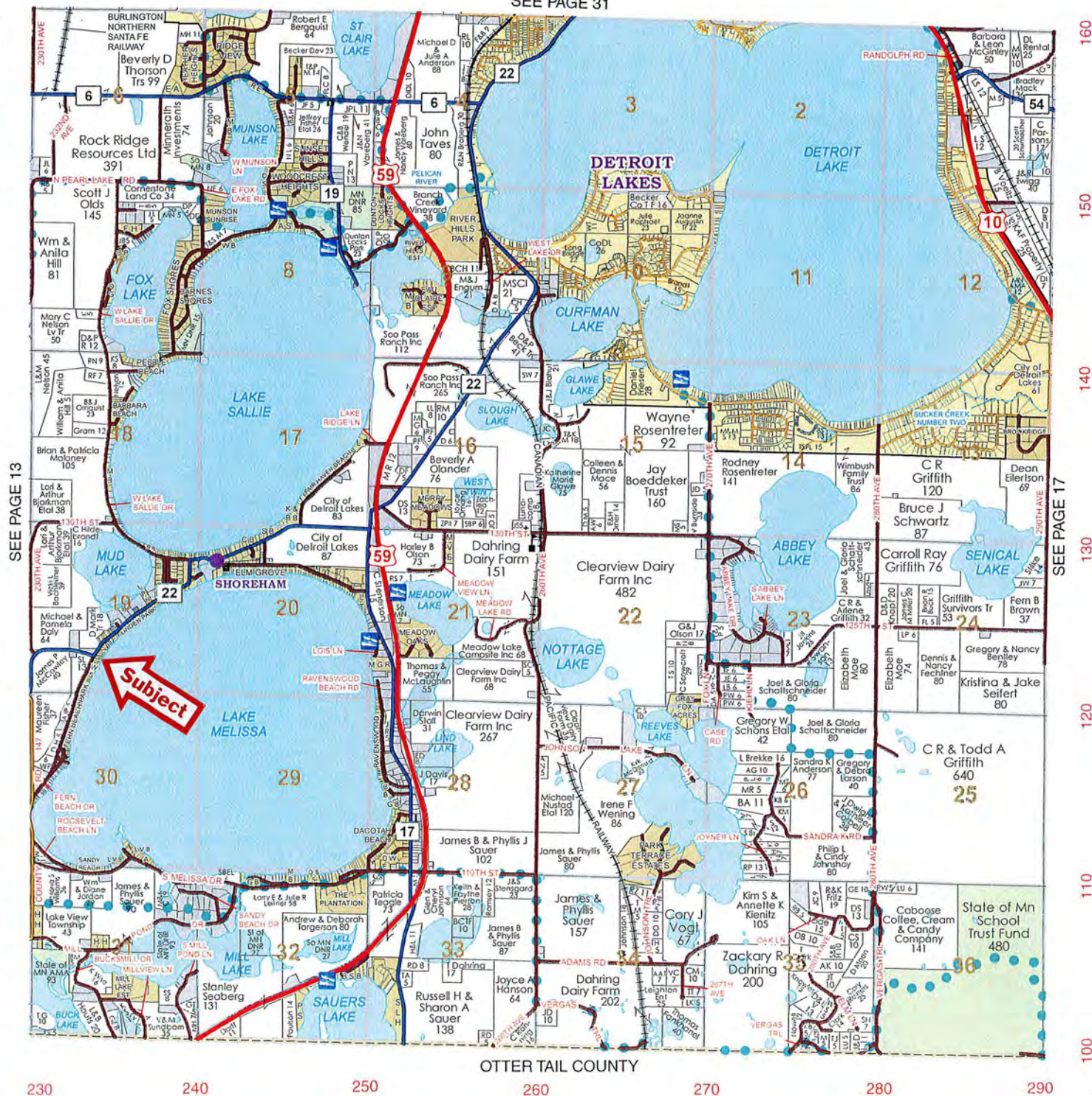
## Lake View

## Township 138N - Range 41W

Copyright © 2019 Mapping Solutions



SEE PAGE 31







# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

915 Lake Ave Detroit Lakes, MN 56501

**Applicant:** Alan J. & Karen S. Hefner  
5581 East View Ave  
Minnetrista, MN 55364

**Project Location:** 38015 Lloyd Larson Ln S Ponsford, MN 56575

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck, screen porch, & second story addition to an existing non-conforming dwelling to be located at zero (0) feet from a bluff, deviating from the required setback of thirty (30) feet from a bluff due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 12.0060.002; Bad Medicine Lake

Section 08 Township 142 Range 037; PT GOVT LOT 4; BEG 497.24' W OF SE COR TH NE 170.37', W 305.04' TO LK, SW AL LK 225', & E AL S LN 328.52' TO BEG; Forest Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

#### **PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartec@co.becker.mn.us](mailto:rachel.bartec@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



## Variance Application Review

Permit # VAR2021-223

### Property and Owner Review

Parcel Number(s): 120060002

Owner: ALAN J & KAREN S HEFNER

Township-S/T/R: FOREST-08/142/037

Mailing Address:

ALAN J & KAREN S HEFNER  
5581 EAST VIEW AVE  
MINNETRISTA MN 55364

Site Address: 38015 LLOYD LARSON LN S

Lot Recording Date: After 1992

Original Permit Nbr: SITE2021-1715

Legal Descr: PT GOVT LOT 4; BEG 497.24' W OF SE COR TH NE 170.37', W 305.04' TO LK, SW AL LK 225', & E AL S LN 328.52' TO BEG

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☒ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: Request a variance to construct a deck, screen porch, & second story addition to an existing non-conforming dwelling to be located at zero (0) feet from a bluff, deviating from the required setback of thirty (30) feet from a bluff due to setback issues. There will be no change to the footprint of the house, were are just adding a second story to the existing dwelling. We also have an existing patio that we would like to convert to a screen porch and add a deck above it off of the second story.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback: 0'

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 7.75%

Proposed Imp. Surface Coverage: 7.75%

Existing Structure Sq Ft: 988

Proposed Structure Sq Ft: 988

Existing Structure Height: 12'

Proposed Structure Height: 24'

Existing Basement Sq Ft: NA

Proposed Basement Sq Ft: NA

Change to roofline? Yes

Change to main structural framework? Yes

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, we are meeting all other setbacks. We are well under the allowed impervious coverage of 25%. We are not increasing the lot coverage at all. We are only at 7.75%. The dwelling and porch will be in the same location as the existing structures. We are respecting the OHW, road and side lot setbacks.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Yes, we are not negatively impacting anyone's views or enjoyment of the lake. The location meets or exceeds the required lake setback of one hundred (100) feet. The location is also well away from the easement so it would not create any road hazards. The dwelling and porch would be located in its existing footprint. We are just improving upon the existing structures. In 2010 we were granted a variance for the shed (WOS) on the lake side so we are in compliance there. If we knew in the past we

need a variance for these structures we would have done so.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, this lot is being used for seasonal residential purposes and is in a residential neighborhood. Our plan is to retire here and to make this our year round home. We stated this project in 2008 and have been building in phases as costs allow. We installed a new septic system in 2012 and sized it large enough for 3 bedrooms as that was eventually the plan. See attached. The need for the second story is to add a bedroom and master bathroom and move one of the bedrooms from downstairs upstairs to allow for more living space below. We also want to accommodate visiting friends and extended family and increase enjoyment of the lake. The family is growing and we need more space to make it practical to have as a year round home. The existing house only has one bathroom. A second bathroom is greatly needed when any type of company visits.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The lot is a standard size meeting the Ordinance requirements, however there is a bluff on the lot at over 100 feet back from the lake. In 2008 we were granted a site permit for the existing dwelling and patio. It appears at the time the Becker County Zoning Office did not identify the project location to be a bluff. No Variance was required or requested of us at that time. The original permit had determined it was a bluff to the south but not to the north. The current staff stated it appears that it is a bluff to both the north and south and noted even if it is only a bluff to the south they feel we are not meeting the 30' setback. We are now stuck with a halfway completed project. There were always plans for a second level to be placed above. We always had intentions of completing our dream home/retirement home. We have done this project in stages. The dwelling main floor in 2008, WOS in 2010, septic in 2012, garage in 2017, and now we are ready to finish the dwelling and add the second story and were told we need a variance to do so. As you can see on the 2012 septic permit we sized the system to meet our eventual needs for a 3 three bedroom home. Never at anytime during any of these projects were we told we could not build in this location.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses.**



## Field Review Form (Pre-Insp)

Permit # SITE2021-1715

### Property and Owner Review

Parcel Number: 120060002	Inspector Notes:
Owner: ALAN J & KAREN S HEFNER	
Township-S/T/R: FOREST-08/142/037	
Site Address: 38015 LLOYD LARSON LN S	Does posted address sign match site address? Y N

### Dwelling Proposed Review

Dwelling/related structure (1A): **Addition or Repairs to Existing Home**

- Existing Dimensions:
- Proposed Dimensions: **26' x 38'**
- Proposed Roof Changes? **Yes**

Attached Garage (1B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **Screened Porch**

- Existing Dimensions:
- Proposed Dimensions: **8' x 26'**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1D): **Deck - Impervious**

- Existing Dimensions:
- Proposed Dimensions: **40' x 12'**
- Proposed Roof Changes? **N/A**

Additional dwelling related projects/info: **Project Proposal 1A - Current structure is a capped walk out basement, proposed cabin will be built on top of this foundation, as was originally planned. Project Proposal 1C - Concrete patio slab is existing, will be screened in once the deck is built above it.**

Inspector Notes:

### Non-Dwelling Proposed Review

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

### Setback Review

Road Type/Measurement From: <b>Private Easement - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>120</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Bad Medicine (Forest) [RD]</b> River Name:	
Side setback: - Dwelling: <b>40</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>Yes</b>	
Rear setback: - Dwelling: <b>115</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>115</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>20</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>30</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: <b>0' - Variance Needed</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>20</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

### Other Information Review

Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?



## Hefner PARCELS 12.0060.002

TOTAL LOT AREA 1.3Ac	56,628		
ALLOWABLE IMPERVIOUS @ 25%	14,157		
		<b>EXISTING</b>	<b>PROPOSED</b>
Dwelling (Proposed dwelling addition is a second story no change to footprint)	26x38	988	988
Concrete Patio (converting to a screen porch)	8x26	208	
Garage		728	728
Shed	10x14	140	140
Paving Concrete- Parking		324	324
Driveway	8x250	2000	2000
Proposed Deck (over patio 480 sq ft)	12x40		
Proposed Screen Porch (replacing patio)	8x26		208
		4388	4388
		<b>7.75%</b>	<b>7.75%</b>

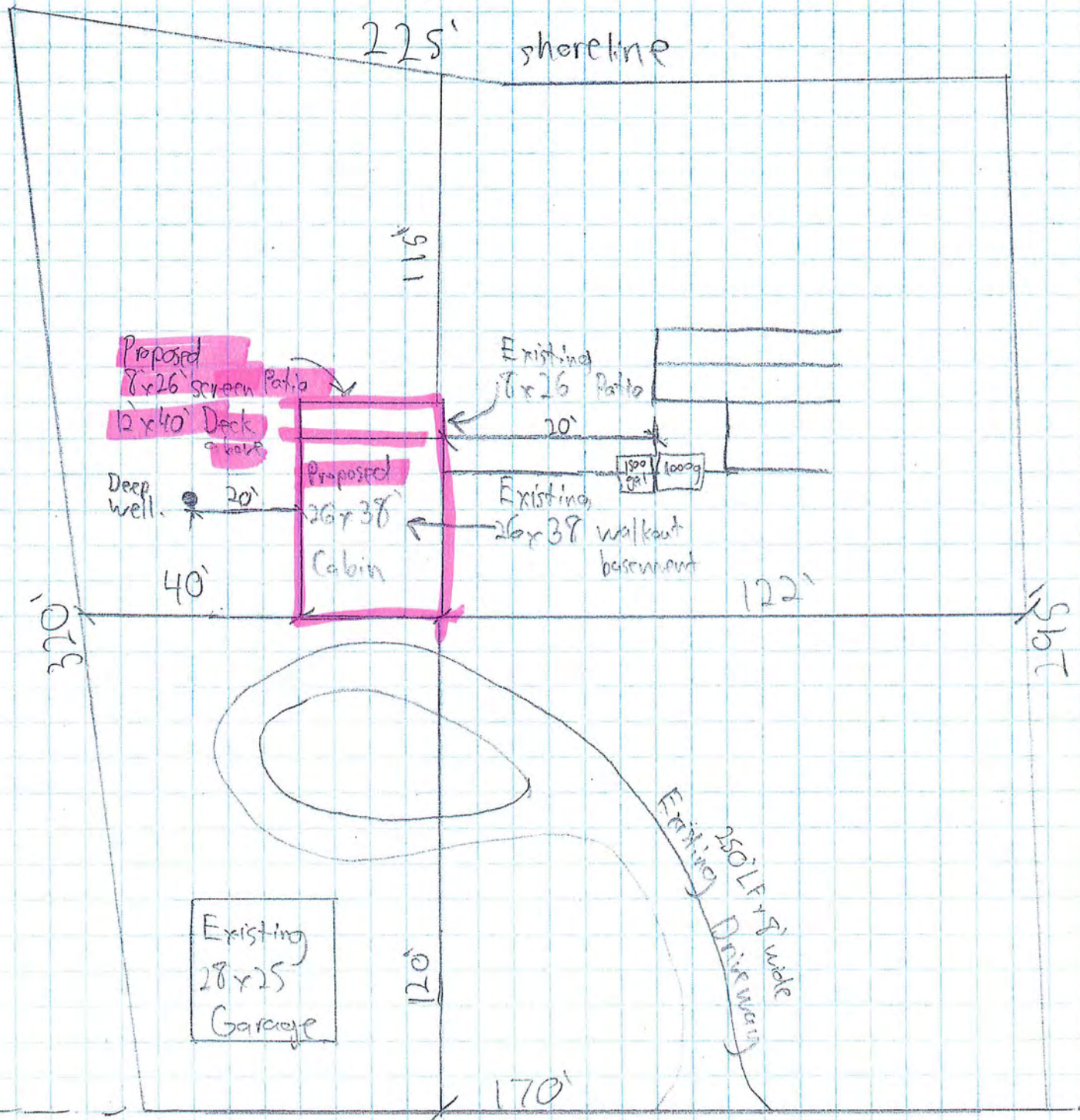
N →

10/25/2021

Parcel ID: 120060002

Bad Medicine

225' shoreline



Lloyd Larson L.N.S





Proposed Screen Porch over existing patio

Proposed deck to come off second story, will be  
over screened in patio/porch



Image printed on 10/26/2021 at 3:46 PM

Parcel: 12.0060.002, Photo 2 of 5

Taken: 11/17/2017, Last edit: 02/12/2018

Notes:





Image printed on 10/26/2021 at 3:47 PM

Parcel: 12.0060.002, Photo 5 of 5

Taken: 01/03/2018, Last edit: 02/12/2018

Notes:



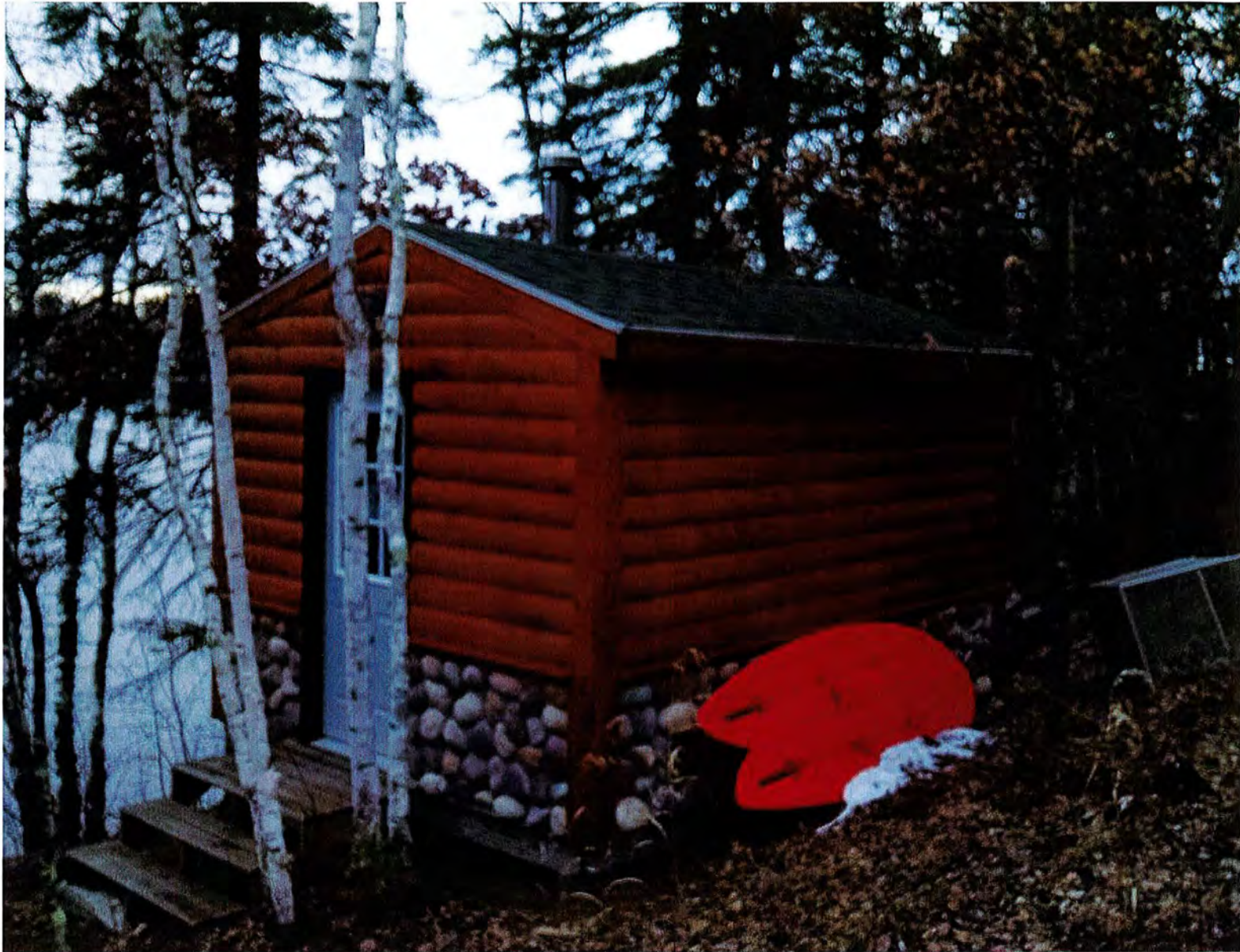


Image printed on 10/26/2021 at 3:47 PM

Parcel: 12.0060.002, Photo 1 of 5

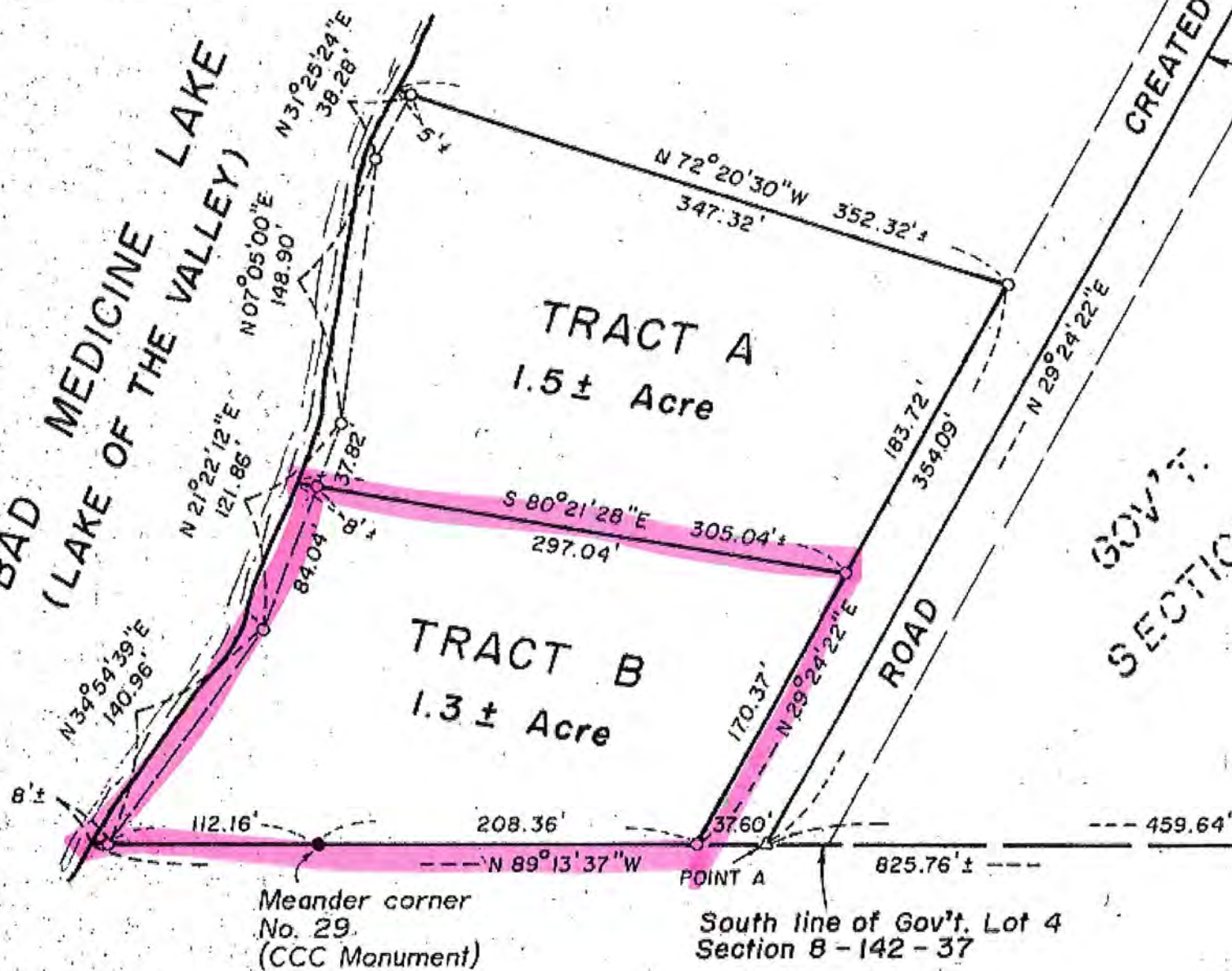
Taken: 11/17/2017, Last edit: 02/12/2018

Notes:

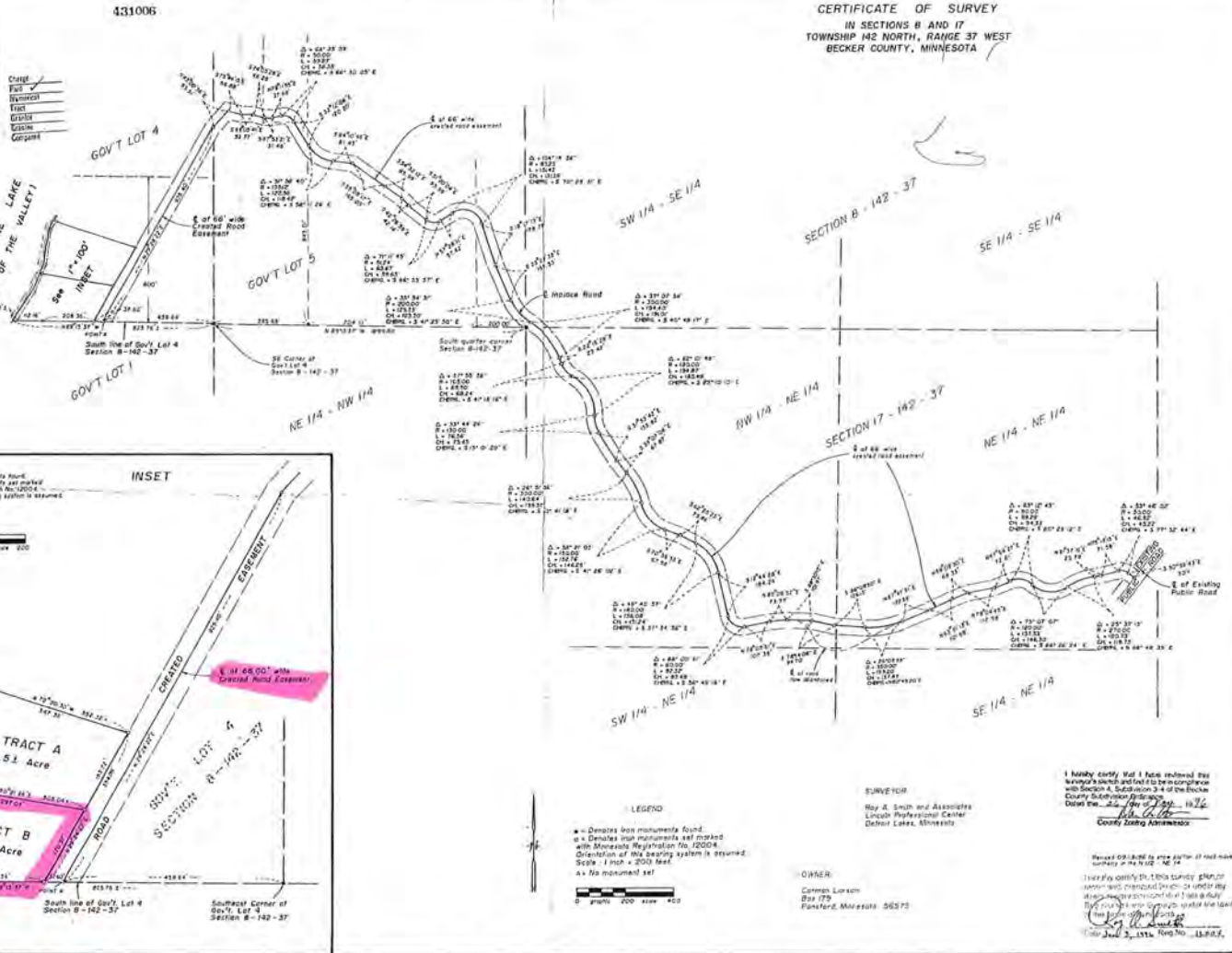




BAD MEDICINE LAKE  
(LAKE OF THE VALLEY)



431006  
 OFFICE OF COUNTY RECORDS  
 COUNTY OF BECKER, MINN.  
 I hereby certify that the within instrument was duly recorded in Book 3, Page 111, of the records of this office by record on the day of JUL 3 1997.  
 A.D. 1997  
 and was duly recorded in Book 3, Page 111, of the records of this office by record on the day of JUL 3 1997.  
 A.D. 1997  
 County Recorder  
 [Signature]





## Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Alan + Karen Hefner hereby authorize North Country Structures to act  
(landowner-print name) (agent-printname) - Ben Ott  
as my (our) agent on the following item(s): appropriate box(es)

- ☒ permit application (write in permit "type" - e.g. site, septic, etc.): Site
- ☐ plat application: \_\_\_\_\_
- ☐ conditional use application: \_\_\_\_\_
- ☐ variance application: \_\_\_\_\_
- ☐ other: \_\_\_\_\_

on my (our) property located at:

Tax Parcel Number(s): R120060002 Physical Site Address: 38015 Lloyd Larsen Rd  
Legal Description: PT of Govt Lot 4 (Tract B) Deg. 497.24' W Ponsford, MN 56575  
Section: 8 Township: 142 Range: 37 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plat Name: \_\_\_\_\_

### Agent Contact Information

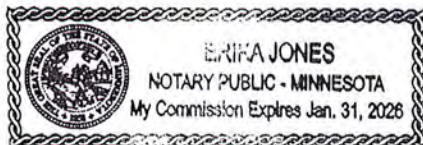
Agent address: 107 State Hwy 34 Nevis MN 56467  
Street City State Zip Code  
Agent phone #(s): 218-252-1884 Agent fax #: 218-252-6111  
Alt. Phone #  
Agent email address: northcountrystructures@gmail.com

[Signature] [Signature] 10/25/2021  
Property Owner(s) Signature(s) Date

State of Minnesota  
County of Becker

On this 25<sup>th</sup> day of October before me personally appeared Alan + Karen Hefner  
to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged  
that He/She executed the same as her/his free act and deed.

(Notary Stamp)



[Signature]  
Notary Public

Office Use Only:  
Date received: \_\_\_\_\_

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



2008  
Site permit  
for dwelling

# BECKER COUNTY PLANNING & ZONING

835 LAKE AVENUE, PO BOX 787, DETROIT LAKES< MN 56502-0787  
PHONE (218) 846-7314 - FAX (218) 846-7266

## SITE PERMIT APPLICATION

RECEIVED

SEP 9 2008

ZONING

PARCEL #(s) R120060003 Section 8 TWP 142 Range 37

Is this a split? Yes ☒ (No) (If yes, please use the parcel number from which it was split).

Partial Legal Description (see tax statement): see attached

PT of Cont lot 4...

(Tract B)

Property Owner Last Name: Hefner First Name(s) Alan and Karen

Mailing Address: 5581 Eastview Ave.

City Minnetrista State MN Zip 55364

Best Daytime Phone Number to Contact you (include area code): 952 921 5162

Property Physical (911) Address: 38015 Lloyd Larson Rd, Ponsford, MN

☐ No property address, please assign one.

If you do not currently have a 911 address sign, the property must be posted with the owner's last name.

Directions to property from Planning and Zoning if you do not have an assigned 911 address:

Contractor (List self if applicable): Best Properties, Inc. Phone: 218-732-3846  
# 8020289507 Mary C. Best

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of six (6) months, with a six (6) month extension if footings are in place. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Mary C. Best

Signature

9-9-08

Date

### THIS SECTION OFFICE USE ONLY:

Application Fee: \$300 + Cormorant Surcharge \_\_\_\_\_ + Fines \_\_\_\_\_ = Total \$300<sup>00</sup>

☐ Application is hereby denied by order of: \_\_\_\_\_ as of this date \_\_\_\_\_.

☒ Application is hereby granted in accordance with the application and supporting information by order of: Heidi Maltz as of this date 9-29-08.

Receipt Number 17M12-401738

Date Paid 9/29/08

Pre-Inspection Completed: 9/24/08

By [Signature]

Footing Inspection Completed: 12-2-08

By AKM-OK

NOTES: Please check to see if property is on a bluff.

Also check topography for walkout

See report and pictures 9/17/08 TUGAN VISION DEB - JIM MALIN

Mail permit to Best Properties, Inc.

16817 Canyon Rd

ABUS, MN 56467

Received By: [Signature]

Assigned To: [Signature]



Type of Project: New Construction Addition to Existing Structure Relocation of Structure – New / Used

\$ Evaluation of project \$80,000

STRUCTURE TYPE	SIZE (Dimensions)	Height / Pitch of Roof	# of Stories
House / Cabin	<del>26' x 38'</del>	<del>12/12</del>	<del>1 1/2</del>
Full Basement			
Walk-out Basement	26' x 38' basement only		
New Manufactured Home			
Used Manufactured Home			
Attached Garage			
Detached Garage (to be insulated/finished)			
Storage Shed (pole bldg, etc)			
Deck	<del>6' x 20'</del> , <del>8' x 10'</del>		
Water Oriented Structure			
Other <u>Patio</u>	8' x 26'		
Other			

Is the property within 1000 ft of a water body or within 300 ft of a river? Yes No  
If yes: Lake/River Name Bad Medicine Lake Classification Recreational

Does the property have lakeshore frontage? Yes No If yes, how many ft of frontage? 225'

Lot Area in Sq Ft 566,280 Lot Width at Bldg Line 200' Lot Depth 308'

DISTANCE FROM PROPOSED STRUCTURE TO: (Mark 'NA' if it does not apply)	PROPOSED STRUCTURE 1	PROPOSED STRUCTURE 2	PROPOSED STRUCTURE 3	PROPOSED STRUCTURE 4
Ordinary High Water Mark (OHW)	115'			
Height above (+) or below (-) OHW at bldg site	To be determined			
Pond / Wetland	NA			
Bluff	TBD			
Road Right of Way (Property Pins)	160'			
Road Center Line	167' Easement			
Height above (+) or below (-) road at bldg site	- 10'			
Side property line	40' x 120'			
Rear property line	142'			
Septic tank	20'			
Drainfield	30'			
Well	20'			

Type of Roadway (circle): Public Township County State 4 Lane Expressway / Hwy

Easement



### ADDITIONAL INFORMATION

If no basement, type of Foundation?      Slab      Piers      Crawl Space      Other \_\_\_\_\_

If an addition or remodel, will there be:

Change of roof line to the existing?	Yes	No	Foundation Change to the existing?	Yes	No
--------------------------------------	-----	----	------------------------------------	-----	----

Is there an existing dwelling on the property? Yes ☐ No ☒

If the proposed structure is something other than the primary home, will it contain any of the following?

(1) Sleeping Quarters?      Yes      No

(2) Cooking Facilities?      Yes      No

(3) Water supply and/or sanitary disposal facilities?      Yes      No

## SEPTIC SYSTEM

Type of Septic System: Tank & Drainfield    Holding Tank    Mound    Other \_\_\_\_\_

Date of Last Certificate of Compliance: \_\_\_\_\_

Will the project increase the number of bedrooms in the structure?    Yes    No  
 Current # of Bedrooms \_\_\_\_\_ Proposed # of Bedrooms 3

### TOPOGRAPHIC ALTERATION

How much earth/fill will be excavated, moved or brought in **excluding** excavation for the basement / crawl space?

