



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

Tuesday, August 8, 2017 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Joshua & Sarah Linn
17145 Highland Drive
Detroit Lakes, MN 56501

Project Location: 17145 Highland Drive

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for approval to have an in-home/on-site studio/shop to work in for a taxidermy business.

LEGAL LAND DESCRIPTION: Tax ID number: 08.0413.000 Section 25 Township 139 Range 041
PT SW1/4 OF SW1/4; BEG 762.11' N OF SW COR TH S 184.25', SE 98.05', E 107.99', CONT E 113.19', S 33', E 1000' TO E LN OF SW1/4 OF SW1/4, TH NLY AL SEC LN TO PT E OF POB, TH W TO POB

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, 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

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

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.**

MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

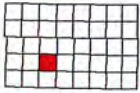
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

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!

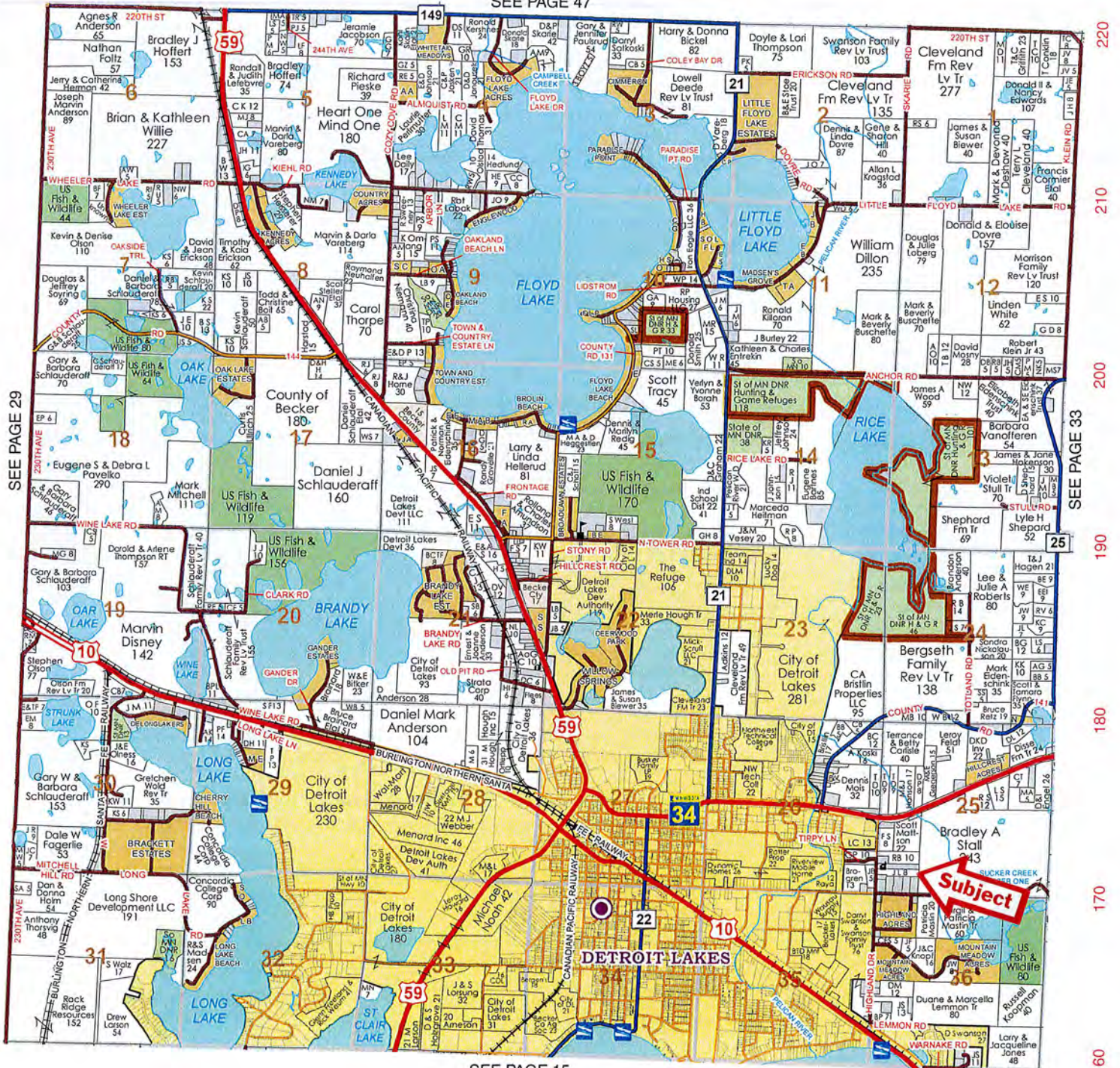


Detroit

Township 139N - Range 41W

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SEE PAGE 47



SEE PAGE 15



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~ CONDITIONAL USE APPLICATION ~
BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	CUP
YEAR	
SCANNED	

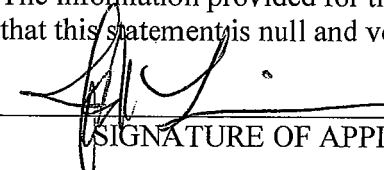
PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s): Sasha & Sarah Last name: Linn
Mailing Address: 17145 Highland Drive City, State, Zip Detroit Lakes MN 56501
Phone Number(s): 320-333-1476 Project Address: 17145 Highland Drive Detroit Lakes MN 56501
Parcel number(s) of property: 080413000 Sect - Twp - Range: _____

Township Name: Detroit Legal Description: PT SW 1/4 of SW 1/4 BEG 762.11' N of SW COR TH S 184.25 SE 98.05 E 107.99 Cont E 113.19 S 33' E 1000' TO E LN of SW 1/4 of 1/4, TH NLY AL SEC LN to PTE of POB TH W to POB

REASON FOR CONDITIONAL USE REQUEST: Not sure, apparently I am suppose to get one to have an in home/on site studio/shop to work in

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.


SIGNATURE OF APPLICANT

6-21-17

DATE
RECEIVED
JUN 1 2017
ZONING

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**
4. **Is the conditional use permit request after the fact?** ☐ Yes ☐ No
If yes, after the fact application fee is an additional \$600.00.

Office Use Only

This application is hereby (accepted) or (rejected) as presented.


SIGNATURE - ZONING ADMINISTRATOR

6/29/17
DATE