Please Circle: None 10 Cubic Yards or less 11-50 cubic yards \*More than 50 cubic yards

*\*If more than 50 cubic yards, I have attached a copy of the drainage plan highlighting how the water will be maintained.*

**IMPERVIOUS SURFACE**

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. ***INCLUDE PROPOSED STRUCTURES IN CALCULATION.***

[illegible]

Total Impervious area on site 1553 ÷ Total Lot area 5660 sq = 0.274 x  
100 = 27.4 % lot coverage

## OFFICE USE ONLY

Is Mitigation required for this application? Yes No (If yes, attached mitigation worksheet)



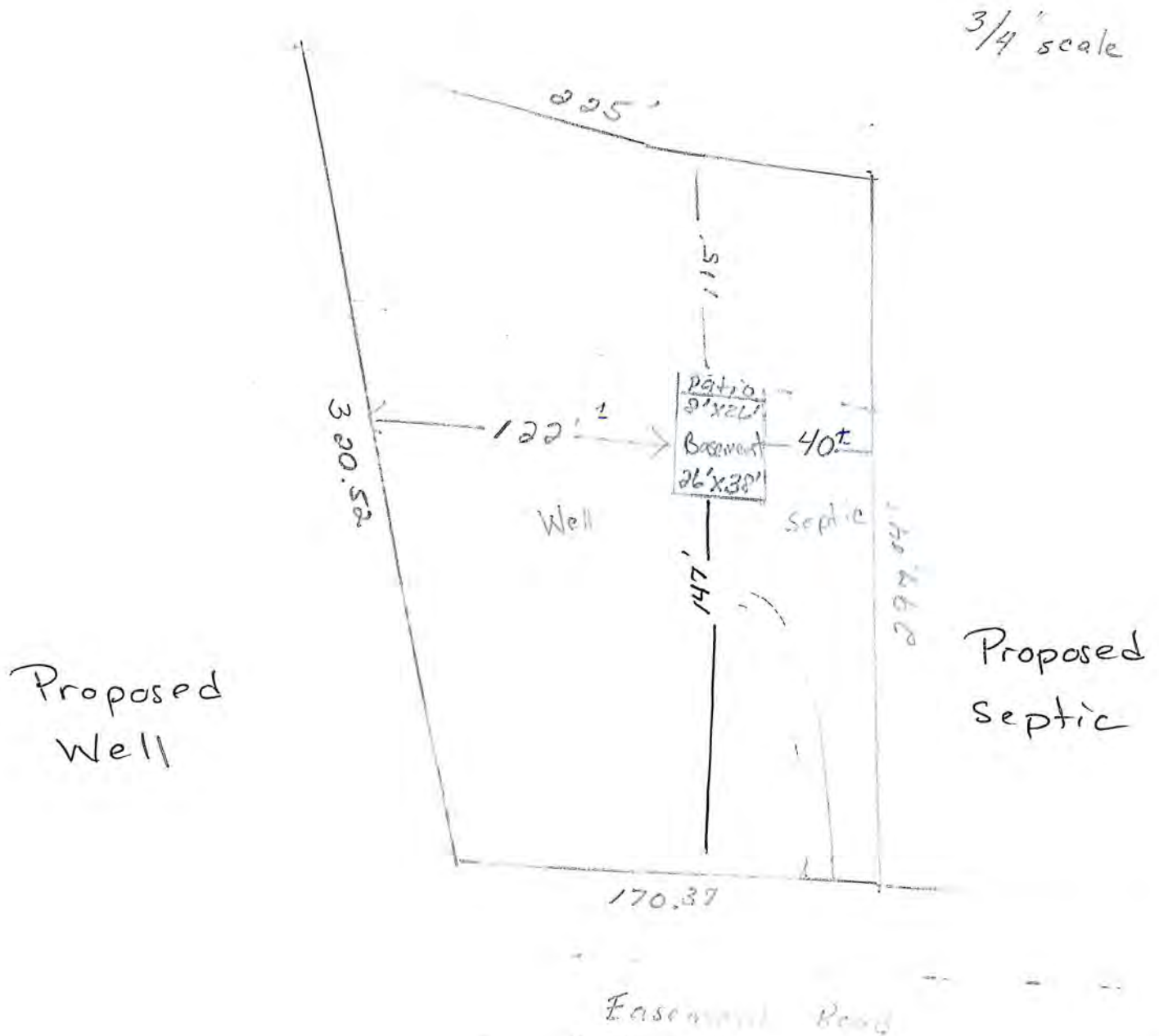


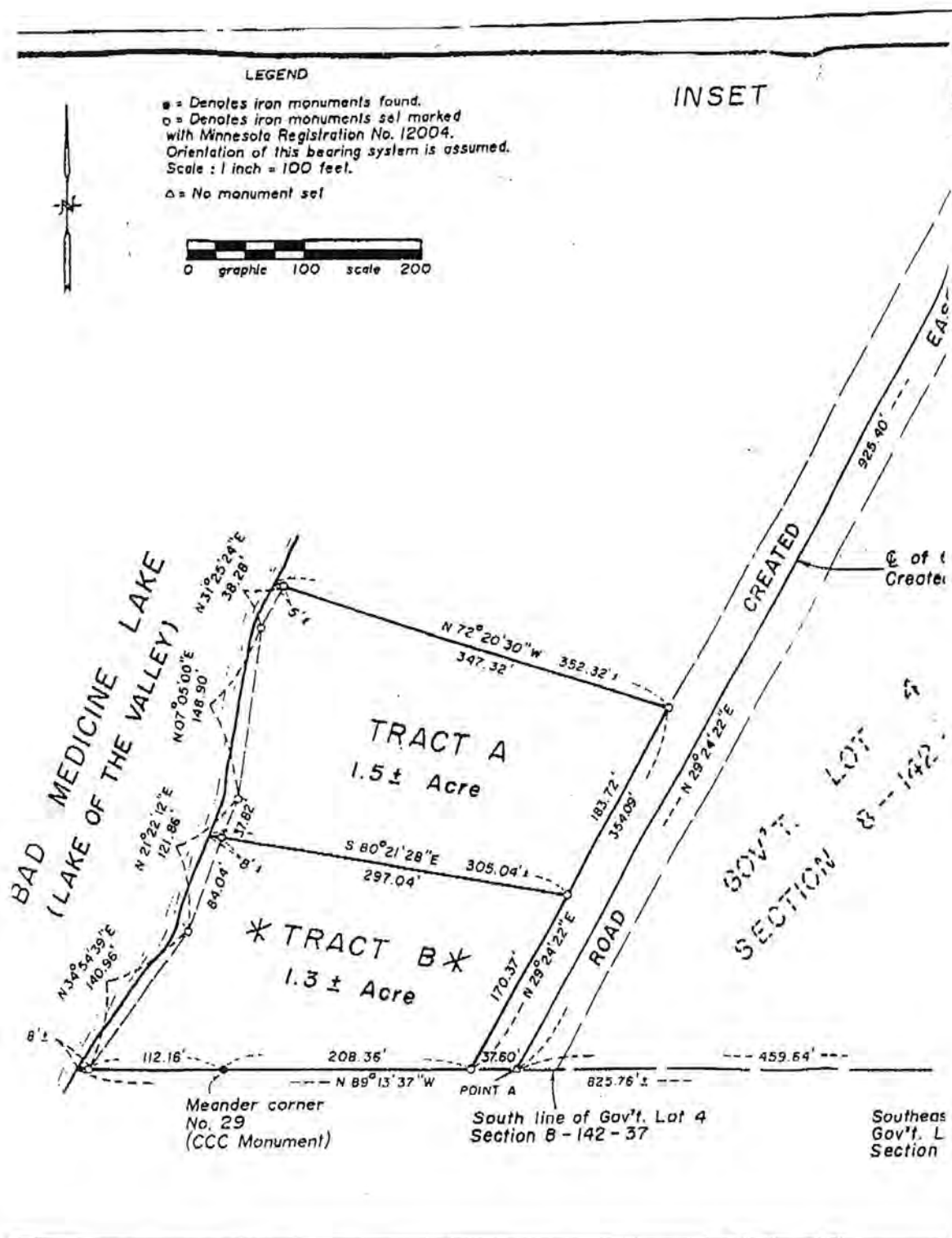
## SKETCH OF PROPERTY

Please list all impervious coverage on your property and include dimensions. Show roadways adjacent to property as well as where the driveway is located. If you have a STANDARD size lot and are exceeding 15% impervious coverage, include a copy of your stormwater management plan.

### Lakeshore property:

Property lines/road right of ways and proposed structure area **must be well marked/staked** or application will be **DENIED**. Date project will be marked/staked: 9-8-08







583099

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 583099**

October 21, 2010 at 12:22 PM  
I hereby certify that the within  
instrument was recorded in this office.  
Darlene Maneval, County Recorder  
By SKS \_\_\_\_\_ Deputy

2010 Variance Request  
12.0060.002

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: **Alan Hefner and Karen Hefner**

**ORDER OF VARIANCE**

REQUEST: Request a Variance to allow a  
water oriented structure.

OR

**DENIAL OF VARIANCE**

The above entitled matter came on to be heard before the Board of Adjustment on the 14th day of October, 20 10, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

**Legal Description:** Pt Govt Lot 4 Beg 497.24 of SE Cor; Section 08, TWP 142, Range 37; Forest Township. PID Number 12.0060.002. Complete Legal Description on Attachment A.

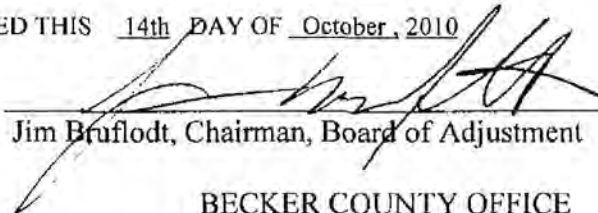
**VARIANCE REQUESTED:**

Request a Variance to construct a Sauna/shed (water oriented structure) 45 feet from the side property line due to topography issues, for best placement.

It is ordered that a **Variance (NOT) BE GRANTED** upon the following conditions or reasons:

**A Variance has been granted** on the above described property construct a sauna/shed (water-oriented structure) forty-five (45) feet from the side property line due to the topography and that this is a more reasonable location with no negative effect to the property.

DATED THIS 14th DAY OF October, 2010

  
Jim Brufodt, Chairman, Board of Adjustment

STATE OF MINNESOTA )  
 ) SS  
COUNTY OF BECKER )

BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

I, Patricia L. Swenson, Zoning Administrator for the County of Becker, with and in for said County, do hereby certify that I have compared the foregoing Copy and Order GRANTING (~~DENYING~~) a Variance with the Original Record. Thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

In Testimony whereof, I have hereunto subscribed by hand, at Detroit Lakes, Minnesota,

# Onsite Septic System /

Becker County Planning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone (218)-846-7314; Fax (218)-846-7265



120060002  
LAKE  
SEP 10 2012  
ZONING

## 1. PROPERTY DATA (as it appears on the tax statement, purchase agreement or deed)

Parcel Number(s) of property where the system will be installed: 120060002

Is this a split of an existing property? Yes ☒ No

(If yes and a parcel number has not yet been assigned, indicate the main parcel number from which the new parcel was split.)

Section 08 Township 142 Range 037 Township Name Forest

Lake Name Dad Medicine Lake Classification Dec D

Legal Description: PT 6000 Lot 4 Bcg 447.24 W of Secor TH NE 170.32;  
W 305.04' to LK, SW AL LK 285', E EA S 44.328.52 to Bcg

Project Address: 38015 Lloyd Larson LN S

## 2. PROPERTY OWNER INFORMATION (as it appears on the tax statement, purchase agreement or deed)

Owner's First Name Alan Owner's Last Name Hefner

Mailing Address 5581 Eastview Ave City, State, Zip Minnetrista MN 55364

Phone Number 952-200-0297

## 3. DESIGNER/INSTALLER INFORMATION

Designer Name Leonard G. Thelen Sr. Company Name Thelen's Exc., Inc. License # 534

Address 33438 535th Ave. Phone Number 218-732-5345

Par K Rapids, MN 56470  
Installer Name Same Company Name Same License # 534

Address Same Phone Number Same

## 4. SYSTEM DESIGN INFORMATION

System Status

What will new system serve? Check one

- ☐ Vacant Lot-No existing system-new structure  
☐ Replacement - structure removed and being rebuilt  
☒ Failing -Replacement- cesspool/seepage pit or other  
☐ Enlargement of system-Undersized  
☐ Repairs Needed to existing  
☐ Additional system on property

- ☒ Dwelling  
☐ Resort/Commercial  
☐ Commercial (Non-resort)  
☐ Other - explain below

9-5-12 Date of site evaluation

Design Flow 450 Gallons Per Day  
Number of Bedrooms 3  
Garbage Disposal Yes ☒ No  
Dishwasher Yes ☒ No  
Lift station in House Yes ☐ No  
Grinder pump in House ☒ Yes ☐ No

Well Depth 50 ft  
Depth of other wells within  
100 ft of system

Original Soil ☒ Compacted Soil  
Type of Soil Observation  
☐ Pit ☐ Probe ☒ Boring  
Depth to Restricting Layer 84  
Maximum Depth of System 48

Size of All Tanks to be installed

☐ gal Single Compartment Septic Tank ☐ gal Separate Lift Station ☐ Existing tank w/new Additional Tank  
☐ gal Compartmented Tank ☐ gal Holding Tank ☐ Existing tank w/new Lift Station  
☐ Pit Privy ☒ Existing Tank to be used ☐ Holding Tank with Privy  
1500 and 1000 privy

Total Number of tanks to be installed in this system 2 (This # will be reported to MPCA at end of year.)

Existing



PARCEL	
APP	SEP1.
YEAR	

Type of Drainfield  
☒ Chamber Trench 570 sq ft  
☐ Rock Trench \_\_\_\_\_ sq ft  
☐ Gravelless \_\_\_\_\_ sq ft  
☐ Mound \_\_\_\_\_ sq ft \*\*\*  
☐ Pressure Bed \_\_\_\_\_ sq ft \*\*\*  
☐ Seepage Bed \_\_\_\_\_ sq ft \*\*\*  
☐ At-grade \_\_\_\_\_ sq ft \*\*\*  
☐ Alternative / Performance \_\_\_\_\_ sq ft \*\*\*

Full Size of Drainfield  
 Reduced/Warrantied size

\*\*\*Attach Worksheets

Type of chamber H-Cap  
 Depth of Rock \_\_\_\_\_  
 Alarm? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Type of Alarm \_\_\_\_\_  
 Size of Lift Pump \_\_\_\_\_  
 Size of Lift Line \_\_\_\_\_

PROPOSED SETBACKS

	TANK	DRAINFIELD
Distance to Well	<u>65</u>	<u>75</u>
Distance to Building	<u>15</u>	<u>20</u>
Distance to Property Line	<u>70</u>	<u>10</u>
Distance to OHW of Lake	<u>150</u>	<u>130</u>
Distance to Pressure Line	<u>65</u>	<u>85</u>
Distance to Wetland/Protected Water	<u>150</u>	<u>150</u>

Perc Rate \_\_\_\_\_ Soil Sizing Factor 1.27 \*If SSF other than .83, attach Perc Test Data

Soil Borings (three are required) 1

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure
<u>0-6</u>	<u>Top soil</u>	<u>D Brown</u>	<u>10 1/2" 4/2</u>		<u>0-6</u>	<u>Top soil</u>	<u>D Brown</u>	<u>10 1/2" 4/2</u>
<u>6-24</u>	<u>Rocky Sand</u>	<u>L Brown</u>	<u>10 1/2" 5/3</u>		<u>6-24</u>	<u>Rocky Sand</u>	<u>L Brown</u>	<u>10 1/2" 5/3</u>
<u>24-48</u>	<u>Rocky Sand</u>	<u>L Brown</u>	<u>10 1/2" 5/4</u>		<u>24-48</u>	<u>Rocky Sand</u>	<u>L Brown</u>	<u>10 1/2" 5/4</u>
<u>48-84</u>	<u>Rocky Sand</u>	<u>L Brown</u>	<u>10 1/2" 5/6</u>		<u>48-84</u>	<u>Rocky Sand</u>	<u>L Brown</u>	<u>10 1/2" 5/6</u>

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure
<u>0-6</u>	<u>Top Soil</u>	<u>D Brown</u>	<u>10 1/2" 4/2</u>					
<u>6-24</u>	<u>Rocky Sand</u>	<u>L Brown</u>	<u>10 1/2" 5/3</u>					
<u>24-48</u>	<u>Rocky Sand</u>	<u>L Brown</u>	<u>10 1/2" 5/4</u>					
<u>48-84</u>	<u>Rocky Sand</u>	<u>L Brown</u>	<u>10 1/2" 5/6</u>					

## 5. REQUIRED DOCUMENTS

U of MN worksheets are required for mounds, pressure beds, seepage beds, at-grades or Type IV or Type V systems. Are the required worksheets attached? Yes ☒ No

## 6. DESIGNER'S CERTIFIED STATEMENT

I, Leonard G. Thelen Sr. certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Leonard Thelen Jr.  
 Signature of Designer

9-5-12  
 Date

**SITE PLAN MUST BE DRAWN TO SCALE OR DIMENSION WITH NORTH ARROW.**

Plan must include:

\*Lot Dimensions

\*Tank Access Route

\*Alternate Disposal Site

\*Lot Measurements

\*Wells Within 100 feet of System

\*Slope & Direction

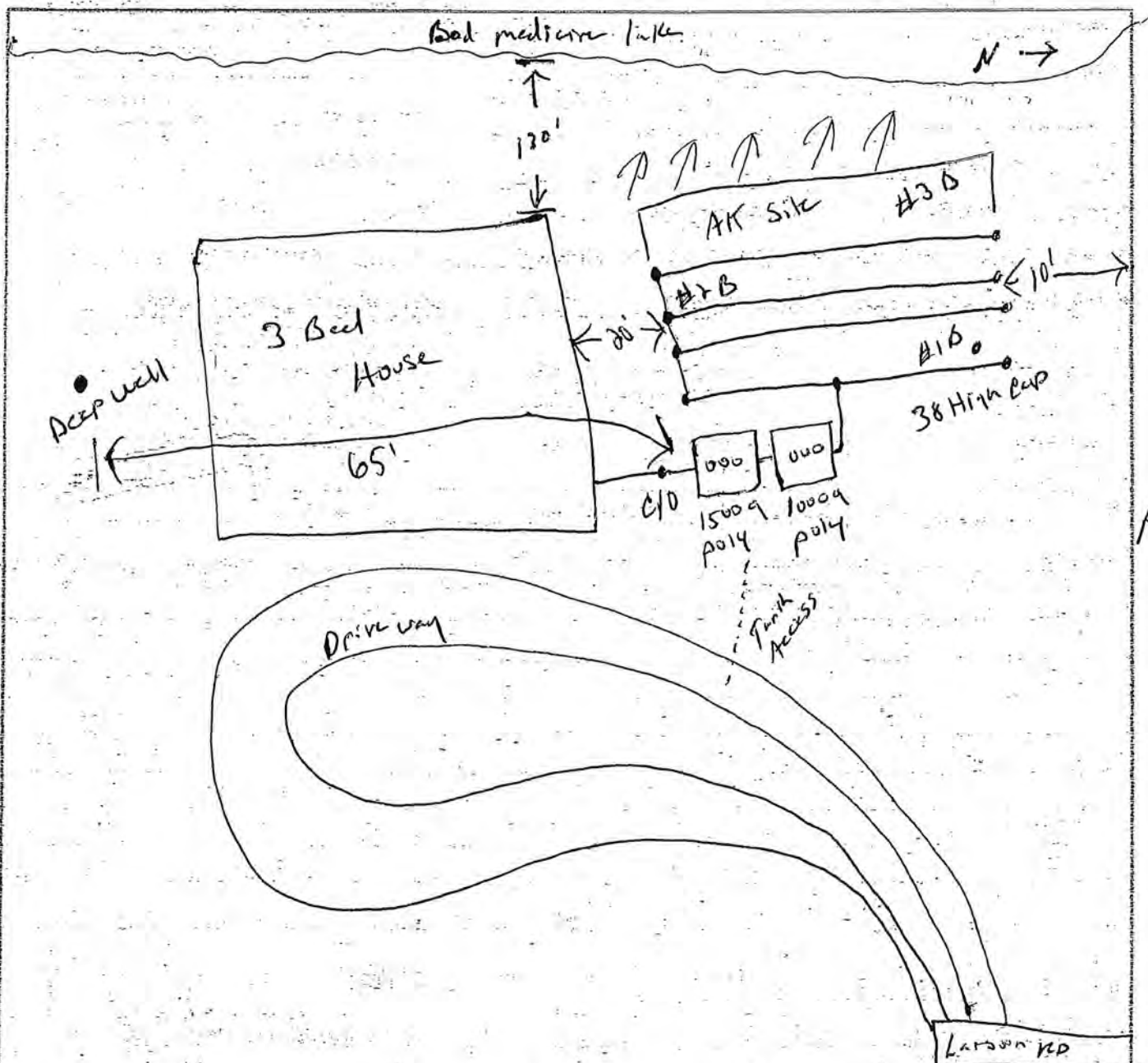
\*All LOTS Components

\*Neighborhood Setbacks

\*Existing & Proposed Buildings

\*Soil Testings

\*Disturbed/Compacted Areas



**SEPTIC TANK**

**LIST LOCATION**

**REMARKS**

Distance from nearest well

Distance from lake or stream

Distance from occupied building

Distance from property line

Distance from bottom to water table

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

### SSTS STATEMENT - # OF BEDROOMS AND WATER-USE APPLIANCES

Note: Form must be legible and completed in ink

Property Owner Name(s): Alan Hafner

Address: 5581 East View Ave City, State, Zip: Minnetrista MN 55364

Phone: 952-700-0297 Alt. Phone: 952-422-5665

Legal Description: Sec 08 Town 142 Range 037

Lake/River: Bed. Medicine Tax Parcel No. 120060002

Property Address: 38015 Lloyd Larson LNS Ponstford

#### Definitions:

**Bedroom** – any room or unfinished area within a dwelling that might reasonably be used as a sleeping room. Lofts and unfinished basements (with at least one egress window and/or door) are counted as bedrooms.

**Water-use Appliances** – installed or anticipated: e.g. automatic washer, dishwasher, water conditioning unit, whirlpool bath, garbage disposal, or self-cleaning humidifier in furnace.

Note: A dishwasher with a built-in garbage disposal counts as two (2) water-use appliances.

Existing # of bedrooms: 3 + # of bedrooms yet to be constructed: 0 = Total # of bedrooms to be serviced by the SSTS: 3 (min. # bedrooms allowed by State is two)

Existing # of water-use appliances: 5 List each: Bath sink, clothes washer, garbage disposal, kitchen sink, water softener  
+ # of water-use appliances yet to be installed: 0 List each: \_\_\_\_\_  
5 = Total # of water-use appliances to be serviced by the SSTS: 5

I (we) do hereby swear and affirm that the above-stated number of bedrooms and water-use appliances exist and/or will be installed in the residence located on the property listed on this document such that they will be serviced by the subsurface sewage treatment system (SSTS) that will be designed for and connected to said residence and installed on said property.

Alan Hafner  
Property Owner(s) Signature(s)

9/4/12  
Date

PARCEL	
APP	SEPTIC
YEAR	

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

Application Approved by: DES Date: 9/12/12  
 Amount Paid 9-12-12 Receipt Number 101457-513949 Permit Number \_\_\_\_\_  
 NOTES: \_\_\_\_\_

AS-Built 9/13/12

\*\*\*\*\*

### INSPECTION REPORT

#### Home Information

Does the structure contain any of the following elements?

Garbage disposer Yes No Dishwasher Yes No  
 Grinder pump Yes No Lift pump in basement Yes No  
 Effluent screen installed? Yes No Effluent screen manufacturer \_\_\_\_\_  
 Alarm required? Yes No Alarm Type Same Alarm manufacturer \_\_\_\_\_  
 Lift pump in system? Yes No Pump manufacturer \_\_\_\_\_  
 Number of bedrooms 3

#### Component Information

Tank size 1500/1000 Tank manufacturer existing Polk  
 Drainfield size 570 sq ft Medium manufacturer 38 Q4 High caps  
 Drainfield medium \_\_\_\_\_  
 Drainfield medium size/depth \_\_\_\_\_

#### Soil Verification

Vertical separation verified for Boring #1 on \_\_\_\_\_ Depth 36"  
 Vertical separation verified for Boring #2 on \_\_\_\_\_ Depth \_\_\_\_\_  
 Vertical separation verified for Boring #3 on \_\_\_\_\_ Depth \_\_\_\_\_

#### Setback Verification

	TANK	DRAINFIELD
Distance to Well	<u>48</u>	<u>75</u>
Distance to Building	<u>18</u>	<u>20</u>
Distance to Property Line	<u>40</u>	<u>10</u>
Distance to OHW of Lake	<u>180</u>	<u>160</u>
Distance to Pressure Line	<u>+ 68</u>	<u>+ 75</u>
Distance to Wetland/Protected Water	<u>35</u>	<u>35</u>

ASbuilt  
System  
Papers attached

Date System Installed 9/13/12 Installer Thelen Exc Inspector Lawrence Hall

\*\*\*\*\*

### CERTIFICATE OF COMPLIANCE

( ) Certificate Is Hereby Denied  
 (X) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data.  
 With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Signature Lawrence Hall Title ITS Inspector Date 9/13/12




(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)



## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [Sales Info](#)  
 [New Search](#)

Summary		
Parcel Number:	120060002	GIS Map 
Property Address:	38015 LLOYD LARSON LN S PONSFORD	
Owner Name:	ALAN J & KAREN S HEFNER	
Owner Address:	5581 EAST VIEW AVE MINNETRISTA MN 55364	
Legal Description:	Section 08 Township 142 Range 037 PT GOVT LOT 4; BEG 497.24' W OF SE COR TH NE 170.37', W 305.04' TO LK, SW AL LK 225', & E AL S LN 328.52' TO BEG	

Valuation & Taxation				top 
Tax Assessment Year	2021 Values	2020 Values	2019 Values	
Estimated Building & Improvements Value	\$89,600	\$87,300	\$83,100	
Estimated Land Value	\$192,000	\$194,300	\$211,600	
Estimated Machinery Value				
Total Estimated Value	\$281,600	\$281,600	\$294,700	
Tax Payable Year		2021 Payable	2020 Payable	
Taxable Market Value		\$281,600	\$294,700	
Tax Details - <i>please see statement</i>		 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied		\$2,176.00	\$2,306.00	
Total Payments		-\$2,176.00	-\$2,306.00	

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$281,600

Zoning Information			top ▲
Zoning District			
Township	Forest		
Zoning District	Residential		
Other Descriptions			
Zoning Permits			
Type	Status	Details	
Site	Approved: 08/02/17	<ul style="list-style-type: none"><li>• Det. Garage: New Det Gar (28x25' 8")</li><li>• Other Item: Concrete/Apron (30x2)</li></ul>	
Imaged Files			
Document Type	Available Years		
Septic	2020*		
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.			

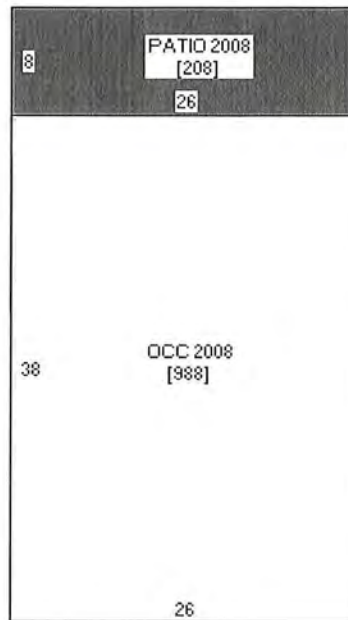
Land Information				top ▲
<b>*NOTICE*</b> Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
1.3	225		1.3	
Description		Flags	Size	



120103 BAD MEDICINE LK SITE		1 UT
601420 WATER/SEWER/ELEC		1 UT
120107 FF-BAD MEDICINE-POOR		172 FF
120106 FF-BAD MEDICINE-FAIR		53 FF
999997 LAKE SHORE NO VALUE		1.3 AC

Residential Buildings <span style="float: right;">top ▲</span>	
Res Bldg # 1 details:	
Occupancy	Single-Family / Owner Occupied
Year Built	2008
Bldg Style	1 Story Bermed
Arch Style	Walkout
Area	988 SqFt
Condition	Normal
Basement	Slab
Heating	No
AC	No
Attic	None
Foundation	Poured Concrete
Roof	Flat/Rubber
Ext Walls	Cult Stone
Int Walls	Drywall
Floor	Plywood
Rms Above Ground	3
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Garage # 1		
Year Built		2017
Style		Det Frame
Area SF		728
Condition		Excellent
Bsmnt SF		0
Qtrs Over Style		None
Qtrs Over SF		0
Qtrs Over AC		0
Plumbing		
Style		Count
Full Bath		1
Fireplace		
Descr	Story Ht	Count



Gas-Vertical	1 Story	1
Decks & Patios		
Style	Area SF	
Concrete Patio-Med	208	

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Shed	
Year Built	2010	
Item Count	1	
Condition	Normal	
Type	Frame	
Pricing	High	
Width	10.00	
Length	14.00	
Area	140 Square Feet	
Yard Item # 2 details:		
Descr	Paving - Concrete	
Year Built	2019	
Item Count	1	
Condition	Normal	
Paving Type	Concrete Parking	
Quantity	324 Square Feet	
Pricing	Average	
Lighting	None	

**Sales Information**

top ▲

Sale Date: 5/21/2007 - Property Type: Season Rec. - bare land

Buyer	HEFNER, ALAN J & KAREN S	Seller	LARSON, CORMAN JR ET AL
Sale Price	\$115,000	Ins Type	Warranty Deed
Adj Sale Price	\$115,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale



Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 12.0060.002

AIN:

BILL NUMBER: 189760

LENDER: BECKER COUNTY & AUTOMATIC PAYMENT

OWNER NAME: HEFNER ALAN J & KAREN S

**TAXPAYER(S):**

ALAN J & KAREN S HEFNER  
5581 EAST VIEW AVE  
MINNETRISTA MN 55364

\$\$\$

**REFUNDS?**

You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

38015 LLOYD LARSON LN S  
POWERSFORD, MN 55875

**DESCRIPTION**

Acres: 1.30 Section 08 Township: 142  
Range 037  
PT GOVT LOT 4, BEG 497 24' W OF

**Line 13 Detail**

S-1010/15 SOLIC 40.00  
Principal 40.00  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
<b>Step 1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	294,700 281,600
	Homestead Exclusion:	0 0
	Taxable Market Value:	294,700 281,600
	New Improvements:	7,700 5,300
	Property Classification:	Seasonal Seasonal
	<i>Sent in March 2020</i>	
<b>Step 2</b>	<b>PROPOSED TAX</b>	
	<i>Sent in November 2020</i>	
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2021	\$1,088.00
	Second half taxes due 10/15/2021	\$1,088.00
	Total taxes due in 2021	\$2,176.00

Tax Detail for Your Property:		2020	2021
<b>Taxes Payable Year:</b>			
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	\$0.00
	3. Property taxes before credits	\$2,266.00	\$2,136.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. <b>Property taxes after credits</b>	<b>\$2,266.00</b>	<b>\$2,136.00</b>
	6. BECKER COUNTY	A. County	\$1,082.91 \$1,020.24
	7. FOREST		\$148.75 \$217.40
	8. State General Tax		\$448.24 \$408.28
	9. SCHOOL DISTRICT 0435	A. Voter approved levies	\$448.88 \$356.44
		B. Other local levies	\$131.12 \$128.04
	10. Special Taxing Districts	A. BC EDA	\$6.10 \$5.60
		B. Others	\$0.00 \$0.00
		C. TIF	\$0.00 \$0.00
	11. Non-school voter approved referenda levies		\$0.00 \$0.00
	12. Total property tax before special assessments	\$2,266.00	\$2,136.00
	13. Special assessments	\$40.00	\$40.00
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>\$2,306.00</b>	<b>\$2,176.00</b>
	Tax Amount Paid		\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.

To avoid penalty, pay on or before October 15, 2021.

PIN: 12.0060.002

AIN:

BILL NUMBER: 189760

TAXPAYER(S):

ALAN J & KAREN S HEFNER  
5581 EAST VIEW AVE  
MINNETRISTA MN 55364

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$2,176.00  
2nd Half Tax Amount \$1,088.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$1,088.00  
Balance Good Through 10/15/2021  
Seasonal

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.

To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 12.0060.002

AIN:

BILL NUMBER: 189760

TAXPAYER(S):

ALAN J & KAREN S HEFNER  
5581 EAST VIEW AVE  
MINNETRISTA MN 55364

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$2,176.00  
1st Half Tax Amount \$1,088.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$1,088.00  
Balance Good Through 05/15/2021  
Seasonal

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

547971

CERTIFICATE OF REAL  
ESTATE VALUE FILED.

#3428

No delinquent taxes and transfer entered  
this 22nd day of May, 20 07

Rexin L. Tanager  
Becker County Auditor/Treasurer

By JB Deputy

12-0060-002

5-M WARRANTY DEED

Individual(s) to Joint Tenants

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 547971**

May 22, 2007 at 1:51 PM

I hereby certify that the within  
instrument was recorded in this office.

Darlene Maneval, County Recorder

By SKS Deputy

STATE DEED TAX DUE HEREON: \$ 379.50

Date: May 21, 2007

Parcel # 12.0060.002

FOR VALUABLE CONSIDERATION, CORMAN LOYD LARSON, JR. AKA CORMAN LOYD LARSON AKA CORMAN L. LARSON, JR. AND DEBRA LARSON, husband and wife; AND NALONI DEE TUFTON FKA NALONI DEE TEAL AKA NALONI D. TEAL AKA LONI TEAL AND RANDALL TUFTON, wife and husband; AND JANA BARTHOLOMAY AKA JANA MARIE BARTHOLOMAY AND DANIEL BARTHOLOMAY, wife and husband; AND KELLY LARSON AKA KELLY LOUIS LARSON AND BRIDGET LARSON, husband and wife, Grantors, hereby convey and warrant to ALAN JOSEPH HEFNER AND KAREN SUZANNE HEFNER, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

- ☒ The Seller certifies that the seller does not know of any wells on the described real property.  
☐ A well disclosure certificate accompanies this document.  
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Corman Loyd Larson Jr.

Corman Loyd Larson, Jr. aka Corman Loyd Larson  
Aka Corman L. Larson, Jr.

Debra Larson

Debra Larson

Naloni Dee Tufton

Naloni Dee Tufton fka Naloni Dee Teal  
aka Naloni D. Teal aka Loni Teal

Randall Tufton

Randall Tufton

Jana Bartholomay

Jana Bartholomay aka Jana Marie Bartholomay

Daniel Bartholomay

Daniel Bartholomay

Kelly Larson

Kelly Larson aka Kelly Louis Larson

BECKER COUNTY DEED TAX

AMT. PD. \$ 379.50

Receipt # 3160805

MAY 21

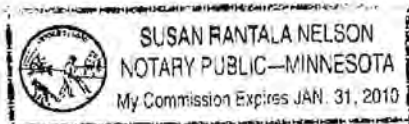


**5-M WARRANTY DEED**

Individual(s) to Joint Tenants

STATE OF Minnesota )  
COUNTY OF Norman ) ss.  
)

The foregoing instrument was acknowledged before me on this 1<sup>st</sup> day of April, 2007, by Naloni Dee Tufton fka Naloni Dee Teal aka Naloni D. Teal aka Loni Teal and Randall Tufton, wife and husband, Grantors.



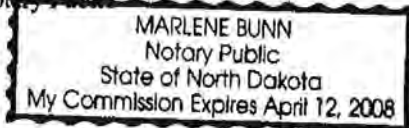
Notary Public

STATE OF Ill. )  
COUNTY OF Panor ) ss.  
)

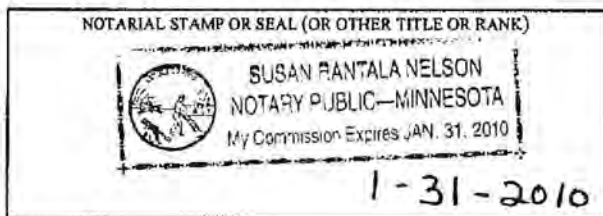
The foregoing instrument was acknowledged before me on this 19 day of April, 2007, by Jana Bartholomay aka Jana Marie Bartholomay and Daniel Bartholomay, wife and husband, Grantors.



Marlene Bunn  
Notary Public



The foregoing instrument was acknowledged before me on this 12<sup>th</sup> day of April, 2007, by Kelly Larson aka Kelly Louis Larson and Bridget Larson, husband and wife, Grantors.



SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens) ☐

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.  
828 Minnesota Avenue  
Detroit Lakes, MN 56501  
Order No. 11836

Alan Joseph Hefner  
Karen Suzanne Hefner  
38015 Lloyd Larson Lane S.  
Ponsford, MN 56575

## EXHIBIT A

That part of Government Lot 4 of Section 8, Township 142 North, Range 37 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the Southeast corner of said Government Lot 4; thence North 89 degrees 13 minutes 37 seconds West 459.64 feet on an assumed bearing along the south line of said Government Lot 4 to a point hereinafter referred to as Point A; thence continuing North 89 degrees 13 minutes 37 seconds West 37.60 feet along the south line of said Government Lot 4 to an iron monument, said point is the point of beginning; thence North 29 degrees 24 minutes 22 seconds East 170.37 feet to an iron monument; thence North 80 degrees 21 minutes 28 seconds West 297.04 feet to an iron monument; thence continuing North 80 degrees 21 minutes 28 seconds West 8 feet, more or less, to the water's edge of Bad Medicine Lake (Lake of the Valley); thence southwesterly along the water's edge of said Bad Medicine Lake (Lake of the Valley) to the south line of said Government Lot 4; thence South 89 degrees 13 minutes 37 seconds East 8 feet, more or less, along the south line of said Government Lot 4 to an iron monument; thence continuing South 89 degrees 13 minutes 37 seconds East 112.16 feet along the south line of said Government Lot 4 to a found iron monument which designates Meander Corner No. 29; thence continuing South 89 degrees 13 minutes 37 seconds East 208.36 feet along the south line of said Government Lot 4 to the point of beginning.

Also herein included is a 66.00 foot wide easement for roadway purposes over, under and across part of said Government Lot 4, part of Government Lot 5 and part of the Southwest Quarter of the Southeast Quarter, all in said Section 8, and over, under and across part of the North Half of the Northeast Quarter and part of the Northeast Quarter of the Northwest Quarter all in Section 17 of said Township 142 North, Range 37 West.