Please answer the following questions as they relate to your specific CUP request:

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

will not harm any one or any other property

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

will not impede normal activity

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

yes

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Plenty of space in driveway and in front of shop

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

yes adequate measures have been taken
all garbage is froze until day of pickup

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

596977

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 596977

April 30, 2012 at 1:46 PM
I hereby certify that the within
instrument was recorded in this office.
Darlene Maneval, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 30th day of April, 2012

Ryan L. Tangen
Becker County Auditor/Treasurer

By [Signature] Deputy

08-0413-000

**CERTIFICATE OF REAL
ESTATE VALUE FILED # 8176**

5-M WARRANTY DEED
Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$ 544.40 ✓

Date: April 27, 2012

Parcel # 08.0413.000

FOR VALUABLE CONSIDERATION, Marietta Broberg, a single person, Grantor, hereby conveys and warrants to Joshua J. Linn and Sarah L. Linn, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 139 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found cast iron monument which designates the southwest corner of said Section 25; thence North 01 degree 35 minutes 23 seconds East 762.11 feet on an assumed bearing along the west line of said Section 25 to the point of beginning; thence South 01 degree 35 minutes 23 seconds West 184.25 feet along the west line of said Section 25; thence South 83 degrees 23 minutes 01 seconds East 10.46 feet to an iron monument; thence continuing South 83 degrees 23 minutes 01 seconds East 87.59 feet to an iron monument; thence North 87 degrees 44 minutes 16 seconds East 107.99 feet to an iron monument; thence South 88 degrees 53 minutes 13 seconds East 113.19 feet to an iron monument; thence South 00 degrees 50 minutes 26 seconds East 33.00 feet to a found iron monument; thence South 88 degrees 24 minutes 37 seconds East 1000 feet, more or less, to the east line of said Southwest Quarter of the Southwest Quarter; thence northerly along the east line of said Southwest Quarter of the Southwest Quarter to the intersection with a line which bears North 87 degrees 45 minutes 23 seconds East from the point of beginning; thence South 87 degrees 45 minutes 23 seconds West to the point of beginning.

SUBJECT TO the existing public road easement along the westerly boundary thereof.

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

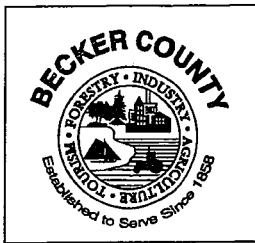
AMT. PD. \$ 544.50

Receipt # 502037
Becker County Auditor/Treasurer

Marietta Broberg
Marietta Broberg

chg
paid
well
non/std
extra

STATE OF MINNESOTA)
)ss.
COUNTY OF BECKER)



Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
Date: _____

Please Print or Type All Information

Parcel Number (s) <u>08 0413 000</u>	Property (E911) Address <u>17145 Highland Drive</u>	**911 Address Needed	Legal Description
---	--	----------------------	-------------------

Lake/River Name <u> </u>	Lake/River Class <u> </u>	Township Name <u>Detroit</u>	Section <u>25-139-41</u>	TWP No.	Range
--	---	---------------------------------	-----------------------------	---------	-------

Property Owner <u>Lin</u>	Last Name <u>Joshua</u>	First Name	Mailing Address <u>17145 Highland Drive</u>	Phone <u>320 333 1476</u>
Contractor Name Lic #			<u>Detroit Lakes MN 56501</u>	

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input checked="" type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input checked="" type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well (X) Shallow Well Well Depth _____
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System

Type of System _____ Date of Installation 2012 Last Date Certified _____
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland ☒

Lot Area _____ sq ft or 7.7 acres Water Frontage _____ ft Bluff () Yes (X) No
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.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

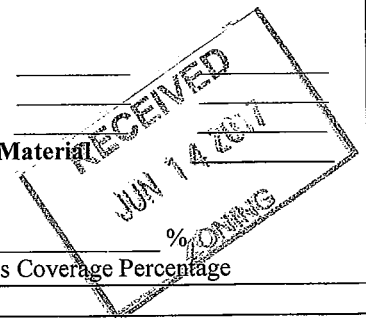
Ex: Patio 10 x 12 120
DRIVEWAY _____

Total Impervious Material

Impervious Lot Coverage _____ ÷ _____ = _____ x 100 = _____ %
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

() None (X) 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards
Project over 50 cubic yards a storm water management plan must be included.



Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks**Cost of Project**

() Dwelling ____ ft by ____ ft () Attached Garage ____ ft x ____ ft

\$ ~~12,000~~ 12,000Outside Dimension () Deck/Patio ____ ft x ____ ft () Addition to existing 26 ft x 34 ftSetback to Side Lot Line 15 + 18 ft & Rear Lot Line 900 ftSetback to Road Right of Way 300 ft

Setback to Bluff

(Zoned Residential)Type of road Township*No sleeping quarters

Setback to Wetland _____

Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) _____

Elevation above OHW (Straight vertical distance) _____

Setback to septic tank 15Setback to drainfield 210 +

Total No. Bedrooms _____

Maximum height proposed 12 ft # of Stories _____

Roof Change () Yes () No

Basement () Yes () No Walkout Basement () Yes () No

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds

() Garage ____ ft by ____ ft () Storage Shed ____ ft x ____ ft () Fence ____ ft long x ____ high () other ____ ft x ____ ft

Outside Dimension () Addition to existing structure ____ ft x ____ ft () Fence ____ ft x ____ ft