The centerline of said 66.00 foot wide road easement is described as follows:

Beginning at the aforementioned Point A; thence North 29 degrees 24 minutes 22 seconds East 925.40 feet; thence North 43 degrees 00 minutes 36 seconds East 93.51 feet, thence South 75 degrees 44 minutes 15 seconds East 56.88 feet, thence South 88 degrees 05 minutes 41 seconds East 52.77 feet, thence South 74 degrees 05 minutes 28 seconds East 46.28 feet; thence South 87 degrees 53 minutes 21 seconds East 31.48 feet; thence North 79 degrees 11 minutes 55 seconds East 37.88 feet; thence easterly on a curve, concave to the south, having a central angle of 68 degrees 35 minutes 59 seconds and a radius of 50.00 feet, for a distance of 59.87 feet (chord bearing South 66 degrees 30 minutes 05 seconds East); thence South 32 degrees 12 minutes 06 seconds East 120.20 feet; thence southeasterly on a curve concave to the northeast, having a central angle of 51 degrees 58 minutes 40 seconds and a radius of 135.12 feet, for a distance of 122.58 feet (chord bearing South 58 degrees 11 minutes 26 seconds East); thence South 84 degrees 10 minutes 46 seconds East 81.43 feet; thence South 55 degrees 05 minutes 17 seconds East 165.03 feet; thence South 54 degrees 32 minutes 12 seconds East 85.99 feet; thence South 42 degrees 28 minutes 56 seconds East 42.14 feet; thence South 51 degrees 20 minutes 04 seconds East 93.98 feet, thence easterly on a curve concave to the north, having a central angle of 71 degrees 11 minutes 45 seconds and a radius



## EXHIBIT A continued

of 51.24 feet, for a distance of 63.67 feet (chord bearing South 86 degrees 55 minutes 57 seconds East); thence North 57 degrees 28 minutes 11 seconds East 57.42 feet; thence easterly on a curve concave to the south, having a central angle of 104 degrees 14 minutes 36 seconds and a radius of 83.23 feet, for a distance of 151.43 feet (chord bearing South 70 degrees 24 minutes 31 seconds East); thence South 18 degrees 17 minutes 13 seconds East 178.78 feet; thence South 23 degrees 28 minutes 35 seconds East 159.53 feet; thence southeasterly on a curve concave to the northeast having a central angle of 35 degrees 54 minutes 31 seconds and a radius of 200.00 feet, for a distance of 125.35 feet (chord bearing South 41 degrees 25 minutes 50 seconds East) to a point of reverse curvature, thence southeasterly on a curve, concave to the southwest, having a central angle of 37 degrees 07 minutes 38 seconds and a radius of 300.00 feet, for a distance of 194.40 feet (chord bearing South 40 degrees 49 minutes 17 seconds East); thence South 22 degrees 15 minutes 28 seconds East 23.47 feet; thence southeasterly on a curve concave to the northeast, having a central angle of 37 degrees 55 minutes 36 seconds and a radius of 105.00 feet, for a distance of 69.50 feet (chord bearing South 41 degrees 13 minutes 16 seconds East) to a point of reverse curvature, thence southeasterly on a curve, concave to the southwest, having a central angle of 62 degrees 01 minutes 48 seconds and a radius of 180.00 feet, for a distance of 194.87 feet (chord bearing South 29 degrees 10 minutes 10 seconds East) to a point of reverse curvature, thence southerly on a curve, concave to the east, having a central angle of 33 degrees 44 minutes 26 seconds and a radius of 130.00 feet, for a distance of 76.56 feet (chord bearing South 15 degrees 01 minute 29 seconds East); thence South 31 degrees 53 minutes 42 seconds East 133.82 feet; thence South 39 degrees 07 minutes 06 seconds East 67.87 feet; thence southeasterly on a curve, concave to the southwest, having a central angle of 26 degrees 51 minutes 36 seconds and a radius of 300.00 feet, for a distance of 140.64 feet (chord bearing South 25 degrees 41 minutes 18 seconds East) to a point of reverse curvature; thence southeasterly on a curve concave to the northeast, having a central angle of 58 degrees 21 minutes 03 seconds and a radius of 150.00 feet, for a distance of 152.76 feet (chord bearing South 41 degrees 26 minutes 02 seconds East); thence South 70 degrees 36 minutes 33 seconds East 67.58 feet; thence South 62 degrees 25 minutes 25 seconds East 73.86 feet; thence southeasterly on a curve concave to the southwest, having a central angle of 49 degrees 40 minutes 57 seconds and a radius of 180.00 feet, for a distance of 156.08 feet (chord bearing South 37 degrees 34 minutes 56 seconds East); thence South 12 degrees 44 minutes 28 seconds East 184.24 feet; thence southeasterly on a curve, concave to the northeast, having a central angle of 88 degrees 09 minutes 41 seconds and a radius of 60.00 feet, for a distance of 92.32 feet (chord bearing South 56 degrees 49 minutes 18 seconds East); thence North 79 degrees 05 minutes 51 seconds East 107.39 feet; thence North 85 degrees 06 minutes 52 seconds East 73.77 feet; thence South 88 degrees 30 minutes 15 seconds East 101.97 feet; thence South 78 degrees 14 minutes 08 seconds East 94.70 feet; thence South 86 degrees 08 minutes 50 seconds East 126.15 feet; thence easterly on a curve concave to the north, having a central angle of 26 degrees 03 minutes 39 seconds and a radius of 350.00 feet, for a distance of 159.20 feet (chord bearing North 80 degrees 49 minutes 20 seconds East); thence North 67 degrees 47 minutes 31 seconds

## EXHIBIT A continued

East 122.55 feet; thence North 63 degrees 51 minutes 13 seconds East 101.68 feet; thence North 69 degrees 09 minutes 30 seconds East 68.33 feet; thence North 79 degrees 04 minutes 45 seconds East 112.98 feet; thence North 67 degrees 54 minutes 27 seconds East 72.61 feet; thence easterly on a curve concave to the south, having a central angle of 63 degrees 12 minutes 43 seconds and a radius of 90.00 feet, for a distance of 99.29 feet (chord bearing South 80 degrees 29 minutes 12 seconds East) to a point of reverse curvature; thence easterly on a curve concave to the north, having a central angle of 75 degrees 07 minutes 07 seconds and a radius of 120.00 feet, for a distance of 157.33 feet (Chord bearing South 86 degrees 26 minutes 24 seconds East) to a point of reverse curvature; thence easterly on a curve concave to the south, having a central angle of 25 degrees 37 minutes 13 seconds and a radius of 270.00 feet, for a distance of 120.73 feet (chord bearing North 68 degrees 48 minutes 39 seconds East); thence North 81 degrees 37 minutes 16 seconds East 25.79 feet; thence North 75 degrees 14 minutes 15 seconds East 71.56 feet; thence easterly on a curve concave to the south, having a central angle of 53 degrees 46 minutes 02 seconds and a radius of 50.00 feet, for a distance of 46.92 feet (chord bearing South 77 degrees 52 minutes 44 seconds East); thence South 50 degrees 59 minutes 43 seconds East 30 feet, more or less, to the centerline of an existing public road and said 66.00 foot wide road easement centerline there terminates. At the point of termination of said road easement centerline the sidelines of said easement shall be prolonged or shortened to terminate on the centerline of said existing public road. At the point of beginning of said road easement centerline the sidelines of said easement shall be prolonged or shortened to terminate on the south line of said Government Lot 4.





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,761	Date: 10/26/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County











# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse  
915 Lake Ave Detroit Lakes, MN 56501

**Applicant:** Todd A & Cindy D. Nankivel **Project Location:** 19120 Sherman Shores Rd Audubon, MN 56567 Wyndemere Dr  
West Fargo, ND 58078

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a shed to be located at fifty-five (55) feet from the OHW of a lake, deviating from the required setback of one hundred (100) feet on a recreational development lake.

LEGAL LAND DESCRIPTION: Tax ID number: 02.0318.000 & 02.0319.000; Little Cormorant Lake

**02.0318.000:** Section 33 Township 139 Range 042; SHERMAN SHORES LOT 12 & **02.0319.000:** Section 33 Township 139 Range 042; SHERMAN SHORES LOT 13; Audubon Township

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

EMAIL: [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2021-219

### Property and Owner Review

Parcel Number(s): 020318000 020319000 combining with 020318000

Owner: TODD NANKIVEL

Township-S/T/R: AUDUBON-33/139/042

Mailing Address:

TODD NANKIVEL

667 WYNDEMERE DR

WEST FARGO ND 58078

Site Address: 19080 SHERMAN SHORES RD

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: site2021-84935

Legal Descr: SHERMAN SHORES LOT 12

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

The shape of the lot and water borders on two sides of a good portion of this lot.

Description of Variance Request: **Requesting a variance to construct a storage shed with the closest corner of the shed being fifty-five (55) feet from the Ordinary High Water (OHW) mark of a Recreational Development Lake, deviating from the required setback of one hundred (100) feet due to setback issues.**

OHW Setback: 55'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 5.6%

Proposed Imp. Surface Coverage: 8.3%

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 2,000sf

Existing Structure Height:

Proposed Structure Height: 22'

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? N/A

Change to main structural framework? N/A

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **We are proposing to construct a storage shed closer to the OHW than the required setback due to the shape of our lot, best placement for the septic drain field, and the fact that water borders two sides of our lot.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Proposed storage shed is for storage of our boats, trailers, atvs, lawn mower etc. Residential use, which is in compliance with the surrounding neighborhood.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **We have no other storage sheds for things other than our vehicles, so constructing this storage shed will prevent us from having to rent a storage unit. We have enough lot square footage to construct this size storage shed, but not able to meet the required setback from the OHW because of the shape of our lot. Also, the reason for the placement of the proposed storage shed, running parallel with the road, we would have access right off the road for putting things into the shed.**



4. Are there circumstances unique to the property? **Yes**

Explain: **The shape of the lot, water on two sides of the lot, and best placement for the septic drain field is between the existing detached garage and the proposed new storage shed which would fall right on the lot line between the two lots so it made sense for us to combine these two parcels.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **This is a residential neighborhood and constructing this storage shed will not change the essential character at all.**

**Field Review Form (Pre-Insp)****Permit # SITE2021-1701****Property and Owner Review**Parcel Number: **020318000**Owner: **TODD NANKIVEL**Township-S/T/R: **AUDUBON-33/139/042**Site Address: **19080 SHERMAN SHORES RD**

Inspector Notes:

Does posted address sign match site address? Y N

**Dwelling Proposed Review**

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**Non-dwelling related project (2A): **Storage Shed**

- Existing Dimensions:
- Proposed Dimensions: **40'x50'**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **Other**

- Existing Dimensions:
- Proposed Dimensions: **15'x20' concrete apron**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:



## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: - Non-dwelling: <b>20'</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Little Cormorant (Lake Eunice &amp; Audubon) [RD]</b> River Name:	
Side setback: - Dwelling: - Non-dwelling: <b>100'+</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: <b>55'</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: <b>10+</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: <b>10'</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: <b>100+</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

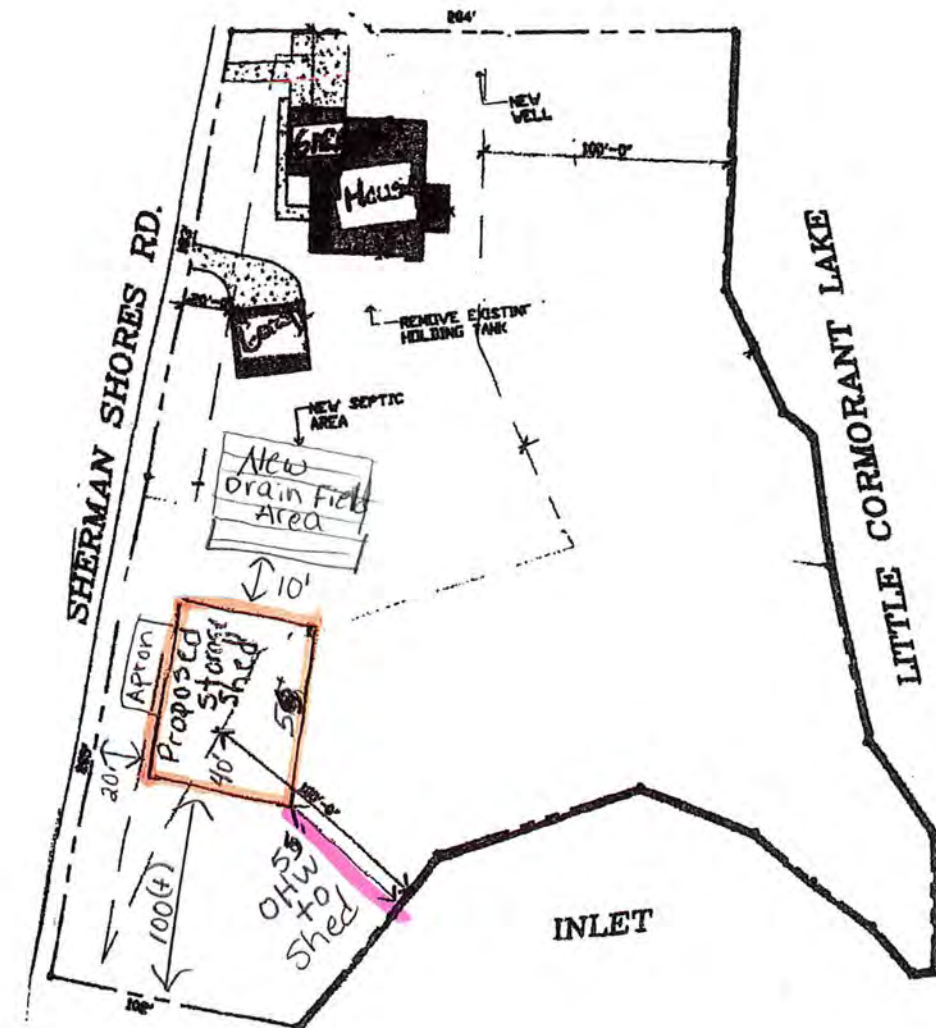
Any other impervious surface coverage not noted on application?

## Nankivel PARCELS 02.0318.000 & 02.0319.000 (Lots to be combined)

TOTAL LOT AREA	93,917		
ALLOWABLE IMPERVIOUS @ 25%	23,479		
		<b>EXISTING</b>	<b>PROPOSED</b>
New Home on 02.0318.000	38 x 58	1872	1872
New Attached Garage on 02.0318.000	26x22	572	572
New Deck 180 sg ft			
Sidewalk		251	251
Driveway		703	703
Driveway		597	597
Driveway		100	100
Paver patio		201	201
New Porch on 02.0318.000		361	361
Proposed Shed on 02.0319.000	40x50		2000
Proposed Apron on shed	15x20		300
Existing Garage w/bunkhouse attached	30x28	840	840
Existing Shed	8x8	64	64
		5561	7861
		<b>5.92%</b>	<b>8.37%</b>



02.0318.000 + 02.0319.000  
Todd + Cindy Nankivel  
Combining these two parcels.  
Total Lot area 93,617 sf







# SHERMAN SHORES

IN GOV'T LOT 1, SEC. 33, T139N, R42W & GOV'T LOTS 2 & 3, SEC. 4, T138N, R42W

BECKER COUNTY, MINN.

KNOW ALL MEN BY THESE PRESENTS: That Donald D. Bunker and Mariya J. Bunker, husband and wife, are the owners and proprietors of that part of Government Lot 1 of Section 33, Township 139 North, Range 42 West and that part of Government Lots 2 and 3 of Section 4, Township 138 North, Range 42 West of the Fifth Principal Meridian all in Becker County, Minnesota, described as follows:

Commencing at Meander Corner No. 45 located on the southerly line of said Section 33 and on the westerly shoreline of said Government Lot 1; thence South 89 degrees 51 minutes 37 seconds East 871.04 feet on an assumed bearing along the southerly line of said Section 33; thence North 52 degrees 21 minutes 02 seconds West 308.66 feet to the point of beginning; thence South 52 degrees 21 minutes 02 seconds East 390.44 feet; thence southeasterly on a curve, concave to the northeast, having a central angle of 28 degrees 35 minutes 38 seconds and a radius of 392.43 feet, for a distance of 195.84 feet (chord bearing South 66 degrees 18 minutes 51 seconds East); thence South 80 degrees 50 minutes 40 seconds East 407.28 feet to the westerly line of an Existing Public Road; thence South 07 degrees 42 minutes 02 seconds East 66.91 feet along the westerly line of said Existing Public Road; thence North 30 degrees 56 minutes 40 seconds West 187.14 feet; thence northwesterly on a curve, concave to the northeast having a central angle of 28 degrees 35 minutes 38 seconds and a radius of 458.41 feet for a distance of 328.77 feet (chord bearing North 66 degrees 38 minutes 51 seconds West); thence North 52 degrees 21 minutes 02 seconds West 390.44 feet; thence northwesterly on a curve, concave to the southwest, having a central angle of 33 degrees 22 minutes 55 seconds and a radius of 334.23 feet for a distance of 194.72 feet (chord bearing North 69 degrees 02 minutes 29 seconds West); thence North 85 degrees 43 minutes 57 seconds West 114.57 feet; thence southerly on a curve, concave to the east, having a central angle of 02 degrees 42 minutes 59 seconds and a radius of 770.98 feet for a distance of 36.84 feet (chord bearing North 02 degrees 24 minutes 09 seconds East); thence North 87 degrees 14 minutes 12 seconds West 302.86 feet, more or less, to the waters edge of Little Cormorant Lake; thence in a northwesterly direction and a northeasterly direction along the waters edge of said Little Cormorant Lake to the most northerly point or promontory of said Government Lot 1; thence in a southerly direction along the waters edge of said Little Cormorant Lake to the intersection with a line which bears North 31 degrees 42 minutes 52 seconds East from the point of beginning; thence South 31 degrees 42 minutes 52 seconds West 302.85 feet, more or less, to the point of beginning;

and have caused the said Land to be surveyed and platted as SHERMAN SHORES and do hereby donate and dedicate to the public for public use forever, VICTORIA LANE and SCOTTSDALE DRIVE as shown on the herein plat. Lots 1 through 15, inclusive, all in Block 1; extend to the waters edge of Little Cormorant Lake. SUBJECT to easements and reservations of record, if any.

IN WITNESS WHEREOF said Donald D. Bunker and Mariya J. Bunker, husband and wife, have hereunto set their hands and seals this 2<sup>nd</sup> day of June, 1972.

IN PRESENCE OF:

Russell Kustalla  
Ray A. Smith

State of Minnesota } ss  
County of Becker }

On this 2<sup>nd</sup> day of June, 1972, before me, a Notary Public, personally appeared Donald D. Bunker and Mariya J. Bunker, husband and wife, in so known to be the persons described in and who executed the foregoing instrument and they acknowledged that they executed the same as their free act and deed.

I, Donald D. Bunker, a Registered Land Surveyor, do hereby certify that I have made the survey and plat of SHERMAN SHORES; that this is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown; that the putative boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated other than as shown thereon.

State of Minnesota } ss  
County of Becker }

Above certification, subscribed and sworn to before me, a Notary Public, this 2<sup>nd</sup> day of June, 1972.

Wayne M. Benson  
Notary Public, Becker County, Minnesota  
My Commission Expires June 15, 1977

This plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 2<sup>nd</sup> day of June, 1972.

ATTEND:

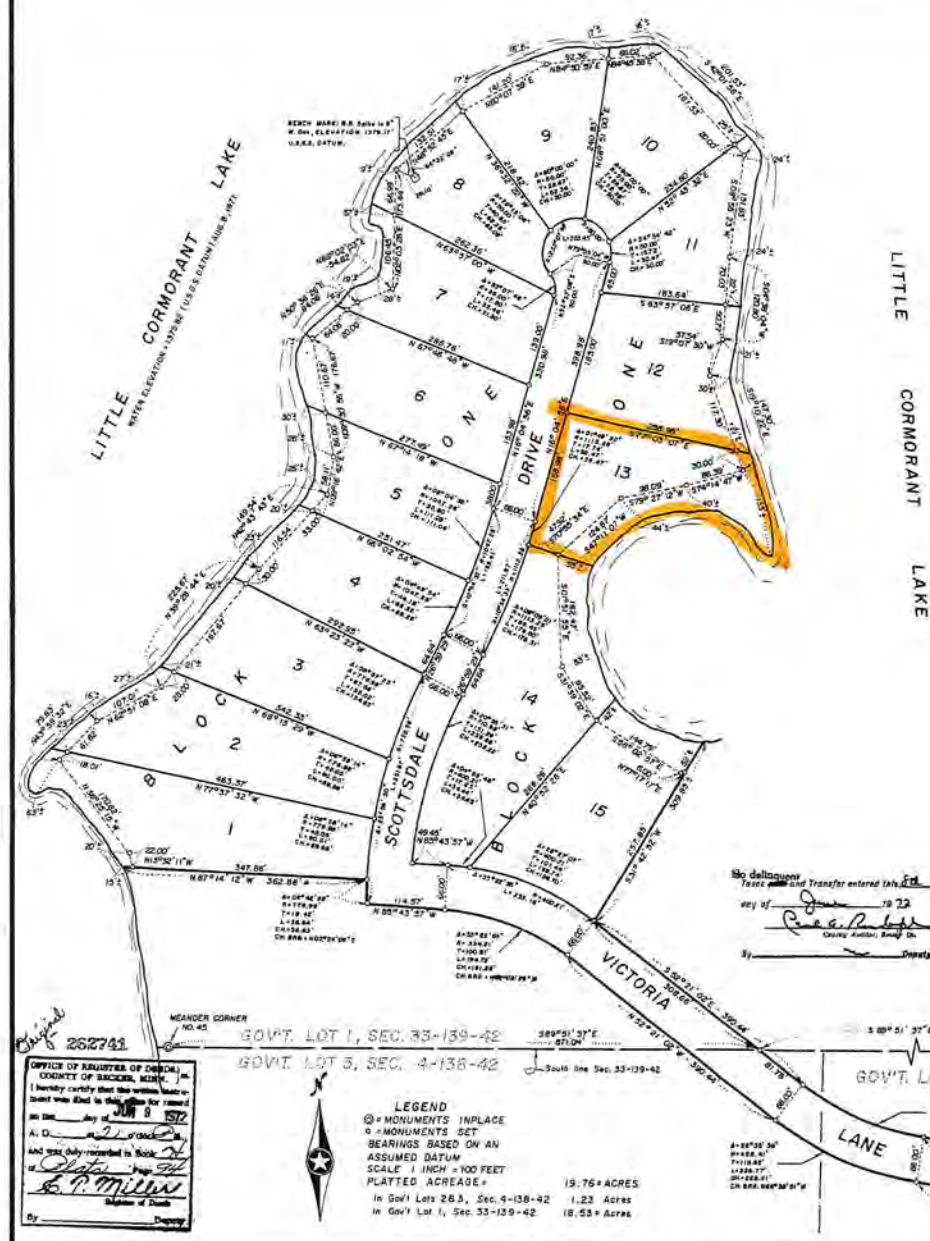
Paul C. Fandolph  
County Auditor

John R. Hatched  
Chairman of County Board

This plat is hereby approved by the Becker County Planning Commission, this 6 day of June, 1972.

Paul C. Fandolph  
Chairman

Paul C. Fandolph  
Secretary



262741  
OFFICE OF REGISTRAR OF DEEDS  
COUNTY OF BECKER, MINN.  
I hereby certify that the within described tract is the same as that shown on the plat of Sherman Shores, Becker County, Minnesota, and was duly recorded in Book 262741, page 1.  
Dated: June 2, 1972  
B. P. MILLER  
Registrar of Deeds

LEGEND  
@ = MONUMENTS IN PLACE  
o = MONUMENTS SET  
BEARINGS BASED ON AN ASSUMED DATUM  
SCALE: 1 INCH = 100 FEET  
PLATTED ACRES: 19.76 ACRES  
In Gov't Lot 2 & 3, Sec. 4-138-42  
In Gov't Lot 1, Sec. 33-139-42 18.53 ACRES

## REQUEST TO COMBINE PARCELS

### Requirements to combine property:

1. Parcels must be in the same school district, township and the same section.
2. Parcels must be owned by the same party.
3. All taxes must be paid in full, current and prior.

I/We request that the County Auditor-Treasurer combine the following parcels for the next tax year.

Parcel # 020318000

Parcel # 020319000

Parcel # \_\_\_\_\_

Signature of Owner(s)

Cinkivel / [Signature]

Phone contact

701-361-3309

Email

Cinkivel@icloud.com

Date of Request


10/04/2021






## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Sales Info](#)

[New Search](#)

Summary	
Parcel Number:	020319000 <a href="#">GIS Map</a> 
Property Address:	19120 SHERMAN SHORES RD AUDUBON
Owner Name:	TODD A NANKIVEL & CINDY D NANKIVEL
Owner Address:	667 WYNDEMERE DR WEST FARGO ND 58078
Legal Description:	Section 33 Township 139 Range 042 SHERMAN SHORES LOT 13

Valuation & Taxation <span style="float: right;"><a href="#">top</a> </span>			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value			
Estimated Land Value	\$222,400	\$185,000	\$205,500
Estimated Machinery Value			
Total Estimated Value	\$222,400	\$185,000	\$205,500
Tax Payable Year	2021 Payable		2020 Payable
Taxable Market Value	\$185,000		\$205,500
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>		 <a href="#">2020 Statement</a>
Total Tax Levied	\$1,478.00		\$1,706.00
Total Payments	-\$739.00		-\$1,706.00

Unpaid Balance	\$739.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span>top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$222,400

Zoning Information <span>top ▲</span>	
Zoning District	
Township	Audubon
Zoning District	Agricultural
Other Descriptions	Plat of Sherman Shores

Land Information <span>top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
	205		
Description	Flags		Size
020103 LITTLE CORM SITE			1 UT
020105 FF-L CORMOR AVG			105 FF
020105 FF-L CORMOR AVG			100 FF

Sales Information <span>top ▲</span>			
Sale Date: 3/13/2019 - Property Type: Season Rec. - bare land			
Buyer	NANKIVEL TODD A & CINDY D	Seller	DIFFERDING REAL ESTATE INVESTMENTS LLLP



Sale Price	\$126,000	Ins Type	Warranty Deed
Adj Sale Price	\$126,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
<b>Sale Date: 4/1/2014 - Property Type: Season Rec. - bare land</b>			
Buyer	DIFFERDING REAL ESTATE INVESTMENTS LLP	Seller	FAUS, MARY
Sale Price	\$78,500	Ins Type	Warranty Deed
Adj Sale Price	\$78,500	Q/U	Q
Adj Reason		Q/U Reason	Good sale
<b>Sale Date: 5/22/1998 - Property Type: Season Rec. - bare land</b>			
Buyer	BORN, RICHARD J. & MARY FAUS	Seller	LUNDE, ALAN S. & CHRISTINE A.
Sale Price	\$24,000	Ins Type	Warranty Deed
Adj Sale Price	\$24,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale

657606

CERTIFICATE OF REAL ESTATE VALUE FILED # 016637

No delinquent taxes and transfer entered  
this 18<sup>th</sup> day of March 20 19

Mary Hendrickson  
Becker County Auditor/Treasurer

By Deputy

02-0319-000

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 657606

March 18, 2019 at 11:40 AM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

BECKER COUNTY DEED TAX

AMT. PD. \$ 415.80

Receipt # 705112

Becker County Auditor/Treasurer

WARRANTY DEED

Dated: March 13, 2019

eCRV No.: 929113

FOR VALUABLE CONSIDERATION, Differding Real Estate Investments, LLLP, Grantor, hereby conveys and warrants to Todd A. Nankivel and Cindy D. Nankivel, Grantees, as joint tenants and not as tenants in common with right of survivorship, real property in Becker County, Minnesota, described as follows:

Lot 13, in Block 1, Sherman Shores, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: easements, rights-of-way and other encumbrances of record.

Check here if all or part of the described real property is Registered ☐ (Torrens)

☒ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document.

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

N1902008

Northern Title

chg  
paid  
well



Differding Real Estate Investments, LLLP

By: [Signature]

Its: Managing Partner

STATE OF NORTH DAKOTA

COUNTY OF CASS

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March, 2019, by Scott Differding the General Manager of Differding Real Estate Investments, LLLP, on behalf of the partnership.

[Signature: Karen K. Earles Anderson]

Notary Public

KAREN K. EARLES ANDERSON  
Notary Public  
State of North Dakota  
My Commission Expires Nov. 18, 2022

THIS INSTRUMENT WAS DRAFTED BY:

NILLES LAW FIRM  
1800 Radisson Tower  
201 North Fifth Street  
P.O. Box 2626  
Fargo, North Dakota 58108

Tax Statements for the Real Property described in this instrument should be sent to:

NAME AND ADDRESS:

Todd and Cindy Nankivel  
667 Wyndemere Drive  
West Fargo, ND 58078

STATE DEED TAX  
DUE HEREON: \$ 415.80





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:845

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 10/7/2021

Becker County





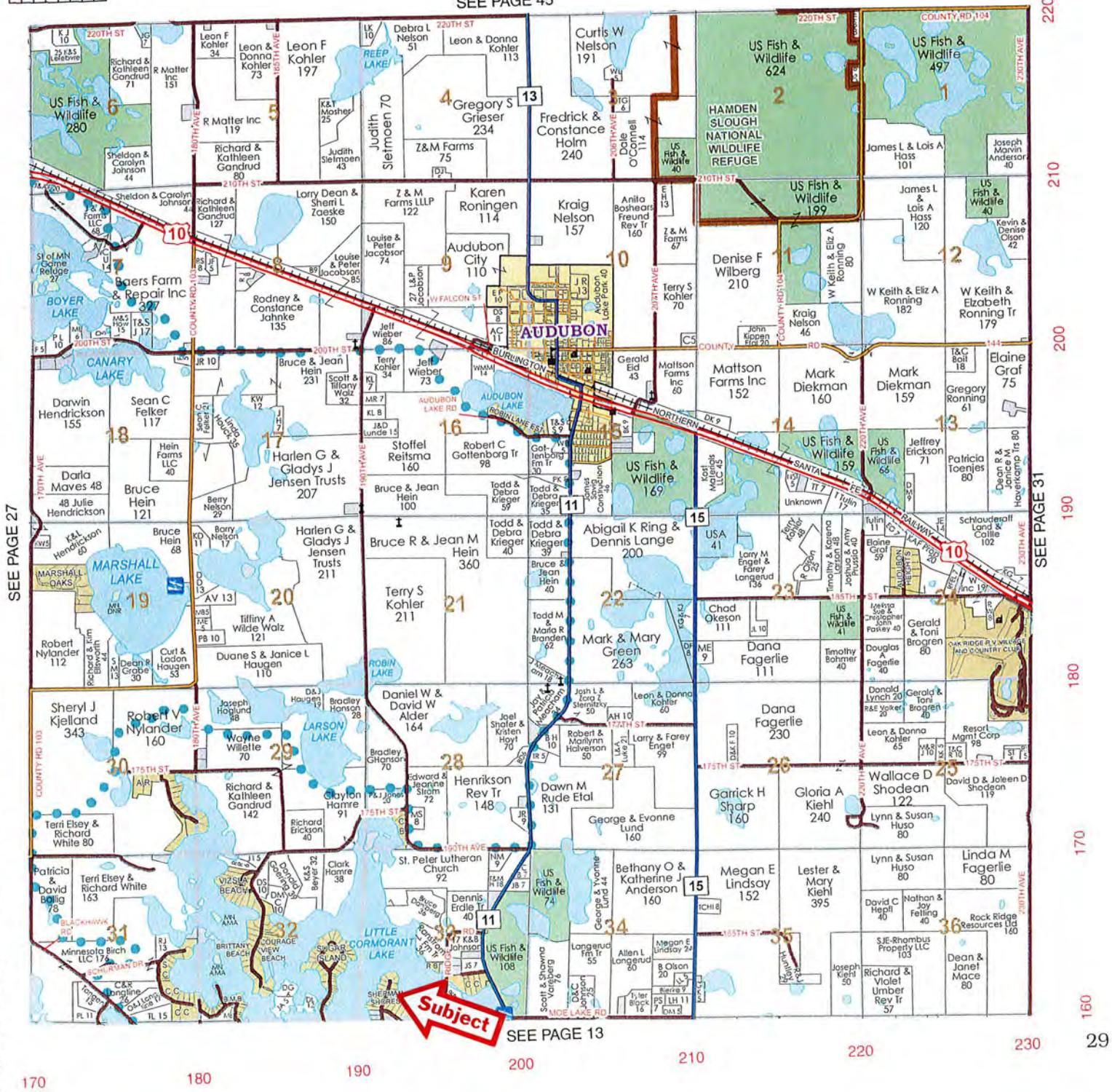


## Audubon

Township 139N - Range 42W

Copyright © 2019 Mapping Solutions

SEE PAGE 45







# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

---

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**Applicant:** Thomas & Bonnie Higgins  
31896 Co Hwy 50  
Park Rapids, MN 56470

**Project Location:** 31896 Co Hwy 50 Park Rapids, MN 56470

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to support a boundary line adjustment which would create a side lot setback of two (2) feet from two existing non-conforming sheds, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 34.0100.000; Two Inlets Lake  
Section 14 Township 141 Range 036; PT GOVT LOT 1: COMM SEC COR BETW 11,12,13,14, S 600' TO POB; S 100', W TO TWO INLETS LK, N AL LK TO PT W OF POB; W TO POB. LESS PT E OF RD.; Two Inlets Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



## Variance Application Review

Permit # VAR2021-224

### Property and Owner Review

Parcel Number(s): 340100000

Owner: THOMAS S HIGGINS

Township-S/T/R: TWO INLETS-14/141/036

Mailing Address:

THOMAS S HIGGINS

31896 CO HWY 50

PARK RAPIDS MN 56470

Site Address: 31896 CO HWY 50

Lot Recording Date: Prior to 1971

Original Permit Nbr: No permit has been applied for at this time.

Legal Descr: PT GOVT LOT 1: COMM SEC COR BETW 11,12,13,14, S 600' TO POB; S 100', W TO TWO INLETS LK, N AL LK TO PT W OF POB; W TO POB. LESS PT E OF RD.

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

Description of Variance Request: Request a variance to support a boundary line adjustment which would create a side lot setback of two (2) feet from two existing non-conforming sheds, due to setback issues. There are 3 sheds located along the north property line of the lot. These sheds were constructed well before we purchase the property in 1993. Per assessor records we believe the dates of construction were 1900/1968/1980. We recently located out property boundaries and were surprised to realize all three sheds were constructed across the property line a varying degrees. We have spoken with the neighbor to the north and they have agreed to resolve the matter by allowing a boundary line adjustment.