Cost of Project

Setback to Lot Line ____ ft & Rear Lot Line ____ ft

Setback to Road Right of Way ____ ft

\$ _____

Setback to Bluff _____

Type of road _____

Setback to Wetland _____

Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) _____

Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____

Setback to drainfield _____

Roof Change () Yes () No

Maximum height proposed _____ # of Stories _____

Bathroom proposed () Yes () No

Sleeping Quarters proposed () Yes () No

Garages and storage sheds cannot contain amenities for independent human habitation*Characteristics of Proposed Water Oriented Structure*****Cost of Project \$** _____

() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure

Outside Dimension ____ ft by ____ ft

Sq ft _____

Setback to Lot Line ____ ft & ____ ft

Setback to Bluff _____

Setback to OHW (straight horizontal distance) _____

Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____

Setback to drainfield _____

Maximum height proposed _____

Sleeping facilities or water supplies are not permitted in these structures*THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.**

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 one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. 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.

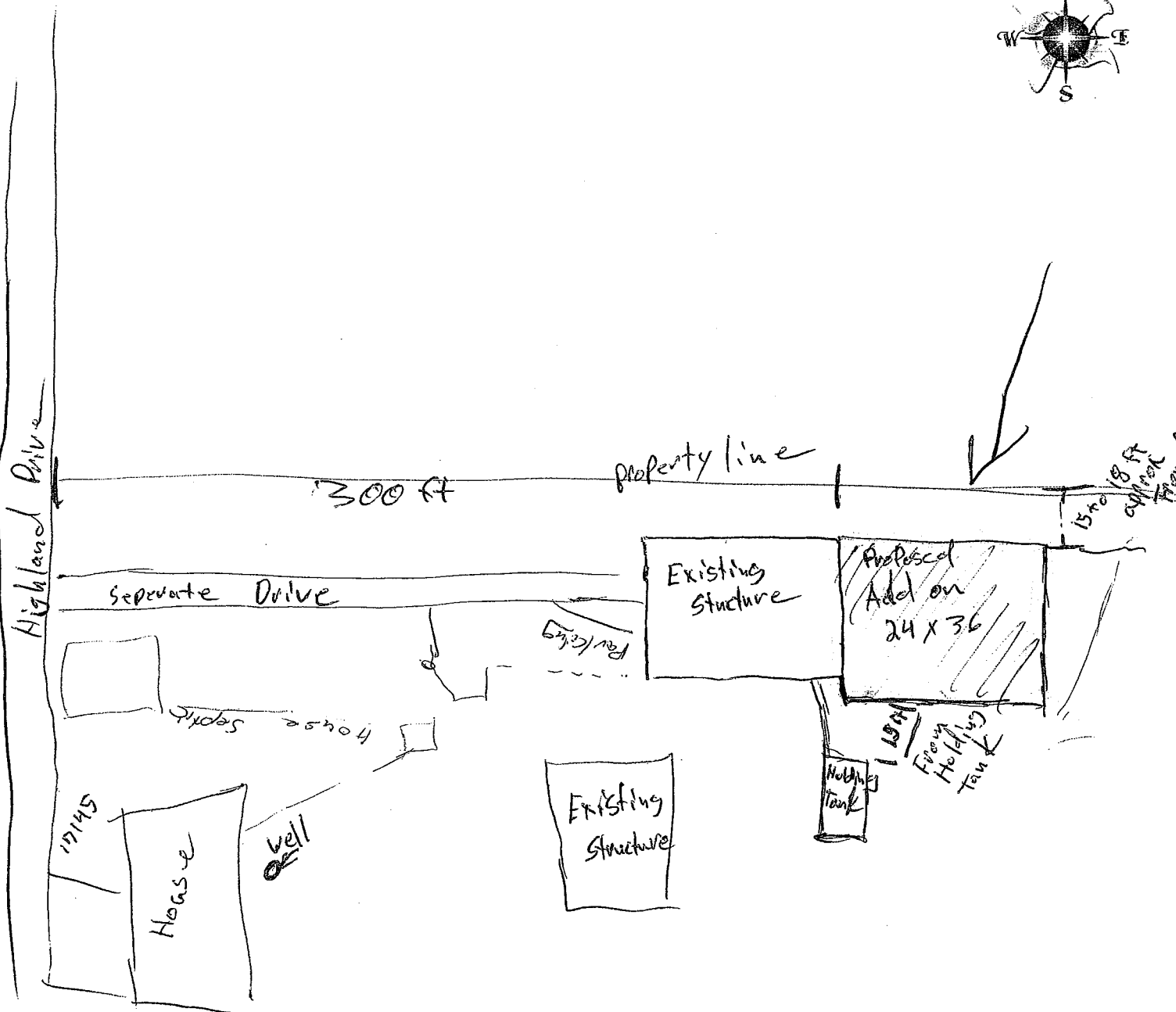
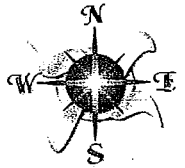
Signature

Date

6-14-17

PARCEL	
APP	SITE
YEAR	

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. Indicate setback distances, including distance to: Side Lot Line, Rear Lot Line, ROW/Centerline, Septic Tank and Drainfield.
4. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
5. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
6. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.



Please use best management practices and/or silt fence to control erosion on all projects.

Date application received 6/14/17 Received By: Nivian Assigned To: Rachel

Pre-inspection required ☐ Yes ☒ No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: ☐ Yes ☒ No Date footing inspection completed: _____ By: _____

Mitigation Required: ☐ Yes ☒ No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: ☐ Yes ☐ No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
DRIVEWAY	<u>28</u>	<u>1600</u>	proposed		<u>864</u>
taxi id my shop	<u>20x30</u>	<u>600</u>	gar		<u>864</u>
lean	<u>22x10</u>	<u>220</u>	hose		<u>1318</u>
garage	<u>6x22</u>	<u>352</u>	porch		<u>192+25</u>
curb	<u>12x6</u>	<u>84</u>	concrete		<u>432</u>
shed	<u>10x14</u>	<u>140</u>			
Total Impervious area on site <u>7091</u>			Total Lot area <u>335412</u>		
100 = _____ % of proposed lot coverage			TOTAL SQ FT: <u>7AC</u>		
					<u>2.190</u> x

Additional notes: mail

Application Fee: 96.00 + Cormorant Surcharge _____ + Fines _____ = Total Fees 96.00

Application is hereby GRANTED in accordance with the application and supporting information by order of: Rachel as of this date 6/16/17

Application is hereby DENIED based on the fact that _____ by order of: _____ as of this date _____

Receipt Number 2409336053425 Date Paid 6/15/17

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: 6/16/17



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

Tuesday, August 8, 2017 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Ryan Haugrud
20136 Audubon Lake Road
Audubon, MN 56511

Project Location: 17556 Co. Hwy. 11, Audubon

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to store no more than 25 collector cars on a 5 acre wooded lot.

LEGAL LAND DESCRIPTION: Tax ID number: 02.0187.000 Section 27 Township 139 Range 042
PT SW1/4 NW1/4 BEG 850.55' E & 2774.59' N OF SW SEC COR TH NE AL HWY 500' SE 484' SW 365.08' &
NW 504' TO BEG

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, 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

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

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.**

**Consolidated
Abstract
company**

828 Minnesota Avenue - Detroit Lakes, MN

**Becker
County**
title services

ABSTRACTING, TITLE INSURANCE, CLOSINGS, & ESCROW SERVICES

PHONE: 218-847-2144

FAX: 218-847-0029

WWW.CACTITLE.COM

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"PROUDLY SERVING ALL YOUR TITLE NEEDS SINCE 1952"