OHW Setback:

Side Lot Line Setback: Two sheds 2' from the side lot line

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 15%

Proposed Imp. Surface Coverage: 15%- No Change

Existing Structure Sq Ft:

Proposed Structure Sq Ft: no change

Existing Structure Height:

Proposed Structure Height: no change

Existing Basement Sq Ft:

Proposed Basement Sq Ft: NA

Change to roofline? N/A

Change to main structural framework? N/A

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, we are bringing the property into compliance. Currently all three structures are located across the north property line. We were told by Becker County Zoning Office that we need to get a variance before they could approve a survey to have the structures not meeting the required setbacks. The boundary line adjustment will bring one shed completely into compliance. The other two other sheds will now be completely within the property boundaries, instead of encroaching on the neighbors lot.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: **Yes, these buildings have been standing for the last 40+ years and have not caused any hardship or hazard to any neighbor or the public. They are meeting all other setback requirements and are well away from the lake and the road. The request will make the lot more compliant.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes this is a residential lot and we will continue to use it for residential purposes.**

4. Are there circumstances unique to the property? **Yes**

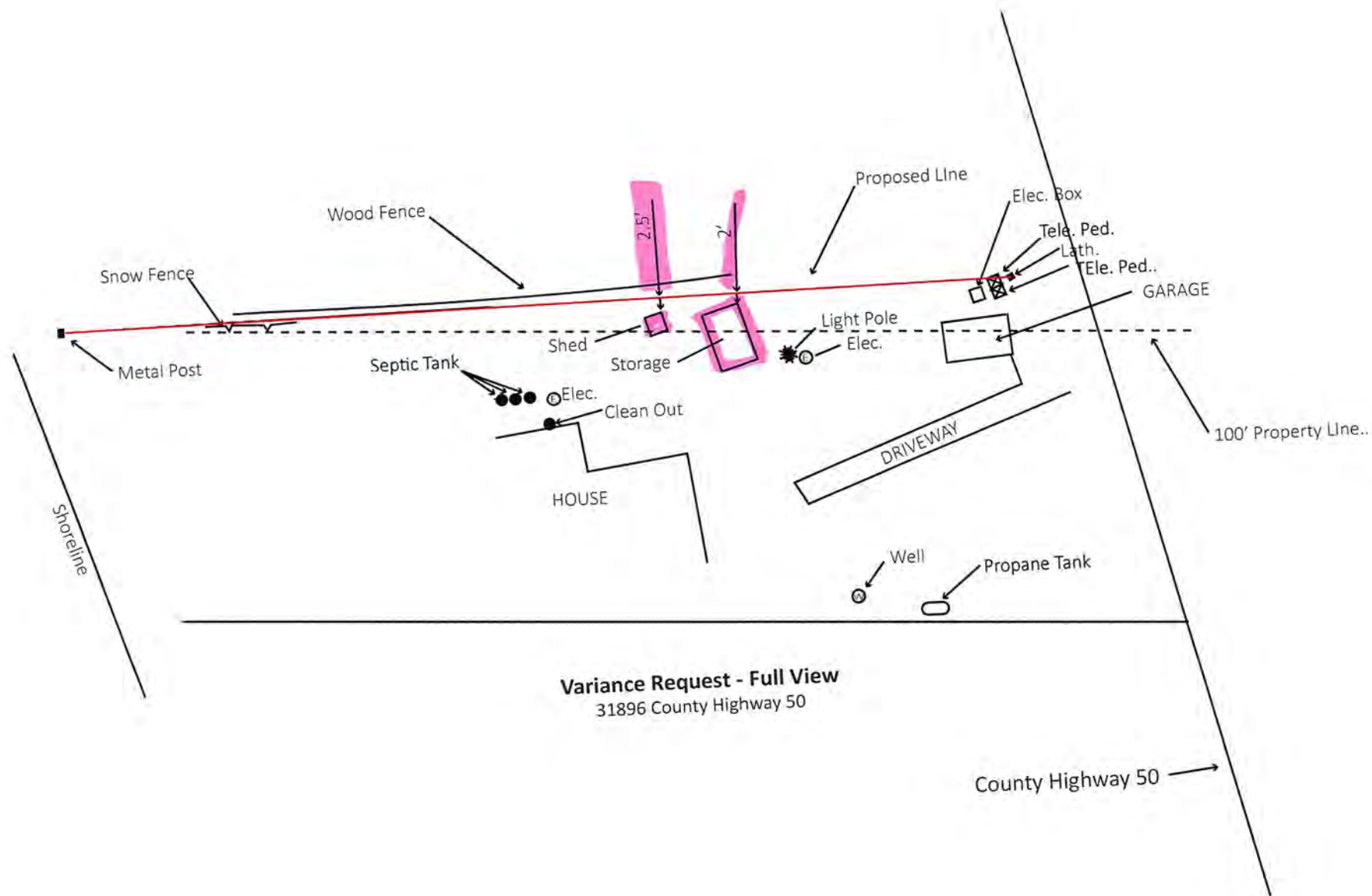
Explain: **The hardship is not due to the plight of the homeowner. These buildings have been in place prior to the current owner buying the lot. The sheds have foundations therefore we cannot pull them over without tearing down and rebuilding. The neighbor is in favor of the project.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses.**



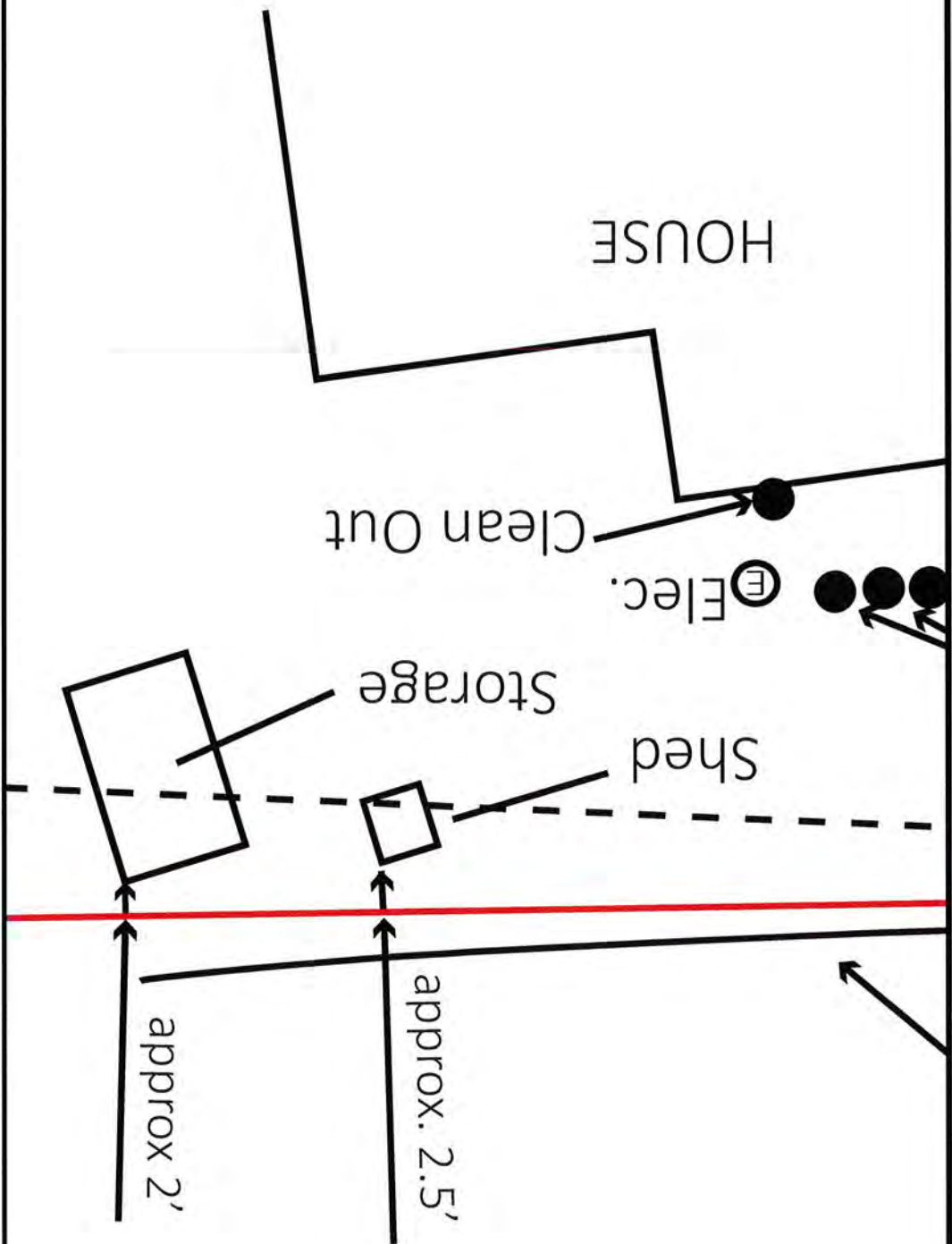
Higgins PARCELS 34.0100.000			
TOTAL LOT AREA .75Ac	32,670		
ALLOWABLE IMPERVIOUS @ 25%	8,168		
		EXISTING	PROPOSED
Dwelling (480+1360)		1840	1840
Porch	9x34	306	306
Attached Garage	28x28	784	784
Asphalt		1614	1614
Shed	14x22	308	308
Shed	6x6	36	36
Shed	12x20	240	240
		5128	5128
		15.70%	15.70%

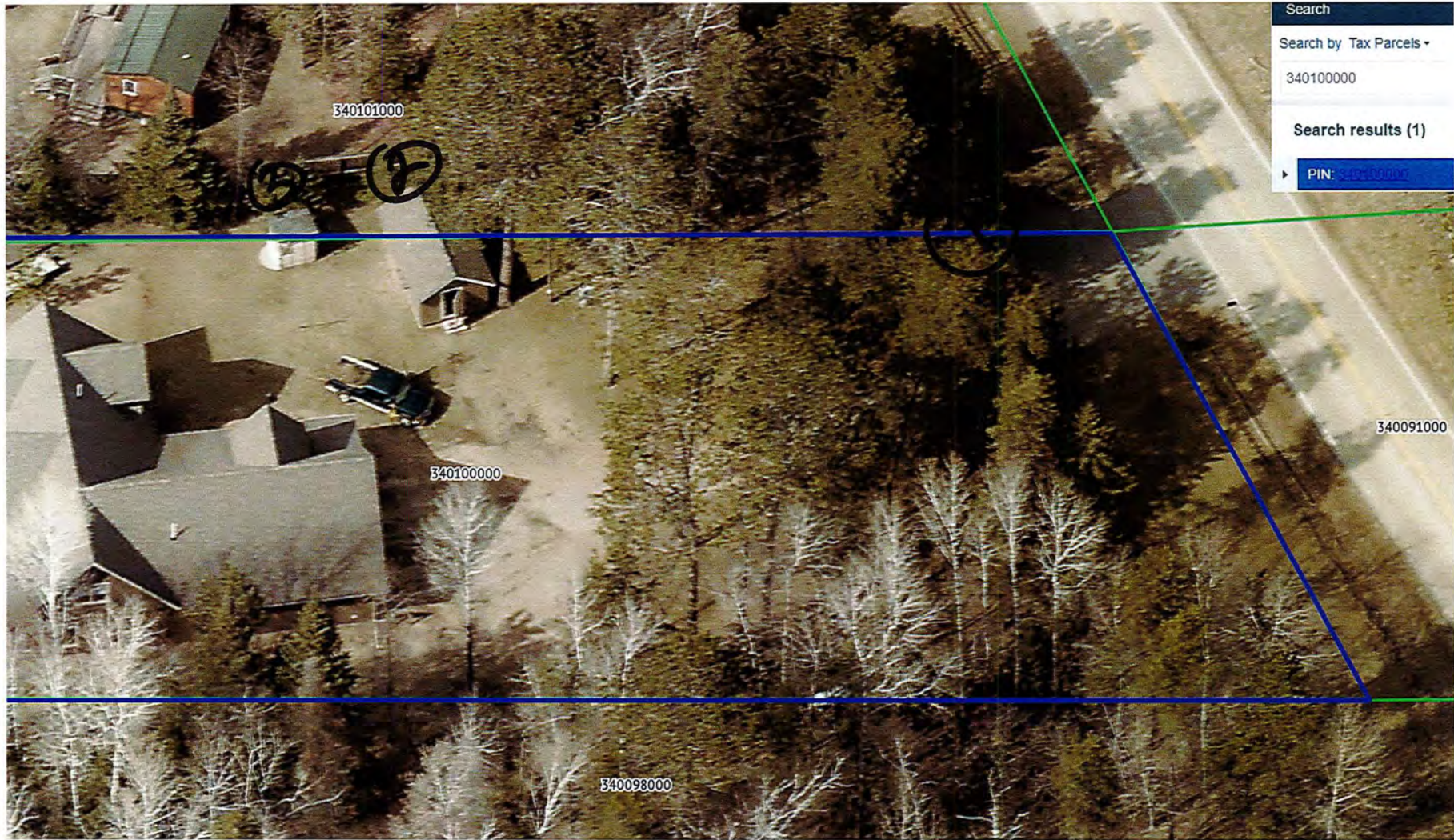




# Closure

## 31896 County Highway 50





Search

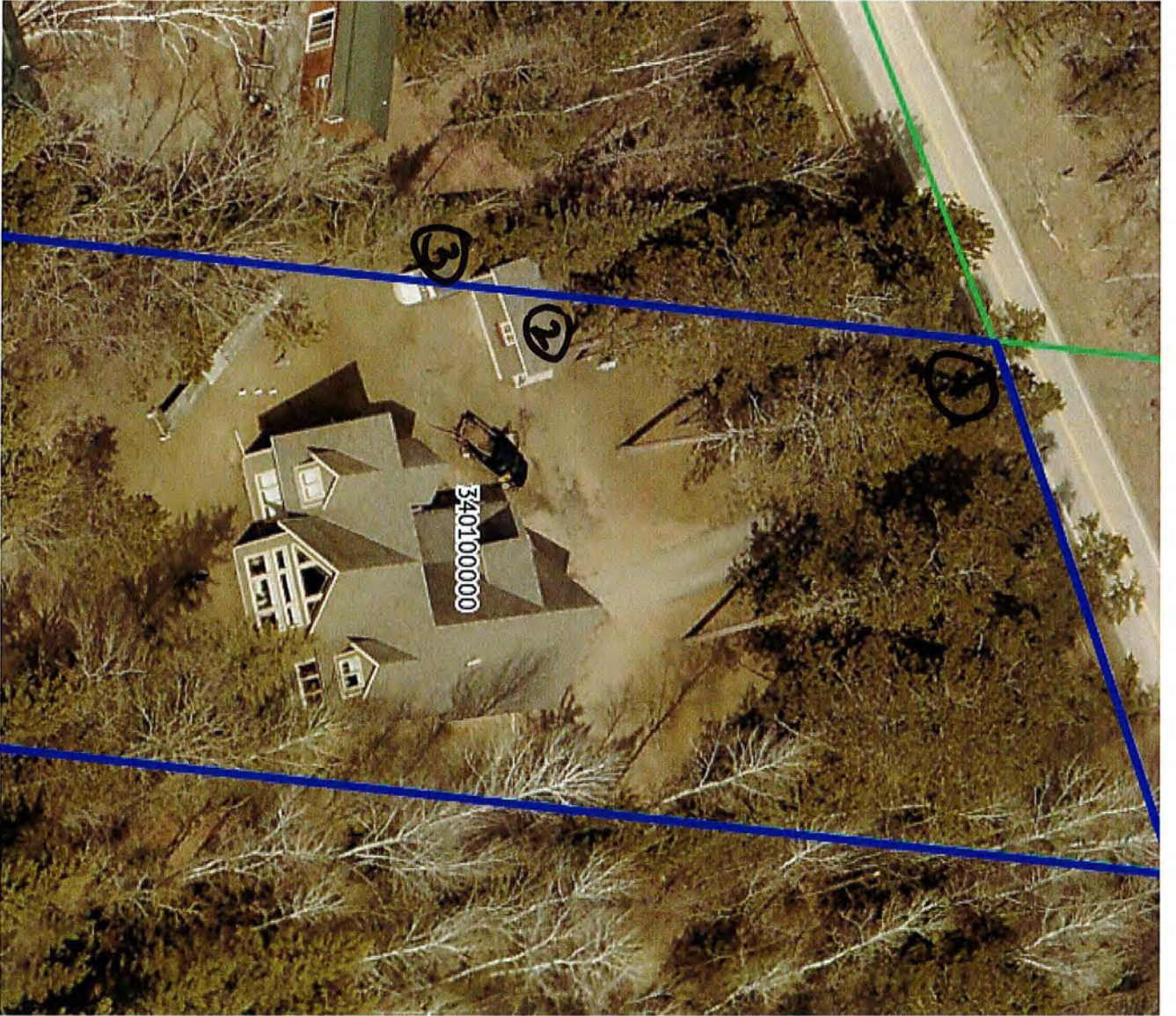
Search by Tax Parcels ▾

340100000

Search results (1)

▶ PIN: 340100000












## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [New Search](#)

Summary	
Parcel Number:	340100000 <span style="float: right;"><a href="#">GIS Map</a> </span>
Property Address:	31896 CO HWY 50 PARK RAPIDS
Owner Name:	THOMAS HIGGINS & BONNIE HIGGINS
Owner Address:	31896 CO HWY 50 PARK RAPIDS MN 56470
Legal Description:	Section 14 Township 141 Range 036 PT GOVT LOT 1: COMM SEC COR BETW 11,12,13,14, S 600' TO POB; S 100', W TO TWO INLETS LK, N AL LK TO PT W OF POB; W TO POB. LESS PT E OF RD.

Valuation & Taxation <span style="float: right;"><a href="#">top</a> </span>			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$304,800	\$269,300	\$272,200
Estimated Land Value	\$129,200	\$118,600	\$118,600
Estimated Machinery Value			
Total Estimated Value	\$434,000	\$387,900	\$390,800
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$385,600	\$388,700
Tax Details - <i>please see statement</i>		 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>
Total Tax Levied		\$2,912.00	\$2,986.00

Total Payments	-\$2,912.00	-\$2,986.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span>top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$434,000

Zoning Information <span>top ▲</span>	
Zoning District	
Township	Two Inlets
Zoning District	Agricultural
Other Descriptions	
Imaged Files	
Document Type	Available Years
Septic	2020*
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.	

Land Information <span>top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
0.75	100		0.75
Description	Flags	Size	
340203 TWO INLETS LAKE SITE		1 UT	
601420 WATER/SEWER/ELEC		1 UT	
340205 FF-TWO INLETS-AVG		54 FF	



340204 FF-TWO INLETS-GOOD		26 FF
340205 FF-TWO INLETS-AVG		20 FF
999997 LAKE SHORE NO VALUE		0.613 AC
999999 ROAD		0.137 AC

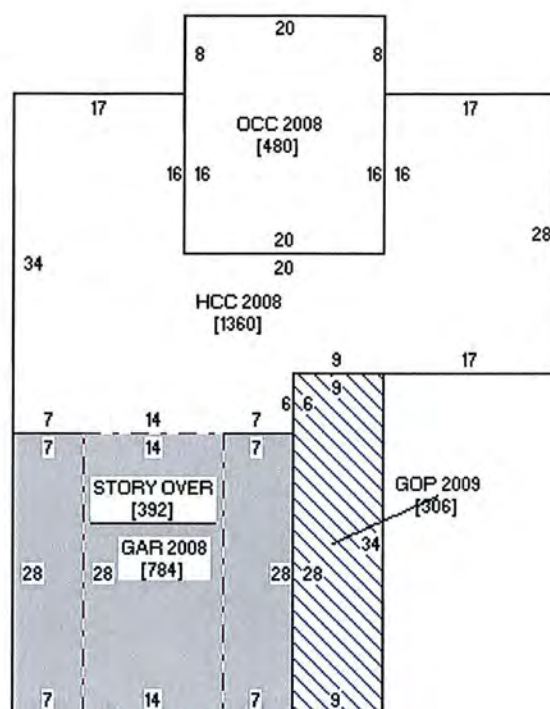
## Residential Buildings

[top ▲](#)

### Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	2008
Bldg Style	1 1/2 Story Frame
Arch Style	1.25 Story
Area	3184 SqFt
Condition	Normal
Basement	Slab
Heating	Elec - Radiant
AC	No
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Fiber Cement
Int Walls	Drywall
Floor	Hardwood
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



## Addition # 1

Year Built	2008
Style	1 Story Frame
Area SF	480
Condition	Normal
Bsmnt SF	0
Heat	Elec - Radiant
AC	No
Attic SF	0

## Garage # 1

Year Built	2008
Style	Att Frame
Area SF	784



Condition		Excellent
Bsmnt SF		0
Qtrs Over Style		Frame
Qtrs Over SF		392
Qtrs Over AC		0
Porch # 1		
Area SF	306	
Style	1S Frame Open	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	No	
Plumbing		
Style	Count	
Full Bath	2	
Fireplace		
Descr	Story Ht	Count
Masonry	1 1/2 Story	1

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Paving - Asphalt	
Year Built	1980	
Item Count	1	
Condition	Normal	
Paving Type	Asphalt Road	

Quantity	1,614 Square Feet
Pricing	Average
Lighting	None
<b>Yard Item # 2 details:</b>	
Descr	Shed
Year Built	1968
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	14.00
Length	22.00
Area	308 Square Feet
<b>Yard Item # 3 details:</b>	
Descr	Shed
Year Built	1900
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	6.00
Length	6.00
Area	36 Square Feet
<b>Yard Item # 4 details:</b>	
Descr	Shed
Year Built	1900
Item Count	1
Condition	Normal



Type	Metal
Pricing	Average
Width	12.00
Length	20.00
Area	240 Square Feet

381205

No delinquent taxes and transfer entered; Certificate of Real Estate Value (✓) filed ( ) not required  
Certificate of Real Estate Value No. 132  
July 24, 19 91

Kurt H. Bruken  
County Auditor  
by JK Deputy

STATE DEED TAX DUE HEREON: \$ 130.35

Date: 26 June, 19 91

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Microfilm No. 381205  
Date JUL 25 1991 11:00 A.M.  
I hereby certify that the within instrument was recorded in the office of Becker County Recorder  
M.M. Martinson  
Dpty. Becker Co. Recorder

BECKER COUNTY RECORDER  
This Certificate Received JUL 25 1991  
M.M. Martinson  
Dpty. Becker Co. Recorder  
(reserved for recording data)

FOR VALUABLE CONSIDERATION, LeRoy V. Anderson, single, Cyril V. Anderson and Yvonne Anderson, husband and wife, and Norma Wood, single, Grantor(s),  
(marital status)

hereby convey(s) and warrant(s) to Thomas S. Higgins, Grantee(s),  
real property in Becker County, Minnesota, described as follows:

See legal description on reverse.

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

The last one-half of the real estate taxes due and payable in 1991.

JUL 24 1991  
3641  
HITA A. THOMPSON, CO. REAS.  
13035

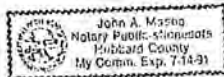
STATE OF MINNESOTA

COUNTY OF Huebard ss.

Cyril V. Anderson atty-in-fact  
Cyril V. Anderson  
Yvonne Anderson  
Norma Wood

✓ The foregoing instrument was acknowledged before me this 26 day of June, 19 91,  
by LeRoy V. Anderson, a single person, by Cyril V. Anderson, his attorney-in-fact (OVER)  
Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



John A. Masog 7/14/91

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

John A. Masog  
Attorney at Law  
201 South Main St.  
Park Rapids, MN 56470  
218-732-9771  
Atty Reg #68299

SIGNATURE OF PERSON MAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

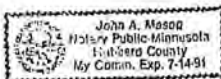
To: Thomas S. Higgins  
c/o Fred Higgins  
HC05, Box 337  
Park Rapids, MN 56470

Charge ✓  
Paid ✓  
Numerical ✓  
Tract ✓  
Grantor ✓  
Grantee ✓  
Compared ✓



STATE OF Minnesota )  
COUNTY OF Hushtad ) ss.

The foregoing instrument was acknowledged before me this 26 day of June, 1991,  
by Cyril V. Anderson and Yvonne Anderson, husband and wife, Grantors.



John A. Masog 7-14-91

*[Signature]*  
Notary Public

STATE OF California )  
COUNTY OF Riverside ) ss.

The foregoing instrument was acknowledged before me this 1st day of July, 1991,  
by Norma Wood, a single person, Grantor.



Mary Nugent 12/17/93

*[Signature]*  
Notary Public

LEGAL DESCRIPTION:

All that part of Government Lot Numbered One (1), Section Fourteen (14), in Township 141 North, of Range 36, West of the Fifth (5th) Principal Meridian, containing approximately 0.75 acre, more or less, bounded and described as follows:  
Commencing at a point on the east section line of said Section 14 a distance of 600 feet from the Section corner between Sections 11, 12, 13 and 14; thence running south on and along the east section line of said Section 14 a distance of 100 feet; thence west parallel with the north section line of said Section 14 to the water's edge of Two Inlets Lake, thence northwesterly direction on and along the water's edge to a point west of the point of beginning, thence east parallel with the north section line to the point of beginning, excepting therefrom all that part lying east of the Public road as now located over and across said premises.  
Subject to mineral reservations, restrictions, easements and assessments of record, if any.

**Becker County**  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 34.0100.000

BILL NUMBER: 183338

LENDER: CORELOGIC UNKNOWN ESCROW

OWNER NAME: HIGGINS THOMAS S

AIN:

**TAXPAYER(S):**

THOMAS HIGGINS & BONNIE HIGGINS  
31896 CO HWY 50  
PARK RAPIDS MN 56470

**\$\$\$**

**REFUNDS?**

You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

31896 CO HWY 50  
PARK RAPIDS, MN 56470

**DESCRIPTION**

Acres: 0.75 Section 14 Township 141  
Range 036  
PT GOVT LOT 1 COMM SEC COR

**Line 13 Detail**

S-1010/15 SOLIC 40.00  
Principal 40.00  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
<b>Step 1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	390,800 387,900
	Homestead Exclusion:	2,100 2,300
	Taxable Market Value:	388,700 385,600
	New Improvements:	
	Property Classification:	Res Hstd Res Hstd
	Sent in March 2020	
<b>Step 2</b>	<b>PROPOSED TAX</b>	
	Sent in November 2020	
		2,868.00
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2021	\$1,456.00
	Second half taxes due 10/15/2021	\$1,456.00
	Total taxes due in 2021	\$2,912.00

Tax Detail for Your Property:					
Taxes Payable Year:		2020	2021		
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$2,872.00	
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$2,946.00		
	3. Property taxes before credits		\$2,946.00	\$2,872.00	
	4. Credits that reduce property taxes				
Property Tax by Jurisdiction	A. Agricultural and rural land credits		\$0.00	\$0.00	
	B. Other credits		\$0.00	\$0.00	
	5. Property taxes after credits		\$2,946.00	\$2,872.00	
	6. BECKER COUNTY		A. County	\$1,428.69	\$1,397.63
	7. TWO INLETS			\$372.07	\$365.07
	8. State General Tax			\$0.00	\$0.00
	9. SCHOOL DISTRICT 0309			\$363.54	\$347.76
			A. Voter approved levies	\$773.65	\$753.88
			B. Other local levies		
	10. Special Taxing Districts		A. BC EDA	\$8.05	\$7.66
			B. Others	\$0.00	\$0.00
			C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies			\$0.00	\$0.00
	12. Total property tax before special assessments			\$2,946.00	\$2,872.00
	13. Special assessments		\$40.00	\$40.00	
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,986.00	\$2,912.00	
Tax Amount Paid				\$0.00	

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2021.

PIN: 34.0100.000

AIN:

BILL NUMBER: 183338

TAXPAYER(S):

THOMAS HIGGINS & BONNIE HIGGINS  
31896 CO HWY 50  
PARK RAPIDS MN 56470

Paid By \_\_\_\_\_

Total Property Tax for 2021	\$2,912.00
<b>2nd Half Tax Amount</b>	<b>\$1,456.00</b>
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
<b>2nd Half Total Amount Due</b>	<b>\$1,456.00</b>
Balance Good Through	10/15/2021
	Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2021.  
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 34.0100.000

AIN:

BILL NUMBER: 183338

TAXPAYER(S):

THOMAS HIGGINS & BONNIE HIGGINS  
31896 CO HWY 50  
PARK RAPIDS MN 56470

Paid By \_\_\_\_\_

Total Property Tax for 2021	\$2,912.00
<b>1st Half Tax Amount</b>	<b>\$1,456.00</b>
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
<b>1st Half Total Amount Due</b>	<b>\$1,456.00</b>
Balance Good Through	05/15/2021
	Res Hstd

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.






These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

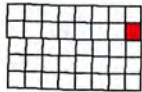
1:880		Date: 10/28/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.		

Becker County



TOURISM • FORESTRY • INDUSTRY • AGRICULTURE



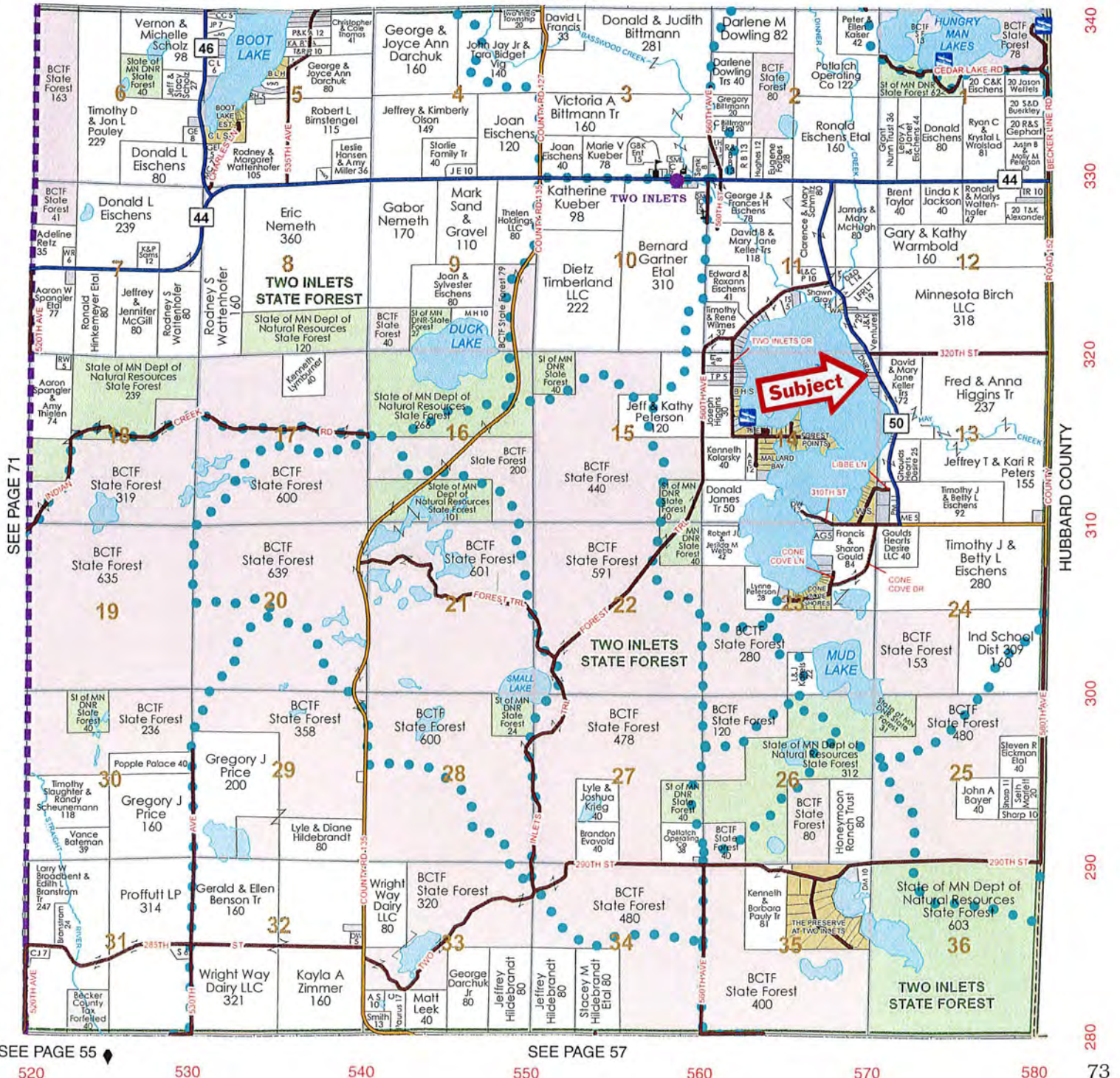


Two Inlets

Township 141N - Range 36W

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SEE PAGE 89







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### \*\*HEARING DATE AND LOCATION\*\*

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.  
Commissioner's Room-Becker County Courthouse  
915 Lake Ave Detroit Lakes, MN 56501

**Applicant:** Ronald L. Ketcher      **Project Location:** 54809 Pearl St Osage, MN 56570  
515 Elm St W  
Norwood Young America, MN 55368

#### APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Request a variance to construct a dwelling and attached garage to be located at eighty-four (84) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake.
- 2.) Request a variance to construct dwelling to be located at eight (8) feet from the township road ROW, deviating from the required setback of twenty (20) feet from a platted township road ROW on a riparian lot.
- 3.) Request a variance to have guest cottage on a lot, deviating from the duplex lot size requirements.
- 4.) Request a variance to relocate a guest cottage to be located at twenty (20) feet from the rear lot line, deviating from the required setback of forty (40) feet from a rear lot line.
- 5.) Request a variance to relocate a guest cottage to be located at nine (9) feet from the township road ROW, deviating from the required setback of twenty (20) feet from a platted township road ROW on a riparian lot. All due to setback issues and lot size.

LEGAL LAND DESCRIPTION: Tax ID number: 21.0475.000; Straight Lake

Section 20 Township 140 Range 036; VAN NICE SHORES; 20-140-36 LOT 9 VAN NICE SHRS. PT NE1/4 SE1/4: COMM SW COR SE1/4 SEC 20, N 2643.41', E 2641.12', W 797.78', SLY 163.2' TO POB; S 39.74', E 149.63', S 49.41', SWLY 151.77', S 67.72', NW 57' TO POND, NLY AL POND TO PT W OF POB, E 29' TO POB. TRACT A (.33AC).; Osage Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

To view all application information on this project please visit:

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.

## Variance Application Review

Permit # VAR2021-225

### Property and Owner Review

Parcel Number(s): **210475000**

Owner: **RONALD KETCHER**

Township-S/T/R: **OSAGE-20/140/036**

Mailing Address:

**RONALD KETCHER**

Site Address: **54809 PEARL ST**

**515 ELM ST W**

Lot Recording Date: **After 1992**

**NORWOOD YOUNG AMERICA MN 55368**

Original Permit Nbr: **SITE2021-1512**

Legal Descr: **VAN NICE SHORES 20-140-36 LOT 9 VAN NICE SHRS. PT NE1/4 SE1/4: COMM SW COR SE1/4 SEC 20, N 2643.41', E 2641.12', W 797.78', SLY 163.2' TO POB; S 39.74', E 149.63', S 49.41', SWLY 151.77', S 67.72', NW 57' TO POND, NLY AL POND TO PT W OF POB, E 29' TO POB. TRACT A (.33AC).**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **1.) Request a variance to construct a dwelling and attached garage to be located at eighty-four (84) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake. 2.) Request a variance to construct dwelling and attached garage to be located at eight (8) feet from the township road ROW, deviating from the required setback of twenty (20) feet from a platted township road ROW on a riparian lot. 3.) Request a variance to have guest cottage on a lot, deviating from the duplex lot size requirements. 4.) Request a variance to place a guest cottage to be located at twenty (20) feet from the rear lot line, deviating from the required setback of forty (40) feet from the rear lot line. 5.) Request a variance to place a guest cottage to be located at nine (9) feet from the township road ROW, deviating from the required setback of twenty (20) feet from a platted township road ROW on a riparian lot. All due to setback issues and lot size.**

OHW Setback: **84' to dwelling**

Side Lot Line Setback:

Rear Setback (non-lake): **20' to Guest Cottage**

Bluff Setback:

Road Setback: **9' to Guest Cottage & 8' to attached garage & Dwelling**

Road Type: **Township**

Existing Imp. Surface Coverage: **14.96%**

Proposed Imp. Surface Coverage: **14.96%**

Existing Structure Sq Ft: **24x28 to be relocate on lot across the street as a guest cottage**

Proposed Structure Sq Ft: **Dwelling 28x60; 24x26 Attached Garage; 12x60 Deck;**

Existing Structure Height:

Proposed Structure Height: **24'**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **N/A**

Change to main structural framework? **N/A**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, we are varying very minimally from the Ordinance requirements. We recently acquired the portion of land on the other side of the road to place the septic drainfield and existing dwelling on. We are contracted through Thelens to install/design a new septic to service the lots.**



2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, we are not negatively impacting anyone's views or enjoyment of the lake. The building locations meets or exceeds the required lake setback of one hundred (100) feet. We are respecting the setbacks from the OHW with all structures as best we can. All structures meet the 100' setback except for a minimal request of 8' on the dwelling that is across the road from the pond. The location is also well away from the neighbors road easement so it would not create any road hazards. This is a dead end road, our request would not negatively impact any traffic.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Our goal is to make this our year round retirement home. We need a larger updated space to accommodate a year round residence. Our request is very minimal one level dwelling. We also need a garage on the lot to keep our cars out of the elements and store lake toys and yard equipment. We are removing the existing storage shed and lean too. This will be an improvement to the lot and the neighborhood. We would like to keep the guest cottage. It has been in the Ketcher family for 80 years. There have been a lot of memories made here. My husbands grandfathers sister originally owned it. We would like to repurpose the existing cabin as a guest cottage. Although we do not meet the lot size requirement for a guest cottage we do meet all of the other criteria for a guest cottage. We meet the size and height limit of a guest cottage (less than 700 sq ft and 15' in height), it is designed to reduce its visibility from public waters and it is not a storage structure. We would never plan to sell these lots separately, they are deeded together as one tax parcel.**

4. Are there circumstances unique to the property? **Yes**

Explain: **This is a very unique shaped lot. The two portions are connected by about 1' wide point at then end of a dead end road. There is also a 33' wide easement that runs through the main portion of the lot to service the 3 back lots. Another hardship is that we have to meet two lake setbacks. There is a pond on the west side of the upper lot. It has been determined by the DNR to be a part of Straight Lake due to the fact that the channel connects them. Even though we are meeting the one hundred (100) foot setback from the main part of the lake, for the proposed dwelling we are 16 feet short of meeting the setback from the pond portion. The guest cottage would meet all lakeside setbacks. Van Nice Shores Plat was established and developed in 1948, well before Becker County Zoning lot size standards and setbacks were established.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses.**

**Field Review Form (Pre-Insp)****Permit # SITE2021-1512****Property and Owner Review**

Parcel Number: <b>210475000</b>	Inspector Notes:
Owner: <b>RONALD KETCHER</b>	
Township-S/T/R: <b>OSAGE-20/140/036</b>	
Site Address: <b>54809 PEARL ST</b>	Does posted address sign match site address? <b>Y N</b>

**Dwelling Proposed Review**

Dwelling/related structure (1A): <b>New Home-Onsite Construction</b> - Existing Dimensions: <b>24' x 28'</b> - Proposed Dimensions: <b>New 28' x 60'=1,680 sq ft; Relocating Existing elsewhere on lot 24' x 28'=672 sq ft</b> - Proposed Roof Changes? <b>Yes</b>	
Attached Garage (1B): <b>New Attached Garage</b> - Existing Dimensions: <b>na</b> - Proposed Dimensions: <b>26' x 24'</b> - Proposed Roof Changes? <b>No</b>	
Other dwelling related improvements (1C): <b>Driveway</b> - Existing Dimensions: <b>12 x 10</b> - Proposed Dimensions: <b>325 sq ft</b> - Proposed Roof Changes? <b>N/A</b>	
Other dwelling related improvements (1D): <b>Home Patio</b> - Existing Dimensions: <b>na</b> - Proposed Dimensions: <b>12' x 60'</b> - Proposed Roof Changes? <b>No</b>	
Additional dwelling related projects/info:	
Inspector Notes:	

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Non-dwelling related project (2B): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Non-dwelling related project (2C): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Additional non-dwelling related projects/info:	
Inspector Notes:	



## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>8 to dwellign and attached garage - Variance needed</b> - Non-dwelling: <b>9' to Guest cottage- Variance Needed</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Straight (Osage) [RD]</b> River Name:	
Side setback: - Dwelling: <b>10</b> - Non-dwelling: <b>10</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>Yes</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling: <b>20' Guest Cottage- Variance Needed</b>	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>84' to Dwelling- Varinace needed</b> - Non-dwelling: <b>100+ to guest cottage</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10+ Proposed new</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20+ proposed new</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>3+</b> - Non-dwelling: <b>3+</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