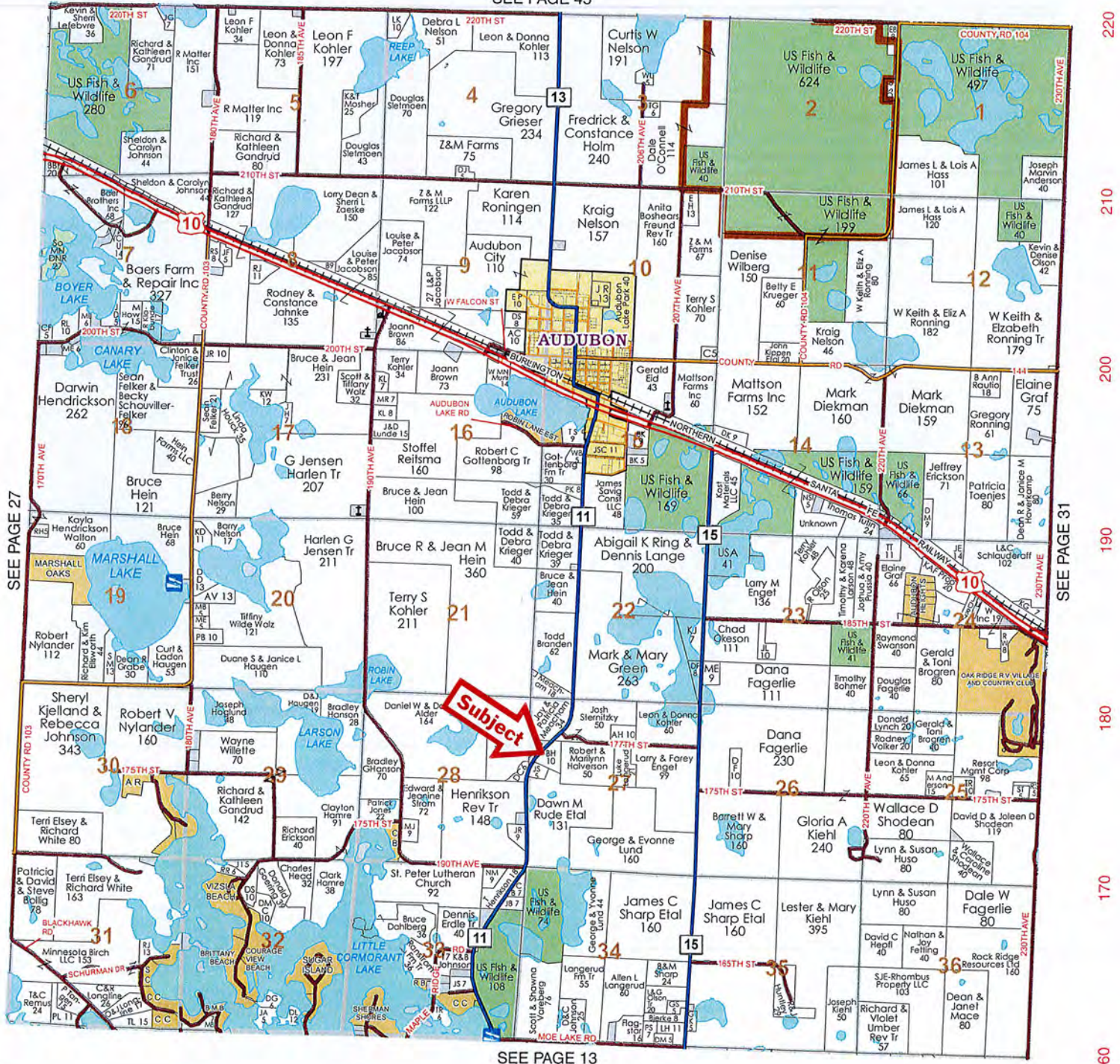


Audubon

Township 139N - Range 42W

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SEE PAGE 45



SEE PAGE 13



Haugrud

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.



~ CONDITIONAL USE APPLICATION ~

BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	RECEIVED
YEAR	
SCANNED	JUN 28 7 07

ZONING

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s): Ryan J. & Mandy J. Last name: Hangrud
Mailing Address: 20136 Audubon Lake Rd City, State, Zip Audubon, Mn. 56511
Phone Number(s): 218-234-1866 Project Address: 17556 Co. Hwy 11 Audubon
Parcel number(s) of property: 02.0187.000 Sect - Twp - Range: 27-139-042
Township Name: Audubon Legal Description: SW 1/4 NW 1/4 BEG 850.55' E
& 2774.59' N OF SW SEC COR TH NE AL HWY 500' SE 484' SW
365.08' & NW 504' TO BEG

REASON FOR CONDITIONAL USE REQUEST: Requesting permission to
store no more than 25 collector cars on 5 acre
wooded lot purchased specifically for this
purpose.