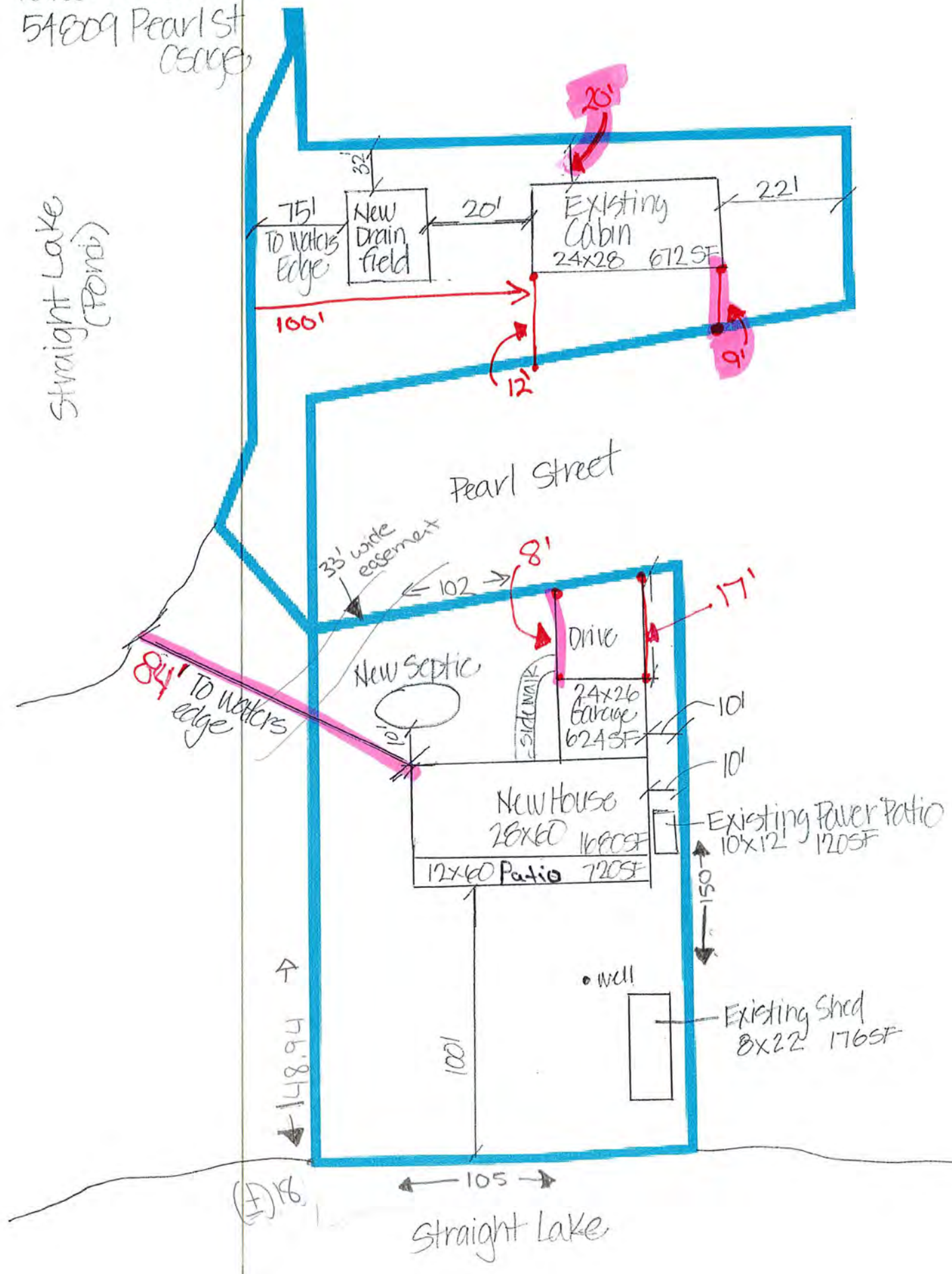
## Ketcher PARCELS 21.0475.000

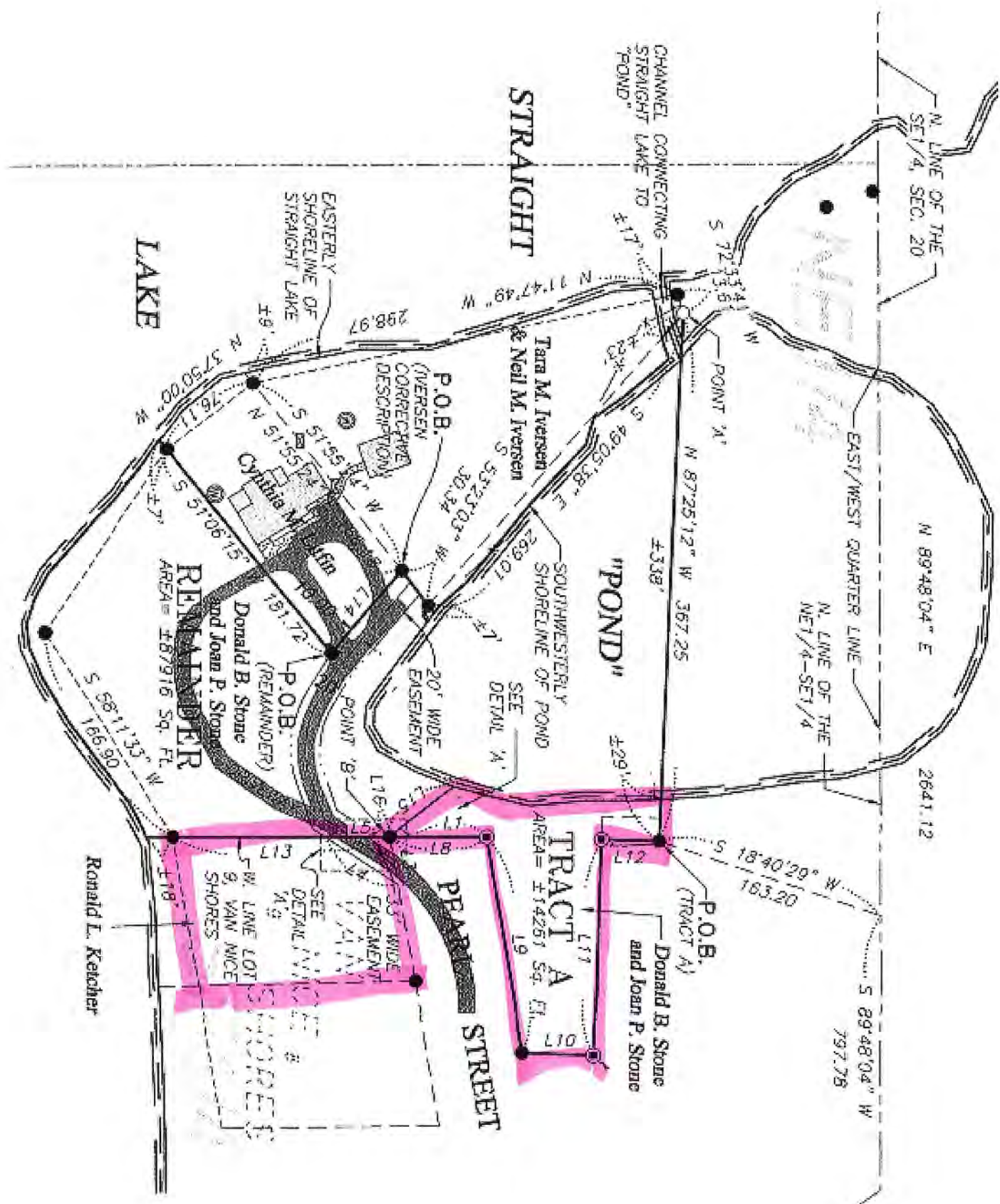
TOTAL LOT AREA: (+/-) & 17,100	Tract A: 14,261 Van Nice Shores Lot 9:	31,361		
ALLOWABLE IMPERVIOUS @ 25%		7,840		
			<b>EXISTING</b>	<b>PROPOSED</b>
New Dwelling	28x60			1680
Proposed Patio	12x60			720
Existing Dwelling to be relocated as a Guest Cottage	24x28		672	672
Concrete Patio			120	120
Shed- To be removed	12x16		192	
Shed(Lean to on 12x16)- To be removed	4x16		64	
Shed (to remain)	8x22		176	176
Driveway			120	325
Easement			1000	1000
			2344	4693
			<b>7.47%</b>	<b>14.96%</b>



Ronald & Susan Ketcher  
Parcel # 210475000  
54809 Pearl St  
Osoyoos

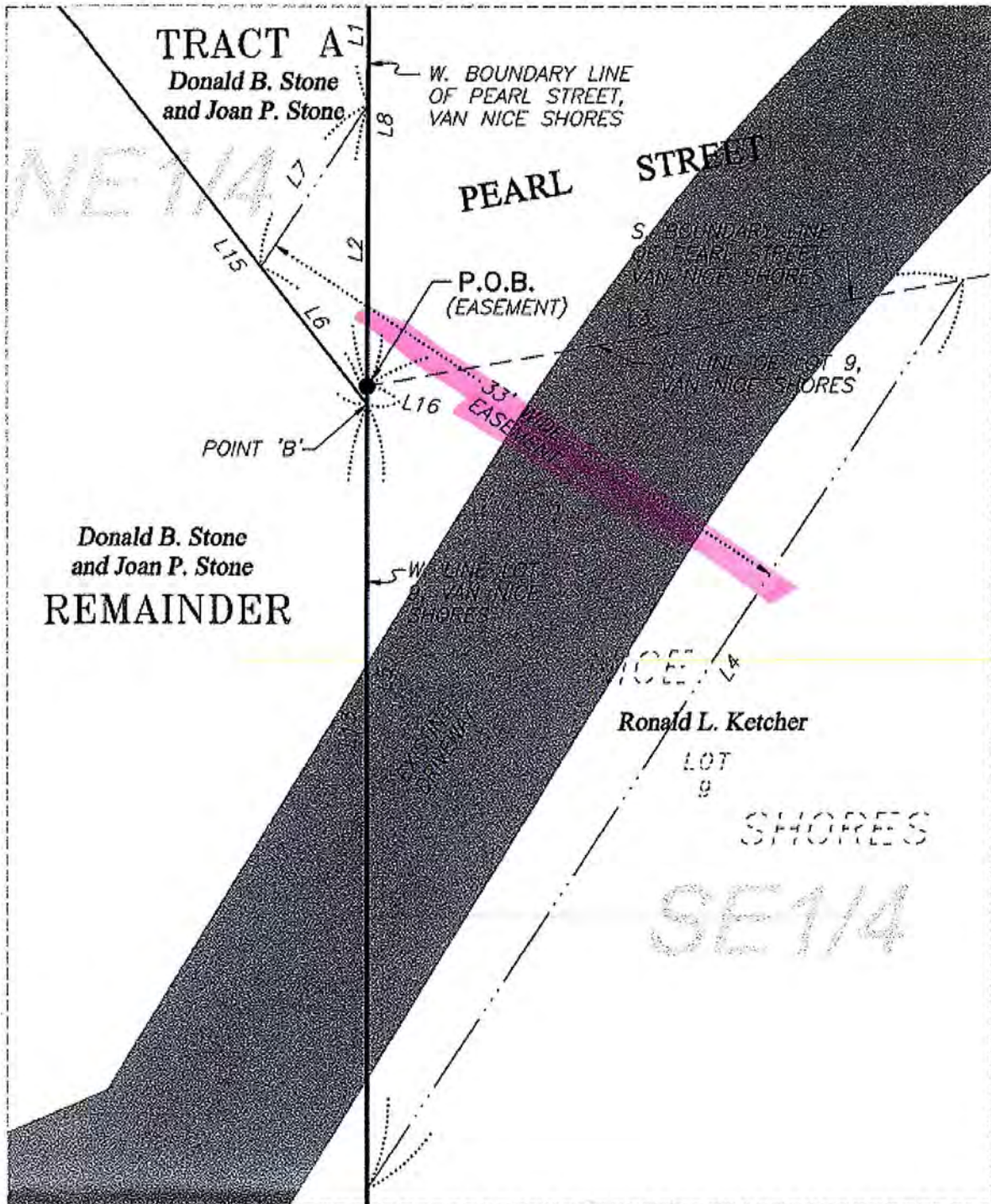
Straight Lake  
(Pond)





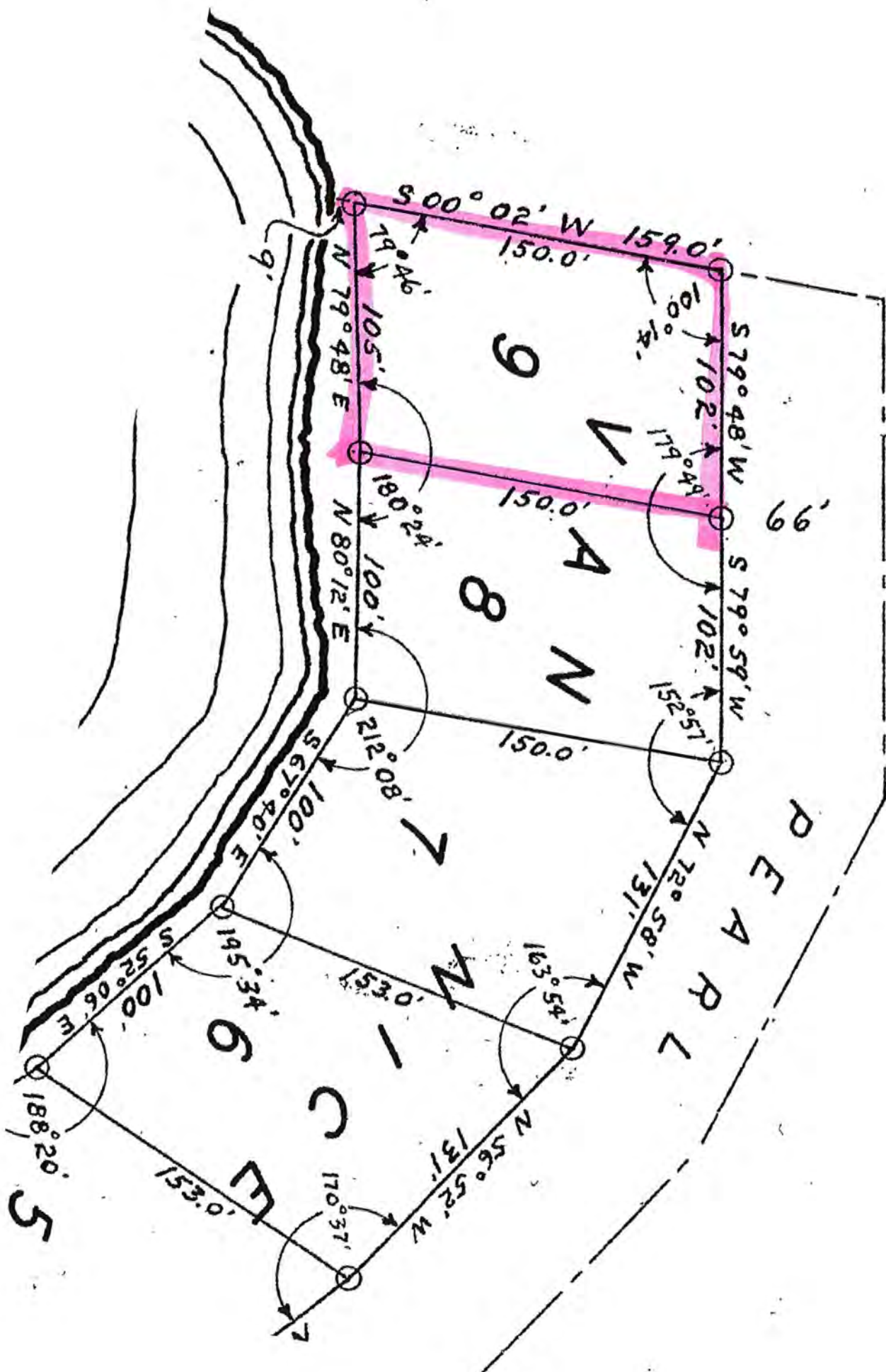


**DETAIL 'A'**  
(NOT TO SCALE)



5-0(1) No





VAN NICE SHORES

IS IT KNOWN THAT MR. H. C. Van Nise and Pearl A. Van Nise, husband and wife, owners and proprietors of that certain land in the Fran'l. Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of

Section Twenty (20), Town One Hundred forty (140) North, Range Thirty-six (36) West of the Fifth (50N) Principal Meridian in Becker County, Minnesota, were particularly described as follows:

Beginning at a point which bears East-Thirty-three (33.0) feet and North four hundred (400.0) feet parallel to the Section line from the Southeast corner of the east NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, thence running North 21° 0' East 180.0 feet; thence North 30° 59' East 244.0 feet; thence North 42° 10' East 320.0 feet; thence North 47° 22' East 327.0 feet; thence North 56° 30' East 331.0 feet; thence North 70° 50' East 331.0 feet; thence North 79° 50' East 100.0 feet; thence South 79° 50' East 100.0 feet; thence South 70° 50' East 331.0 feet; thence North 70° 50' East 331.0 feet; thence North 47° 22' East 327.0 feet; thence North 42° 10' East 320.0 feet; thence North 30° 59' East 244.0 feet; thence North 21° 0' East 180.0 feet; thence along and following the said Water's edge of said lake 905.0 feet, more or less, in an Easterly and a South-easterly direction to a point which bears South 08° 30' East 140.0 feet, more or less, from the point of beginning; thence North 08° 30' East 140.0 feet, more or less, to the point of beginning;

have caused the said land to be surveyed and plotted into Nine (9) Lots to be known as VAN NINE SEIGNS and have dedicated a strip of land four (4) rods in width, beginning on an extension of the west line of the above described tract and running Westerly and Southwesterly along the rear line of the above described tract of Lots and joining with the existing public road at the rear of Lot Numbered One of the herein described tract, to the public forever for road purposes.

IN WITNESS WHEREOF, We have caused this plat to be signed this 20th day of  
A. D. 1948.

Witnessed:  
George M. Ray  
Deputy Sheriff

10WA  
STATE OF IOWA  
COUNTY OF ~~WORTH~~ Black Hawk

On this 20th day of August A. D. 1940, before me E. W. Rooley  
a Notary Public in and for said County, personally appeared B. C. Van Nise and Pearl A. Van Nise, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

H. W. Roselip  
Notary Public

I HEREBY CERTIFY that I made the survey of VAN NICE SHOEN in accordance with the provisions of the statute pertaining to such surveys, that this plat is a correct representation of that survey, that all distances are correctly shown, that the monuments for guidance of future surveys have been correctly placed as shown, that the outside boundary lines are correctly designated, that the topography of the land is correctly shown and that there are no wet lands.

Carl M. Derge  
County Sheriff

183210

I hereby certify that taxes for the year 1947 on the lands described within are paid 9-8-48  
W. L. Anderson Tax Assessor

Deputy  
 Date and time of arrest 11/14/45  
 at 10:45  
 by Carl R. Ginter  
 S. 676

Subscribed and sworn to before me this 22<sup>nd</sup> day of August A. D. 1946

Carl E. Erickson  
Hwy 100, P.O. Box 100, Miss.  
St. Louis, Mo. 63101

OFFICE OF REGISTER OF DEEDS  
COUNTY OF BUCKINGHAM, WISN. I  
I hereby certify that the within instrument  
has been filed in this office for record  
in CA 9th September  
A 1948 10 10 10  
and was recorded in Book 2  
at Flat Page 11  
W. J. Mark  
Register of Deeds

THE ANNEKED PLAT IS HEREBY APPROVED BY THE BOARD  
OF COMMISSIONERS OF BECKER COUNTY, MINNESOTA,  
THIS DAY OF September 1922.

ATTEST Carl Reichert  
COUNTY AUDITOR

Or, print







## Jeff D. Rusness

---

**From:** Hemphill, Rodger (DNR) <rodger.hemphill@state.mn.us>  
**Sent:** Wednesday, August 25, 2021 11:02 AM  
**To:** Jeff D. Rusness  
**Subject:** [EXTERNAL]RE: Wetland, Pond Or Lake?

### **BECKER COUNTY SECURITY NOTICE:**

**This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact support.**

Yes, The channel connects what they are calling the pond to Straight Lake below the OHWL so it is part of Straight lake now.

**Rodger Hemphill**  
Area Hydrologist | Ecological & Water Resources

**Minnesota Department of Natural Resources**  
14583 County Highway 19  
Detroit Lakes, MN 56501  
Phone: 218-846-8484  
Cell: 218-849-8464  
Email: [Rodger.Hemphill@state.mn.us](mailto:Rodger.Hemphill@state.mn.us)  
[mndnr.gov](http://mndnr.gov)



**From:** Jeff D. Rusness <jeff.rusness@co.becker.mn.us>  
**Sent:** Wednesday, August 25, 2021 10:49 AM  
**To:** Hemphill, Rodger (DNR) <rodger.hemphill@state.mn.us>  
**Subject:** Wetland, Pond Or Lake?

**This message may be from an external email source.**

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

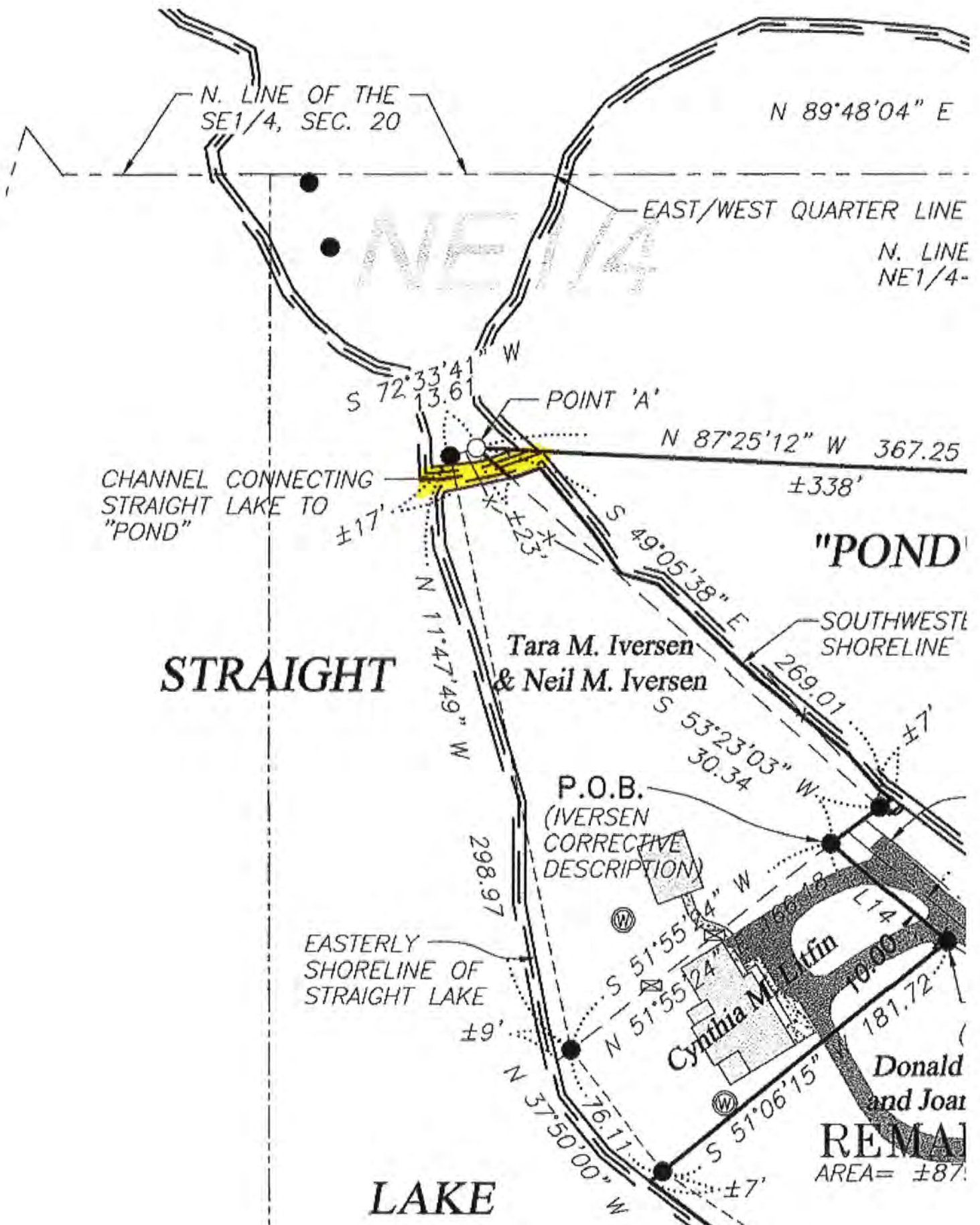
---

Good Morning Roger,

Can you tell me if this would be considered part of Straight Lake, it is listed on the PWI map as part of straight lake but this Cert. of Survey and the national wetland map considers it a fresh water pond. Notice the "CHANNEL CONNECTING STRAIGHT LAKE TO POND".

Thank You,  
Jeff D. Rusness  
Becker County Planning and Zoning





# Guest Cottage Info

## DEFINITION:

**Guest cottage.** A structure having floor space equipped with cooking/kitchen facilities, water supply and/or sanitary disposal facilities, sleeping accommodations with any other amenities capable of providing independent human habitation. A structure that is capable of being used as a dwelling unit in addition to the primary dwelling on a lot.

## CHAPTER 5: LAND USE DISTRICT ALLOWED USES AND DIMENSIONAL REQUIREMENTS:

**M. Guest cottages.** One guest cottage may be located on a lot, which meets or exceeds the duplex lot area and width dimensions presented in Table 5-5, below, provided the following standards are met:

1. **Cottage located with smallest duplex building envelope possible.** If the lot exceeds the minimum lot dimensions for duplex lot, the guest cottage shall be located within the smallest duplex-sized lot that could be created including the principal dwelling unit;
2. **Size and height limits.** A guest cottage shall not cover more than seven hundred (700) square feet of land surface and shall not exceed fifteen feet (15') in height; and
3. **Screening.** A guest cottage shall be located or designed to reduce its visibility from public waters and adjacent shorelands by use of vegetation, topography, increased setbacks, or color, assuming summer leaf-on conditions.
4. **Storage structures are not a guest cabin.** A storage structure, such as a garage, shall not be used as a guest cabin capable of providing independent human habitation.

## NOTES:

Duplex side lot on Straight Lake: 80,000 sq ft & 225' wide

Minimum area in square feet and minimum lot width standards for Lakes - Lake Lots		
Minimum lot area and minimum lot width standards for Lakes - Lake Lots	Lake Classification - S	
	RD Recreational Development	
	Riparian lots	
	Area	Width
Single	40,000	150
Duplex	80,000	225





APPLICAT  
FOR SEWAGE SYSTEM  
CERTIFICATE OF COMPLIANCE  
With The Becker County Zoning Ordinance



210475000

umber

Tax Parcel Number

Fire Number of Project Location

A. GENERAL INFORMATION

1. Applicant's Name (Last, First, M.I.) <i>Kitchener Ruth</i>		2. Authorized Agent (if applicable)	
3. Mailing Address (Street, RFD, Box Number, City, State, Zip Code) <i>4200 Shady Oak Road Minnetonka, MN 55343</i>			
4. Day Phone <i>612-933-1440</i>		5. Evening Phone	6. Section <i>20</i>
			7. Township <i>Osage</i>

B. PROPERTY DESCRIPTION

1. Lot(s), Block, Subdivision Name <i>Van Nieuwenhuis Lot 9</i>																									
<p>SEWAGE SYSTEM DATA</p> <p>Anticipated Use</p> <p>a. <input checked="" type="checkbox"/> Single Family</p> <p>b. <input type="checkbox"/> Multiple Family</p> <p>c. <input type="checkbox"/> Commercial</p> <p>d. <input type="checkbox"/> Other (specify)</p> <p>Type of Installation</p> <p>a. <input type="checkbox"/> Septic Tank Only</p> <p>b. <input type="checkbox"/> Drainfield Only</p> <p>c. <input checked="" type="checkbox"/> Septic Tank &amp; Drainfield</p> <p>d. <input type="checkbox"/> Holding Tank</p> <p>e. <input type="checkbox"/> Septic Tank/Drainfield Lift Station</p> <p>Type of Drainfield</p> <p>a. <input checked="" type="checkbox"/> Standard System</p> <p>b. <input type="checkbox"/> Mound (pressure distribution)</p> <p>Well Data</p> <p>a. Depth <i>10' to 12'</i></p> <p>b. Diameter <i>4"</i></p> <p>Type of Well</p> <p>a. <input type="checkbox"/> Drilled</p> <p>b. <input type="checkbox"/> Sand Point</p>	<p>1 Inch Equals DESIGN</p> <p><i>Thelens to install New septic 2021/22</i></p> <p>Show Distance Between Sewage System And Buildings, Property Lines, Lake, Road And All Wells Within 125 Feet.</p> <table border="1"><thead><tr><th></th><th>Tank</th><th>Drainfield</th></tr></thead><tbody><tr><td>Distances to Well:</td><td><i>65'</i></td><td><i>50'</i></td></tr><tr><td>Distance to Building:</td><td><i>10'</i></td><td><i>20'</i></td></tr><tr><td>Distance to Property Line:</td><td><i>20'</i></td><td><i>10'</i></td></tr><tr><td>Distance to Pressure Line:</td><td><i>10'</i></td><td><i>10'</i></td></tr><tr><td>Tank Capacity (gal. &amp; Area of Drainfield (ft<sup>2</sup>))</td><td><i>1000</i></td><td><i>480</i></td></tr><tr><td>Distance to Ordinary High Water Level:</td><td><i>75'</i></td><td><i>75'</i></td></tr><tr><td>Drainfield separation from Highest Known Ground Water Level, Impervious Lens or Soil Mottling:</td><td><i>3'</i></td><td></td></tr></tbody></table>		Tank	Drainfield	Distances to Well:	<i>65'</i>	<i>50'</i>	Distance to Building:	<i>10'</i>	<i>20'</i>	Distance to Property Line:	<i>20'</i>	<i>10'</i>	Distance to Pressure Line:	<i>10'</i>	<i>10'</i>	Tank Capacity (gal. & Area of Drainfield (ft <sup>2</sup> ))	<i>1000</i>	<i>480</i>	Distance to Ordinary High Water Level:	<i>75'</i>	<i>75'</i>	Drainfield separation from Highest Known Ground Water Level, Impervious Lens or Soil Mottling:	<i>3'</i>	
	Tank	Drainfield																							
Distances to Well:	<i>65'</i>	<i>50'</i>																							
Distance to Building:	<i>10'</i>	<i>20'</i>																							
Distance to Property Line:	<i>20'</i>	<i>10'</i>																							
Distance to Pressure Line:	<i>10'</i>	<i>10'</i>																							
Tank Capacity (gal. & Area of Drainfield (ft <sup>2</sup> ))	<i>1000</i>	<i>480</i>																							
Distance to Ordinary High Water Level:	<i>75'</i>	<i>75'</i>																							
Drainfield separation from Highest Known Ground Water Level, Impervious Lens or Soil Mottling:	<i>3'</i>																								

I hereby certify with my signature that all data on my application forms, plans and specifications are true and correct:

Signature of Applicant

Date

TO BE COMPLETED BY PLANNING AND ZONING

☒ CERTIFICATE IS HEREBY DENIED: (See back For Reasons)

☒ CERTIFICATE IS HEREBY GRANTED: Based upon the application, addendum from, plans, specifications and all other supporting data. With proper maintenance this system can be expected to function satisfactory, however this is not a guarantee.

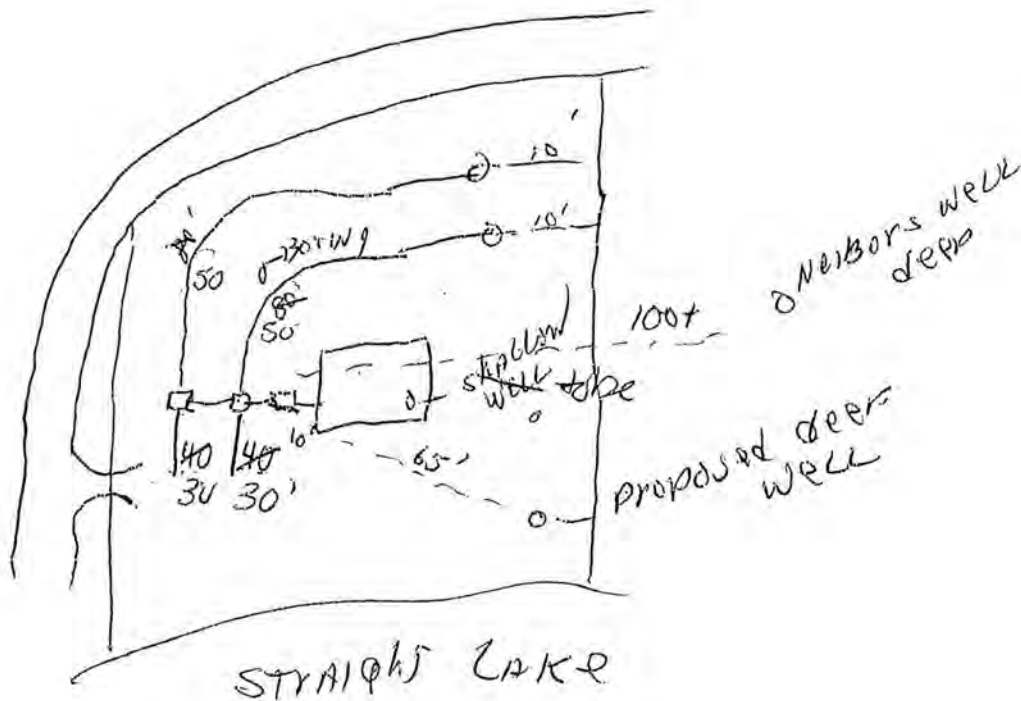
BECKER COUNTY PLANNING AND ZONING

*Patricia A. ...*  
Signature  
*Chief Inspector 5-19-98*  
Title Date

# Septic System Design/Site Evaluation

The site plan must be drawn to dimension or to scale:

- |  |                                |                          |                                    |
|--|--------------------------------|--------------------------|------------------------------------|
| *Dimensions of Lot                                   | *Existing & Proposed Buildings | *Easements & setbacks    | *Location of any Unsuitable Soil   |
| *Well & Water Line Locations within 100 ft of System | *Distance from Property Lines  | *Tank Access Route       | *Soil Borings & Per Test Locations |
|  | *Distance from OHWM            | *Distance from buildings | *Scale - One inch = _____ ft       |



1600 gallon tank 2 Drop Box

160  
5  
80



## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [Sales Info](#)  
 [New Search](#)

### Summary

Parcel Number:	210475000	GIS Map 
Property Address:	54809 PEARL ST OSAGE	
Owner Name:	RONALD L KETCHER	
Owner Address:	515 ELM ST W NORWOOD YOUNG AMERICA MN 55368	
Legal Description:	Section 20 Township 140 Range 036 VAN NICE SHORES 20-140-36 LOT 9 VAN NICE SHRS. PT NE1/4 SE1/4: COMM SW COR SE1/4 SEC 20, N 2643.41', E 2641.12', W 797.78', SLY 163.2' TO POB; S 39.74', E 149.63', S 49.41', SWLY 151.77', S 67.72', NW 57' TO POND, NLY AL POND TO PT W OF POB, E 29' TO POB. TRACT A (.33AC).	

### Valuation & Taxation

[top ▲](#)

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$39,000	\$32,200	\$33,600
Estimated Land Value	\$85,200	\$89,500	\$88,800
Estimated Machinery Value			
Total Estimated Value	\$124,200	\$121,700	\$122,400
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$121,700	\$122,400	

Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement
Total Tax Levied	\$1,026.00	\$1,046.00
Total Payments	-\$513.00	-\$1,046.00
Unpaid Balance	\$513.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span style="float: right;">top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$124,200

Zoning Information <span style="float: right;">top ▲</span>	
Zoning District	
Township	Osage
Zoning District	Residential
Other Descriptions	Plat of Van Nice Shores
Imaged Files	
Document Type	Available Years
Septic	2020*
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.	