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

[Signature] Hangrud 6-26-17
SIGNATURE OF APPLICANT DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). Make check payable to Becker County Zoning.
4. Is the conditional use permit request after the fact? [] Yes [x] No
If yes, after the fact application fee is an additional \$600.00.

Office Use Only

This application is hereby (accepted) or (rejected) as presented.

[Signature] 7/3/17
SIGNATURE - ZONING ADMINISTRATOR DATE

Please answer the following questions as they relate to your specific CUP request:

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

Property would be used for storage only.

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

NO

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

N/A

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

N/A

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

N/A

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

N/A

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

N/A

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

N/A

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

N/A

PARCEL	
APP	CUP
YEAR	

Name of Business: _____

Owners of Business: _____

Type of Business: Retail Sales Service Other

Type of Merchandise: _____

Type of Service: _____

Hours of Operation: _____

Number of Employees: _____

Off-street Parking Plan: _____

Size of Structure to be used for Business: _____

New Structure: _____ Existing Structure: _____

Signage Plan: _____

Exterior Lighting Plan: _____

Environmental Hazards: _____

Other Comments: _____

1. The first step in the process of identifying a problem is to recognize that a problem exists. This involves gathering information about the situation and identifying the specific issue that needs to be addressed.

637743

**CERTIFICATE OF REAL
ESTATE VALUE FILED # 013758**

No delinquent taxes and transfer entered
this 2nd day of Nov, 2016

Mary E Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy

02-0187-000

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 637743

November 2, 2016 at 1:02 PM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

5-M WARRANTY DEED
Individual(s) to Joint Tenants

BECKER COUNTY DEED TAX
AMT. PD. \$ 82.50
Receipt # 1034876
Becker County Auditor/Treasurer

STATE DEED TAX DUE HEREON: \$ 82.50

Date: November 1, 2016

eCRV # 584831

Parcel # 02.0187.000

FOR VALUABLE CONSIDERATION, **John B. Schafer and Kimberly K. Schafer**, married to each other, Grantor(s), hereby convey(s) and warrant(s) to **Ryan Haugrud and Mandy Haugrud**, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 27, Township 139 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 27 from which Meander Corner No. 22 is located on the South line of said Section 27 bears South 89 degrees 18 minutes 25 seconds East 850.55 feet (an assumed bearing); thence North 00 degrees 53 minutes 43 seconds West 2774.59 feet to an iron monument located on the easterly line of County State Aid Highway No. 11, said point also being the point of beginning; thence Northerly along the Easterly line of said County State Aid Highway No. 11 on a curve, concave to the east, having a central angle of 20 degrees 43 minutes 24 seconds and a radius of 1382.39 feet for an arc distance of 500.00 feet to an iron monument (chord bearing North 20 degrees 01 minutes 05 seconds East); thence South 67 degrees 32 minutes 23 seconds East 484 feet to an iron monument; thence South 18 degrees 46 minutes 30 seconds West 365.08 feet to an iron monument; thence North 82 degrees 46 minutes 55 seconds West 504.00 feet to the point of beginning.

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

Covenants, Easements and Restrictions of Record, if any.

**chg
paid
well**

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.



DETROIT LAKES, MN 56501-3403
218-846-7311
www.co.becker.mn.us

Property ID#: 02.0187.000

Taxpayer:



BILL: 1075273
RYAN J HAUGRUD & MANDY J HAUGRUD
20136 AUDUBON LAKE RD
AUDUBON MN 56511-9639

C3
S 17806

\$\$\$

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:

7556 CO HWY 11
AUDUBON

DESCRIPTION:

.00 Acres, Section 27 Township 139 Range 042 PT
W1/4 NW1/4 BEG 850.55' E & 2774.59' N OF SW SEC
OR TH NE AL HWY 500' SE 484' SW 365.08' & NW 504'
O BEG