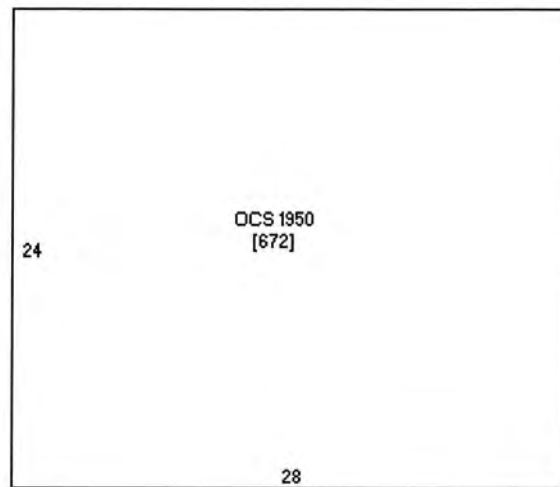
Land Information <span style="float: right;">top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
	100		0.33
Description	Flags		Size
210121 STRAIGHT-MILL LK SITE			1 UT



601420 WATER/SEWER/ELEC		1 UT
210125 FF-STRAI-MILLPOND-A		100 FF
219501 BLDG SITE ACRE		0.33 AC

Residential Buildings <span style="float: right;">top ▲</span>	
Res Bldg # 1 details:	
Occupancy	Single-Family / Owner Occupied
Year Built	1950
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	672 SqFt
Condition	Normal
Basement	Crawl
Heating	Elec - Radiant
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Wood Shake/Shingle
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	5
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

## Building sketch:



## Plumbing

Style	Count
Full Bath	1

## Decks &amp; Patios

Style	Area SF
Wood Deck-Low	200
Concrete Patio-Med	350

## Yard Items

top ▲

## Yard Item # 1 details:

Descr	Shed
Year Built	1940
Item Count	1
Condition	Normal
Type	Frame



Pricing	Average
Width	12.00
Length	16.00
Area	192 Square Feet

**Yard Item # 2 details:**

Descr	Shed
Year Built	1940
Item Count	1
Condition	Normal
Type	Metal
Pricing	Low
Width	8.00
Length	22.00
Area	176 Square Feet

**Yard Item # 3 details:**

Descr	Shed
Year Built	2006
Item Count	1
Condition	Normal
Type	Frame
Pricing	Low
Width	4.00
Length	16.00
Area	64 Square Feet

**Sales Information**

top ▲

Sale Date: 12/30/2016 - Property Type: Seasonal Rec. Residential

Buyer	KETCHER RONALD L & SUSAN C	Seller	KETCHER KEITH A & DIANE L
Sale Price	\$141,000	Ins Type	Warranty Deed
Adj Sale Price	\$141,000	Q/U	U
Adj Reason		Q/U Reason	Relative sale



639395

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 639395**

January 6, 2017 at 2:02 PM  
I hereby certify that the within  
instrument was recorded in this office.  
Patricia Swenson, County Recorder  
By SKS Deputy

**CERTIFICATE OF REAL  
ESTATE VALUE FILED # 013963**

No delinquent taxes and transfer entered  
this 16th day of Jan, 2017

Mary E. Hendrickson  
Becker County Auditor/Treasurer

By 21-0475-000 Deputy

Becker County Recorder  
Well Certificate Received 1-6-2017  
Patricia Swenson  
Deputy SKS Becker County Recorder

CA 29212 A (2)

ECRV # 609518

**WARRANTY DEED**

Form No. 5-M

Minnesota Uniform

Individual(s) to Joint Tenants

(Top 3 Inches Reserved for Recording Data)

Conveyancing Blanks (6/17/97)

DEED TAX DUE: \$

465.30

☐ Total consideration is less than

Date:

12-30-16

FOR VALUABLE CONSIDERATION,

Keith A. Ketcher and Diane L. Ketcher, husband and wife

hereby conveys and warrants to Ronald L. Ketcher and Susan C. Ketcher

as joint tenants, real property in Becker County, Minnesota, described as follows:

Lot 9, Plat of Van Nice Shores, Becker County, Minnesota.

**BECKER COUNTY DEED TAX**

AMT. PD. \$ 465.30

Receipt # 639829

Becker County Auditor/Treasurer

chg  
paid  
well

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

**Restrictions, declarations, covenants, reservations and easements of record, if any**

Check box if applicable:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.  
☒ A well disclosure certificate accompanies this document.  
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Keith A. Ketcher  
Keith A. Ketcher

Diane L. Ketcher  
Diane L. Ketcher

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF BECKER Carver } ss

This instrument was acknowledged before me

12-30-16

(Date)

by Keith A. Ketcher and Diane L. Ketcher, husband and wife

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

675090

No delinquent taxes and transfer entered  
this 17<sup>th</sup> day of Dec, 2020  
Mary E. Hendrickson  
Becker County Auditor/Treasurer  
By [Signature] Deputy

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 675090

December 17, 2020 at 11:57 AM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

SURVEYORS SKETCH ( ) NOT REQUIRED  
(☒) FILED SURVEY BOOK 30 PAGE 103D

21,0193.000 - Split

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED  
by Individual Trustee

I certify the taxes due in the current  
tax year for the whole parcel are paid.

Mary E. Hendrickson chg  
Becker County Auditor/Treasurer  
By [Signature] Deputy paid  
well

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.45

Receipt # 758025

Becker County Auditor/Treasurer

DEED TAX DUE: \$1.65

DATE: October 29, 2020

FOR VALUABLE CONSIDERATION, Donald Stone and Joan Stone, as Trustees of the Donald Stone and Joan Stone Revocable Trust under Agreement dated July 3, 2019 ("Grantor"), hereby conveys and quitclaims to Ronald L. Ketcher and Susan C. Ketcher ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

That part of the Northeast Quarter of the Southeast Quarter, Section 20, Township 140, Range 36, Becker County, Minnesota described as follows:

Commencing at an iron rod monument at the southwest corner of the Southeast Quarter of said Section 20 as described in that Certificate of Location of Government Corner on file and of record as Document Number 619483 in the Office of the Becker County Recorder; thence North 00°04'10" West, bearings based upon the Becker County Coordinate System (NAD83-1996 adjustment), along the west line of said Southeast Quarter, 2643.41 feet to a cast iron county surveyor monument at the northwest corner of said Southeast Quarter as described in that Certificate of Location of Government Corner on file and of record as Document Number 253760 in said Office; thence North 89°48'04" East, along the north line of said Southeast Quarter, 2641.12 feet to a 3/4 inch (outside diameter) iron pipe monument at the east quarter corner of said Section 20; thence returning South 89°48'04" West, along the north line of said Northeast Quarter of the Southeast Quarter, 797.78 feet; thence South 18°40'29" West 163.20 feet to an iron monument and the POINT OF BEGINNING of the tract of land to be described; thence South 01°42'13" West 39.74 feet to an iron monument; thence South 88°13'38" East 149.63 feet to an iron monument; thence South 02°07'38" West 49.41 feet to an iron monument on the northerly boundary line of PEARL STREET, a public road in the plat of VAN NICE SHORES, according to the recorded plat thereof on file in said Office; thence South 80°17'54" West 151.77 feet, along said northerly boundary line of PEARL STREET to an iron monument at the northwest corner of said PEARL STREET; thence South 00°10'10" West, along the west boundary line of said PEARL STREET 66.72 feet to an iron monument at the southwest corner of said PEARL STREET and the northwest corner of Lot 9, VAN NICE SHORES; thence South 00°01'17" West, along the west line of said Lot 9, a distance of 1.00 feet; thence departing said west line of Lot 9, North 37°45'42" West 57 feet, more or less, to the shoreline of a pond which is connected by a channel to Straight Lake; thence northerly, along the shoreline of said pond to the intersection with a line which bears North 87°25'12"



West from the point of beginning; thence South 87°25'12" East 29 feet, more or less, to an iron monument and the point of beginning.

SUBJECT TO AND RESERVING unto Grantors, their heirs, successors and assigns, the following described easement:

A 33.00 foot wide appurtenant easement for ingress, egress and utility purposes, over, under and across that part of the Northeast Quarter of the Southeast Quarter, Section 20, Township 140, Range 36, Becker County, Minnesota, described as follows:

Commencing at an iron rod monument at the southwest corner of the Southeast Quarter of said Section 20 as described in that Certificate of Location of Government Corner on file and of record as Document Number 619483 in the Office of the Recorder in and for said County and State; thence North 00°04'10" West, bearings based upon the Becker County Coordinate System (NAD83-1996 adjustment), along the west line of said Southeast Quarter, 2643.41 feet to a cast iron county surveyor monument at the northwest corner of said Southeast Quarter as described in that Certificate of Location of Government Corner on file and of record as Document Number 253760 in said Office; thence North 89°48'04" East, along the north line of said Southeast Quarter, 2641.12 feet to a 3/4 inch (outside diameter) iron pipe monument at the east quarter corner of said Section 20; thence returning South 89°48'04" West, along the north line of said Northeast Quarter of the Southeast Quarter, 797.78 feet; thence South 18°40'29" West 163.20 feet to an iron monument; thence South 01°42'13" West 39.74 feet to an iron monument; thence South 88°13'38" East 149.63 feet to an iron monument; thence South 02°07'38" West 49.41 feet to an iron monument on the northerly boundary line of PEARL STREET, a public road in the plat of VAN NICE SHORES, according to the recorded plat thereof on file in said Office; thence South 80°17'54" West, along said northerly boundary line of said PEARL STREET a distance of 151.77 feet to an iron monument; thence South 00°10'10" West, along the west boundary line of said PEARL STREET a distance of 66.72 feet to an iron monument and the POINT OF BEGINNING of said 33.00 foot wide easement to be described; thence North 79°53'32" East, along the southerly boundary line of said PEARL STREET, a distance of 33.71 feet; thence South 33°25'13" West 60.28 feet to the west line of Lot 9, of said plat of VAN NICE SHORES; thence North 00°01'17" East, along said west line of Lot 9, a distance of 43.40 feet; thence North 37°45'42" West 9.63 feet; thence North 33°25'13" East 10.79 feet to said west boundary line of PEARL STREET; thence South 00°10'10" West, along said west boundary line of PEARL STREET, 15.61 feet to the point of beginning.

Subject to, and/or together with, easements, restrictions and reservations of record, if any.

Check here if all or part of the described real property is Registered (Torrens) ☐  
together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ☒ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: \_\_\_\_\_.)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

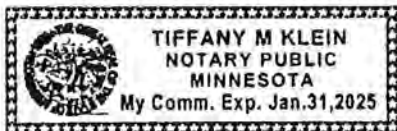
Donald Stone  
Donald Stone

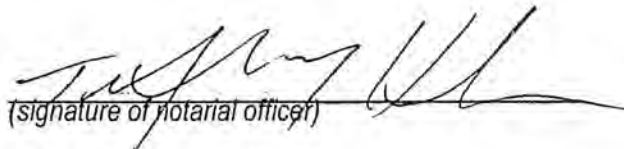
Joan Stone  
Joan Stone

State of Minnesota, County of Hubbard

This instrument was acknowledged before me on October 29, 2020, by Donald Stone and Joan Stone, as Trustees of the Donald Stone and Joan Stone Revocable Trust under Agreement dated July 3, 2019.

(Stamp)



  
(signature of notarial officer)

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
THOMASON, SWANSON & ZAHN, PLLC  
Roger A. Zahn, Attorney ID#0119659  
120 N. Main Avenue, P.O. Box 87  
Park Rapids, MN 56470  
(218) 732-7236

TAX STATEMENTS FOR THE REAL PROPERTY  
DESCRIBED IN THIS INSTRUMENT SHOULD BE  
SENT TO:

Ronald L. & Susan C. Ketcher  
515 Elm Street W.  
Norwood Young America, MN 55368

The total consideration for the transfer of  
this real property is \$3,000 or less.



675089

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 675089

December 17, 2020 at 11:57 AM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered

this 17<sup>th</sup> day of Dec, 2020

*Mary E. Hendrickson*

Becker County Auditor/Treasurer

By *SKS* Deputy

SURVEYORS SKETCH / NOT REQUIRED  
(☒) FILED SURVEY BOOK 30 PAGE 103-1

21.0475.000 Easement

21.0193.000 Easement Top 3 inches reserved for recording data)

BECKER COUNTY DEED TAX

QUIT CLAIM DEED

Individual(s) to Individual(s)

AMT. PD. \$ *Exempt*

Receipt # *N/A*

Becker County Auditor/Treasurer

DEED TAX DUE: \$1.65

chg  
paid  
we!!

DATE: *October 29, 2020*

FOR VALUABLE CONSIDERATION, Ronald L. Ketcher and Susan C. Ketcher, married to each other ("Grantor"), hereby conveys and quitclaims to Donald Stone and Joan Stone, as Trustees of the Donald Stone and Joan Stone Revocable Trust under Agreement dated July 3, 2019, their heirs, successor and assigns, real property in Becker County, Minnesota, legally described as follows:

A 33.00 foot wide appurtenant easement for ingress, egress and utility purposes, over, under and across that part of the Northeast Quarter of the Southeast Quarter, Section 20, Township 140, Range 36, Becker County, Minnesota, described as follows:

Commencing at an iron rod monument at the southwest corner of the Southeast Quarter of said Section 20 as described in that Certificate of Location of Government Corner on file and of record as Document Number 619483 in the Office of the Recorder in and for said County and State; thence North 00°04'10" West, bearings based upon the Becker County Coordinate System (NAD83-1996 adjustment), along the west line of said Southeast Quarter, 2643.41 feet to a cast iron county surveyor monument at the northwest corner of said Southeast Quarter as described in that Certificate of Location of Government Corner on file and of record as Document Number 253760 in said Office; thence North 89°48'04" East, along the north line of said Southeast Quarter, 2641.12 feet to a 3/4 inch (outside diameter) iron pipe monument at the east quarter corner of said Section 20; thence returning South 89°48'04" West, along the north line of said Northeast Quarter of the Southeast Quarter, 797.78 feet; thence South 18°40'29" West 163.20 feet to an iron monument; thence South 01°42'13" West 39.74 feet to an iron monument; thence South 88°13'38" East 149.63 feet to an iron monument; thence South 02°07'38" West 49.41 feet to an iron monument on the northerly boundary line of PEARL STREET, a public road in the plat of VAN NICE SHORES, according to the recorded plat thereof on file in said Office; thence South 80°17'54" West, along said northerly boundary line of said PEARL STREET a distance of 151.77 feet to an iron monument; thence South 00°10'10" West, along the west boundary line of said PEARL STREET a distance of 66.72 feet to an iron monument and the POINT OF BEGINNING of said 33.00 foot wide easement to be described; thence North 79°53'32" East, along the southerly boundary line of said PEARL STREET, a distance of 33.71 feet; thence South 33°25'13" West 60.28 feet to the west line of Lot 9, of said plat of VAN NICE SHORES; thence

North 00°01'17" East, along said west line of Lot 9, a distance of 43.40 feet; thence North 37°45'42" West 9.63 feet; thence North 33°25'13" East 10.79 feet to said west boundary line of PEARL STREET; thence South 00°10'10" West, along said west boundary line of PEARL STREET, 15.61 feet to the point of beginning.

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ☒ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

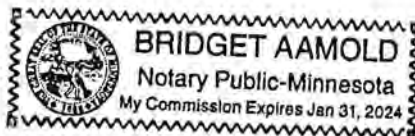
Ronald L. Ketcher  
Ronald L. Ketcher

Susan C. Ketcher  
Susan C. Ketcher

State of Minnesota, County of Carver

This instrument was acknowledged before me on October 29<sup>th</sup>, 2020, by Ronald L. Ketcher and Susan C. Ketcher, married to each other.

(Stamp)



Bridget Aamold  
(signature of notarial officer)

Title (and Rank): notary public

My commission expires: 01.31.2024  
(month/day/year)

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK



THIS INSTRUMENT WAS DRAFTED BY:  
THOMASON, SWANSON & ZAHN, PLLC  
Roger A. Zahn, Attorney ID#0119659  
120 N. Main Avenue, P.O. Box 87  
Park Rapids, MN 56470  
(218) 732-7236

TAX STATEMENTS FOR THE REAL PROPERTY  
DESCRIBED IN THIS INSTRUMENT SHOULD BE  
SENT TO:

NO CHANGE – EASEMENT CONVEYANCE ONLY  
Ronald L. & Susan C. Ketcher  
515 Elm Street W.  
Norwood Young America, MN 55368

The total consideration for the transfer of  
this real property is \$3,000 or less.

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 21.0475.000  
BILL NUMBER: 179184  
LENDER:  
OWNER NAME:

KETCHER RONALD L

**TAXPAYER(S):**

RONALD L KETCHER  
515 ELM ST W  
NORWOOD YOUNG AMERICA MN 55368

\$\$\$

**REFUNDS?**

You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

54899 PEARL ST  
OSAGE, MN 56570

**DESCRIPTION**

Section 20 Township 140 Range 036  
SubdivisionName VAN NICE SHORES  
SubdivisionCd 21013

Line 13 Detail  
S-1010/15 SOLIC 40.00  
Principal 40.00  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2020 2021
<b>Step 1</b>	Estimated Market Value:	122,400 121,700
	Homestead Exclusion:	0 0
	Taxable Market Value:	122,400 121,700
	New Improvements:	
	Property Classification:	Seasonal Seasonal
<i>Sent in March 2020</i>		
<b>Step 2</b>	<b>PROPOSED TAX</b>	
	<i>Sent in November 2020</i>	
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2021	\$513.00
	Second half taxes due 10/15/2021	\$513.00
	Total taxes due in 2021	\$1,026.00

Tax Detail for Your Property:		
Taxes Payable Year:		
	2020	2021
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/> \$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00
	3. Property taxes before credits	\$1,006.00 \$986.00
	4. Credits that reduce property taxes	A. Agricultural and rural land credits \$0.00 \$0.00
	B. Other credits	\$0.00 \$0.00
Property Tax by Jurisdiction	5. Property taxes after credits	\$1,006.00 \$986.00
	6. BECKER COUNTY A. County	\$449.64 \$440.72
	7. OSAGE	\$212.24 \$212.47
	8. State General Tax	\$138.16 \$131.60
	9. SCHOOL DISTRICT 0309 A. Voter approved levies	\$114.42 \$109.67
	B. Other local levies	\$89.01 \$89.12
	10. Special Taxing Districts A. BC EDA	\$2.53 \$2.42
	B. Others	\$0.00 \$0.00
	C. TIF	\$0.00 \$0.00
	11. Non-school voter approved referenda levies	\$0.00 \$0.00
	12. Total property tax before special assessments	\$1,006.00 \$986.00
	13. Special assessments	\$40.00 \$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,046.00 \$1,026.00
	Tax Amount Paid	\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2021.

PIN: 21.0475.000  
AIN:  
BILL NUMBER: 179184  
TAXPAYER(S):

RONALD L KETCHER  
515 ELM ST W  
NORWOOD YOUNG AMERICA MN 55368

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$1,026.00  
2nd Half Tax Amount \$513.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$513.00  
Balance Good Through 10/15/2021  
Seasonal

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2021.  
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 21.0475.000  
AIN:  
BILL NUMBER: 179184  
TAXPAYER(S):

RONALD L KETCHER  
515 ELM ST W  
NORWOOD YOUNG AMERICA MN 55368

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$1,026.00  
1st Half Tax Amount \$513.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$513.00  
Balance Good Through 05/15/2021  
Seasonal


**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

	
1:880	Date: 10/28/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Subject

Becker County





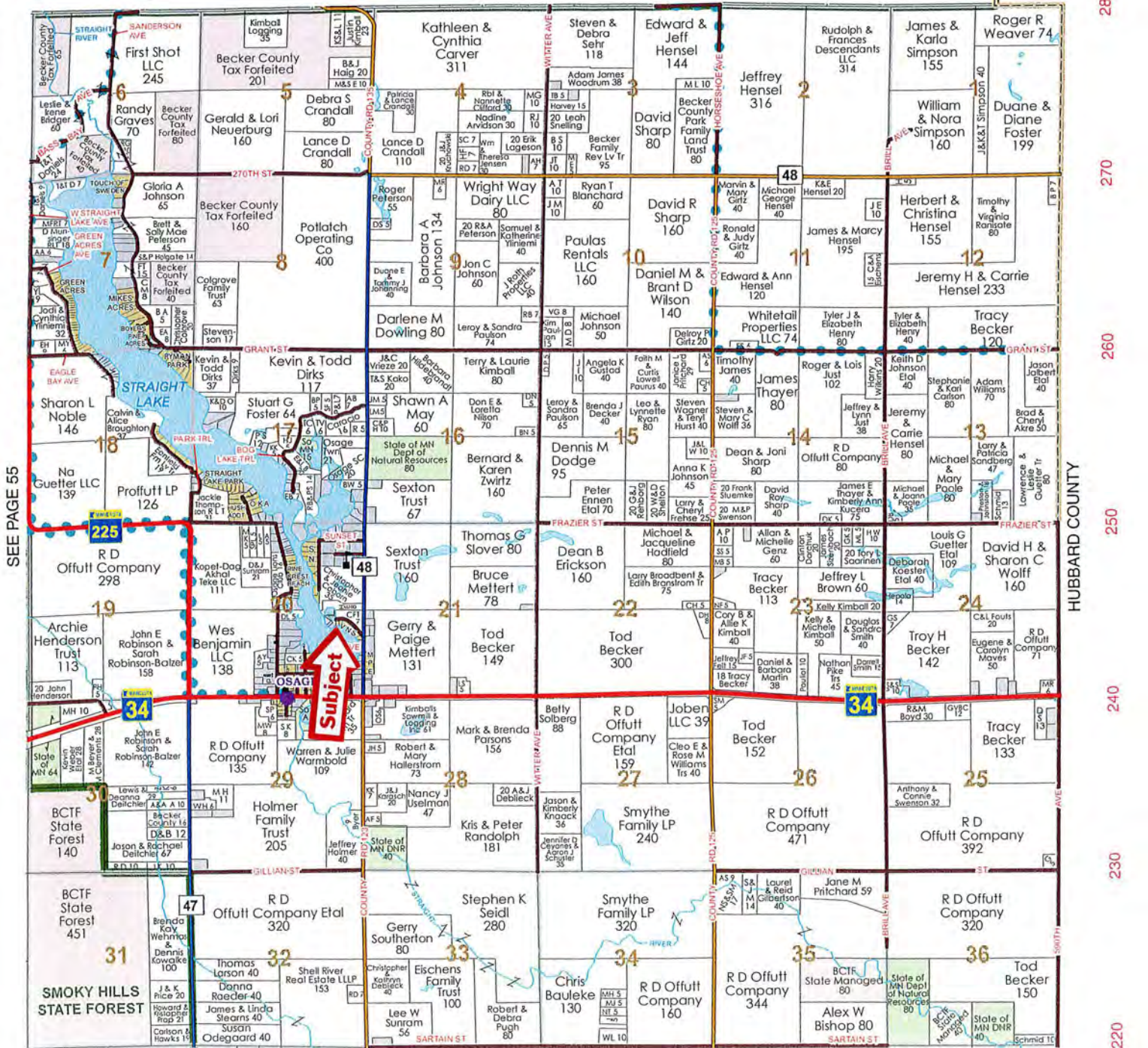


Osage

Township 140N - Range 36W

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SEE PAGE 73



SEE PAGE 41





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**Applicant:** Matthew & Charlotte Lachowitzer  
16492 42<sup>nd</sup> St SE  
Mapleton, ND 58059

**Project Location:** 15432 Summer Island Rd Lake Park, MN 56554

#### APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a variance to construct a shed to be located at fifty-five (55) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.
2. Request a variance to construct a shed to be located at two (2) feet from a restricted drive, deviating from the required setback of ten feet, all due to setback issues and lot size.

**LEGAL LAND DESCRIPTION:** Tax ID number: 17.1148.000; Leif Lake  
Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 001; LOTS 2 AND 3 & RESTRICTED DRIVE; Lake  
Eunice Township

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2021-215

### Property and Owner Review

Parcel Number(s): 171148000

Owner: MATTHEW LACHOWITZER

Township-S/T/R: LAKE EUNICE-06/138/042

Mailing Address:

MATTHEW LACHOWITZER

16492 42ND ST SE

MAPLETON ND 58059

Site Address: 15432 SUMMER ISLAND RD

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: SITE2021-1650

Legal Descr: Block 001 of SUMMER ISLAND 138 42 LOTS 2 AND 3 & RESTRICTED DRIVE

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

**Want to place storage shed directly next to garage on road side of property. We are very close to the allowance, requesting variance for placement of shed.**

Description of Variance Request: **Want to place storage shed directly next to garage on road side of property. We are very close to the allowance, requesting variance for placement of shed**

OHW Setback: 55'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 2' from a private drive

Road Type: Township

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 216

Existing Structure Height:

Proposed Structure Height: 8

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? N/A

Change to main structural framework? N/A

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **other lots have sheds in this manner and set back on all sides of property lines The shed will be sitting on wood blocks, so it will be raised off the ground, so there will be no loss to groundwater collection on the property. It will be sitting at least 2 inches above the ground on 4 wood blocks, not creating any loss to impervious coverage on the property.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Other lots have sheds in this manner and set back on all sides of property lines We are under 25% coverage.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Allows the structure to sit in conjunction with existing structure, making lot look more presentable, and allowing more yard for use by family**

4. Are there circumstances unique to the property? **Yes**

Explain: **yard is very hilly in most areas that would also be suitable for shed, which would result in tree removal and destruction of current lawn**



5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **it completely matches existing building in construction type and materials, along with color**

**Field Review Form (Pre-Insp)****Permit # SITE2021-1650****Property and Owner Review**Parcel Number: **171148000**Owner: **MATTHEW LACHOWITZER**Township-S/T/R: **LAKE EUNICE-06/138/042**Site Address: **15432 SUMMER ISLAND RD**

Inspector Notes:

Does posted address sign match site address? Y N

**Dwelling Proposed Review**

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**Non-dwelling related project (2A): **Storage Shed**

- Existing Dimensions:
- Proposed Dimensions: **10x16x8**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:



## Setback Review

Road Type/Measurement From: <b>Private Easement - Right of Way</b>	Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>
Road setback: - Dwelling: - Non-dwelling: <b>2'- Variance Needed</b>	Pre-Inspection: - Dwell: - Non:
Side setback: - Dwelling: - Non-dwelling: <b>10+</b>	Pre-Inspection: - Dwell: - Non:
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: <b>10+</b>	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: <b>20+</b>	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: <b>3+</b>	Pre-Inspection: - Dwell: - Non:

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):

- Structure type used:
- Setback of LEFT like structure:
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

Image printed on 10/27/2021 at 4:05 PM

Parcel: 17.1148.000, Photo 5 of 5

Taken: 09/07/2016, Last edit: 09/07/2016

Notes:



New shed location





<b>Lachowitzer- PARCEL 17.1148.000</b>			
<b>TOTAL LOT AREA</b>	<b>11,500</b>		
<b>ALLOWABLE IMPERVIOUS @ 25%</b>	<b>2,875</b>		
		<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Existing Dwelling		704	704
Detached Garage	10x24	240	240
Bunk House attached to garage	10x24	240	240
Deck (pervious) 456 sq ft			
Asphalt		1290	1290
Proposed Shed	10x16		160
Impervious Surface Sum		2474	2634
Impervious Percent		<b>21.51%</b>	<b>22.90%</b>



# Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

**Applicant:** Matthew & Charlotte Lachowitzer **Parcel #:** 17.1148.000

**Legal Description:** Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 001; LOTS 2 AND 3 & RESTRICTED DRIVE

**Lake Name:** Leaf Lake **Lake Classification:** Recreational Development

**Property Dimensions:**

*Roadside Width:* 110'

*Depth Side 1:* 145' (+/-)

*Lakeside Width:* 100'

*Depth Side 2:* 93' (+/-)

**Total Lot Area:** 11,500 (+/-) Sq Feet

## DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100

Proposed Setback: --

**Difference:** = Credit Units Required for Mitigation

## MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex:  $30 \times 15 = 20$  Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex:  $20 \times 25 = 30$  Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

*Ft / Credit Units gained:* \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

*Credit Units gained:* \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_

## DETERMINING THE IMPERVIOUS SURFACE

On standard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 23 %

Threshold Coverage: -15 %

**Difference:** = ( 8 ) x ( 5 ) = 40 Credit Units Required for Mitigation

## MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

**Reduce Impervious Surface Coverage:** 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

$$(\text{ \% coverage reduced}) \times (5) = \text{Credit Units Gained}$$

**Stormwater Management:** If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

**Example** 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

**Divert a min of 1400 sq ft into water retention areas**

Credit Units Gained	40
---------------------	----

**Berm:** If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

**Example** 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained \_\_\_\_\_

***Shore Impact Zone Removal (see below):***

Credit Units Gained \_\_\_\_\_

**Total Mitigation Credit Units Gained:** 40

## SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

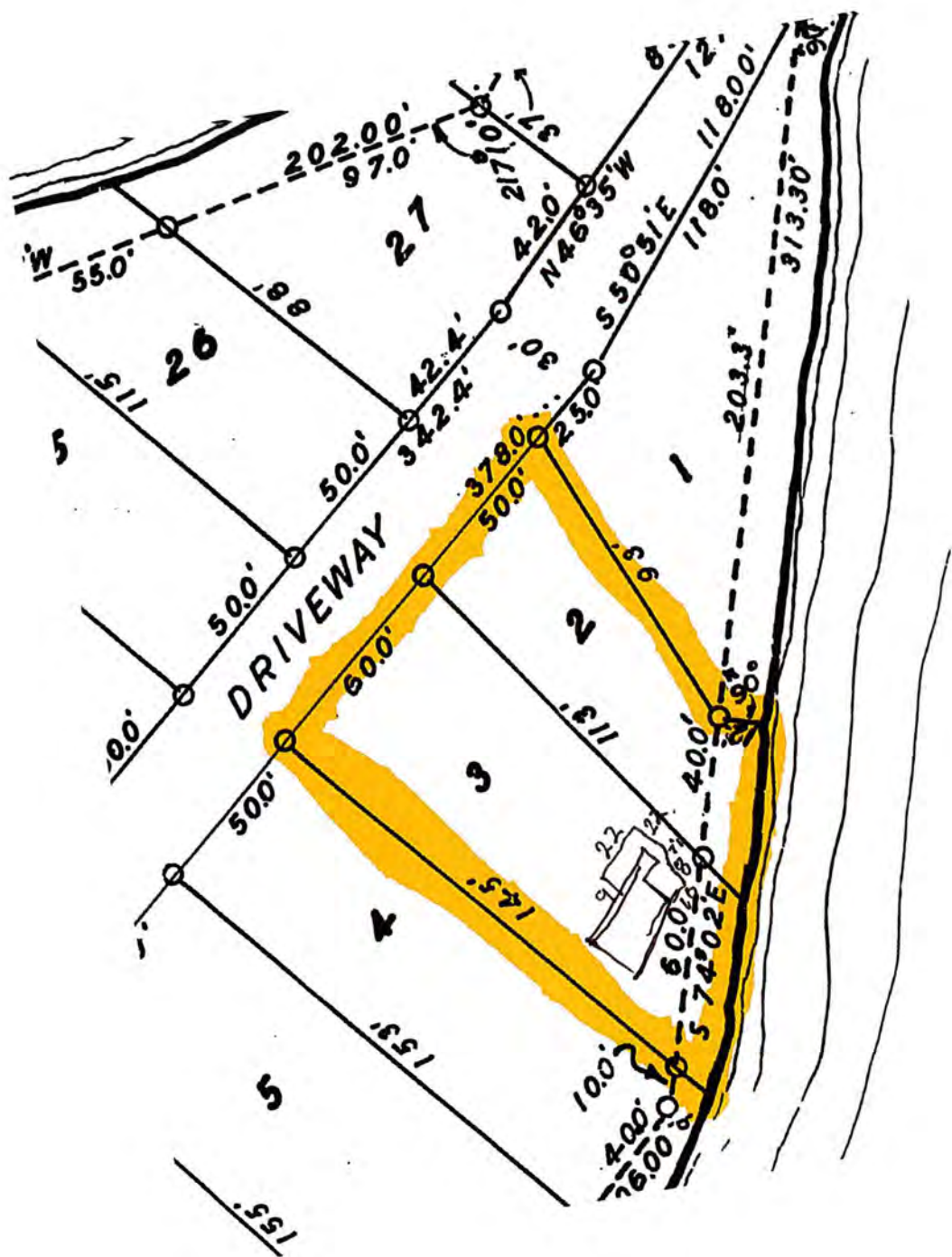
Credit Units Gained through Shore Impact Zone Removal = \_\_\_\_\_ credits

**Please  
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships.

Owner(s) \_\_\_\_\_ Date \_\_\_\_\_





(IN GOV'T. LOTS 4 & 6 OF SEC. 8 AND GOV'T. LOT 1 OF  
SEC. 7, ALL IN T13BN, R42W)

[illegible]

IN WITNESS WHEREOF, the said Corporation has caused this plat to be signed in its corporate name by its President and its Secretary.

Wm. H. Miller  
C. P. Miller

SEAL

Plate 36-21-30

1. *Chlorophyll a* (Chl a) is the primary photosynthetic pigment in most plants and algae. It is a green pigment that absorbs light energy in the blue and red regions of the visible spectrum.

*D. Anderson* On this 4<sup>th</sup> day of Oct., 1968, before me, Notary Public,  
County of Santa Clara, State of Nevada, personally appeared  
[Signature] known to me, the undersigned, as the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

authority of its Board of Directors and said Left D. Thorne and Jerome G. Lutz acknowledged said instrument to be the free act and deed of said corporation.

I HEREBY CERTIFY that I made the survey of SCHOOL TELLER in accordance with the provisions of the statute pertaining to such surveys, and that this day is a correct representation of the survey, that is, a statement of the facts as they appeared to me.

Discontinued and moved to before the 2000 election. 2005

**REGISTER OF DATES.**  
General Ledger, Ledger Co. New

ATTENTY  
- Paul G. Pando -  
Chairman of County Board

Carl R. Kowalski  
Jared C. Gandy, Jr. MD  
MD. — 2007

---

1





**Minnesota Pollution  
Control Agency**

520 Lafayette Road North  
St. Paul, MN 55155-4194

**Compliance Inspection Form**



171148000

**Treatment Systems  
(SSTS)**

Loc Type: Compliance and Enforcement

**Instructions:** Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

For local tracking purposes:

Submit completed form to Local Unit of Government (LUG) and system owner within 15 days

**RECEIVED**

**MAY 28 2015**

**ZONING**

**System Status**

System status on date (mm/dd/yyyy): 5/28/2015

☒ **Compliant – Certificate of Compliance**

(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

☐ **Noncompliant – Notice of Noncompliance**

(See Upgrade Requirements on page 3)

**Reason(s) for noncompliance (check all applicable)**

- ☐ Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #4) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

**Property Information**

Parcel ID# or Sec/Twp/Range: 171148000

Property address: 15432 Sunrise Blvd Reason for inspection: Mandate

Property owner: Curt Burdick Owner's phone: \_\_\_\_\_

or

Owner's representative: \_\_\_\_\_ Representative phone: \_\_\_\_\_

Local regulatory authority: \_\_\_\_\_ Regulatory authority phone: \_\_\_\_\_

Brief system description: 1000 gal holding tank

Comments or recommendations: 187 Prairie Wood Dr. S.

Fargo, ND 58103

**Certification**

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Karl Fayst Certification number: \_\_\_\_\_

Business name: \_\_\_\_\_ License number: 475

Inspector signature: Karl Fayst Phone number: \_\_\_\_\_

**Necessary or Locally Required Attachments**

☒ Soil boring logs ☒ System/As-built drawing ☐ Forms per local ordinance

☐ Other information (list): \_\_\_\_\_

Property address: \_\_\_\_\_

Inspector initials/Date: \_\_\_\_\_

**1. Impact on Public Health – Compliance component #1 of 5****Compliance criteria:**

System discharge sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharge sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System cause sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is an Imminent Threat to Public Health and Safety.**

Comments/Explanation: \_\_\_\_\_

**Verification method(s):**

- ☒ Searched for surface outlet
- ☒ Searched for seeping in yard/backup in home
- ☐ Excessive ponding in soil system/D-boxes
- ☐ Homeowner testimony (See Comments/Explanation)
- ☐ "Black soil" above soil dispersal system
- ☐ System requires "emergency" pumping
- ☐ Performed dye test
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

**2. Tank Integrity – Compliance component #2 of 5****Compliance criteria:**

System consists of a seepage pit, cesspool, drywell, or leaching pit. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

**Any "yes" answer above indicates the system is Failing to Protect Groundwater.**

Comments/Explanation: \_\_\_\_\_

**Verification method(s):**

- ☒ Probed tank(s) bottom
- ☐ Examined construction records
- ☐ Examined Tank Integrity Form (Attach)
- ☐ Observed liquid level below operating depth
- ☐ Examined empty (pumped) tanks(s)
- ☐ Probed outside tank(s) for "black soil"
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

**3. Other Compliance Conditions – Compliance component #3 of 5**

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to structurally unsound. ☐ Yes\* ☒ No ☐ Unknown
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. ☐ Yes\* ☒ No ☐ Unknown

**\*System is an imminent threat to public health and safety**

Explain: \_\_\_\_\_

- c. System is non-protective of ground water for other conditions as determined by inspector ☐ Yes\* ☒ No

**\*System is failing to protect groundwater**

Explain: \_\_\_\_\_



Property address: \_\_\_\_\_ Inspector initials/Date: \_\_\_\_\_

#### 4. Soil Separation – Compliance component #4 of 5

Date of installation: \_\_\_\_\_ ☒ Unknown

Shoreland/Wellhead protection/Food Beverage Lodging? ☐ Yes ☐ No

##### Compliance criteria:

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: ☐ Yes ☐ No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: ☐ Yes ☐ No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.\*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required) ☐ Yes ☐ No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

**Any "no" answer above indicates the system is Failing to Protect Groundwater.**

##### Verification method(s):

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

- ☐ Conducted soil observation(s) (Attach boring logs)
- ☐ Two previous verifications (Attach boring logs)
- ☐ Not applicable (Holding tank(s), no drainfield)
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other (See Comments/Explanation)

Comments/Explanation: \_\_\_\_\_

##### Indicate depths of elevations

A. Bottom of distribution media	
B. Periodically saturated soil/bedrock	
C. System separation	
D. Required compliance separation*	

\*May be reduced up to 15 percent if allowed by Local Ordinance.