Line 13 Special Assessment Detail:
3-7053/17 DITCH 5

4.52

Principal:
Interest:

4.52

Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2016	2017
	Estimated Market Value:	29,100	29,100
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	29,100	29,100
	New Improvements/ Expired Exclusions:		
	Property Classification:	Res Non-Hstd	Res Non-Hstd
Sent in March 2016			
Step 2	PROPOSED TAX		288.00
	Proposed Tax:		
Sent in November 2016			
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes:	May 15	150.00
	Second-half Taxes:	October 15	150.00
	Total Taxes Due in 2017:		300.00

Tax Detail for Your Property

Taxes Payable Year

2016

2017

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.

File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.

2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

Tax and Credits

3. Property taxes before credits

4. Credits that reduce property taxes.

A. Agricultural market value credit

B. Other Credits

5. Property taxes after credits

6. BECKER COUNTY

A. County

B.

7. AUDUBON

8. State General Tax

9. SCHOOL DISTRICT 2889

A. Voter approved levies

B. Other local levies

10. Special Taxing Districts

A. BC EDA

B. Others

C. TIF

D.

Property Tax by Jurisdiction

11. Non-school voter-approved referenda levies

12. Total property tax before special assessments

13. Special Assessments

Contamination Tax

14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

PAYABLE 2017 2nd HALF PAYMENT STUB



TO AVOID PENALTY

PAY ON OR BEFORE: October 15

Property ID#: 02.0187.000

Bill#: 1075273

RYAN J HAUGRUD & MANDY J HAUGRUD
20136 AUDUBON LAKE RD
AUDUBON MN 56511-9639

SECOND 1/2 TAX AMOUNT: \$

150.00

PREPAY CREDIT: \$

0.00

TOTAL SECOND HALF AMOUNT DUE: \$

150.00

MAKE CHECKS PAYABLE & MAIL TO:

Mary Hendrickson, Auditor-Treasurer
915 Lake Ave.
Detroit Lakes, MN 56501-3403




Your cancelled check is your receipt. This Receipt is void if check is not honored.

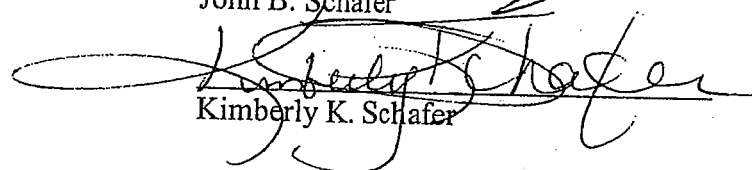
☐ If your address has changed please check this box and show the change on the back of this stub.

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

WITH YOUR SECOND HALF PAYMENT.
DO NOT STAPLE

5-M WARRANTY DEED
Individual(s) to Joint Tenants


John B. Schafer

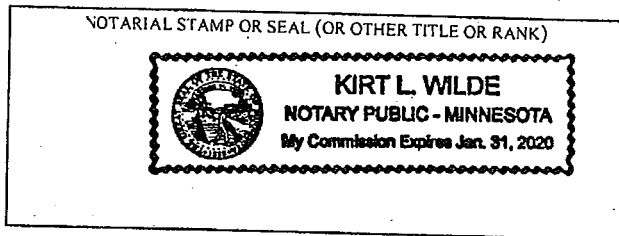

Kimberly K. Schafer

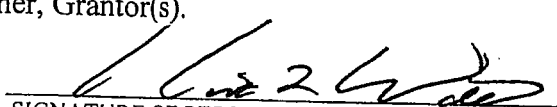
STATE OF MINNESOTA)

)ss.

COUNTY OF BECKER)

The foregoing instrument was acknowledged before me on this 1st day of November, 2016, by John B. Schafer and Kimberly K. Schafer, married to each other, Grantor(s).




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)

To: Becker County Title Services, Inc.
828 Minnesota Avenue
Detroit Lakes, MN 56501
Order No.: 32228 klw/ol

Ryan Haugrud and
Mandy Haugrud
~~17556 Co Hwy 11~~ 20136 Audubon Lake Rd
Audubon, MN 56511