#### 5. Operating Permit and Nitrogen BMP\* – Compliance component #5 of 5 ☐ Not applicable

Is the system operated under an Operating Permit? ☐ Yes ☐ No If "yes", A below is required

Is the system required to employ a Nitrogen BMP? ☐ Yes ☐ No If "yes", B below is required

BMP=Best Management Practice(s) specified in the system design

**If the answer to both questions is "no", this section does not need to be completed.**

##### Compliance criteria

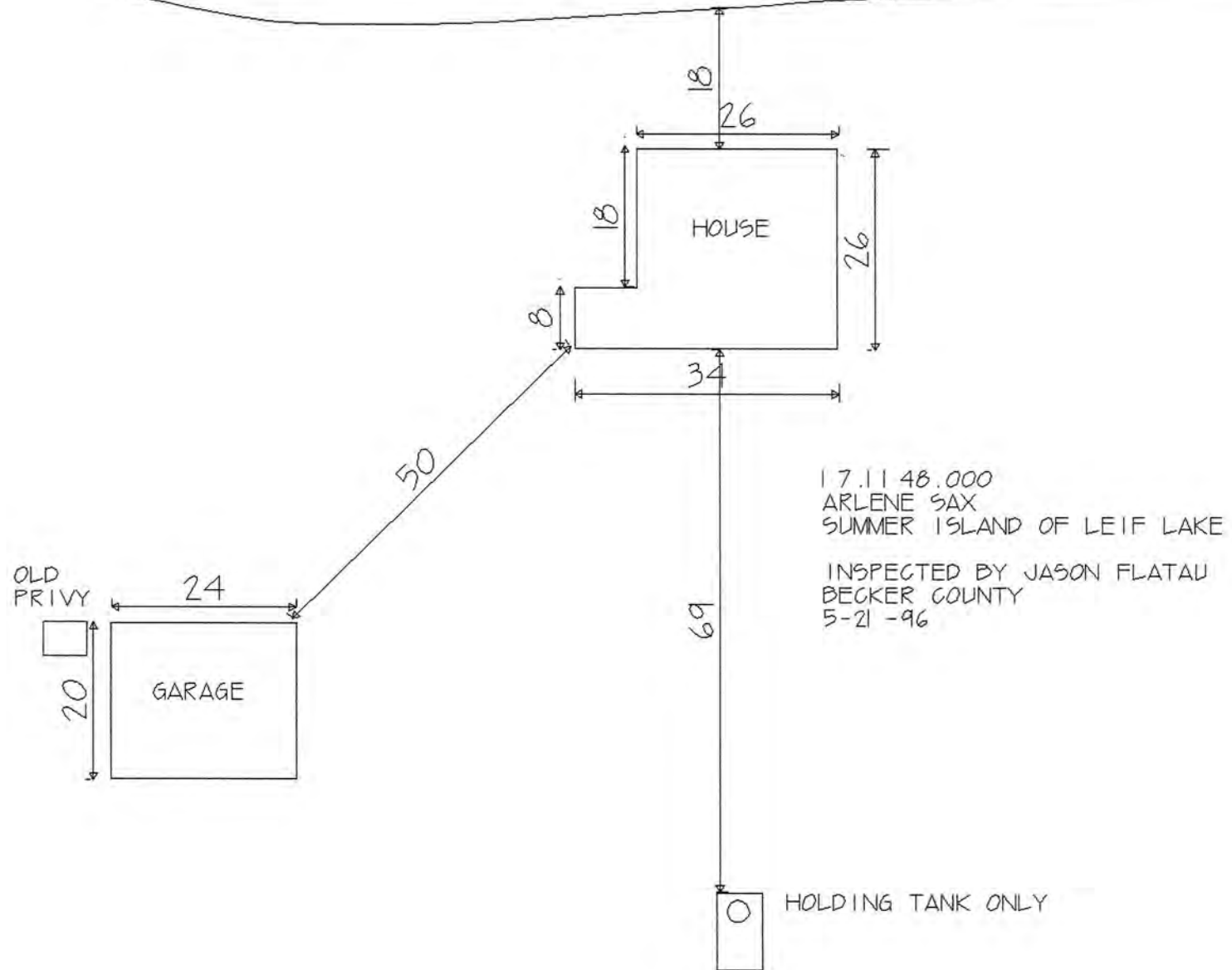
a. Operating Permit number: \_\_\_\_\_ ☐ Yes ☐ No  
Have the Operating Permit requirements been met?

b. Is the required nitrogen BMP in place and properly functioning? ☐ Yes ☐ No

**Any "no" answer indicates Noncompliance.**

**Upgrade Requirements** (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

LEIF LAKE








## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Yard Items](#)  
 [Sales Info](#)  
 [New Search](#)

Summary	
Parcel Number:	171148000 <a href="#">GIS Map</a> 
Property Address:	15432 SUMMER ISLAND RD LAKE PARK
Owner Name:	MATTHEW LACHOWITZER & CHARLOTTE LACHOWITZER
Owner Address:	16492 42ND ST SE MAPLETON ND 58059
Legal Description:	Section 06 Township 138 Range 042 SUMMER ISLAND 138 42 Block 001 LOTS 2 AND 3 & RESTRICTED DRIVE

Valuation & Taxation <span style="float: right;"><a href="#">top</a> </span>			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$81,800	\$74,500	\$69,100
Estimated Land Value	\$158,000	\$151,000	\$151,000
Estimated Machinery Value			
Total Estimated Value	\$239,800	\$225,500	\$220,100
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$225,500	\$220,100
Tax Details - <i>please see statement</i>		 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>
Total Tax Levied		\$1,712.00	\$1,706.00
Total Payments		-\$1,712.00	-\$1,706.00

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span>top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$239,800

Zoning Information			top ▲
Zoning District			
Township		Lake Eunice	
Zoning District		Agricultural	
Other Descriptions		Plat of Summer Island	
Zoning Permits			
Type		Status	Details
Site		Approved: 04/19/21	• Deck - Pervious
Imaged Files			
Document Type		Available Years	
Septic		2020*	
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.			

Land Information <span>top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
	100		
Description	Flags		Size
170303 LEAF LAKE SITE			1 UT



170304 FF-LEAF LAKE-GOOD		50 FF
601420 WATER/SEWER/ELEC		1 UT
170304 FF-LEAF LAKE-GOOD		50 FF

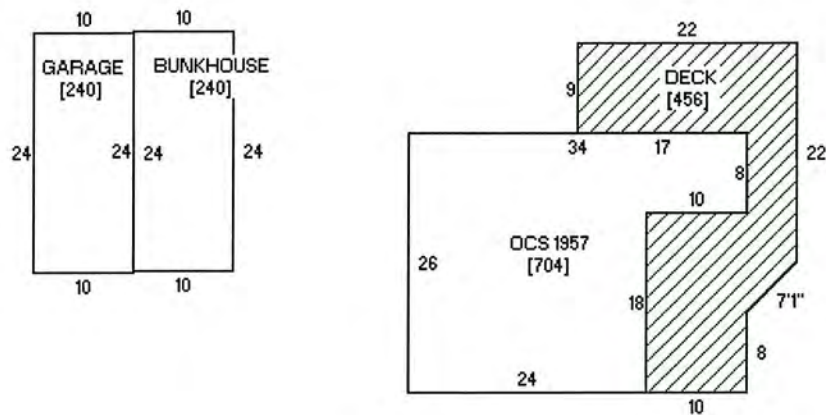
## Residential Buildings

[top ▲](#)

### Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1957
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	704 SqFt
Condition	Very Good
Basement	Crawl
Heating	Yes
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Knotty Pine
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	1
Bedrms Below	0

Building sketch:



GARAGE WITH A BUNKHOUSE CONVERSION

## Plumbing

Style

Count

Full Bath

1

## Decks &amp; Patios

Style

Area SF

Wood Deck-Med

456

Concrete Patio-Med

144

## Res Bldg # 2 details:

Occupancy

Single-Family / Owner Occupied

Year Built

1964

Bldg Style

1 Story Frame

Arch Style

Rambler

Area

240 SqFt

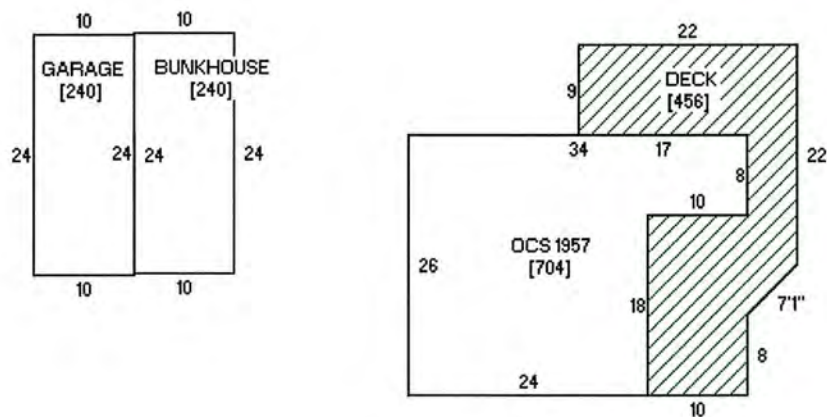
Condition

Normal



Basement	None
Heating	No
AC	No
Attic	None
Foundation	Conc Slab
Roof	Gable
Ext Walls	Cedar
Int Walls	Softwood
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	1
Bedrms Below	0

Building sketch:



GARAGE WITH A BUNKHOUSE CONVERSION

Garage # 1	
Year Built	1964

Style	Att Frame
Area SF	240
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Plumbing	
Style	Count
No Plumbing	1

Yard Items <span style="float: right;">top ▲</span>	
Yard Item # 1 details:	
Descr	Paving - Asphalt
Year Built	1900
Item Count	1
Condition	Normal
Paving Type	Asphalt Road
Quantity	1,290 Square Feet
Pricing	Average
Lighting	None

Sales Information <span style="float: right;">top ▲</span>			
Sale Date: 8/26/2016 - Property Type: Seasonal Rec. Residential			
Buyer	LACHOWITZER, MATTHEW & CHARLOTTE	Seller	BURDICK CURT J & LINDA C



Sale Price	\$278,000	Ins Type	Warranty Deed
Adj Sale Price	\$258,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
<b>Sale Date: 5/15/2001 - Property Type: Seasonal Rec. Residential</b>			
Buyer	BURDICK, CURT & LINDA	Seller	ELLINGSON, HOWARD BONNIE
Sale Price	\$70,000	Ins Type	Warranty Deed
Adj Sale Price	\$68,700	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
<b>Sale Date: 8/26/1997 - Property Type: Seasonal Rec. Residential</b>			
Buyer	SAX, ARLENE J.	Seller	ELLINGSON, HOWARD & BONNIE
Sale Price	\$32,900	Ins Type	Warranty Deed
Adj Sale Price	\$31,700	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale

635901

CERTIFICATE OF REAL ESTATE VALUE FILED 013451

No delinquent taxes and transfer entered  
this 29th day of Aug, 2016

Mary E. Hendrickson  
Becker County Auditor/Treasurer

By JD Deputy

17-1148-000

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 635901

August 29, 2016 at 12:58 PM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By MN Deputy

Not a lot of Record  
Not combined until Oct 1971.

Becker County Recorder

Well Certificate Received August 29, 2016

Patricia Swenson

Deputy klw Becker County Recorder

5-M WARRANTY DEED

Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$ 917.40

eCRV # 553781

Date: August 26, 2016

Parcel # 17.1148.000

FOR VALUABLE CONSIDERATION, Curt J. Burdick and Linda C. Burdick, married to each other,  
Grantors, hereby convey and warrant to Matthew Lachowitzer and Charlotte Lachowitzer, Grantees, as  
joint tenants, real property in Becker County, Minnesota, described as follows:

Lots Numbered Two (2) and Three (3), Block Numbered One (1), Summer Island, according to the  
certified Plat thereof on file and of record in the office of the County Recorder in and for Becker  
County, Minnesota.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

- ☐ The Seller certifies that the seller does not know of any wells on the described real property.  
☒ A well disclosure certificate accompanies this document.  
☐ I am familiar with the property described in this instrument and I certify that the status and number of  
wells on the described real property have not changed since the last previously filed well disclosure  
certificate.

BECKER COUNTY DEED TAX  
AMT. PD. \$ 917.40  
Receipt # 1228038  
Becker County Auditor/Treasurer

Curt J. Burdick  
Linda C. Burdick

chg  
paid  
well

Bcts # 31959

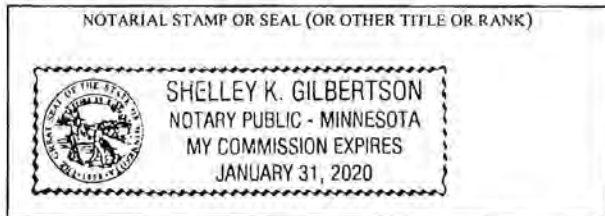


**5-M WARRANTY DEED**

Individual(s) to Joint Tenants

STATE OF MINNESOTA     )  
  )ss.  
COUNTY OF BECKER     )

The foregoing instrument was acknowledged before me on this 26th day of August, 2016, by Curt J. Burdick and Linda C. Burdick, married to each other, Grantors.



Shelley K. Gilbertson  
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens) ☐

Tax Statements for the real property described in this instrument should be sent to  
(include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.  
828 Minnesota Avenue  
Detroit Lakes, MN 56501  
Order No.: 31959 - sg/ sc

Matthew Lachowitzer  
Charlotte Lachowitzer

16492 42nd St. SE  
Mapleton, ND 58059





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:423

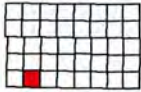
Date: 10/6/2021

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County





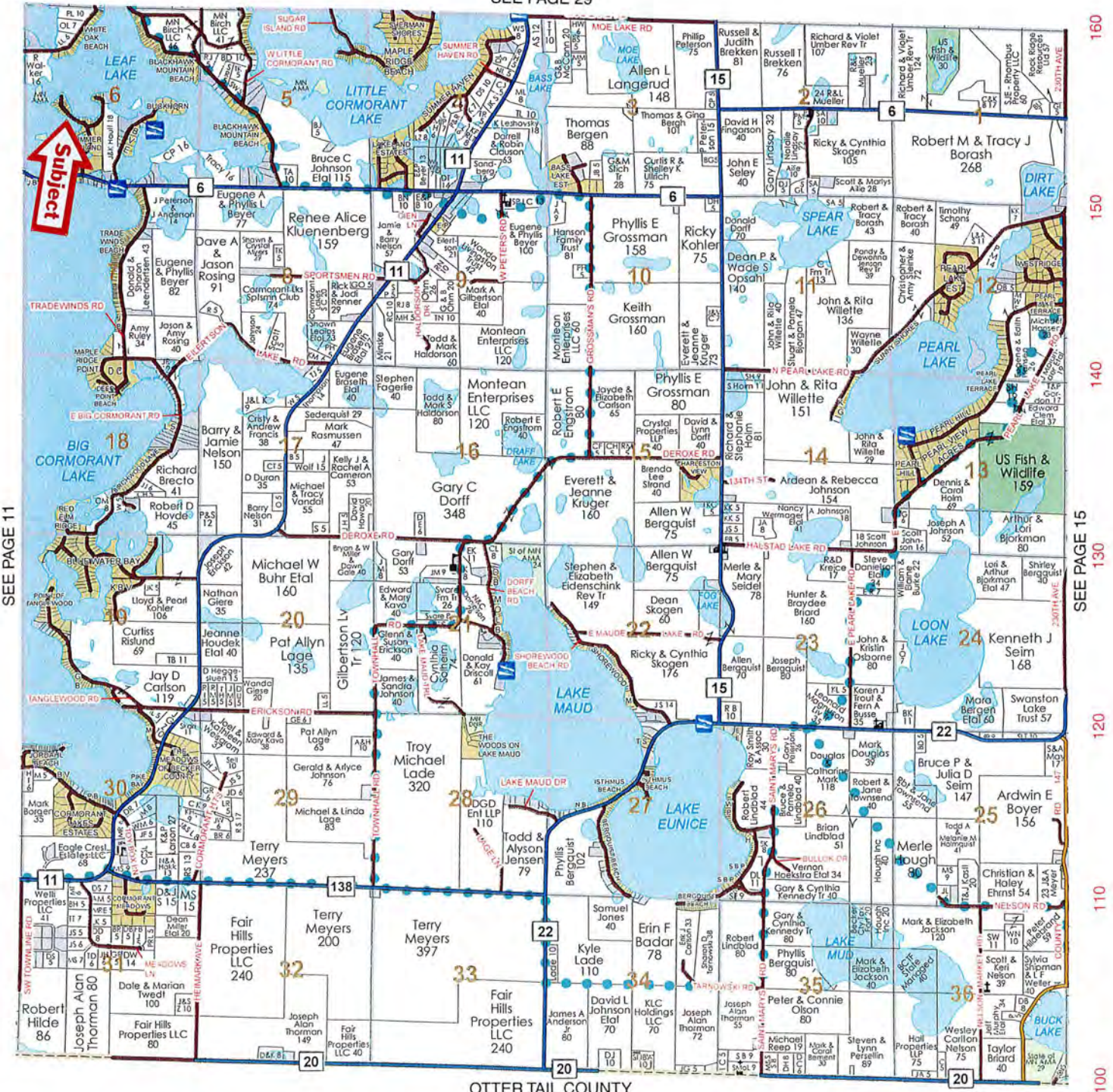


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29







# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

---

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.  
Commissioner's Room-Becker County Courthouse  
915 Lake Ave, Detroit Lakes, MN 56501

**Applicant:** 3 Boyz LLP  
818 Main Ave Suite 1  
Fargo, ND 58102

**Project Location:** 26121 Co Rd 149 Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 08.0028.001; Floyd Lake  
Section 03 Township 139 Range 041; PT GOVT LOT 4: COMM NW COR SEC 3, E 1322.71', S 1508.61', SW 910.67' TO POB; NE 836', NW 198.22', S 1096' TO FLOYD LK, SELY AL LK 198.05', NE 274' TO POB.; Detroit Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

To view all application information on this project please visit:

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



## Variance Application Review

Permit # VAR2021-226

### Property and Owner Review

Parcel Number(s): 080028001 080028000

Owner: 3 BOYZ LLP

Township-S/T/R: DETROIT-03/139/041

Mailing Address:

Site Address: 26121 CO RD 149

3 BOYZ LLP

Lot Recording Date: After 1992

818 MAIN AVE SUITE 1

FARGO ND 58103

Original Permit Nbr: Unknown

Legal Descr: PT GOVT LOT 4: COMM NW COR SEC 3, E 1322.71', S 1508.61', SW 910.67' TO POB; NE 836', NW 198.22', S 1096' TO FLOYD LK, SELY AL LK 198.05', NE 274' TO POB.

### Variance Details Review

Variance Request Reason(s):

If 'Other', description:



Setback Issues



Alteration to non-conforming structure



Lot size not in compliance



Topographical Issues (slopes, bluffs, wetlands)



Other

Description of Variance Request: A variance is being requested to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues. There are two garages located on Parcel No. 080028000. The garage closest to the property line of Parcel No. 080028001 issue is a garage built and used wholly by the property owner of Parcel No. 080028001. The owners of Parcel No. 080028000 are in complete agreement to the boundary line adjustment going between these two garages to ensure the most westerly garage is included in Parcel No. 080028001.

OHW Setback:

Side Lot Line Setback: 2

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, this will bring the property into compliance and match how the property is currently being used.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Yes, the two garages have been in place since roughly 2005 and have not caused any hardship or hazard to any neighbor or the public. The lots meet all other setback requirements and are well away from the lake and road. The request will make the lot more compliant.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: Yes, this is a residential lot. It will continue to be used for residential purposes and ensure the

way the lot is being used matches the lot description. All lot owners affected are in agreement with the proposed lot lines.

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes, this lot is unique in that the garage used is not within the lot and the garage is extremely close to the neighboring parcels garage.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this lot is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses. All lot owners affected are in agreement with the proposed lot lines.**





06.0028.000

06.0028.001





080028000





080028001

Becker County Planning & Zoning  
835 Lake Ave, P O Box 787  
Detroit Lakes, MN 56502-0787  
Phone (218)-846-7314; Fax (218)-846-7266

### Onsite Septic System Site Evaluation/Design

#### 1. PROPERTY DATA (as it appears on the tax statement)

Parcel Number(s) of property system will be installed 2080028001  
(if parcel is a new split and a parcel number has not yet been issued, indicate the main parcel number from which the new parcel has been split from)

Section 3 Township 139 Range 41 Township Name Detroit

Lake Name Upper Floyd Lake Classification GD

Legal Description: - Pt Court lot 4 5.02 acres mud lake

Project Address: 26121  
26133 Co Rd 149

#### 2. PROPERTY OWNER INFORMATION (as it appears on the tax statement, purchase agreement or deed).

Owner's First Name Jay Owner's Last Name Matthews

Mailing Address 4107 17th st. S. City, State, Zip Fargo, ND 58104

Phone Number 701-371-4111

#### 3. DESIGNER/INSTALLER INFORMATION

Designer Name Rick Renner Company Name Renner Excavating License # 2567

Address 14306 Co Hwy 11 Phone Number 439-3514 849-0239

Installer Name Same Company Name \_\_\_\_\_ License # \_\_\_\_\_

Address \_\_\_\_\_ Phone Number \_\_\_\_\_

#### 4. SYSTEM DESIGN INFORMATION

Date of Site Evaluation 6-9-06

EXISTING SYSTEM STATUS - Check One

- ☒ No existing system-new structure  
☐ Cesspool/Seepage  
☐ Failing (other than cesspool)  
☐ Undersized  
☐ Replacement or repair to existing

What will new system serve? Check one

- ☒ Dwelling  
☐ Resort/Commercial  
☐ Commercial (non resort)  
☐ Other - explain below

Design Flow 600 Gallons Per Day  
Number of Bedrooms 4  
Garbage Disposal ☒ Yes ☐ No  
Grinder Pump in House ☒ Yes ☐ No  
Lift station in House ☒ Yes ☐ No

Well Depth > 50'  
Depth of other wells within  
100 ft of system None

Original Soil ☒ Compacted Soil \_\_\_\_\_  
Type of Soil Observation  
☐ Pit ☐ Probe ☒ Boring  
Depth to Restricting Layer > 84"  
Maximum Depth of System 48"

✓ In Dntake  
✓ In Access  
Pl gave to Renner

Size of All Tanks to Be installed  
1500 gal Septic Tank 2 comp  
\_\_\_\_ gal Lift Station  
\_\_\_\_ gal Holding Tank  
\_\_\_\_ gal Other Tanks

Type of Drainfield Medium to be used  
\_\_\_\_ Chamber  
X H10 EQ36 Q4  
\_\_\_\_ Drainfield Rock  
\_\_\_\_ Rock Depth  
\_\_\_\_ Gravelless  
\_\_\_\_ Experimental  
\_\_\_\_ No Drainfield

Type of Alarm None  
Size of Lift Pump \_\_\_\_\_  
Size of Lift Line \_\_\_\_\_

Type of Drainfield to be installed X Trench  
\_\_\_\_ At-grade  
\_\_\_\_ Pressure Bed  
\_\_\_\_ Seepage Bed  
\_\_\_\_ Mound  
Size of Drainfield sq ft to be installed  
1320 sq ft  
\_\_\_\_ sq ft  
\_\_\_\_ sq ft  
\_\_\_\_ sq ft  
\_\_\_\_ sq ft

SETBACKS  
TANK DRAINFIELD  
Distance to Well > 70' > 80'  
Distance to Building > 30' > 50'  
Distance to Property Line > 30' 10'  
Distance to OHW > 84" > 84"  
Distance to Pressure Line > 70' > 80'

Perc Rate \_\_\_\_\_ Soil Sizing Factor 2.20 \*If SSF other than .83, attach Perc Test Data

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure
0-10"	Top Soil	10YR 2/2	Blocky		0-13"	Top Soil	10YR 2/2	Blocky
10-23"	Clay loam	10YR 3/4	Blocky		13"-26"	Clay loam	10YR 3/4	Blocky
23"-47"	Clay loam	10YR 5/6	Blocky		26"-42"	Clay loam	10YR 5/6	Blocky
47"-84"	Clay loam	10YR 5/6	Blocky		42"-84"	Clay loam	10YR 5/6	Blocky

##### 5. DESIGNER'S CERTIFIED STATEMENT

I, Rick Renner certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Rick Renner  
Signature of Designer

6-12-06  
Date

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*  
Application Approved by: Jail A. Stoll Date: 6/14/06  
Amount Paid \$100.00 Receipt Number 107822-331948 Permit Number \_\_\_\_\_

##### CERTIFICATE OF COMPLIANCE

( ) Certificate Is Hereby Denied  
(X) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data. With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Jail A. Stoll ITS Inspector 6/14/06  
Signature Title Date

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)  
Date System Installed 6/14/06 Inspected by Jail A. Stoll

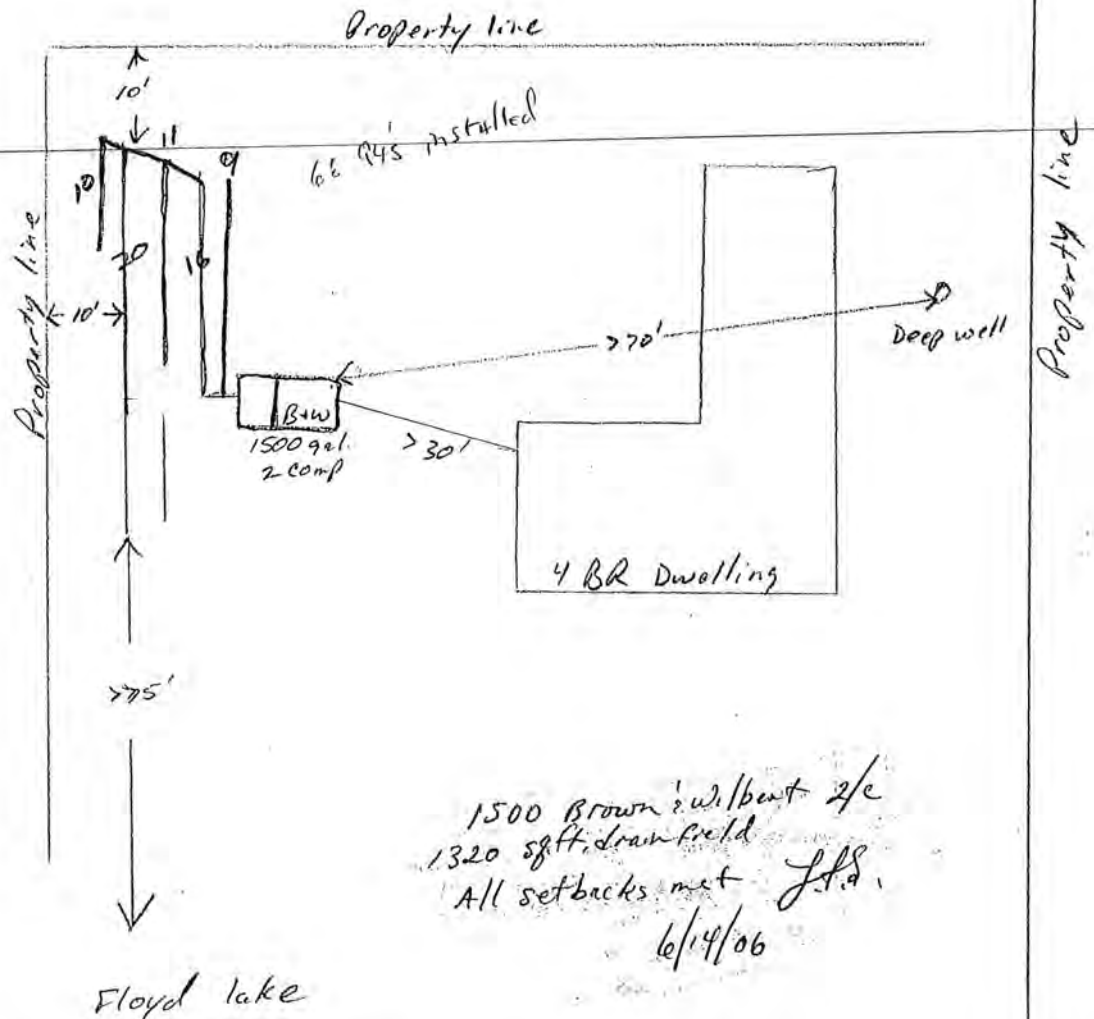
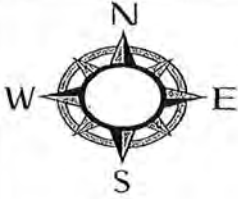


## SITE PLAN.

I hereby agree to have flags, lathes, or ribbons in place for inspection by date:

I understand that Becker County will not issue the permit until staking has been approved.

Signature

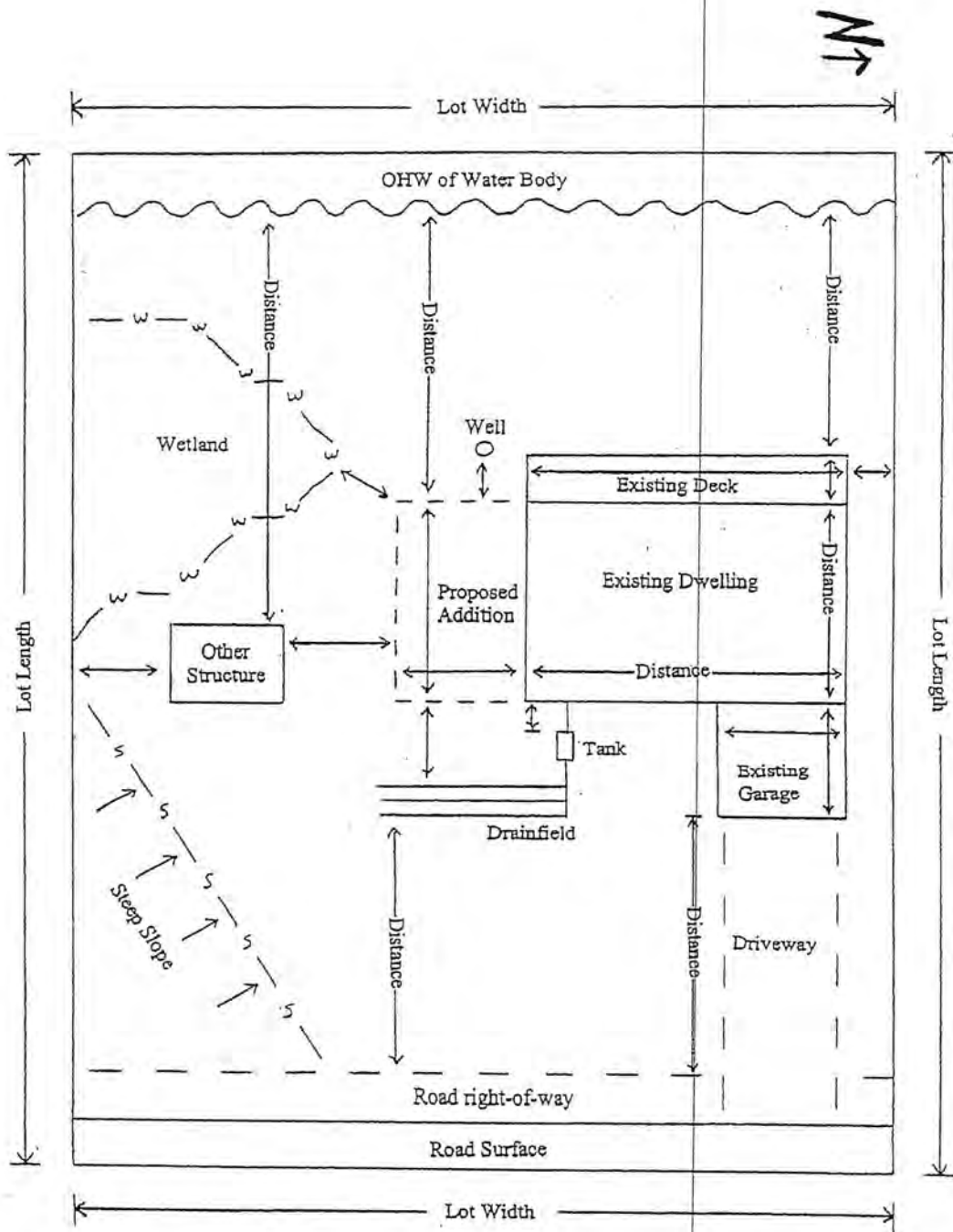


I hereby certify and agree that the above sketch accurately represents the work to be done in conjunction with this permit. *[Signature]*

Applicant or Agent

Date 6-12-06

# SITE PLAN EXAMPLE






## Becker County Parcel Information

[Values & Taxes](#)
[Zoning Info](#)
[Land Info](#)
[Res. Bldg.](#)
[Yard Items](#)
[Sales Info](#)
[New Search](#)

### Summary

Parcel Number:	080028001	GIS Map 
Property Address:	26121 CO RD 149 DETROIT LAKES	
Owner Name:	3 BOYZ LLP	
Owner Address:	818 MAIN AVE SUITE 1 FARGO ND 58103	
Legal Description:	Section 03 Township 139 Range 041 PT GOVT LOT 4: COMM NW COR SEC 3, E 1322.71', S 1508.61', SW 910.67' TO POB; NE 836', NW 198.22', S 1096' TO FLOYD LK, SELY AL LK 198.05', NE 274' TO POB.	

### Valuation & Taxation

[top ▲](#)

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$584,800	\$561,800	\$567,900
Estimated Land Value	\$164,200	\$169,200	\$155,100
Estimated Machinery Value			
Total Estimated Value	\$749,000	\$731,000	\$723,000
Tax Payable Year	2021 Payable		2020 Payable
Taxable Market Value	\$731,000		\$723,000
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>		 <a href="#">2020 Statement</a>
Total Tax Levied	\$6,656.00		\$6,752.00

Total Payments	-\$6,656.00	-\$6,752.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span>top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$749,000

Zoning Information <span>top ▲</span>	
Zoning District	
Township	Detroit
Zoning District	Agricultural
Other Descriptions	
Imaged Files	
Document Type	Available Years
Septic	2020*
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.	

Land Information <span>top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
5.02	198		4.961
Description	Flags	Size	
080785 FF-MUD LAKE-AVG		88 FF	
080784 FF-MUD LAKE-GOOD		40 FF	
080781 MUD LAKE SITE		1 AC	



601420 WATER/SEWER/ELEC		1 UT
089501 BLDG SITE ACRE		2.751 AC
999997 LAKE SHORE NO VALUE		1.21 AC
080786 FF-MUD LAKE-FAIR		70 FF

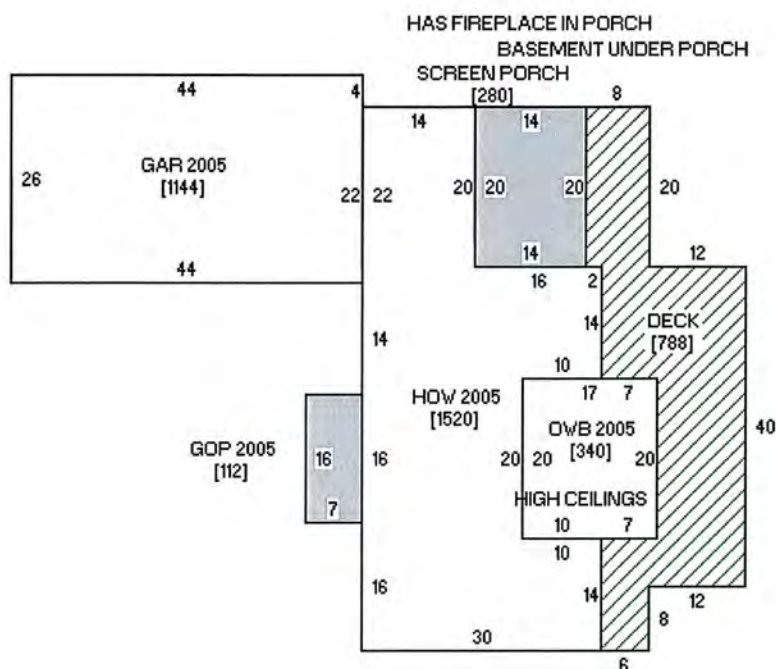
## Residential Buildings

[top ▲](#)

### Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	2005
Bldg Style	1 1/2 Story Frame
Arch Style	1.50 Story
Area	2924 SqFt
Condition	Normal
Basement	Full
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Cedar
Int Walls	Drywall
Floor	Carpet/tile
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	4
Bedrms Below	0

## Building sketch:



## Addition # 1

Year Built	2005
Style	High Ceiling-Frame
Area SF	340
Condition	Normal
Bsmnt SF	340
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0

## Garage # 1

Year Built	2005
Style	Att Frame
Area SF	1144
Condition	Excellent



Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Porch # 1	
Area SF	112
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Porch # 2	
Area SF	280
Style	1S Frame Screen
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	Yes

Plumbing	
Style	Count
Full Bath	4
Extra Fixture	1

Basement Finish		
Type	Range	Area SF
Living Qtrs. W/ Walk-out	High	1500

Fireplace		
Descr	Story Ht	Count

Masonry w/Gas Insert	1 1/2 Story	1
Masonry w/Gas Insert	1 Story	1
Decks & Patios		
Style	Area SF	
Vinyl/CompoDeck-High	788	
Concrete Patio-High	400	
Concrete Patio-High	1008	
Concrete Patio-High	260	
Concrete Patio-High	676	

Yard Items <span style="float: right;">top ▲</span>	
Yard Item # 1 details:	
Descr	Paving - Concrete
Year Built	2006
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	1,872 Square Feet
Pricing	Average
Lighting	None
Yard Item # 2 details:	
Descr	Paving - Concrete
Year Built	2006
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	896 Square Feet



Pricing	Average
Lighting	None
<b>Yard Item # 3 details:</b>	
Descr	Paving - Concrete
Year Built	2005
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	36 Square Feet
Pricing	Average
Lighting	None

Sales Information <span style="float: right;">top ▲</span>			
Sale Date: 9/15/2005 - Property Type: Season Rec. - bare land			
Buyer	MATTHEWS, JAY & JENNIFER E.	Seller	PAULSRUD, GARY A & JENNIFER E
Sale Price	\$42,000	Ins Type	Warranty Deed
Adj Sale Price	\$42,000	Q/U	U
Adj Reason		Q/U Reason	Trade, gift, or estate sale

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 08.0028.001  
BILL NUMBER: 193185  
LENDER:  
OWNER NAME: 3 BOYZ LLP

AIN:

**TAXPAYER(S):**

C/O MARILYN MATTHEWS  
3 BOYZ LLP  
818 MAIN AVE SUITE 1  
FARGO ND 58103

\$\$\$

**REFUNDS?**  
You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

26121 CO RD 149  
DETROIT LAKES, MN 56501

**DESCRIPTION**

Acres: 5.02 Section 03 Township 139  
Range 041  
PT GOVT LOT 4 COMM NW COR

**Line 13 Detail**

S-1010/15 SOLIC 40.00  
S-7301/21 STORM 33.62  
Principal 73.62  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

		VALUES AND CLASSIFICATION	
		2020	2021
<b>Step 1</b>	<b>Taxes Payable Year:</b>		
	Estimated Market Value:	723,000	731,000
	Homestead Exclusion:	0	0
	Taxable Market Value:	723,000	731,000
	New Improvements:		
<b>Step 2</b>	Property Classification:	Seasonal	Seasonal
	<i>Sent in March 2020</i>		
<b>PROPOSED TAX</b>			
<i>Sent in November 2020</i>			6,690.00
<b>PROPERTY TAX STATEMENT</b>			
First half taxes due 05/15/2021			\$3,328.00
Second half taxes due 10/15/2021			\$3,328.00
Total taxes due in 2021			\$6,656.00

Tax Detail for Your Property:		2020	2021
Taxes Payable Year:		2020	2021
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	\$0.00
	3. Property taxes before credits	\$6,677.61	\$6,582.38
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$6,677.61	\$6,582.38
	6. BECKER COUNTY	\$2,862.44	\$2,858.60
	7. DETROIT	\$722.51	\$692.85
	8. State General Tax	\$1,319.64	\$1,286.08
	9. SCHOOL DISTRICT 0022	\$896.67	\$861.86
	A. Voter approved levies		
	B. Other local levies	\$776.29	\$786.40
	A. BC EDA	\$16.13	\$15.67
	B. Others	\$83.93	\$80.92
	10. Special Taxing Districts		
	C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referendum levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$6,677.61	\$6,582.38
	13. Special assessments	\$74.39	\$73.62
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$6,752.00	\$6,656.00
Tax Amount Paid			\$0.00

**2**

**2nd Half Payment Stub - Payable 2021**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2021.

PIN: 08.0028.001

AIN:

BILL NUMBER: 193185

TAXPAYER(S):

C/O MARILYN MATTHEWS  
3 BOYZ LLP  
818 MAIN AVE SUITE 1  
FARGO ND 58103

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$6,656.00  
2nd Half Tax Amount \$3,328.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$3,328.00  
Balance Good Through 10/15/2021  
Seasonal

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

**1**

**1st Half Payment Stub - Payable 2021**

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 08.0028.001

AIN:

BILL NUMBER: 193185

TAXPAYER(S):

C/O MARILYN MATTHEWS  
3 BOYZ LLP  
818 MAIN AVE SUITE 1  
FARGO ND 58103

Paid By \_\_\_\_\_

Total Property Tax for 2021 \$6,656.00  
1st Half Tax Amount \$3,328.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$3,328.00  
Balance Good Through 05/15/2021  
Seasonal

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501



598145

No delinquent taxes and transfer entered  
this 12th day of June, 2012

Ryan L. Tangen  
Becker County Auditor/Treasurer

By [Signature] Deputy

08-0028-001

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 598145**

June 12, 2012 at 1:54 PM

I hereby certify that the within  
instrument was recorded in this office.

Darlene Maneval, County Recorder

By SKS Deputy

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 5010914  
Becker County Auditor/Treasurer

**QUIT CLAIM DEED**

State Deed Tax Due is \$1.65.

Date: June 11, 2012

\$

**FOR VALUABLE CONSIDERATION**, Jay C. Matthews and Marilyn M. Matthews, husband and wife, Grantor, whether one or more, hereby convey and quit claims the property to 3 Boyz, LLP, real property in Becker County, Minnesota, described as follows:

That part of Government Lot 4, in Section 3, Township 139 North, Range 41 West of the Fifth Principal Meridian, Becker County, Minnesota, described as follows: Commencing at an iron monument which designates the northwest corner of said Section 3; thence South 89°26'25" East 837.18 feet on an assumed bearing along the north line of said Section 3 to a point hereinafter referred to as Point A; thence continuing South 89°26'25" East 485.53 feet along the north line of said Section 3 to an iron monument at the northeast corner of said Government Lot 4; thence South 01°45'50" West 33.09 feet along the East line of said Government Lot 4 to an iron monument; thence continuing South 01°45'50" West 1475.52 feet to an iron monument; thence South 67°15'06" West 910.67 feet to an iron monument, said point is the point of beginning; thence North 30°09'23" East 836.00 feet; thence North 56°06'50" West 198.22 feet; thence South 30°08'51" West 836.00 feet to an iron monument; thence continuing South 30°08'51" West 250.00 feet to an iron monument; thence continuing South 30°08'51" West 10 feet, more or less, to the water's edge of Floyd Lake; thence easterly along the water's edge of said Floyd Lake to the intersection with a line which bears South 30°09'23" West from the point of beginning; thence North 30°09'23" East 24 feet, more or less, to an iron monument; thence continuing North 30°09'23" East 250.00 feet to the point of beginning. ALSO HEREIN INCLUDED is a 20.00 foot wide easement for driveway purposes over, under and across part of said Government Lot 4.

The centerline of said driveway easement is described as follows: Beginning at the aforementioned Point A; thence South 11°58'58" West 341.48 feet; thence South 13°46'37" West 317.20 feet; thence South 04°17'21" West 164.65 feet; thence South 09°43'05" West 181.24 feet; thence southerly on a curve concave to the east, having a central angle of 22°28'44" and a radius of 300.00 feet, for a distance of 117.70 feet (chord bearing South 01°31'17" East) to

chg  
paid  
well  
non/std  
extra

To: **FM TITLE**

KL01201823

the westerly line of the above described tract and said centerline there terminates. At the northerly terminus of said centerline the sidelines of said 20.00 foot wide driveway easement shall be shortened to terminate on the southerly right of way line of County Road No. 149. At the southerly terminus of said centerline the sidelines of said easement shall be prolonged or shortened to terminate on the westerly line of the above described tract.

*Check applicable line:*

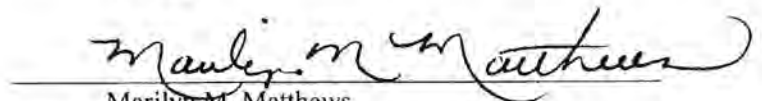
\_\_\_\_\_ The Seller certifies that the Seller does not know of any wells on the described real property.

\_\_\_\_\_ A well disclosure certificate accompanies this document.

X I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

**WITNESS, The hand of the Grantor:**

  
Jay C. Matthews

  
Marilyn M. Matthews

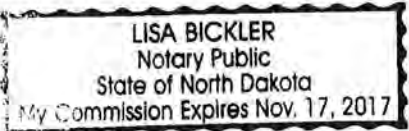
Total consideration for this transfer is \$500.00 or less.

STATE OF ND )



COUNTY Cass ) ss:  
 )

On this 11<sup>th</sup> day of June, 2012, before me, a notary public within and for said county and state, personally appeared Jay C. Matthews and Marilyn M. Matthews, husband and wife, to be known to the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same.



Lisa Bickler  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Kennelly & O'Keeffe, Ltd.  
313 NP Avenue  
P.O. Box 2105  
Fargo, ND 58102  
(701) 235-8000

Tax statements for the real property described in this instrument should be sent to:

Jay and Marilyn Matthews  
4107 17<sup>th</sup> Street South  
Fargo, ND 58104





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:3,521

Date: 10/29/2021

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County








These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:7,042	Date: 10/29/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County





# MEADOWLAND SURVEYING INC.

Surveying the Lakes Area Since 1946

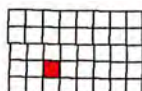
For all your land survey needs, contact our friendly staff at:  
1118 Highway 59 South • Detroit Lakes, Minnesota 56501  
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

EXPERIENCE MATTERS!



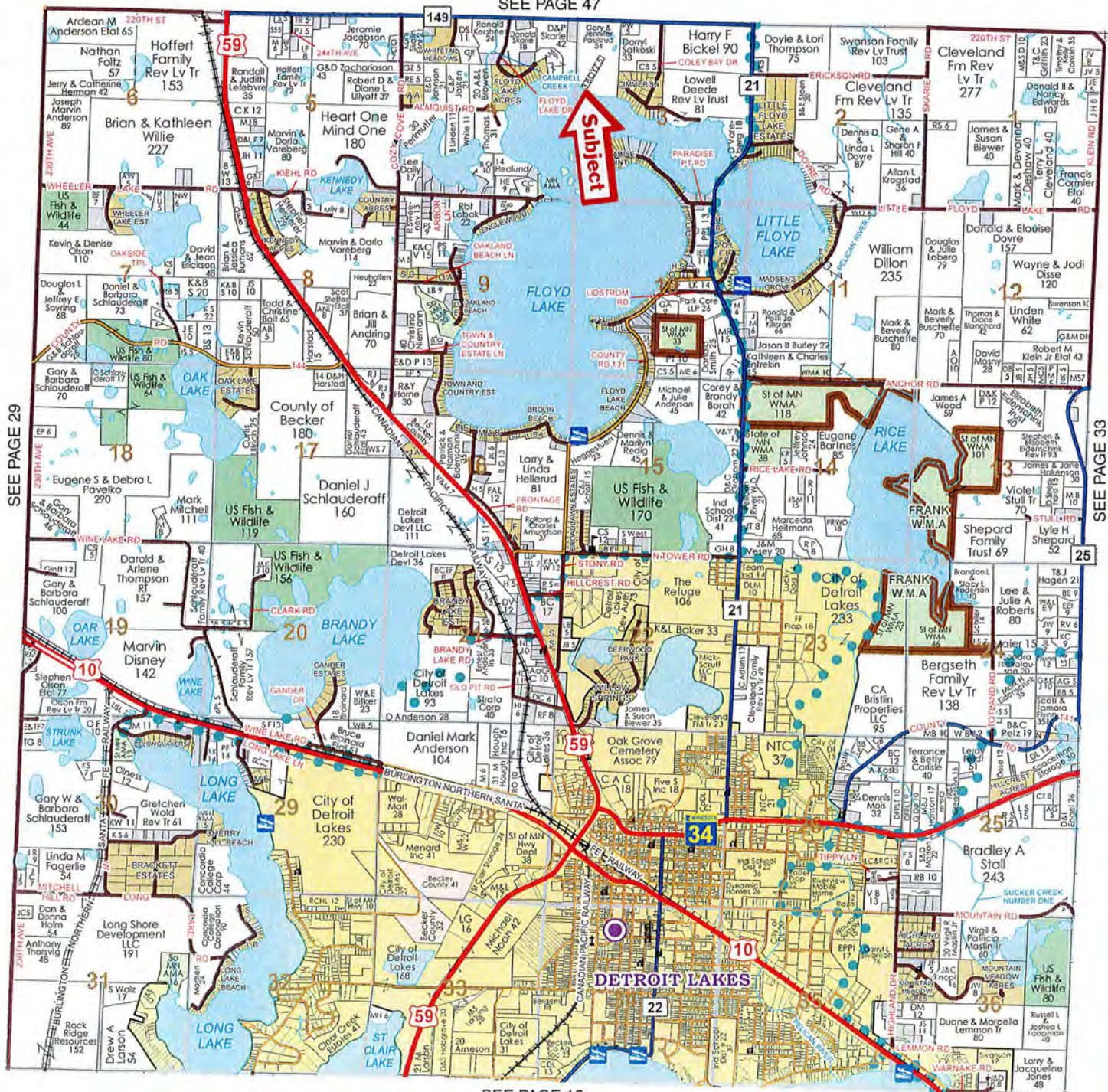
Detroit

Township 139N - Range 41W

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SEE PAGE 47

Subject



SEE PAGE 15





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### \*\*HEARING DATE AND LOCATION\*\*

Thursday, November 18<sup>th</sup>, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse  
915 Lake Ave, Detroit Lakes, MN 56501

**Applicant:** Gary & Jennifer Paulsrud  
2536 University Dr S Unit J  
Fargo, ND 58103

**Project Location:** 26133 Co Rd 149 Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 08.0028.000; Floyd Lake  
Section 03 Township 139 Range 041; GOVT LOT 4 LESS 5.02AC; Detroit Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, written facts, arguments, or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto:rachel.bartee@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.

## Variance Application Review

Permit # VAR2021-227

### Property and Owner Review

Parcel Number(s): 080028000 080028001

Owner: JENNIFER PAULSRUD REVOCABLE TRUST

Township-S/T/R: DETROIT-03/139/041

Mailing Address:

JENNIFER PAULSRUD REVOCABLE TRUST  
2536 UNIVERSITY DR S UNIT J  
FARGO ND 58103

Site Address: 26133 CO RD 149

Lot Recording Date: After 1992

Original Permit Nbr: N/A BUILDINGS ARE EXISTING

Legal Descr: GOVT LOT 4 LESS 5.02AC

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: A variance is being requested to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues. There are two garages located on Parcel No. 080028000. The garage closest to the property line of Parcel No. 080028001 issue is a garage built and used wholly by the property owner of Parcel No. 080028001. The owners of Parcel No. 080028000 are in complete agreement to the boundary line adjustment going between these two garages to ensure the most westerly garage is included in Parcel No. 080028001.

OHW Setback:

Side Lot Line Setback: 2

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft: NA

Proposed Structure Sq Ft: NA

Existing Structure Height: NA

Proposed Structure Height: NA

Existing Basement Sq Ft: NA

Proposed Basement Sq Ft: NA

Change to roofline? N/A

Change to main structural framework? N/A

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, this will bring the property into compliance and match how the property is currently being used.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Yes, the two garages have been in place since roughly 2005 and have not caused any hardship or hazard to any neighbor or the public. The lots meet all other setback requirements and are well away from the lake and road. The request will make the lot more compliant.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: Yes, this is a residential lot. It will continue to be used for residential purposes and ensure the way the lot is being used matches the lot description. All lot owners affected are in agreement with the



**proposed lot lines.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes, this lot is unique in that the garage used is not within the lot and the garage is extremely close to the neighboring parcels garage.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this lot is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses. All lot owners affected are in agreement with the proposed lot lines.**











PERMIT MUST BE  
POSTED AT THE  
CONSTRUCTION SITE

Becker County Planning  
835 Lake Ave, P O Box 787  
Detroit Lakes, MN 56502-0787  
Phone (218)-846-7314; Fax (218)-846-7266



Onsite Septic System Site Evaluation/Design

Tax Parcel Number 08.0028.000

Legal Description: 58.9 AC. Lot 4

Fire Number  
Section 3 TWP 139 Range 41W

Lake Name Mud Lake Classification NE Township Name Detroit

Owner's Name Gary Paulsrud Address Rt. 3

City Detroit Lakes Mn State/Zip 56501 Phone Number 847-4320

Number of Bedrooms 3  
Design Flow 450 GPD

Well Casing Depth > 50'  
Depth of other Wells within  
100 ft of system NONE

Garbage Disposal (Yes) ☒ (No) ☐  
Grinder Pump/Lift Station  
In House (Yes) ☒ (No) ☐

Type of Observation: ☒ Probe ☒ Pit ☒ Boring  
Original Soil ☒ (Yes) (No) ☐ Compacted Soil (Yes) ☒ (No)  
Depth to Restricting Layer > 82"  
Maximum of Depth of System 46"  
Perc Rate 1 Soil Sizing Factor 83

Proposed Design  
☐ ( ) Replace Septic Tank  
☒ (X) Septic Tank/Drainfield  
☐ ( ) Drainfield Only  
☐ ( ) Holding Tank  
☐ ( ) Lift Station

Type of Drainfield  
☒ (X) Standard (gravelless/chamber)  
☐ ( ) Standard (rock depth       )  
☐ ( ) Standard Bed  
☐ ( ) Mound ☐ ( ) At Grade  
☐ ( ) Pressurized Bed

SOIL BORING LOG

DEPTH (INCHES)	TEXTURE	COLOR & MUNSELL NO.	STRUCTURE
1'-10"	Sandy Loam	10YR 2/2 Very Dark Brown	BLOCKY PLATY PRISMATIC NONE
10'-32"	Sand	10YR 4/3 Brown	BLOCKY PLATY PRISMATIC NONE
32'-49"	Sand	10YR 5/4 Yellowish Brown	BLOCKY PLATY PRISMATIC NONE
49'-82"	Sand	10YR 3/3 Dark Brown	BLOCKY PLATY PRISMATIC NONE

SOIL BORING LOG

DEPTH (INCHES)	TEXTURE	COLOR & MUNSELL NO.	STRUCTURE
1'-27"	Sandy Loam	10YR 2/2 Very Dark Brown	BLOCKY PLATY PRISMATIC NONE
27'-56"	Sand	10YR 4/3 Brown	BLOCKY PLATY PRISMATIC NONE
56'-62"	Sandy Loam	10YR 5/4 Yellowish Brown	BLOCKY PLATY PRISMATIC NONE
62'-82"	Sand	10YR 5/6 Yellowish Brown	BLOCKY PLATY PRISMATIC NONE

Attach Perc Test Information If Required

Name and Address of Designer Richard Vareberg Detroit Lakes Phone 847-7372

MPCA Number 1910 Date of Site Evaluation 9-19-99 Signature of Designer [Signature]

Name of Installer (if different from Designer) \_\_\_\_\_ MPCA Number \_\_\_\_\_

**\*FOR USE BY BECKER COUNTY ENVIRONMENTAL SERVICES DEPARTMENT ONLY\***

\*\*\* Any changes to the permit must first be approved by Becker County Planning & Zoning. No system shall be covered up without inspection by Becker County Planning & Zoning.

\*\*\* Inspections must be scheduled at least 24 hours prior to time requested.

Date Received 24 Sept. 99 Application Fee 75.00 State Surcharge .50 Total 75.50

[ ] Application is hereby denied  
[X] Application is hereby granted to Gary Paulsrud to install an individual septic system according to the specifications of the site evaluation and design submitted to the Becker County Environmental Services Office. By Order of: [Signature]

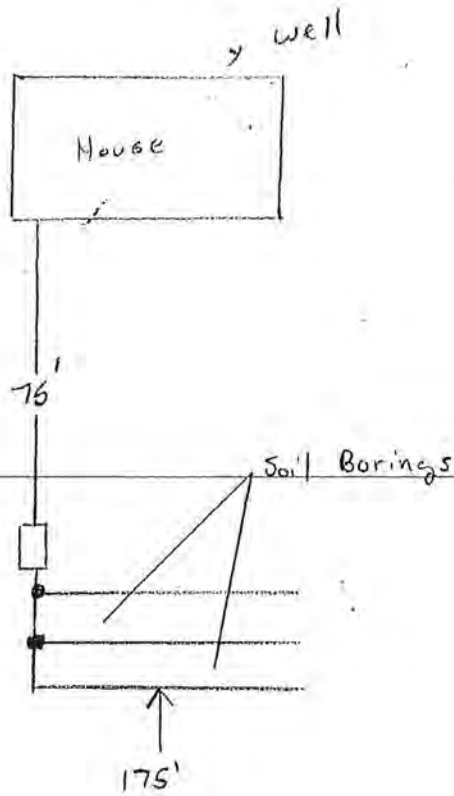
Signature of Becker County Qualified Employee [Signature] Date Permit Issued 24 Sept. 99 Permit Number \_\_\_\_\_  
This permit expires on 24 March 2000



The site plan must be drawn to dimension or to scale

- \*Dimensions of Lot
- \*Existing & Proposed Buildings
- \*Well & Water Line Locations within 100 ft of System
- \*Distance from Property Lines
- \*Distance from OHWM
- \*Easements & setbacks
- \*Tank Access Route
- \*Distance from buildings

- \*Scale - One inch = 50 ft
- \*Location of any Unsuitable Soil
- \*Soil Borings & Per Test Locations
- \*Alternate Drainfield Location



	Tank (estimated)	Tank (actual)	Drainfield (estimated)	Drainfield (actual)
Distances to Well		<u>&gt;100</u>		<u>&gt;100</u>
Distance to Building		<u>75</u>		<u>75</u>
Distance to Property Line		<u>2100</u>		<u>2100</u>
Distance to Pressure Line		<u>275</u>		<u>2100</u>
Distance to Ordinary High Water		<u>282</u>		<u>282</u>

Tank size 1500  
 Lift station size \_\_\_\_\_  
 Drainfield size 371  
 Pump HP \_\_\_\_\_  
 Date Installed \_\_\_\_\_

**\*FOR USE BY BECKER COUNTY ENVIRONMENTAL SERVICES DEPARTMENT ONLY\***

### CERTIFICATE OF COMPLIANCE

- ( ) Certificate Is Hereby Denied  
 (x) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data.  
 With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

[Signature]  
 Signature

Inspector  
 Title




27 Oct, 99  
 Date

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)

## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Ag. Bldg.](#)  
 [Yard Items](#)  
 [New Search](#)

Summary	
Parcel Number:	080028000 <a href="#">GIS Map</a> 
Property Address:	26133 CO RD 149 DETROIT LAKES
Owner Name:	GARY & JENNIFER PAULSRUD
Owner Address:	2536 UNIVERSITY DR S UNIT J FARGO ND 58103
Legal Description:	Section 03 Township 139 Range 041 GOVT LOT 4 LESS 5.02AC

Valuation & Taxation <span style="float: right;"><a href="#">top</a> </span>			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$352,300	\$337,000	\$339,800
Estimated Land Value	\$701,200	\$706,200	\$643,300
Estimated Machinery Value			
Total Estimated Value	\$1,053,500	\$1,043,200	\$983,100
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$1,043,200	\$983,100	
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied	\$9,616.00	\$9,262.00	
Total Payments	-\$9,616.00	-\$9,262.00	
Unpaid Balance	\$0.00	\$0.00	



No prior years unpaid.

## MN Allocation Information

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Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$979,600
2	Rural Vacant Land - Non-Homestead	\$73,900

## Zoning Information

[top ▲](#)

Zoning District	
Township	Detroit
Zoning District	Agricultural
Other Descriptions	
Imaged Files	
Document Type	Available Years
Septic	2020*
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>	

## Land Information

[top ▲](#)

**\*NOTICE\*** Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.

Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
53.93	1215		53.904
Description	Flags		Size
080785 FF-MUD LAKE-AVG			920 FF
080781 MUD LAKE SITE			1 UT
601420 WATER/SEWER/ELEC			1 UT
080785 FF-MUD LAKE-AVG			50 FF

080784 FF-MUD LAKE-GOOD		30 FF
999997 LAKE SHORE NO VALUE		6.75 AC
080786 FF-MUD LAKE-FAIR		215 FF
080040 WASTE		4 AC
080025 WOODLOT		36.854 AC
080015 PASTURE		2.1 AC
080015 PASTURE		3.25 AC
999999 ROAD		0.95 AC

## Residential Buildings

[top ▲](#)

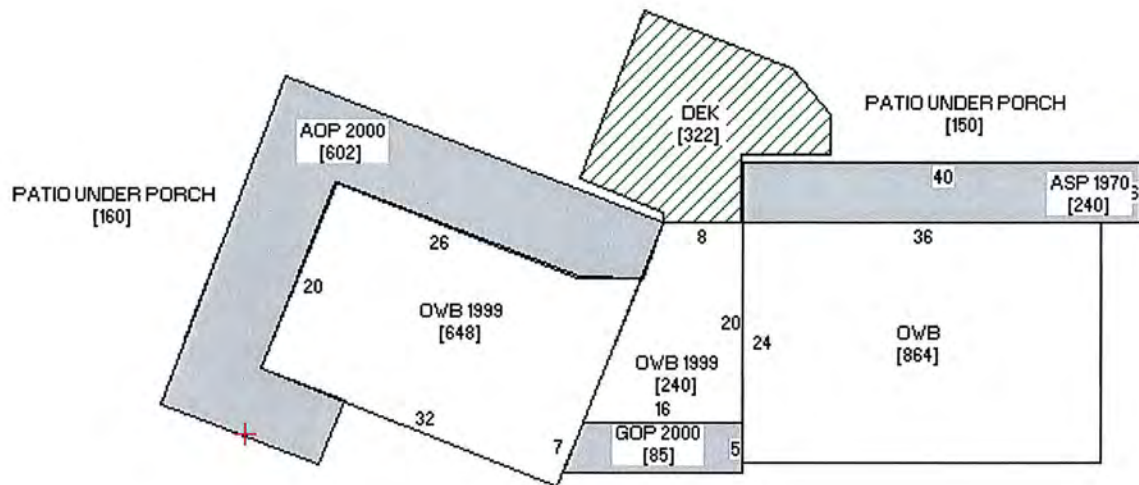
### Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1970
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1752 SqFt
Condition	Normal
Basement	Full
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Wood Lap
Int Walls	Drywall
Floor	Clay Tile
Rms Above Ground	0
Rms Below Ground	0



Bedrms Above	0
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	1999
Style	High Ceiling-Frame
Area SF	240
Condition	Normal
Bsmnt SF	240
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 2	
Year Built	1999
Style	1 Story Frame
Area SF	648
Condition	Normal
Bsmnt SF	648

Heat	FHA-Propane Gas
AC	Yes
Attic SF	0

Garage # 1	
Year Built	1950
Style	Det Frame
Area SF	288
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Porch # 1	
Area SF	240
Style	1S Frame Screen
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Porch # 2	
Area SF	602
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Porch # 3	



Area SF	160	
Style	1S Frame Open	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	No	

Porch # 4		
Area SF	524	
Style	Frame 3 Seasons	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	Yes	

Porch # 5		
Area SF	150	
Style	1S Frame Open	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	Yes	

Plumbing		
Style	Count	
Full Bath	4	

Basement Finish		
Type	Range	Area SF
Living Qtrs. W/ Walk-out	High	1550

Fireplace		
-----------	--	--

Descr	Story Ht	Count
Masonry	1 Story	1
Masonry	1 Story	1
Decks & Patios		
Style		Area SF
Wood Deck-Med		322
Concrete Patio-Med		412
Wood Deck-Med		528
Wood Deck-Med		168

Ag Buildings

top▲

Ag Bldg # 1 details:	
Bldg Type	Steel Utility Building
Descr	
Year Built	1995
Bldg Count	1
Width	28
Length	72
Height	0
Area	2,016 Square Feet
Frame Type	Post Frame
Wall Type	Galvanized

Ag Bldg # 2 details:	
Bldg Type	Steel Utility Building
Descr	
Year Built	2010
Bldg Count	1



Width	32
Length	72
Height	0
Area	2,304 Square Feet
Frame Type	Post Frame
Wall Type	Galvanized

**Yard Items**

top ▲

**Yard Item # 1 details:**

Descr	Paving - Concrete
Year Built	2010
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	132 Square Feet
Pricing	Average
Lighting	None

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 08.0028.000

BILL NUMBER: 170661

LENDER:

OWNER NAME: JENNIFER PAULSRUD REVOCABLE TRI

AIN:

TAXPAYER(S):

GARY & JENNIFER PAULSRUD  
2536 UNIVERSITY DR S UNIT J  
FARGO ND 58103

\$\$\$

REFUNDS?

You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

PROPERTY ADDRESS

26133 CO RD 149  
DETROIT LAKES, MN 56501

DESCRIPTION

Acres: 53.93 Section 03 Township 139  
Range 041  
GOVT LOT 4 LESS 5.02AC

Line 13 Detail

S-1010/15 SOLIC 40.00  
S-7301/21 STORM 33.62  
Principal 73.62  
Interest 0.00

## TAX STATEMENT

2021

2020 Values for taxes payable in

Step	Taxes Payable Year:	VALUES AND CLASSIFICATION	
		2020	2021
1	Estimated Market Value:	983,100	1,043,200
	Homestead Exclusion:	0	0
	Taxable Market Value:	983,100	1,043,200
	New Improvements:		
	Property Classification:	Seasonal NH Rur Vac Land	Seasonal NH Rur Vac Land
Sent in March 2020			
2	PROPOSED TAX		
Sent in November 2020			9,696.00
3	PROPERTY TAX STATEMENT		
First half taxes due 05/15/2021			\$4,808.00
Second half taxes due 10/15/2021			\$4,808.00
Total taxes due in 2021			\$9,616.00

Tax Detail for Your Property:			
Taxes Payable Year:		2020	2021
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	\$0.00
	3. Property taxes before credits	\$9,231.31	\$9,593.78
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$43.70	\$51.40
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$9,187.61	\$9,542.38
	6. BECKER COUNTY	\$3,994.96	\$4,205.78
	7. DETROIT	\$1,008.38	\$1,019.36
	8. State General Tax	\$1,753.48	\$1,801.46
	9. SCHOOL DISTRICT 0022	\$1,212.81	\$1,223.63
	A. Voter approved levies		
	B. Other local levies	\$1,078.34	\$1,150.02
	A. BC EDA	\$22.51	\$23.06
	B. Others	\$117.13	\$119.07
	10. Special Taxing Districts	\$0.00	\$0.00
	C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referendum levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$9,187.61	\$9,542.38
	13. Special assessments	\$74.39	\$73.62
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$9,262.00	\$9,616.00
Tax Amount Paid			\$0.00

2

### 2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.

To avoid penalty, pay on or before October 15, 2021.

PIN: 08.0028.000

AIN:

BILL NUMBER: 170661

TAXPAYER(S):

GARY & JENNIFER PAULSRUD  
2536 UNIVERSITY DR S UNIT J  
FARGO ND 58103

Paid By \_\_\_\_\_

Total Property Tax for 2021	\$9,616.00
2nd Half Tax Amount	\$4,808.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$4,808.00
Balance Good Through	10/15/2021
Seasonal NH Rur Vac Land	

MAKE CHECKS PAYABLE TO:

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

1

### 1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.

To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 08.0028.000

AIN:

BILL NUMBER: 170661

TAXPAYER(S):

GARY & JENNIFER PAULSRUD  
2536 UNIVERSITY DR S UNIT J  
FARGO ND 58103

Paid By \_\_\_\_\_

Total Property Tax for 2021	\$9,616.00
1st Half Tax Amount	\$4,808.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$4,808.00
Balance Good Through	05/15/2021
Seasonal NH Rur Vac Land	

MAKE CHECKS PAYABLE TO:

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501



645024

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

**Document No. 645024**

September 7, 2017 at 12:52 PM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered

this 11th day of Sept. 20 17  
Marya Hendrickson  
Becker County Auditor/Treasurer

By [Signature] Deputy

08.0028.000

(Top 3 inches reserved for recording data)

**QUIT CLAIM DEED**

Individual(s) to Business Entity

#

eCRV number: \_\_\_\_\_

DEED TAX DUE: \$1.65

DATE: January 23, 2017

FOR VALUABLE CONSIDERATION, Gary Paulsrud and Jennifer Paulsrud, husband and wife ("Grantors"), hereby convey and quitclaim to Jennifer Paulsrud and Gary Paulsrud, as Trustees of the Jennifer Paulsrud Revocable Trust dated January 23, 2017, ("Grantees"), real property in Becker County, Minnesota, legally described as follows:

\*\*See attached Exhibit A

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: \_\_\_\_\_)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

[Signature]  
Gary Paulsrud

[Signature]  
Jennifer Paulsrud

The total consideration for this transfer of property is \$500 or less.

chg  
paid  
well

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

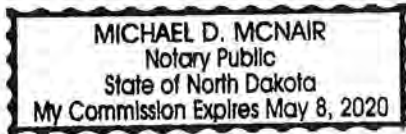
Receipt # 659658

Becker County Auditor/Treasurer

State of North Dakota, County of Cass

This instrument was acknowledged before me on January 23, 2017, by Gary Paulsrud and Jennifer Paulsrud, husband and wife.

(Stamp)



A handwritten signature in cursive script, appearing to read "Michael D. McNair".

Michael D. McNair, Notary Public

Title (and Rank):

My commission expires:

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

10. Michael D. McNair  
McNair, Larson & Carlson, Ltd.,  
P.O. Box 2189  
Fargo, ND 58108-2189  
701-293-9190  
G:\MDM misc\Paulsrud\MN Quit Claim Deed.docx

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Gary and Jennifer Paulsrud  
2536 University Drive South, Unit J  
Fargo, ND 58103



EXHIBIT A

Government Lot Numbered Four (4), less that portion of Government Lot Numbered Four(4) contained within the Plat of Cimмерon, Section Three (3), Township 139 North of Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota.

LESS:

That part of Government Lot 4 in Section 3, Township 139 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

---

Commencing at an iron monument which designates the northwest corner of said Section 3; thence South 89 degrees 26 minutes 25 seconds East 837.18 feet on an assumed bearing along the north line of said Section 3 to a point hereinafter referred to as Point A; thence continuing South 89 degrees 26 minutes 25 seconds East 485.53 feet along the north line of said Section 3 to an iron monument at the northeast corner of said Government Lot 4; thence South 01 degree 45 minutes 50 seconds West 33.09 feet along the east line of said Government Lot 4 to an iron monument; thence continuing South 01 degree 45 minutes 50 seconds West 1475.52 feet to an iron monument; thence South 67 degrees 15 minutes 06 seconds West 910.67 feet to an iron monument, said point is the point of beginning; thence North 30 degrees 09 minutes 23 seconds East 836.00 feet; thence North 56 degrees 06 minutes 50 seconds West 198.22 feet; thence South 30 degrees 08 minutes 51 seconds West 836.00 feet to an iron monument; thence continuing South 30 degrees 08 minutes 51 seconds West 250.00 feet to an iron monument; thence continuing South 30 degrees 08 minutes 51 seconds West 10 feet, more or less, to the water's edge of Floyd Lake; thence easterly along the water's edge of said Floyd Lake to the intersection with a line which bears South 30 degrees 09 minutes 23 seconds West from the point of beginning; thence North 30 degrees 09 minutes 23 seconds East 24 feet, more or less, to an iron monument; thence continuing North 30 degrees 09 minutes 23 seconds East 250.00 feet to the point of beginning. The above described tract contains 5.02 acres, more or less.

ALSO HEREIN INCLUDED is a 20.00 foot wide easement for driveway purposes over, under and across part of said Government Lot 4. The centerline of said driveway easement is described as follows:

Beginning at the aforementioned Point A; thence South 11 degrees 58 minutes 58 seconds West 341.48 feet; thence South 13 degrees 46 minutes 37 seconds West 317.20 feet; thence South 04 degrees 17 minutes 21 seconds West 164.65 feet; thence South 09 degrees 43 minutes 05 seconds West 181.24 feet; thence southerly on a curve concave to the east, having a central angle of 22 degrees 28 minutes 44 seconds and a radius of 300.00 feet, for a distance of 117.70 feet (chord bearing South 01 degree 31 minutes 17 seconds East) to the westerly line of the above described tract and said centerline there terminates. At the northerly terminus of said centerline the sidelines of said 20.00 foot wide driveway easement shall be shortened to terminate on the southerly right of way line of County Road No. 149. At the southerly terminus of said centerline the sidelines of said easement shall be prolonged or shortened to terminate on the westerly line of the above described tract.



# MEADOWLAND SURVEYING INC.

Surveying the Lakes Area Since 1946

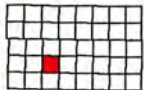
For all your land survey needs, contact our friendly staff at:  
1118 Highway 59 South • Detroit Lakes, Minnesota 56501  
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

EXPERIENCE MATTERS!



Detroit

Township 139N - Range 41W

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SEE PAGE 47

